

This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29-20 to allow members of the City Council or staff to participate via teleconference.

Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all city buildings are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online immediately following the meeting.

The public may provide comments to the Director Hearing via email at planning@oxnard.org no later than 3:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 3:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the Planning office at (805) 385-7878, or email your request to planning@oxnard.org. (identify the agenda item in the Subject line).

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Thursday, June 4, 2020, 3:00 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 Community Development Director on matters within the jurisdiction of the Community Development Department, including information/consent items and any item not appearing on the agenda. The Director shall limit public comments to three (3) minutes. The Community Development Director 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 Community Development Director Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Lot 4 of The Landing at Riverpark** - Planning and Zoning Permit No. 19-200-14 (Development Design Review Permit): A request to permit the construction of a 7,236 square-foot multi-tenant commercial building with a drive-through with 45 parking spaces (29 required parking spaces) on a 1.02-acre site (Lot 4 of The Landing) (APN: 132-0-470-085), within the West Corridor Commercial District of the Riverpark Specific Plan.

Project Planners: Randy Baez, Assistant Planner

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 Community Development Director 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.

Recommendation:

That the Community Development Director adopt a Resolution, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and Adopt Resolution PZ 19-200-14 (Development Design Review Permit), subject to certain findings and conditions.

2. **Project Name: Panda Express at The Landing at Riverpark** - Planning and Zoning Permit No. 19-200-17 (Development Design Review Permit): A request to permit the construction of a 2,300 square-foot restaurant with drive-through with 44 parking spaces on a 0.68-acre site (Lot 5 of The Landing) (APN: 132-0-470-115) located within the West Corridor Commercial District of the Riverpark Specific Plan. A 2,300 square-foot drive-through building requires 46 parking spaces, but a Shared Parking and Management Plan has been submitted with the application.

Project Planners: Randy Baez, Assistant Planner

Recommendation:

That the Community Development Director adopt a Resolution, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and Adopt Resolution PZ 19-200-17 (Development Design Review Permit), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS**H. COMMUNITY DEVELOPMENT STAFF UPDATES****I. ADJOURNMENT**

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**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Jeffrey Lambert, Community Development Director

FROM: Randy Baez, Assistant Planner

DATE: June 4, 2020

SUBJECT: Project Name: Lot 4 of The Landing; Planning and Zoning Permit No. 19-200-14 (Development Design Review Permit) to allow for the construction of a 7,236 square-foot multi-tenant commercial building with a drive-through, located on Lot 4 of The Landing (APN: 132-0-470-085)

- 1) **Recommendation:** That the Community Development Director (“**Director**”) adopt a Resolution approving Planning and Zoning Permit No. 19-200-14, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to construct a 7,236 square-foot multi-tenant commercial building with a drive-through with a 10-vehicle capacity, an associated parking lot for 33 vehicles and 2 motorcycles, and landscaping and infrastructure improvements on a 1.02-acre project site located on Lot 4 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan (RPSP) (Attachment A). The commercial building will feature a tenant space with an associated drive-through tenant and 4 additional commercial tenants. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Dynamic Real Estate Partners, Kelly Harrison, 2000 Center Street, Suite 303, Berkeley CA 94704, designated agent (the “**Applicant**”) on behalf of Shea Properties, LLC, 130 Vantis Suite 200, Aliso Viejo, CA 92656-2691, property owner.

Please see the reduced Project plans (Attachment B) for more details.

- 3) **Existing & Surrounding Land Uses:** The Project site is a vacant undeveloped parcel located within the RPSP area. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated below in Exhibit A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional (CR)	RiverPark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped
North	Public Right-of-Way (Town Center Drive)	Public Right-of-Way (Town Center Drive)	Public Right-of-Way
South	Commercial Regional (CR)	RiverPark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped
East	Commercial Regional (CR)	Riverpark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped (future site of fast-food restaurant/ PZ No. 19-200-17)
West	Commercial Regional (CR)	Riverpark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped



Exhibit A

- 4) **Background Information:** The proposed development is within Planning District C “West Corridor Commercial District” of the RiverPark Specific Plan (RPSP), which was approved in 2012. Pursuant to Section 2.5.2.3 of the RPSP, Planning District C allows for commercial land uses, including but not limited to retail, restaurants, coffee shops, hotels, banking establishments, and convention facilities. In August 2018, two multi-story hotels were approved through a Development Design Review (DDR) permit (Planning & Zoning Permit Nos. PZ 17-200-07 and 17-200-08) by the Director. Their respective sites are located directly south of this Project site. An existing private street providing access to the hotels

from Town Center Drive has been constructed and the hotels are currently under construction. Additionally, an assisted living facility known as Oakmont Senior Living (Planning & Zoning Permit Nos. 16-200-04 and 16-200-05) is currently under construction to the west of the hotel Project site.

The Project lot was created through Planning & Zoning Permit No. 17-300-08 (Tentative Tract Map 6004). On November 27, 2018 the Oxnard City Council adopted Resolution No. 15,181 to subdivide the Project area into six (6) lots for future commercial use within the area known as Planning District C of the RiverPark Specific Plan area. The area is commonly known as The Landing at RiverPark. This Project is the first of the 6 commercial projects proposed at The Landing.

- 5) Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and implementation of the RPSP and the anticipated build out of the 701-acre specific plan area. On July 16, 2002, the City Council adopted Resolution No. 12,209, upholding the Planning Commission's decision certifying the final EIR (State Clearinghouse No. 2000051046), and adopting findings of fact, statement of overriding considerations, and a mitigation monitoring and reporting program.

In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of one 7,236 square-foot commercial building designed to be consistent with the Commercial Regional (CR) general plan land use designation, as well as with the West Corridor Commercial District of the RiverPark Specific Plan. The proposed development is located on a 1.02-acre site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, staff recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

- a) **General Discussion:** The Applicant proposes the construction of a multi-tenant commercial building with an associated parking lot and related site improvements. The Project involves a 7,236 square-foot commercial building with a drive-through for one unit. One other tenant is tentatively scheduled to be occupied by a restaurant, while the other 3 tenants will be subject to the permitted uses found within Section 2.5.2.3 of the RiverPark Specific Plan.

Access to the site will be provided via an existing private street within The Landing, which was previously approved through Planning & Zoning Permit No. 16-200-04. Reciprocal Easement and Maintenance Agreement No. 20170602-00071677-0 has been recorded with the County of Ventura to allow shared access to the adjacent properties within The Landing.

In accordance with the RiverPark Specific Plan, construction of the Project is subject to approval of a DDR permit by the Community Development Director.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial Regional (CR), which allows offices, restaurants, retail sales, and other similar uses. The proposed Project will allow for these types of land uses to be established in the future. Approval of this DDR permit has been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.

CD 9.2	I	Revitalization and Redevelopment	The development will improve an empty lot near the 101-Freeway with a landscaped parking lot and a commercial building with a drive-through.
ER-10.1- & ICS-19.2	I	Promote use of Native and Water Wise Plants and Water Supply Findings for Smaller Projects	The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed multi-tenant building is consistent with the allowable Commercial Regional land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-15.6	II	Share of regional taxable sales	The Project will provide new tenant spaces for businesses, which will generate retail tax sales revenue to the City.
CD-14.1 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
CD-18.1 CD-18.5	II	Attract new businesses Increase the availability of land for new businesses	The Project will provide for more tenant options to businesses/companies to open a new business or relocate to the City.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

- c) **Conformance with RiverPark Specific Plan Standards:** The proposed development is located in the West Corridor Commercial zone district of the RPSP. In accordance with Chapter 7 (Implementation) of the RPSP, the proposed multi-tenant commercial building may be permitted with an approved DDR permit. The proposed development was reviewed by the Town Master Planner/Architect (TMP) in accordance with Section 7.8.2.4 of the RPSP and has been found to be in conformance with the RPSP.

The RPSP design guidelines for Building Type 6-C (Outparcel Commercial) were utilized for the Project. The Project complies with the development requirements for this building type, as outlined in the table below. The Applicant worked closely with the Development Advisory Committee to ensure building location, massing, height and character is compatible with existing and anticipated development on the subject property and vicinity. The TMP and staff have determined that Project is consistent with the design intent, product type specifications, and design standards of the RPSP, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Building Envelope			
Lot Coverage	Max: 50%	16.28%	Yes
Building Height	Min: 1 Floor / Max: 5 Floors (75 FT)	1 Floor	Yes
Front Setback	Min: 0 FT	10 FT	Yes
Side Setback	Min: 10 FT	22 FT	Yes
Rear Setback	10 FT Minimum	>10 FT	Yes
Parapet Encroachment	2 FT Max	0 FT	Yes
Canopy/Awning Encroachment	5 FT Max	5 FT	Yes
Building Orientation and Use			
1. Building uses shall be in accordance with Diagram A and the Regulatory Plan. 2. Buildings shall orient to the street. 3. Building uses shall be identifiable from adjacent streets. 4. The main building entrance shall be along the primary street frontage. 5. Entrances other than the main building entrance shall be permitted along secondary street frontages and paseos. 6. Deviations from Development Standards - Refer to Chapter 7		Consistent with all building orientation and use guidelines except guidelines 2 and 4.	Yes, with Director authorization of deviation pursuant to RPSP Section 7.9.2.2.
Service Requirements			
1. All Services shall be located at the side or rear of the site 2. Service areas such as garbage collection, mechanical equipment, and substations shall be screened from streets or parking.		Service areas and utilities are screened.	Yes
Other Requirements			
Parking Landscape Buffer	10 feet along perimeter of parking and drive aisles	>10 feet	Yes
Off-Street Parking	1 space per 250 square feet of gross floor area = 29 spaces	33 spaces, plus a stacking credit of an additional 10 spaces and 2 motorcycle spaces.	Yes
Loading Zones	1 loading zone required As determined by the Director based on the nature of the use and operations	One loading zone	Yes, as recommended by Traffic Engineer

- d) **Site Design, Circulation and Parking:** The Project will be accessed from an existing private street to the south of the property which was previously approved through Planning & Zoning Permit No. 16-200-04. This permit allowed the development of an access roadway, landscaping, lighting, and off-site improvements, including a new traffic light off of Town Center Drive. The driveway to this Project has been approved by the Traffic Engineer to allow for a sufficient distance from the traffic from that intersection. In addition, a reciprocal access agreement is proposed to allow for access between this property (Lot 4) and the adjacent property to the east (Lot 5) and future development of the property to the east (Lot 6).

In accordance with Oxnard City Code (OCC) Section 16-622, parking will be provided at a rate of one space per 250 square feet of gross floor area for a multi-tenant shopping center. As a result, 33 parking spaces are proposed while a stacking credit of 10 parking spaces are allowed due to the size of the drive-through stacking. 2 motorcycle spaces are also provided, for a total of 45 parking spaces. Consistent with RiverPark Specific Plan Section 6.2.5.2, a parking management plan (Attachment D) was also incorporated and reviewed to demonstrate that there is sufficient parking as proposed.

- e) **Building Design:** The multi-tenant building features a facade with alternating building materials to provide a break in elevations. Building elevations will alternate between stucco finishes and concrete siding, with some stone veneer proposed along the frontage of one tenant. An art wall is also proposed to provide a colorful break in between tenant spaces.

The building will feature five tenant spaces, with the 1,000 square-foot end cap tenant utilizing the proposed drive-through. The other end cap tenant on the east side of the building will feature approximately 2,800 square feet for a future restaurant.

- f) **Landscaping:** The Project will provide parkways and landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Additionally, 20 trees will be added to the 4 existing trees found throughout the property, which will assist in meeting the requirement of 1 tree for every 40 feet of property line.

- 7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on January 15, 2020. Conditions of approval from DAC are included in the attached resolution.

- 8) **Community Workshop and Public Input:** A Community Workshop was held on March 16, 2020. No members of the community were present at the Community Workshop for this item. To date, staff has not received public comments, in favor or against, the

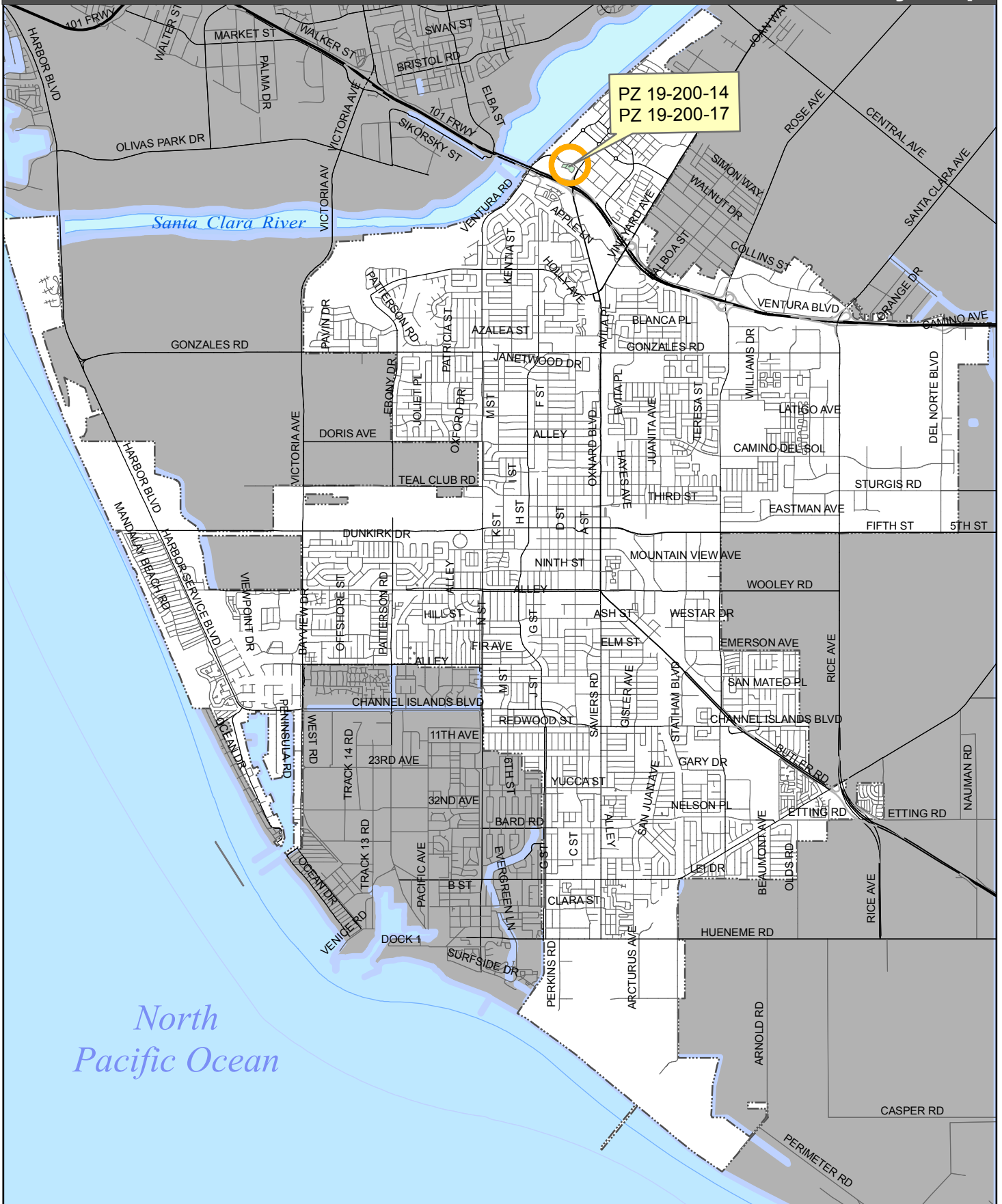
proposed Project.

- 9) Appeal Procedure:** In accordance with OCC Section 16-525(B) of the City Code, the Director's action on Planning and Zoning Permit No. 19-200-14 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

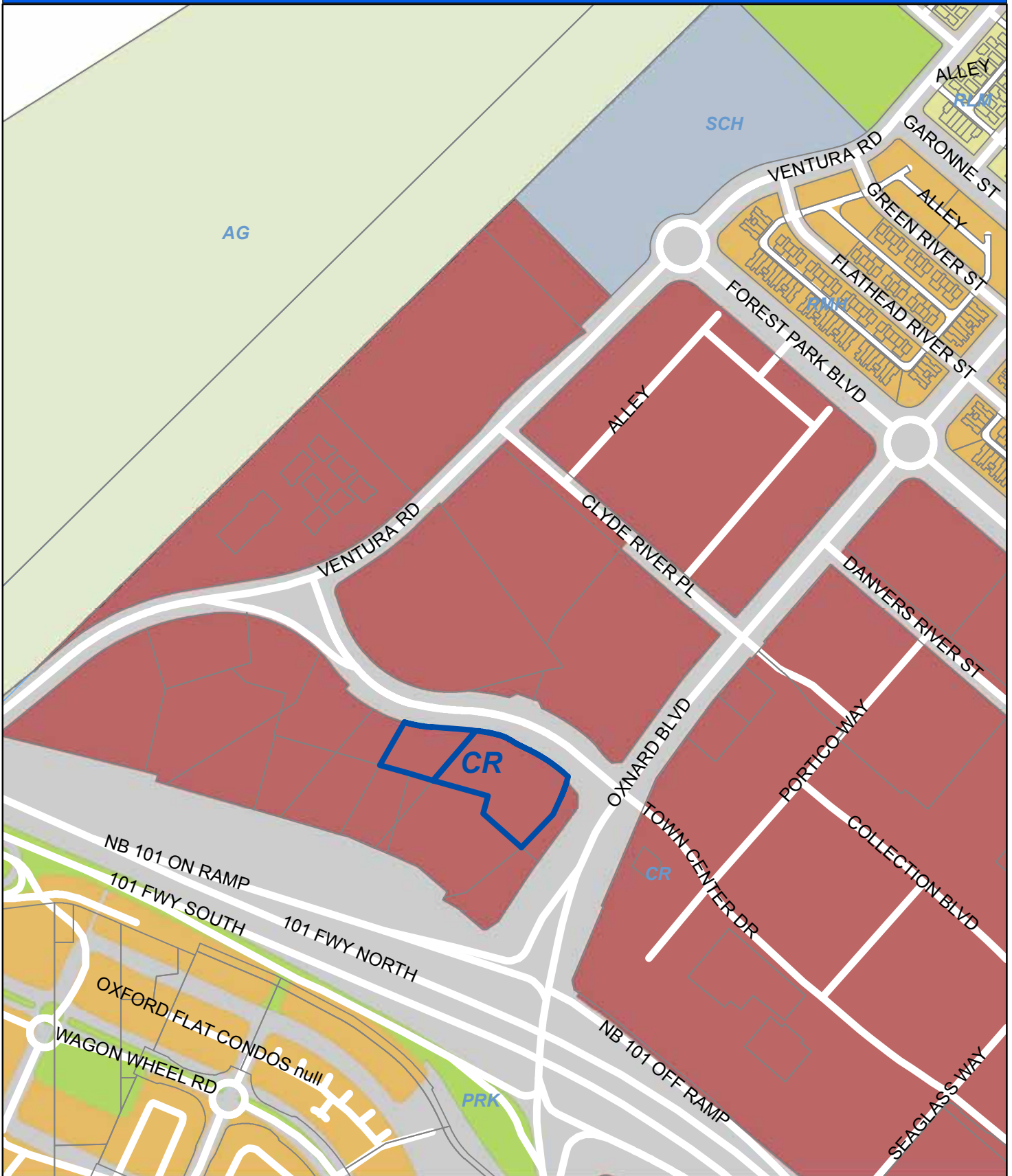
Attachments:

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

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning
May 27, 2020

PZ 19-200-14, 19-200-17
Location: The Landing Lots 4 & 5
APN: 1320470085, 1320470115
Lot 4 The Landing at RiverPar/Panda Express

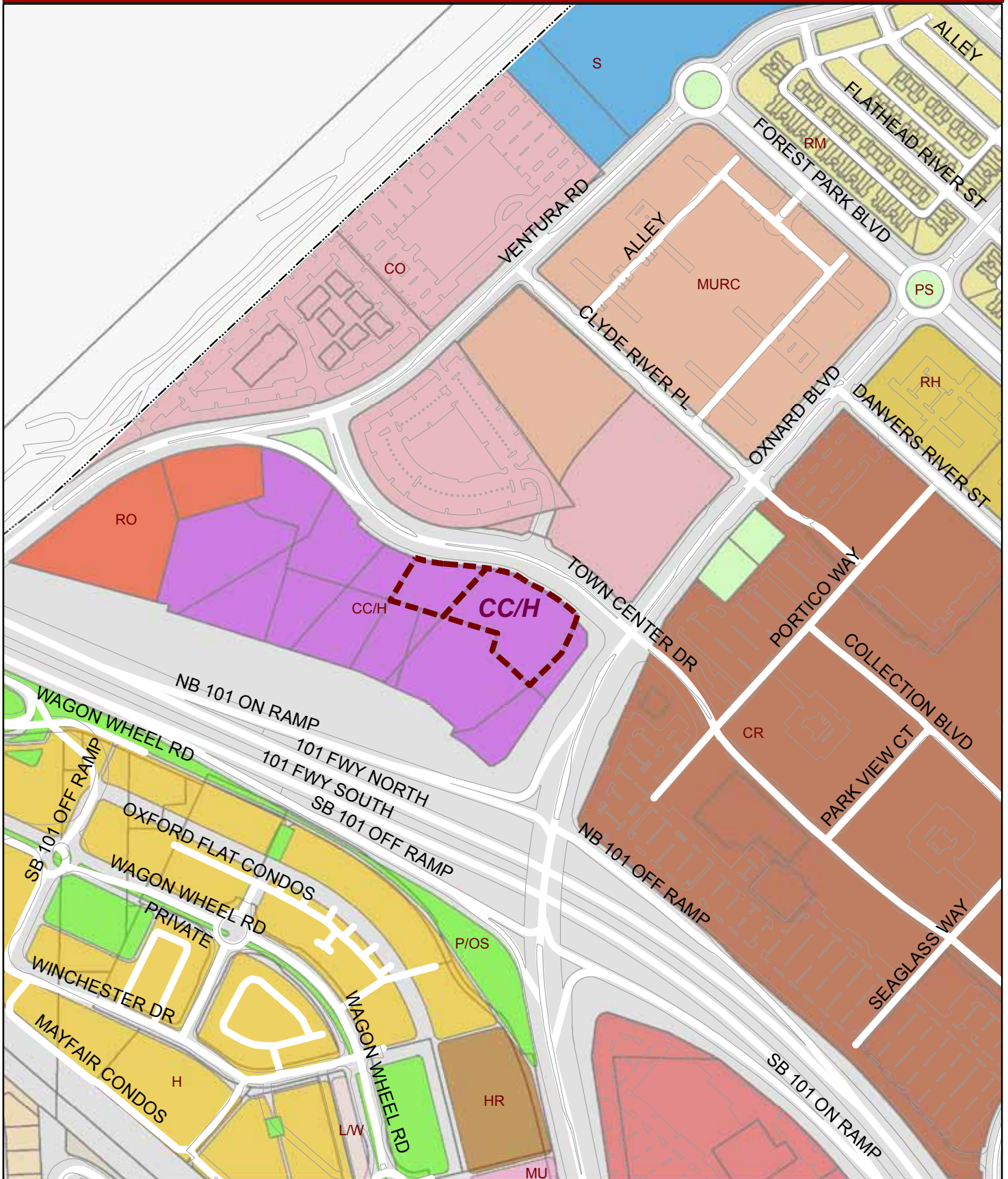
0 125 250 500 Feet

2030 General Plan Land Use Map



1:5,000

Zoning/Specific Plan Map



Oxnard Planning

May 27, 2020

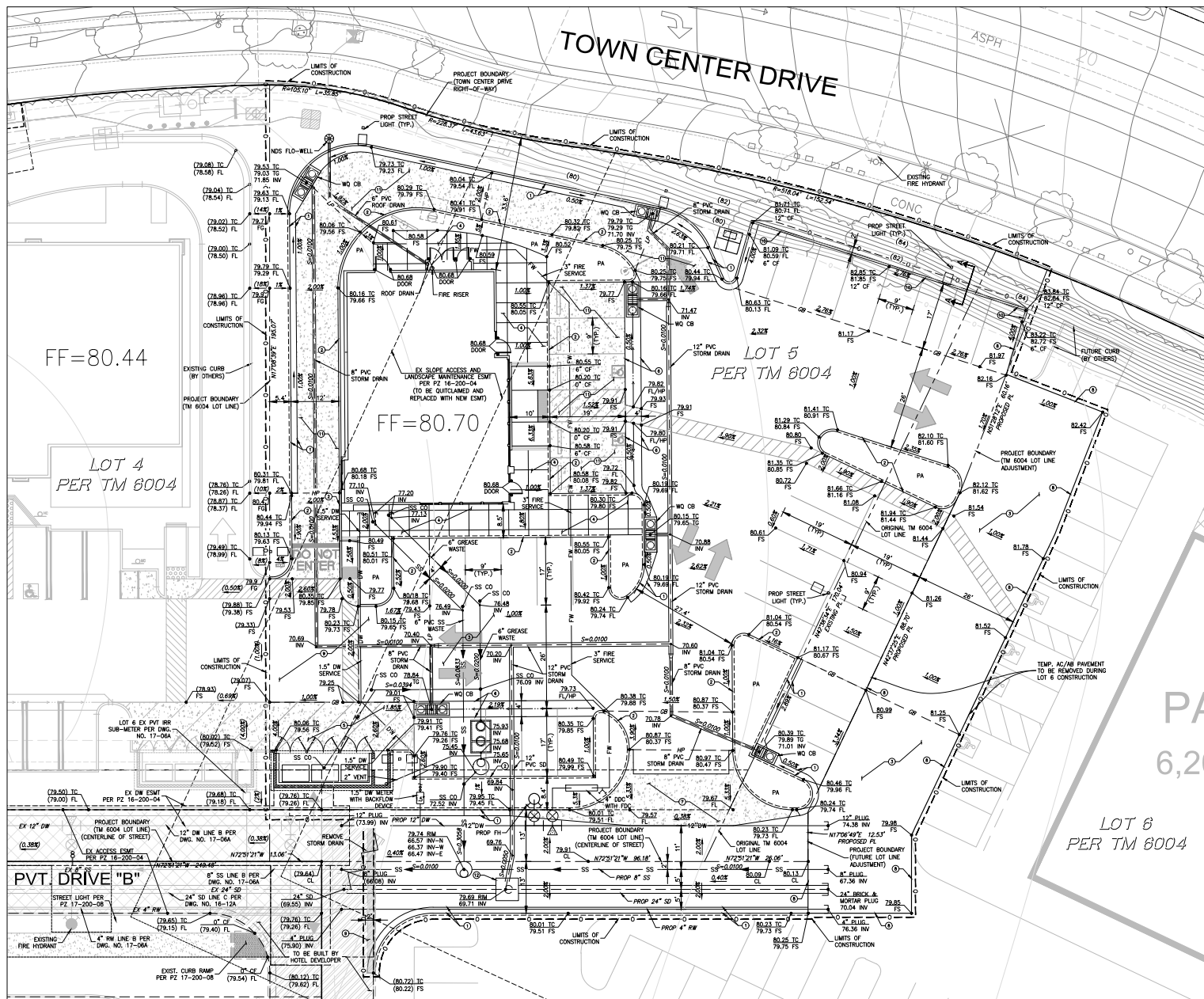
PZ 19-200-14, 19-200-17
 Location: The Landing Lots 4 & 5
 APN: 1320470085, 1320470115
 Lot 4 The Landing at RiverPar/Panda Express

0 87.5175 350 525 700 Feet

Zoning/Specific Plan Map



1:5,000

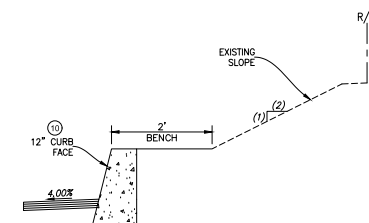


LEGEND

FF	FINISH FLOOR
TO	TOP OF GRATE
TC	TOP OF CURB
FS	FINISH SURFACE
FG	FINISH GRADE
PA	PAVEMENT AREA
SWK	SIDEWALK
FL	FLOW LINE
FI	FIRE HYDRANT
MI	MANHOLE
DI	DRAIN INLET
WO CB	WATER QUALITY CATCH BASIN
---	PROPOSED GRADIENT
W	PROPOSED WATER LINE
S	PROPOSED SANITARY SEWER
SD	PROPOSED STORM DRAIN
XXXX TC	PROPOSED ELEVATIONS
XXXX FS	PROPOSED ELEVATIONS IN DOORWAY
XXXX FS	EXISTING POWER POLE
---	EXISTING FENCE
---	RIGHT OF WAY LINE
---	TRACT BOUNDARY
(W)	EXIST WATER LINE
(SS)	EXIST SANITARY SEWER
(SD)	EXIST STORM DRAIN
(RW)	EXIST RECYCLED WATER
XXXXXX	EXIST UTILITY TO BE ABANDONED OR REMOVED

CONSTRUCTION NOTES

- 1" CUB & GUTTER
- 2" CUB
- AC/AS PAVEMENT
- P.C.C. SIDEWALK
- P.C.C. TRASH HOLL-OUT SLAB
- P.C.C. REBORN GUTTER
- COMMERCIAL DRIVEWAY
- REDWOOD HEADER
- REMOVE EXISTING AC/AS PAVEMENT
- MODIFIED 12" CURB
- P.C.C. PAVEMENT
- STORM DRAIN MANHOLE



SECTION A-A
N.T.S.



