

COMMUNITY WORKSHOP

Monday, April 20, 2020

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

- 1. PROJECT NAME: Portofino Place - PLANNING AND ZONING PERMIT NO. 19-500-04 (Special Use Permit) – Sea View Estates Neighborhood**

A request for a Special Use Permit for the construction of a 90-unit apartment complex on a 7.61-acre site located along the south side of Fifth Street at the intersection of Portofino Place (south of Airport) (APNs: 185-0-221-025, 185-0-221-265, and 185-0-223-015). The project includes a General Plan Amendment to change the land use designation from Business Research Park (BRP) to Residential Medium (RM) (20-620-02), a Zone Change from Business Research Park to Garden Apartmentone (R-3) (20-570-02), and a Tentative Subdivision Map for condominium purposes (20-300-02). The project is likely to require the preparation of a (Mitigated) Negative Declaration consistent with the provisions of the California Environmental Quality Act (CEQA).

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

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

Portofino Place

Oxnard, California



PROGRAM SUMMARY

SITE DATA

LOT	UNIT COUNT
PARCEL 'A': 4.07 ACRES 177,289.2 SF	58
PARCEL 'B': .81 ACRES 35,283 SF	
PARCEL 'C': 2.73 ACRES 118,918.8 SF	32
7.61 ACRES 331,491.6 SF	90

FOOTPRINT DATA PER STRUCTURE

UNIT	PLAN	FOOTPRINT (SF)	TOTAL	GARAGE	FF LIVING	SF LIVING	TOTAL LIVING	END CAP	TOTAL LIVING	SUN DECK	TOTAL GROSS SF
3BR	3 BR/ 3 BA	849	38,205	433 (19,918)	416 (18,720)	1060 (47,700)	1476 (66,420)	10 (100)	1486	10 (450) (66,620)	156,158
2BR	2 BR/ 2 BA	849	38,205	433 (19,918)	416 (18,720)	997 (44,865)	1413 (63,585)	10 (100)	1423	34 (1,530) (63,685)	150,788
			76,410								307,246

SITE BUILDING COVERAGE

UNIT	PLAN	FOOTPRINT (SF)	TOTAL
3BR	3 BR/ 3 BA	849	38,205
2BR	2 BR/ 2 BA	849	38,205
			76,410

AMENITY STRUCTURES (SF)	TOTAL
COMMUNITY CENTER: 850	850
AMENITY STRUCTURES LIVING UNITS PROPOSED	77,260 (23.30%)
ALLOWED	82,872 (25%)

PARKING

GARAGE	GUEST (DRIVEWAY)	GUEST (OFF STREET)	TOTAL
180	180	STANDARD 28	395
2.0 PER UNIT	2.0 PER UNIT	HANDICAP 7	4.38 PER UNIT
		TOTAL 35	
		OTHER	
		MOTORCYCLE 9	
		BICYCLE 8	

UNIT TYPE COUNT

UNIT	NUMBER OF UNITS
INLINE A	12
INLINE B	13
RH END CAP A	5
RH END CAP B	5
LH END CAP A	6
LH END CAP B	4
TOTAL	45

SITE ACCESS

AUTOMOTIVE: 2 EAST, 2 WEST!
PEDESTRIAN: 4 EAST, 4 WEST

MAIL CLUSTER BOX LOCATIONS

USPS STANDARD 16: 2 EAST, 4 WEST!
REQUIRED: 90 PROVIDED:96



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Portofino Place, LLC

Job #:18031 Date:3-18-2020

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PROJECT PROGRAM SUMMARY

PORTOFINO PLACE
Oxnard, CA
APN 185-022-10-20
APN 185-022-12-60
APN 185-022-30-10

Sheet:
CVR



STUCCO & GARAGE:
SHERWIN WILLIAMS
SW7015 REPOSE GRAY



ACCENT & TRIM:
SHERWIN WILLIAMS
SW7757 HIGH REFLECTIVE WHITE



EAGLE ROOFING
BEL AIR BROWN GRAY RANGE



STONE:
CORONADO HONEY LEDGE
GREY QUARTZITE

Portofino Place, LLC

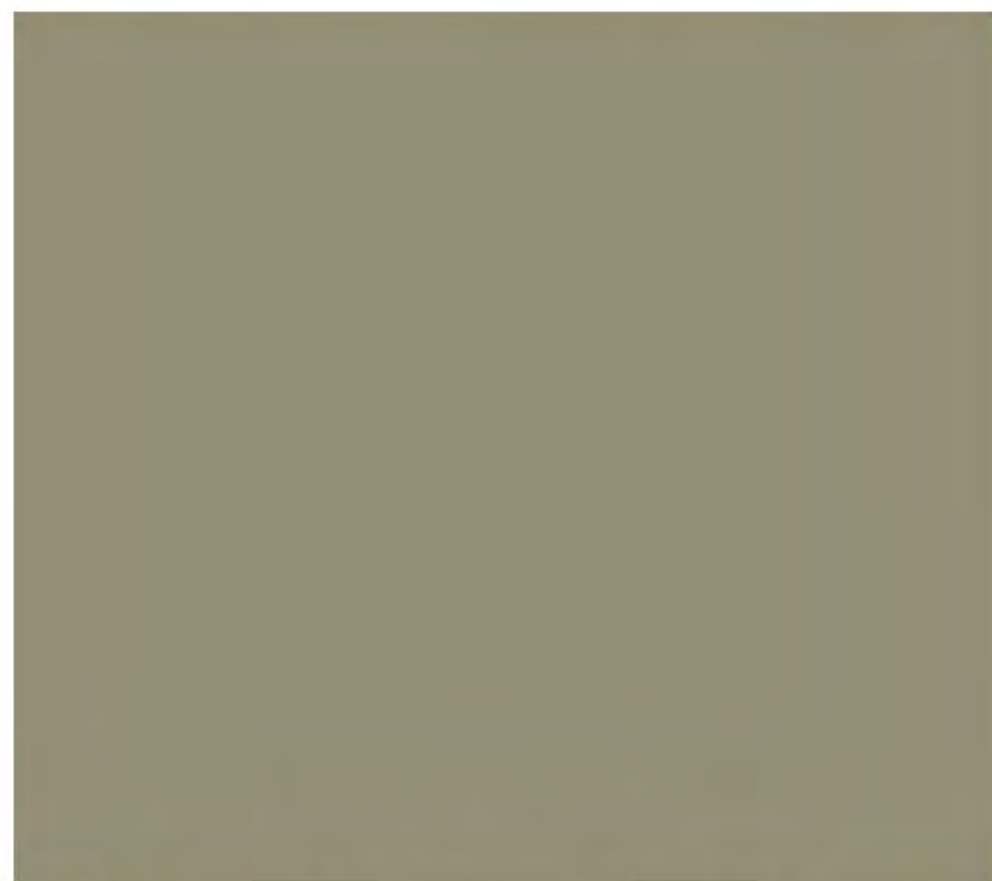
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**ELEVATION B
COLOR & MATERIALS**

PORTOFINO PLACE
Oxnard, CA
APN 185-022-10-20
APN 185-022-12-60
APN 185-022-30-10

Sheet:



STUCCO & GARAGE:
KELLY MOORE
PASEO VERDE



ACCENT & TRIM:
SHERWIN WILLIAMS
SW7757 HIGH REFLECTIVE WHITE



EAGLE ROOFING
BEL AIR BROWN GRAY RANGE



STONE:
CORONADO HONEY LEDGE
GREY QUARTZITE

Portofino Place, LLC

Job #:18031 Date:3-18-2020

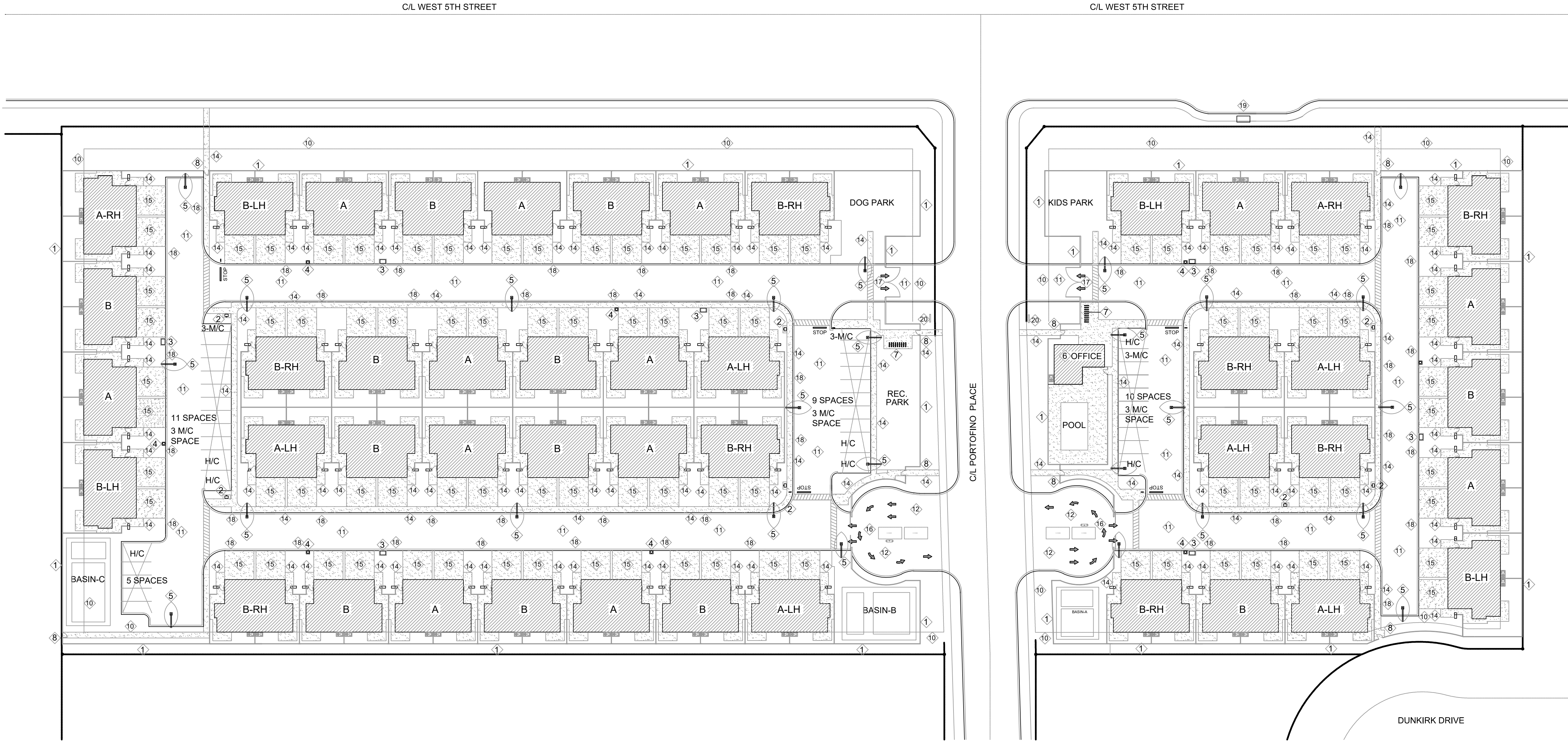
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ELEVATION A COLOR & MATERIALS

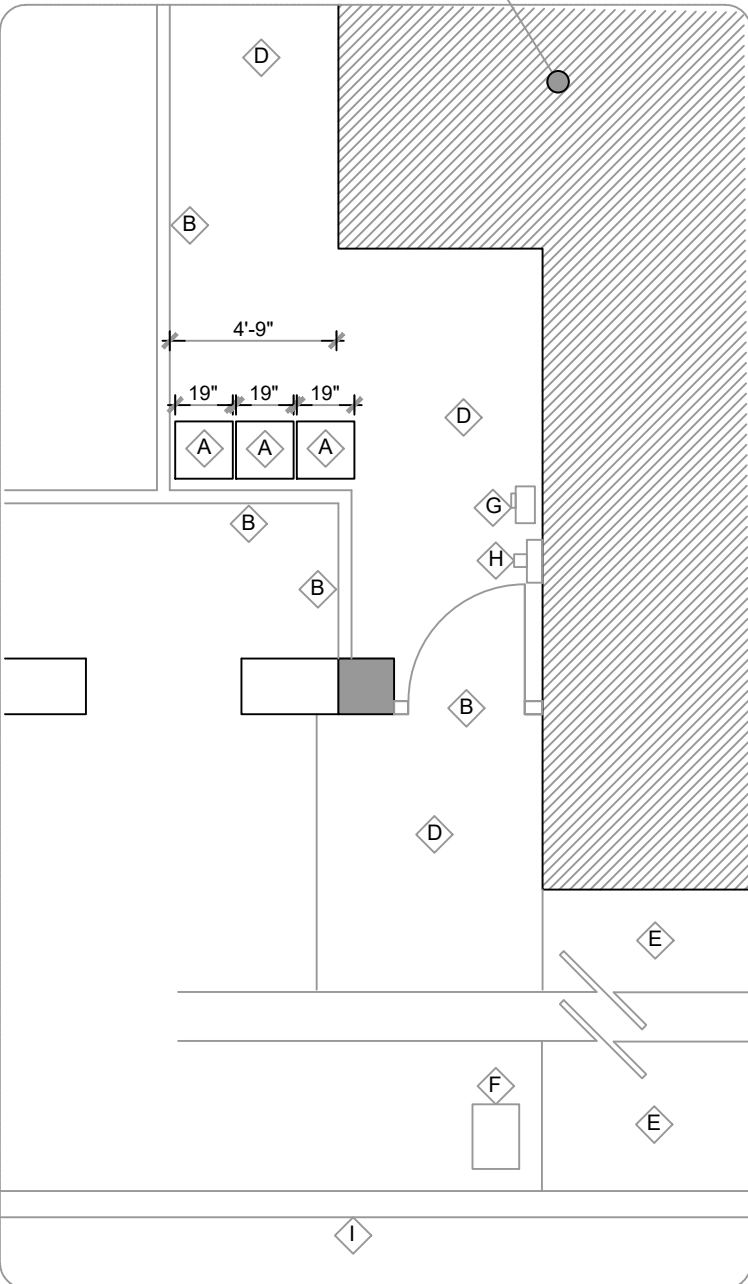
PORTOFINO PLACE
Oxnard, CA
APN 185-022-10-20
APN 185-022-12-60
APN 185-022-30-10

Sheet:

A 1.0



PROPOSED DUPLEX UNIT



TYPICAL UNIT UTILITIES

- A 120 LITER CART, 37" X 19" X 21"
- B 60" SLUMPSTONE WALL
- C 60" PORCH ENTRY GATE
- D CONCRETE WALK
- E CONCRETE DRIVEWAY
- F WATER METER
- G GAS METER
- H ELECTRICAL METER
- I CURB AND GUTTER

PARKING

GARAGE	GUEST* (DRIVEWAY)
180	180
2.0 PER UNIT	2.0 PER UNIT
GUEST* (OFF STREET)	TOTAL
STANDARD 28	395
HANDICAP 7	4.38 PER UNIT
TOTAL 35	

OTHER
MOTORCYCLE 9
BICYCLE 8

* DENOTES SHORT TERM

UNIT TYPE COUNT

UNIT	#/ UNITS
INLINE A	12
INLINE B	13
RH END CAP A	5
RH END CAP B	5
LH END CAP A	6
LH END CAP B	4
TOTAL	45

UNIT SIZE	QUANTITY
3BR	45
2BR	45

SITE ACCESS

AUTOMOTIVE: 2 EAST, 2 WEST
PEDESTRIAN: 4 EAST, 4 WEST

MAIL CLUSTER BOX LOCATIONS

USPS STANDARD 16: 2 EAST, 4 WEST
REQUIRED: 90 PROVIDED: 96

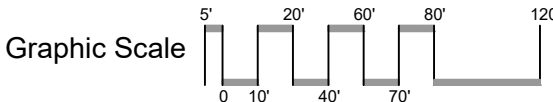
KEYNOTES

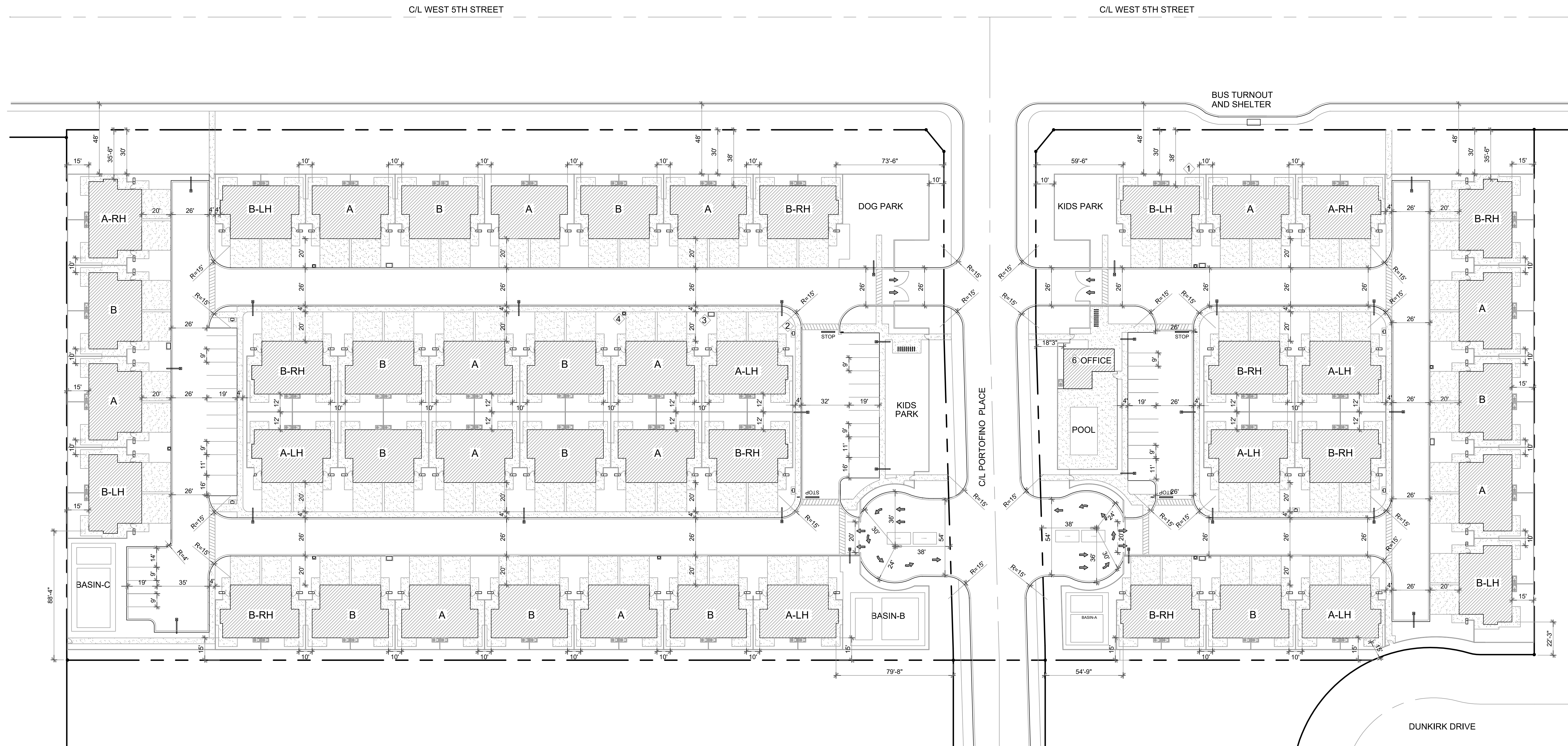
- 1 6" HIGH SLUMPSTONE WALL WITH CAP
- 2 SALSBURY CLUSTER (MAIL) BOX 10A USPS APPROVED
- 3 TRANSFORMER
- 4 FIRE HYDRANT, 4" X 4-1/2" X 2-1/2" JONES J-4065
- 5 CREE LIGHTING RSV SERIES-LG
- 6 850 SF OFFICE & POOL BATHS
- 7 8 LOOP WAVE STYLE BIKE RACK, 2 EACH
- 8 GATED PEDESTRIAN ACCESS
- 9 _____ DENOTES PROPERTY LINE
- 10 _____ DENOTES BUILDING SETBACK
- 11 ASPHALT RIGHT OF WAY
- 12 PAVESTONE PANORAMA SERIES TAVERNA PAVERS
- 13 PAVESTONE PANORAMA SERIES TAVERNA PAVERS
- 14 BROOM FINISHED CONCRETE WALK
- 15 BROOM FINISHED CONCRETE DRIVEWAY
- 16 CLICK-2-ENTER ELECTRIC ENTRY GATES WITH KNOX SWITCH
- 17 ELECTRIC AUTOMATIC EXIT GATES
- 18 NO PARKING SIGN EVERY 100' IN TRAFFIC PATTERN
- 19 BUS TURNOUT AND SHELTER
- 20 BACKFLOW PREVENTORS



Portofino Place, LLC
Oxnard, California

ARCHITECTURAL
SITE PLAN





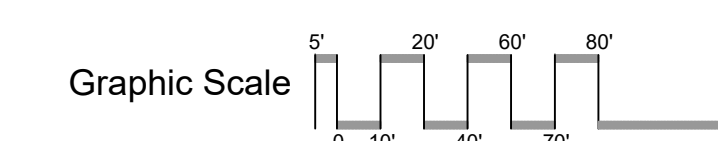
NORTH
SITE PLAN

pei
PACIFIC COAST INVESTMENTS, L.L.C.
6060 LA GOLETA ROAD, SANTA BARBARA, CA 93117
Job #18031 Date: 3-18-2020

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Portofino Place, LLC
Oxnard, California

