

COMMUNITY WORKSHOP

Monday, May 18, 2020

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

- 1. PROJECT NAME: G&G Tires - PLANNING AND ZONING PERMIT NO. 20-520-01 (Special Use Permit) - Blackstock North Neighborhood**

A request to operate an automotive retail and tire repair shop within a vacant 7,800 square-foot building on a 0.70-acre site located at 3000 Saviers Road (APN: 219-0-017-145) within the General Commercial (C2) zone. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

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

ABBREVIATIONS

ALT.	ALTERNATE	(N)	NORTH
AL. SL.	ALUMINUM SLIDER	N.A.	NOT APPLICABLE
A.T.	ACOUSTIC TITLE	N.I.C.	NOT IN CONTRACT
BD.	BOARD	O.C.	ON CENTER
CLG.	CEILING	Q.T.	QUARRY TILE
COL.	COLUMN	R.A.	RETURN AIR
CONC. OR CNC.	CONCRETE	RDWD.	REDWOOD
COND.	CONDITION	REF.	REFRIGERATOR
CPT.	CARPET	REV.	REVISED
DBL.	DOUBLE	R.T.S.	RUBBER TOP SET
DN.	DOWN	S.	SOUTH
DS.	DOWNSPOUT	SHT.	SHEET
DTL.	DETAIL	SLM.	SIMILAR
E.	EAST	S & P	SHelf AND POLE SPECIFICATIONS
EA.	EACH	T.	THERMOSTAT
ELEC.	ELECTRICAL	T.C.	TIME CLOCK
EXH.	EXHAUST	T.O.PL.	TOP OF PLATE
EXP.	EXPOSED STRUCTURE	TYP.	TYPICAL
EXT.	EXTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
FIN. FLR.	FINISH FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
F. GL.	FIXED GLASS	V.	VARIES
GA.	GAUGE	V.W.C.	VINYL WALL COVERING
GYP. BD. OR G.B.	GYPSUM BOARD	W.	WEST
H.B.	HOSE BIBB	W/	WITH
HL.	HIGH	W.C.	WATER CLOSET
HT.	HEIGHT	WD/	WOOD
HR.	HOUR	W/H	WATER HEATER
INT.	INTERIOR	W.P.	WATERPROOF
JST.	JOIST	WT.	WEIGHT
LAV.	LAVATORY	O	ROUND
LT.	LIGHT	#	NUMBER
M.E.	METAL EDGE	@	AT
MET	METAL		

PROJECT DIRECTORY

OWNER: JOEL GARCIA 1400 TRINITY STREET OXNARD, CALIFORNIA 93030 (805) 819-8115	PROJECT MANAGER: ARCHITECTURE JUNAGARZ, JR. P.O. BOX 447 VENTURA, CALIFORNIA E-MAIL: JUNAG@ARCHITECTURE.COM PHONE: (805) 465-4347
ARCHITECT: ED CAMPBELL P.O. BOX 6474 VENTURA, CALIFORNIA PHONE: (805) 279-7245	

PARKING CALCULATIONS

AUTOMOBILE PARKING	24 PARKING SPACES
8 BAYS X 3	4.8 PARKING SPACES
SALES AREA 1447/300	2.7 PARKING SPACES
OFFICE AREA 886 /250	2.7 PARKING SPACES
STORAGE AREA 2793 /1000	2.7 PARKING SPACES
TOTAL REQUIRED	35 PARKING SPACES
TOTAL PROVIDED	35 PARKING SPACES
BICYCLE PARKING	5 PARKING SPACES
TOTAL REQUIRED	5 PARKING SPACES
TOTAL PROVIDED	5 PARKING SPACES

LOADING SPACE CALCULATIONS	
REQUIRED	1 LOADING SPACE
PROVIDED	1 LOADING SPACE
ACCESSIBLE PARKING REQUIREMENT	
REQUIRED	1 ACCESSIBLE PARKING
PROVIDED	1 ACCESSIBLE PARKING

SHEET INDEX

- T
TITLE SHEET, SITE PLAN PROJECT INFORMATION
- A SHEETS
A1.0 SITE PLAN
A1.1 FLOOR PLAN
A2.0 EXTERIOR PHOTOS

SCOPE OF WORK

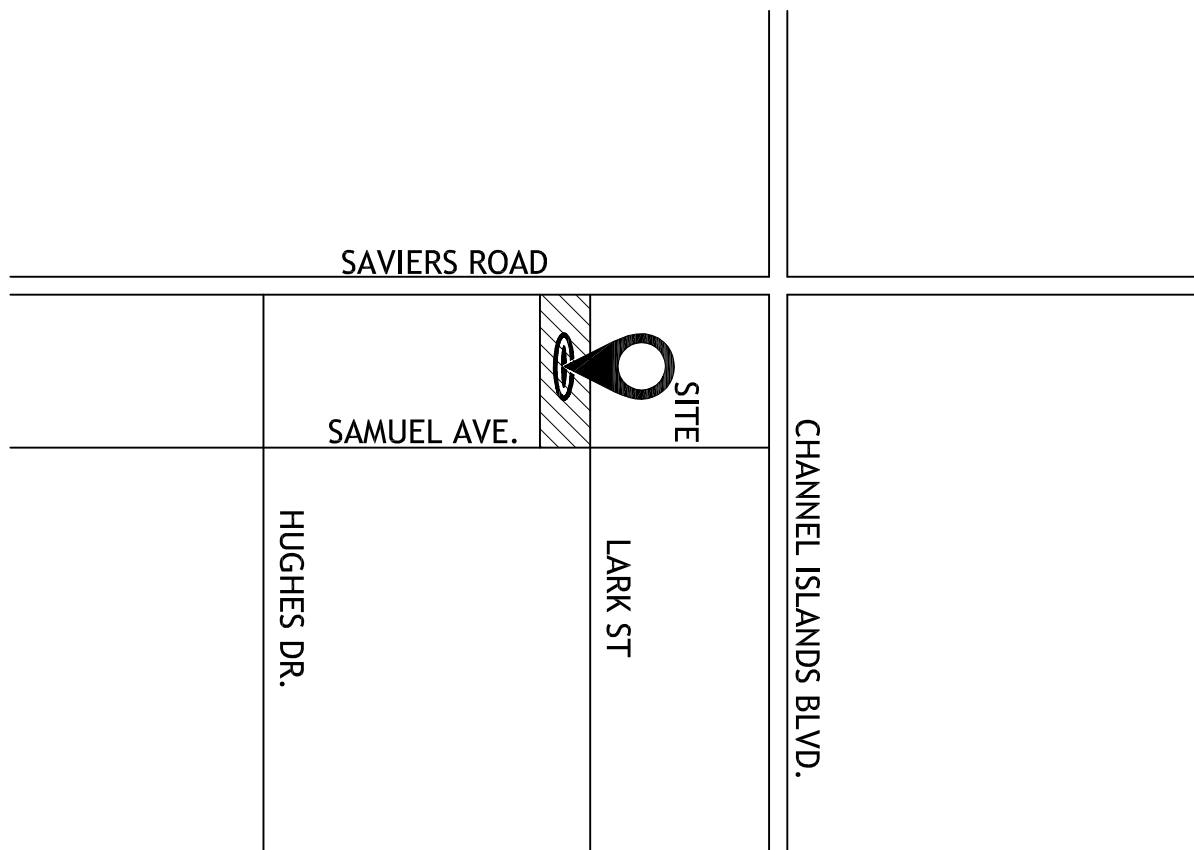
NEW CONSTRUCTION:
TENANT IMPROVEMENT OF AN EXISTING 7,941 S.F. BUILDING. NO INTERIOR OR EXTERIOR MODIFICATIONS BEING PROPOSED.

TIRE SHOP
G&G TIRES
OXANRD, CALIFORNIA

MATERIAL LEGEND

	EARTH
	COMPACTED SOIL
	GRAVEL OR CRUSHED ROCK BASE
	ASPHALTIC CONCRETE PAVING
	CONCRETE
	MASONRY
	PLYWOOD
	WOOD, ROUGH OR DIM. LUMBER
	INSULATION
	PLASTER
	GYPSUM WALL BOARD

VICINITY MAP



OCCUPANCY CALCULATIONS

CLASSIFICATION	SQUARE FEET
F-1 FACTORY	3005 S.F.
M. MERCANTILE	1447 S.F.
S-1 STORAGE	2391 S.F.
S-2 STORAGE	402 S.F.
B-2 BUSINESS	696 S.F.

PROJECT SUMMARY

PROJECT SUMMARY	3000 S. SAVIERS ROAD OXNARD, CALIFORNIA, CALIFORNIA 93033
SITE ADDRESS:	
ASSESSOR PARCEL NUMBER	279-0-07-7-45
ZONING	CD-20 COMMERCIAL GENERAL
SPRING USED	EMPTY
PROPOSED USED	F1 AUTOMOTIVE SHOP
HIGH FIRE ZONE	NO
CONSTRUCTION TYPE	TYPE III-A
SITE SUMMARY	
LOT SIZE	30,888 S.F.
BUILDING FOOT PRINT	7,941 S.F.
LOT COVERAGE EXISTING	25%
PAVED AREA	22,947 S.F.
LANDSCAPE AREA	0 S.F. 0%
BUILDING SUMMARY	
BUILDING S.F.	7,941 S.F.
SPRINKLED	NO
BUILDING HEIGHT	16'-0"
BUILDING COVERAGE:	



2734 JHONSON DRIVE #203 VENTURA CALIFORNIA

START DATE: 12/31/20
DRAWN BY: JMG

T

PLOT DATE: 3-11-20

TENANT IMPROVEMENT

G&G TIRES

3000 SOUTH SAVEIERS ROAD
OXNARD, CALIFORNIA 9033

NOTE LEGEND

- | | |
|----|--|
| 1 | (E) 6" CONCRETE CURB. |
| 2 | (E) TRICATED DOWES. |
| 3 | (E) FIRE HYDRANT |
| 4 | (E) RAMP |
| 5 | (E) POST SIGN TO REMAIN. |
| 6 | (E) CONCRETE APRON |
| 7 | (E) PARKING TO REMAIN DIMENSION 9'-0" X 19'-4" |
| 8 | (E) ACCESSIBLE PARKING |
| 9 | (E) ENTRY AREA |
| 10 | (E) TRASH ENCLOSURE. |
| 11 | (E) LED LIGHT. |
| 12 | (E) ASPHALT |
| 13 | (E) CURB CUT |
| 14 | (E) SIDE WALK |
| 15 | (E) TREE TO REMAIN |
| 16 | BICYCLE PARKING (5 BIKES MIN.) MIN DIMENSION 2'-6" X 6'-0" |
| 17 | PAINT "CUSTOMER ONLY" ON STALL |
| 18 | MOTORCYCLE PARKING MIN. DIMENSION 4'-6" X 7'-0" |
| 19 | LOADING SPACE |

(E) COMMERCIAL

LARK ST.

SAVIERS ROAD

SAMUEL AVE.

ROBERT AVE.

3000 S. SAVIER ROAD
PROPOSED TIRE SHOP

PARKING

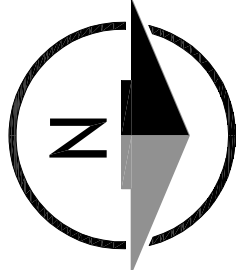
(E) COMMERCIAL

(E) RESIDENCE

(E) RESIDENCE

SITE PLAN

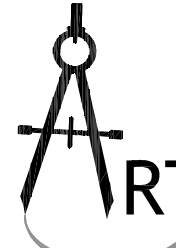
SCALE 1"=20'-0"



TENANT IMPROVEMENT

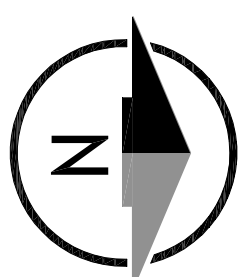
G&G TIRES3000 SOUTH SAVEIERS ROAD
OXNARD, CALIFORNIA 9033**A1.0**

PLOT DATE: 3-11-20



2734 JHONSON DRIVE #203 VENTURA CALIFORNIA

START DATE: 12/31/20
DRAWN BY: JMG



FLOOR PLAN
SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

0 1 5

15

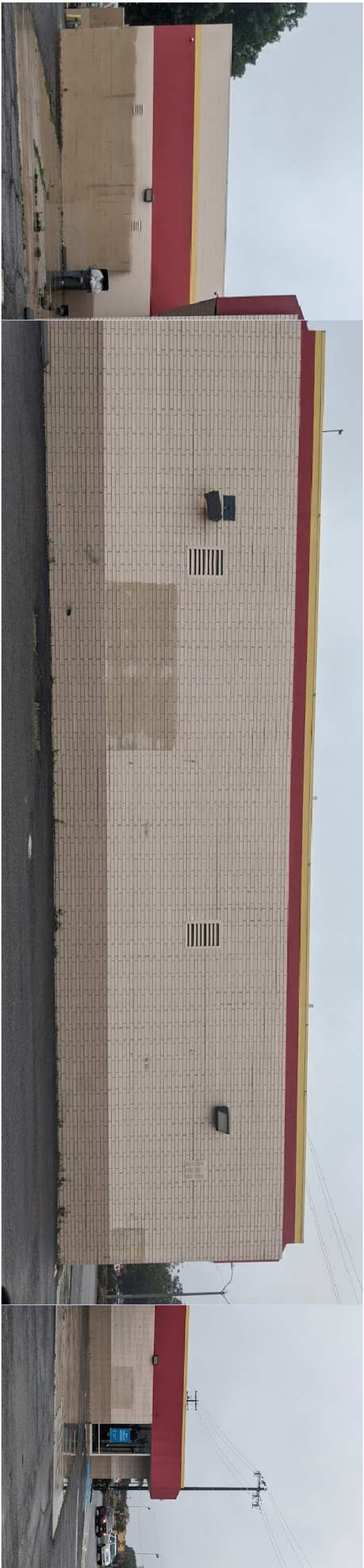
15 25

25

WALL LEGEND

(E) CMU BLOCK WALL

— (E) STUD WALL



NORTH ELEVATION

SCALE 1/4 = 1'-0"

N.T.S.