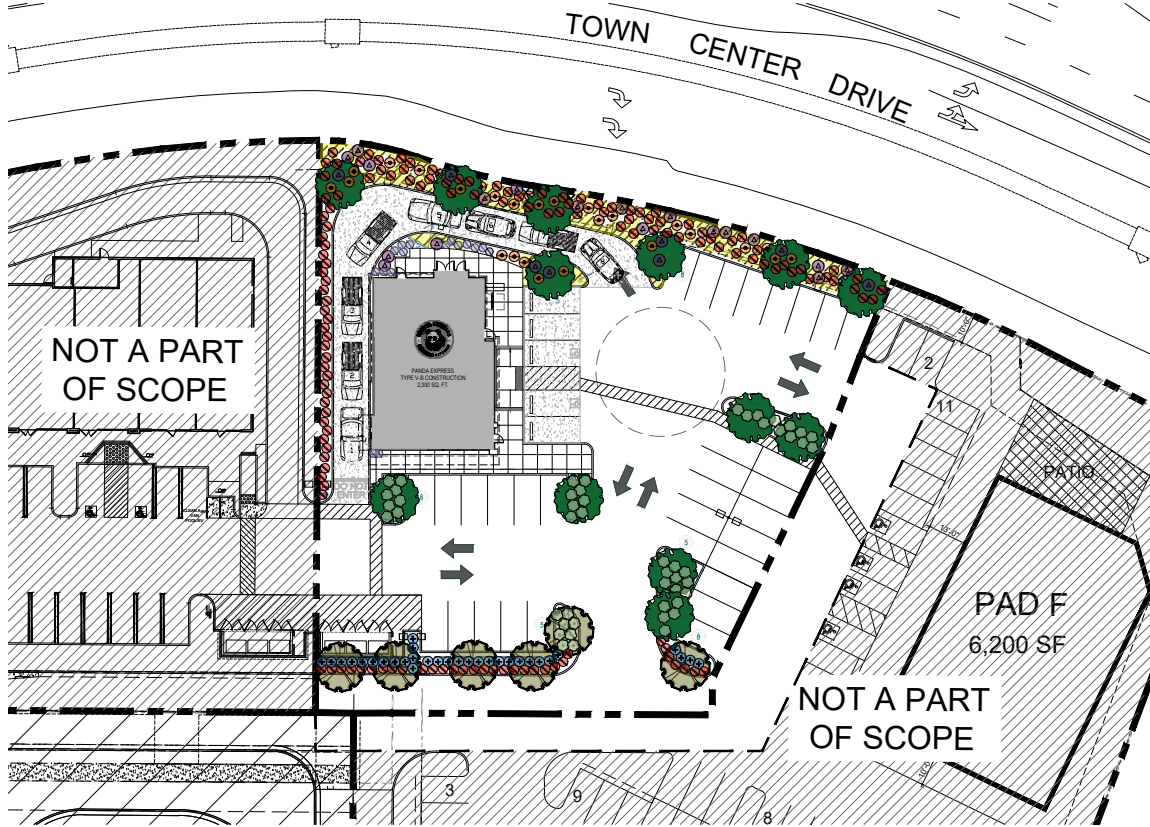
10' 5' 0 10' 20'
SCALE: 1"=10'

THE LANDING ENGINEERING SITE PLAN TM 6004, LOT 5 731 TOWN CENTER DRIVE 3/5/20

OWNER
SHEA PROPERTIES
2751 PARK VIEW COURT, STE 261
ONWARD, CA 93036
CONTACT: KUAN CHEN
(805) 988-7886

DEVELOPER
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770
CONTACT: KUAN CHEN
(626) 372-8119

HUETT-ZOLLARS
Huett-Zollars Irvine
2603 Main Street, Suite 400
Irvine, California 92614-4250
Phone (949) 988-5815 Fax (949) 988-5820



PRELIMINARY LANDSCAPE PLAN 1
Scale= 1/2" = 1'-0" PL-100

PLANT LEGEND

SYMBOL BOTANICAL NAME TREES



COMMON NAME	QTY./SIZE
FRUITLESS OLIVE	13 - 3" BOX
AUSTRALIAN WILLOW	6 - 3" BOX

DESIGN CONCEPT

THE COMMERCIAL LOT WILL HAVE A LANDSCAPE WHICH WILL COMPLY WITH THE CITY OF OXNARD LANDSCAPE STANDARDS. THE PARKWAYS AND PARKING LOT LANDSCAPE AREAS SHALL FEATURE LOW WATER USE, LOW MAINTENANCE, NATIVE AND REGIONALLY ADAPTED PLANTS SUITABLE TO COMMERCIAL USE INCLUDING FLOWERING PERENNIALS, GRASSES, SUCCULENTS AND TREES. THE LANDSCAPE WILL BE MAINTAINED BY THE OWNER. ALL ABOVE GROUND UTILITIES WILL BE SCREENED BY A MINIMUM OF 5 GALLON SIZE SHRUBS OR FENCE WHERE VEGETATIVE SCREENING ISNT POSSIBLE PER CITY OF OXNARD LANDSCAPE STANDARDS.

SHRUBS

- SHRUB SPACING TO BE 2'-0" O.C. TYP.
- LEVYUS C. 'CANYON PRINCE' - CANYON PRINCE WILD RYE 48 - 5 GALLON WUCOLS RATING L
 - PHORMIUM TENAX - DARK DELIGHT NEW ZEALAND FLAX 28 - 5 GALLON WUCOLS RATING M
 - ANIGOSANTHOS BIG RED - KANGAROO PAW 139 - 5 GALLON WUCOLS RATING M
 - AGAVE ATTENUATA - FORTAL AGAVE 26 - 5 GAL WUCOLS RATING L

SHRUBS (CONT.)

- DANIELLA REVOLUTA - FLAX LILY 16 - 5 GALLON WUCOLS RATING L
- PENNISETUM 'FAIRY TAILS' - EVERYGREEN FOUNTAIN GRASS 31 - 5 GALLON WUCOLS RATING L



SWAN HILL OLIVE



AUSTRALIAN WILLOW



CANYON PRINCE WILD RYE



PHORMIUM TENAX 'DARK DELIGHT'



KANGAROO PAWS



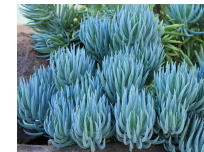
AGAVE ATTENUATA



FLAX LILY



PENNISETUM 'FAIRY TAILS'



BLUE CHALK STICKS

GROUND COVER

- SENECIO MANDARINUSCAE - BLUE CHALKSTICKS 1 GAL WUCOLS RATING L
- TRIANGULAR SPACING 18" O.C.

GENERAL GROUND COVER NOTE:
PROVIDE 2" LAYER OF SHREDED BARK AS TOP DRESSING FOR ALL PLANTER AREAS



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

100	1L SUBMITTAL	11-20-19
200	2ND LL SUBMITTAL	12-04-19
300	1ST DAC SUBMITTAL	12-23-19
400	2ND DAC SUBMITTAL	02-21-20
500	3RD DAC SUBMITTAL	04-13-20

DRAWN BY: RRL/GCH

PANDA PROJECT #: 58-20-D7280
ARCH PROJECT #: 19-315

GARY WANG & ASSOCIATES, INC.
1000 Corporate Center Dr., Suite 500
Monterey Park, CA 91754
TEL: (626) 288-6888 FAX: (626) 788-7101
http://www.garywang.com

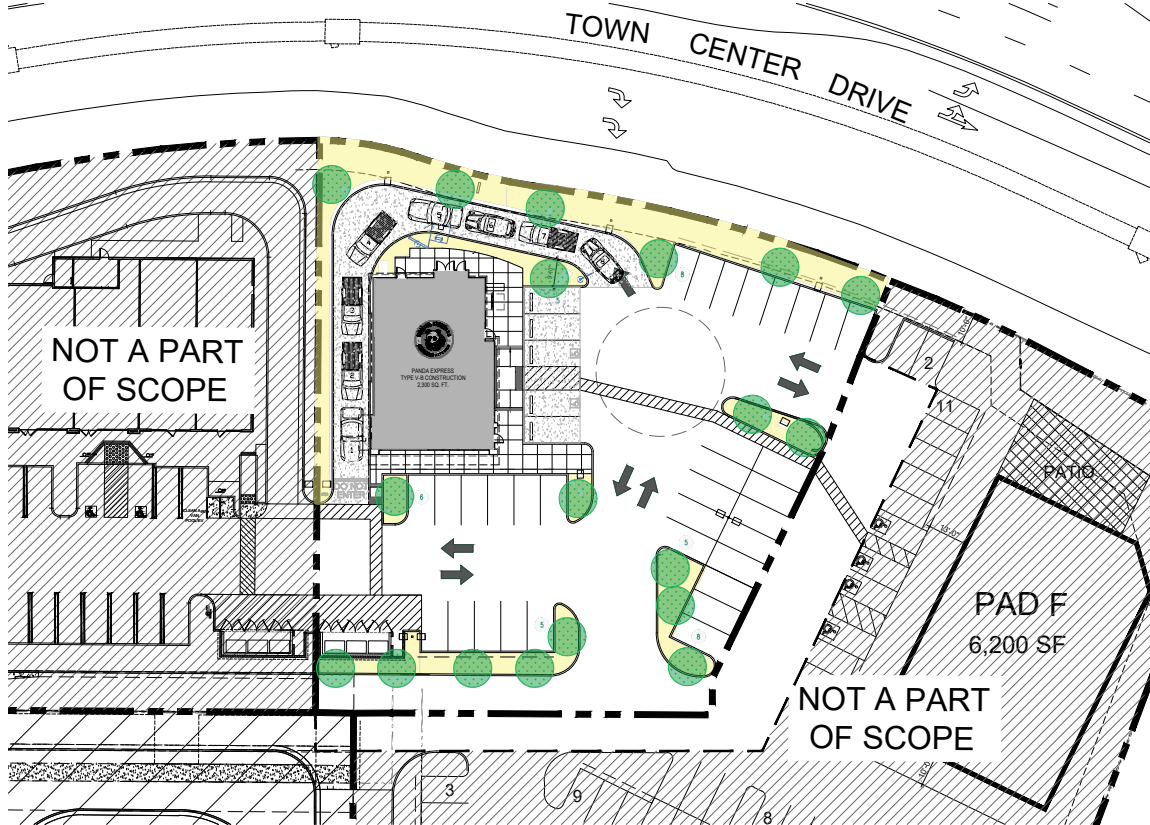


PANDA EXPRESS

THE LANDING SHOPPING CENTER
OXNARD BLVD & TOWN CENTER DR
OXNARD, CA 93036

PL-100

PRELIMINARY
LANDSCAPE PLAN



ATTACHMENT A - COMMERCIAL LANDSCAPE

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT NAME: RIVERPARK LANDING PARCEL 5
PROJECT TYPE: COMMERCIAL
PROJECT LOCATION: OXNARD, CA
REFERENCE ETa: 4.05
TOTAL IRRIGATED LANDSCAPE AREA: 4,722

MONTHLY ETa
ETa: OXNARD, CA
JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC ANNUAL
2.2 2.5 3.2 3.7 4.4 4.6 5.4 5.8 4.0 3.3 2.4 2.0 4.25

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETa) (ETAF X LA) + (ETAF) X SLA

MAWA = MAXIMUM APPLIED WATER ALLOWANCE
ETa = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)

0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)

ETAF = EVAPOTRANSPIRATION ADJUSTMENT FACTOR = 0.45 FOR NON RESIDENTIAL AREAS

LA = LANDSCAPE AREA INCLUDING SLA (SQ. FT.)

ETa = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)

SLA = PORTION OF LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA SEE DEFINITIONS (S.F.)

APPLICANT TO FILL IN BOXES BELOW:

IRRIGATED LANDSCAPE ARE INCLUDING SPECIAL LANDSCAPE AREA (LA) (SQUARE FEET)
PORTION OF LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQUARE FEET)

	ETa	ETAF	AREA (SF)	CONVERSION	MAWA
MAWA FOR TOTAL LA	42.5	X	0.45	X	4,722
MAWA FOR SLA	42.5	X	0.55	X	0

ESTIMATED TOTAL WATER USES (ETWU)
ETWU = (ETa) (0.62) (PF X HA) (IE - SLA)

ETWU = ESTIMATED TOTAL WATER USE
ETa = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)

0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)

PF = PLANT FACTOR FROM WILCOX'S (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 (S.F.)

ETAF CALCULATIONS
REGULAR LANDSCAPE AREAS
TOTAL ETAF X AREAS 1,686
TOTAL AREA 4,722
AVERAGE ETAF 0.36
ALL LANDSCAPE AREAS
TOTAL ETAF X AREAS 1,686
TOTAL AREA 4,722
AVERAGE ETAF 0.36
AVERAGE ETAF MEETS REQMT. FOR THIS SITE TYPE

ETWU ARRIVED FROM HYDROZONE TABLE BELOW +44,444 GALLONS PER YEAR. ETWU MEETS REQUIREMENT

HYDROZONE	PLANT WATER USE	PF	IRRIG METHOD	IE	ETAF (PF IE)	HA	ETAF X AREA AREA	% LANDSCAPE ETWU	HYDROZONE
REGULAR LANDSCAPE AREAS									
1. TREES	LOW	0.2	DRIP	0.81	0.25	905	128	11%	3,285
1. SHRUBS/GC	LOW	0.2	DRIP	0.81	0.37	4,217	1,560	89%	41,159
REGULAR LANDSCAPE AREAS SUBTOTAL						4,722	1,686	100%	44,444
SPECIAL LANDSCAPE AREAS (SLA)									
SPECIAL LANDSCAPE AREAS SUBTOTAL						0	0	0%	0
TOTAL						4,722	1,686	100%	44,444

TABLE A - PF (PLANT FACTOR)
COOL SEASON (TURF) 0.8
WARM SEASON (TURF) 0.6
HIGH WATER USING PLANTS 0.8 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 0.75
DRIP 0.81
DRIPLINE 0.85
TECO MAT 0.89

*NOTE: ADJUSTMENT CAN BE MADE BASED ON EXACT TYPE OF EQUIPMENT, SEE IRRIGATION LEGEND

IRRIGATION CONCEPT

THE IRRIGATION SYSTEM WILL COMPLY WITH ALL APPLICABLE STATE AND CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORD. NO. 2852) AND LANDSCAPE WATER CONSERVATION STANDARDS. THE PARKWAYS AND PARKING LOT PLANTING AREAS FACING LANDSCAPE WILL BE MAINTAINED BY PROPERTY OWNER WITH ITS OWN METER, WEATHER BASED SMART CONTROLLER, FLOW SENSOR AND MASTER VALVE. 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.

PRELIMINARY IRRIGATION PLAN



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DRAWN BY: RRL/GCH

PANDA PROJECT #: S8-20-D7280
ARCH PROJECT #: 19-315

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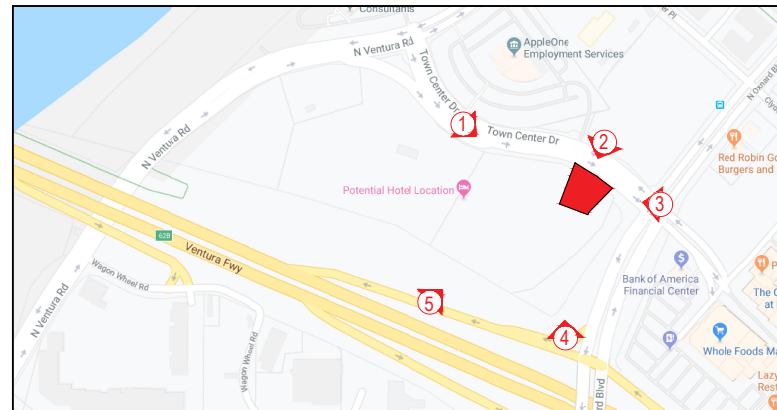


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PL-101

PRELIMINARY
IRRIGATION PLAN



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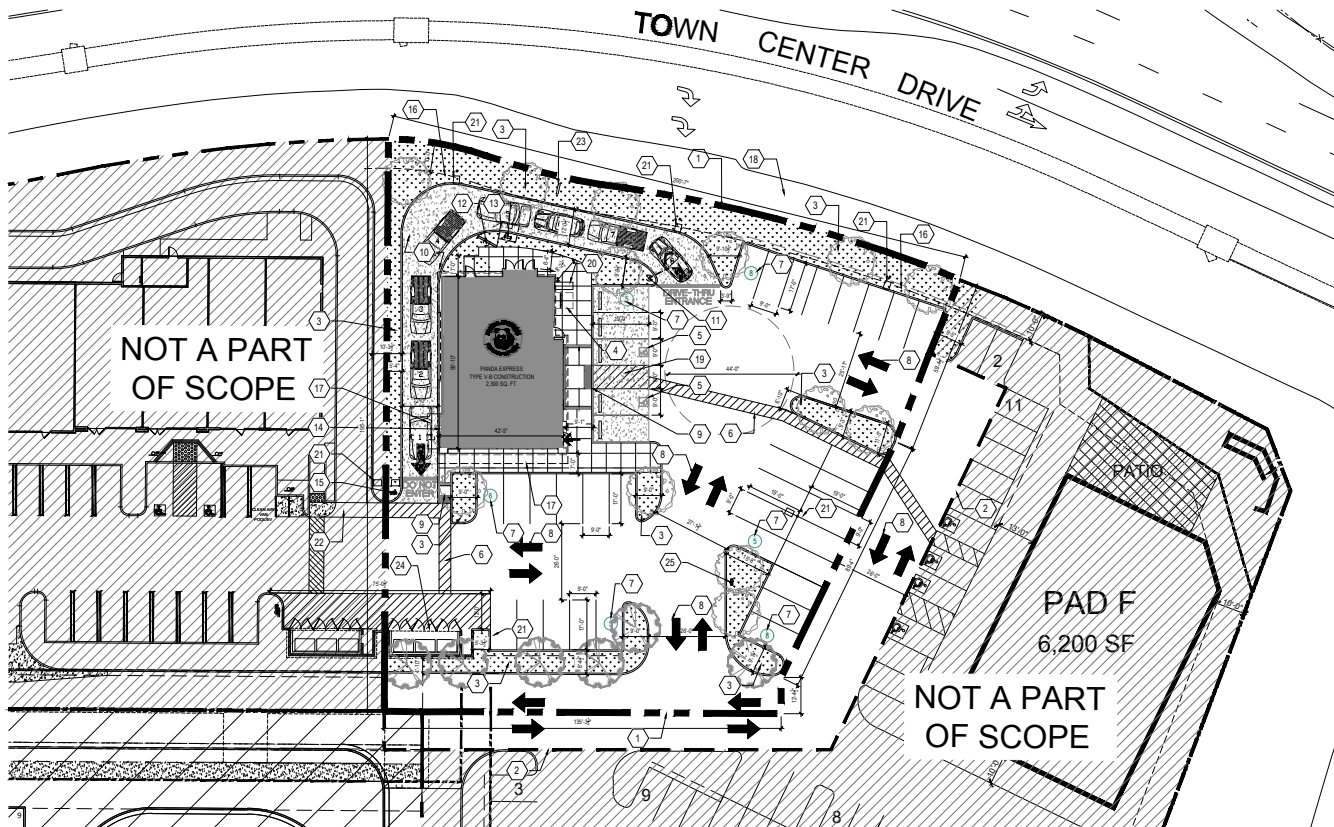
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A-000
CONTEXT PHOTOS



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APPLICANT
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TEAM DIRECTORY | A Scale= NTS | A-100

BUILDING CODE ANALYSIS			
OCCUPANCY CLASSIFICATION	GROUP	PROVIDED	REQUIRED / ALLOWED
TYPE OF CONSTRUCTION	M/B		
FIRE SPRINKLER	YES/SPRINKLERED		
HEIGHT		PROVIDED	REQUIRED / ALLOWED
STORY	1	22'-0"	
AREA		2,300 SQ. FT.	
OCCUPANT LOAD	24		
EXIT REQUIRED	2		
EXIT WIDTH	114"	68.0 2.2 + 12.6"	

PANDA EXPRESS			
RESTAURANT AREA	2,300 S.F.		
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)		
INDOOR SEATING	68		
OUTDOOR SEATING	68		
TOTAL	136		
APR #	132-0-470-115		

SITE INFORMATION			
LOT AREA	28,808 SQ. FT. (0.66 ACRES)		
PANDA EXPRESS WORK LIMIT	29,389 SQ. FT. (0.68 ACRES)		
LOT COVERAGE (FLOOR AREA RATIO)	0.18		
NEW LANDSCAPE PROVIDED	4,702 SQ. FT.		
PROPERTY ZONE / CLASSIFICATION	COMMERCIAL CONVENTION		
ADJACENT ZONING DISTRICTS	COMMERCIAL CONVENTION		
PROPERTY TYPE / UNIQUE CHARACTERISTICS	FREE STANDING 2,300 SQUARE FEET COMMERCIAL RESTAURANT WITH DRIVE THRU		

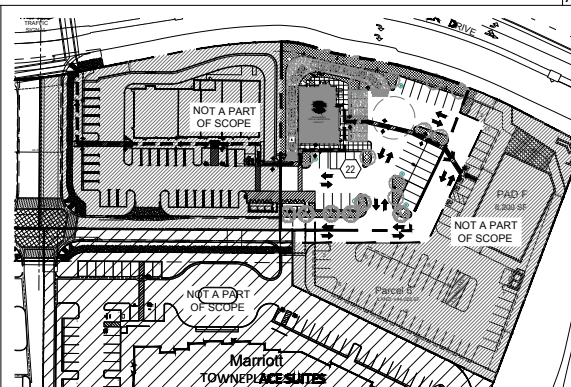
PARKING REQUIREMENTS:			
SQ. FT.	PARKING RATIO	REQUIRED	PROVIDED
IN PANDA EXPRESS (2,300 S.F. (BLOODS)	44	57	
STANDING CREDIT 100' LINEAL FT.	120' FT	28' MAN	
TOTAL	44	44	
ADA	125	2	
BICYCLE PARKING	50.0%	9	
VEHICLE LOCKER	1	1	

SITE PLAN | 1 Scale= 1"=20' | A-100

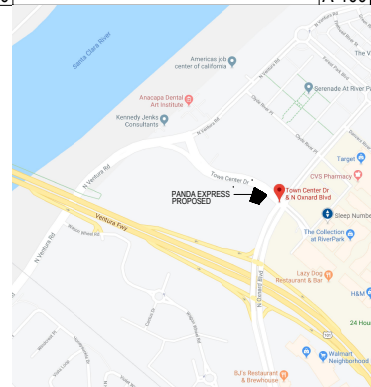
PROJECT INFO | B Scale= NTS | A-100

- | | |
|---|---|
| 1 PANDA EXPRESS - PROPERTY LINE | 14 DRIVE THRU WINDOW |
| 2 PANDA EXPRESS - LIMIT OF CONSTRUCTION | 15 THANK YOU / DO NOT ENTER SIGN |
| 3 LANDSCAPE AREA | 16 LANDSCAPE/BUILDING SETBACK |
| 4 BIKE RACK FOR S. GLOBAL INDUSTRIAL MODEL #652777 652777M, BLACK | 17 CANOPY |
| 5 DESIGNATED ACCESSIBLE PARKING SPACE | 18 EXISTING SIDEWALK |
| 6 ACCESSIBLE STRIPED PATH OF TRAVEL | 19 ACCESSIBLE LOADING AREA |
| 7 NUMBER OF STALLS | 20 BICYCLE LOCKER, GLOBAL / MODEL #501 BIKE SHELL LOCKER |
| 8 DIRECTIONAL ARROW | 21 SITE LIGHTING (TYPICAL) |
| 9 CURB RAMP & SIDEWALK | 22 PATH OF TRAVEL |
| 10 DRIVE THRU LANE | 23 MONUMENT SIGN |
| 11 CLEARANCE BAR | 24 TRASH ENCLOSURE
NOTE: TRASH ENCLOSURE TO BE SPRINKLERED |
| 12 DRIVE THRU MENU BOARD | 25 DRIVE THRU DIRECTIONAL SIGN |
| 13 DRIVE THRU SPEAKER BOX | |

KEY NOTES | E Scale= NTS | A-100



OVERALL SITE PLAN | D Scale= NTS | A-100



VICINITY MAP | C Scale= NTS | A-100



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PANDA PROJECT #: S8-20-D7280
ARCH PROJECT #: 19-315



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A-100

SITE PLAN
ARCHITECTURAL



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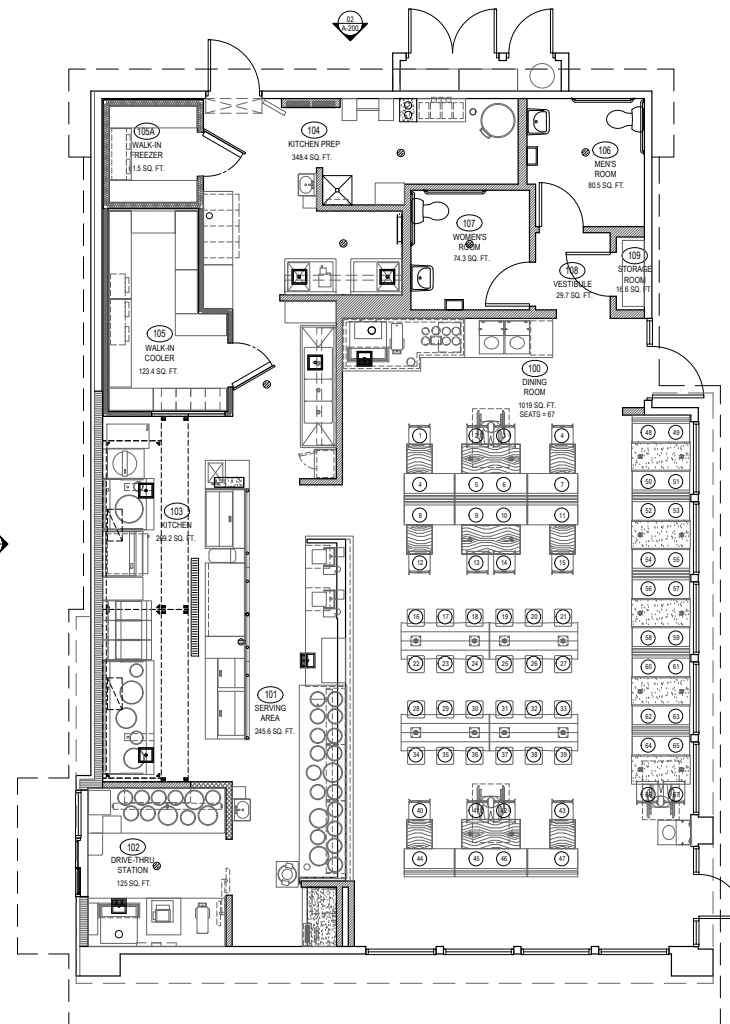
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A-101

FLOOR PLAN

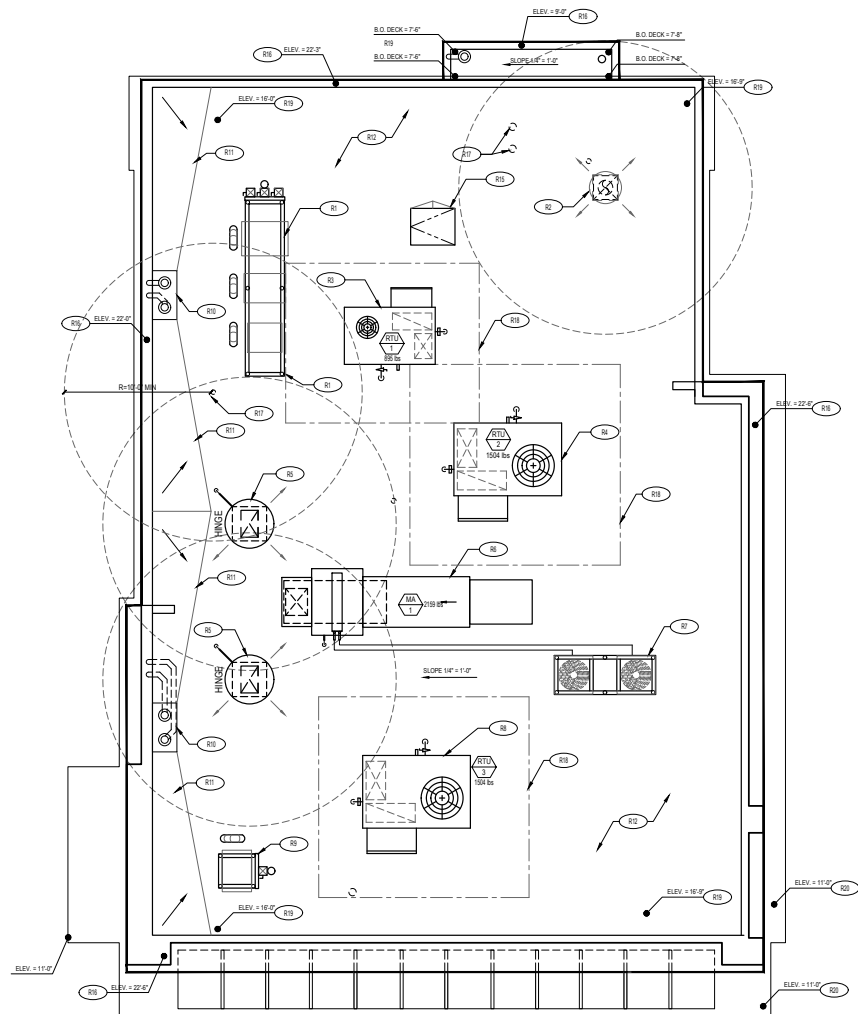


NOT USED 2
Scale= NTS A-101

FLOOR PLAN 1
Scale= 1/4" = 1'-0" A-101

ROOF PLAN KEYNOTES:

- (R1) CONDENSER UNIT AND RACK
MODEL #: 24AB300 HEIGHT: 40" COLOR: GRAY PRE-PAINTED G90 GALVANIZED STEEL
- (R2) RESTROOM EXHAUST FAN
MODEL #: CAPTIVEARE DDTA HEIGHT: 25 1/2" COLOR: SPUN ALUMINUM & G90 GALVANIZED
- (R3) AC UNIT 1
MODEL #: CARRIER 48HCD012B2M5 HEIGHT: 33 3/8" COLOR: GRAY
- (R4) AC UNIT 2
MODEL #: CARRIER 48HCD012B2M5 HEIGHT: 49 3/8" COLOR: GRAY
- (R5) HOOD EXHAUST FAN
MODEL #: CAPTIVEARE NCA18FA HEIGHT: 33 3/4" COLOR: SPUN ALUMINUM & G90 GALVANIZED
- (R6) MAKE-UP AIR UNIT
MODEL #: CAPTIVEARE A3-G18 HEIGHT: 53 5/8" COLOR: GRAY PRE-PAINTED G90 GALVANIZED STEEL
- (R7) CONDENSER UNIT
MODEL #: A3-D-000-G18-MPU HEIGHT: 43" COLOR: GRAY PRE-PAINTED G90 GALVANIZED STEEL
- (R8) AC UNIT 3
MODEL #: CARRIER 48HCD012B2M5 HEIGHT: 49 3/8" COLOR: GRAY
- (R9) CONDENSER UNIT
MODEL #: 24AB300 HEIGHT: 40" COLOR: GRAY PRE-PAINTED G90 GALVANIZED STEEL
- (R10) 4" ROOF DRAIN AND OVERFLOW DRAIN
- (R11) PROVIDE CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- (R12) WHITE, SINGLE-PLY, PVC 40ML MECHANICALLY FASTENED ROOF MEMBRANE, AS MANUFACTURED BY DURO-LAST ROOFING, INC. NO ALTERNATES WILL BE ACCEPTED. PROVIDE STANDARD 15 YEAR WARRANTY.
- (R13) NOT USED
- (R14) NOT USED
- (R15) ROOF ACCESS HATCH
- (R16) TOP OF PARAPET
- (R17) PLUMBING VENT
- (R18) PROVIDE WALK-WAY PAD AS SHOWN 4'X5' @ SATELLITE, 2'X3' @ ROOF HATCH
- (R19) TOP OF ROOF
- (R20) TOP OF METAL CANOPY