CONDOMINIUM
OVERLAY

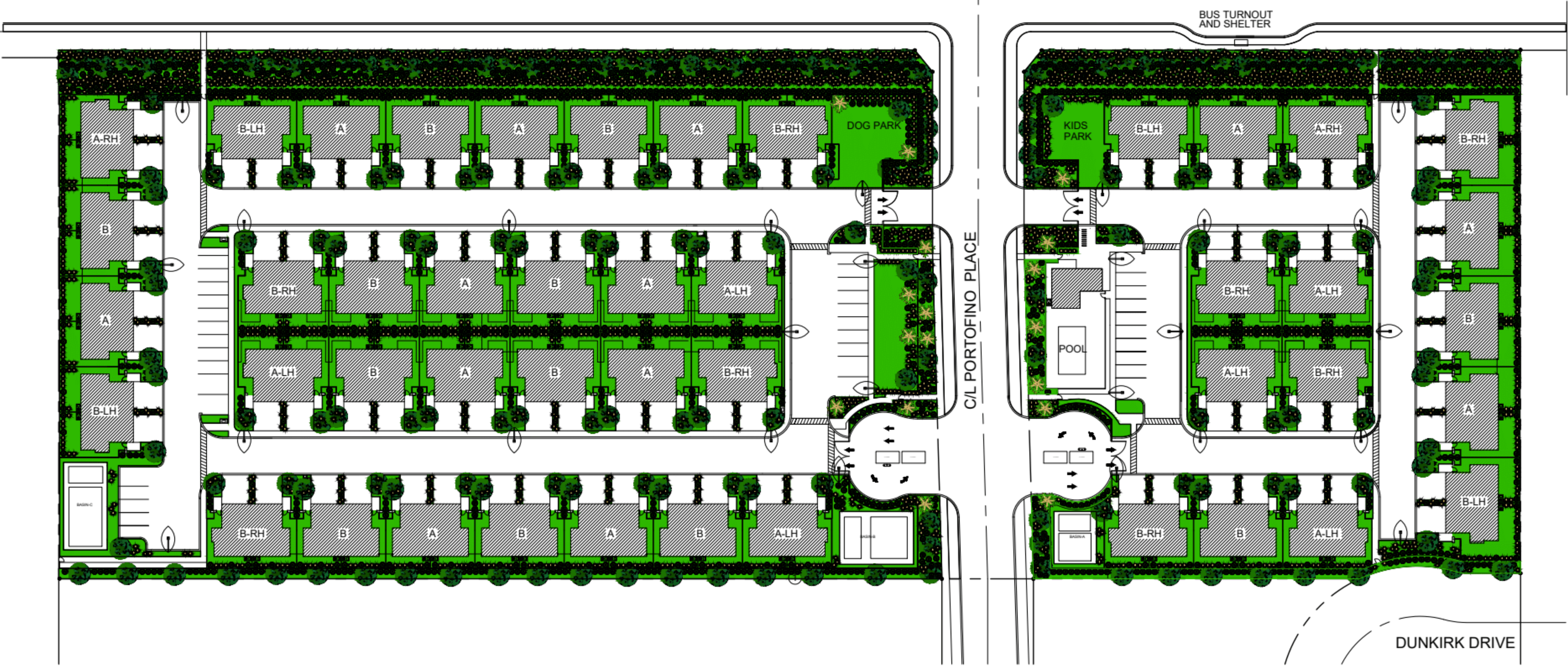


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APN 185-022-30-10

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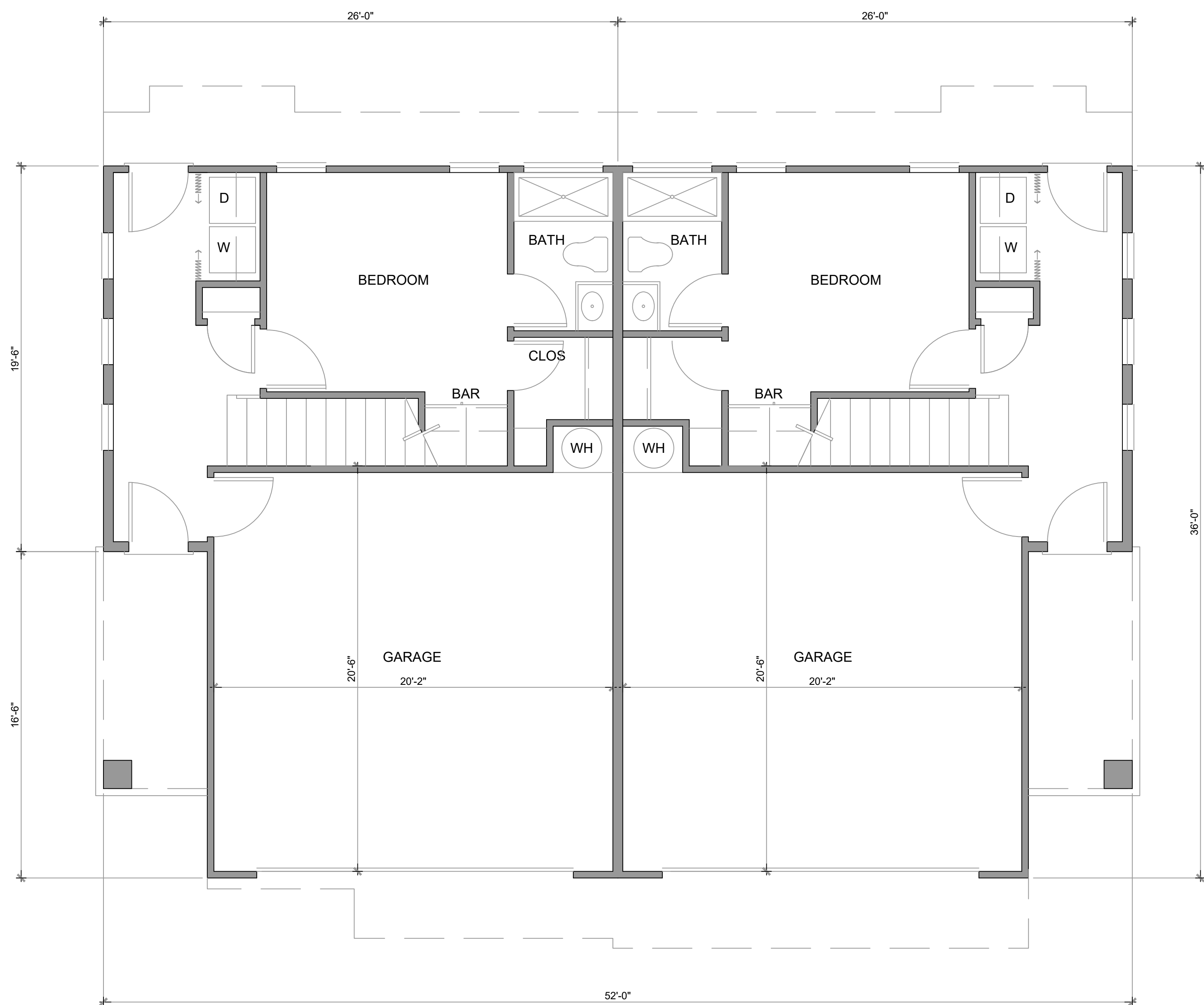
C/L WEST 5TH STREET

C/L WEST 5TH STREET



PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE
TREES:				SHRUBS:				GROUNDCOVER:			
	BRAZILIAN PEPPER TREE	SCHINUS TEREBINTHIFOLIUS	36" BOX		GLOSSY PRIVET	LIGUSTRUM JAPONICUM	5 GAL.		HOTTENTOT FIG	CARPOBROTUS EDULIS	5 GAL.
	CALIFORNIA BAY LAUREL STANDARD	UMBELLULARIA CALIFORNICA	24" BOX		ARTICHOKE AGAVE	AGAVE PARRYI 'TRUNCATA'	5 GAL.		ALOE VERA	ALOE VERA	5 GAL.
	LACEBARK EVERGREEN ELM STANDARD	ULMUS PARVIFOLIUS 'LACEBARK'	24" BOX		NEW ZEALAND FLAX	PHORMIUM TENAX	5 GAL.		CORAL ALOE	ALOE STRIATA	5 GAL.
	COMMON FIG	FICUS CARICA	24" BOX		PRIDE OF MADEIRA	ECHIUM FASTUOSUM	5 GAL.		PROSTRATE ROSEMARY	ROSMARINUS OFFICINALIS	5 GAL.
PALMS:					SHINY XYLOSMA	XYLOSMA CONGESTUM	5 GAL.		GREEN CARPET NATAL PLUM	CARISSA 'GREEN CARPET'	5 GAL.
	CALIFORNIA FAN PALM	WASHINGTONIA FILIFERA	12' BTH		SHORE JUNIPER	JUNIPERUS CONFERTA	5 GAL.				
	MEDITERRANEAN FAN PALM	CHAMEROPS HUMILIS	36" BOX		SIERRA BOUQUET TEXAS RANGER	LEUCOPHYLLUM 'SIERRA BOUQUET'	5 GAL.				
					NATAL PLUM	CARISSA MACROCARPA	5 GAL.				



ENTRY FLOOR PLAN

FF LIVING: 416 SF
 GARAGE : 433 SF
 TOTAL: 849 SF



UPPER FLOOR PLAN

2 BEDROOM OPTION

FF LIVING: 416 SF
 SF LIVING: 997 SF
 TOTAL: 1413 SF

3 BEDROOM OPTION

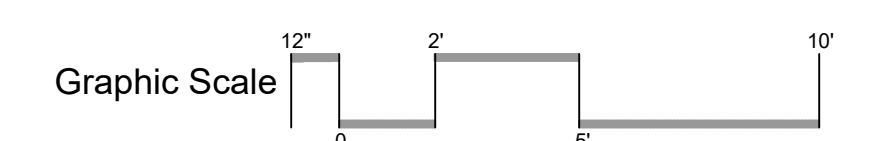
FF LIVING: 416 SF
 SF LIVING: 1060 SF
 TOTAL: 1476 SF

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 PACIFIC COAST INVESTMENTS, L.L.C
 6060 LA GOLETA ROAD, SANTA BARBARA, CA 93117
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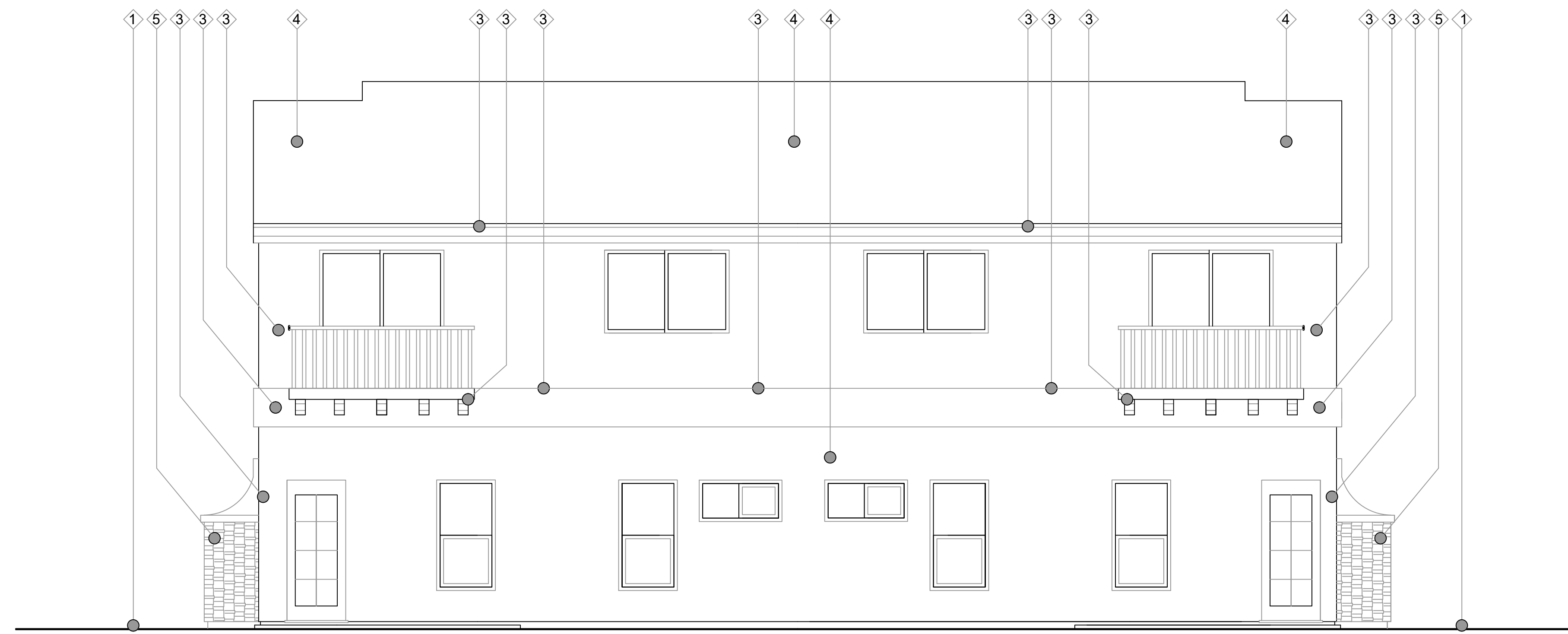
Portafino Place, LLC
 Oxnard, California

FLOOR PLAN A
 INLINE

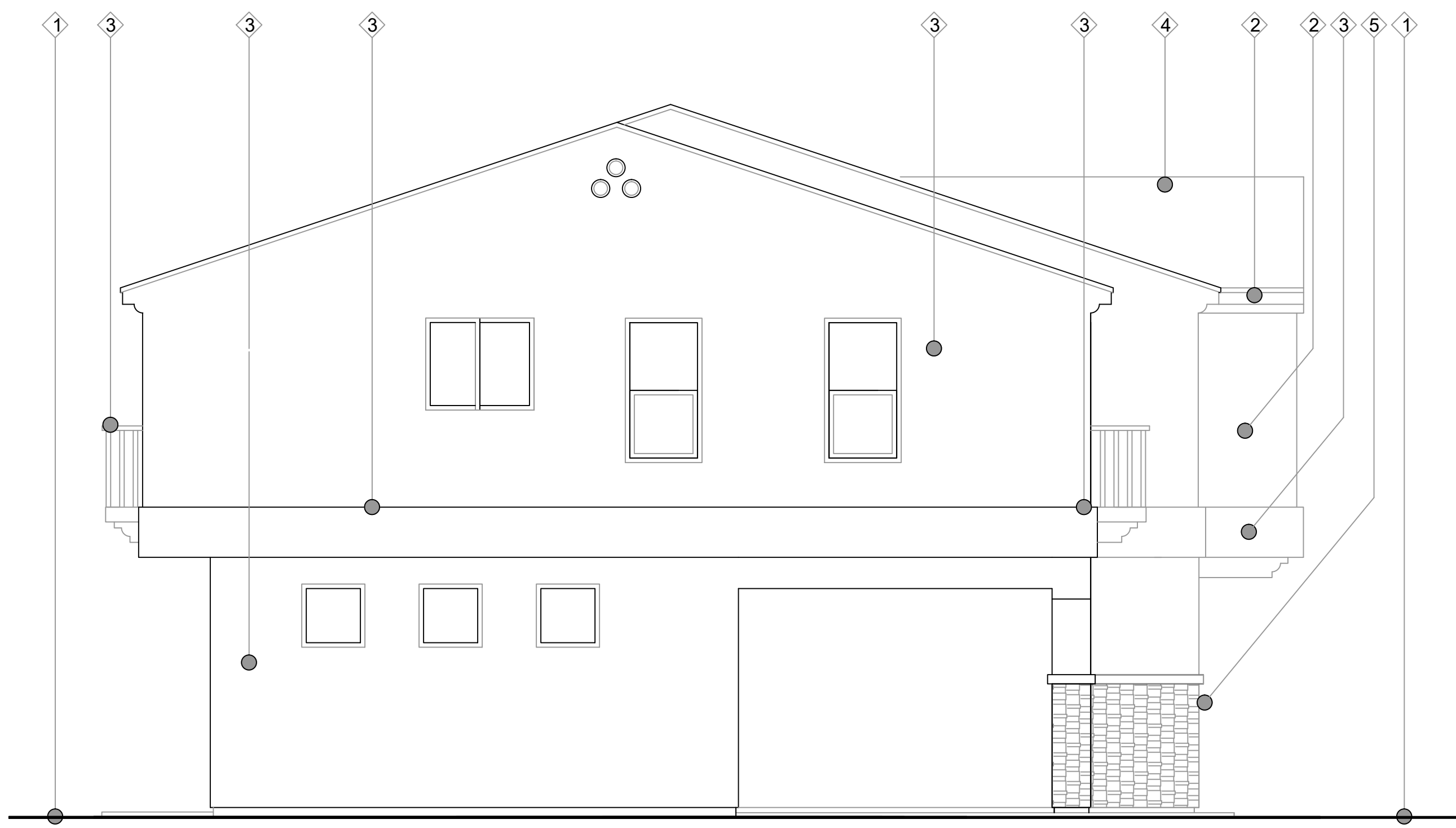


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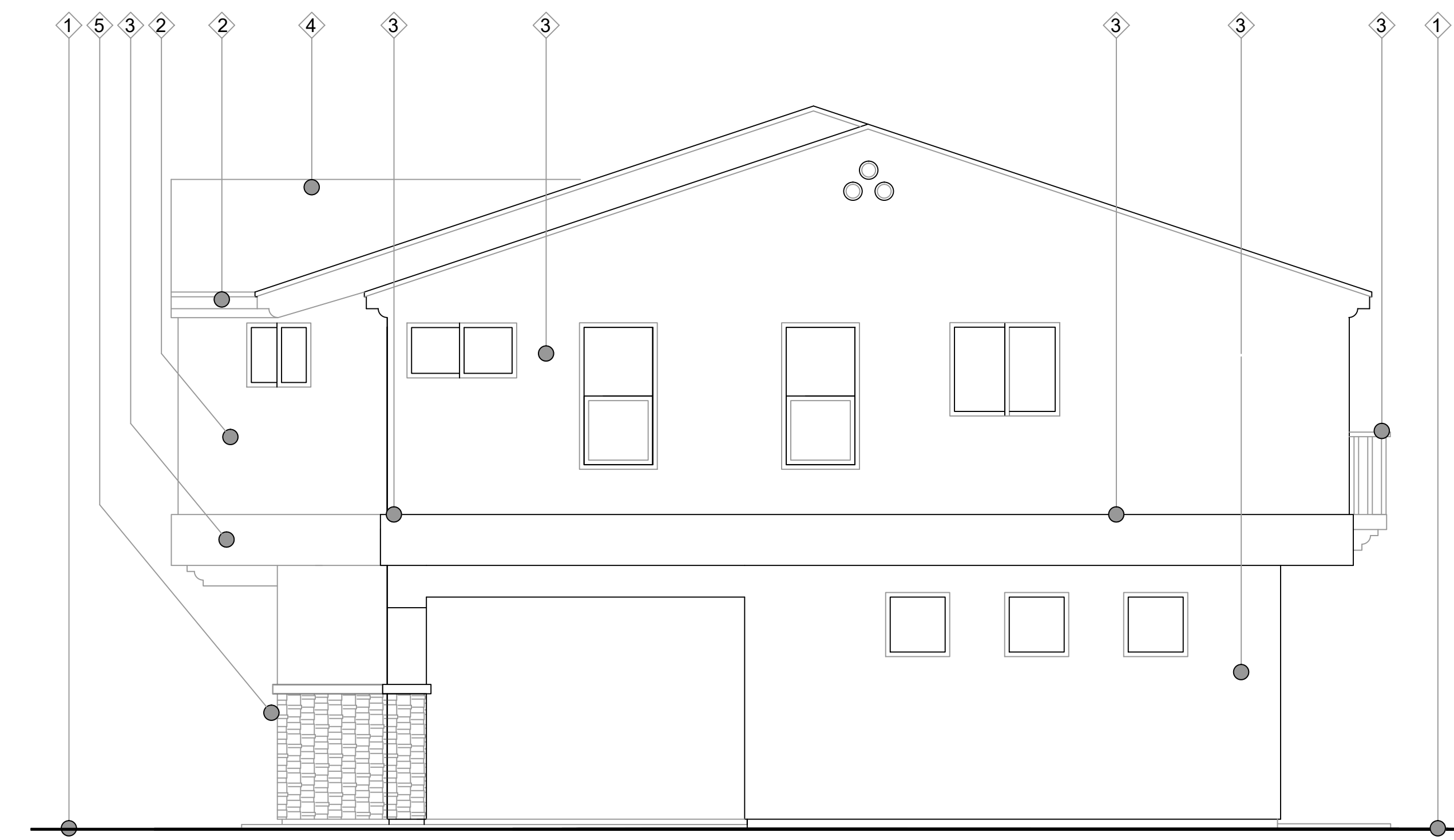
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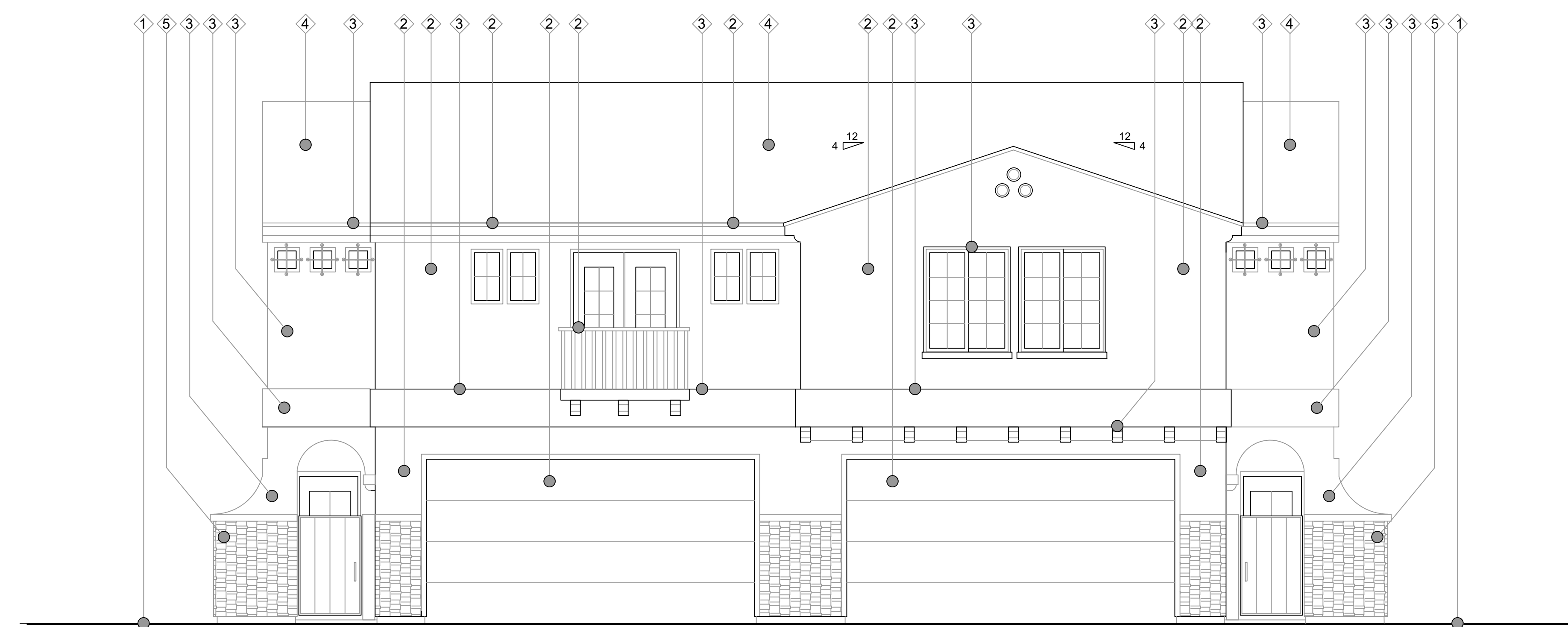
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