EAST ELEVATION

SCALE 1/4 = 1'-0"

N.T.S.



WEST ELEVATION

SCALE 1/4 = 1'-0"

N.T.S.



2734 JHONSON DRIVE #203 VENTURA CALIFORNIA

START DATE: 12/31/20
DRAWN BY: JMG

TENANT IMPROVEMENT
G&G TIRES
3000 SOUTH SAVEIERS ROAD
OXNARD, CALIFORNIA 9033

A2.0

PLOT DATE: 3-11-20

G & G Tires

PZ 20-520-01
(SPECIAL USE PERMIT)

3000 SAVIERS ROAD

Filed by:

Juan Godinez, Project Architect

Project Planner:

Juan Martinez, Planning Division

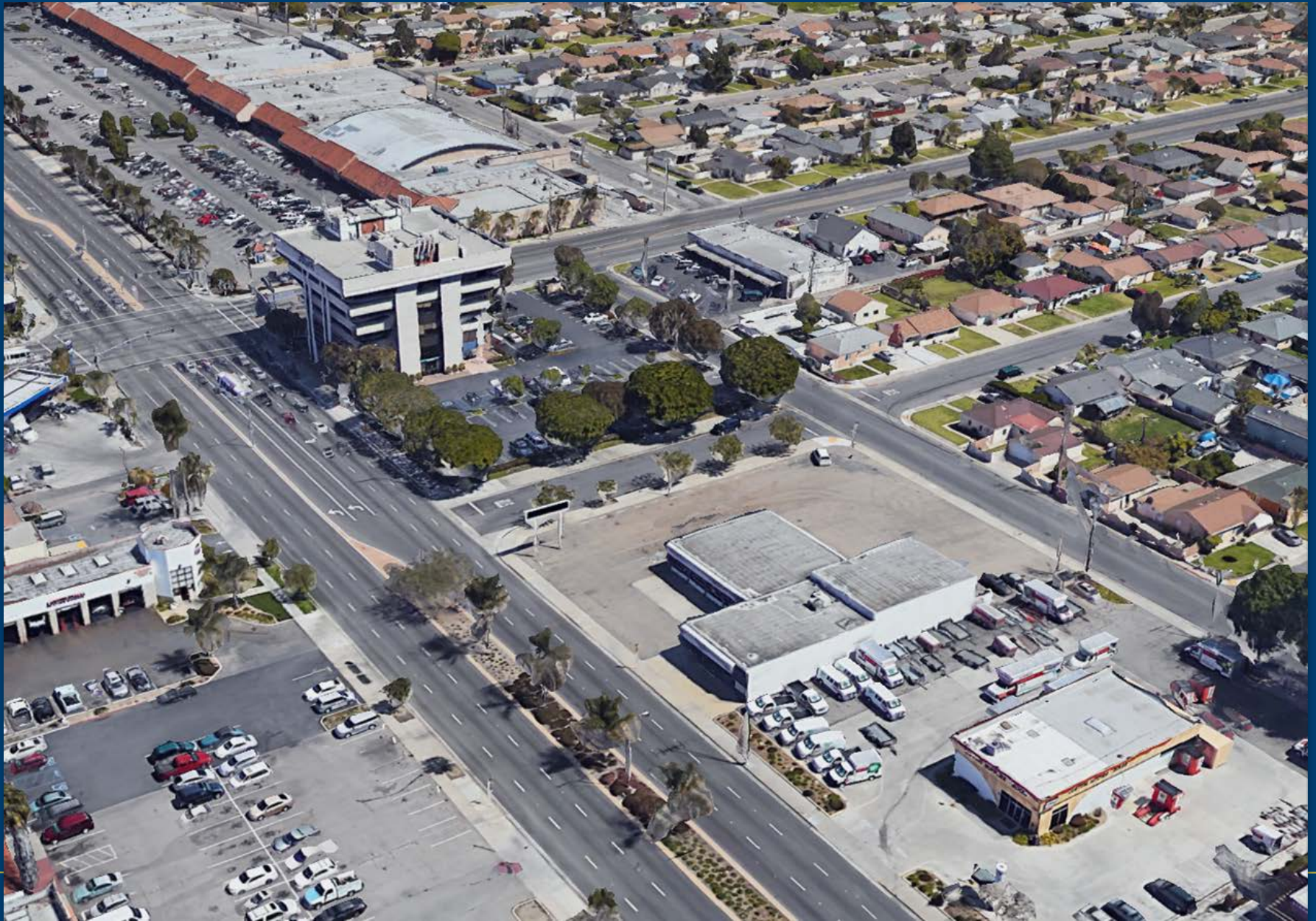
May 18, 2020

Application Request

(SPECIAL USE PERMIT)

Request to operate an automotive retail and tire repair shop within a vacant 7,800 square-foot building on a 0.70-acre site located at 3000 Saviers Road within the General Commercial (C2) zone.

Aerial Image



Site Pictures



Building Pictures



NORTH ELEVATION

SCALE 1/4" = 1'-0"

N.T.S.



EAST ELEVATION

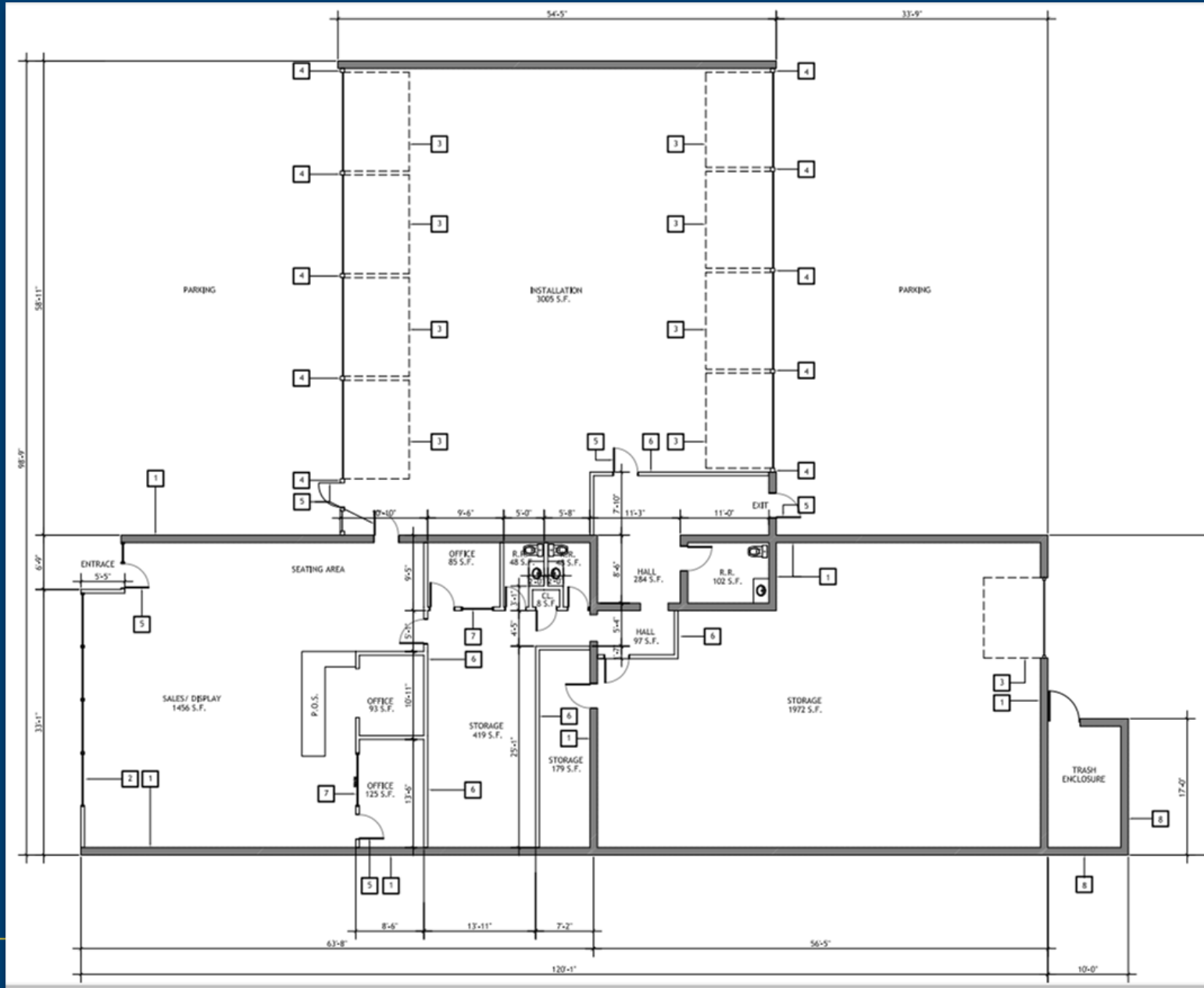
SCALE 1/4" = 1'-0"

N.T.S.

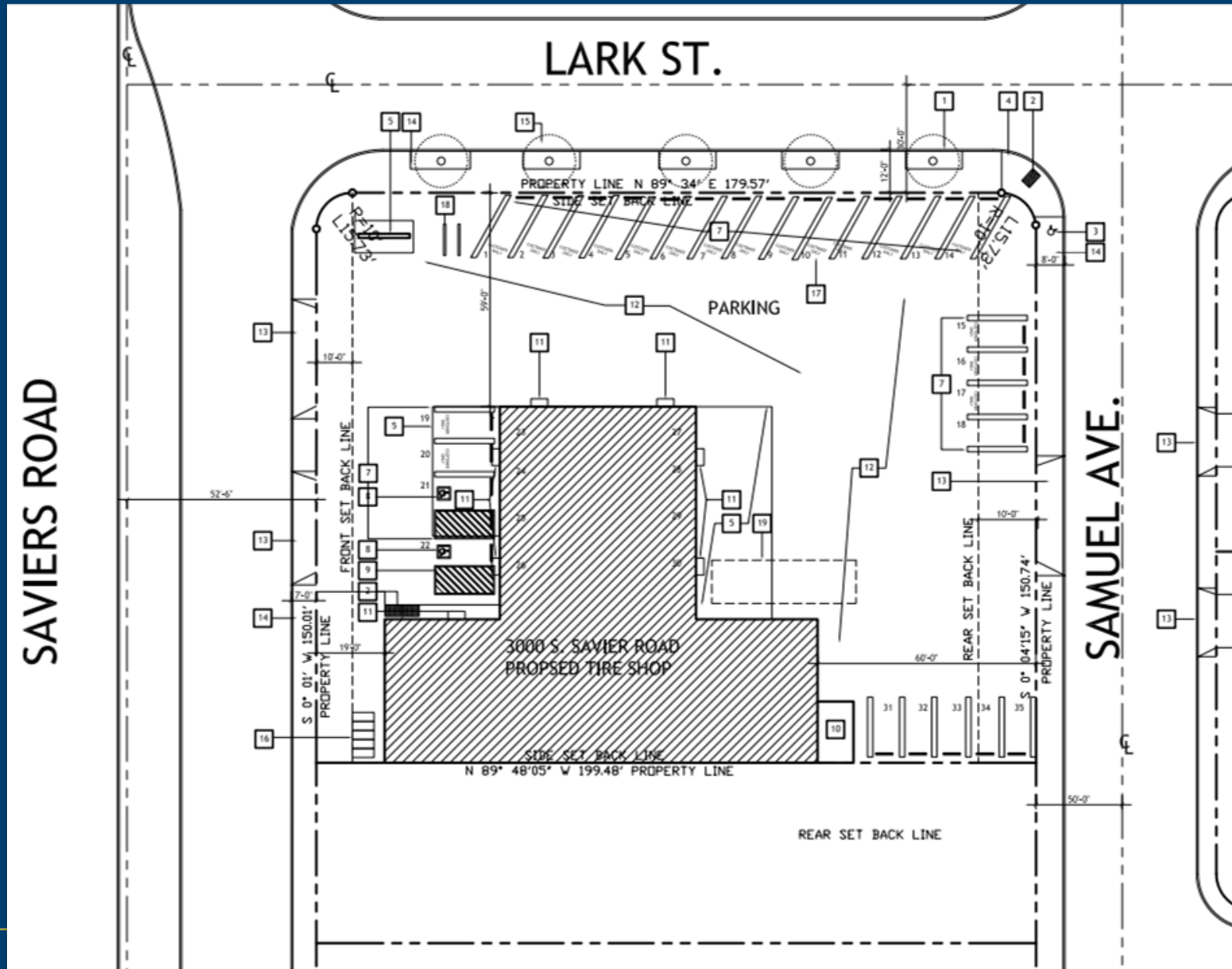


WEST ELEVATION

Floor Plan



Site Plan



Questions

Filed by:
Juan Godinez, Project Architect

Project Planner:
Juan Martinez, Planning Division

COMMUNITY WORKSHOP

Monday, May 18, 2020

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

- 2. PROJECT NAME: G Street Apartments - PLANNING AND ZONING PERMIT NOS. 19-200-13 (Development Design Review) & 19-535-01 (Density Bonus) - Hobson Park East Neighborhood**