ROOF PLAN | 1
Scale: 1/4" = 1'-0" | A-107



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ARCH PROJECT #: 19-315

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A-107

ROOF PLAN

EIFS (EF5-1)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: WOOL SKEIN
FINISH: FINE

EIFS (EF5-2)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: CITYSCAPE
FINISH: FINE

EIFS (EF5-3)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE
SYSTEM
COLOR: IRON ORE
FINISH: FINE

SILL (ST-8)
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: STONE CAP
COLOR: #2 GREY
FINISH: - NATURAL

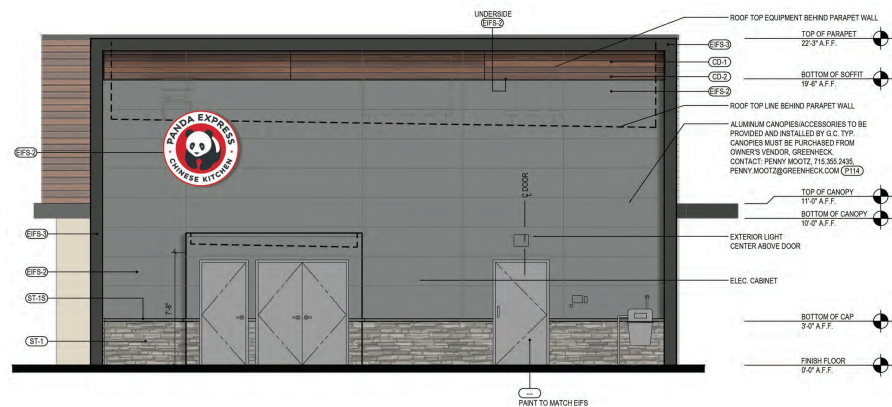
STONE VENEER (ST-1)
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: INDUSTRIAL LEDGE
COLOR: SHALE GREY
FINISH: - NATURAL

DECKING (CD-1)
MANUFACTURE: FIBERON
PRODUCT: HORIZON
COLOR: IPE
FINISH: - SMOOTH

DECKING (CD-2)
MANUFACTURE: FIBERON
PRODUCT: HORIZON
COLOR: TUDOR BROWN
FINISH: - SMOOTH

METAL CAP (MTL-1)
MANUFACTURE: EXCEPTIONAL METALS
PRODUCT: - CAP FLASHING
COLOR: IRON ORE
FINISH: - SMOOTH

PAINT (PM)
MANUFACTURE: SHERWIN WILLIAMS
PRODUCT: SW 7069
COLOR: IRON ORE
FINISH: - SMOOTH



NORTH ELEVATION 2
Scale= 1/4" = 1'-0" A-200



SOUTH ELEVATION 1
Scale= 1/4" = 1'-0" A-200



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A-200
EXTERIOR ELEVATIONS

EIFS (EFS-1)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: WOOL SKEIN
FINISH: FINE

EIFS **(EIFS-2)**
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: CITYSCAPE
FINISH: FINE

EIFS (EFS-3)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE
SYSTEMCOLOR: IRON ORE
FINISH: FINE

SILL **ST-18**
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: STONE CAP
COLOR: #2 GREY
FINISH: - NATURAL

STONE VENEER **ST-1**
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: INDUSTRIAL LEDGE
COLOR: SHALE GREY
FINISH: - NATURAL

DECKING **CD-1**
MANUFACTURE: FIBERON
PRODUCT: HORIZON
COLOR: IPE
FINISH: - SMOOTH

DECKING **CD-2**
MANUFACTURE: FIBERON
PRODUCT: HORIZON
COLOR: TUDOR BROWN
FINISH: - SMOOTH

METAL CAP (MTL-1)
MANUFACTURE: EXCEPTIONAL METALS
PRODUCT: - CAP FLASHING
COLOR: IRON ORE
FINISH: - SMOOTH

PAINT **P114**
MANUFACTURE: SHERWIN WILLIAMS
PRODUCT: SW 7069
COLOR: IRON ORE
FINISH: - SMOOTH



EAST ELEVATION	2
Scale= 1/4" = 1'-0"	A-201



WEST ELEVATION	1
Scale= 1/4" = 1'-0"	A-201



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A-201

EXTERIOR ELEVATIONS



RENDER | 4
Scale= N.T.S. | A-202



RENDER | 2
Scale= N.T.S. | A-202



RENDER | 3
Scale= N.T.S. | A-202



RENDER | 1
Scale= N.T.S. | A-202



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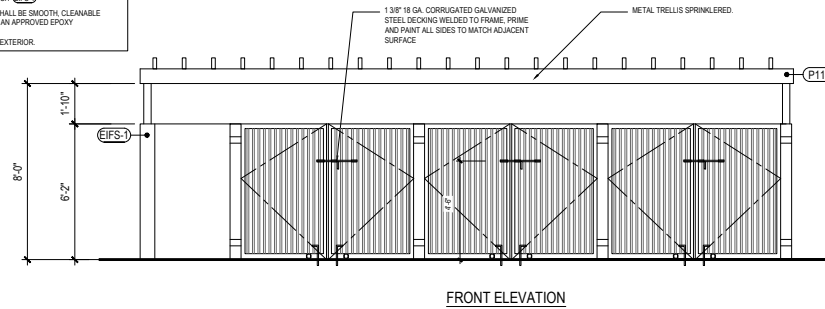
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A-202

EXTERIOR RENDERERS

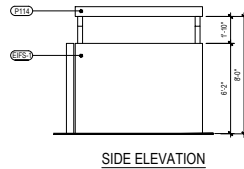
NOTE:
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE A-200
TRASH ENCLOSURE WALLS AND GATE COLOR SHALL MATCH EIFS
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER, COLOR TO MATCH EXTERIOR.



FRONT ELEVATION

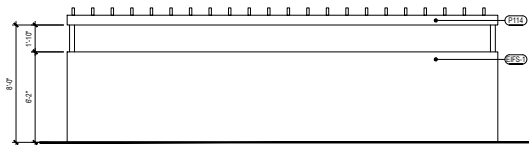
NOT USED | 5
Scale= N.T.S. | A-407

ELEVATION | 2
Scale= 3/8" = 1'-0" | A-407



SIDE ELEVATION

ELEVATION | 4
Scale= 1/4" = 1'-0" | A-407

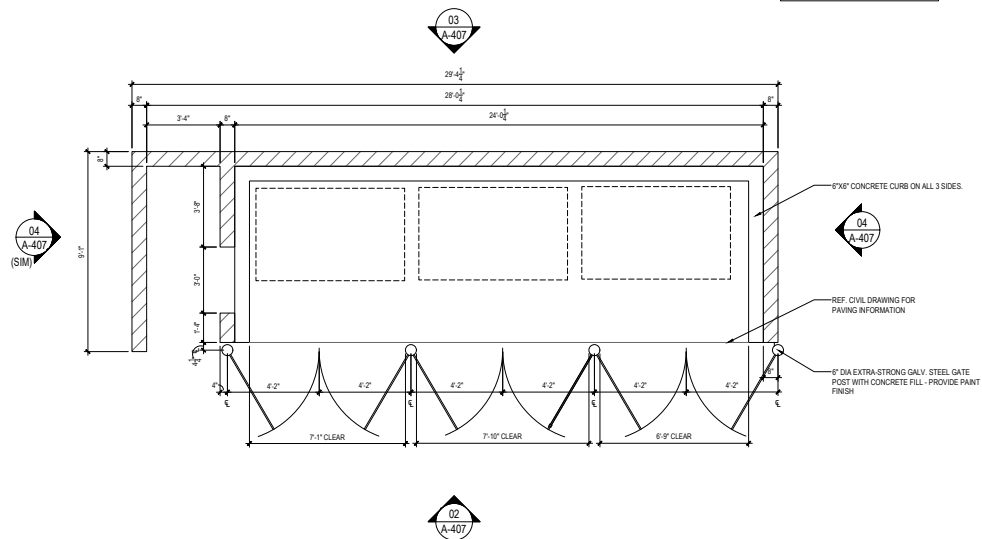


BACK ELEVATION

ELEVATION | 3
Scale= 1/4" = 1'-0" | A-407

NOTE:
FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.

NOTE:
TRASH ENCLOSURE TO BE SPRINKLERED.



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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101	1L SUBMITTAL	11-20-19
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303	1ST DAC SUBMITTAL	12-23-19
404	2ND DAC SUBMITTAL	02-21-20
505	3RD DAC SUBMITTAL	04-13-20

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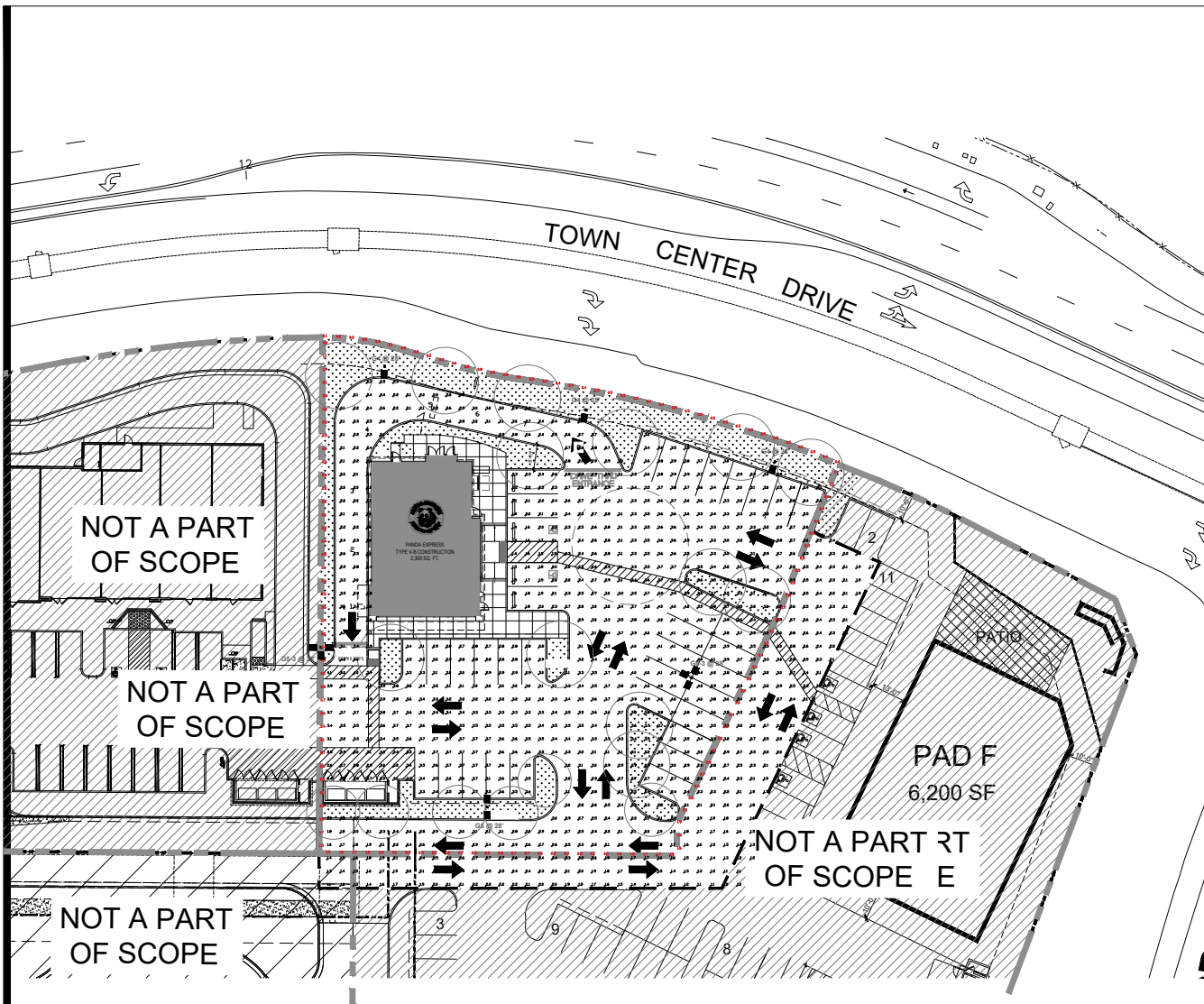
PANDA PROJECT #: S8-20-D7280
ARCH PROJECT #: 19-315

GARY WANG & ASSOCIATES, INC.
1000 Corporate Center Dr., Suite 500
Monterey Park, CA 91754
TEL: (626) 288-6888 FAX: (626) 768-7101
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PANDA EXPRESS
THE LANDING SHOPPING CENTER
OXNARD BLVD & TOWN CENTER DR
OXNARD, CA 93036

A-407
TRASH ENCLOSURE
DETAILS

PLAN | 1
Scale= 3/8" = 1'-0" | A-407



Schedule						
Symbol						
Label	G4	G5	G5-3			
Quantity	3	1	2			
Manufacturer	EATON-MCGRAWHILLSON (FORMER COOPER LIGHTING)	EATON-MCGRAWHILLSON (FORMER COOPER LIGHTING)	EATON-MCGRAWHILLSON (FORMER COOPER LIGHTING)			
Catalog Number	GLEONAF-02- LED-E1-SL4-1200-HSS	GLEONAF-02- LED-E1-6WQ-1200	GLEONAF-02- LED-E1-6WQ-1200			
Light Loss Factor	1	1	1			
Wattage	129	258	387			
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PARKING LOT	+	2.7 fc	4.5 fc	0.7 fc	6.4:1	3.9:1
CALC SUMMARY- PROPERTY LINE	+	1.9 fc	4.4 fc	0.1 fc	44.0:1	19.0:1
Note						
1. Mounting height of 28' (25' pole) 2. Calculations taken at ground level. 3. Contact Villa Lighting- (800)325-0693 WWW.VILLALIGHTING.COM						



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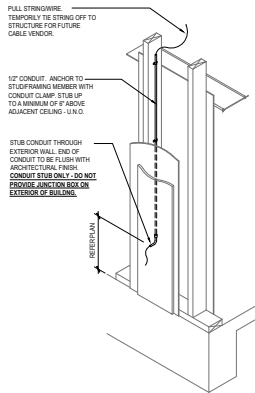
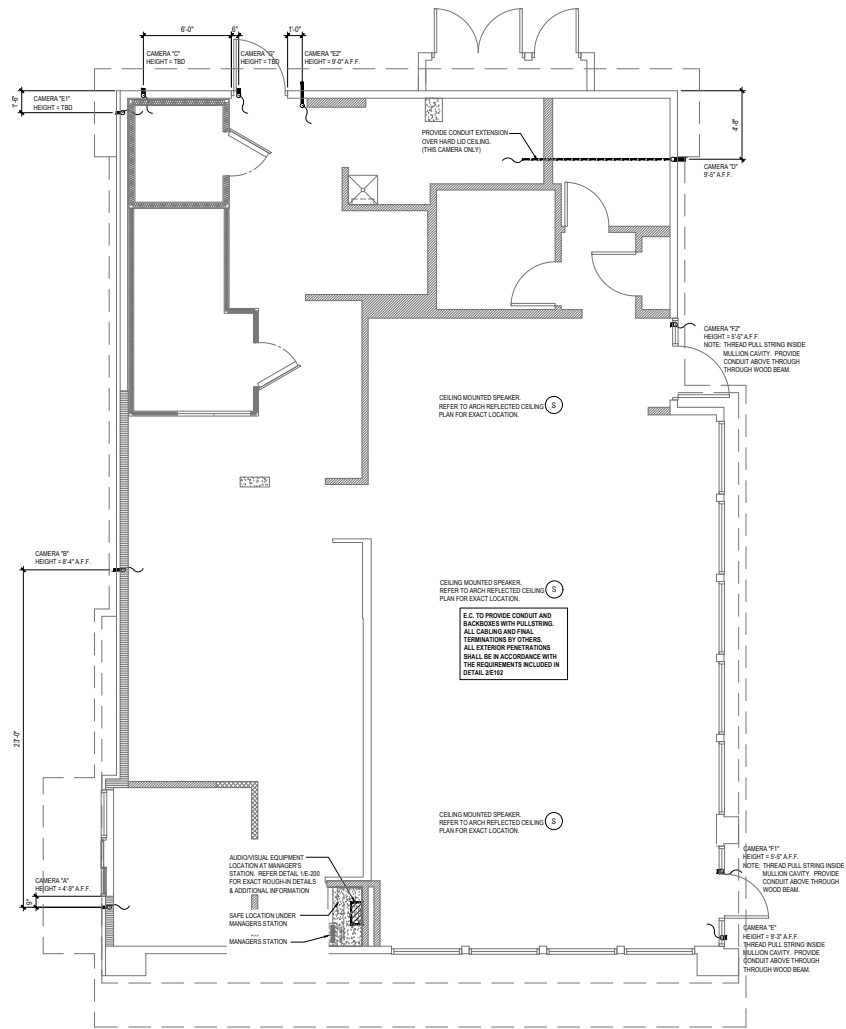
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PANDA PROJECT #: 58-20-D7280
ARCH PROJECT #: 19-315

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E-100
PRELIMINARY PHOTOMETRIC
SITE PLAN



CONDUIT ROUGH-IN DETAIL | 2
NOT TO SCALE | E-102

SECURITY CAMERA PLAN | 1
Scale= 1/4" = 1'-0" | E-102



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E-102

SECURITY CAMERA PLAN

NOTICE OF EXEMPTION

Project Description: **Panda Express at RiverPark** PZ No. 19-200-17 (Development Design Review Permit): A request to construct a 2,300 square-foot commercial building with a drive-through with a 8-vehicle capacity, an associated parking lot for 36 vehicles and 2 motorcycles, and landscaping and infrastructure improvements on a 0.68-acre project site located on Lot 4 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan (APN: 132-0-470-115). Filed by GWA Architecture (Applicant) on behalf of Shea Properties, LLC (property owner).

Finding:

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

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

Supporting Reasons: In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of one 2,300 square-foot commercial building designed to be consistent with the Commercial Regional (CR) general plan land use designation, as well as with the West Corridor Commercial District of the RiverPark Specific Plan. The proposed development is located on a 0.68-acre site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Scott Kolwitz
Planning and Environmental Services Manager

**PARKING MANAGEMENT PLAN
FOR
THE LANDING AT RIVERPARK PROJECT
OXNARD, CALIFORNIA**

MAY 2020

PREPARED FOR
SHEA PROPERTIES

PREPARED BY



**PARKING MANAGEMENT PLAN
FOR
THE LANDING AT RIVERPARK
OXNARD, CALIFORNIA**

May 2020

Prepared for:

SHEA PROPERTIES

Prepared by:

GIBSON TRANSPORTATION CONSULTING, INC.

555 W. 5th Street, Suite 3375
Los Angeles, California 90013
(213) 683-0088

Ref: J1031d



Table of Contents

1.	Introduction.....	1
	Specific Plan Requirements.....	1
	Project Description	1
2.	Parking Requirement Analysis.....	4
	City Code Parking Requirements	4
3.	Shared Parking Analysis.....	7
	Shared Parking Assumptions	7
	Project Shared Parking Demand	9
	Shared Parking Summary.....	10
4.	Recommended Parking Management Measures.....	17

References



List of Figures

NO.

1	Project Site Plan.....	3
---	------------------------	---

List of Tables

NO.

1	City Code Parking Requirements	6
2	Detailed Shared Parking Demand Analysis	11
3	Hourly Parking Demand Summary	12
4	Shared Parking Demand Summary	16

List of Charts

NO.

1	Weekday Month-by-Month Estimated Parking Demand	13
2	Weekend Month-by-Month Estimated Parking Demand	14
3	Peak Month Daily Parking Demand by Hour	15

Chapter 1

Introduction

Gibson Transportation Consulting, Inc. conducted a shared parking analysis and prepared this Parking Management Plan (PMP) for the northern commercial parcels (Nos. 2-6) within The Landing at Riverpark (Project), which is located within Planning District C of the Riverpark Specific Plan area.

The purpose of the PMP is to ensure that adequate parking facilities and/or management measures have been provided for all uses within the Project. This PMP includes an analysis of the parking requirements for the Project based on established national shared parking guidelines, a summary of the proposed parking supply, and a discussion of recommended parking management measures.

SPECIFIC PLAN REQUIREMENTS

The Riverpark Specific Plan requires that commercial parking in Planning Districts A through E fulfills the minimum off-street parking requirements, but also allows for shared parking where appropriate.

PROJECT DESCRIPTION

The Project is located on the southwest corner of Oxnard Boulevard & Town Center Drive, adjacent to existing commercial and residential development.

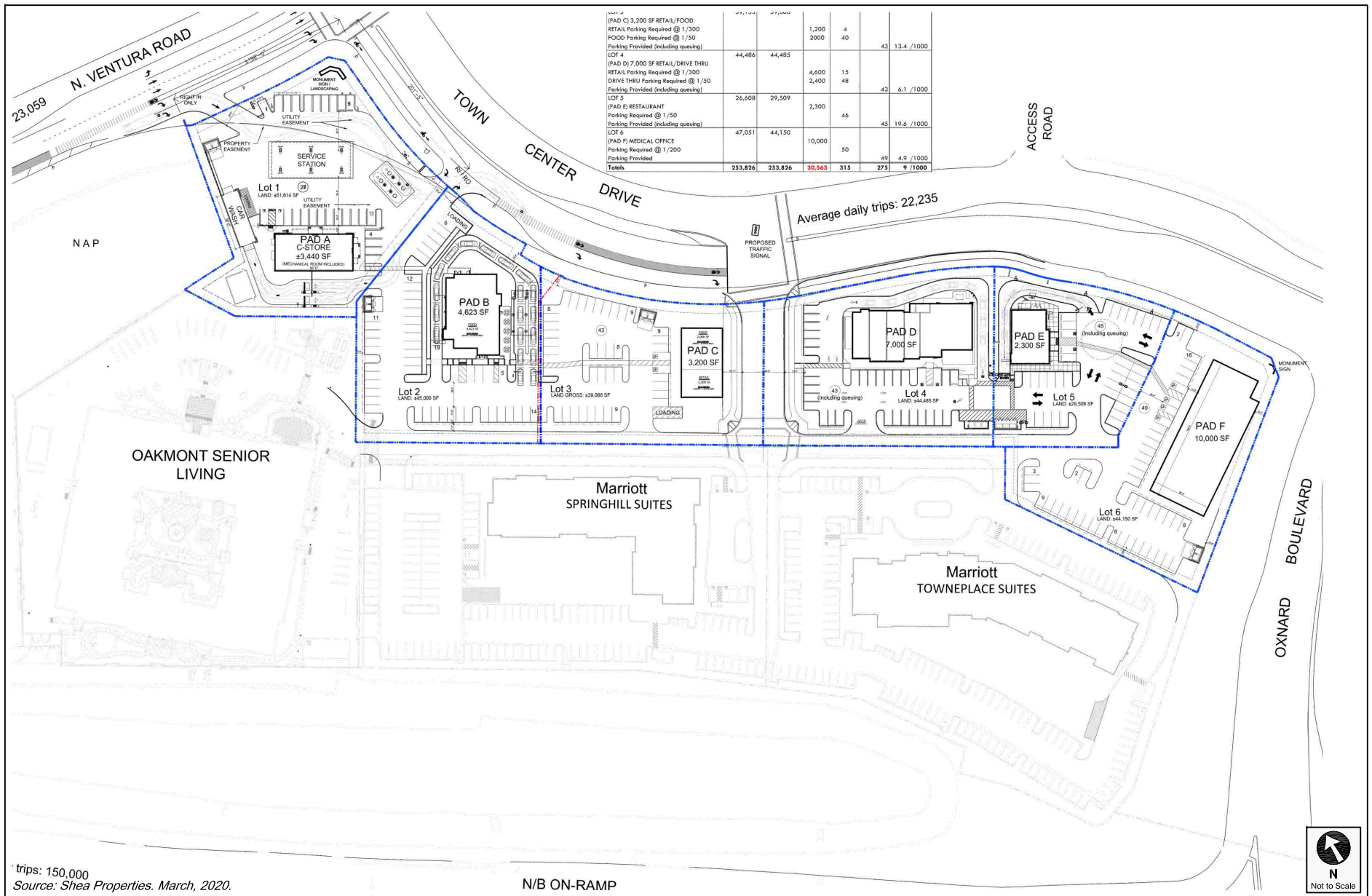
The Project consists of the following land uses:

- 5,200 square feet (sf) of Retail
- 2,800 sf of Restaurant

-
- 11,123 sf of Fast Food
 - 8,000 sf of Medical Office

As proposed, the Project would provide approximately 247 parking spaces for the northern commercial parcels (Nos 2-6). The site plan is illustrated in Figure 1.

This analysis examines the off-street parking requirements, as indicated in *Oxnard, California Code of Ordinances* (City of Oxnard, December 12, 2016) (City Code) and the Riverpark Specific Plan, as well as a parking demand analysis using the *Shared Parking, 2nd Edition* (Urban Land Institute [ULI] and the International Council of Shopping Centers [ICSC], 2005) model. The results of both analyses are presented below.



PROJECT SITE PLAN

FIGURE
1

Chapter 2

Parking Requirement Analysis

CITY CODE PARKING REQUIREMENTS

The City Code has identified the off-street parking requirements of various land uses; in particular, the following parking rates are indicated in City Code Section 16-622:

- Retail – 1.0 space per 250 sf
- Restaurant – 1.0 space per 75 sf (up to 6,000 sf), 1.0 space per 180 sf (greater than 6,000 sf)
- Fast Food – 1.0 space per 50sf
- Medical Office – 1.0 space per 200 sf

These parking rates were applied to the various land use elements of the Project to determine the required amount of off-street parking stalls per the City Code.

As detailed in Table 1, the retail component is required to provide 21 spaces, the restaurant component is required to provide 37 spaces, the fast food component is required to provide 222 spaces, and the medical office component is required to provide 40 parking spaces.

The total off-street parking requirement for the Project, as determined by the City Code, is 320 parking spaces. This parking requirement would not be satisfied by the proposed parking supply of 247 parking spaces.

City Code Summary

As detailed in the analyses above, the Project would not be able to satisfy the City Code off-street parking requirements as currently proposed. The City Code analysis indicates a parking deficit of 73 parking spaces.

It should be noted that the City Code parking requirements are not necessarily reflective of the parking demands experienced with each land use. The analysis assumes that the demand for each land use peaks at the same time; this may lead to the provision of more parking than is needed at any given time. A shared parking analysis, detailed in Chapter 3, was performed to determine the appropriate number of parking spaces to support the Project.

**TABLE 1
CITY CODE PARKING REQUIREMENTS**

Proposed Land Use		Size		Parking Rate [a]	Parking Spaces Required
Retail	Neighborhood/Community Shopping Center	5,200	sf	1 sp/250sf	21
Restaurant	Family Restaurant [b]	2,800	sf	1 sp/75sf (up to 6,000sf)	37
				1 sp/180sf (greater than 6,000sf)	0
Fast Food	Fast Food Restaurant	11,123	sf	1 sp/50sf	222
Medical Office	Medical and Dental Office	8,000	sf	1 sp/200sf	40
TOTAL PARKING SPACES REQUIRED					320
TOTAL PARKING SPACES PROVIDED [c]					247
PARKING SPACES PROVIDED OVER REQUIRED					(73)

Notes:

[a] Parking rates as specified by the City of Oxnard Code of Ordinances, Section 16-622.

[b] Analyzed as Non Fast-Food Restaurant, per the City Code.

Chapter 3

Shared Parking Analysis

The shared parking analysis was performed using the *Shared Parking, 2nd Edition* model. ULI/ICSC describes shared parking as follows:

Shared parking is defined as parking space that can be used to serve two or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is the result of two conditions:

- *Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season)*
- *Relationships among land use activities that result in people's attraction to two or more land uses on a single auto trip to a given area or development*

Most zoning codes provide peak parking ratios for individual land uses. While this appropriately recognizes that separate land uses generate different parking demands on an individual basis, it does not reflect the fact that the combined peak parking demand, when a mixture of land uses shares the same parking supply, can be substantially less than the sum of the individual demands. For example, restaurant uses typically peak in the noontime and evening hours while medical office uses peak in the mid-morning and mid-afternoon hours.

SHARED PARKING ASSUMPTIONS

The shared parking model utilizes a series of assumptions, in addition to the base ULI/ICSC data, to develop the parking demand model. This discussion explains the assumptions used in this analysis and describes the background documentation used for each of these factors.

Parking Ratio

The ULI/ICSC methodology requires that each land use select parking ratios; that is, the parking ratio for each land use if used independently. The base parking demand ratios were developed through an extensive research and documentation effort by ULI/ICSC; these base rates reflect a national average. For the purposes of this analysis, the base rates were utilized for the Project for all land uses.

The following are the base ULI/ICSC parking demand rates (weekday/weekend) used for the various components of this study, as mentioned above:

- Community Shopping Center – 3.60/4.00 spaces/thousand sf (ksf)
- Family Restaurant – 10.50/15.00 spaces/ksf
- Fast Food Restaurant – 15.00/14.00 spaces/ksf
- Medical/Dental Office – 4.50/4.50 spaces/ksf

Time of Day

The time of day factor is one of the key assumptions of the shared parking model. This factor reveals the hourly parking pattern of the analyzed land use; essentially, the peak demands are indicated by this factor. ULI/ICSC's research efforts have yielded a comprehensive data set of time of day factors for multiple land uses. As the demand for each land use fluctuates over the course of the day, the ability to implement shared parking emerges.

Weekday vs. Weekend

Each shared parking analysis measured the parking demand on a weekday as well as on a Saturday. Research has indicated that a source for variation in parking demand can be traced to the difference between weekday and weekend demand.

Seasonal Variation

The shared parking analysis in this report was based on the peak month of the year. The total parking demand of the Project was compared over the course of the year; the peak month's demand is reported.

Mode Split and Captive Market

One factor that affects the overall parking demand at each development is the number of visitors and employees that arrive by automobile. It is common that mixed-use projects and districts have patrons/visitors captured within the site itself based on the mixed-use nature of the Project. The mode split accounts for the number of visitors and employees that do not arrive by automobile (transit, walk, and other means) or are internally captured. The mode split and internal capture ratios for the Project were left unadjusted for conservative purposes.

Auto Occupancy

The shared parking analysis for the Project used the national averages for auto occupancy, i.e., the typical number of passengers in each vehicle parking at the site, for all land uses. No changes were made to the ULI/ICSC average rates.

PROJECT SHARED PARKING DEMAND

Tables 2 and 3 detail the input assumptions and results of the Project's shared parking analysis. For each land use, the tables show the base parking demand ratio for a weekday and a Saturday, the mode adjustment (mode split), the non-captive ratio (internal capture), and the peak hour and peak month adjustment ratios (the shared parking model calculates the peak demand to occur at 1:00 PM on a December weekday, the busiest hour of the year for parking demand).