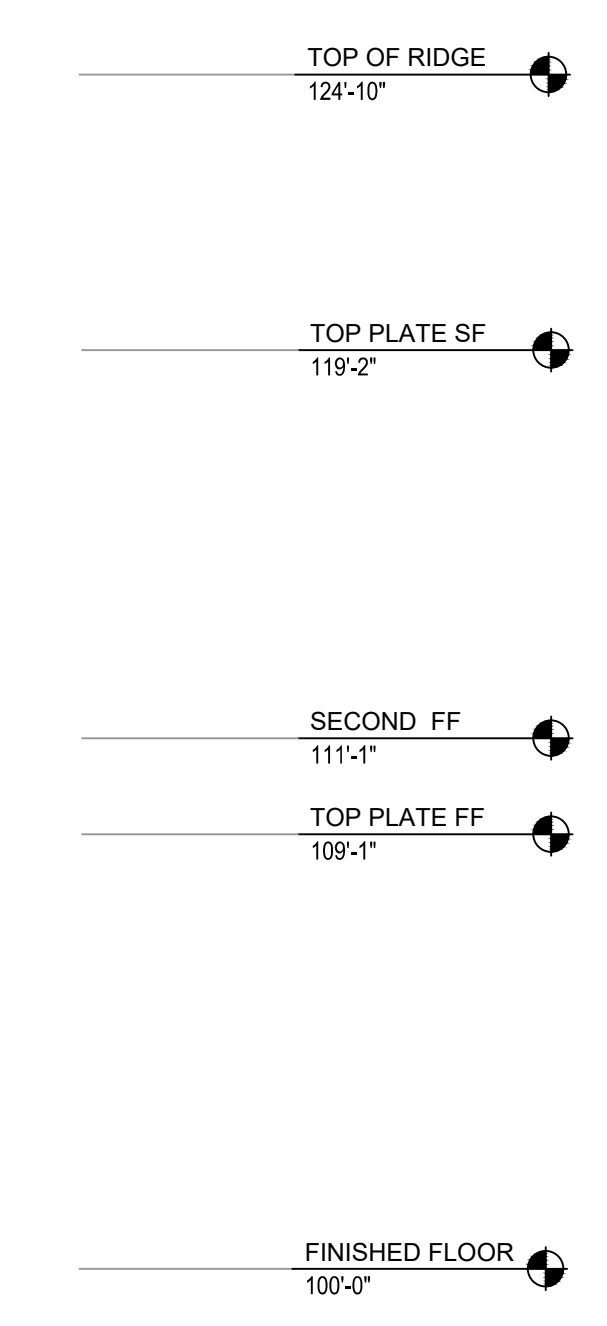


STREET ELEVATION

KEYNOTES

- ① FINISHED GRADE
- ② KELLY MOORE PASO VERDE
- ③ SHERWIN WILLIAMS HIGH REFLECTIVE WHITE
- ④ ROOFING: EAGLE BEL AIR BROWN GRAY RANGE
- ⑤ STONE: CORONADO HONEY LEDGE GREY QUATZITE

NOTE: ALL WINDOW AND DOORS TO BE WHITE VINYL
NOT LABELED FOR CLARITY

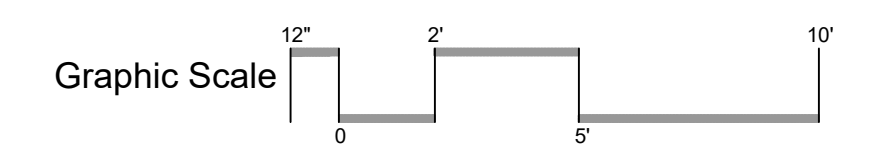


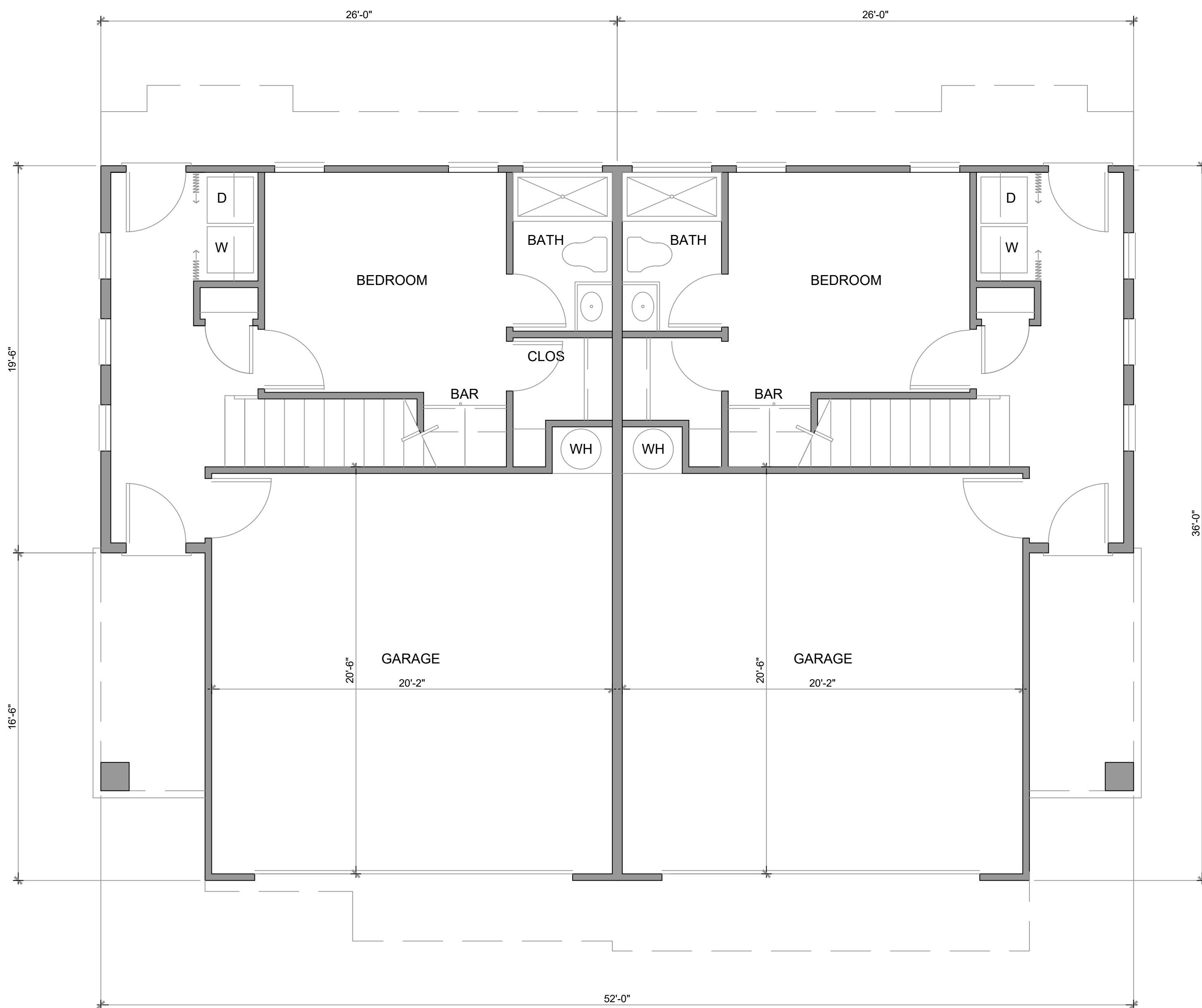
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6060 LA GOLETA ROAD, SANTA BARBARA, CA 93117
Job #18031 Date: 3-18-2020

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Portofino Place, LLC
Oxnard, California

ELEVATION 'A'
INLINE





ENTRY FLOOR PLAN

FF LIVING: 416 SF
GARAGE : 433 SF
TOTAL: 849 SF



UPPER FLOOR PLAN

2 BEDROOM OPTION

FF LIVING: 416 SF
SF LIVING: 997 SF
TOTAL: 1413 SF

3 BEDROOM OPTION

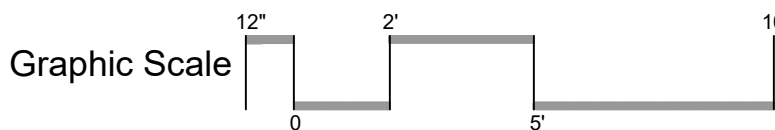
FF LIVING: 416 SF
SF LIVING: 1060 SF
TOTAL: 1476 SF

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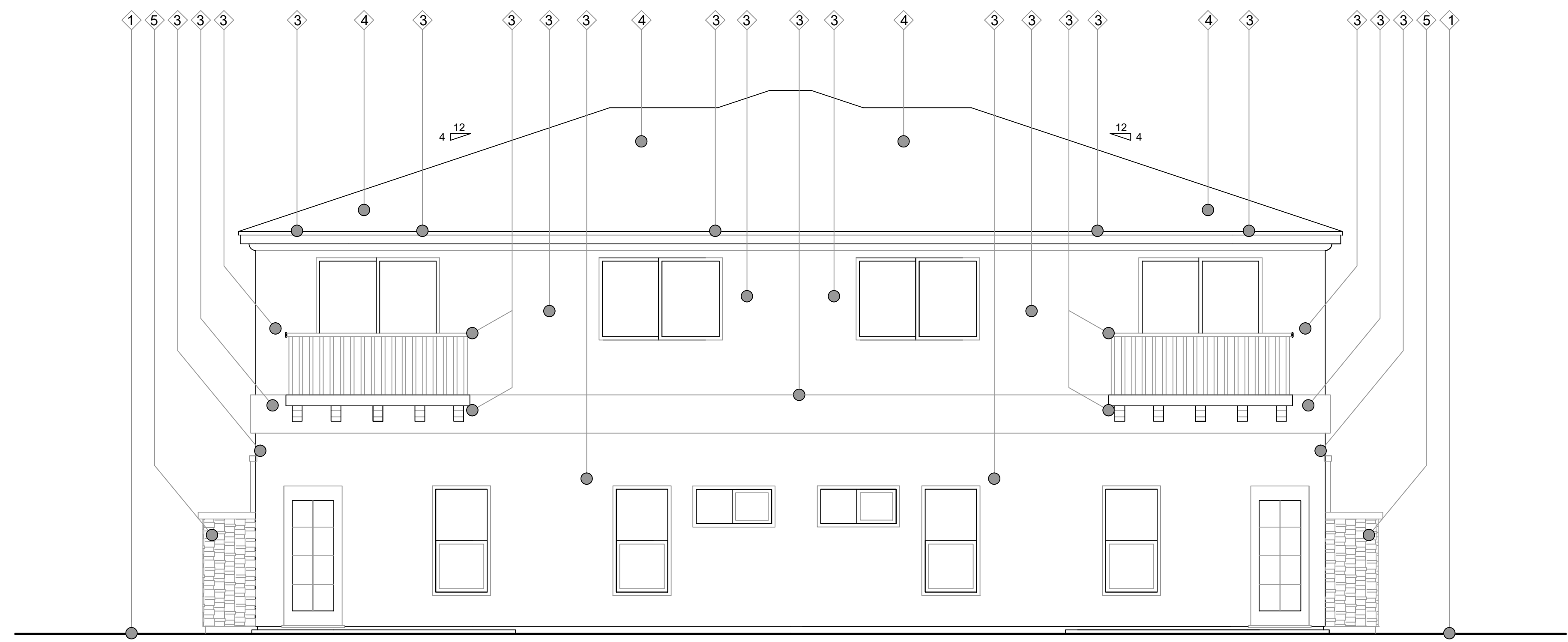
Portofino Place, LLC
Oxnard, California

FLOOR PLAN B
INLINE

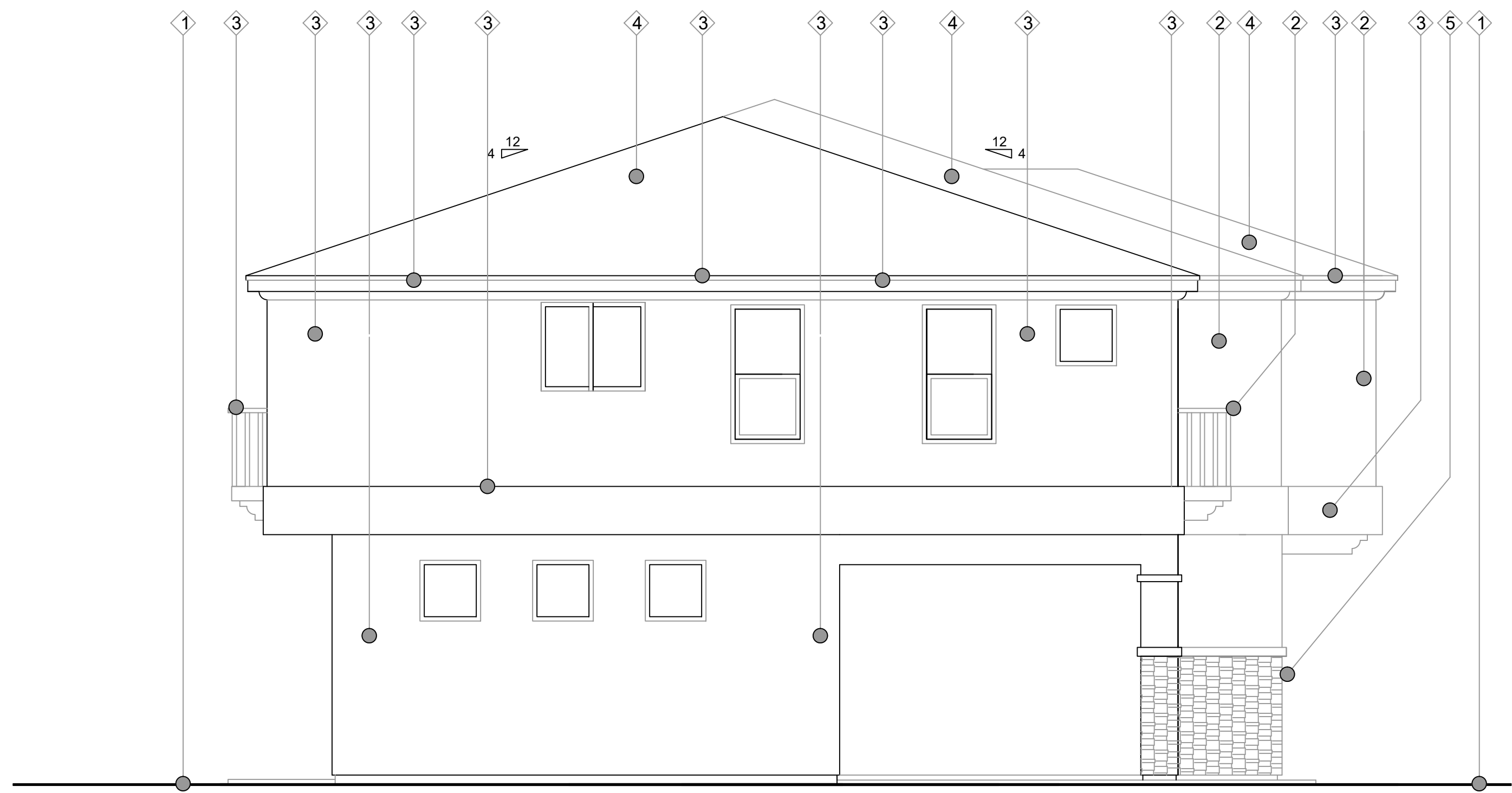


APN 185-022-10-20
APN 185-022-12-60
APN 185-022-30-10

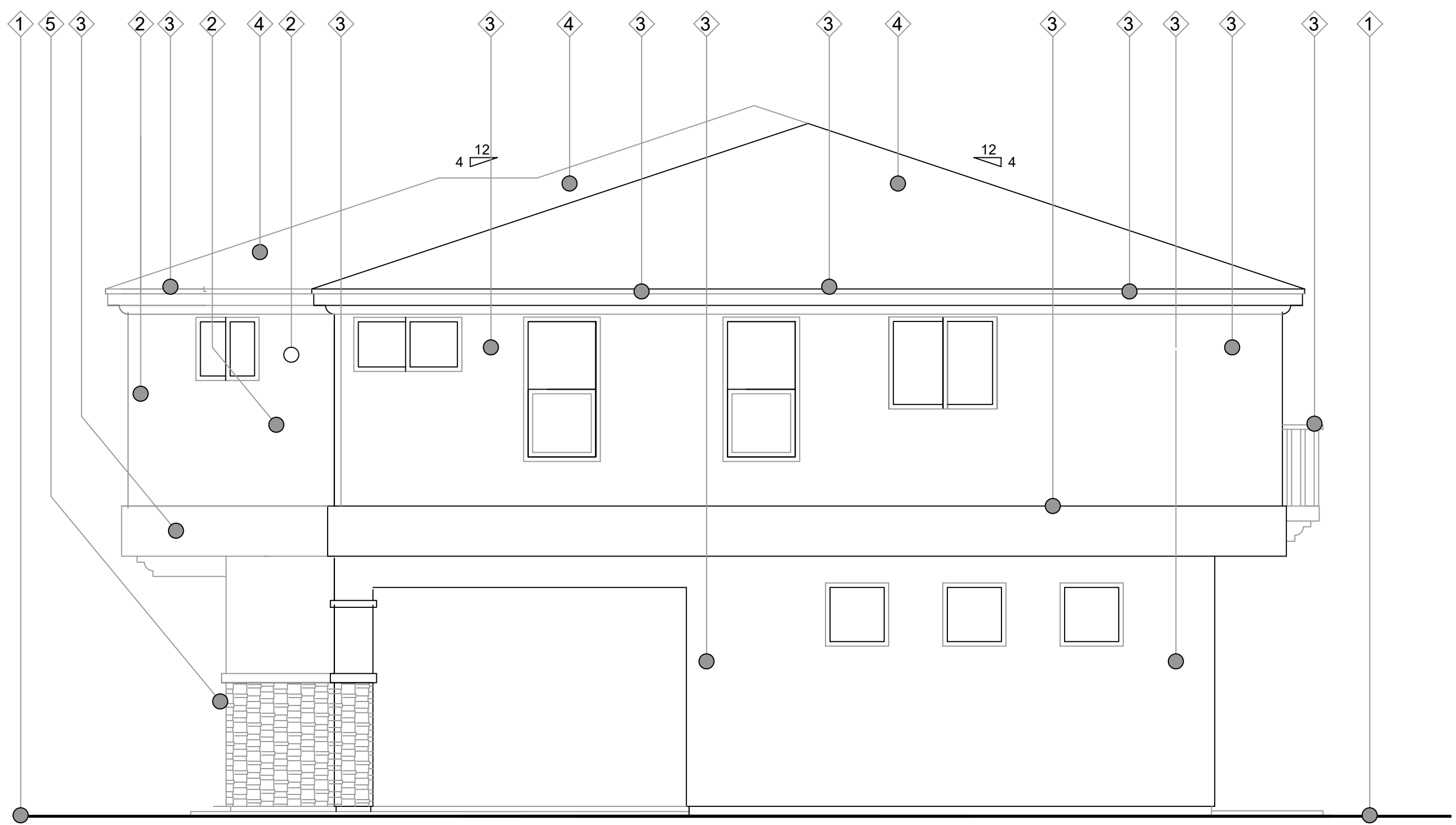
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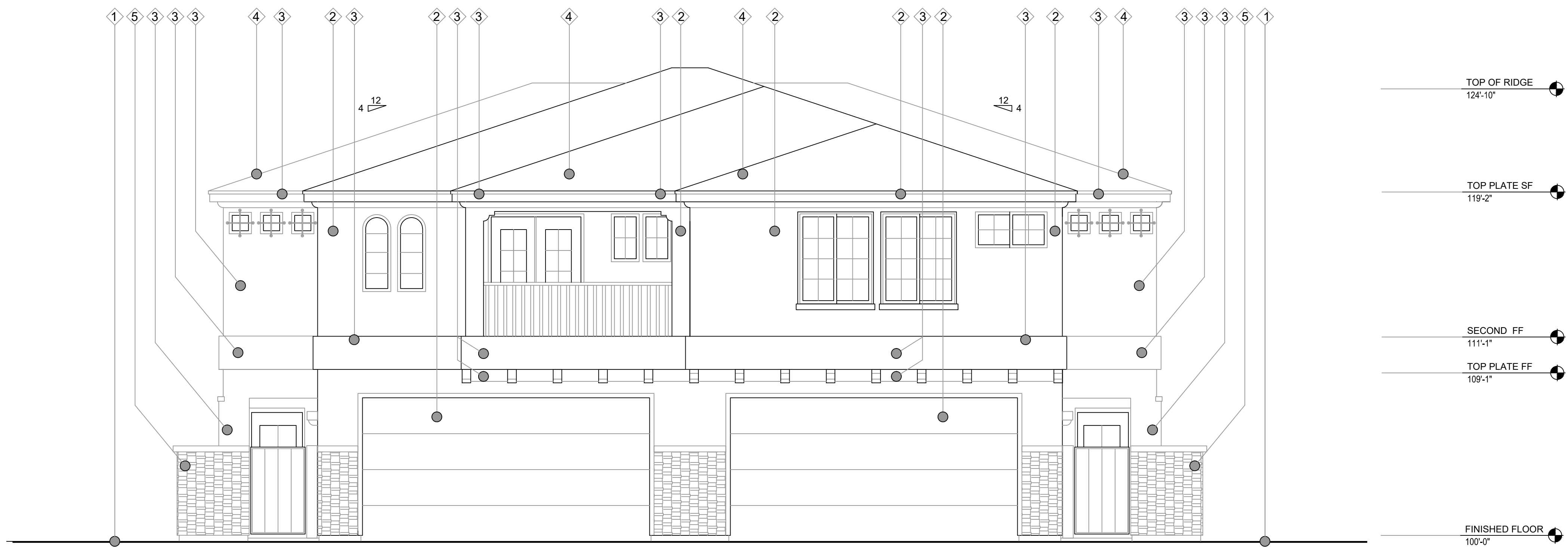
REAR ELEVATION