A request to construct a four-story, 19-unit apartment complex on a vacant 0.48-acre site located between 752 and 816 South G Street (APNs: 202-0-152-305, -315, and -325) within the High Rise Residential (R-4) zone. The project includes a request for a 35-percent Density Bonus to allow five additional units (from 14 to 19 total units) with one of the units deed-restricted to low-income families. The project is exempt from environmental review pursuant to Section 15332 (In-fill Development Projects), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

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

LEGAL DESCRIPTION

PROJECT ADDRESS
G ST. (LOT 1) ST, OXNARD 93030
SUBDIVISION:
1007152/ OXNARD - 1007152
COUNTY: VENTURA
ACRES: 0.1607
LOT AREA: 7,000
AREA: VC31-oxnard-northwest
DOM: 225
SLC: STANDARD
PARCEL #: 2020152305
(E) ZONE: R-3 (convert to R-4)

PROJECT ADDRESS
G ST. (LOT 2) ST, OXNARD 93030
SUBDIVISION:
1007152/ OXNARD - 1007152
COUNTY: VENTURA
ACRES: 0.1607
LOT AREA: 7,000
AREA: VC31-oxnard-northwest
DOM: 225
SLC: STANDARD
PARCEL #: 2020152315
(E) ZONE: R-3 (convert to R-4)

PROJECT ADDRESS
G ST. (LOT 3) ST, OXNARD 93030
SUBDIVISION:
1007152/ OXNARD - 1007152
COUNTY: VENTURA
ACRES: 0.1607
LOT AREA: 7,000
AREA: VC31-oxnard-northwest
DOM: 225
SLC: STANDARD
PARCEL #: 2020152325
(E) ZONE: R-3 (convert to R-4)

NUMBER OF UNITS:

SECOND FLOOR:

- 5-UNITS
- THREE 3-BEDROOMS
- TWO 2-BEDROOMS

THIRD FLOOR:

- 7-UNITS
- FOUR 3-BEDROOMS
- TWO 2-BEDROOMS
- ONE 1-BEDROOM

FOURTH FLOOR:

- 7-UNITS
- FOUR 3-BEDROOMS
- TWO 2-BEDROOMS
- ONE 1-BEDROOM

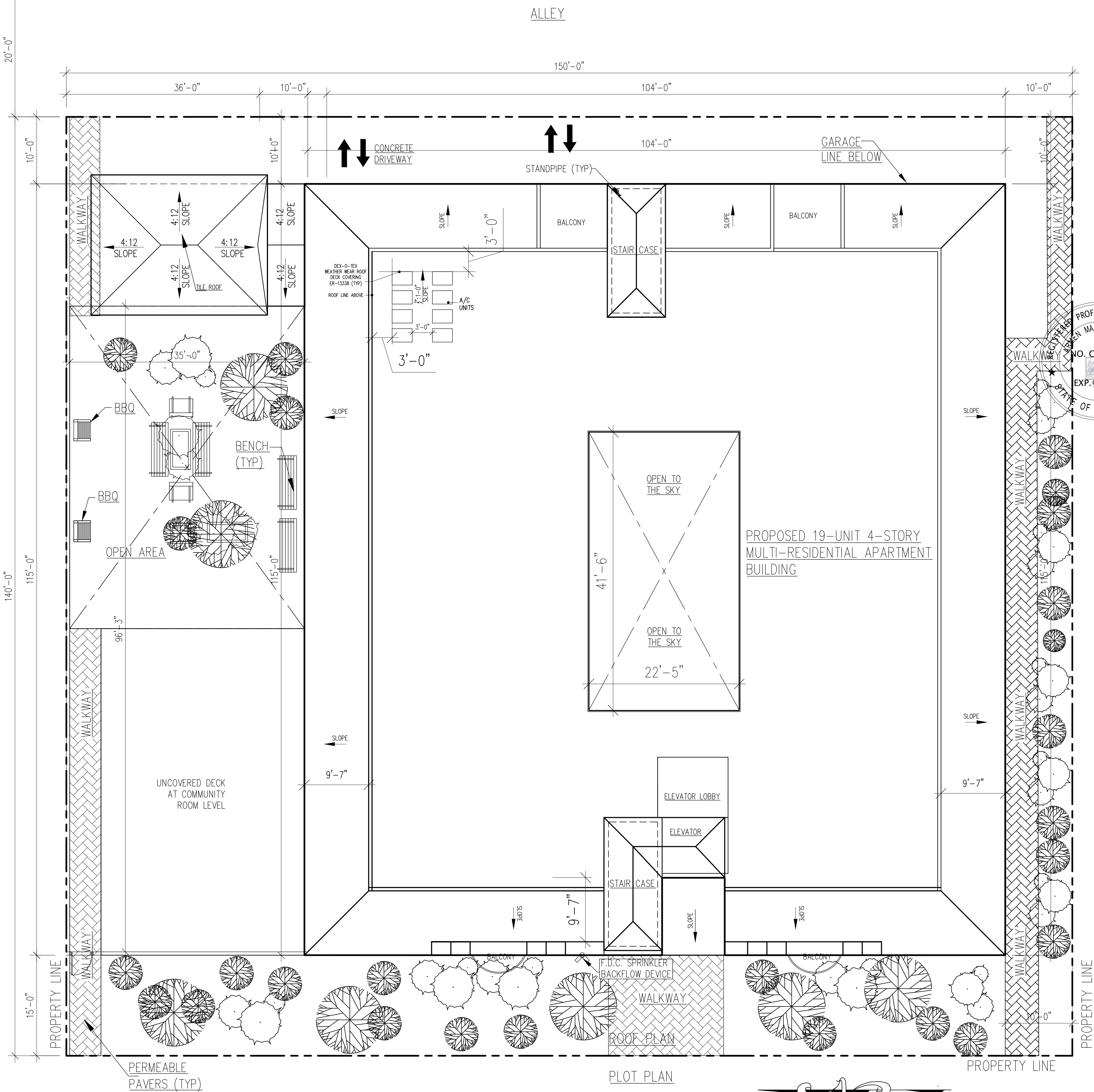
DENSITY:
(E) ZONE: R-3 (convert to R-4)
(DENSITY SHALL BE AT LEAST 1,500 S.F. OF LOT AREA FOR EACH DWELLING UNIT. ANY LOT WITH AN AVERAGE WIDTH BETWEEN 65 AND 50 FEET SHALL COMPLY WITH THE R-3 ZONE STANDARDS)
LOT AREA: 21,000 S.F./ 1,500 S.F. = 14 BASE UNITS
14 x 1.35= 18.9 TO BE ROUNDED UP TO 19 UNITS PER AFFORDABLE HOUSING STATE LAW.
REQUIRED FRONT YARD SETBACK:
20' UNLESS ALL PARKING IS THROUGH THE ALLEY, THAN MIN. 15'
FRONT YARD SETBACK IS ALLOWED. ('64 CODE, SEC. 34-67.1 (ORD. NO. 1037, 1862, 1866)

PROVIDED FRONT YARD SETBACK:
15 FEET
REQUIRED SIDE YARD SETBACK:
5' FOR ONE OR TWO STORY BUILDING AND INCREASED 2-1/2 FEET FOR EACH STORY OVER TWO. STREET SIDE YARDS NEED NOT EXCEED TEN FEET. ('64 CODE, SEC. 34-67.2) (ORD. NO. 1037)
PROVIDED SIDE YARD SETBACK:
10 FEET MIN.
REQUIRED REAR YARD SETBACK:
5' FOR ONE OR TWO STORY BUILDINGS AND INCREASED 2-1/2 FEET FOR EACH STORY OVER TWO. STREET SIDE YARDS NEED NOT EXCEED TEN FEET. ('64 CODE, SEC. 34-67.3) (ORD. NO. 1037, 1409)

PROVIDED REAR YARD SETBACK:
10 FEET MIN.

LIGHT NOTE:
LIGHT FIXTURES ALONG PUBLIC ALLEY AND IN TUCK UNDER PARKING WILL NEED TO BE HARDWIRED WITH PHOTOCELL INTEGRATED LIGHT FIXTURE FOR DUSK TO DAWN LIGHTING OF BACK ALLEYWAY. LIGHTING IN PARKING GARAGE MAY NEED TO BE LIT 24 HOURS WITH BACK-UP POWER SOURCE TO MAINTAIN SAFE LIGHTING LEVELS AND EMERGENCY POWER OUTAGES. LIGHT FIXTURES IN GARAGE SHOULD INCORPORATE DURABLE/ NON-TAMPER LIGHT FIXTURES.

- NOTES:
- UPGRADE EXISTING HYDRANT ON G STREET TO BE A 4"x4"x2 1/2" JONES TRITON J-4060. A HYDRANT SHALL BE LOCATED WITHIN 50' OF F.D.C. VERIFY HYDRANT AS NEEDED.
 - CLICK-2-ENTER RADIO FREQUENCY CONTROLS AND KNOX KEY SWITCH IS REQUIRED FOR ALL GATES.
 - A CLASS I WET STANDPIPE SYSTEM IS REQUIRED IN EACH STAIRWELL. 2 1/2" HOSE VALVES WITH 1 1/2" ADAPTERS AND CAPS ARE REQUIRED. STANDPIPE SHALL BE A COMBO SYSTEM WITH THE FIRE SPRINKLER SYSTEM.
 - A KNOX BOX SHALL BE PROVIDED FOR FENCED OPEN AREA.
 - FIRE FLOW TEST WILL BE REQUIRED TO VERIFY IF A FIRE PUMP IS NEEDED.
 - SECURITY CAMERAS AND RADIO FREQUENCY ACCESS CONTROL SYSTEMS WILL BE REQUIRED.
 - ON-SITE MANAGER RECOMMENDED.



OWNER: GR BUILDERS LLC
ALON GAMIEL
18960 VENTURA BLVD. #211
TARZANA, CA 91356
(818) 963-1683

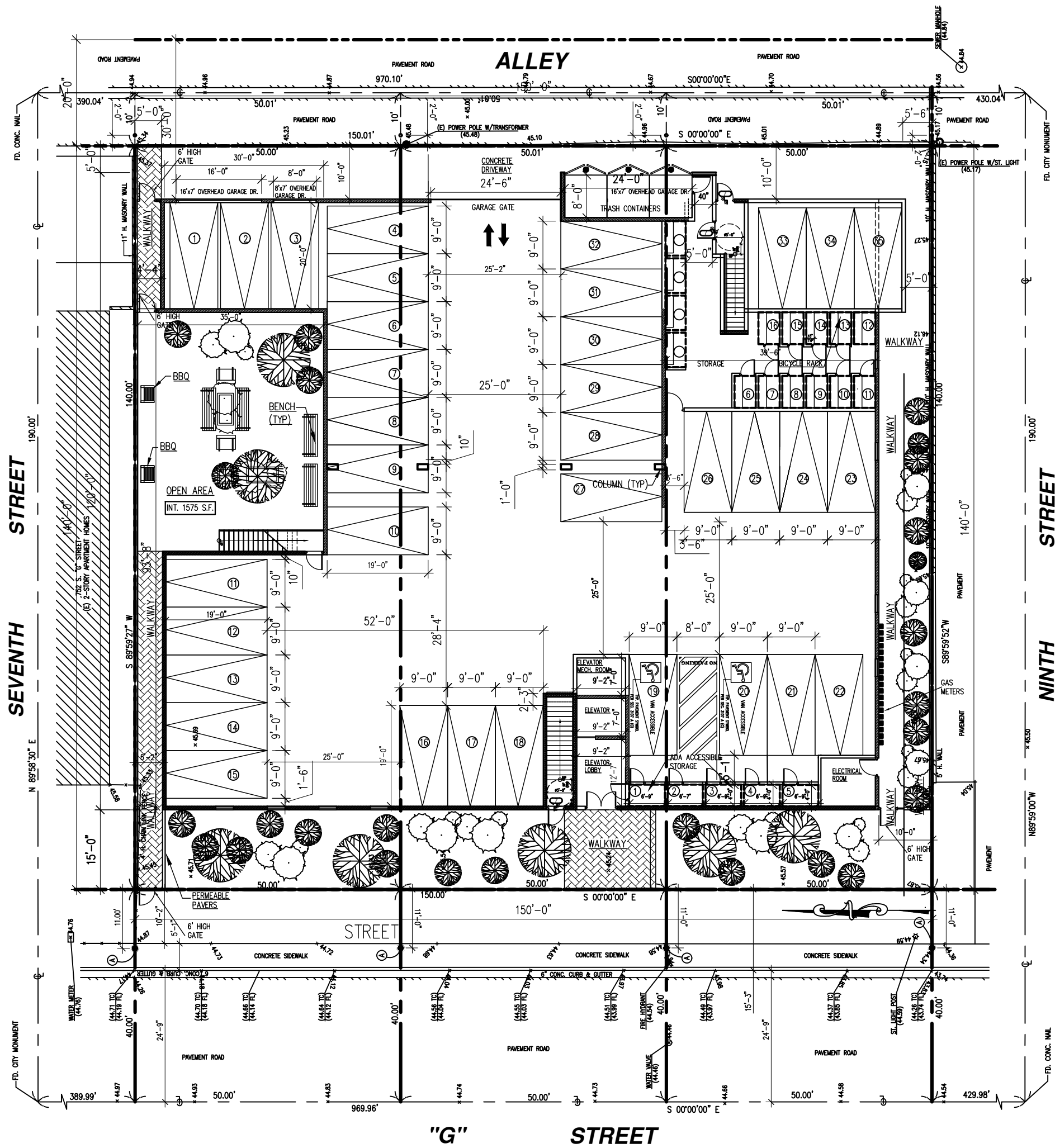
ARCHITECT/DESIGNER: ART CONSTRUCTION SERVICES
144 S. First St., suite 201, Burbank, CA. 91502
TEL (618) 565-1160, FAX (618) 565-1160
ENGINEER: MICHAEL WARTIROSSKY
O.C. - 64223
EXP. 06/30/21
STATE OF CALIFORNIA