Charts 1 and 2 illustrate the peak hour parking demand occurring during each month of the year for the weekday and weekend, respectively. Chart 3 illustrates the hourly parking demand pattern during the peak month of December.

By component, the model estimates that the busiest hour of the year would experience a combined retail demand of 19 spaces, restaurant demand of 27 spaces, fast food demand of 167 spaces, and medical office demand of 34 spaces. The peak parking demand totals 245 spaces. This parking demand would be satisfied by the proposed parking supply of 247 parking spaces. The results of this analysis are summarized in Table 4.

SHARED PARKING SUMMARY

As illustrated by the shared parking analysis, the proposed parking supply of 247 spaces is sufficient to accommodate the parking needs of the Project.

**TABLE 2
DETAILED SHARED PARKING DEMAND ANALYSIS**

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY																		
Projected Parking Supply: 247 Stalls			Weekday					Weekend					Weekday			Weekend		
Land Use	Quantity	Project Data Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
													1 PM	December		12 PM	December	
Community Shopping Center (<400 ksf) Employee	5,200	sf GLA	2.90 0.70	1.00 1.00	1.00 1.00	2.90 0.70	/ksf GLA /ksf GLA	3.20 0.80	1.00 1.00	1.00 1.00	3.20 0.80	/ksf GLA /ksf GLA	1.00 1.00	1.00 1.00	15 4	0.85 1.00	1.00 1.00	14 4
Family Restaurant Employee	2,800	sf GLA	9.00 1.50	1.00 1.00	1.00 1.00	9.00 1.50	/ksf GLA /ksf GLA	12.75 2.25	1.00 1.00	1.00 1.00	12.75 2.25	/ksf GLA /ksf GLA	0.90 1.00	1.00 1.00	23 4	1.00 1.00	1.00 1.00	36 6
Fast Food Restaurant Employee	11,123	sf GLA	12.75 2.25	1.00 1.00	1.00 1.00	12.75 2.25	/ksf GLA /ksf GLA	12.00 2.00	1.00 1.00	1.00 1.00	12.00 2.00	/ksf GLA /ksf GLA	1.00 1.00	1.00 1.00	142 25	1.00 1.00	1.00 1.00	133 22
Medical/Dental Office Employee	8,000	sf GLA	3.00 1.50	1.00 1.00	1.00 1.00	3.00 1.50	/ksf GLA /ksf GLA	3.00 1.50	1.00 1.00	1.00 1.00	3.00 1.50	/ksf GLA /ksf GLA	0.90 1.00	1.00 1.00	22 12	0.30 1.00	1.00 1.00	7 12
													Customer		202	Customer		190
													Employee		45	Employee		44
													Residential		0	Reserved		0
													Total		247	Total		234

Shared Parking Reduction 7%

12%

TABLE 3
HOURLY PARKING DEMAND SUMMARY

December																								
Weekday Estimated Peak-Hour Parking Demand																								
Projected Parking Supply: 247 Stalls																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj.	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	1 PM	11 AM	1 PM	6 PM
Community Shopping Center (<400 ksf)	100%	-	1	2	5	8	11	14	15	15	15	14	14	14	14	10	8	5	2	-	15	11	15	14
Employee	100%	-	1	2	3	3	4	4	4	4	4	4	4	4	4	4	3	2	1	-	4	4	4	4
Family Restaurant	100%	6	13	15	19	21	23	25	23	13	11	11	19	20	20	20	15	14	13	6	23	23	23	20
Employee	100%	2	3	4	4	4	4	4	4	4	3	3	4	4	4	4	3	3	3	1	4	4	4	4
Fast Food Restaurant	100%	7	14	28	43	78	121	142	142	128	85	78	85	121	114	71	43	28	14	7	142	121	142	121
Employee	100%	4	5	8	10	19	25	25	25	24	18	15	18	23	23	15	10	8	5	5	25	25	25	23
Medical/Dental Office	100%	-	-	22	22	24	24	7	22	24	24	22	19	16	7	4	-	-	-	-	22	24	22	16
Employee	100%	-	-	7	12	12	12	12	12	12	12	12	12	8	4	2	-	-	-	-	12	12	12	8
TOTAL DEMAND	Customer	13	28	67	89	131	179	188	202	180	135	125	137	171	155	105	66	47	29	13	202	179	202	171
	Employee	6	9	21	29	38	45	45	45	44	37	34	38	39	35	25	16	13	9	6	45	45	45	39
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		19	37	88	118	169	224	233	247	224	172	159	175	210	190	130	82	60	38	19	247	224	247	210
ULI base data have been modified from default values.																					247	224	247	210

Footnote(s):

December																								
Weekend Estimated Peak-Hour Parking Demand																								
																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	12 PM	11 AM	12 PM	6 PM
Community Shopping Center (<400 ksf)	100%	-	1	2	6	10	12	14	16	17	17	16	16	16	16	11	9	6	3	-	14	12	14	16
Employee	100%	-	1	2	3	3	4	4	4	4	4	4	4	4	4	3	3	2	1	-	4	4	4	4
Family Restaurant	100%	4	9	16	25	32	32	36	31	23	14	16	22	25	25	23	11	9	5	4	36	32	36	25
Employee	100%	3	5	5	5	6	6	6	6	6	5	5	6	6	6	6	5	4	4	2	6	6	6	6
Fast Food Restaurant	100%	7	13	27	40	73	113	133	133	120	80	73	80	113	106	67	40	27	13	7	133	113	133	113
Employee	100%	3	4	7	9	17	22	22	22	21	15	13	15	20	20	13	9	7	4	4	22	22	22	20
Medical/Dental Office	100%	-	-	22	22	24	24	7	-	-	-	-	-	-	-	-	-	-	-	-	7	24	7	-
Employee	100%	-	-	7	12	12	12	12	-	-	-	-	-	-	-	-	-	-	-	-	12	12	12	-
TOTAL DEMAND	Customer	11	23	67	93	139	181	190	180	160	111	105	118	154	147	101	60	42	21	11	190	181	190	154
	Employee	6	10	21	29	38	44	44	32	31	24	22	25	30	30	22	17	13	9	6	44	44	44	30
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		17	33	88	122	177	225	234	212	191	135	127	143	184	177	123	77	55	30	17	234	225	234	184
ULI base data have been modified from default values.																					234	225	234	184

CHART 1
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND

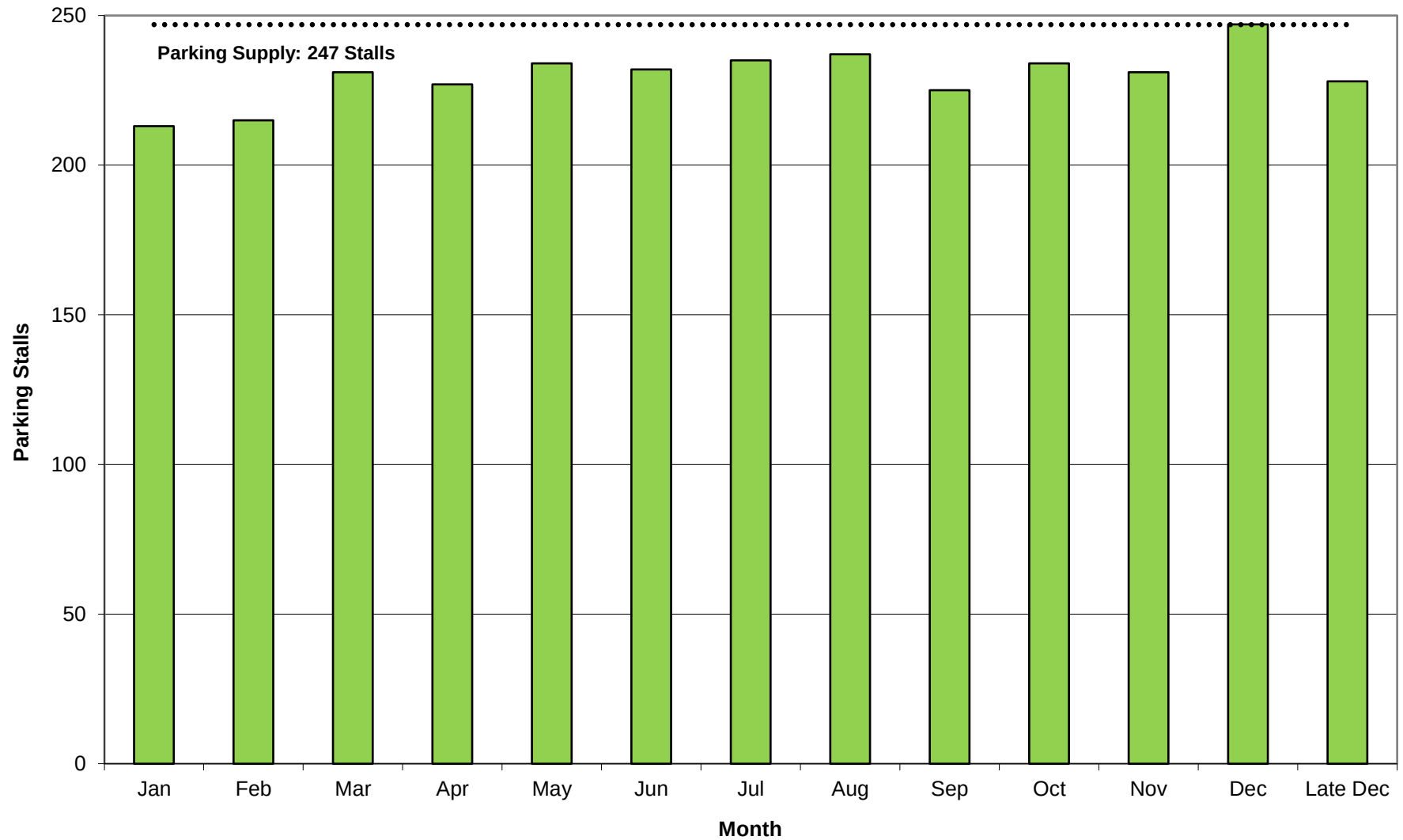


CHART 2
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND

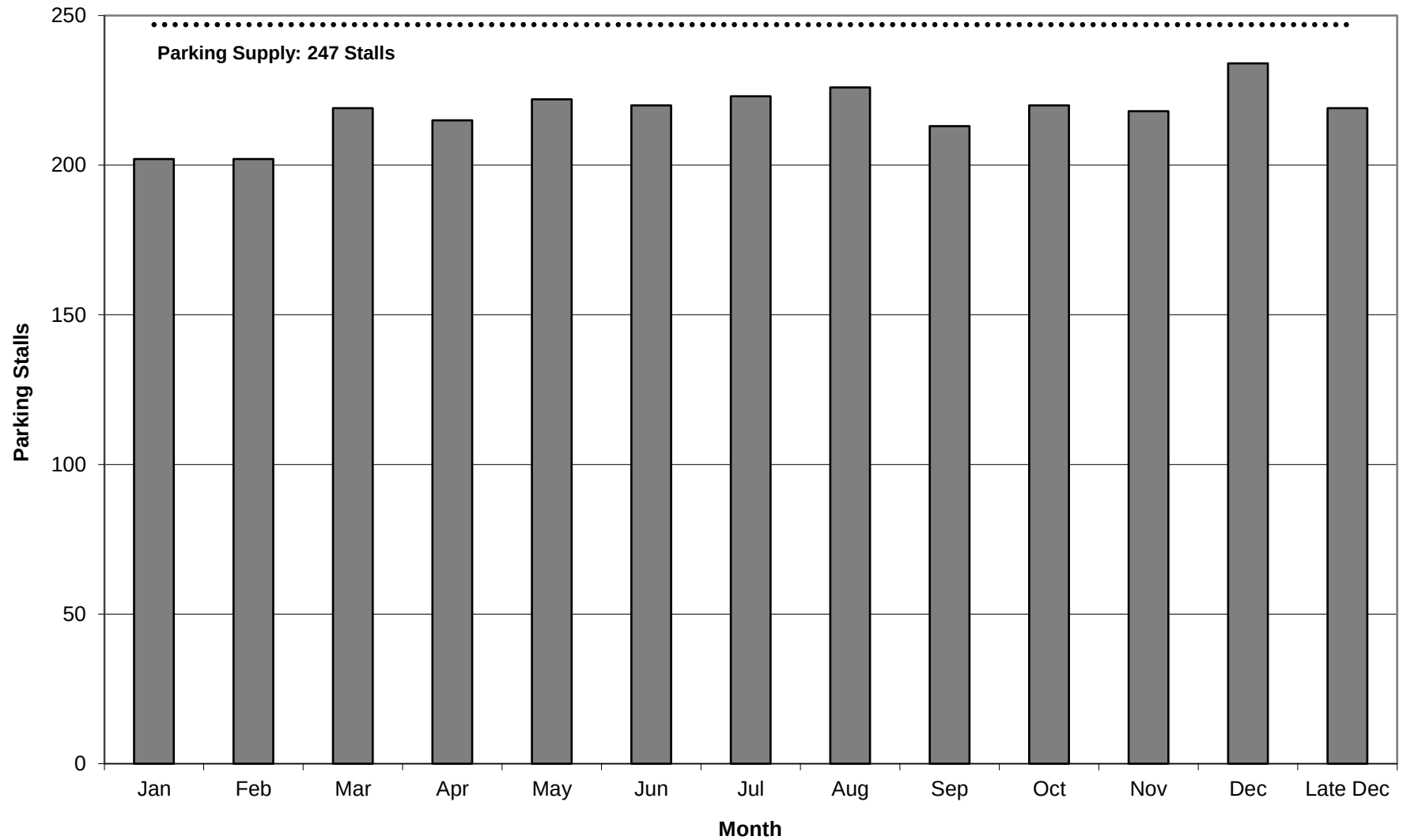
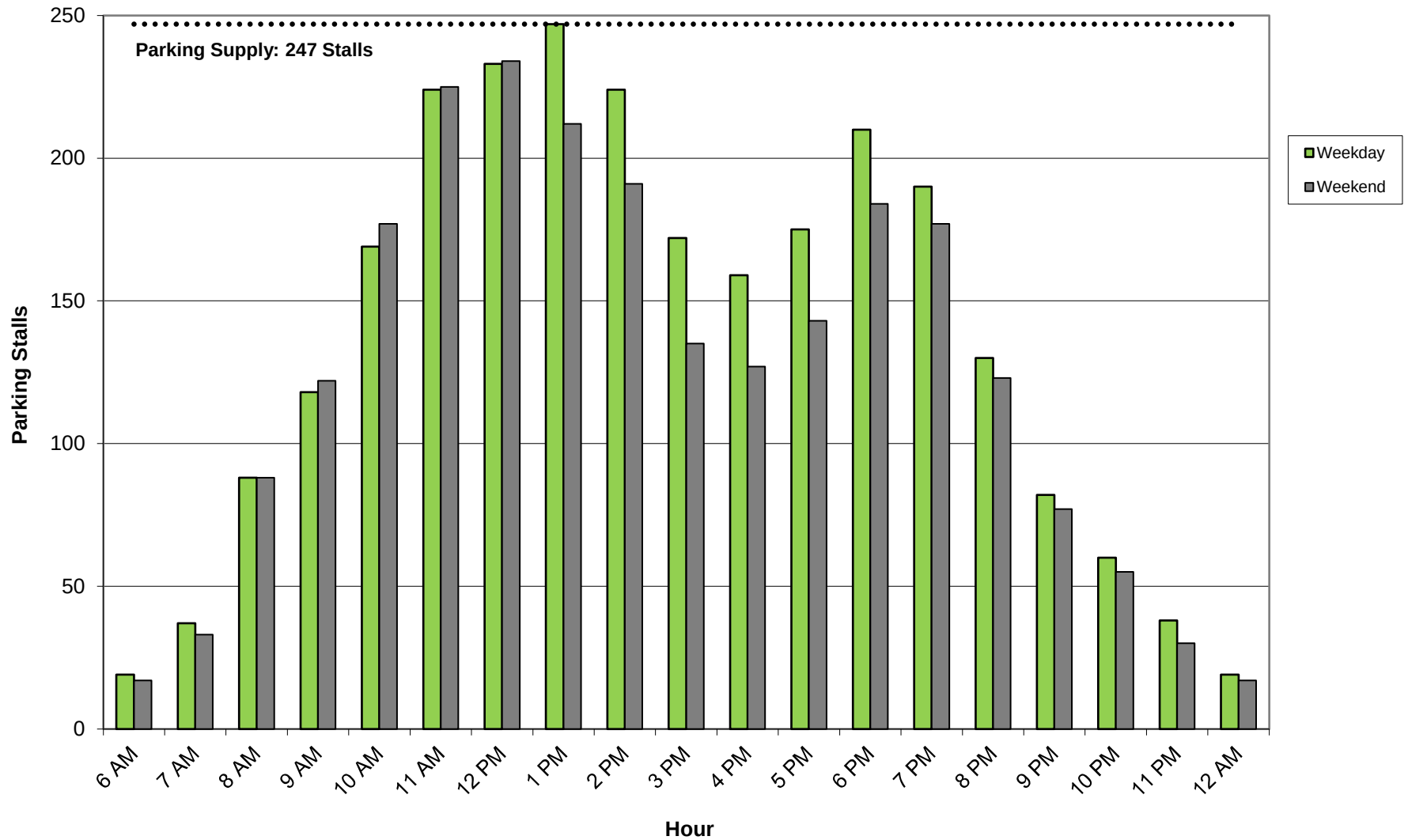


CHART 3
PEAK MONTH DAILY PARKING DEMAND BY HOUR



**TABLE 4
SHARED PARKING DEMAND SUMMARY**

Proposed Land Use		Size		Parking Rate [a]	Parking Spaces Required
Retail	Neighborhood/Community Shopping Center	5,200	sf		19
Restaurant	Family Restaurant	2,800	sf		27
Fast Food	Fast Food Restaurant	11,123	sf		167
Medical Office	Medical and Dental Office	8,000	sf		34
TOTAL PARKING SPACES REQUIRED					247
TOTAL PARKING SPACES PROVIDED					247
PARKING SPACES PROVIDED OVER REQUIRED					0

Notes:

[a] The weekday and weekend parking rates for each land use are described in the report and detailed in Table 3.

Chapter 4

Recommended Parking Management Measures

Based on the results of the ULI/ICSC shared parking analysis, which was conservative in its approach, the Project's proposed parking supply of 247 spaces is sufficient to accommodate the needs of the Project.

Recognizing that the Project land use allocation (i.e., retail vs. restaurant) and related parking needs may change in the future, should the restaurant/fast food space allocation ever exceed 13,923 and/or the total square footage within the norther commercial parcels (Nos. 2-6) exceed the 27,123 sf, it is our recommendation that an updated shared parking analysis be prepared in order to assess the parking needs of the Project under those specific conditions. If it is determined that the parking demand would not be satisfied by the proposed parking supply, additional parking management measures would be required.

References

Oxnard, California Code of Ordinances, City of Oxnard, December 12, 2016.

Shared Parking, 2nd Edition, Urban Land Institute and the International Council of Shopping Centers, 2005.

RESOLUTION NO. PZ 19-200-17

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 19-200-17 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR THE CONSTRUCTION OF A 2,300 SQUARE-FOOT COMMERCIAL BUILDING WITH A DRIVE-THROUGH WITH A 8 VEHICLE CAPACITY, AN ASSOCIATED PARKING LOT FOR 36 VEHICLES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.68-ACRE SQUARE-FOOT LOT LOCATED LOT 5 OF TRACT 6004 (APN: 132-0-470-115), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY RUBEN RODELA ON BEHALF OF PROPERTY OWNER SHEA PROPERTIES, LLC, 130 VANTIS SUITE 200, ALISO VIEJO, CALIFORNIA 92656-2691.

WHEREAS, the Community Development Director of the City of Oxnard has considered an application for Planning and Zoning Permit No. 19-200-17, filed by Ruben Rodela in accordance with Section 16-525 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 (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2) to defeat the Exemption:

- A. Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site is located within the 2030 General Plan land use designation of Commercial Regional (CR) and within the West Corridor Commercial District of the RiverPark Specific Plan. The Project is surrounded by commercial and residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- B. Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Development Design Review Permit request for construction of a 2,300 square-foot commercial building with drive-through and associated site improvements on a 0.68-acre site is consistent with the 2030 General Plan and the RiverPark Specific Plan and is compatible with the physical scale and character of

other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the RiverPark Specific Plan for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

- C. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Development Design Review Permit request for construction of a 2,300 square-foot commercial building with drive-through and associated site improvements on a 0.68-acre site will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the commercial and residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be surrounded on all sides by commercial development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

- D. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The Project is not located in or adjacent to a state designated scenic highway.

- E. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- F. Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site is undeveloped and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the proposed project is consistent with the following:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Development Design Review Staff Report and all attachments thereto, the Community Development Director finds:

- 1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

The Applicant proposes the construction of a commercial building with an associated parking lot and related site improvements. The Project involves a 2,300 square-foot commercial building with a drive-through, to be occupied by a fast-food restaurant (Panda Express). As conditioned, the commercial building with drive-through has been designed to meet the required developments standards identified in the West Corridor Commercial District of the RiverPark Specific Plan. Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

- 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.**

Pursuant to the 2030 General Plan land use designation “Commercial Regional,” the proposed use of the project site as a multi-tenant commercial building with associated site improvements, is an allowed use. The surrounding uses are characterized by commercial uses, which are predominantly office and retail uses. 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 will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

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

As proposed and conditioned, the project will meet the development standards of the RiverPark Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is a vacant 0.68-acre lot. Pursuant to the RiverPark Specific Plan, the Project has been designed to be consistent with the

maximum building height, front, side and rear setbacks, lot coverage, parking standards (with application of a parking management plan), and roof top equipment standards. The project site is a through-lot with frontages on both Town Center Drive and the spine road. The building is located close to Town Center Drive, but the building does not orient to the Town Center Drive and the main building entrance has been designed to face the parking lot and the spine road but not Town Center Drive. The Project meets all RiverPark Specific Plan Building Orientation and Use Guidelines except for Guidelines 2 and 4; however, the Community Development Director is authorizing these deviations pursuant to RiverPark Specific Plan Section 7.9.2.2. The Community Development Director finds these deviations do not involve a numerical standard, but the deviation is consistent with the spirit and intent of the plans and does not adversely affect surrounding properties as the project has been conditioned to add architectural elements which orient to Town Center Drive and as the main building entrance has been designed to connect to a linear walkway which links to adjacent commercial buildings. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

The project will be accessed from an existing private street to the south. The parking lot will provide parking for 36 vehicles and an additional credit of 8 parking spaces allowed for vehicle stacking in the drive-through. The multi-tenant commercial building is required to provide 46 parking spaces, based on a formula of 1 space per 50 gross square feet of building area for a fast-food restaurant. Consistent with RiverPark Specific Plan Section 6.2.5.2, a parking management plan was also incorporated and reviewed to demonstrate that there is sufficient parking as proposed. A shared access agreement will also be included as part of the Project. The City bicycle and vehicle parking requirements are also being met. The project has been conditioned to submit a draft Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the shopping center shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new drive-through use. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed commercial building is anticipated to generate.

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

The proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines found within the spine road (located to the south of the property). A media filter and dry well system are proposed to collect trash, debris, sediment, oil and grease that would otherwise drain or runoff from the parking lot to the south of the commercial building and the lot. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a commercial building) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15332 (Class 32) of the State CEQA Guidelines. The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager 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 and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit No. 19-200-17 (Development Design Review Permit), subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 19-200-17 (DDR), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

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
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic
PD	Police	B	Building Plan Checker
SC	Source Control	FD	Fire
PK	Landscape Design	CE	Code Enforcement

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 June 4, 2020, (“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”). 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. (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 Planning Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (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. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. 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)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Before the City issues building permits or the proposed use is initiated, 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. Before the City issues 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 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 will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)
19. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. 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. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
21. 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*)
22. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)
23. 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*)
24. 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

25. Planting and irrigation must be provided for within the public right of way.
26. 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 prior to the issuance of building permits. (PL/PK)
27. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)
28. The final landscape plan shall be reviewed and approved by the City’s Landscape Architect prior to the issuance of a building permit.

PLANNING DIVISION STANDARD CONDITIONS

29. 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)
30. 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*)
31. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)
32. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2” by 11”) of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
33. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City’s issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

34. 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*)
35. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
36. 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*)
37. 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 section 23114, with special attention to sub sections 23114(b)(2)(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. (B/DS, *PL-12*)
38. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
39. 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*)
40. Due to 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*)

41. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
42. 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*)
43. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
44. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
45. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
46. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, *PL-48*)

PLANNING DIVISION SPECIAL CONDITIONS

47. 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)
48. Developer shall remove any and all graffiti from the project premises 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.
49. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning 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)

50. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
51. Applicant shall seek approval for the proposed monument sign under separate building permit. (PL)
52. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, a connection to the city fiber optic infrastructure according to city specifications pursuant to the Fiber Network Master Plan as adopted by the City Council on May 5, 2020. Initial installation of fiber optic infrastructure shall be the responsibility of the Developer and shall occur at the time that roadways are constructed unless a mutually agreed upon process is determined in consultation with the City's Information Technology Department.
53. Prior to submitting plans to Building and Engineering for Plan Check, the project plans are to be modified to add architectural elements which orient the building to Town Center Drive to the satisfaction of the Community Development Director.
54. Design measures to avoid vehicle and pedestrian/bicycle conflicts shall be maintained. Direct pedestrian entry through the front of the building shall be maintained from streets and sidewalks to the building entrance. Well articulated pedestrian routes and zones shall be maintained on the site, linking building entrances and parking areas. Drive-through lanes should be maintained to minimize conflicts with pedestrian walkways, bicycle routes, and paths of travel. Drive-through lanes that obstruct a pedestrian pathway between parking areas or sidewalks and entries into the building should maintain a pedestrian crossing that is delineated by landscaping, striping, curbing, and raised or decorative paving to separate pedestrian and vehicular access and circulation to the satisfaction of the Community Development Director.
55. The location of drive-through facilities in relation to the building, including the location of the pick-up windows, stacking lane, and vehicle access, shall be oriented in a manner such that headlight glare is not directed towards oncoming traffic on public streets, or is to be screened with landscaping, berms, walls or other means to the satisfaction of the Community Development Director.
56. The drive-through may operate 24 hours per day but the speaker box shall be equipped with an automatic volume control. The design of the drive-up audio system shall control and minimize the volume of the system to comply with the City's Noise Regulations in order to control unnecessary, excessive and annoying noises which could be detrimental to the public health and welfare to the satisfaction of the Community Development Director.

57. To maximize the queueing spaces available, the ordering system is to be located on the north side of the building.
58. Prior to the issuance of a Building Permit, the Applicant/Operator is to submit a draft Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the shopping center shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new drive-through use. The TDMP should describe solutions that are available through personnel, technology and/or temporary and permanent barriers. For instance, the Applicant may propose using roving staff with mobile ordering devices when the drive-through exceeds the designed capacity. Prior to the issuance of a Certificate of Occupancy, the Community Development and Public Works Departments shall approve the TDMP.
59. After implementation of the TDMP, and upon the determination of the Community Development or Public Works Departments that the TDMP created for the drive-through use is not functioning effectively, or upon any future modification or expansion of the shopping center, the TDMP shall be comprehensively re-evaluated by the Community Development and Public Works Departments. This TDMP re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff.
60. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.
61. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.
62. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the City Inspector. (DS)
63. Developer shall construct a level concrete pad for storage of three refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)

64. Lot fine grading shall be designed and constructed in compliance with City Standard Plate 601 or as otherwise approved by the City Engineer. (DS)

PLANNING DIVISION ENVIRONMENTAL MITIGATIONS

65. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for the RiverPark Specific Plan and Environmental Impact Report approved in April, 2002 with the City of Oxnard, lead agency, shall be fully complied with at all times. The measures shall be included as conditions of required permit action, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed project. Proposed mitigation for those impacts is as follows:

Biological Resources

Mitigation Measure 4.4-1:

Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities or project-related activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field Surveys

Monitoring Milestone: Prior to issuance of grading permit

Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.9-1:

On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Mitigation Measure 4.9-2:

Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Mitigation Measure 4.9-3:

Construction equipment is fitted with modern sound-reduction equipment.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Mitigation Measure 4.9-4:

When construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment and notifying adjacent residences in advance of construction work.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Standard Air Quality

66. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
67. 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)
68. 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)
69. 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)
70. 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)

71. Prior to issuance of demolition permits for any structure on the site, 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)
72. 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)
73. 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)

Standard Cultural Resources

74. 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)

DEVELOPMENT DIVISION STANDARD CONDITIONS

75. 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 the time the City issues building permits. (DS-1)
76. 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 show the proposed structural section and design T.I. on the site improvement plans. (DS-2)

77. Developer shall have the site improvement plans prepared on standard Community Development Division mylars 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 the original ink-on-mylar plans filed with the Community Development Division. (DS-3)
78. Developer shall submit improvement plans and drainage calculations that demonstrate that storm drainage 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)
79. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
80. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
81. Where a separate loop or terminal line is required for water mains, fire hydrants or fire sprinkler systems, Developer's site improvement plans shall include an on-site water plan. (DS-11)
82. Developer shall install on-site and off-site utility services underground in accordance with City ordinances in effect at the time City issues the building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility services provider. (DS-12)
83. 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 and 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)
84. A civil engineer licensed in the State of California 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. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all

pertinent engineering design calculations. City will not accept an application for the final map or parcel map for the project or issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

85. Prior to issuance of a site improvement permit, Developer shall provide to the Community Development Division a compact Disc (CD) or USB portable drive 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 or USB portable drive containing all changes that occur during construction. (DS-16)
86. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and 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)
87. 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 Community Development Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
88. 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)
89. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
90. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
91. 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)

92. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, 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)
93. 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 "asbuilt" plans after project completion. Developer's submittal of certified "asbuilt" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
94. 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)
95. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)
96. 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)
97. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specification as directed by the City Engineer. (DS-41)
98. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)
99. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
100. 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)
101. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

102. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

STORMWATER QUALITY CONDITIONS

103. 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)
104. Developer shall construct three-bin trash enclosures (one bin for refuse, one bin for recycle use, and one bin for organics) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Community Development 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)
105. Developer shall construct shall construct three-bin trash enclosures (one bin for refuse, one bin for recycle use, and one bin for organics) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall provide a traffic rated drainage inlet within the enclosure to catch all enclosure wash water. Subject to technical department review, this drain shall connect to the sanitary sewer system via a grease interceptor. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Community Development 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-80)
106. 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)

107. Using forms provided by the Community Development 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 Community Development 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)
108. 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)
109. 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)
110. 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)

111. 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)
112. 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)
113. 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. Priority Land Use is high density residential, industrial, commercial, mixed urban, and public transportation stations. 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)

ENVIRONMENTAL RESOURCES DIVISION

114. 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.