LEFT SIDE ELEVATION



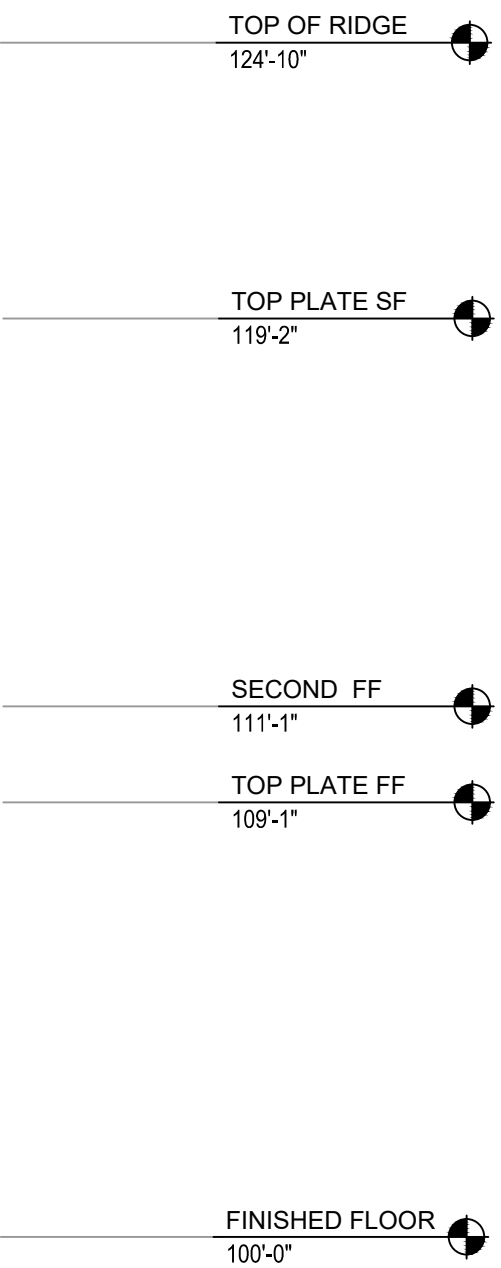
RIGHT SIDE ELEVATION



STREET ELEVATION

KEYNOTES

- ① FINISHED GRADE
 - ② SHERWIN WILLIAMS REPOSE GREY
 - ③ SHERWIN WILLIAMS HIGH REFLECTIVE WHITE
 - ④ ROOFING: EAGLE BEL AIR BROWN GRAY RANGE
 - ⑤ STONE: CORONADO HONEY LEDGE GREY QUATZITE
- NOTE: ALL WINDOW AND DOORS TO BE WHITE VINYL
NOT LABELED FOR CLARITY

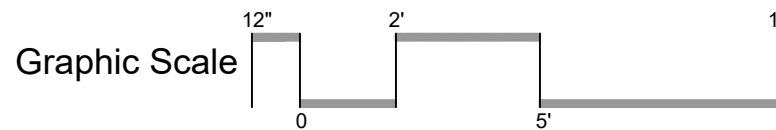


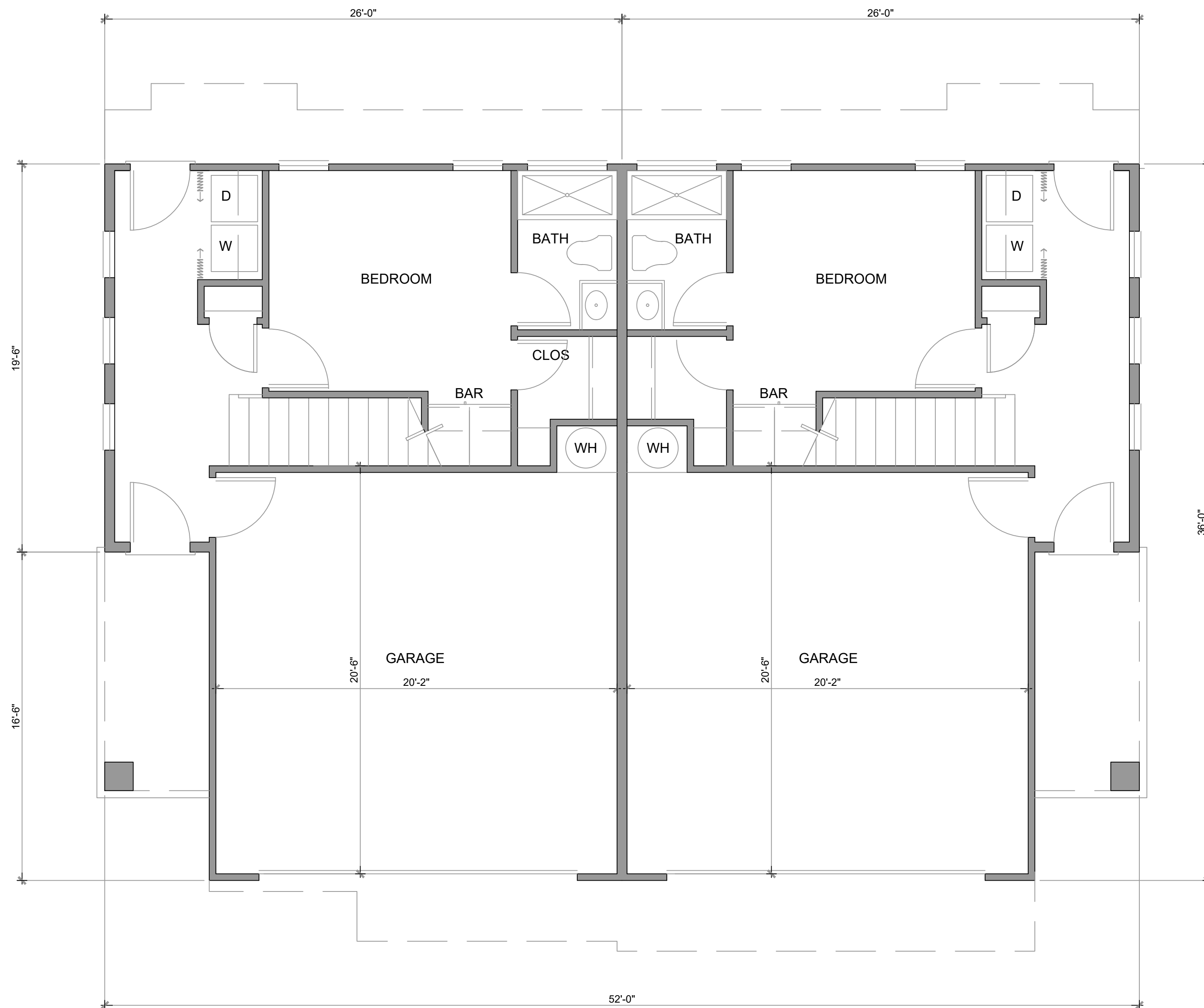
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6060 LA GOLETA ROAD, SANTA BARBARA, CA 93117
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Portofino Place, LLC
Oxnard, California

ELEVATION 'B'





ENTRY FLOOR PLAN

FF LIVING: 416 SF
 GARAGE : 433 SF
 TOTAL: 849 SF



UPPER FLOOR PLAN

2 BEDROOM OPTION

FF LIVING: 416 SF
 SF LIVING: 997 SF
 TOTAL: 1413 SF

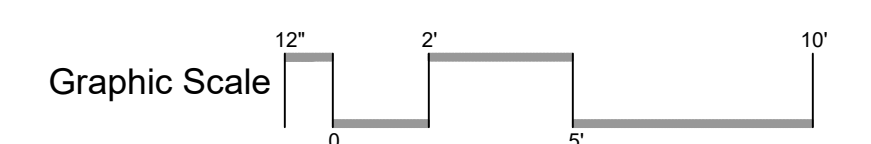
FF LIVING: 416 SF
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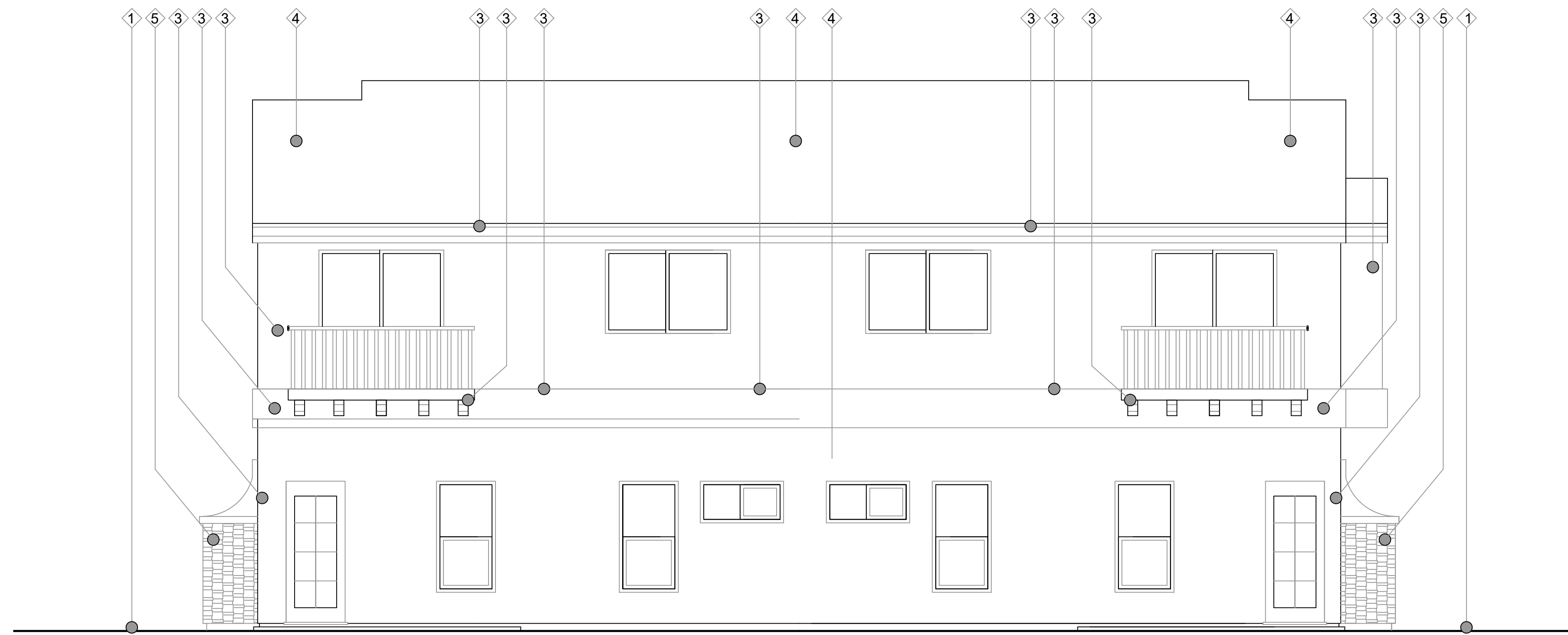
Portofino Place, LLC
 Oxnard, California

FLOOR PLAN A
 LH ENDCAP

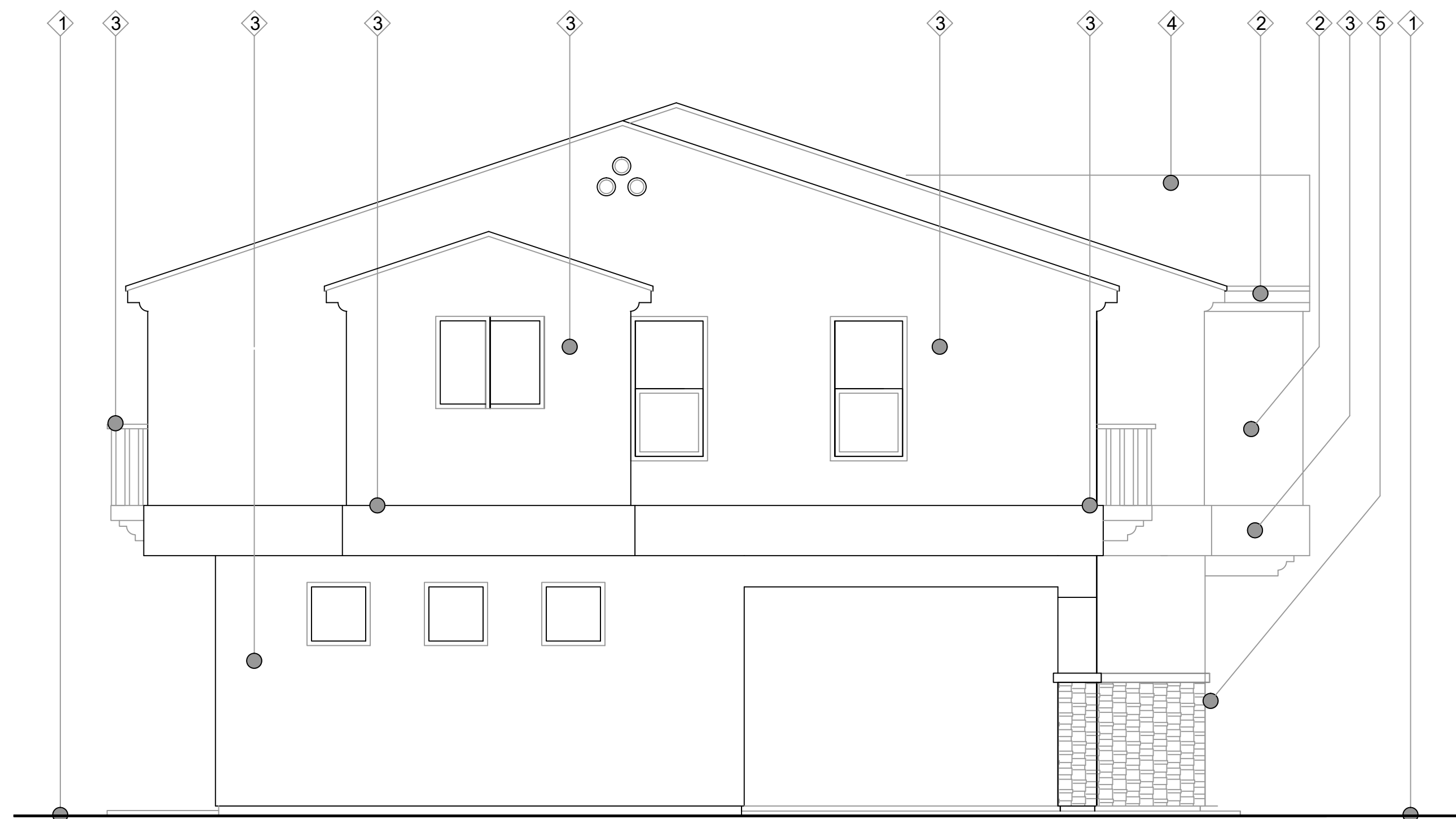


APN 185-022-10-20
 APN 185-022-12-60
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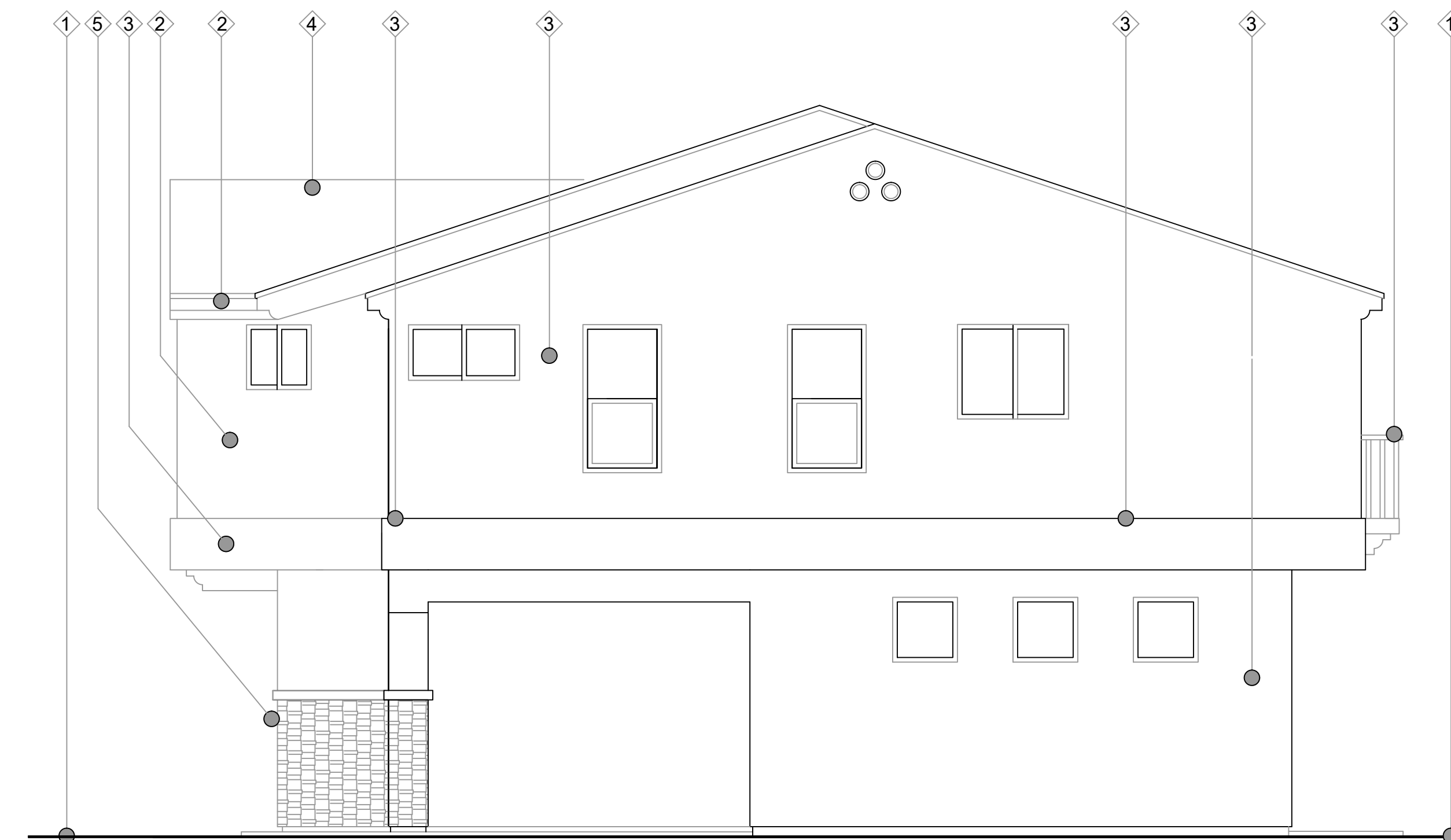
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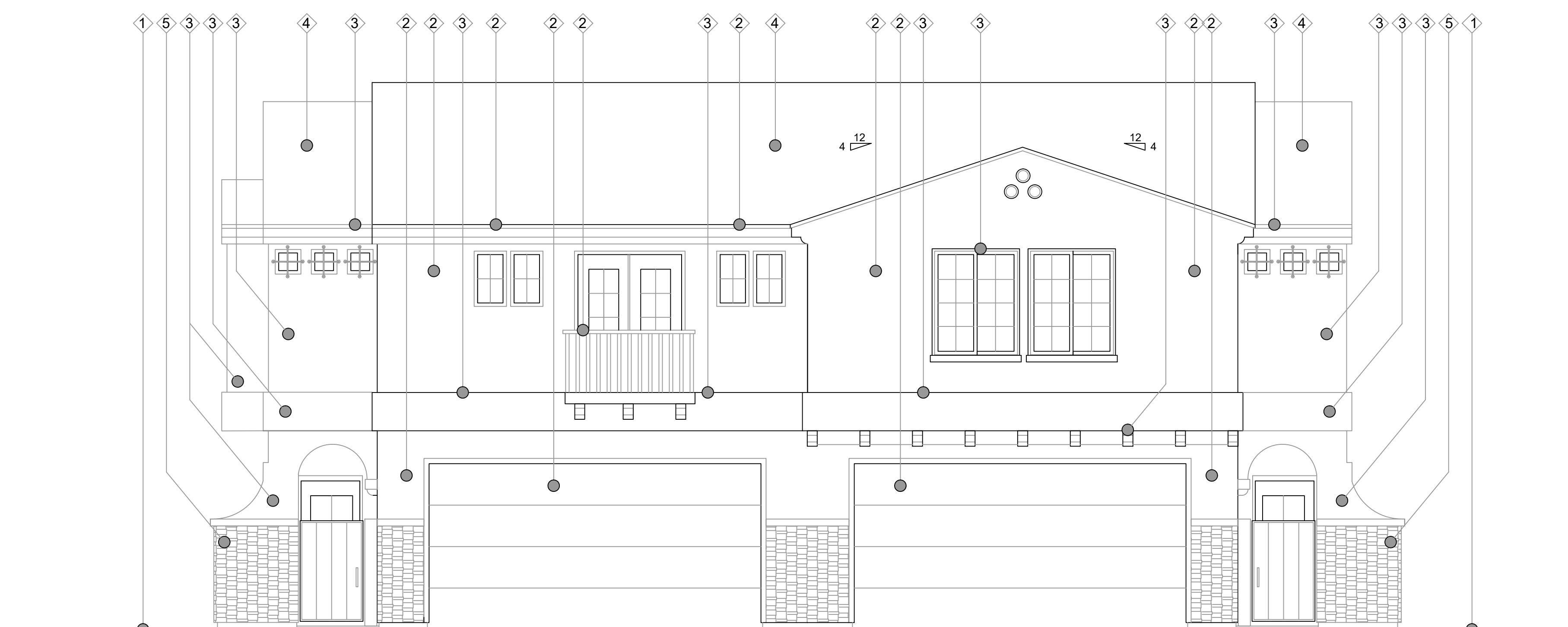
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