PROJECT: PROPOSED 19-UNIT APARTMENT BUILDING
OVER STREET LEVEL PARKING GARAGE
ADDRESS: G ST. (LOT 1, 2 & 3) ST.
VENTURA, CA. 93030

REVISION: 11/12/2019
SHEET TITLE: PLOT PLAN

NOT FOR CONST.
ISSUED FOR PERMIT
ISSUED FOR CONST.

SCALE: 1/8"=1'-0" U.N.O.
SHEET NO. A-0



PROJECT ADDRESS
G ST. (LOT 1) ST, OXNARD 93030
SUBDIVISION:
1007152/ OXNARD – 1007152
COUNTY: VENTURA
ACRES: 0.1607
LOT AREA: 7,000
AREA: VC31–OXNARD–NORTHWEST
DOM: 225
SLC: STANDARD
PARCEL #: 2020152305
(E) ZONE: R–3 (CONVERT TO R–4)

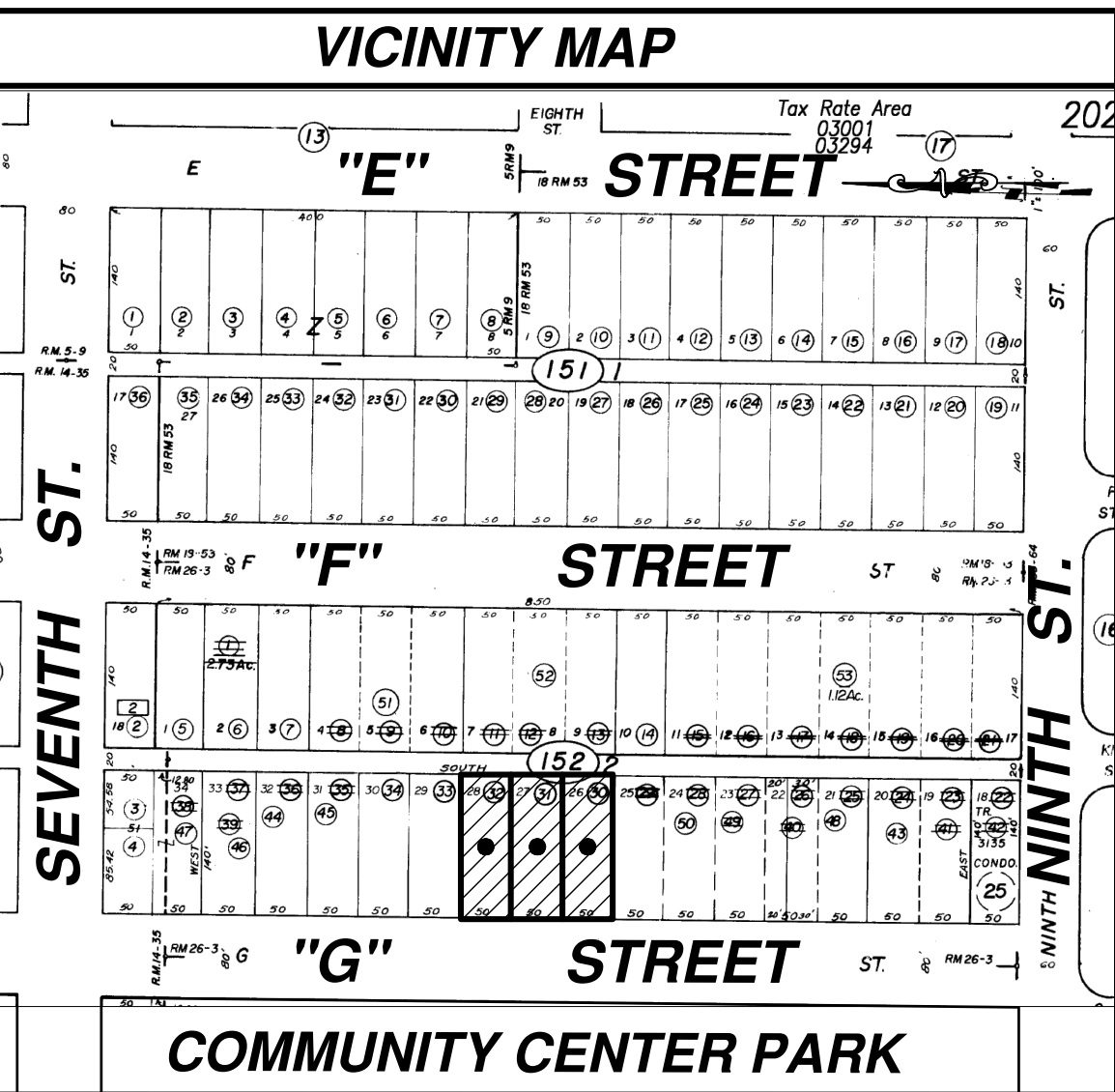
SCOPE OF WORK:
PROPOSED 19–UNIT MULTI–RESIDENTIAL
BUILDING 3 STORIES OVER GARAGE ON GRADE
BUILDING COVERAGE:---62%
TOTAL OF ALL 3–LOT AREAS: 21,000 S.F. (0.48 ACRES)
BUILDING FOOTPRINT AREA: 13,189.6
13,189.6/ 21,000 S.F.= 0.62
BUILDING COVERAGE IS 62% OF
TOTAL LOT AREA
LANDSCAPE COVERAGE:---22%
TOTAL OF ALL 3–LOT AREAS: 21,000 S.F. (0.48 ACRES)
LANDSCAPE AREA: 4,807.8 S.F.
4,807.8/ 21,000 S.F.= 0.22
LANDSCAPE COVERAGE IS 22% OF
TOTAL LOT AREA
HARDSCAPE (PAVED) COVERAGE:--16%
TOTAL OF ALL 3–LOT AREAS: 21,000 S.F. (0.48 ACRES)
HARDSCAPE (PAVED) AREA: 3,002.6 S.F.
3,002.6/ 21,000 S.F.= 0.16
HARDSCAPE COVERAGE IS 16% OF
TOTAL LOT AREA

PROJECT ADDRESS
G ST. (LOT 2) ST, OXNARD 93030
SUBDIVISION:
1007152/ OXNARD – 1007152
COUNTY: VENTURA
ACRES: 0.1607
LOT AREA: 7,000
AREA: VC31–OXNARD–NORTHWEST
DOM: 225
SLC: STANDARD
PARCEL #: 2020152315
(E) ZONE: R–3 (CONVERT TO R–4)

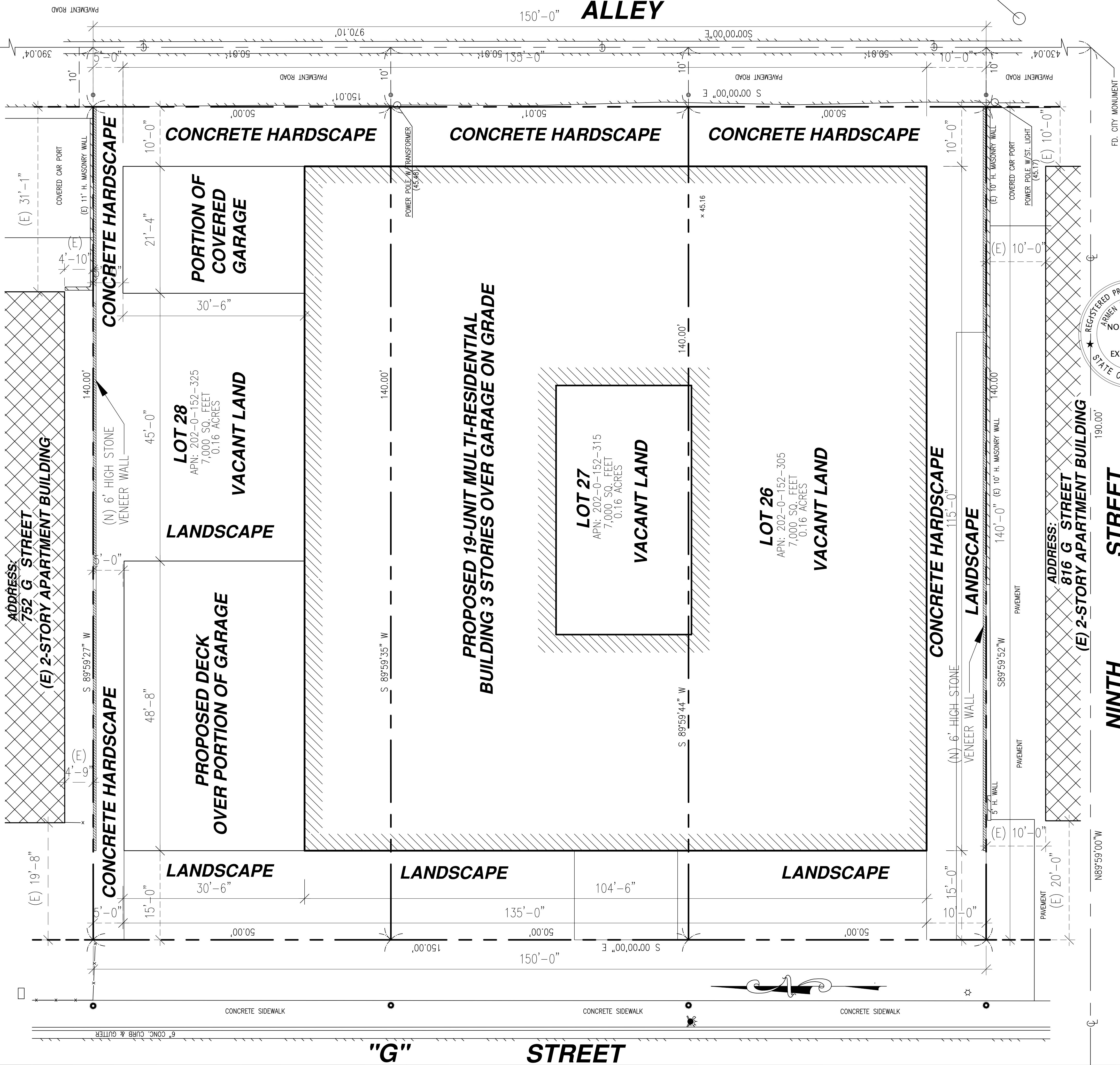
PROJECT ADDRESS
G ST. (LOT 3) ST, OXNARD 93030
SUBDIVISION:
1007152/ OXNARD – 1007152
COUNTY: VENTURA
ACRES: 0.1607
LOT AREA: 7,000
AREA: VC31–OXNARD–NORTHWEST
DOM: 225
SLC: STANDARD
PARCEL #: 2020152325
(E) ZONE: R–3 (CONVERT TO R–4)

TOTAL COMBINED LOT AREAS OF 3 LOTS 21,000 S.F.

PROPOSED BUILDING AREA	
GARAGE (1ST FLOOR): 14,115 S.F. –S2 OCC.	
2ND FLOOR:	11,799 S.F.
3RD FLOOR:	11,904 S.F.
4TH FLOOR:	11,904 S.F.
GROSS TOTAL:	49,722 S.F.