115. 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.
116. 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 to an authorized facility. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
117. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste program. 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. A “City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Report” shall be submitted to the Environmental Resources Division annually on the anniversary date of the certificate of occupancy for approval.
118. Developer shall dispose of sewage and solid waste from the project by City’s wastewater and solid waste systems in a matter approved by the City Engineer.

FIRE DEPARTMENT STANDARD CONDITIONS

119. 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*)
120. 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*)

121. 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*)
122. 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*)
123. 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*)
124. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
125. 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*)
126. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
127. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)
128. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
129. 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*)
130. 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*)
131. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and

allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

132. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)
133. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)
134. 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*)
135. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

POLICE DEPARTMENT CONDITIONS

136. Graffiti shall be removed within 48-hours of application. (PD)
137. Police recommends graffiti/etching-resistant film application on accessible windowpanes. (PD)
138. Landscape features shall be maintained in such a way as to allow optimum natural surveillance at all times. To avoid creating hiding spaces and attracting illegitimate uses, shrubs should be trimmed to be no higher than 36 inches from the surface and the trees should be trimmed at least 42 inches up from the surface. (PD)
139. Exterior security lighting shall be on photocells and shall be on during all hours of darkness. (PD)
140. Post all vehicle entrances in compliance with California Vehicle Code Section 22658(a)(1). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
141. On-site security or CCTV to monitor facility during off-hours is recommended. (PD)
142. The parking lot will need to comply with the outdoor lighting code and guideline. (PD)

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 following exceptions:
- 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 to keep light from shining directly up.

(C) Oxnard City Code Section 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 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.

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this June 4th, 2020.

Date

Jeffrey Lambert
Community Development Director

**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Jeffrey Lambert, Community Development Director

FROM: Randy Baez, Assistant Planner

DATE: June 4, 2020

SUBJECT: Project Name: Panda Express at The Landing; Planning and Zoning Permit No. 19-200-17 (Development Design Review Permit) to allow for the construction of a 2,300 square-foot restaurant with a drive-through, located on Lot 5 of The Landing (APN: 132-0-470-115)

- 1) **Recommendation:** That the Community Development Director (“**Director**”) adopt a Resolution approving Planning and Zoning Permit No. 19-200-17, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to construct a 2,300 square-foot commercial building with a drive-through with an 8-vehicle capacity, an associated parking lot for 36 vehicles, and landscaping improvements on a 0.68-acre project site located on Lot 5 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan (RPSP) (Attachment A). The commercial building will be used as a restaurant and will include a drive-through. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by GWA Architecture, Ruben Rodela, 1000 Corporate Center Dr., Suite 550, Monterey Park, CA 91754, designated agent (the “**Applicant**”) on behalf of Shea Properties, LLC, 130 Vantis Suite 200, Aliso Viejo, CA 92656-2691, property owner.

Please see the reduced Project plans (Attachment B) for more details.

- 3) **Existing & Surrounding Land Uses:** The Project site is a vacant undeveloped parcel located within the RPSP area. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated on Exhibit A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional (CR)	RiverPark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped
North	Public Right-of-Way (Town Center Drive)	Public Right-of-Way (Town Center Drive)	Public Right-of-Way
South	Commercial Regional (CR)	RiverPark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped
East	Commercial Regional (CR)	Riverpark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped
West	Commercial Regional (CR)	Riverpark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped (future site of multi-tenant commercial building / PZ No. 19-200-14)

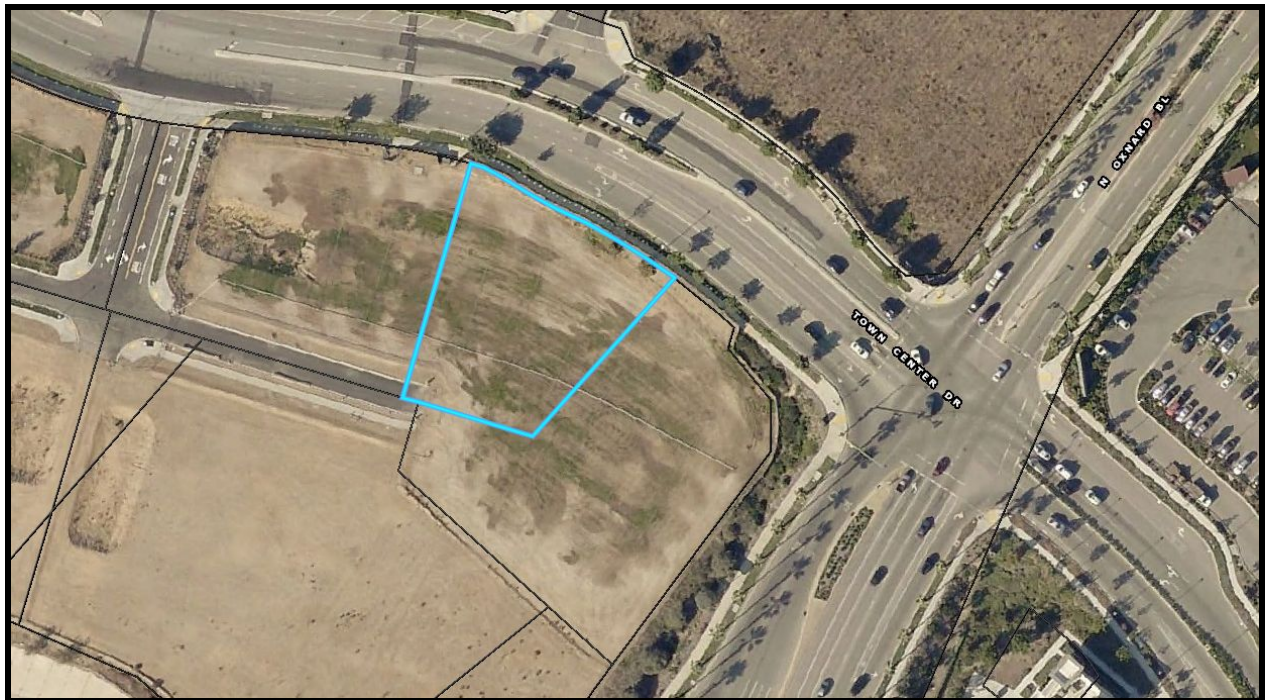


Exhibit A

- 4) **Background Information:** The proposed development is within Planning District C “West Corridor Commercial District” of the RiverPark Specific Plan (RPSP), which was approved in 2012. Pursuant to Section 2.5.2.3 of the RPSP, Planning District C allows for commercial land uses, including but not limited to retail, restaurants, coffee shops, hotels, banking establishments, and convention facilities. In August 2018, two multi-story hotels were approved through a Development Design Review (DDR) permit (Planning & Zoning

Permit Nos. PZ 17-200-07 and 17-200-08) by the Director. Their respective sites are located directly south of this Project site. An existing private street providing access to the hotels from Town Center Drive has been constructed and the hotels are currently under construction. Additionally, an assisted living facility known as Oakmont Senior Living (Planning & Zoning Permit Nos. 16-200-04 and 16-200-05) is currently under construction to the west of the hotel Project site.

The Project lot was created through Planning & Zoning Permit No. 17-300-08 (Tentative Tract Map 6004). On November 27, 2018 Oxnard City Council adopted Resolution No. 15,181 to subdivide the project area into six (6) lots for future commercial use within the area known as Planning District C of the RiverPark Specific Plan area. The area is commonly known as The Landing at RiverPark. This Project is the second of the 6 commercial projects proposed at The Landing.

- 5) Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and implementation of the RPSP and the anticipated build out of the 701-acre specific plan area. On July 16, 2002, the City Council adopted Resolution No. 12,209, upholding the Planning Commission's decision certifying the final EIR (State Clearinghouse No. 2000051046), and adopting findings of fact, statement of overriding considerations, and a mitigation monitoring and reporting program.

In accordance with Section 15332 (In-Fill Development), projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of one 2,300 square-foot commercial building designed to be consistent with the Commercial Regional (CR) general plan designation, as well as with the West Corridor Commercial District of the RiverPark Specific Plan. The proposed development is located on a 0.68-acre site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, staff recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

- a) **General Discussion:** The Applicant proposes the construction of a commercial building with an associated parking lot and related site improvements. The Project involves a 2,300 square-foot commercial building with an associated drive-through in support of a restaurant use (Panda Express).

Access to the site will be provided via an existing private street within The Landing, previously approved through Planning & Zoning Permit No. 16-200-04. Reciprocal Easement and Maintenance Agreement No. 20170602-00071677-0 has been recorded with the County of Ventura to allow shared access to the adjacent properties within The Landing.

In accordance with the RiverPark Specific Plan, construction of the Project is subject to approval of a DDR permit by the Community Development Director.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial General (CR), which allows offices, restaurants, retail sales, and other similar uses. The proposed Project will allow for these types of land uses to be established in the future. Approval of this DDR permit has been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD 9.2	I	Revitalization and Redevelopment	The development will improve an empty lot near the 101-Freeway with a landscaped parking lot and a commercial building with a drive-through.
ER-10.1- & ICS-19.2	I	Promote use of Native and Water Wise Plants and Water Supply Findings for Smaller Projects	The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed commercial building is consistent with the allowable Commercial Regional land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-15.6	II	Share of regional taxable sales	The Project will provide a new tenant space for a business, which will generate retail tax sales revenue to the City.
CD-14.1 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
CD-18.1 CD-18.5	II	Attract new businesses Increase the availability of land for new businesses	The Project will provide for more tenant options to businesses/companies to open a new business or relocate to the City.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

- c) **Conformance with RiverPark Specific Plan Standards:** The proposed development is located in the West Corridor Commercial zone district of the RPSP. In accordance with Chapter 7 (Implementation) of the RPSP, the proposed commercial building may be permitted with an approved DDR permit. The proposed development was reviewed by the Town Master Planner/Architect (TMP) in accordance with Section 7.8.2.4 of the RPSP and has been found to be in conformance with the RPSP.

The RPSP design guidelines for Building Type 6-C (Outparcel Commercial) were utilized for the Project. The Project complies with the development requirements for this building type, as outlined in the table below. The Applicant worked closely with the Development Advisory Committee to ensure building location, massing, height and character is compatible with existing and anticipated development on the subject property and vicinity. The TMP and staff have determined that Project is consistent with the design intent, product type specifications, and design standards of the RPSP, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Building Envelope			
Lot Coverage	Max: 50%	8%	Yes
Building Height	Min: 1 Floor / Max: 5 Floors (75 FT)	1 Floor	Yes
Front Setback	Min: 0 FT	>10 FT	Yes
Side Setback	Min: 10 FT	17 FT	Yes
Rear Setback	Min: 10 FT Minimum	>10 FT	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Parapet Encroachment	2 FT Max	0 FT	Yes
Canopy/Awning Encroachment	5 FT Max	0 FT	Yes
Building Orientation and Use			
1. Building uses shall be in accordance with Diagram A and the Regulatory Plan. 2. Buildings shall orient to the street. 3. Building uses shall be identifiable from adjacent streets. 4. The main building entrance shall be along the primary street frontage. 5. Entrances other than the main building entrance shall be permitted along secondary street frontages and paseos. 6. Deviations from Development Standards - Refer to Chapter 7		Consistent with all building orientation and use guidelines except guidelines 2 and 4.	Yes, with Director authorization of deviation pursuant to RPSP Section 7.9.2.2.
Service Requirements			
1. All Services shall be located at the side or rear of the site 2. Service areas such as garbage collection, mechanical equipment, and substations shall be screened from streets or parking.		Service areas and utilities are screened.	Yes
Other Requirements			
Parking Landscape Buffer	10 feet along perimeter of parking and drive aisles	>10 feet	Yes
Off-Street Parking	1 space per 50 square feet of gross floor area = 46 spaces	37 spaces, plus a stacking credit of an additional 7 spaces	Yes, with attached Parking Management Study, as recommended by Traffic Engineer
Loading Zones	1 loading zone required As determined by the Director based on the nature of the use and operations	One loading zone	Yes, as recommended by Traffic Engineer

- d) **Site Design, Circulation and Parking:** The Project will be accessed from an existing private street to the south of the property which was previously approved through Planning & Zoning Permit No. 16-200-04. This permit allowed the development of an access roadway, landscaping, lighting, and off-site improvements, including a new traffic light off of Town Center Drive. In addition, a reciprocal access agreement is

proposed to allow for access between this property (Lot 5) and the adjacent property to the west (Lot 4) and future development of the property to the east (Lot 6).

In accordance with Oxnard City Code (OCC) Section 16-622, parking will be provided at a rate of one space per 50 square feet of gross floor area for a fast food restaurant. As a result, 37 parking spaces are proposed, while a stacking credit of 7 parking spaces is allowed due to the size of the drive-through stacking. Consistent with RiverPark Specific Plan Section 6.2.5.2, a parking management plan (Attachment D) was also incorporated and reviewed to demonstrate that there is sufficient parking as proposed. A shared access agreement will also be included as part of the Project.

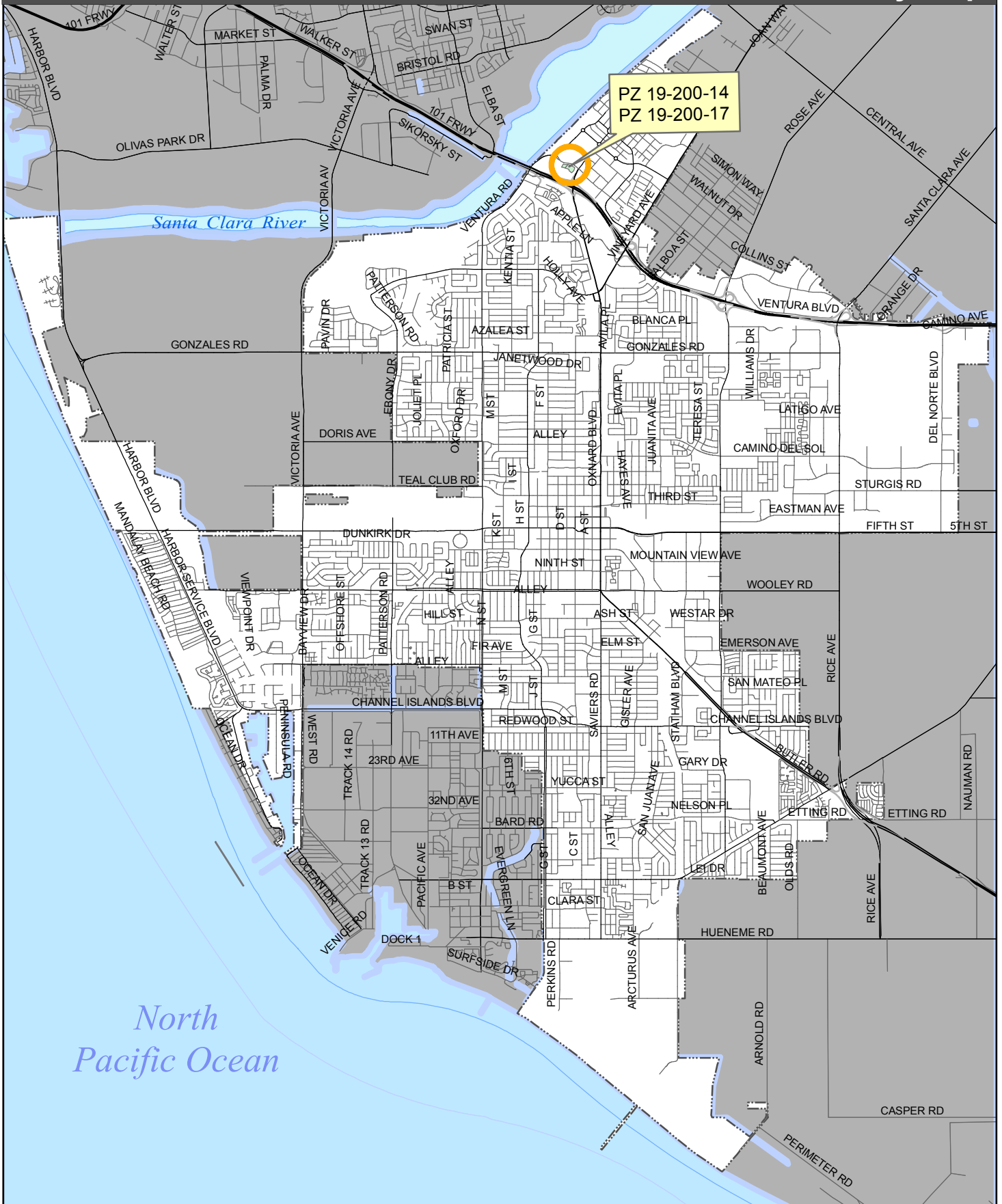
- e) **Building Design:** The proposed restaurant will incorporate Panda Express' latest design concepts identified as "True Warm & Welcome". This design boasts natural colors, composite wood finishes, and modern design metal canopies. The building design incorporates a mixture of Panda Express' branding with the shopping center's architectural identity. A prominent tower feature articulates the rear service side of the building facing Town Center Drive.
 - f) **Landscaping:** The Project will provide parkways and incorporate landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Additionally, 19 trees will be added to the property, which will meet and exceed the requirement of 1 tree for every 40 feet of property line.
- 7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on January 15, 2020. Conditions of approval from DAC are included in the attached resolution.
- 8) **Community Workshop and Public Input:** A Community Workshop was held on March 16, 2020. No members of the community were present at the Community Workshop for this item. To date, staff has not received public comments, in favor or against, the proposed Project.
- 9) **Appeal Procedure:** In accordance with OCC Section 16-525(B) of the City Code, the Director's action on Planning and Zoning Permit No. 19-200-17 (Development Design Review) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

PZ 19-200-17, Panda Express at The Landing at RiverPark
Director's Approval Date: June 4, 2020
Page 8 of 8

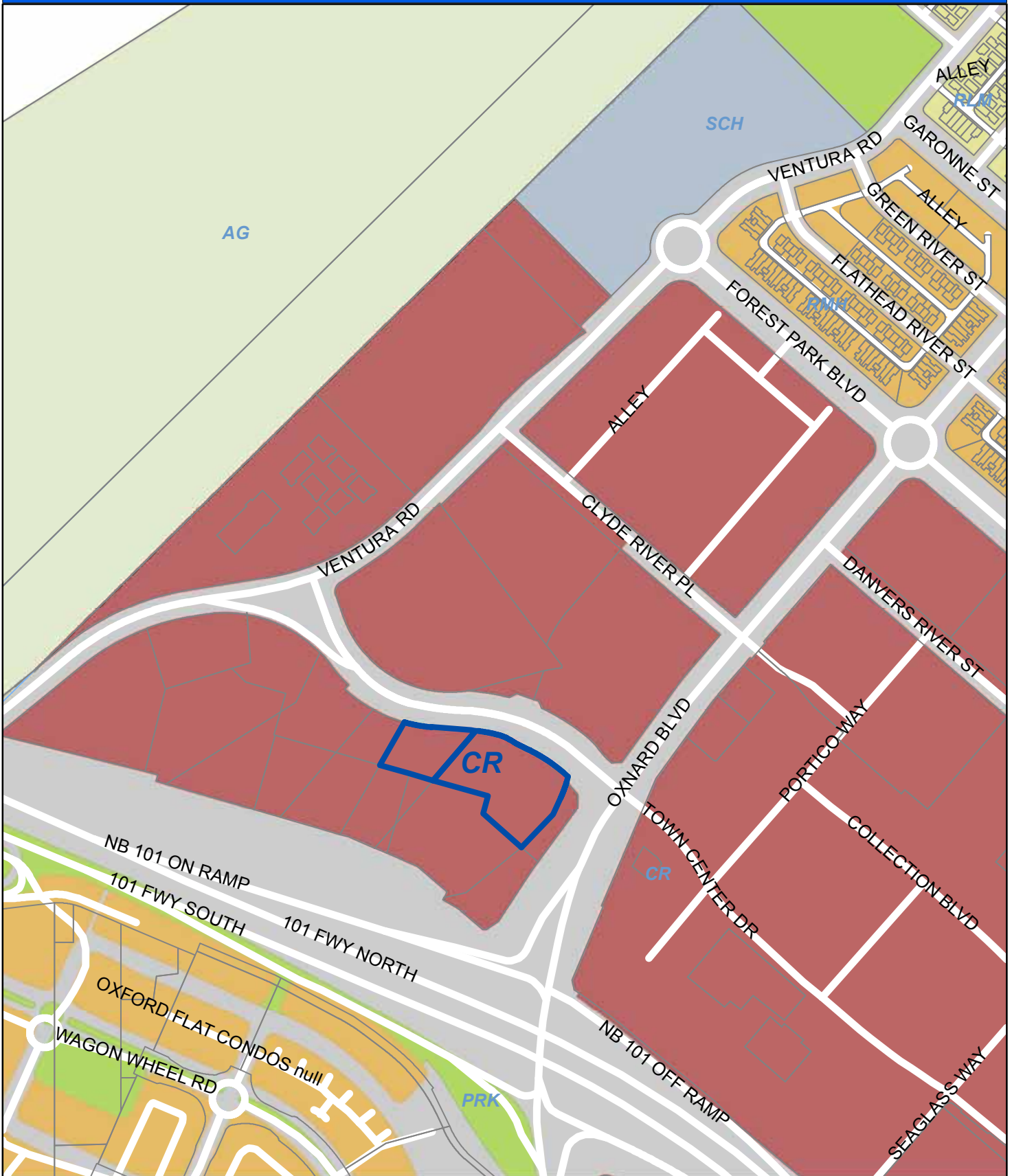
Attachments:

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

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning
May 27, 2020

PZ 19-200-14, 19-200-17
Location: The Landing Lots 4 & 5
APN: 1320470085, 1320470115
Lot 4 The Landing at RiverPar/Panda Express

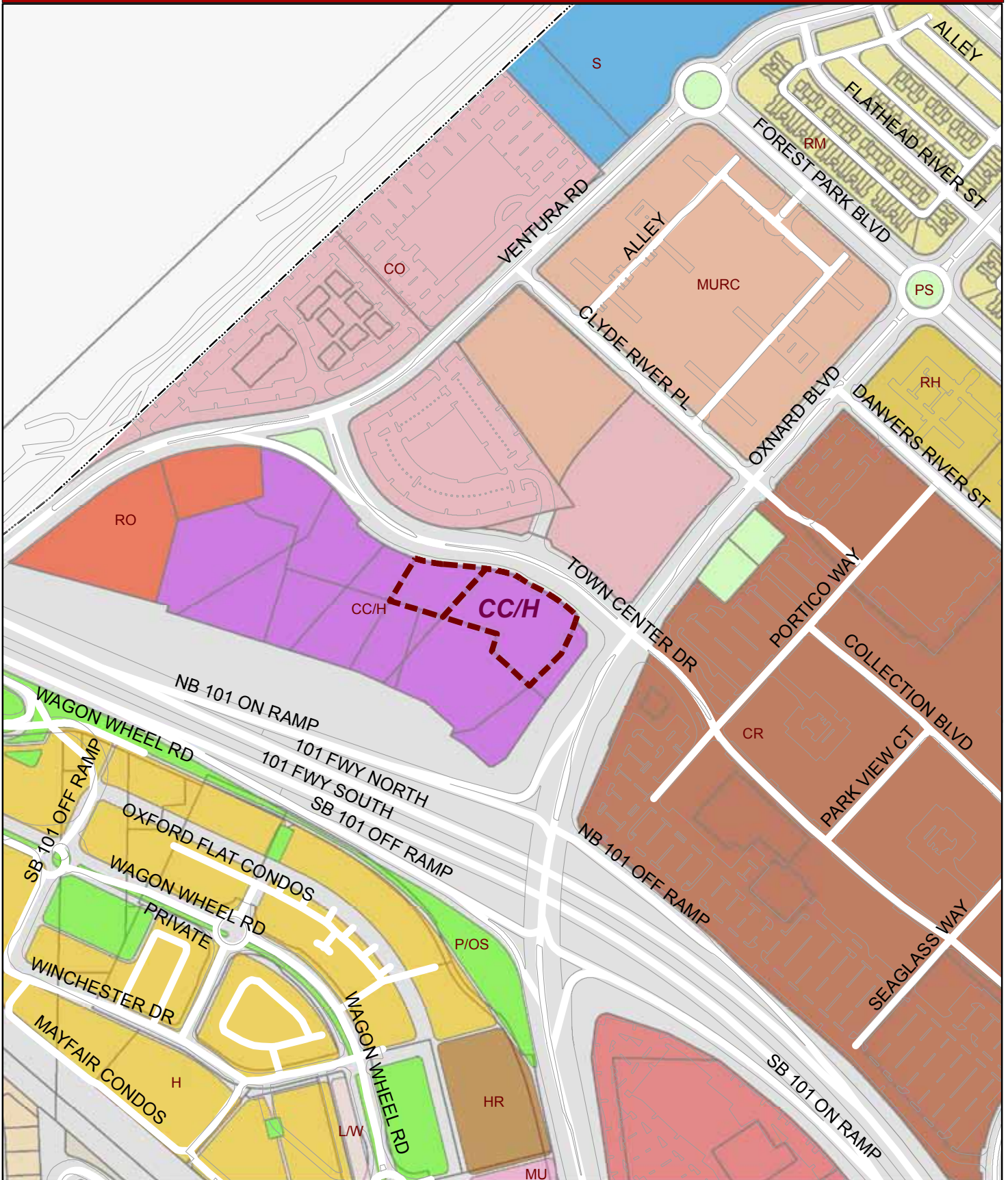
0 125 250 500 Feet

2030 General Plan Land Use Map



1:5,000

Zoning/Specific Plan Map



Oxnard Planning

May 27, 2020

PZ 19-200-14, 19-200-17
 Location: The Landing Lots 4 & 5
 APN: 1320470085, 1320470115
 Lot 4 The Landing at RiverPar/Panda Express

Zoning/Specific Plan Map



1:5,000

NOTICE OF EXEMPTION

Project Description: **Panda Express at RiverPark** PZ No. 19-200-17 (Development Design Review Permit): A request to construct a 2,300 square-foot commercial building with a drive-through with a 8-vehicle capacity, an associated parking lot for 36 vehicles and 2 motorcycles, and landscaping and infrastructure improvements on a 0.68-acre project site located on Lot 4 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan (APN: 132-0-470-115). Filed by GWA Architecture (Applicant) on behalf of Shea Properties, LLC (property owner).

Finding:

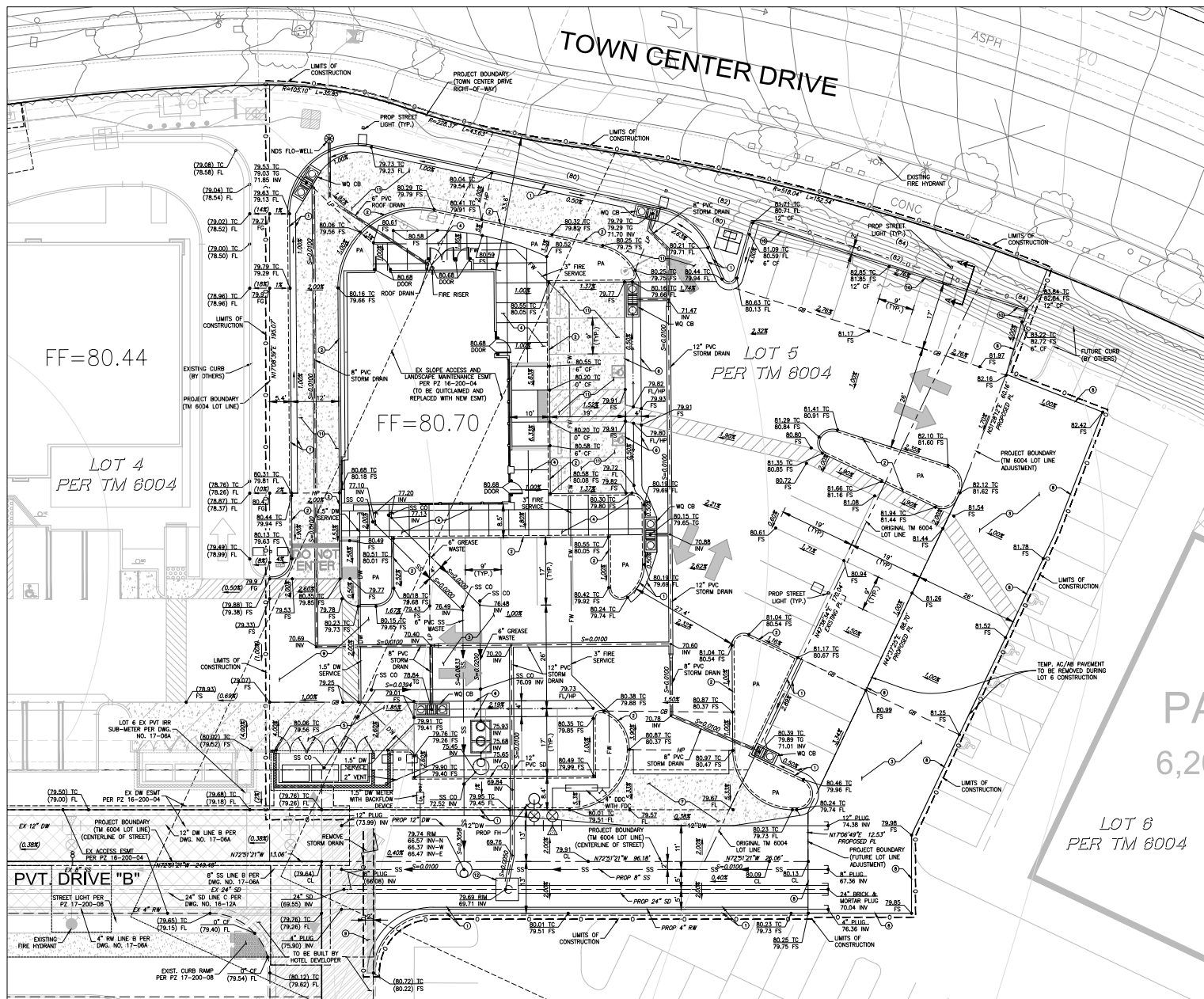
The Director of the Community Development Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

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

Supporting Reasons: In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of one 2,300 square-foot commercial building designed to be consistent with the Commercial Regional (CR) general plan land use designation, as well as with the West Corridor Commercial District of the RiverPark Specific Plan. The proposed development is located on a 0.68-acre site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Scott Kolwitz
Planning and Environmental Services Manager

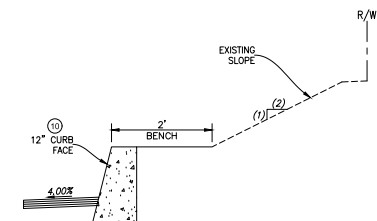


LEGEND

FF	FINISH FLOOR
TO	TOP OF GRATE
TC	TOP OF CURB
FS	FINISH SURFACE
FG	FINISH GRADE
PA	SIDEWALK
FL	FLOW LINE
FM	FIRE HYDRANT
DI	MANHOLE
DI	DRAIN INLET
WO CB	WATER QUALITY CATCH BASIN
---	PROPOSED GRADIENT
W	PROPOSED WATER LINE
S	PROPOSED SANITARY SEWER
SD	PROPOSED STORM DRAIN
XXXX TC	PROPOSED ELEVATIONS
XXXX FS	PROPOSED ELEVATIONS IN DOORWAY
XXXX FS	EXISTING POWER POLE
---	EXISTING FENCE
---	RIGHT OF WAY LINE
---	TRACT BOUNDARY
(W)	EXIST WATER LINE
(SS)	EXIST SANITARY SEWER
(SD)	EXIST STORM DRAIN
(RW)	EXIST RECYCLED WATER
XXXXXX	EXIST UTILITY TO BE ABANDONED OR REMOVED

CONSTRUCTION NOTES

- 1" CUB & GUTTER
- 2" CUB
- AC/AB PAVEMENT
- P.C.C. SIDEWALK
- P.C.C. TRASH HOLL-OUT SLAB
- P.C.C. REBORN GUTTER
- COMMERCIAL DRIVEWAY
- REDWOOD HEADER
- REMOVE EXISTING AC/AB PAVEMENT
- MODIFIED 12" CURB
- P.C.C. PAVEMENT
- STORM DRAIN MANHOLE



SECTION A-A
N.T.S.