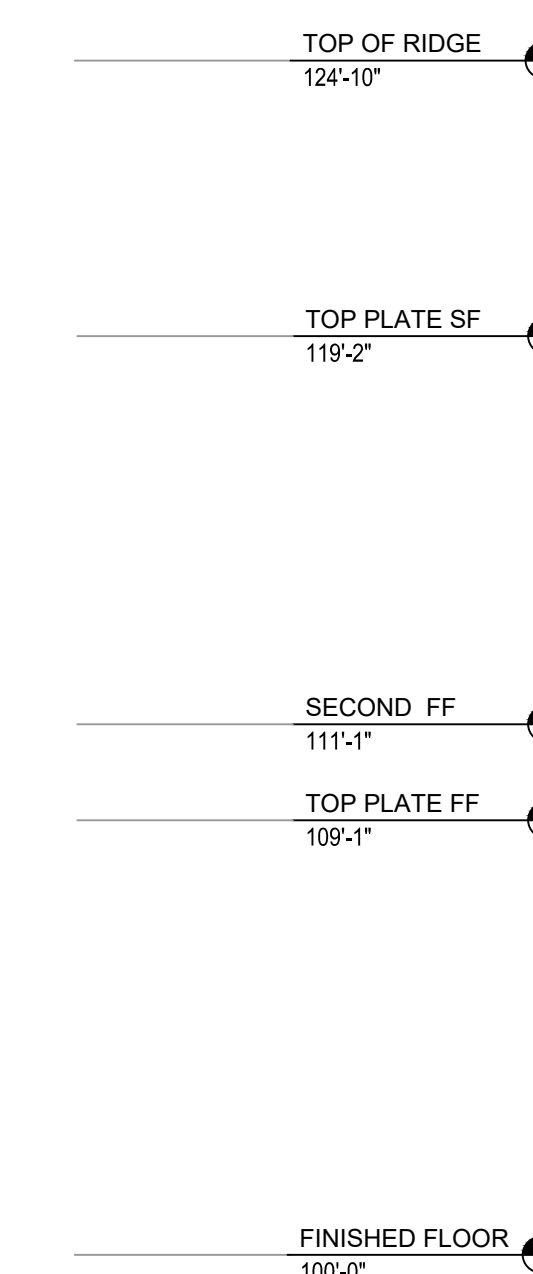


STREET ELEVATION

KEYNOTES

- ① FINISHED GRADE
- ② KELLY MOORE PASO VERDE
- ③ SHERWIN WILLIAMS HIGH REFLECTIVE WHITE
- ④ ROOFING: EAGLE BEL AIR BROWN GRAY RANGE
- ⑤ STONE: CORONADO HONEY LEDGE GREY QUATZITE

NOTE: ALL WINDOW AND DOORS TO BE WHITE VINYL
NOT LABELED FOR CLARITY

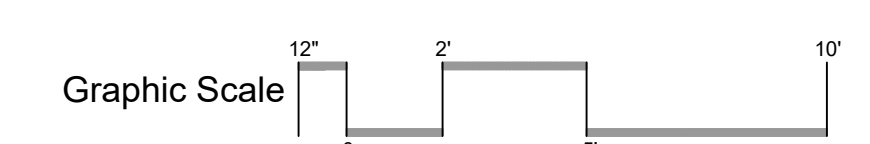


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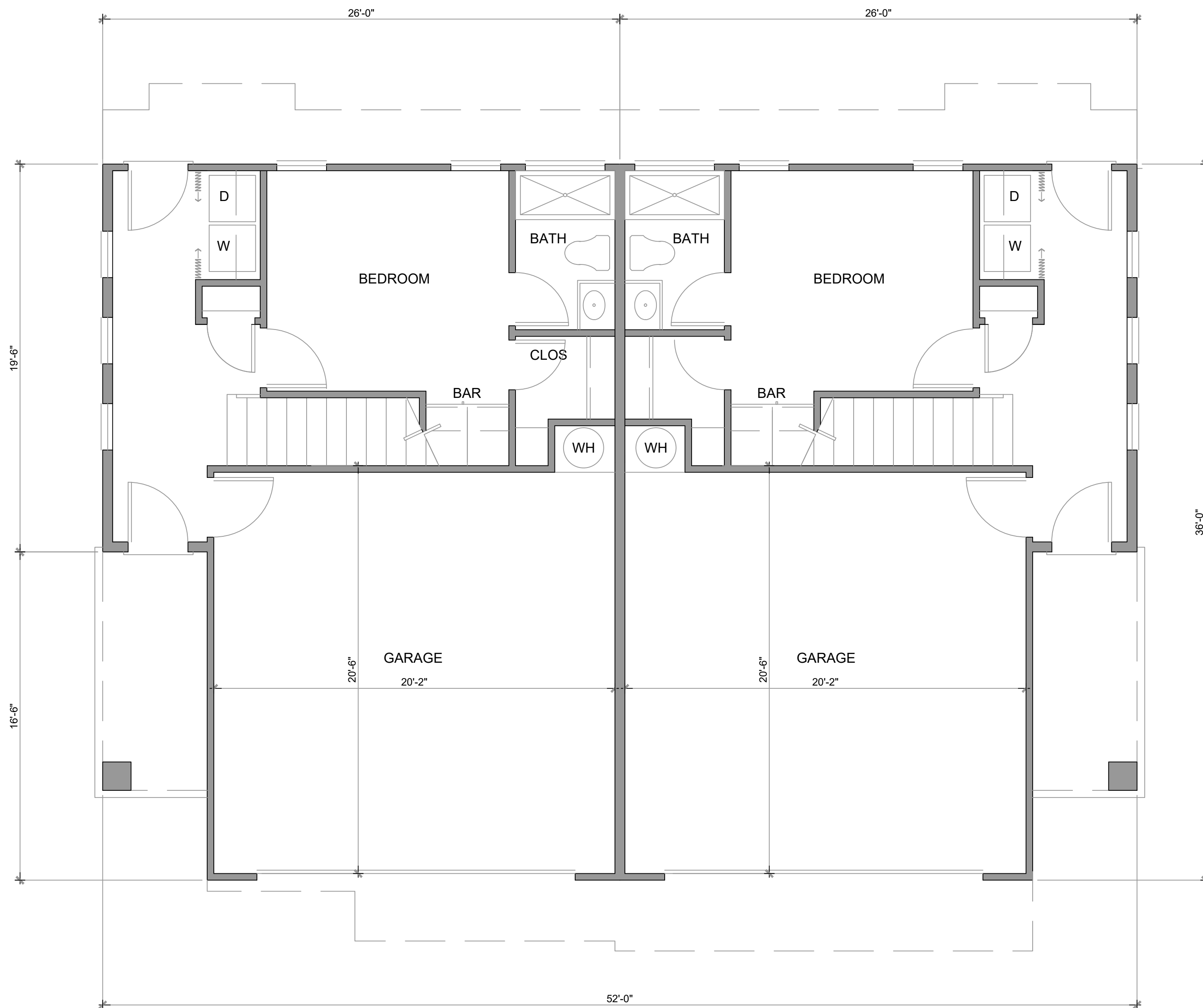
Portofino Place, LLC
Oxnard, California

ELEVATION 'A'
LH ENDCAP



APN 185-022-10-20
APN 185-022-12-60
APN 185-022-30-10

Sheet:
A 2.6



ENTRY FLOOR PLAN

FF LIVING: 416 SF
 GARAGE : 433 SF
 TOTAL: 849 SF



UPPER FLOOR PLAN

2 BEDROOM OPTION

FF LIVING: 416 SF
 SF LIVING: 997 SF
 TOTAL: 1413 SF

3 BEDROOM OPTION

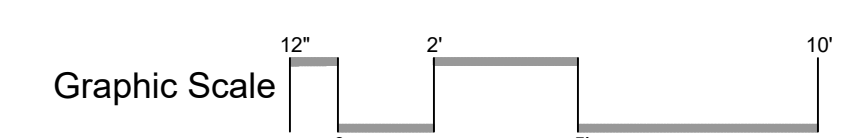
FF LIVING: 416 SF
 SF LIVING: 1060 SF
 TOTAL: 1476 SF

pei
 PACIFIC COAST INVESTMENTS, L.L.C
 6060 LA GOLETA ROAD, SANTA BARBARA, CA 93117
 Job #:18031 Date:3-18-2020

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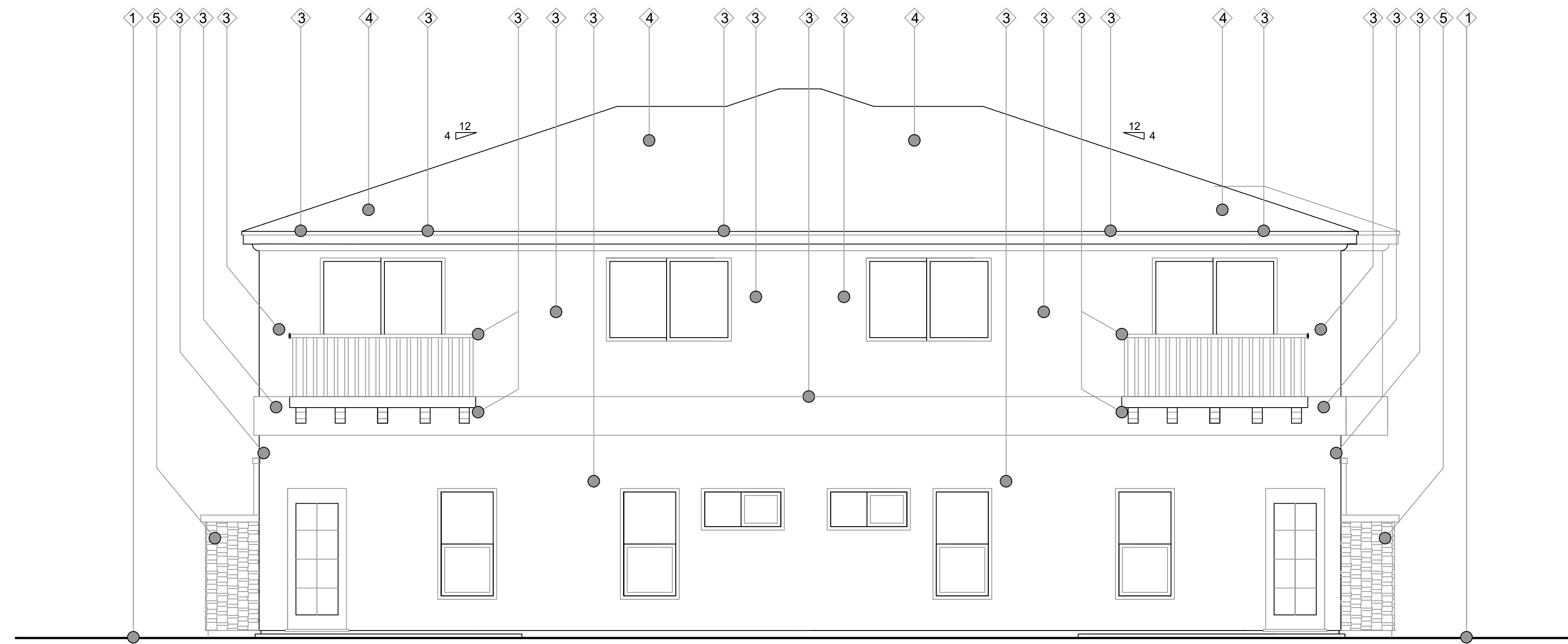
Portofino Place, LLC
 Oxnard, California