SEVENTH STREET



PROJECT: PROPOSED 19-UNIT APARTMENT BUILDING
OVER STREET LEVEL PARKING GARAGE
REVISION: 11/12/2019
SHEET TITLE
PLOT PLAN
NOT FOR CONST.
ISSUED FOR PERMIT
ISSUED FOR CONST.
SCALE: 1"=100'
SHEET NO.
A-0.1

ARCHITECT/DESIGNER:
ART CONSTRUCTION SERVICES
144 S. First St., Suite 201, Burbank, CA, 91502
TEL (818) 565-1160, FAX (818) 565-1160
ENGINEER:
ARMEN MARTIROSYAN
18960 VENTURA BLVD. #211
TARZANA, CA 91356
(818) 963-1683

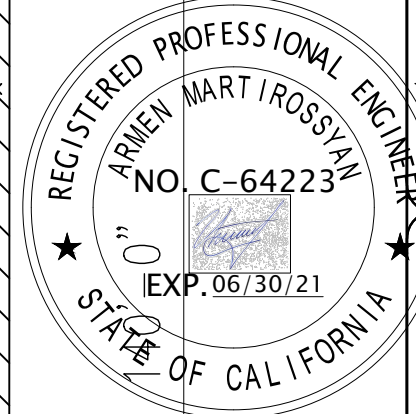
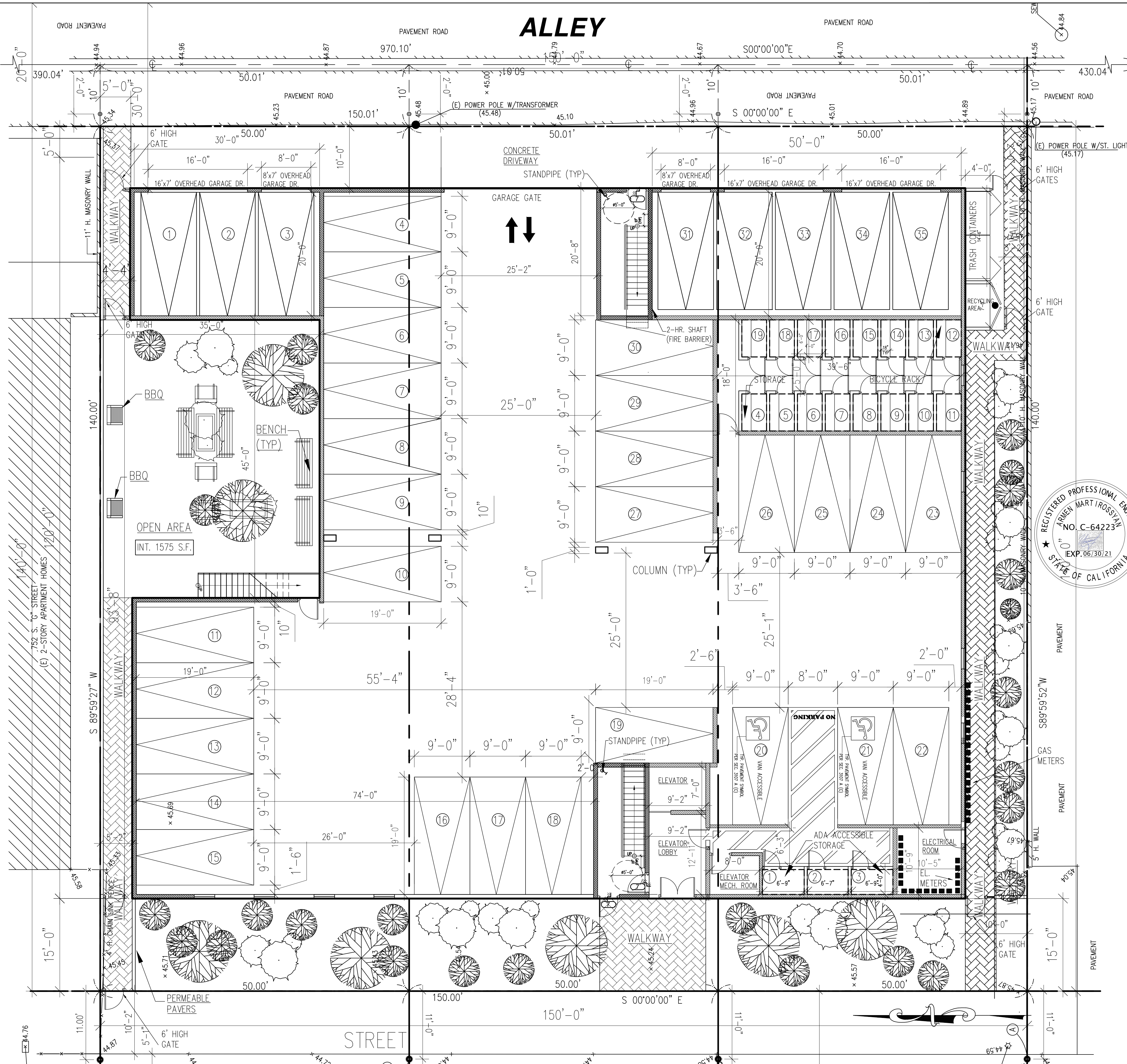
OWNER:
GR BUILDERS LLC
ALON GAMIEL
ADDRESS:
18960 VENTURA BLVD. #211
TARZANA, CA 91356
(818) 963-1683

LIGHT NOTE:

LIGHT FIXTURES ALONG PUBLIC ALLEY AND IN TUCK UNDER PARKING WILL NEED TO BE HARDWIRED WITH PHOTOCELL INTEGRATED LIGHT FIXTURE FOR DUSK TO DAWN LIGHTING OF BACK ALLEYWAY. LIGHTING IN PARKING GARAGE MAY NEED TO BE LIT 24 HOURS WITH BACK-UP POWER SOURCE TO MAINTAIN SAFE LIGHTING LEVELS AND EMERGENCY POWER OUTAGES. LIGHT FIXTURES IN GARAGE SHOULD INCORPORATE DURABLE/ NON-TAMPER LIGHT FIXTURES.

NOTES:

1. UPGRADE EXISTING HYDRANT ON G STREET TO BE A 4"x4"x2½" JONES TRITON J-4060. A HYDRANT SHALL BE LOCATED WITHIN 50' OF F.D.C. VERIFY HYDRANT AS NEEDED.
2. CLICK-2-ENTER RADIO FREQUENCY CONTROLS AND KNOX KEY SWITCH IS REQUIRED FOR ALL GATES.
3. A CLASS I WET STANDPIPE SYSTEM IS REQUIRED IN EACH STAIRWELL. 2½" HOSE VALVES WITH 1½" ADAPTERS AND CAPS ARE REQUIRED. STANDPIPE SHALL BE A COMBO SYSTEM WITH THE FIRE SPRINKLER SYSTEM.
4. A KNOX BOX SHALL BE PROVIDED FOR FENCED OPEN AREA.
5. FIRE FLOW TEST WILL BE REQUIRED TO VERIFY IF A FIRE PUMP IS NEEDED.
6. SECURITY CAMERAS AND RADIO FREQUENCY ACCESS CONTROL SYSTEMS WILL BE REQUIRED.
7. ON-SITE MANAGER RECOMMENDED.



OWNER: GR BUILDERS LLC
ALON GAMIEL

18960 VENTURA BLVD. #211
TARZANA, CA 91356
(818) 963-1683

PROJECT: PROPOSED 19-UNIT APARTMENT BUILDING OVER STREET LEVEL PARKING GARAGE

ADDRESS: G ST. (LOT 1, 2 & 3) ST. VENTURA, CA. 93030

JOB NO: ***

SHEET TITLE: GARAGE/ 1ST FLR.

NOT FOR CONST.

ISSUED FOR PERMIT

ISSUED FOR CONST.

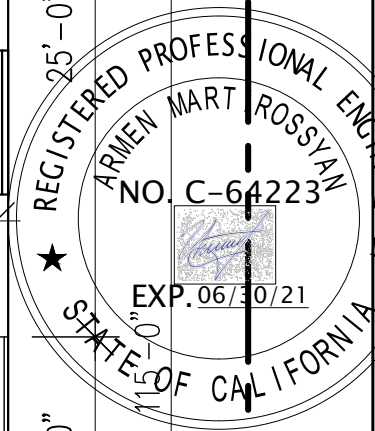
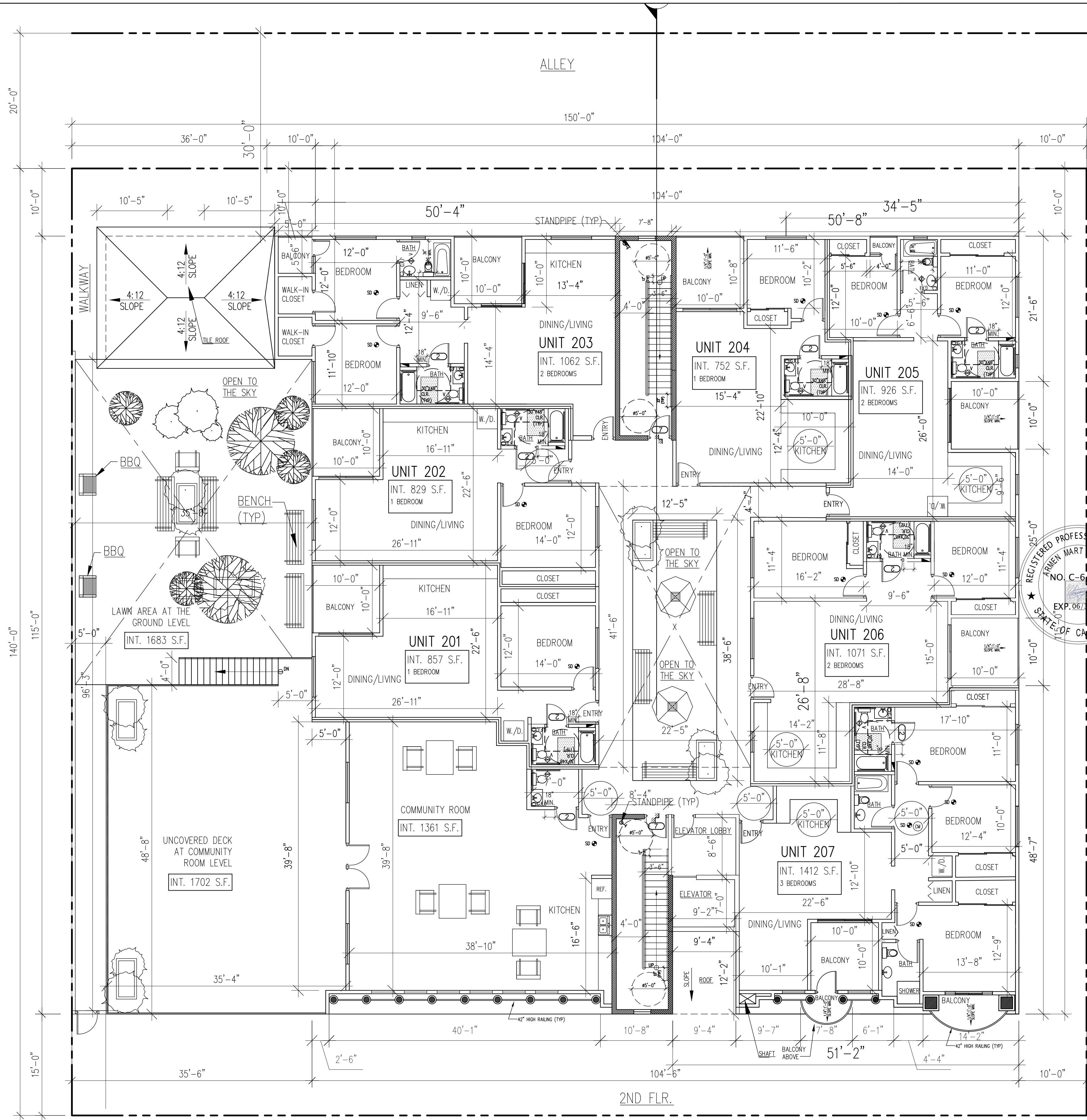
SCALE: 1/8"=1'-0" U.N.O.

SHEET NO. **A-1**

REGISTERED PROFESSIONAL ENGINEER
ARLEN MARTIROSYAN
NO. C-64223
EXP. 06/30/21
STATE OF CALIFORNIA

LIGHT NOTE:
LIGHT FIXTURES ALONG PUBLIC ALLEY AND IN TUCK UNDER PARKING WILL NEED TO BE HARDWIRED WITH PHOTOCELL INTEGRATED LIGHT FIXTURE FOR DUSK TO DAWN LIGHTING OF BACK ALLEYWAY. LIGHTING IN PARKING GARAGE MAY NEED TO BE LIT 24 HOURS WITH BACK-UP POWER SOURCE TO MAINTAIN SAFE LIGHTING LEVELS AND EMERGENCY POWER OUTAGES. LIGHT FIXTURES IN GARAGE SHOULD INCORPORATE DURABLE/ NON-TAMPER LIGHT FIXTURES.