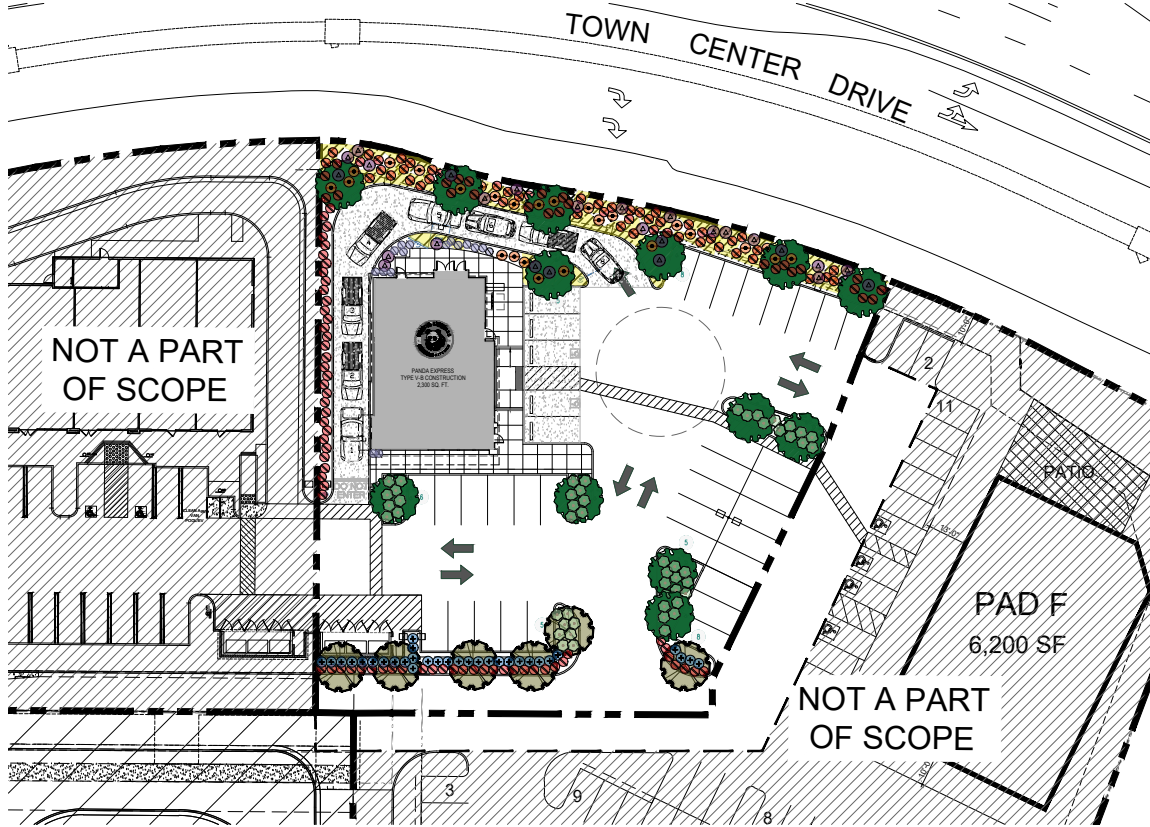
10' 5' 0' 10' 20'
SCALE: 1"=10'

THE LANDING ENGINEERING SITE PLAN TM 6004, LOT 5 731 TOWN CENTER DRIVE 3/5/20

OWNER
SHEA PROPERTIES
2751 PARK VIEW COURT, STE 261
ONWARD, CA 93036
CONTACT: KUAN CHEN
(805) 988-7886

DEVELOPER
PANDA RESTAURANT GROUP, INC.
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770
CONTACT: KUAN CHEN
(626) 372-8119

HUETT-ZOLLARS
Huett-Zollars Irvine
2603 Main Street, Suite 400
Irvine, California 92614-4250
Phone (949) 988-5815 Fax (949) 988-5820



PRELIMINARY LANDSCAPE PLAN 1
Scale= 1/2" = 1'-0" PL-100

PLANT LEGEND

SYMBOL BOTANICAL NAME TREES



COMMON NAME QTY./SIZE

OLEA EUROPAEA WUCOLS RATING L	FRUITLESS OLIVE	13 - 30" BOX
GEIJERA PARVIFLORA WUCOLS RATING L	AUSTRALIAN WILLOW	6 - 30" BOX

DESIGN CONCEPT

THE COMMERCIAL LOT WILL HAVE A LANDSCAPE WHICH WILL COMPLY WITH THE CITY OF OXNARD LANDSCAPE STANDARDS. THE PARKWAYS AND PARKING LOT LANDSCAPE AREAS SHALL FEATURE LOW WATER USE, LOW MAINTENANCE, NATIVE AND REGIONALLY ADAPTED PLANTS SUITABLE TO COMMERCIAL USE INCLUDING FLOWERING PERENNIALS, GRASSES, SUCCULENTS AND TREES. THE LANDSCAPE WILL BE MAINTAINED BY THE OWNER. ALL ABOVE GROUND UTILITIES WILL BE SCREENED BY A MINIMUM OF 5 GALLON SIZE SHRUBS OR FENCE WHERE VEGETATIVE SCREENING ISNT POSSIBLE PER CITY OF OXNARD LANDSCAPE STANDARDS.

SHRUBS

SHRUB SPACING TO BE 2'-0" O.C. TYP.

LEVYUS C. 'CANYON PRINCE' - CANYON PRINCE WILD RYE 40 - 5 GALLON WUCOLS RATING L	
PHORMIUM TENAX - DARK DELIGHT NEW ZEALAND FLAX 20 - 5 GALLON WUCOLS RATING M	
ANIGOSANTHOS BIG RED - KANGAROO PAW 130 - 5 GALLON WUCOLS RATING M	
AGAVE ATTENUATA - FOXTAIL AGAVE 20 - 5 GAL WUCOLS RATING L	

SHRUBS (CONT.)

DANIELLA REVOLUTA - FLAX LILY 16 - 5 GALLON WUCOLS RATING L	
PENNISETUM 'FAIRY TAILS' - EVERYGREEN FOUNTAIN GRASS 31 - 5 GALLON WUCOLS RATING L	



SWAN HILL OLIVE



AUSTRALIAN WILLOW



CANYON PRINCE WILD RYE



PHORMIUM TENAX 'DARK DELIGHT'



KANGAROO PAWS



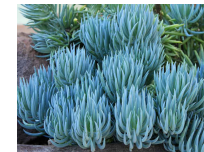
AGAVE ATTENUATA



FLAX LILY



PENNISETUM 'FAIRY TAILS'



BLUE CHALK STICKS

GROUND COVER

SENECIO MANDARINUSCAE - BLUE CHALKSTICKS 1 GAL WUCOLS RATING L	
TRIANGULAR SPACING 18" O.C.	

GENERAL GROUND COVER NOTE:
PROVIDE 2" LAYER OF SHREDED BARK AS TOP DRESSING FOR ALL PLANTER AREAS



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

100	11 SUBMITTAL	11-20-19
200	2ND LL SUBMITTAL	12-04-19
300	1ST DAC SUBMITTAL	12-23-19
400	2ND DAC SUBMITTAL	02-21-20
500	3RD DAC SUBMITTAL	04-13-20

DRAWN BY: RRL/GCH

PANDA PROJECT #: 58-20-D7280
ARCH PROJECT #: 19-315



1000 Corporate Center Dr., Suite 500
Monterey Park, CA 91754
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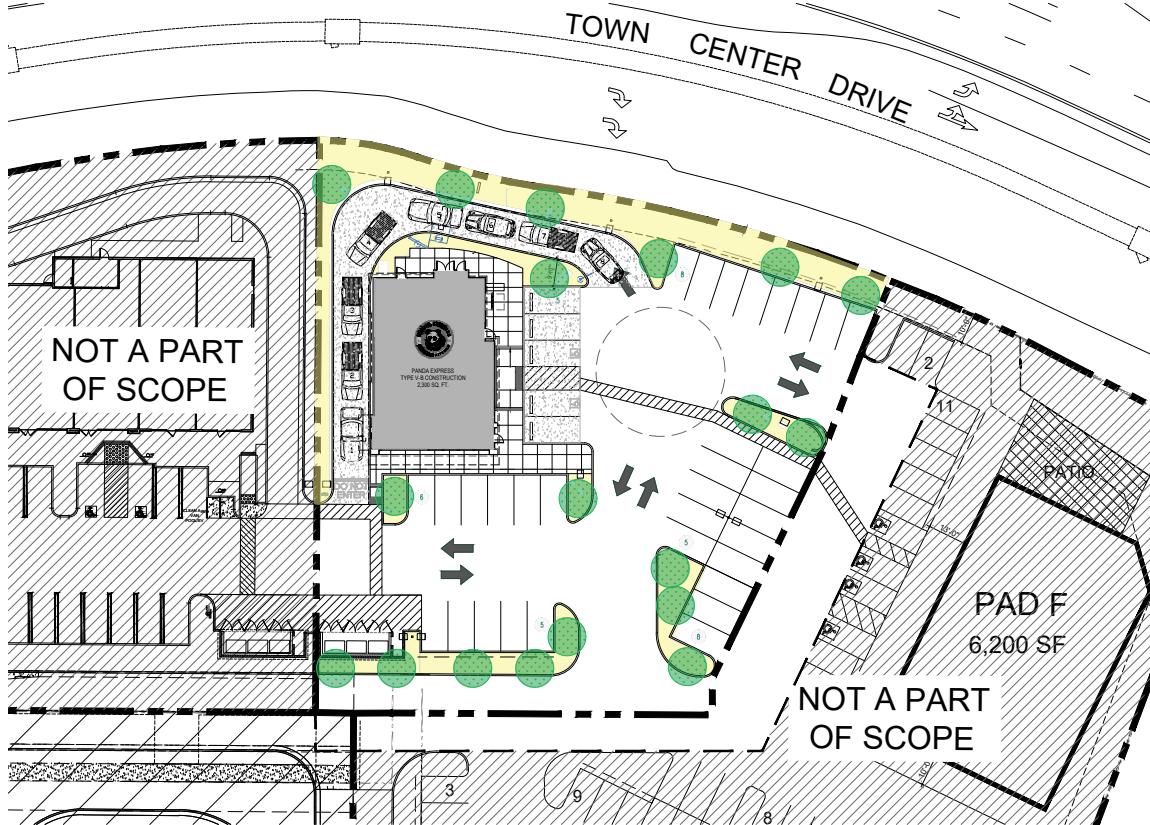
PANDA EXPRESS

THE LANDING SHOPPING CENTER
OXNARD BLVD & TOWN CENTER DR
OXNARD, CA 93036

PL-100

PRELIMINARY
LANDSCAPE PLAN

PRELIMINARY LANDSCAPE PLAN



ATTACHMENT A - COMMERCIAL LANDSCAPE

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT NAME: RIVERPARK LANDING PARCEL 5
PROJECT TYPE: COMMERCIAL
PROJECT LOCATION: OXNARD, CA
REFERENCE ET₀: 4.05
TOTAL IRRIGATED LANDSCAPE AREA: 4,722

MONTHLY ET₀
ET₀: OXNARD, CA
JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC ANNUAL
2.2 2.5 3.2 3.7 4.4 4.6 5.4 5.8 4.0 3.3 2.4 2.0 42.5

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ET₀) (ETAF X LA) + (ETAF) X SLA

MAWA = MAXIMUM APPLIED WATER ALLOWANCE

ET₀ = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)

0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)

ETAF = EVAPOTRANSPIRATION ADJUSTMENT FACTOR = 0.45 FOR NON RESIDENTIAL AREAS

LA = LANDSCAPE AREA INCLUDING SLA (SQ. FT.)

ET₀ = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)

SLA = PORTION OF LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA SEE DEFINITIONS (S.F.)

APPLICANT TO FILL IN BOXES BELOW:

IRRIGATED LANDSCAPE ARE INCLUDING SPECIAL LANDSCAPE AREA (LA) (SQUARE FEET)
PORTION OF LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQUARE FEET)

ET₀ ETAF AREA (SF) CONVERSION MAWA

MAWA FOR TOTAL LA 42.5 X 0.45 X 4,722 X 0.62 55,991

MAWA FOR SLA 42.5 X 0.55 X 0 X 0.62 0

ESTIMATED TOTAL WATER USES (ETWU)

ETWU = (ET₀) (0.62) (PF X HA) (IE - SLA)

ETWU = ESTIMATED TOTAL WATER USE

ET₀ = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)

0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)

PF = PLANT FACTOR FROM WILCOX'S (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 (S.F.)

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS

TOTAL ETAF X AREAS 1,686

TOTAL AREA 4,722

AVERAGE ETAF 0.36

ALL LANDSCAPE AREAS

TOTAL ETAF X AREAS 1,686

TOTAL AREA 4,722

AVERAGE ETAF 0.36

AVERAGE ETAF MEETS REQMT. FOR THIS SITE TYPE

ETWU ARRIVED FROM HYDROZONE TABLE BELOW +44,444 GALLONS PER YEAR. ETWU MEETS REQUIREMENT

HYDROZONE	PLANT WATER USE	PF	IRRIG METHOD	IE	ETAF (PF IE)	HA	ETAF X AREA AREA	% LANDSCAPE ETWU	HYDROZONE
-----------	-----------------	----	--------------	----	--------------	----	------------------	------------------	-----------

REGULAR LANDSCAPE AREAS									
1. TREES	LOW	0.2	DRIP	0.81	0.25	905	128	11%	3,285
1. SHRUBS/GC	LOW	0.2	DRIP	0.81	0.37	4,217	1,560	89%	41,159
REGULAR LANDSCAPE AREAS SUBTOTAL						4,722	1,686	100%	44,444

SPECIAL LANDSCAPE AREAS (SLA)									
SPECIAL LANDSCAPE AREAS SUBTOTAL						0	0	0%	0
TOTAL						4,722	1,686	100%	44,444

TABLE A - PF (PLANT FACTOR)									
COOL SEASON (TURF)	0.8								
WARM SEASON (TURF)	0.6								
HIGH WATER USING PLANTS	0.8 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	0.75								
DRIP	0.81								
DRIFTLINE	0.85								
TECO MAT	0.89								

*NOTE: ADJUSTMENT CAN BE MADE BASED ON EXACT TYPE OF EQUIPMENT, SEE IRRIGATION LEGEND



PRELIMINARY IRRIGATION PLAN 1
Scale= 1/20 PL-101

IRRIGATION CONCEPT

THE IRRIGATION SYSTEM WILL COMPLY WITH ALL APPLICABLE STATE AND CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORD. NO. 2852) AND LANDSCAPE WATER CONSERVATION STANDARDS. THE PARKWAYS AND PARKING LOT PLANTING AREAS FACING LANDSCAPE WILL BE MAINTAINED BY PROPERTY OWNER WITH ITS OWN METER, WEATHER BASED SMART CONTROLLER, FLOW SENSOR AND MASTER VALVE. A COMBINATION OF DRIP IRRIGATION AND BUBBLERS (FOR SHRUBS AND GROUND COVER) 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.

PRELIMINARY IRRIGATION PLAN



PANDA EXPRESS, INC.
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REVISIONS:

ISSUE DATE:

101	11/20/19
102	11/20/19
103	12/04/19
104	12/23/19
105	02/21/20
106	04/13/20

DRAWN BY: RRL/GCH

PANDA PROJECT #: S8-20-D7280

ARCH PROJECT #: 19-315



GARY WANG
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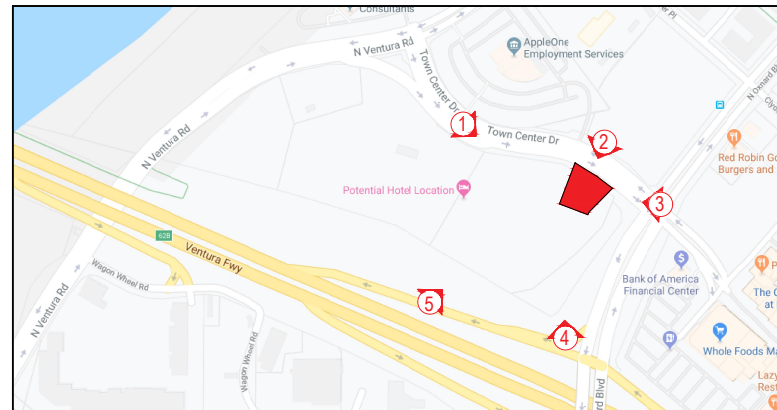


PANDA EXPRESS

THE LANDING SHOPPING CENTER
OXNARD BLVD & TOWN CENTER DR
OXNARD, CA 93036

PL-101

PRELIMINARY
IRRIGATION PLAN



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REVISIONS:

ISSUE DATE:

1st	1st SUBMITTAL	11-20-19
2nd	2nd SUBMITTAL	12-04-19
3rd	3rd SUBMITTAL	12-23-19
4th	2nd DAC SUBMITTAL	02-21-20
5th	3RD DAC SUBMITTAL	04-13-20

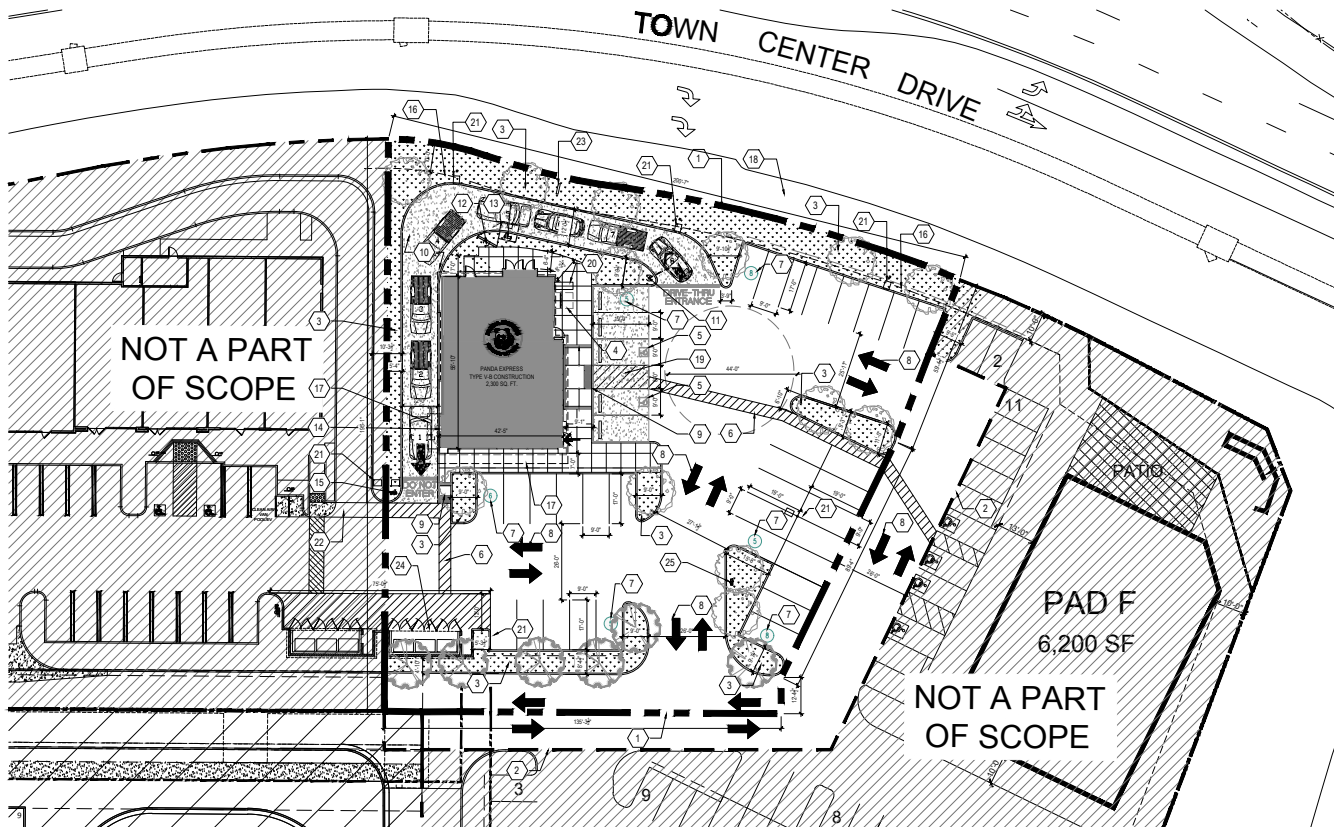
DRAWN BY: RRLGICH

PANDA PROJECT #: S8-20-D7280
ARCH PROJECT #: 19-315

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PANDA EXPRESS
THE LANDING SHOPPING CENTER
OXNARD BLVD & TOWN CENTER DR
OXNARD, CA 93036

A-000
CONTEXT PHOTOS



PROPERTY OWNER
ANN WALSH
T: 650.585.7885
EMAIL: ANN.WALSH@SHEARPROPERTIES.COM
2701 FAIRVIEW COURT, SUITE 201
OAKLAND, CA 94616

APPLICANT
RUBEN RODELA, PROJECT MANAGER
GARY WANG & ASSOCIATES
1000 CORPORATE CENTER DR., SUITE # 500
MONTGOMERY PARK, CA 91754
T: 626.288.6886
F: 626.768.7101

TEAM DIRECTORY | A Scale= NTS | A-100

BUILDING CODE ANALYSIS			
OCCUPANCY CLASSIFICATION	GROUP F-2 (RESTAURANT)	PROVIDED	REQUIRED / ALLOWED
TYPE OF CONSTRUCTION	M-1B		
FIRE SUPPRESSANT	YES (SPRINKLERED)		
HEIGHT	22'-0"		
STORY	1		
AREA	2,300 SQ. FT.		
OCCUPANT LOAD	24		
EXITS REQUIRED	2		
EXITS WIDTH	114"		68.0 8.2+13.6"

PANDA EXPRESS			
RESTAURANT AREA	2,300 S.F.		
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)		
INDOOR SEATING	68		
OUTDOOR SEATING	68		
TOTAL	136.0-176.0		

SITE INFORMATION			
LOT AREA	28,808 SQ. FT. (0.66 ACRES)		
PANDA EXPRESS WORK LIMIT	29,389 SQ. FT. (0.68 ACRES)		
LOT COVERAGE (FLOOR AREA RATIO)	0.18		
NEW LANDSCAPE PROVIDED	4,702 SQ. FT.		
PROPERTY ZONE / CLASSIFICATION	COMMERCIAL CONVENTION		
ADJACENT ZONING DISTRICTS	COMMERCIAL CONVENTION		
PROPERTY TYPE / UNIQUE CHARACTERISTICS	FREE STANDING 2,300 SQUARE FEET COMMERCIAL RESTAURANT WITH DRIVE THRU		

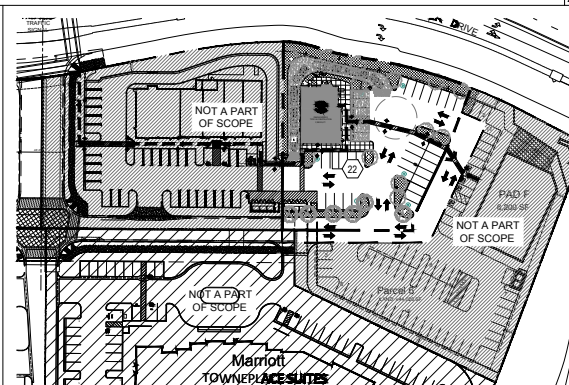
PARKING REQUIREMENTS:			
SQ. FT.	PARKING RATIO	REQUIRED	PROVIDED
IN PANDA EXPRESS (2,300 S.F. (BLOODS)	44	57	
STANDING CREDIT 100' LINEAL FT. 120' FT. 20' MAN	44	44	
TOTAL	100	101	
ADA	100	101	
BICYCLE PARKING	100	101	
VEHICLE LOCKER	1	1	

SITE PLAN | 1 Scale= 1"=20' | A-100

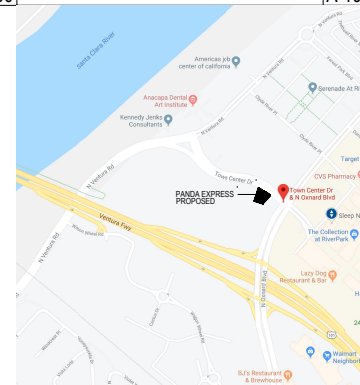
PROJECT INFO | B Scale= NTS | A-100

- | | |
|---|---|
| 1 PANDA EXPRESS - PROPERTY LINE | 14 DRIVE THRU WINDOW |
| 2 PANDA EXPRESS - LIMIT OF CONSTRUCTION | 15 THANK YOU / DO NOT ENTER SIGN |
| 3 LANDSCAPE AREA | 16 LANDSCAPE/BUILDING SETBACK |
| 4 BIKE RACK FOR S. GLOBAL INDUSTRIAL MODEL #652777 652777M, BLACK | 17 CANOPY |
| 5 DESIGNATED ACCESSIBLE PARKING SPACE | 18 EXISTING SIDEWALK |
| 6 ACCESSIBLE STRIPED PATH OF TRAVEL | 19 ACCESSIBLE LOADING AREA |
| 7 NUMBER OF STALLS | 20 BICYCLE LOCKER, GLOBAL / MODEL #501 BIKE SHELL LOCKER |
| 8 DIRECTIONAL ARROW | 21 SITE LIGHTING (TYPICAL) |
| 9 CURB RAMP & SIDEWALK | 22 PATH OF TRAVEL |
| 10 DRIVE THRU LANE | 23 MONUMENT SIGN |
| 11 CLEARANCE BAR | 24 TRASH ENCLOSURE
NOTE: TRASH ENCLOSURE TO BE SPRINKLERED |
| 12 DRIVE THRU MENU BOARD | 25 DRIVE THRU DIRECTIONAL SIGN |
| 13 DRIVE THRU SPEAKER BOX | |

KEY NOTES | E Scale= NTS | A-100



OVERALL SITE PLAN | D Scale= NTS | A-100



VICINITY MAP | C Scale= NTS | A-100



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ARCH PROJECT #: 19-315



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A-100

SITE PLAN
ARCHITECTURAL



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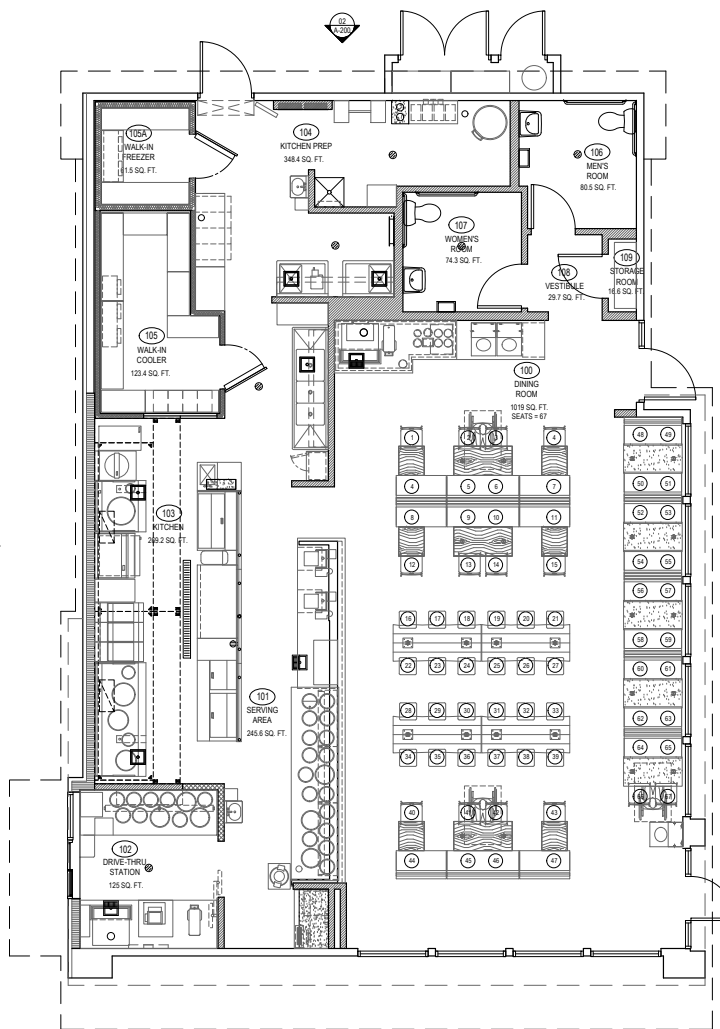
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A-101