FLOOR PLAN B
LH ENDCAP

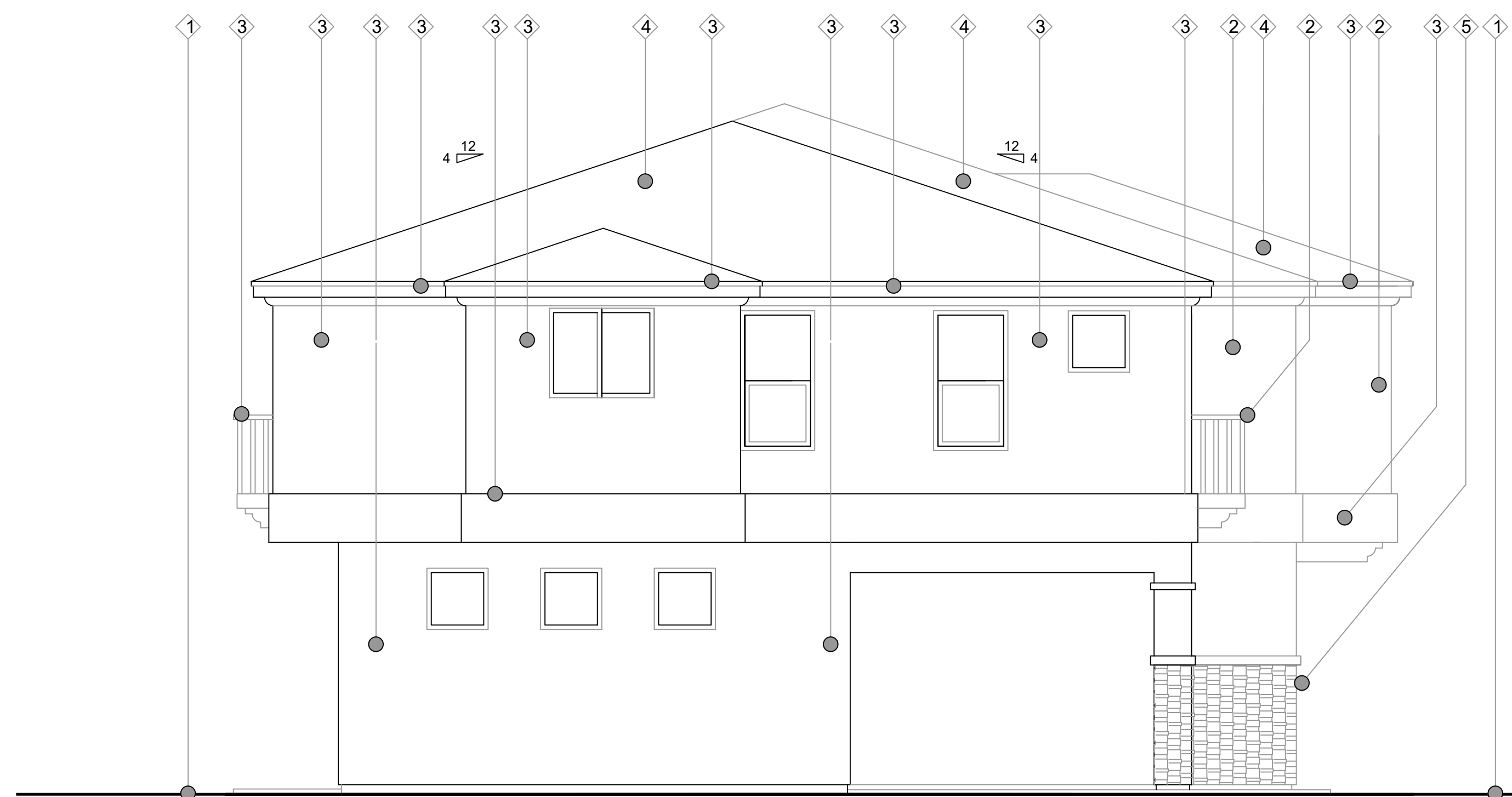


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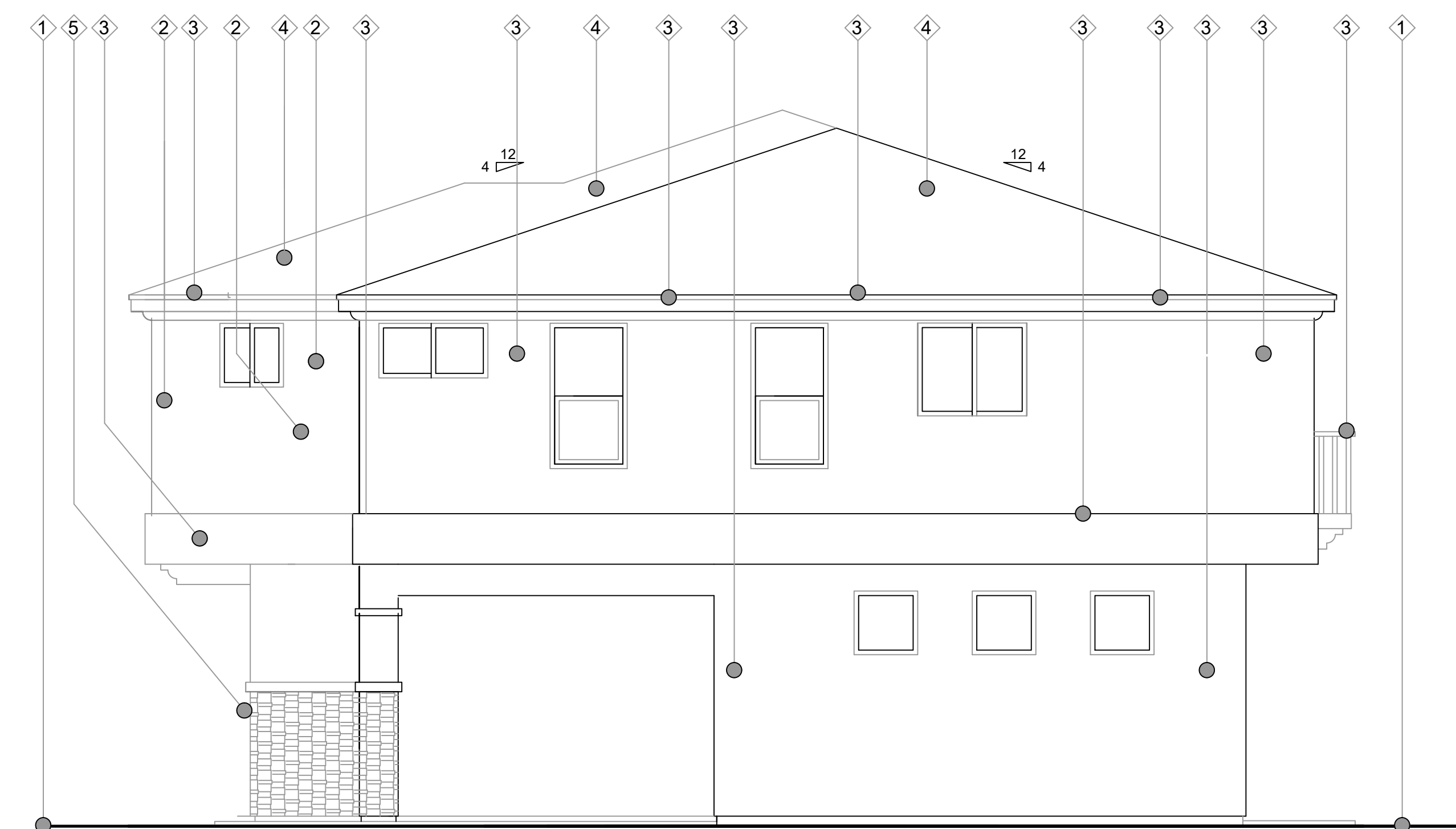
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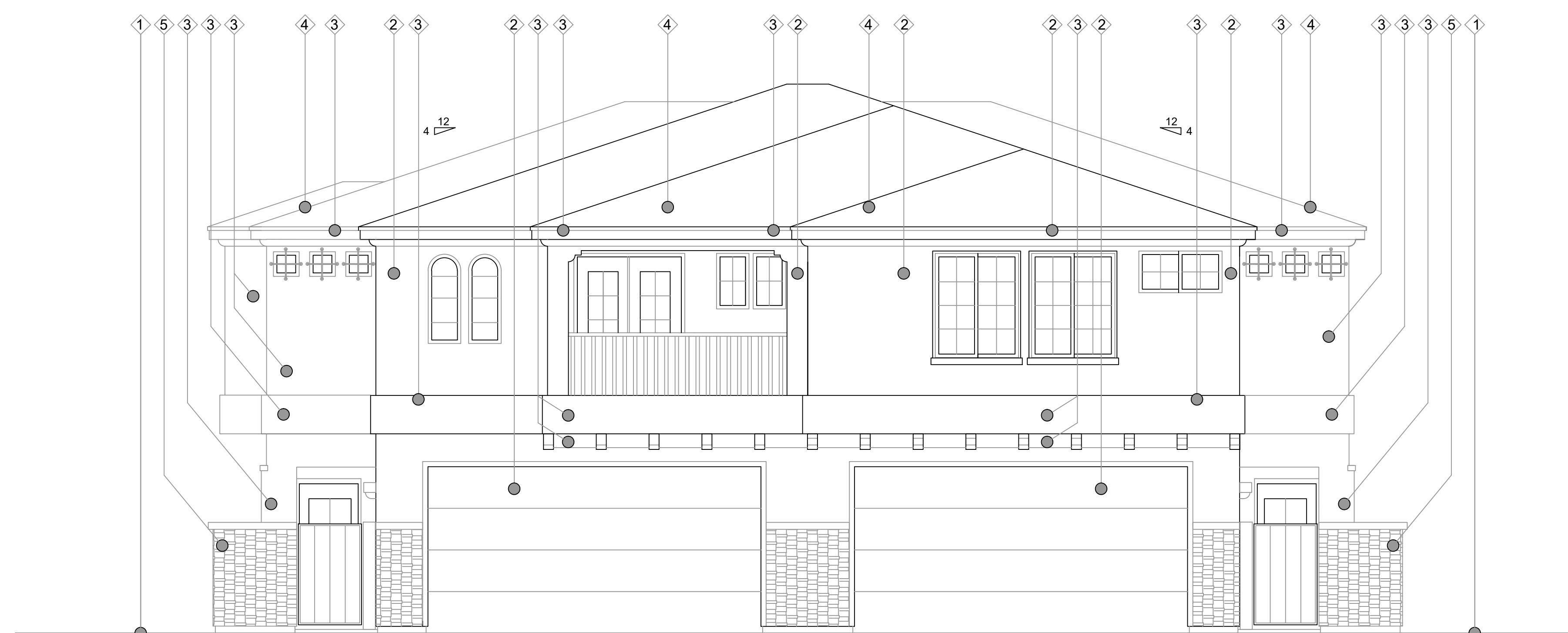
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



STREET ELEVATION

KEYNOTES

- ① FINISHED GRADE
 - ② SHERWIN WILLIAMS REPOSE GREY
 - ③ SHERWIN WILLIAMS HIGH REFLECTIVE WHITE
 - ④ ROOFING: EAGLE BEL AIR BROWN GRAY RANGE
 - ⑤ STONE: CORONADO HONEY LEDGE GREY QUATZITE
- NOTE: ALL WINDOW AND DOORS TO BE WHITE VINYL
NOT LABELED FOR CLARITY

TOP OF RIDGE
124'-10"

TOP PLATE SF
119'-2"

SECOND FF
111'-1"

TOP PLATE FF
108'-1"

FINISHED FLOOR
100'-0"

pei
PACIFIC COAST INVESTMENTS, L.L.C
6060 LA GOLETA ROAD, SANTA BARBARA, CA 93117
Job #:18031 Date:3-18-2020

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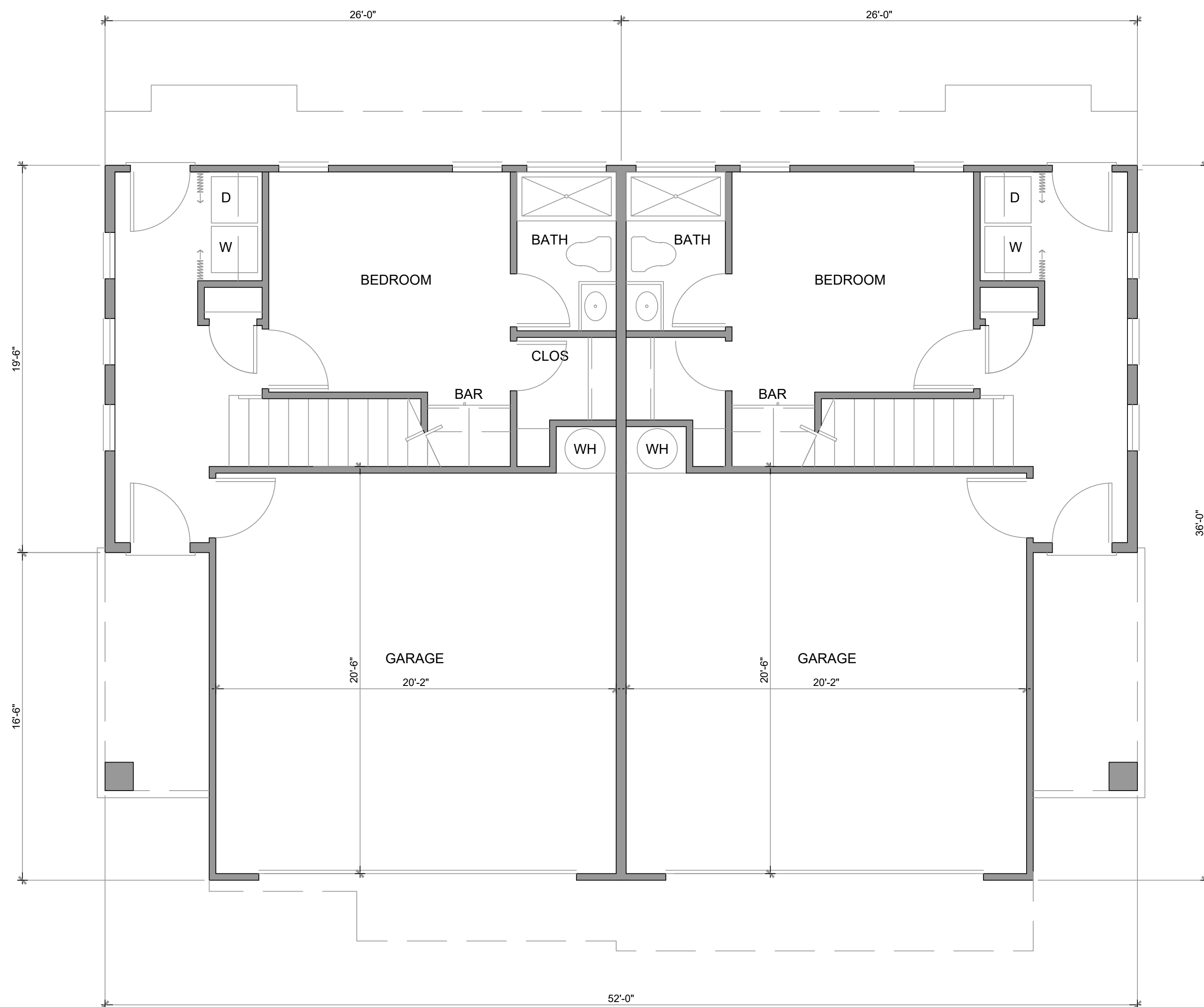
Portofino Place, LLC
Oxnard, California

ELEVATION 'B'
LH ENDCAP

Graphic Scale 12" 2" 10"
0 5

APN 185-022-10-20
APN 185-022-12-60
APN 185-022-30-10

Sheet:
A 2.8



ENTRY FLOOR PLAN

FF LIVING: 416 SF
 GARAGE : 433 SF
 TOTAL: 849 SF



UPPER FLOOR PLAN

2 BEDROOM OPTION

FF LIVING: 416 SF
 SF LIVING: 997 SF
 TOTAL: 1413 SF

3 BEDROOM OPTION

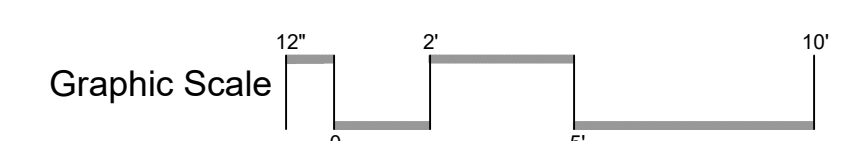
FF LIVING: 416 SF
 SF LIVING: 1060 SF
 TOTAL: 1476 SF

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 PACIFIC COAST INVESTMENTS, L.L.C.
 6060 LA GOLETA ROAD, SANTA BARBARA, CA 93117
 Job #:18031 Date:3-18-2020

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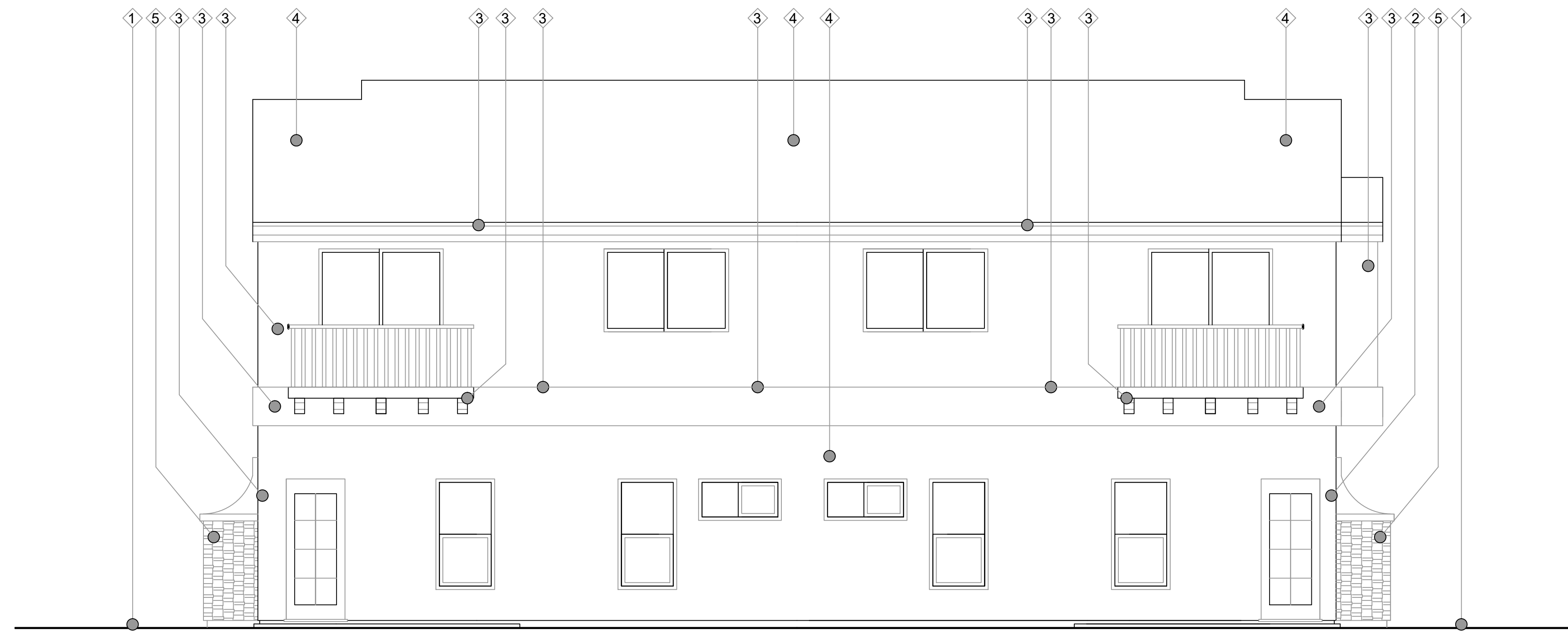
Portofino Place, LLC
 Oxnard, California

FLOOR PLAN A RH ENDCAP

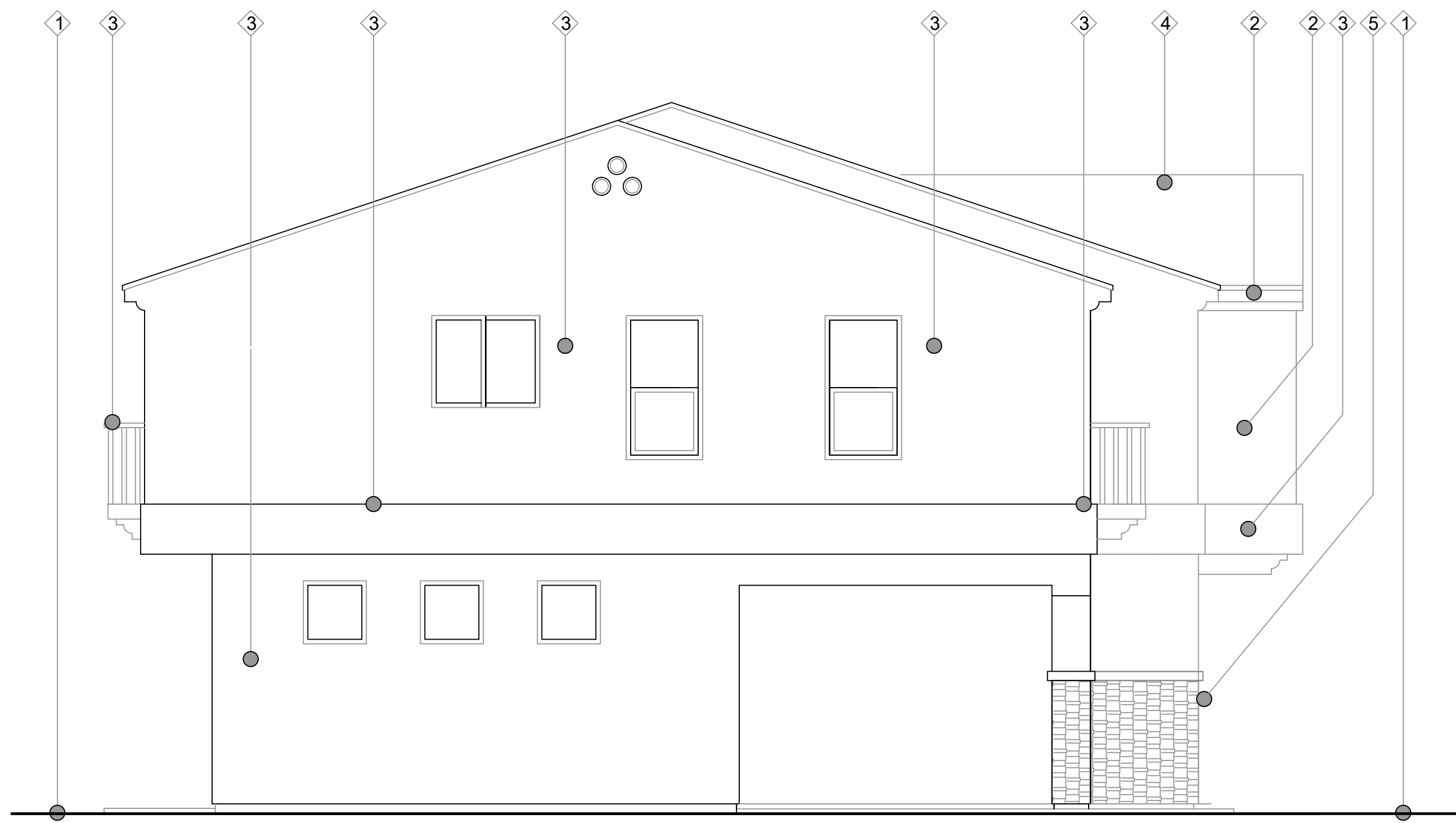


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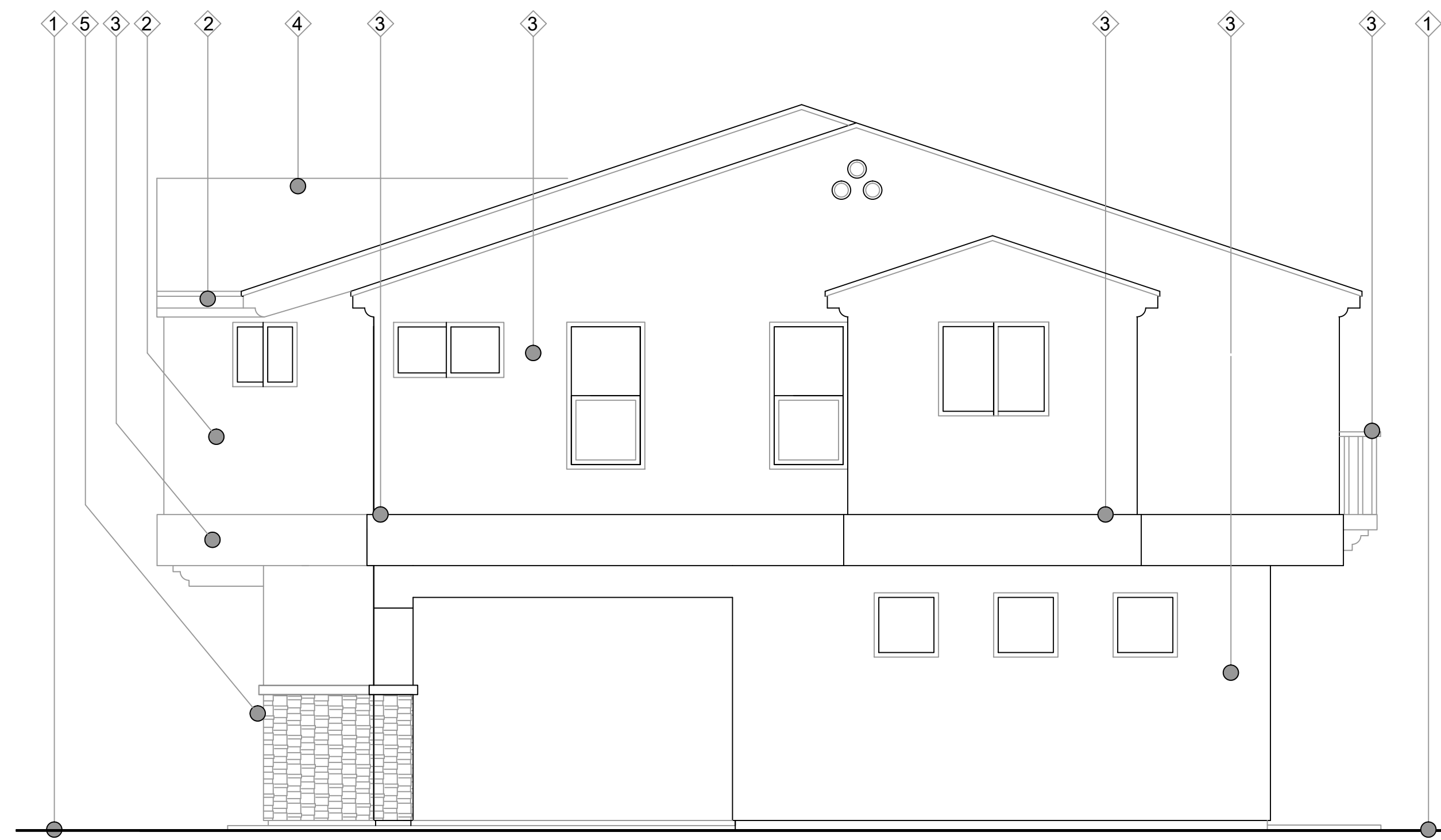
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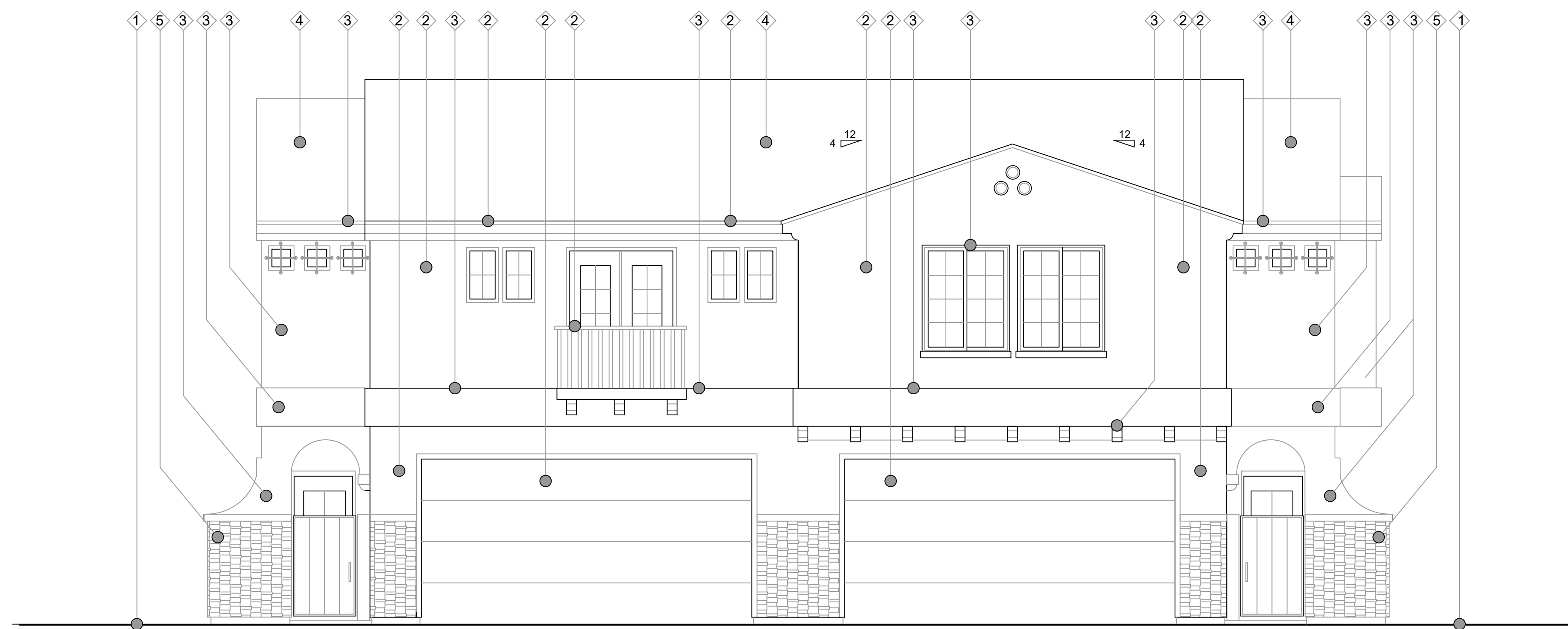
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