- NOTES:**
- 1. UPGRADE EXISTING HYDRANT ON G STREET TO BE A 4"x4"x2½" JONES TRITON J-4060. A HYDRANT SHALL BE LOCATED WITHIN 50' OF F.D.C, VERIFY HYDRANT AS NEEDED.
 - 2. CLICK-2-ENTER RADIO FREQUENCY CONTROLS AND KNOX KEY SWITCH IS REQUIRED FOR ALL GATES.
 - 3. A CLASS I WET STANDPIPE SYSTEM IS REQUIRED IN EACH STAIRWELL. 2½" HOSE VALVES WITH 1½" ADAPTERS AND CAPS ARE REQUIRED. STANDPIPE SHALL BE A COMBO SYSTEM WITH THE FIRE SPRINKLER SYSTEM.
 - 4. A KNOX BOX SHALL BE PROVIDED FOR FENCED OPEN AREA.
 - 5. FIRE FLOW TEST WILL BE REQUIRED TO VERIFY IF A FIRE PUMP IS NEEDED.
 - 6. SECURITY CAMERAS AND RADIO FREQUENCY ACCESS CONTROL SYSTEMS WILL BE REQUIRED.
 - 7. ON-SITE MANAGER RECOMMENDED.



OWNER: **CR BUILDERS LLC**
ALON GAMLIEL

ADDRESS: 18960 VENTURA BLVD. #211
TARZANA, CA 91356
(818) 963-1683

PROJECT: **PROPOSED 19-UNIT APARTMENT BUILDING
OVER STREET LEVEL PARKING GARAGE**

JOB NO: ***

SHEET TITLE: **2ND FLOOR**

SCALE: 1/8"=1'-0" U.N.O.

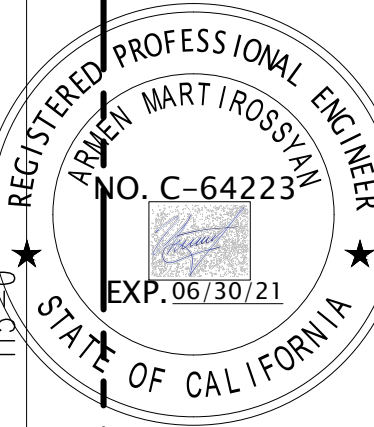
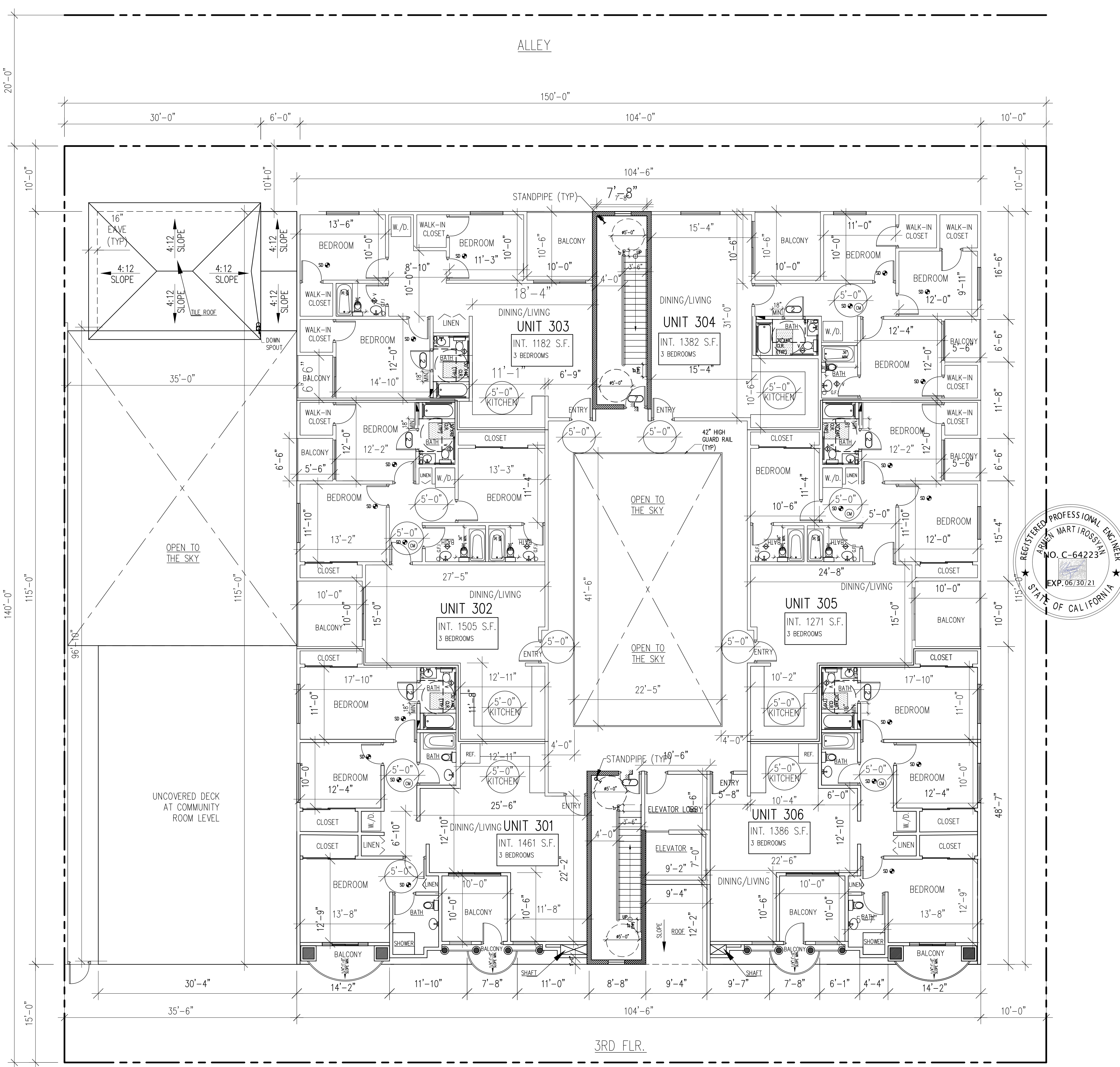
SHEET NO. **A-2**

REGISTERED PROFESSIONAL ENGINEER
ARLEN MART ROSSIAN
NO. C-64223
EXP. 06/30/21
STATE OF CALIFORNIA

ENGINEER: **CR BUILDERS LLC**
144 S. First St., suite 201, Burbank, CA, 91502
TEL (818) 565-1160, FAX (818) 565-1160

LIGHT NOTE:
LIGHT FIXTURES ALONG PUBLIC ALLEY AND IN TUCK UNDER PARKING WILL NEED TO BE HARDWIRED WITH PHOTOCELL INTEGRATED LIGHT FIXTURE FOR DUSK TO DAWN LIGHTING OF BACK ALLEYWAY. LIGHTING IN PARKING GARAGE MAY NEED TO BE LIT 24 HOURS WITH BACK-UP POWER SOURCE TO MAINTAIN SAFE LIGHTING LEVELS AND EMERGENCY POWER OUTAGES. LIGHT FIXTURES IN GARAGE SHOULD INCORPORATE DURABLE/ NON-TAMPER LIGHT FIXTURES.

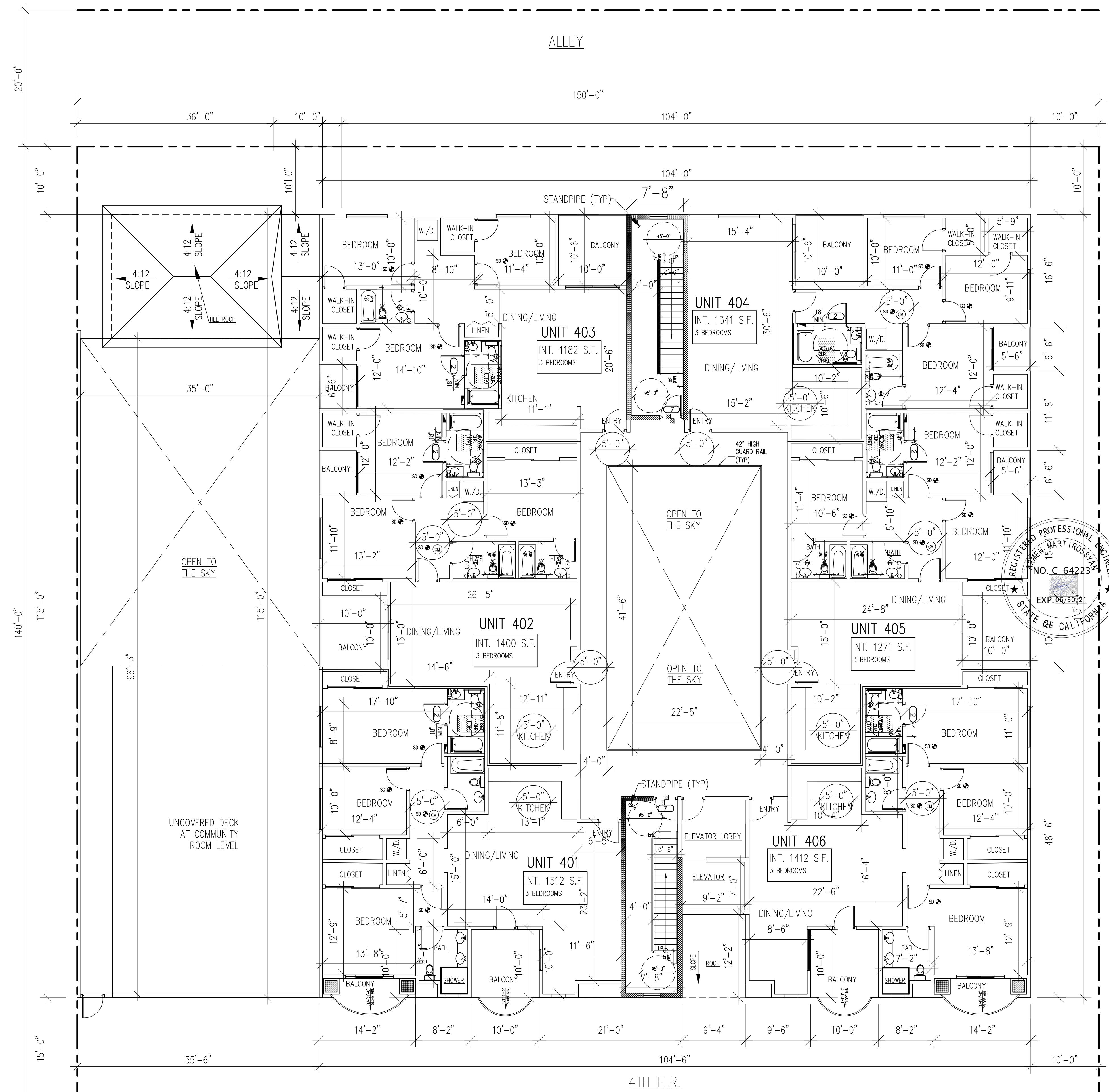
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 - 7. ON-SITE MANAGER RECOMMENDED.



OWNER: CR BUILDERS LLC ALON GAMIEL	
ADDRESS: 18960 VENTURA BLVD. #211 TARZANA, CA 91356 (818) 963-1683	
PROJECT: PROPOSED 19-UNIT APARTMENT BUILDING OVER STREET LEVEL PARKING GARAGE	
ADDRESS: G ST. (LOT 1, 2 & 3) ST. VENTURA, CA. 93030	
JOB NO.: ***	
SHEET TITLE: 3RD FLOOR	
NOT FOR CONST. ISSUED FOR PERMIT ISSUED FOR CONST.	
SCALE: 1/8"=1'-0" U.N.O.	
SHEET NO. A-3	

LIGHT FIXTURES ALONG PUBLIC ALLEY AND IN TUCK UNDER PARKING WILL NEED TO BE HARDWIRED WITH PHOTOCCELL INTEGRATED LIGHT FIXTURE FOR DUSK TO DAWN LIGHTING OF BACK ALLEYWAY. LIGHTING IN PARKING GARAGE MAY NEED TO BE LIT 24 HOURS WITH BACK-UP POWER SOURCE TO MAINTAIN SAFE LIGHTING LEVELS AND EMERGENCY POWER OUTAGES. LIGHT FIXTURES IN GARAGE SHOULD INCORPORATE DURABLE/ NON-TAMPER LIGHT FIXTURES.

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7. ON-SITE MANAGER RECOMMENDED.



GR BUILDERS LLC
ALON GAMLIEL
18960 VENTURA BLVD. #211
TARZANA, CA 91356
(818) 963-1683

PROJECT: PROPOSED 19-UNIT APARTMENT BUILDING
OVER STREET LEVEL PARKING GARAGE

ART CONSTRUCTION SERVICES
144 S. First St., suite 201, Burbank, CA, 91502
TEL: (818) 563-1660, FAX: (818) 563-1160
ENGINEER

OBJ NO: **_**
SHEET TITLE

4TH FLOOR

NOT FOR CONST.
ISSUED FOR PERMIT
ISSUED FOR CONST.

SCALE: 1/8"=1'-0" U.N.O.