FLOOR PLAN

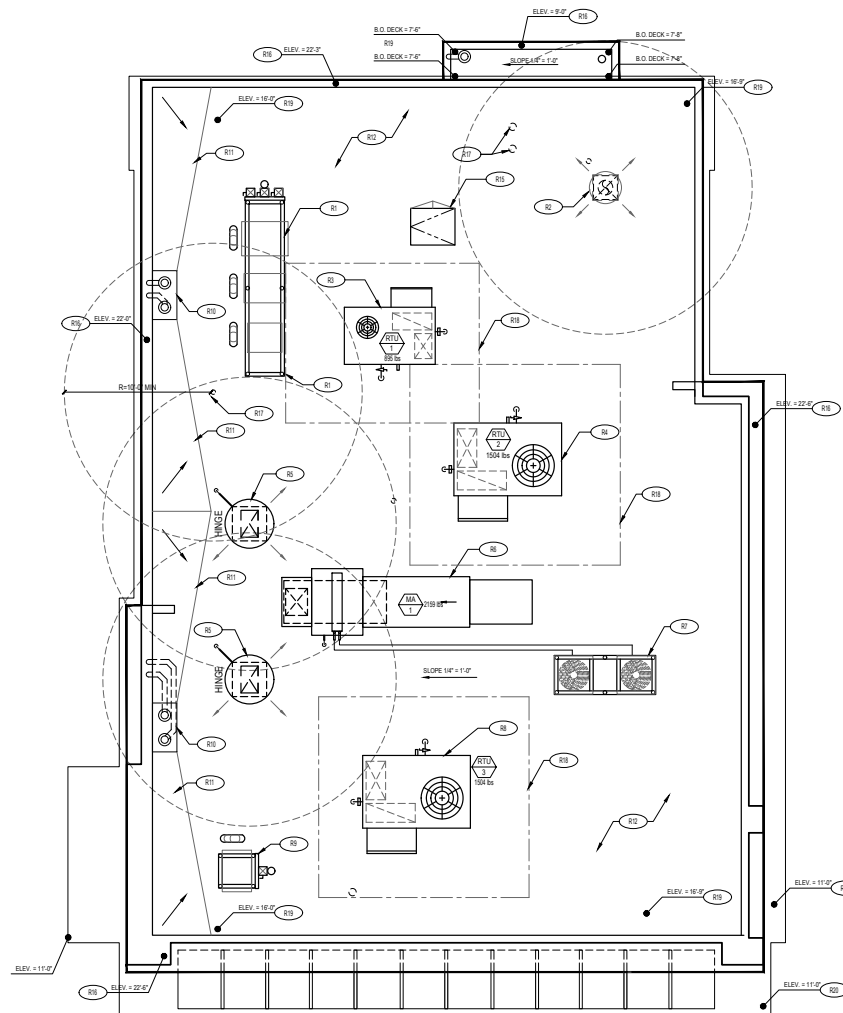


NOT USED 2
Scale= NTS A-101

FLOOR PLAN 1
Scale= 1/4" = 1'-0" A-101

ROOF PLAN KEYNOTES:

- (R1) CONDENSER UNIT AND RACK
MODEL #: 24AB300 HEIGHT: 40" COLOR: GRAY PRE-PAINTED G90 GALVANIZED STEEL
- (R2) RESTROOM EXHAUST FAN
MODEL #: CAPTIVEARE DDTA HEIGHT: 25 1/2" COLOR: SPUN ALUMINUM & G90 GALVANIZED
- (R3) AC UNIT 1
MODEL #: CARRIER 48HCD012B2M5 HEIGHT: 33 3/8" COLOR: GRAY
- (R4) AC UNIT 2
MODEL #: CARRIER 48HCD012B2M5 HEIGHT: 49 3/8" COLOR: GRAY
- (R5) HOOD EXHAUST FAN
MODEL #: CAPTIVEARE NCA18FA HEIGHT: 33 3/4" COLOR: SPUN ALUMINUM & G90 GALVANIZED
- (R6) MAKE-UP AIR UNIT
MODEL #: CAPTIVEARE A3-G18 HEIGHT: 53 5/8" COLOR: GRAY PRE-PAINTED G90 GALVANIZED STEEL
- (R7) CONDENSER UNIT
MODEL #: A3-D-000-G18-MPU HEIGHT: 43" COLOR: GRAY PRE-PAINTED G90 GALVANIZED STEEL
- (R8) AC UNIT 3
MODEL #: CARRIER 48HCD012B2M5 HEIGHT: 49 3/8" COLOR: GRAY
- (R9) CONDENSER UNIT
MODEL #: 24AB300 HEIGHT: 40" COLOR: GRAY PRE-PAINTED G90 GALVANIZED STEEL
- (R10) 4" ROOF DRAIN AND OVERFLOW DRAIN
- (R11) PROVIDE CRICKET TO ASSURE POSITIVE ROOF DRAINAGE
- (R12) WHITE, SINGLE-PLY, PVC 40ML MECHANICALLY FASTENED ROOF MEMBRANE, AS MANUFACTURED BY DURO-LAST ROOFING, INC. NO ALTERNATES WILL BE ACCEPTED. PROVIDE STANDARD 15 YEAR WARRANTY.
- (R13) NOT USED
- (R14) NOT USED
- (R15) ROOF ACCESS HATCH
- (R16) TOP OF PARAPET
- (R17) PLUMBING VENT
- (R18) PROVIDE WALK-WAY PAD AS SHOWN 4'X5' @ SATELLITE, 2'X3' @ ROOF HATCH
- (R19) TOP OF ROOF
- (R20) TOP OF METAL CANOPY



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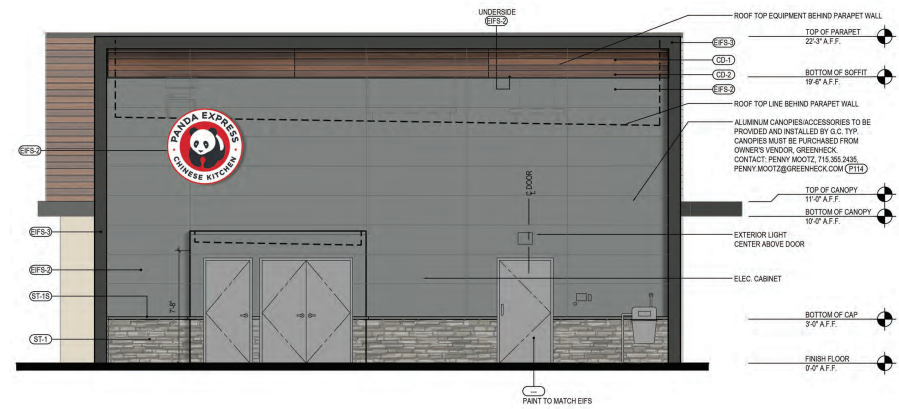
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A-107

ROOF PLAN

ROOF PLAN | 1
Scale: 1/4" = 1'-0" | A-107

- EIFS (EF5-1)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: WOOL SKEIN
FINISH: FINE
- EIFS (EF5-2)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: CITYSCAPE
FINISH: FINE
- EIFS (EF5-3)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE
SYSTEM
COLOR: IRON ORE
FINISH: FINE
- SILL (ST-8)
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: STONE CAP
COLOR: #2 GREY
FINISH: - NATURAL
- STONE VENEER (ST-1)
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: INDUSTRIAL LEDGE
COLOR: SHALE GREY
FINISH: - NATURAL
- DECKING (DD-1)
MANUFACTURE: FIBERON
PRODUCT: HORIZON
COLOR: IPE
FINISH: - SMOOTH
- DECKING (DD-2)
MANUFACTURE: FIBERON
PRODUCT: HORIZON
COLOR: TUDOR BROWN
FINISH: - SMOOTH
- METAL CAP (MTL-1)
MANUFACTURE: EXCEPTIONAL METALS
PRODUCT: - CAP FLASHING
COLOR: IRON ORE
FINISH: - SMOOTH
- PAINT (PM)
MANUFACTURE: SHERWIN WILLIAMS
PRODUCT: SW 7069
COLOR: IRON ORE
FINISH: - SMOOTH



NORTH ELEVATION 2
Scale= 1/4" = 1'-0" A-200



SOUTH ELEVATION 1
Scale= 1/4" = 1'-0" A-200



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5TH	
6TH	

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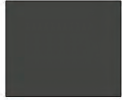
A-200
EXTERIOR ELEVATIONS



EIFS (EFB-1)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: WOOL SKEIN
FINISH: FINE



EIFS (EFB-2)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE SYSTEM
COLOR: CITYSCAPE
FINISH: FINE



EIFS (EFB-3)
MANUFACTURE: STO
PRODUCT: STOTHERM ESSENCE
SYSTEM COLOR: IRON ORE
FINISH: FINE



SILL (ST-5)
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: STONE CAP
COLOR: #2 GREY
FINISH: - NATURAL



STONE VENEER (ST-1)
MANUFACTURE: CORONADO STONE PRODUCTS
PRODUCT: INDUSTRIAL LEDGE
COLOR: SHALE GREY
FINISH: - NATURAL



DECKING (CD-1)
MANUFACTURE: FIBERON
PRODUCT: HORIZON
COLOR: IPE
FINISH: - SMOOTH



DECKING (CD-2)
MANUFACTURE: FIBERON
PRODUCT: HORIZON
COLOR: TUDOR BROWN
FINISH: - SMOOTH



METAL CAP (MTL-1)
MANUFACTURE: EXCEPTIONAL METALS
PRODUCT: - CAP FLASHING
COLOR: IRON ORE
FINISH: - SMOOTH



PAINT (PIN)
MANUFACTURE: SHERWIN WILLIAMS
PRODUCT: SW 7069
COLOR: IRON ORE
FINISH: - SMOOTH



EAST ELEVATION 2
Scale= 1/4" = 1'-0" A-201



WEST ELEVATION 1
Scale= 1/4" = 1'-0" A-201



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6TH		

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A-201

EXTERIOR
ELEVATIONS



RENDER | 4
Scale= N.T.S. | A-202



RENDER | 2
Scale= N.T.S. | A-202



RENDER | 3
Scale= N.T.S. | A-202



RENDER | 1
Scale= N.T.S. | A-202



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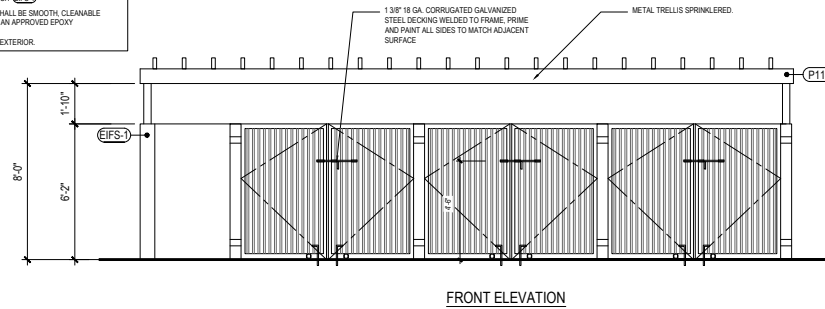
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A-202

EXTERIOR RENDERS

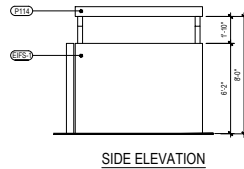
NOTE:
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE A-200
TRASH ENCLOSURE WALLS AND GATE COLOR SHALL MATCH EIFS
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER, COLOR TO MATCH EXTERIOR.



FRONT ELEVATION

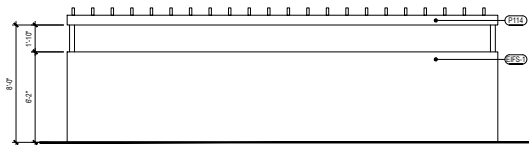
NOT USED | 5
Scale= N.T.S. | A-407

ELEVATION | 2
Scale= 3/8" = 1'-0" | A-407



SIDE ELEVATION

ELEVATION | 4
Scale= 1/4" = 1'-0" | A-407

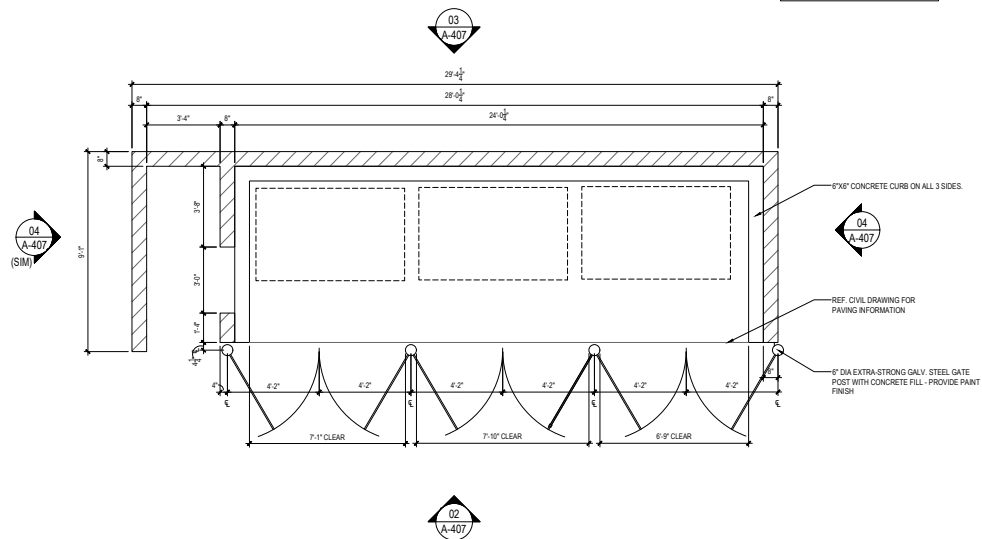


BACK ELEVATION

ELEVATION | 3
Scale= 1/4" = 1'-0" | A-407

NOTE:
FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.

NOTE:
TRASH ENCLOSURE TO BE SPRINKLERED.



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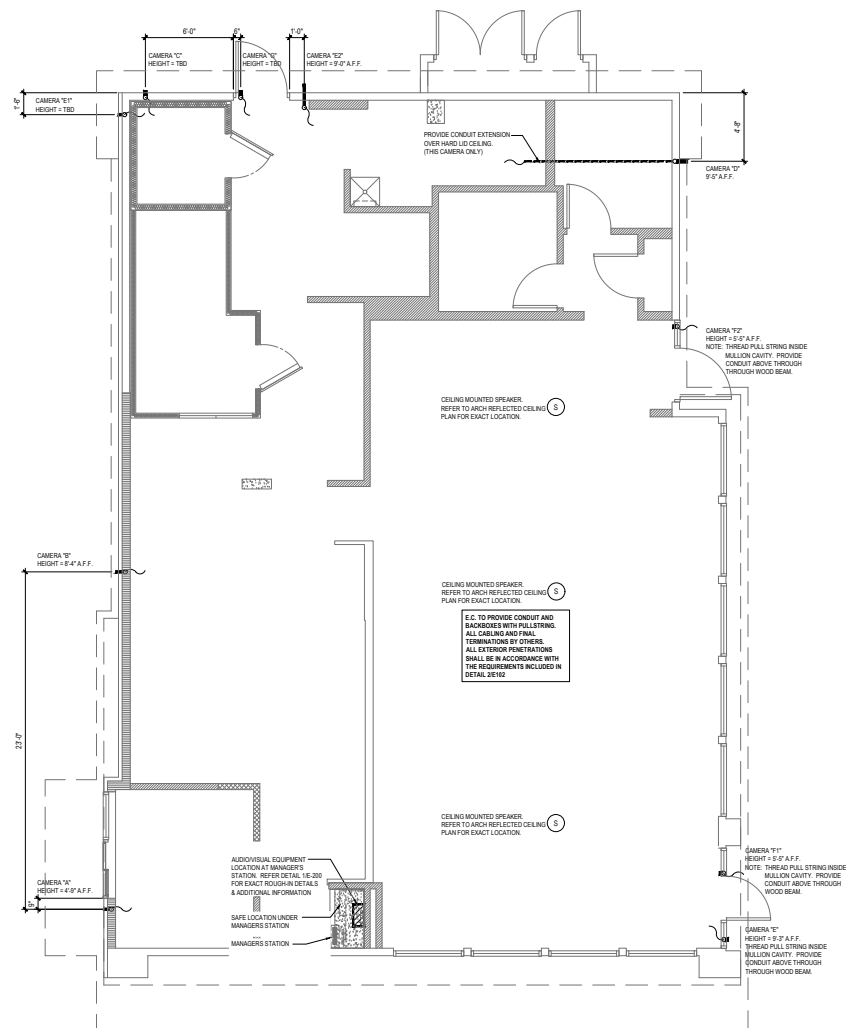
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A-407
TRASH ENCLOSURE
DETAILS

PLAN | 1
Scale= 3/8" = 1'-0" | A-407



SECURITY CAMERA PLAN	1
Scale= 1/4" = 1'-0"	E-102



SECURITY CAMERA PLAN

**PARKING MANAGEMENT PLAN
FOR
THE LANDING AT RIVERPARK PROJECT
OXNARD, CALIFORNIA**

MAY 2020

PREPARED FOR
SHEA PROPERTIES

PREPARED BY



**PARKING MANAGEMENT PLAN
FOR
THE LANDING AT RIVERPARK
OXNARD, CALIFORNIA**

May 2020

Prepared for:

SHEA PROPERTIES

Prepared by:

GIBSON TRANSPORTATION CONSULTING, INC.

555 W. 5th Street, Suite 3375
Los Angeles, California 90013
(213) 683-0088

Ref: J1031d



Table of Contents

1.	Introduction.....	1
	Specific Plan Requirements.....	1
	Project Description	1
2.	Parking Requirement Analysis.....	4
	City Code Parking Requirements	4
3.	Shared Parking Analysis.....	7
	Shared Parking Assumptions	7
	Project Shared Parking Demand	9
	Shared Parking Summary.....	10
4.	Recommended Parking Management Measures.....	17

References



List of Figures

NO.

1	Project Site Plan.....	3
---	------------------------	---

List of Tables

NO.

1	City Code Parking Requirements	6
2	Detailed Shared Parking Demand Analysis	11
3	Hourly Parking Demand Summary	12
4	Shared Parking Demand Summary	16

List of Charts

NO.

1	Weekday Month-by-Month Estimated Parking Demand	13
2	Weekend Month-by-Month Estimated Parking Demand	14
3	Peak Month Daily Parking Demand by Hour	15

Chapter 1

Introduction

Gibson Transportation Consulting, Inc. conducted a shared parking analysis and prepared this Parking Management Plan (PMP) for the northern commercial parcels (Nos. 2-6) within The Landing at Riverpark (Project), which is located within Planning District C of the Riverpark Specific Plan area.

The purpose of the PMP is to ensure that adequate parking facilities and/or management measures have been provided for all uses within the Project. This PMP includes an analysis of the parking requirements for the Project based on established national shared parking guidelines, a summary of the proposed parking supply, and a discussion of recommended parking management measures.

SPECIFIC PLAN REQUIREMENTS

The Riverpark Specific Plan requires that commercial parking in Planning Districts A through E fulfills the minimum off-street parking requirements, but also allows for shared parking where appropriate.

PROJECT DESCRIPTION

The Project is located on the southwest corner of Oxnard Boulevard & Town Center Drive, adjacent to existing commercial and residential development.

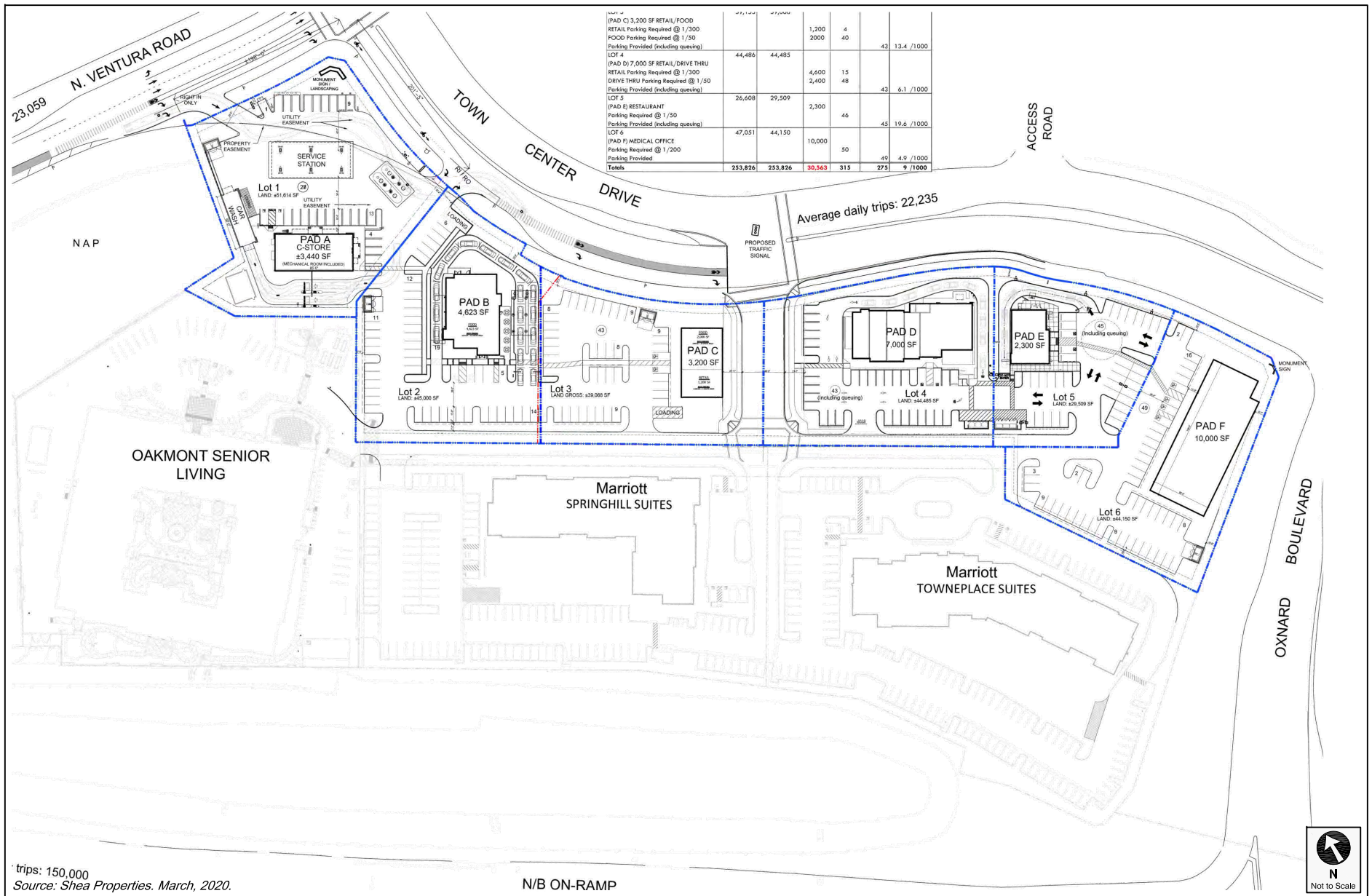
The Project consists of the following land uses:

- 5,200 square feet (sf) of Retail
- 2,800 sf of Restaurant

-
- 11,123 sf of Fast Food
 - 8,000 sf of Medical Office

As proposed, the Project would provide approximately 247 parking spaces for the northern commercial parcels (Nos 2-6). The site plan is illustrated in Figure 1.

This analysis examines the off-street parking requirements, as indicated in *Oxnard, California Code of Ordinances* (City of Oxnard, December 12, 2016) (City Code) and the Riverpark Specific Plan, as well as a parking demand analysis using the *Shared Parking, 2nd Edition* (Urban Land Institute [ULI] and the International Council of Shopping Centers [ICSC], 2005) model. The results of both analyses are presented below.



trips: 150,000
Source: Shea Properties. March, 2020.

PROJECT SITE PLAN

FIGURE
1

Chapter 2

Parking Requirement Analysis

CITY CODE PARKING REQUIREMENTS

The City Code has identified the off-street parking requirements of various land uses; in particular, the following parking rates are indicated in City Code Section 16-622:

- Retail – 1.0 space per 250 sf
- Restaurant – 1.0 space per 75 sf (up to 6,000 sf), 1.0 space per 180 sf (greater than 6,000 sf)
- Fast Food – 1.0 space per 50sf
- Medical Office – 1.0 space per 200 sf

These parking rates were applied to the various land use elements of the Project to determine the required amount of off-street parking stalls per the City Code.

As detailed in Table 1, the retail component is required to provide 21 spaces, the restaurant component is required to provide 37 spaces, the fast food component is required to provide 222 spaces, and the medical office component is required to provide 40 parking spaces.

The total off-street parking requirement for the Project, as determined by the City Code, is 320 parking spaces. This parking requirement would not be satisfied by the proposed parking supply of 247 parking spaces.

City Code Summary

As detailed in the analyses above, the Project would not be able to satisfy the City Code off-street parking requirements as currently proposed. The City Code analysis indicates a parking deficit of 73 parking spaces.

It should be noted that the City Code parking requirements are not necessarily reflective of the parking demands experienced with each land use. The analysis assumes that the demand for each land use peaks at the same time; this may lead to the provision of more parking than is needed at any given time. A shared parking analysis, detailed in Chapter 3, was performed to determine the appropriate number of parking spaces to support the Project.

**TABLE 1
CITY CODE PARKING REQUIREMENTS**

Proposed Land Use		Size		Parking Rate [a]	Parking Spaces Required
Retail	Neighborhood/Community Shopping Center	5,200	sf	1 sp/250sf	21
Restaurant	Family Restaurant [b]	2,800	sf	1 sp/75sf (up to 6,000sf)	37
				1 sp/180sf (greater than 6,000sf)	0
Fast Food	Fast Food Restaurant	11,123	sf	1 sp/50sf	222
Medical Office	Medical and Dental Office	8,000	sf	1 sp/200sf	40
TOTAL PARKING SPACES REQUIRED					320
TOTAL PARKING SPACES PROVIDED [c]					247
PARKING SPACES PROVIDED OVER REQUIRED					(73)

Notes:

[a] Parking rates as specified by the City of Oxnard Code of Ordinances, Section 16-622.

[b] Analyzed as Non Fast-Food Restaurant, per the City Code.

Chapter 3

Shared Parking Analysis

The shared parking analysis was performed using the *Shared Parking, 2nd Edition* model. ULI/ICSC describes shared parking as follows:

Shared parking is defined as parking space that can be used to serve two or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is the result of two conditions:

- *Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season)*
- *Relationships among land use activities that result in people's attraction to two or more land uses on a single auto trip to a given area or development*

Most zoning codes provide peak parking ratios for individual land uses. While this appropriately recognizes that separate land uses generate different parking demands on an individual basis, it does not reflect the fact that the combined peak parking demand, when a mixture of land uses shares the same parking supply, can be substantially less than the sum of the individual demands. For example, restaurant uses typically peak in the noontime and evening hours while medical office uses peak in the mid-morning and mid-afternoon hours.

SHARED PARKING ASSUMPTIONS

The shared parking model utilizes a series of assumptions, in addition to the base ULI/ICSC data, to develop the parking demand model. This discussion explains the assumptions used in this analysis and describes the background documentation used for each of these factors.

Parking Ratio

The ULI/ICSC methodology requires that each land use select parking ratios; that is, the parking ratio for each land use if used independently. The base parking demand ratios were developed through an extensive research and documentation effort by ULI/ICSC; these base rates reflect a national average. For the purposes of this analysis, the base rates were utilized for the Project for all land uses.

The following are the base ULI/ICSC parking demand rates (weekday/weekend) used for the various components of this study, as mentioned above:

- Community Shopping Center – 3.60/4.00 spaces/thousand sf (ksf)
- Family Restaurant – 10.50/15.00 spaces/ksf
- Fast Food Restaurant – 15.00/14.00 spaces/ksf
- Medical/Dental Office – 4.50/4.50 spaces/ksf

Time of Day

The time of day factor is one of the key assumptions of the shared parking model. This factor reveals the hourly parking pattern of the analyzed land use; essentially, the peak demands are indicated by this factor. ULI/ICSC's research efforts have yielded a comprehensive data set of time of day factors for multiple land uses. As the demand for each land use fluctuates over the course of the day, the ability to implement shared parking emerges.

Weekday vs. Weekend

Each shared parking analysis measured the parking demand on a weekday as well as on a Saturday. Research has indicated that a source for variation in parking demand can be traced to the difference between weekday and weekend demand.

Seasonal Variation

The shared parking analysis in this report was based on the peak month of the year. The total parking demand of the Project was compared over the course of the year; the peak month's demand is reported.

Mode Split and Captive Market

One factor that affects the overall parking demand at each development is the number of visitors and employees that arrive by automobile. It is common that mixed-use projects and districts have patrons/visitors captured within the site itself based on the mixed-use nature of the Project. The mode split accounts for the number of visitors and employees that do not arrive by automobile (transit, walk, and other means) or are internally captured. The mode split and internal capture ratios for the Project were left unadjusted for conservative purposes.

Auto Occupancy

The shared parking analysis for the Project used the national averages for auto occupancy, i.e., the typical number of passengers in each vehicle parking at the site, for all land uses. No changes were made to the ULI/ICSC average rates.

PROJECT SHARED PARKING DEMAND

Tables 2 and 3 detail the input assumptions and results of the Project's shared parking analysis. For each land use, the tables show the base parking demand ratio for a weekday and a Saturday, the mode adjustment (mode split), the non-captive ratio (internal capture), and the peak hour and peak month adjustment ratios (the shared parking model calculates the peak demand to occur at 1:00 PM on a December weekday, the busiest hour of the year for parking demand).

Charts 1 and 2 illustrate the peak hour parking demand occurring during each month of the year for the weekday and weekend, respectively. Chart 3 illustrates the hourly parking demand pattern during the peak month of December.

By component, the model estimates that the busiest hour of the year would experience a combined retail demand of 19 spaces, restaurant demand of 27 spaces, fast food demand of 167 spaces, and medical office demand of 34 spaces. The peak parking demand totals 245 spaces. This parking demand would be satisfied by the proposed parking supply of 247 parking spaces. The results of this analysis are summarized in Table 4.

SHARED PARKING SUMMARY

As illustrated by the shared parking analysis, the proposed parking supply of 247 spaces is sufficient to accommodate the parking needs of the Project.