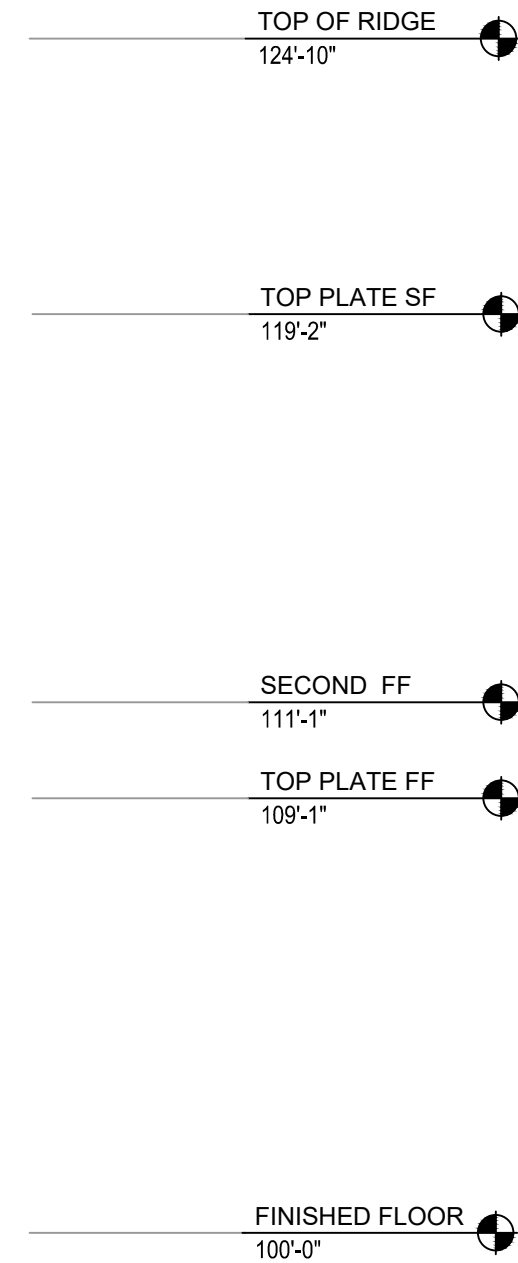


STREET ELEVATION

KEYNOTES

- ① FINISHED GRADE
- ② KELLY MOORE PASO VERDE
- ③ SHERWIN WILLIAMS HIGH REFLECTIVE WHITE
- ④ ROOFING: EAGLE BEL AIR BROWN GRAY RANGE
- ⑤ STONE: CORONADO HONEY LEDGE GREY QUATZITE

NOTE: ALL WINDOW AND DOORS TO BE WHITE VINYL
NOT LABELED FOR CLARITY

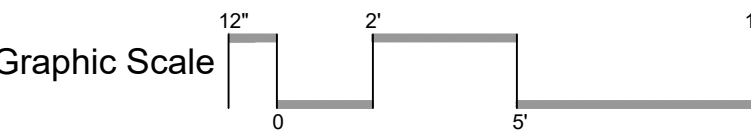


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6060 LA GOLETA ROAD, SANTA BARBARA, CA 93117
Job #:18031 Date: 3-18-2020

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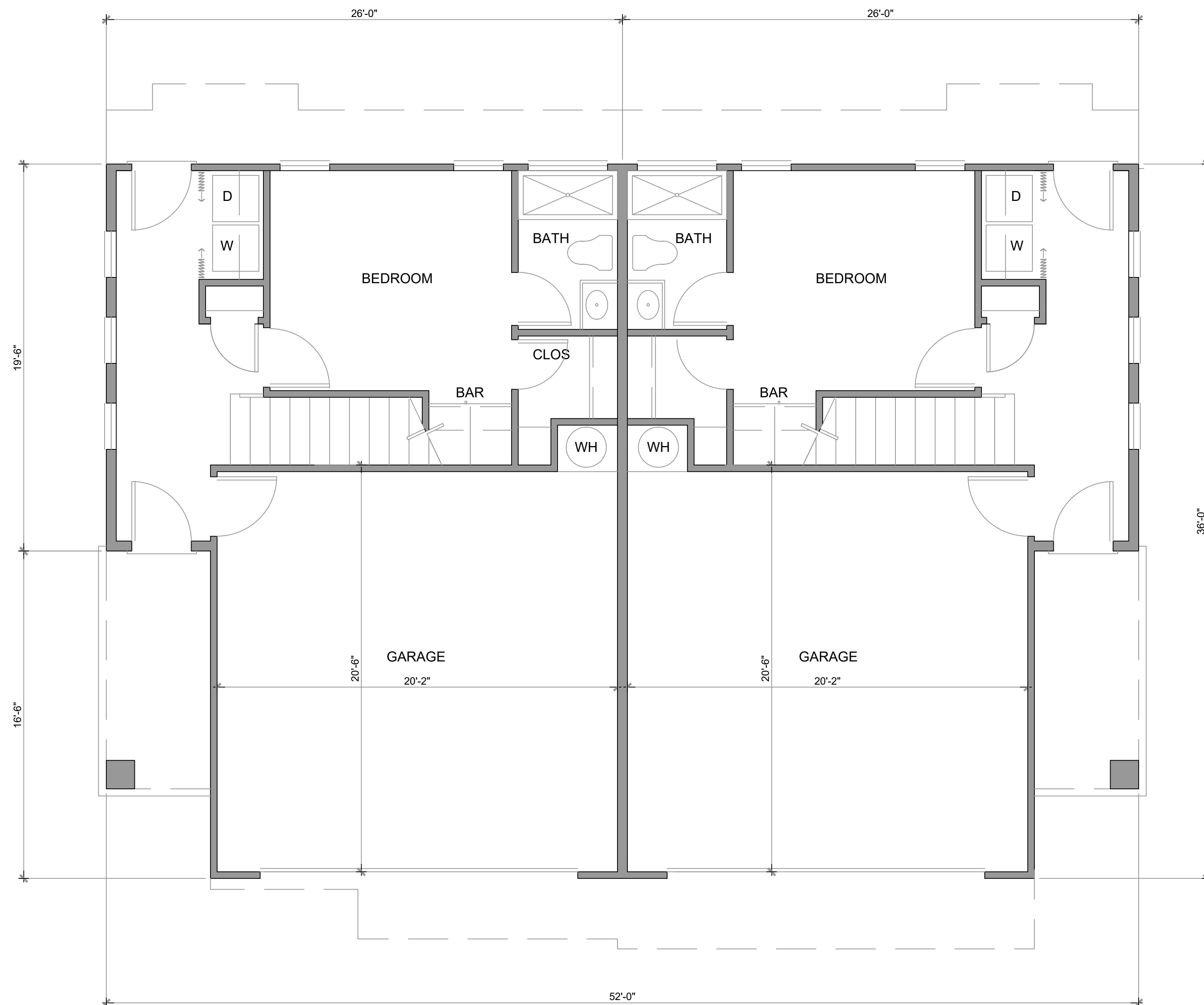
Portofino Place, LLC
Oxnard, California

ELEVATION 'A'
RH ENDCAP



APN 185-022-10-20
APN 185-022-12-60
APN 185-022-30-10

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A 2.10



2 BEDROOM OPTION

FF LIVING: 416 SF
 SF LIVING: 997 SF
 TOTAL: 1413 SF

3 BEDROOM OPTION

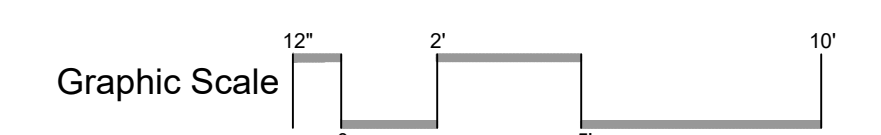
FF LIVING: 416 SF
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 PACIFIC COAST INVESTMENTS, L.L.C
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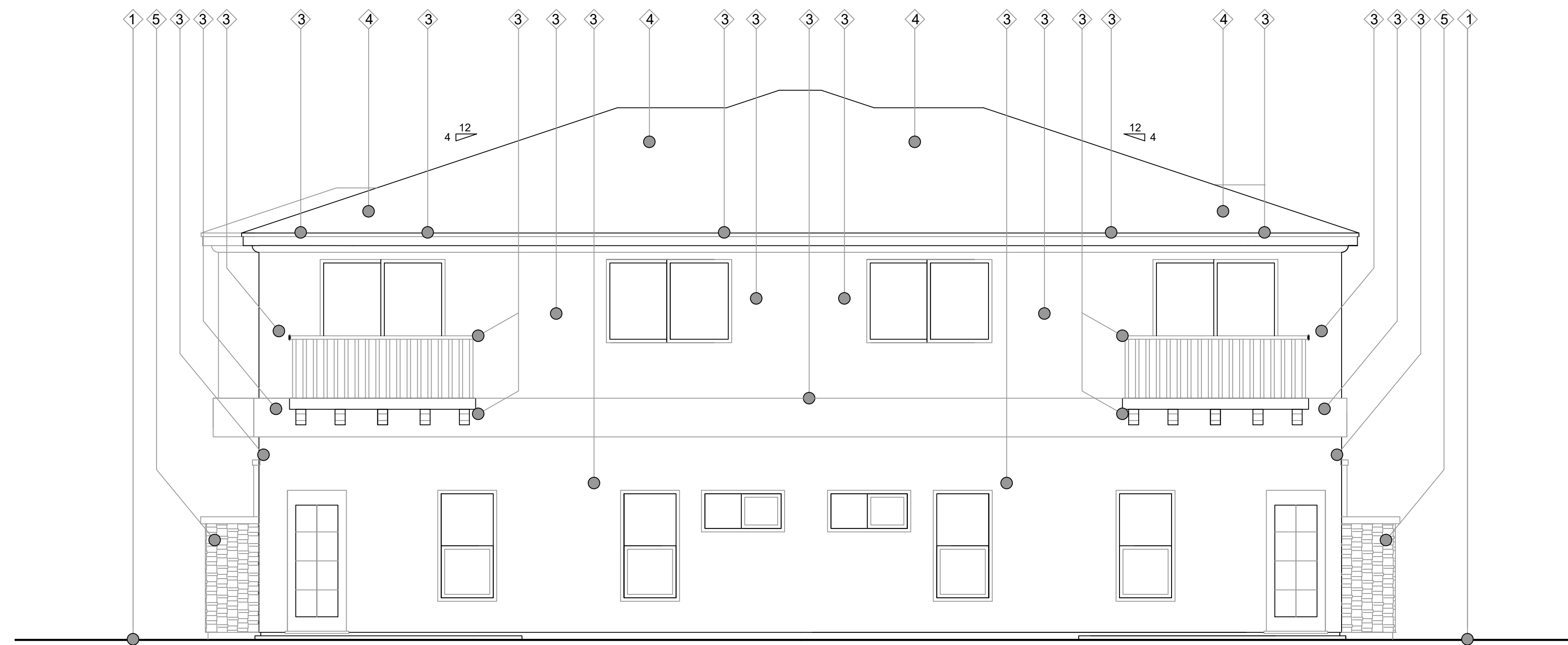
Portofino Place, LLC
 Oxnard, California

FLOOR PLAN B RH ENDCAP

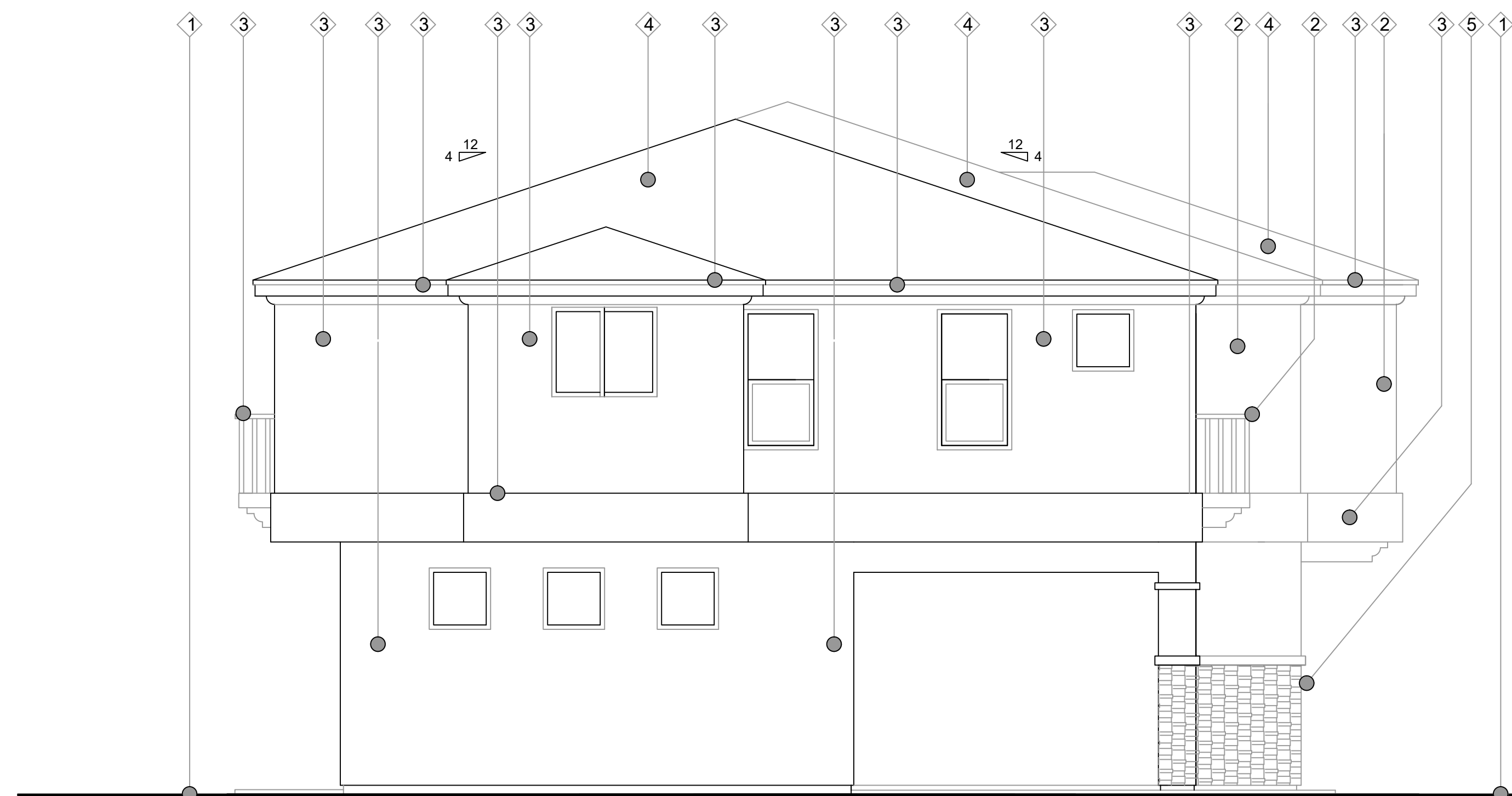


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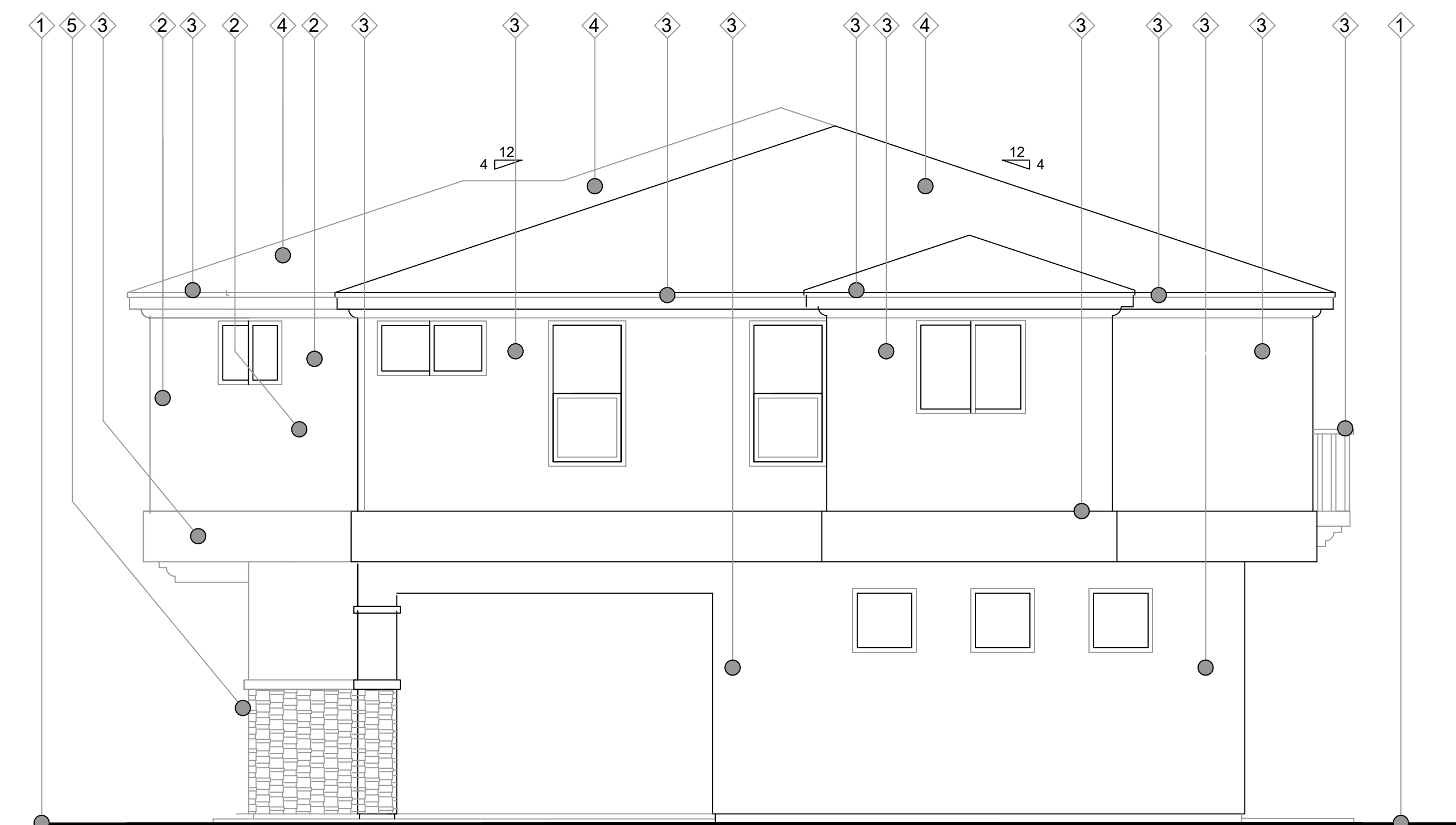
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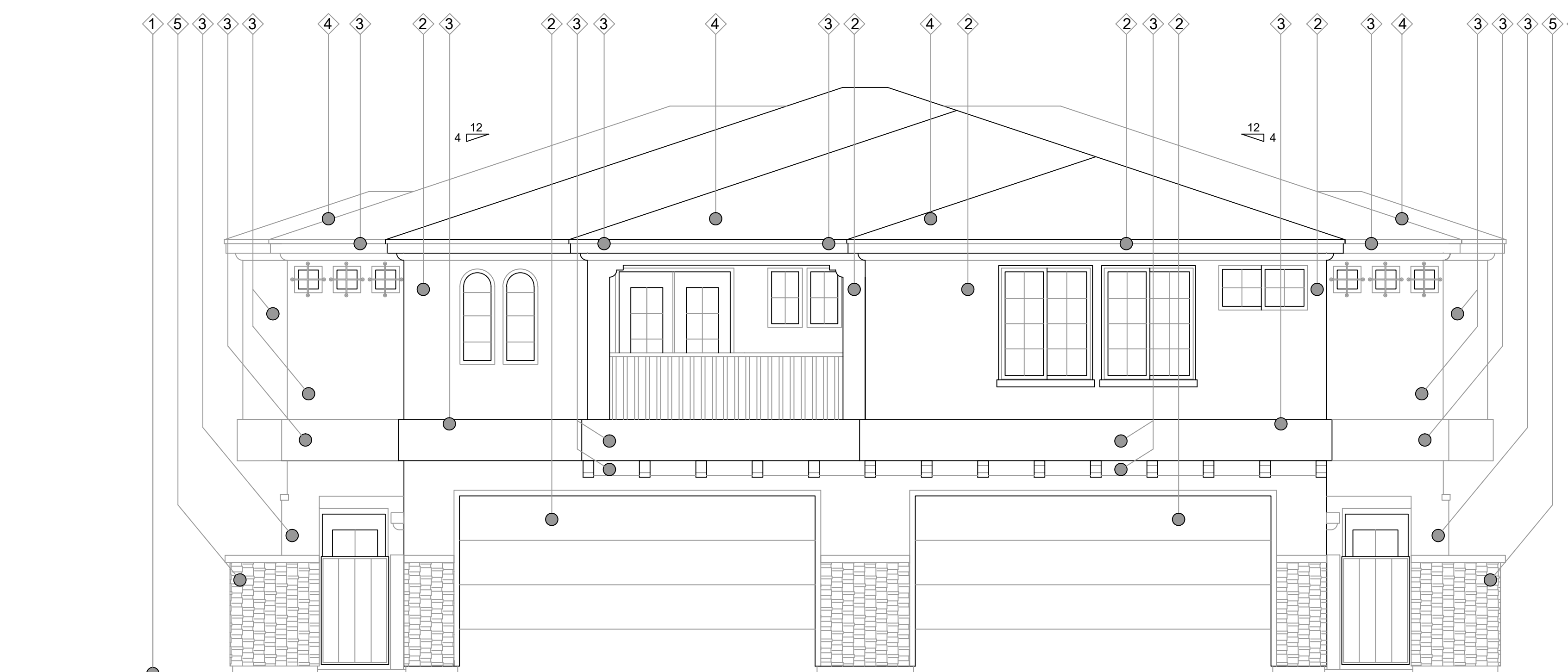
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