A-4



OWNER: GR BUILDERS LLC
ALON GAMLIEL
18960 VENTURA BLVD. #211
TARZANA, CA 91356
(818) 963-1683

ARCHITECT/DESIGNER:
ART CONSTRUCTION SERVICES
144 S. First St., Suite 201, Burbank, CA, 91502
TEL (818) 563-1160, FAX (818) 563-1160

ENGINEER:
ARNE M. MARTIROSYAN
144 S. First St., Suite 201, Burbank, CA, 91502
TEL (818) 563-1160, FAX (818) 563-1160

PROJECT: PROPOSED 19-UNIT APARTMENT BUILDING
OVER STREET LEVEL PARKING GARAGE
ADDRESS: G ST. (LOT 1, 2 & 3) ST.
VENTURA, CA. 93030

JOB NO: ***

SHEET TITLE

ELEVATIONS

NOT FOR CONST.
ISSUED FOR PERMIT
ISSUED FOR CONST.

SCALE: 1/8"=1'-0" U.N.O.

SHEET NO.

A-5



A-6

G Street Apartments

PZ 19-200-13
(DEVELOPMENT DESIGN
REVIEW)

PZ 19-535-01
(DENSITY BONUS)

Filed by:

Alon Gamliel, GR Builders LLC

Project Planner:

Juan Martinez, Planning Division

REQUEST

(DEVELOPMENT DESIGN REVIEW)

Request to construct a four story, 19-unit apartment complex on a vacant 0.48-acre site located between 752 and 816 South G Street within the High Rise Residential (R-4) zone.

(DENSITY BONUS)

The project includes a request for a 35-percent Density Bonus to allow five additional units (from 14 to 19 total units) with one of the units deed-restricted to low-income families.

Surrounding Land Uses

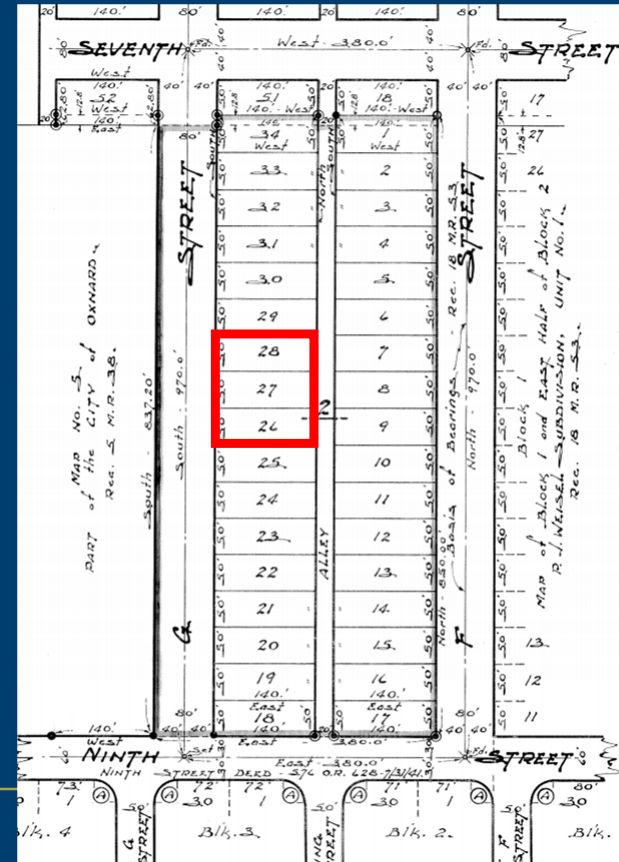
LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Garden Apartment (R3)	Residential Medium High (RMH)	Vacant
North	Garden Apartment (R3)	Residential Medium High (RMH)	Residential Multi-Family
South	Garden Apartment (R3)	Residential Medium High (RMH)	Residential Multi-Family
East	Garden Apartment (R3)	Residential Medium High (RMH)	Residential Multi-Family
West	Community Reserve (CR)	PARK	Oxnard Community Park



PARCEL NUMBER 202-0-152-305
TractPhase-Lot #####-###: 103700-026
Location address S G ST

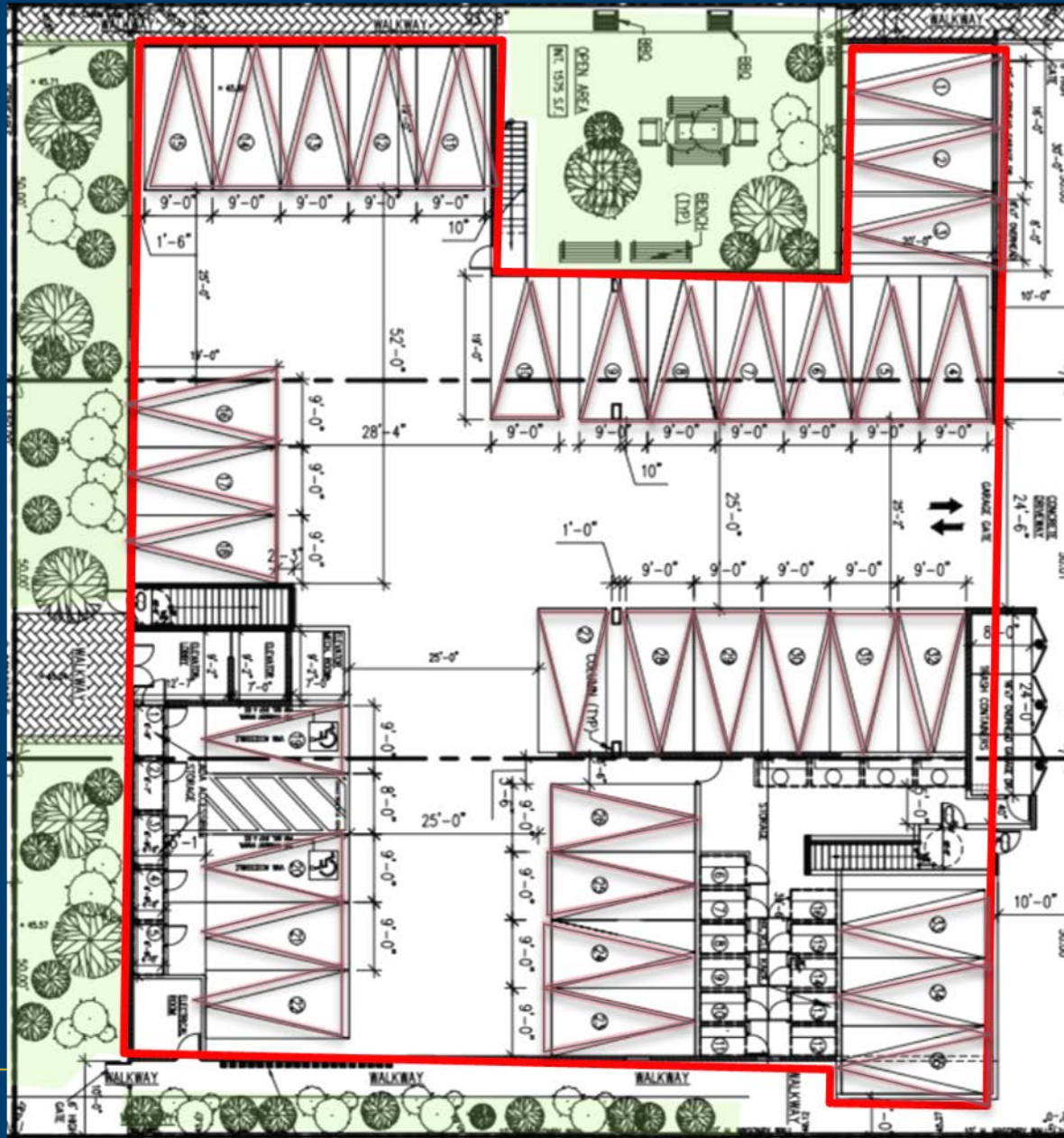
PARCEL NUMBER 202-0-152-315
TractPhase-Lot #####-###: 103700-027
Location address S G ST

PARCEL NUMBER 202-0-152-325
TractPhase-Lot #####-###: 103700-028
Location address S G ST