**TABLE 2
DETAILED SHARED PARKING DEMAND ANALYSIS**

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY																		
Projected Parking Supply: 247 Stalls			Weekday					Weekend					Weekday			Weekend		
Land Use	Quantity	Project Data Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
													1 PM	December		12 PM	December	
Community Shopping Center (<400 ksf) Employee	5,200	sf GLA	2.90 0.70	1.00 1.00	1.00 1.00	2.90 0.70	/ksf GLA /ksf GLA	3.20 0.80	1.00 1.00	1.00 1.00	3.20 0.80	/ksf GLA /ksf GLA	1.00 1.00	1.00 1.00	15 4	0.85 1.00	1.00 1.00	14 4
Family Restaurant Employee	2,800	sf GLA	9.00 1.50	1.00 1.00	1.00 1.00	9.00 1.50	/ksf GLA /ksf GLA	12.75 2.25	1.00 1.00	1.00 1.00	12.75 2.25	/ksf GLA /ksf GLA	0.90 1.00	1.00 1.00	23 4	1.00 1.00	1.00 1.00	36 6
Fast Food Restaurant Employee	11,123	sf GLA	12.75 2.25	1.00 1.00	1.00 1.00	12.75 2.25	/ksf GLA /ksf GLA	12.00 2.00	1.00 1.00	1.00 1.00	12.00 2.00	/ksf GLA /ksf GLA	1.00 1.00	1.00 1.00	142 25	1.00 1.00	1.00 1.00	133 22
Medical/Dental Office Employee	8,000	sf GLA	3.00 1.50	1.00 1.00	1.00 1.00	3.00 1.50	/ksf GLA /ksf GLA	3.00 1.50	1.00 1.00	1.00 1.00	3.00 1.50	/ksf GLA /ksf GLA	0.90 1.00	1.00 1.00	22 12	0.30 1.00	1.00 1.00	7 12
													Customer		202	Customer		190
													Employee		45	Employee		44
													Residential		0	Reserved		0
													Total		247	Total		234

Shared Parking Reduction 7%

12%

TABLE 3
HOURLY PARKING DEMAND SUMMARY

December																								
Weekday Estimated Peak-Hour Parking Demand																								
Projected Parking Supply: 247 Stalls																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj.	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	1 PM	11 AM	1 PM	6 PM
Community Shopping Center (<400 ksf)	100%	-	1	2	5	8	11	14	15	15	15	14	14	14	14	10	8	5	2	-	15	11	15	14
Employee	100%	-	1	2	3	3	4	4	4	4	4	4	4	4	4	4	3	2	1	-	4	4	4	4
Family Restaurant	100%	6	13	15	19	21	23	25	23	13	11	11	19	20	20	20	15	14	13	6	23	23	23	20
Employee	100%	2	3	4	4	4	4	4	4	4	3	3	4	4	4	4	3	3	3	1	4	4	4	4
Fast Food Restaurant	100%	7	14	28	43	78	121	142	142	128	85	78	85	121	114	71	43	28	14	7	142	121	142	121
Employee	100%	4	5	8	10	19	25	25	25	24	18	15	18	23	23	15	10	8	5	5	25	25	25	23
Medical/Dental Office	100%	-	-	22	22	24	24	7	22	24	24	22	19	16	7	4	-	-	-	-	22	24	22	16
Employee	100%	-	-	7	12	12	12	12	12	12	12	12	12	8	4	2	-	-	-	-	12	12	12	8
TOTAL DEMAND	Customer	13	28	67	89	131	179	188	202	180	135	125	137	171	155	105	66	47	29	13	202	179	202	171
	Employee	6	9	21	29	38	45	45	45	44	37	34	38	39	35	25	16	13	9	6	45	45	45	39
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		19	37	88	118	169	224	233	247	224	172	159	175	210	190	130	82	60	38	19	247	224	247	210
ULI base data have been modified from default values.																					247	224	247	210

Footnote(s):

December																									
Weekend Estimated Peak-Hour Parking Demand																									
																						Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	12 PM	11 AM	12 PM	6 PM	
Community Shopping Center (<400 ksf)	100%	-	1	2	6	10	12	14	16	17	17	16	16	16	16	11	9	6	3	-	14	12	14	16	
Employee	100%	-	1	2	3	3	4	4	4	4	4	4	4	4	4	3	3	2	1	-	4	4	4	4	
Family Restaurant	100%	4	9	16	25	32	32	36	31	23	14	16	22	25	25	23	11	9	5	4	36	32	36	25	
Employee	100%	3	5	5	5	6	6	6	6	6	5	5	6	6	6	6	5	4	4	2	6	6	6	6	
Fast Food Restaurant	100%	7	13	27	40	73	113	133	133	120	80	73	80	113	106	67	40	27	13	7	133	113	133	113	
Employee	100%	3	4	7	9	17	22	22	22	21	15	13	15	20	20	13	9	7	4	4	22	22	22	20	
Medical/Dental Office	100%	-	-	22	22	24	24	7	-	-	-	-	-	-	-	-	-	-	-	-	7	24	7	-	
Employee	100%	-	-	7	12	12	12	12	-	-	-	-	-	-	-	-	-	-	-	-	12	12	12	-	
TOTAL DEMAND	Customer	11	23	67	93	139	181	190	180	160	111	105	118	154	147	101	60	42	21	11	190	181	190	154	
	Employee	6	10	21	29	38	44	44	32	31	24	22	25	30	30	22	17	13	9	6	44	44	44	30	
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		17	33	88	122	177	225	234	212	191	135	127	143	184	177	123	77	55	30	17	234	225	234	184	
ULI base data have been modified from default values.																					234	225	234	184	

CHART 1
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND

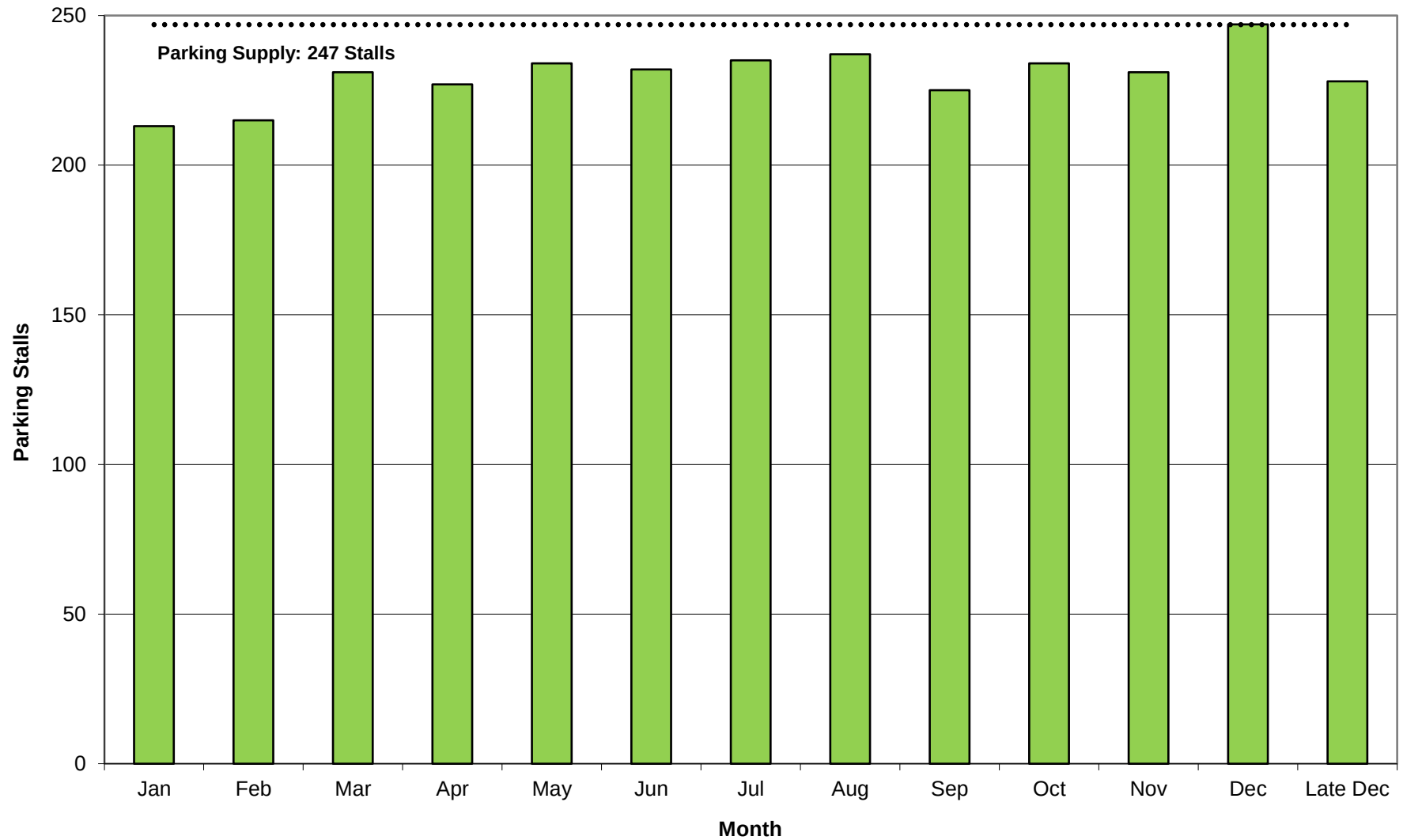


CHART 2
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND

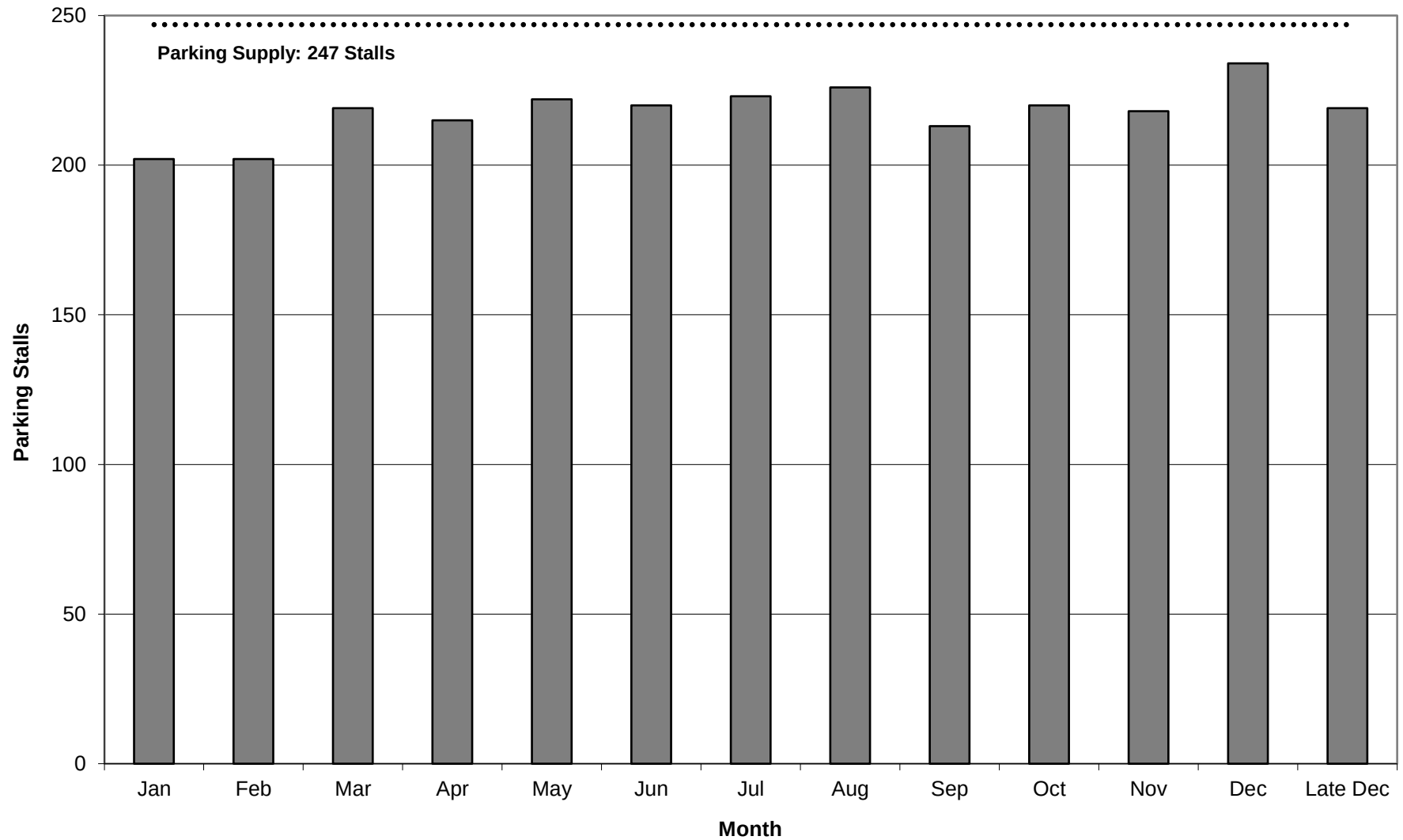
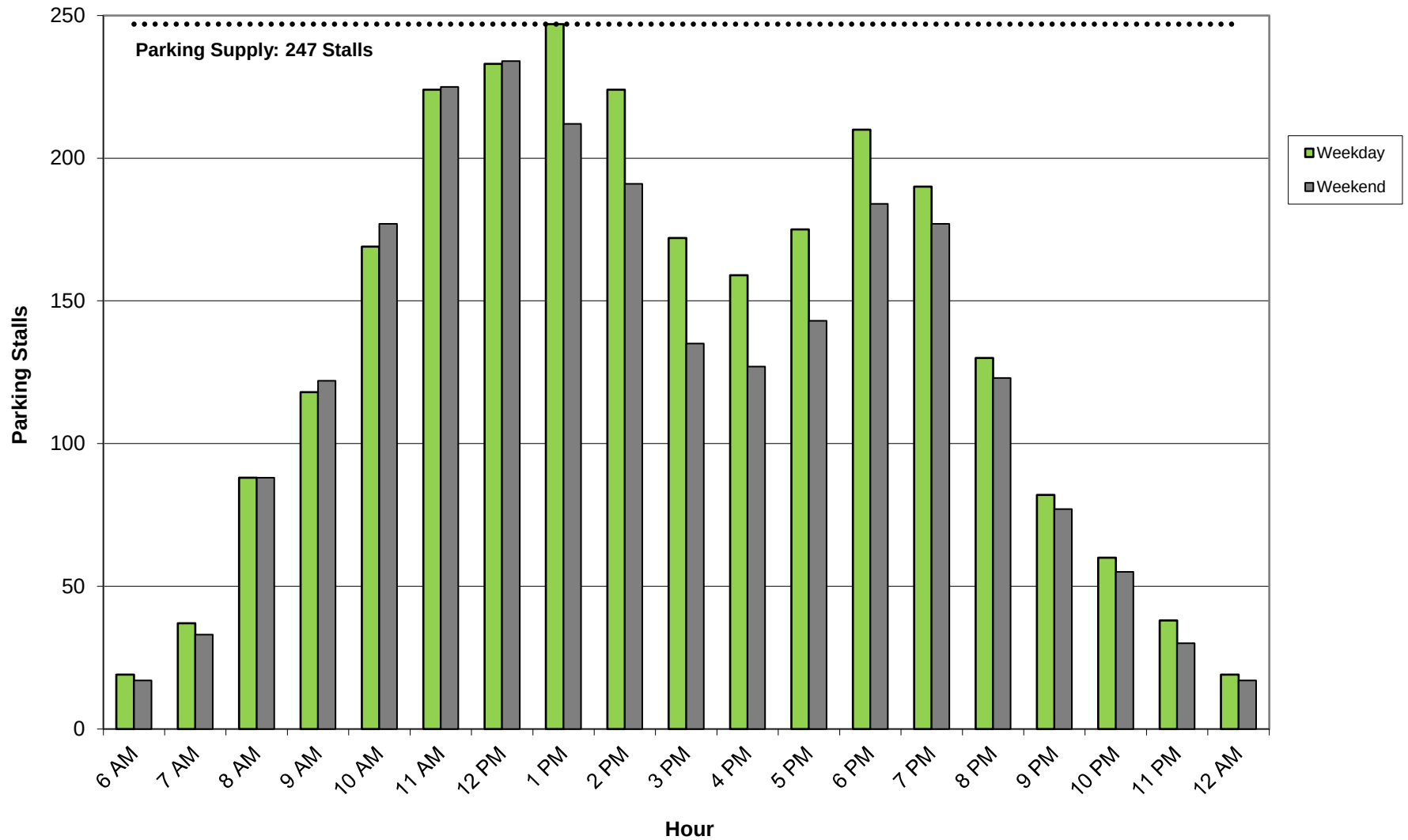


CHART 3
PEAK MONTH DAILY PARKING DEMAND BY HOUR



**TABLE 4
SHARED PARKING DEMAND SUMMARY**

Proposed Land Use		Size		Parking Rate [a]	Parking Spaces Required
Retail	Neighborhood/Community Shopping Center	5,200	sf		19
Restaurant	Family Restaurant	2,800	sf		27
Fast Food	Fast Food Restaurant	11,123	sf		167
Medical Office	Medical and Dental Office	8,000	sf		34
TOTAL PARKING SPACES REQUIRED					247
TOTAL PARKING SPACES PROVIDED					247
PARKING SPACES PROVIDED OVER REQUIRED					0

Notes:

[a] The weekday and weekend parking rates for each land use are described in the report and detailed in Table 3.

Chapter 4

Recommended Parking Management Measures

Based on the results of the ULI/ICSC shared parking analysis, which was conservative in its approach, the Project's proposed parking supply of 247 spaces is sufficient to accommodate the needs of the Project.

Recognizing that the Project land use allocation (i.e., retail vs. restaurant) and related parking needs may change in the future, should the restaurant/fast food space allocation ever exceed 13,923 and/or the total square footage within the norther commercial parcels (Nos. 2-6) exceed the 27,123 sf, it is our recommendation that an updated shared parking analysis be prepared in order to assess the parking needs of the Project under those specific conditions. If it is determined that the parking demand would not be satisfied by the proposed parking supply, additional parking management measures would be required.

References

Oxnard, California Code of Ordinances, City of Oxnard, December 12, 2016.

Shared Parking, 2nd Edition, Urban Land Institute and the International Council of Shopping Centers, 2005.

RESOLUTION NO. PZ 19-200-17

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 19-200-17 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR THE CONSTRUCTION OF A 2,300 SQUARE-FOOT COMMERCIAL BUILDING WITH A DRIVE-THROUGH WITH A 8 VEHICLE CAPACITY, AN ASSOCIATED PARKING LOT FOR 36 VEHICLES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.68-ACRE SQUARE-FOOT LOT LOCATED LOT 5 OF TRACT 6004 (APN: 132-0-470-115), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY RUBEN RODELA ON BEHALF OF PROPERTY OWNER SHEA PROPERTIES, LLC, 130 VANTIS SUITE 200, ALISO VIEJO, CALIFORNIA 92656-2691.

WHEREAS, the Community Development Director of the City of Oxnard has considered an application for Planning and Zoning Permit No. 19-200-17, filed by Ruben Rodela in accordance with Section 16-525 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 (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2) to defeat the Exemption:

- A. Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site is located within the 2030 General Plan land use designation of Commercial Regional (CR) and within the West Corridor Commercial District of the RiverPark Specific Plan. The Project is surrounded by commercial and residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- B. Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Development Design Review Permit request for construction of a 2,300 square-foot commercial building with drive-through and associated site improvements on a 0.68-acre site is consistent with the 2030 General Plan and the RiverPark Specific Plan and is compatible with the physical scale and character of

other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the RiverPark Specific Plan for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

- C. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Development Design Review Permit request for construction of a 2,300 square-foot commercial building with drive-through and associated site improvements on a 0.68-acre site will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the commercial and residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be surrounded on all sides by commercial development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

- D. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The Project is not located in or adjacent to a state designated scenic highway.

- E. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- F. Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site is undeveloped and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the proposed project is consistent with the following:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Development Design Review Staff Report and all attachments thereto, the Community Development Director finds:

- 1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

The Applicant proposes the construction of a commercial building with an associated parking lot and related site improvements. The Project involves a 2,300 square-foot commercial building with a drive-through, to be occupied by a fast-food restaurant (Panda Express). As conditioned, the commercial building with drive-through has been designed to meet the required developments standards identified in the West Corridor Commercial District of the RiverPark Specific Plan. Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

- 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.**

Pursuant to the 2030 General Plan land use designation “Commercial Regional,” the proposed use of the project site as a multi-tenant commercial building with associated site improvements, is an allowed use. The surrounding uses are characterized by commercial uses, which are predominantly office and retail uses. 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 will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

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

As proposed and conditioned, the project will meet the development standards of the RiverPark Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is a vacant 0.68-acre lot. Pursuant to the RiverPark Specific Plan, the Project has been designed to be consistent with the

maximum building height, front, side and rear setbacks, lot coverage, parking standards (with application of a parking management plan), and roof top equipment standards. The project site is a through-lot with frontages on both Town Center Drive and the spine road. The building is located close to Town Center Drive, but the building does not orient to the Town Center Drive and the main building entrance has been designed to face the parking lot and the spine road but not Town Center Drive. The Project meets all RiverPark Specific Plan Building Orientation and Use Guidelines except for Guidelines 2 and 4; however, the Community Development Director is authorizing these deviations pursuant to RiverPark Specific Plan Section 7.9.2.2. The Community Development Director finds these deviations do not involve a numerical standard, but the deviation is consistent with the spirit and intent of the plans and does not adversely affect surrounding properties as the project has been conditioned to add architectural elements which orient to Town Center Drive and as the main building entrance has been designed to connect to a linear walkway which links to adjacent commercial buildings. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

The project will be accessed from an existing private street to the south. The parking lot will provide parking for 36 vehicles and an additional credit of 8 parking spaces allowed for vehicle stacking in the drive-through. The multi-tenant commercial building is required to provide 46 parking spaces, based on a formula of 1 space per 50 gross square feet of building area for a fast-food restaurant. Consistent with RiverPark Specific Plan Section 6.2.5.2, a parking management plan was also incorporated and reviewed to demonstrate that there is sufficient parking as proposed. A shared access agreement will also be included as part of the Project. The City bicycle and vehicle parking requirements are also being met. The project has been conditioned to submit a draft Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the shopping center shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new drive-through use. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed commercial building is anticipated to generate.

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

The proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines found within the spine road (located to the south of the property). A media filter and dry well system are proposed to collect trash, debris, sediment, oil and grease that would otherwise drain or runoff from the parking lot to the south of the commercial building and the lot. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a commercial building) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15332 (Class 32) of the State CEQA Guidelines. The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager 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 and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit No. 19-200-17 (Development Design Review Permit), subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 19-200-17 (DDR), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

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
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic
PD	Police	B	Building Plan Checker
SC	Source Control	FD	Fire
PK	Landscape Design	CE	Code Enforcement

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 June 4, 2020, (“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”). 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. (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 Planning Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (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. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. 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)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Before the City issues building permits or the proposed use is initiated, 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. Before the City issues 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 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 will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)
19. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. 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. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
21. 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*)
22. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)
23. 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*)
24. 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

25. Planting and irrigation must be provided for within the public right of way.
26. 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 prior to the issuance of building permits. (PL/PK)
27. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)
28. The final landscape plan shall be reviewed and approved by the City’s Landscape Architect prior to the issuance of a building permit.

PLANNING DIVISION STANDARD CONDITIONS

29. 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)
30. 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)
31. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, PL-3)
32. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2” by 11”) of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
33. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City’s issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, PL-5)

34. 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*)
35. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
36. 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*)
37. 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 section 23114, with special attention to sub sections 23114(b)(2)(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. (B/DS, *PL-12*)
38. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
39. 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*)
40. Due to 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*)

41. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
42. 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)
43. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, PL-42)
44. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, PL-43)
45. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)
46. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, PL-48)

PLANNING DIVISION SPECIAL CONDITIONS

47. 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)
48. Developer shall remove any and all graffiti from the project premises 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.
49. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning 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)

50. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
51. Applicant shall seek approval for the proposed monument sign under separate building permit. (PL)
52. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, a connection to the city fiber optic infrastructure according to city specifications pursuant to the Fiber Network Master Plan as adopted by the City Council on May 5, 2020. Initial installation of fiber optic infrastructure shall be the responsibility of the Developer and shall occur at the time that roadways are constructed unless a mutually agreed upon process is determined in consultation with the City's Information Technology Department.
53. Prior to submitting plans to Building and Engineering for Plan Check, the project plans are to be modified to add architectural elements which orient the building to Town Center Drive to the satisfaction of the Community Development Director.
54. Design measures to avoid vehicle and pedestrian/bicycle conflicts shall be maintained. Direct pedestrian entry through the front of the building shall be maintained from streets and sidewalks to the building entrance. Well articulated pedestrian routes and zones shall be maintained on the site, linking building entrances and parking areas. Drive-through lanes should be maintained to minimize conflicts with pedestrian walkways, bicycle routes, and paths of travel. Drive-through lanes that obstruct a pedestrian pathway between parking areas or sidewalks and entries into the building should maintain a pedestrian crossing that is delineated by landscaping, striping, curbing, and raised or decorative paving to separate pedestrian and vehicular access and circulation to the satisfaction of the Community Development Director.
55. The location of drive-through facilities in relation to the building, including the location of the pick-up windows, stacking lane, and vehicle access, shall be oriented in a manner such that headlight glare is not directed towards oncoming traffic on public streets, or is to be screened with landscaping, berms, walls or other means to the satisfaction of the Community Development Director.
56. The drive-through may operate 24 hours per day but the speaker box shall be equipped with an automatic volume control. The design of the drive-up audio system shall control and minimize the volume of the system to comply with the City's Noise Regulations in order to control unnecessary, excessive and annoying noises which could be detrimental to the public health and welfare to the satisfaction of the Community Development Director.

57. To maximize the queueing spaces available, the ordering system is to be located on the north side of the building.
58. Prior to the issuance of a Building Permit, the Applicant/Operator is to submit a draft Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the shopping center shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new drive-through use. The TDMP should describe solutions that are available through personnel, technology and/or temporary and permanent barriers. For instance, the Applicant may propose using roving staff with mobile ordering devices when the drive-through exceeds the designed capacity. Prior to the issuance of a Certificate of Occupancy, the Community Development and Public Works Departments shall approve the TDMP.
59. After implementation of the TDMP, and upon the determination of the Community Development or Public Works Departments that the TDMP created for the drive-through use is not functioning effectively, or upon any future modification or expansion of the shopping center, the TDMP shall be comprehensively re-evaluated by the Community Development and Public Works Departments. This TDMP re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff.
60. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.
61. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.
62. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the City Inspector. (DS)
63. Developer shall construct a level concrete pad for storage of three refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)

64. Lot fine grading shall be designed and constructed in compliance with City Standard Plate 601 or as otherwise approved by the City Engineer. (DS)

PLANNING DIVISION ENVIRONMENTAL MITIGATIONS

65. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for the RiverPark Specific Plan and Environmental Impact Report approved in April, 2002 with the City of Oxnard, lead agency, shall be fully complied with at all times. The measures shall be included as conditions of required permit action, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed project. Proposed mitigation for those impacts is as follows:

Biological Resources

Mitigation Measure 4.4-1:

Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities or project-related activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field Surveys

Monitoring Milestone: Prior to issuance of grading permit

Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.9-1:

On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Mitigation Measure 4.9-2:

Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Mitigation Measure 4.9-3:

Construction equipment is fitted with modern sound-reduction equipment.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Mitigation Measure 4.9-4:

When construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment and notifying adjacent residences in advance of construction work.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Standard Air Quality

66. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
67. 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)
68. 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)
69. 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)
70. 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)

71. Prior to issuance of demolition permits for any structure on the site, 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)
72. 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)
73. 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)

Standard Cultural Resources

74. 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)

DEVELOPMENT DIVISION STANDARD CONDITIONS

75. 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 the time the City issues building permits. (DS-1)
76. 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 show the proposed structural section and design T.I. on the site improvement plans. (DS-2)

77. Developer shall have the site improvement plans prepared on standard Community Development Division mylars 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 the original ink-on-mylar plans filed with the Community Development Division. (DS-3)
78. Developer shall submit improvement plans and drainage calculations that demonstrate that storm drainage 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)
79. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
80. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
81. Where a separate loop or terminal line is required for water mains, fire hydrants or fire sprinkler systems, Developer's site improvement plans shall include an on-site water plan. (DS-11)
82. Developer shall install on-site and off-site utility services underground in accordance with City ordinances in effect at the time City issues the building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility services provider. (DS-12)
83. 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 and 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)
84. A civil engineer licensed in the State of California 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. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all

pertinent engineering design calculations. City will not accept an application for the final map or parcel map for the project or issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

85. Prior to issuance of a site improvement permit, Developer shall provide to the Community Development Division a compact Disc (CD) or USB portable drive 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 or USB portable drive containing all changes that occur during construction. (DS-16)
86. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and 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)
87. 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 Community Development Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
88. 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)
89. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
90. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
91. 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)

92. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, 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)
93. 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 "asbuilt" plans after project completion. Developer's submittal of certified "asbuilt" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
94. 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)
95. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)
96. 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)
97. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specification as directed by the City Engineer. (DS-41)
98. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)
99. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
100. 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)
101. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

102. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

STORMWATER QUALITY CONDITIONS

103. 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)
104. Developer shall construct three-bin trash enclosures (one bin for refuse, one bin for recycle use, and one bin for organics) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Community Development 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)
105. Developer shall construct shall construct three-bin trash enclosures (one bin for refuse, one bin for recycle use, and one bin for organics) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall provide a traffic rated drainage inlet within the enclosure to catch all enclosure wash water. Subject to technical department review, this drain shall connect to the sanitary sewer system via a grease interceptor. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Community Development 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-80)
106. 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)

107. Using forms provided by the Community Development 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 Community Development 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)
108. 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)
109. 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)
110. 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)

111. 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)
112. 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)
113. 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. Priority Land Use is high density residential, industrial, commercial, mixed urban, and public transportation stations. 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)

ENVIRONMENTAL RESOURCES DIVISION

114. 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.

115. 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.
116. 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 to an authorized facility. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
117. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste program. 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. A “City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Report” shall be submitted to the Environmental Resources Division annually on the anniversary date of the certificate of occupancy for approval.
118. Developer shall dispose of sewage and solid waste from the project by City’s wastewater and solid waste systems in a matter approved by the City Engineer.

FIRE DEPARTMENT STANDARD CONDITIONS

119. 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*)
120. 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*)

121. 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*)
122. 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*)
123. 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*)
124. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
125. 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*)
126. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
127. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)
128. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
129. 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*)
130. 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*)
131. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and

allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

132. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)
133. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)
134. 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*)
135. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

POLICE DEPARTMENT CONDITIONS

136. Graffiti shall be removed within 48-hours of application. (PD)
137. Police recommends graffiti/etching-resistant film application on accessible windowpanes. (PD)
138. Landscape features shall be maintained in such a way as to allow optimum natural surveillance at all times. To avoid creating hiding spaces and attracting illegitimate uses, shrubs should be trimmed to be no higher than 36 inches from the surface and the trees should be trimmed at least 42 inches up from the surface. (PD)
139. Exterior security lighting shall be on photocells and shall be on during all hours of darkness. (PD)
140. Post all vehicle entrances in compliance with California Vehicle Code Section 22658(a)(1). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
141. On-site security or CCTV to monitor facility during off-hours is recommended. (PD)
142. The parking lot will need to comply with the outdoor lighting code and guideline. (PD)

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 following exceptions:
- 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 to keep light from shining directly up.

(C) Oxnard City Code Section 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 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.

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this June 4th, 2020.

Date

Jeffrey Lambert

Community Development Director

References

Oxnard, California Code of Ordinances, City of Oxnard, December 12, 2016.

Shared Parking, 2nd Edition, Urban Land Institute and the International Council of Shopping Centers, 2005.