STREET ELEVATION

KEYNOTES

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TOP PLATE SF
119'-2"

SECOND FF
111'-1"

TOP PLATE FF
109'-1"

FINISHED FLOOR
102'-0"

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Portofino Place, LLC
Oxnard, California

ELEVATION 'B'
RH ENDCAP

Graphic Scale
12" 2' 10'
0 5 10

APN 185-022-10-20
APN 185-022-12-60
APN 185-022-30-10

Sheet:
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**PROPOSED RESIDENTIAL
DUPLEX DEVELOPMENT PROJECT**

PORTOFINO PLACE, LLC

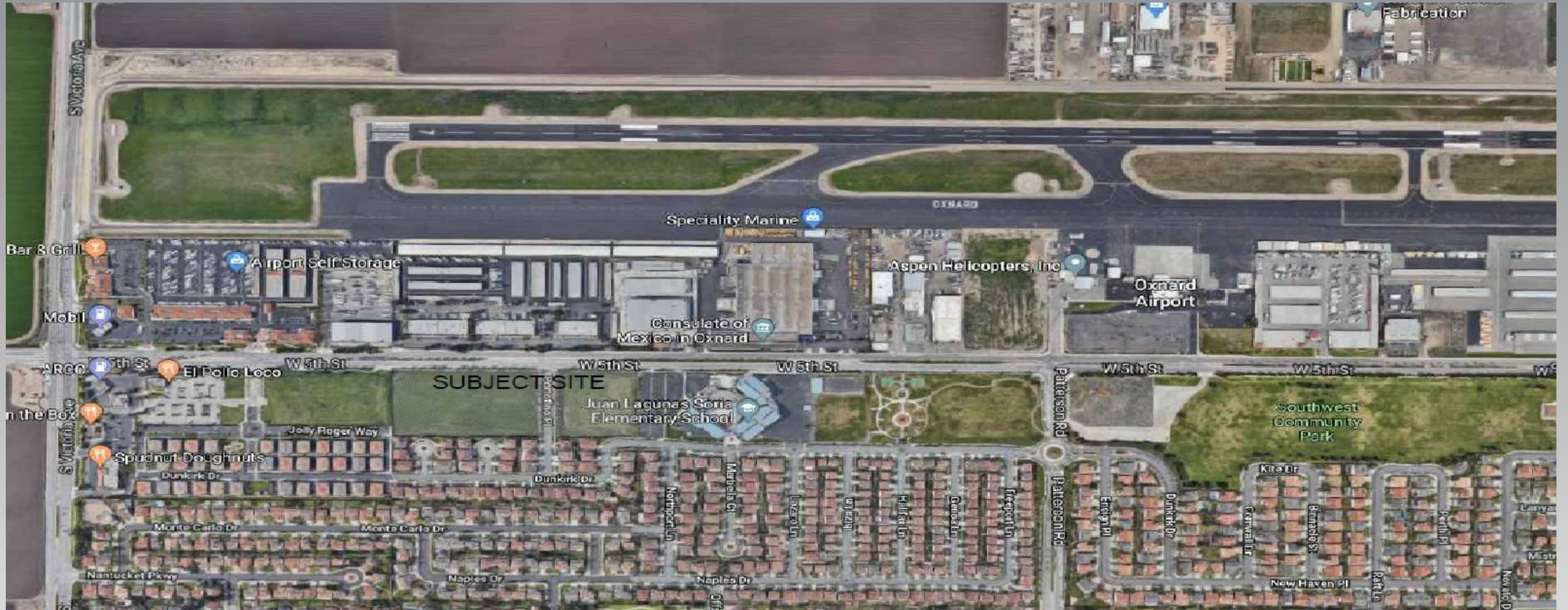
PACIFIC COAST INVESTMENTS, LLC

JOHN CARNESALE, MANAGING MEMBER



SUBJECT PROPERTY

- SITE IS LOCATED SOUTH OF THE OXNARD AIRPORT, AT THE SOUTHWESTERLY AND SOUTHEASTERLY CORNERS OF FIFTH STREET AND PORTOFINO PLACE



EXISTING ZONING

PROPOSE ZONING

- **7.61 ACRES (3 PARCELS) CURRENTLY ZONED INDUSTRIAL, ORIGINALLY PART OF A LARGER 17-ACRE PROJECT SITE**
- **ZONED BRP**
- **EXISTING PERMITTED USE**
 - **HOSPITALS, AND PRIVATE INDUSTRIAL/EMERGENCY MEDICAL**
 - **FINANCIAL, GENERAL OFFICE SERVICES**
 - **RESTAURANTS WITH ON-SITE ALCOHOL SALES**
 - **AUTOMOBILE RENTAL AGENCIES & SERVICE STATIONS**
 - **MANUFACTURE & ASSEMBLY, FABRICATION, TESTING AND ASSEMBLY OF COMPONENTS**
 - **AIRCRAFT SALES**

- **Propose General Plan Amendment to change the existing land use designation from Business Research Park to Residential Medium and a Zone Change from Business and Research Park to Residential Multiple Family/Planned Development (R-2-Condo Overlay)**

PROPOSED PORTOFINO PLACE RESIDENTIAL PROJECT OVERVIEW

- **PROPOSE 45 DUPLEXES 90 UNIT SUBDIVISION**
- **INDIVIDUALLY MAPPED UNITS COLLECTIVELY MANAGED AND LEASED**
- **AMENITIES:**
 - **850 SQUARE-FOOT OFFICE**
 - ✓ **GYM/POOL BUILDING**
 - ✓ **PARKING — 2 GARAGE SPACES PER UNIT, 2 DRIVEWAY SPACES PER UNIT, 35 VISITOR SPACES; 395 TOTAL**
 - ✓ **DOG PARK**
 - ✓ **CHILDREN'S PLAY AREA**
 - **REDUCED IN SIZE PER AIRPORT OVERLAY, 25% REDUCTION**

STREET SCAPE



SITE PLAN - TOP

P

LANDSCAPE PLAN



PLANT LEGEND											
SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE
TREES:				SHRUBS:				GROUNDCOVERS:			
	BRAZILIAN PERNET TREE	SOEHRG TERECINTI BOLIUS	30' DOB		1. HOT TINTOT FIG	ARTOCARPUS FICUS	5 GAL.		1. HOT TINTOT FIG	CARPOBROTUS EDULIS	5 GAL.
	CALIFORNIA DAY LAUREL STANDARD	ADONIS 11111111111111111111	24' DOB		2. CORAL ALICE	ALOE VERA	5 GAL.		2. CORAL ALICE	ALOE VERA	5 GAL.
	PALM-WART EVERGREEN CLIM STANDARD	COULMUS PAVIFOLIUS LACEDARIS	24' DOB		3. CORAL ALICE	ALOE VERA	5 GAL.		3. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		4. CORAL ALICE	ALOE VERA	5 GAL.		4. CORAL ALICE	ALOE VERA	5 GAL.
	CALIFORNIA TAN PALM	WAGNERIA FOLIA FILIFERA	12' BTI		5. CORAL ALICE	ALOE VERA	5 GAL.		5. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		6. CORAL ALICE	ALOE VERA	5 GAL.		6. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		7. CORAL ALICE	ALOE VERA	5 GAL.		7. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		8. CORAL ALICE	ALOE VERA	5 GAL.		8. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		9. CORAL ALICE	ALOE VERA	5 GAL.		9. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		10. CORAL ALICE	ALOE VERA	5 GAL.		10. CORAL ALICE	ALOE VERA	5 GAL.
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	MONARDRA	MONARDRA	24' DOB		16. CORAL ALICE	ALOE VERA	5 GAL.		16. CORAL ALICE	ALOE VERA	5 GAL.
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	MONARDRA	MONARDRA	24' DOB		18. CORAL ALICE	ALOE VERA	5 GAL.		18. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		19. CORAL ALICE	ALOE VERA	5 GAL.		19. CORAL ALICE	ALOE VERA	5 GAL.
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	MONARDRA	MONARDRA	24' DOB		21. CORAL ALICE	ALOE VERA	5 GAL.		21. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		22. CORAL ALICE	ALOE VERA	5 GAL.		22. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		23. CORAL ALICE	ALOE VERA	5 GAL.		23. CORAL ALICE	ALOE VERA	5 GAL.
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	MONARDRA	MONARDRA	24' DOB		44. CORAL ALICE	ALOE VERA	5 GAL.		44. CORAL ALICE	ALOE VERA	5 GAL.
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	MONARDRA	MONARDRA	24' DOB		67. CORAL ALICE	ALOE VERA	5 GAL.		67. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		68. CORAL ALICE	ALOE VERA	5 GAL.		68. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		69. CORAL ALICE	ALOE VERA	5 GAL.		69. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		70. CORAL ALICE	ALOE VERA	5 GAL.		70. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		71. CORAL ALICE	ALOE VERA	5 GAL.		71. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		72. CORAL ALICE	ALOE VERA	5 GAL.		72. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		73. CORAL ALICE	ALOE VERA	5 GAL.		73. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		74. CORAL ALICE	ALOE VERA	5 GAL.		74. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		75. CORAL ALICE	ALOE VERA	5 GAL.		75. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		76. CORAL ALICE	ALOE VERA	5 GAL.		76. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		77. CORAL ALICE	ALOE VERA	5 GAL.		77. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		78. CORAL ALICE	ALOE VERA	5 GAL.		78. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		79. CORAL ALICE	ALOE VERA	5 GAL.		79. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		80. CORAL ALICE	ALOE VERA	5 GAL.		80. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		81. CORAL ALICE	ALOE VERA	5 GAL.		81. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		82. CORAL ALICE	ALOE VERA	5 GAL.		82. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		83. CORAL ALICE	ALOE VERA	5 GAL.		83. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		84. CORAL ALICE	ALOE VERA	5 GAL.		84. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		85. CORAL ALICE	ALOE VERA	5 GAL.		85. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		86. CORAL ALICE	ALOE VERA	5 GAL.		86. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		87. CORAL ALICE	ALOE VERA	5 GAL.		87. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		88. CORAL ALICE	ALOE VERA	5 GAL.		88. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		89. CORAL ALICE	ALOE VERA	5 GAL.		89. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		90. CORAL ALICE	ALOE VERA	5 GAL.		90. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		91. CORAL ALICE	ALOE VERA	5 GAL.		91. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		92. CORAL ALICE	ALOE VERA	5 GAL.		92. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		93. CORAL ALICE	ALOE VERA	5 GAL.		93. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		94. CORAL ALICE	ALOE VERA	5 GAL.		94. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		95. CORAL ALICE	ALOE VERA	5 GAL.		95. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		96. CORAL ALICE	ALOE VERA	5 GAL.		96. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		97. CORAL ALICE	ALOE VERA	5 GAL.		97. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		98. CORAL ALICE	ALOE VERA	5 GAL.		98. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		99. CORAL ALICE	ALOE VERA	5 GAL.		99. CORAL ALICE	ALOE VERA	5 GAL.
	MONARDRA	MONARDRA	24' DOB		100. CORAL ALICE	ALOE VERA	5 GAL.		100. CORAL ALICE	ALOE VERA	5 GAL.

Landscape Plan

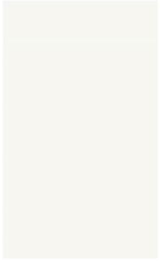
ELEVATION RENDERINGS



ELEVATION MATERIALS



STUCCO & GARAGE:
KELLY MOORE
PASEO VERDE



ACCENT & TRIM:
SHERWIN WILLIAMS
SW7757 HIGH REFLECTIVE WHITE



EAGLE ROOFING
BEL AIR BROWN GRAY RANGE



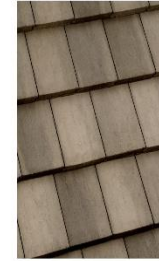
STONE:
CORONADO HONEY LEDGE
GREY QUARTZITE



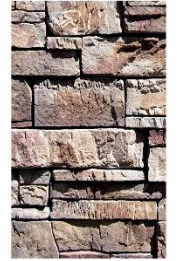
STUCCO & GARAGE:
SHERWIN WILLIAMS
SW7015 REPOSE GRAY



ACCENT & TRIM:
SHERWIN WILLIAMS
SW7757 HIGH REFLECTIVE WHITE



EAGLE ROOFING
BEL AIR BROWN GRAY RANGE

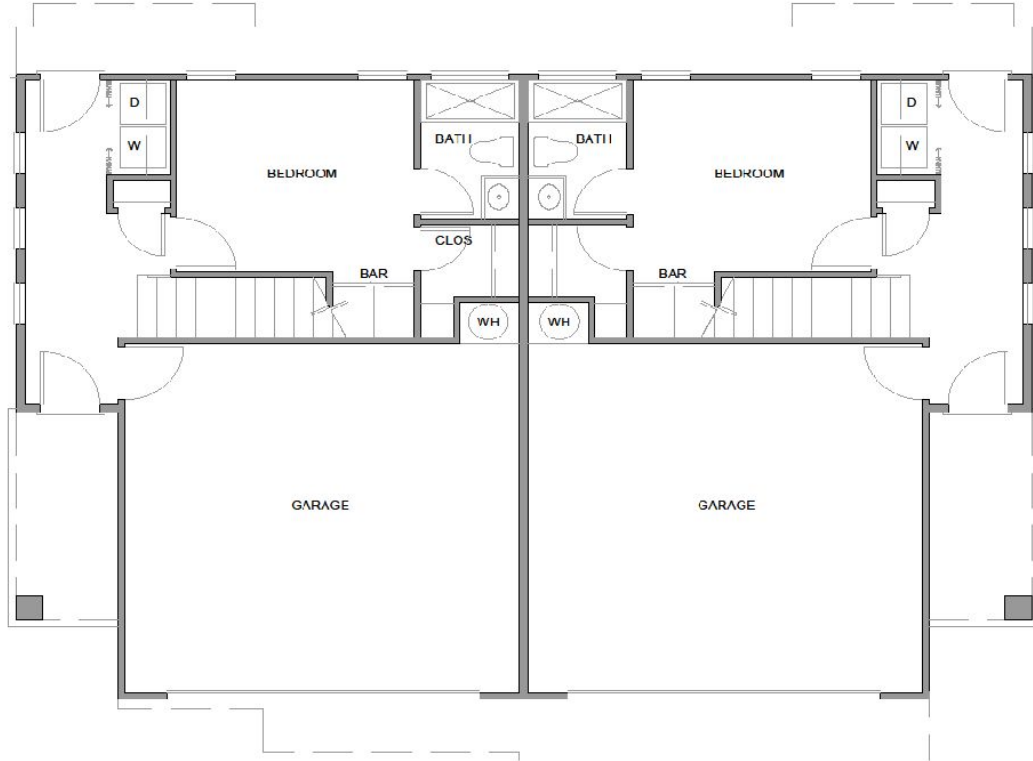


STONE:
CORONADO HONEY LEDGE
GREY QUARTZITE

FLOOR PLAN

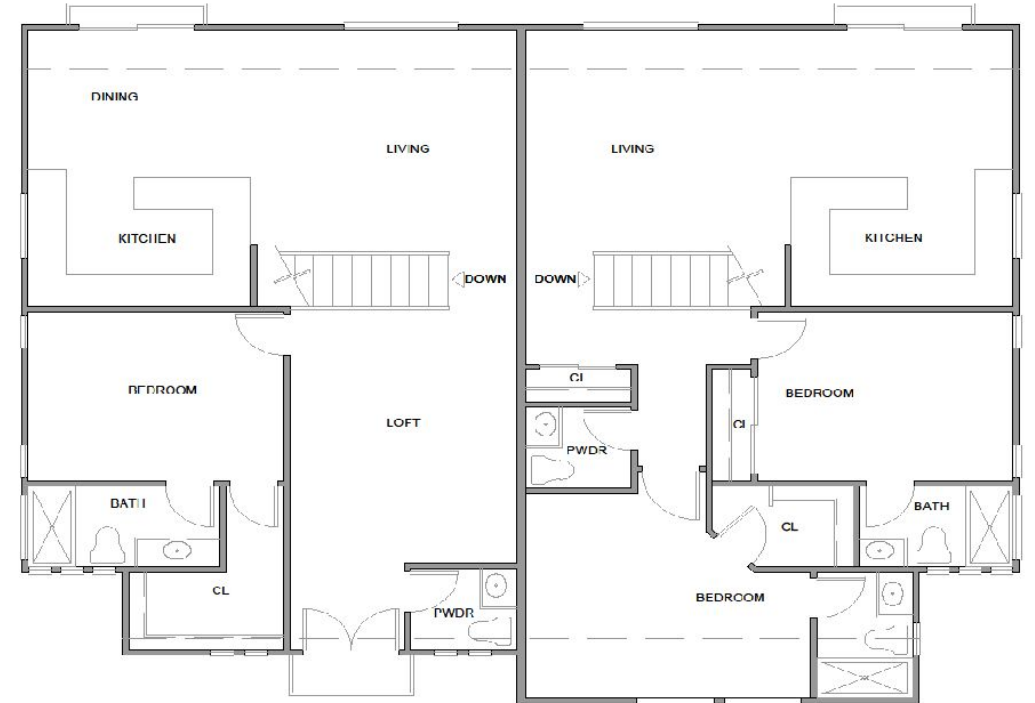


FLOOR PLAN



ENTRY FLOOR PLAN

FF LIVING: 416 SF
GARAGE : 433 SF
TOTAL: 849 SF



UPPER FLOOR PLAN

2 BEDROOM OPTION

FF LIVING: 416 SF
SF LIVING: 997 SF
TOTAL: 1413 SF

3 BEDROOM OPTION

FF LIVING: 416 SF
SF LIVING: 1060 SF
TOTAL: 1476 SF

COMMUNITY COMMITMENT

- **STAKEHOLDER PACIFIC COAST INVESTMENTS, INC**
- **35 YEAR MARKET PRESENCE**
- **CURRENTLY OWN 27 DUPLEXES, 54 UNITS; LESS THAN 1 MILE AWAY**
- **INCOME RESIDENTIAL PROPERTY PORTFOLIO THROUGHOUT THE TRI-COUNTIES/
CENTRAL COASTAL COMMUNITIES**

MANAGEMENT HISTORY

TENANT LEASE LENGTH HISTORY: STONEBRIDGE 27 TOWNHOMES (54 UNITS)

- 31.8 % (1 – 5 YEARS)
- 35% (5 – 10 YEARS)
- 22% (10 – 15 YEARS)
- 11% (15 – 20 YEARS)
- 1.8% (20 – 21 YEARS)



ADJACENT NEIGHBORS

- **NEIGHBORHOOD ENGAGEMENT WITH COMMUNITY; STRONG POSITIVE SUPPORT**
- **FAVORABLE SUPPORT FOR PROPOSED PORTOFINO PLACE RESIDENTIAL PROJECT**
- **OPPOSITION TO CURRENT CAR WASH, COMMERCIAL AND OTHER TYPES OF DEVELOPMENTS**
- **HIGH COMMUNITY DEMAND FOR HOUSING THAT MEETS THIS PRODUCT TYPE**

QUESTIONS ?

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