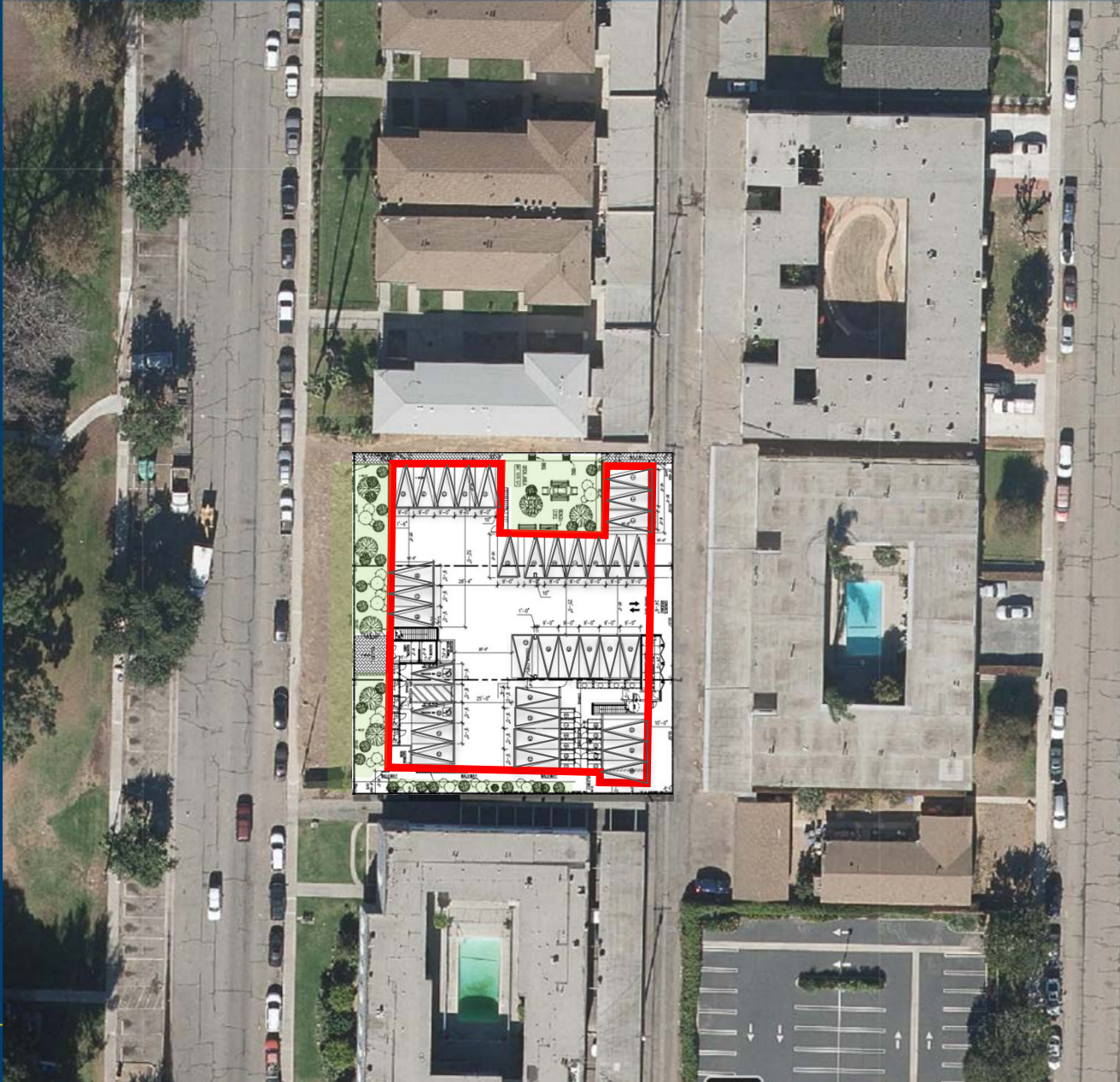




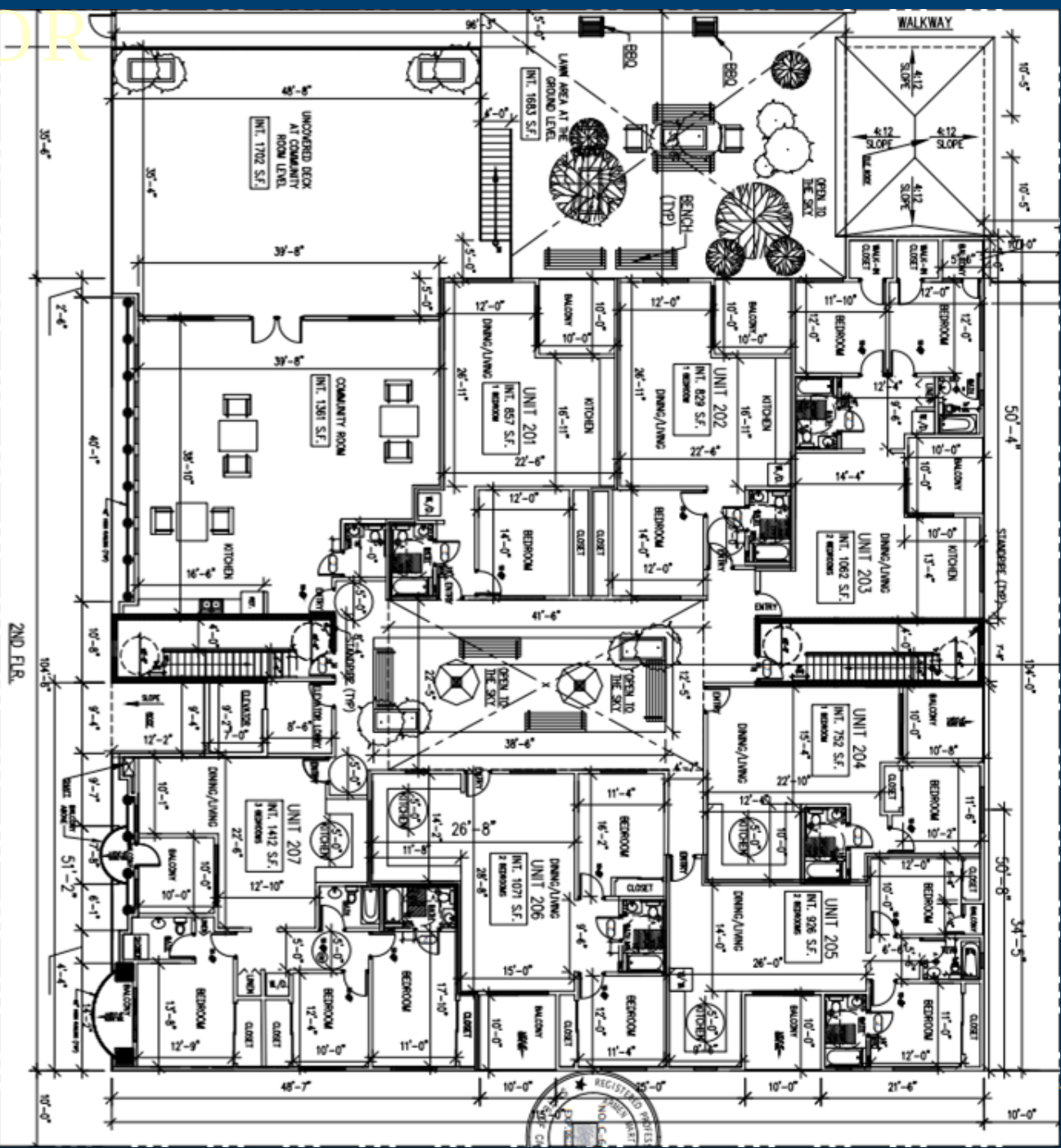
Garage Level



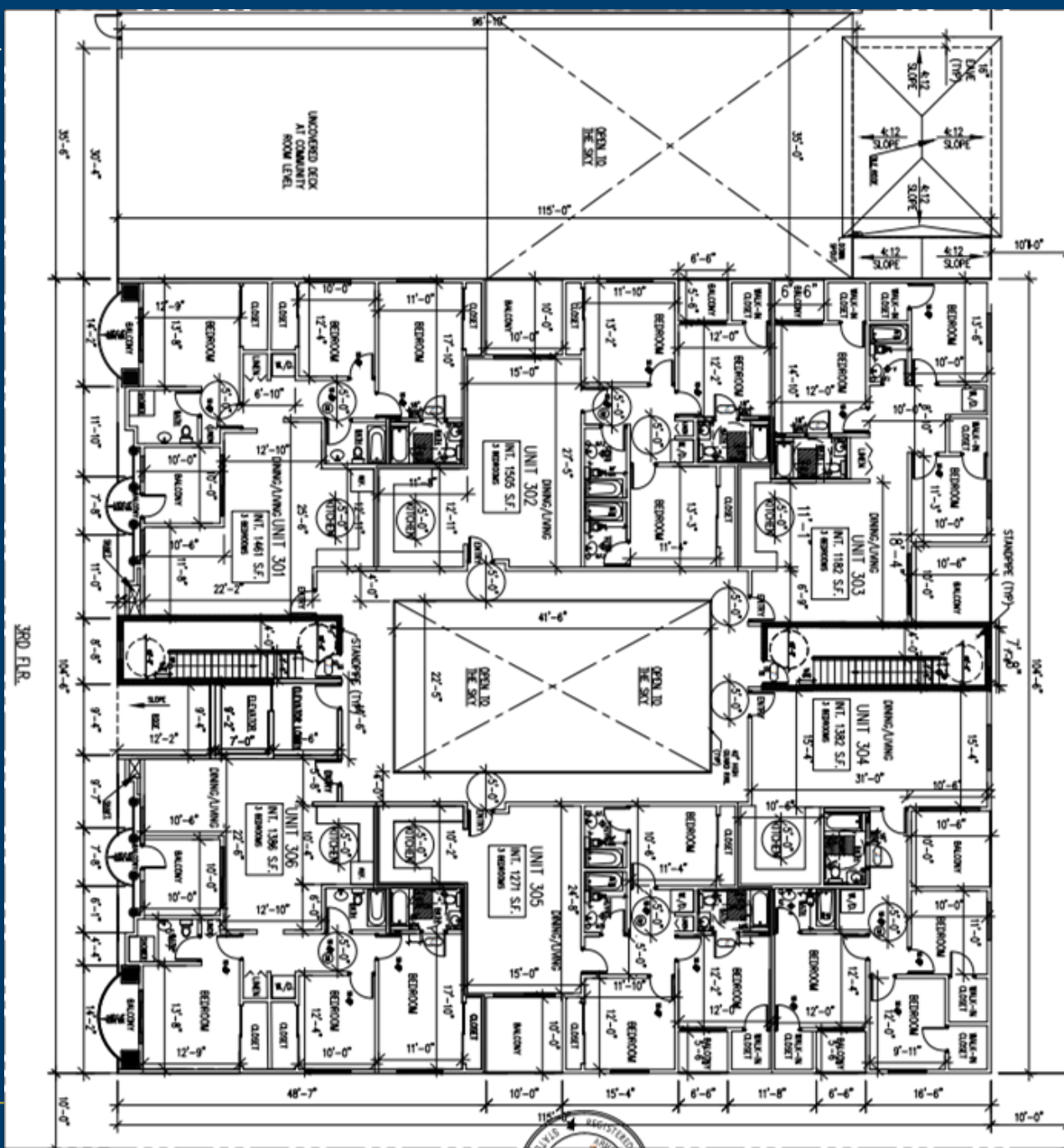
Site Overlay



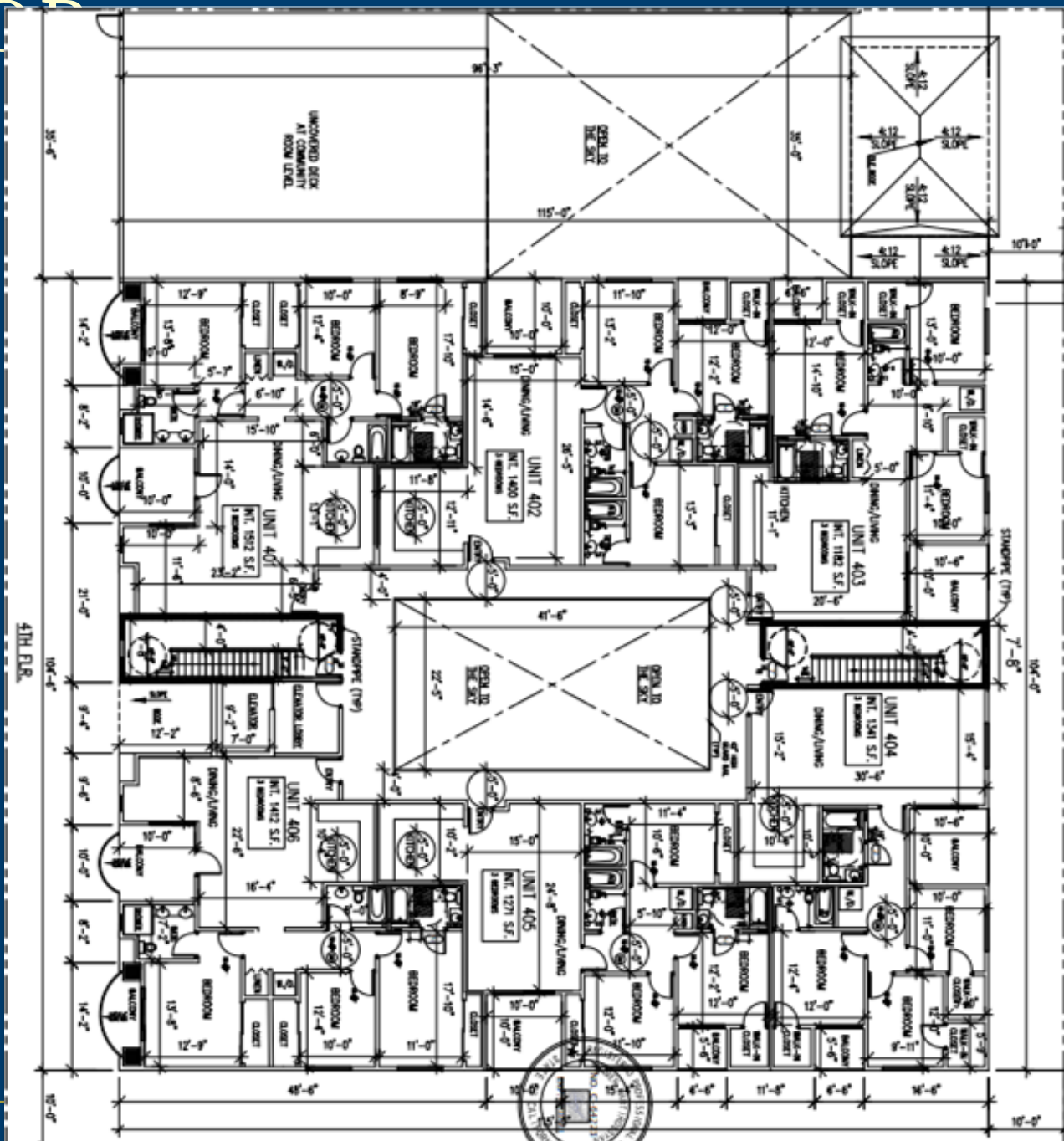
SECOND FLOOR



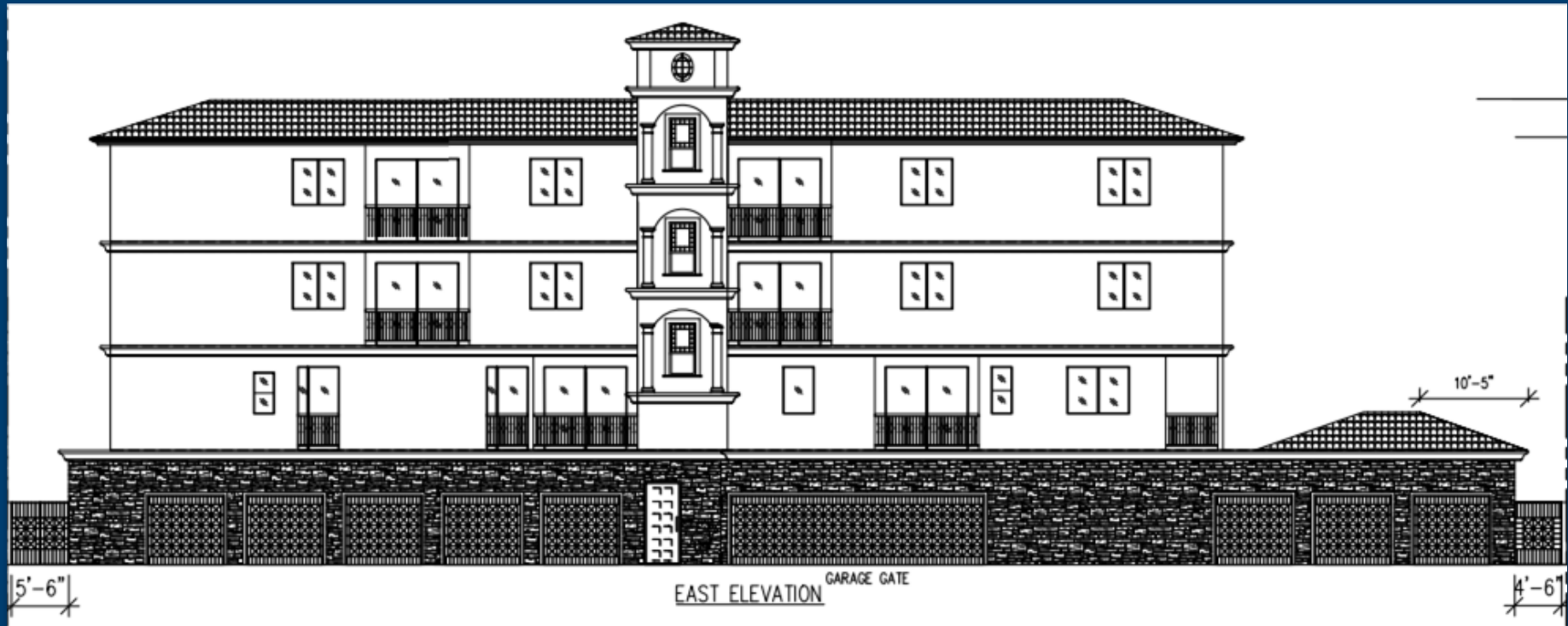
9



FOURTH FLOOR



EAST ELEVATION



COLOR ELEVATIONS

