

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.

The public may provide comments to the Director Hearing via email at [planning@oxnard.org](mailto:planning@oxnard.org) no later than 2:00 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 2:00 p.m. on the day of the meeting. Call the Planning office at (805) 385-7878, or email your request to [planning@oxnard.org](mailto: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, July 30, 2020, 4:00 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: Billboard Lofts - PLANNING AND ZONING PERMIT NO. 19-200-18**

(Development Design Review Permit) Request to demolish a billboard and construct a 5-story, 55-unit apartment building with 36 parking spaces, a recreation room, 4,508 square-feet of commercial space, and 2,678 square-feet of open space on a 0.48-acre project site. Proposed development includes commercial space and parking on ground level, with 4 levels of residential units. All units are either 2-bedroom and 1-bathroom, or studio units. Units open to the interior courtyard with a recreation room and green space located in the middle of the second floor. The Project includes three Director Interpretations of the Downtown Code: 1) parking placement, 2) commercial space, and 3) open space. The Project is located at 800 South A Street (APNs: 202-0-183-100, -110, and -120) in the Downtown General (DT-G) zone.

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.

**Project Planners:** Jay Dobrowalski, Senior Planner

**Recommendation:**

That the Community Development Director adopts 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 19-200-18 (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:** Jay Dobrowalski, Senior Planner

**DATE:** July 30, 2020

**SUBJECT:** **Project Name: Billboard Lofts;** Planning and Zoning Permit No. 19-200-18 (Major Downtown Design Review Permit) to allow for the construction of a 5-story, 55-unit mixed use apartment building with 4,508 square-feet of commercial space, located at 800 South A Street (APNs: 202-0-183-100, -110, and -120).

- 1) **Recommendation:** That the Community Development Director (“**Director**”) adopt a Resolution approving Planning and Zoning Permit No. 19-200-18 (Development Design Review Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for a Major Downtown Design Review (DDR) Permit to authorize the demolition of a billboard and construction of a 5-story, 55-unit mixed use apartment building with 36 parking spaces, a recreation room, 4,508 square-feet of commercial space, and 2,678 square-feet of open space on a 0.48-acre project site. Proposed development includes commercial space and residential and/or commercial parking on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 48 units that are 2 bedroom and 1 bathroom 930 square-foot units and 7 units that are studio 500 square-foot units (for a total of 55 units). All of the units open to the interior courtyard with a recreation room and green space located in the middle of the second floor. Of the 55 total units, 3 units are required to be affordable low-income units and 3 and required to be affordable very-low income units. The Project is located at 800 South A Street in the Downtown General zone (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Henry Casillas (“Applicant”), 451 West Fifth Street, Oxnard, California, 93030.

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

- 3) **Existing & Surrounding Land Uses:** The project site is located on a vacant lot that has been developed with a billboard sign. The project site is located one-half block west of Oxnard Boulevard. The following table describes the General Plan Land Use Designations, Zoning

Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Exhibit A:

| LOCATIO<br>N | GENERAL PLAN  | ZONING                  | EXISTING LAND<br>USE                            |
|--------------|---------------|-------------------------|-------------------------------------------------|
| Project Site | Downtown (DT) | Downtown General (DT-G) | Billboard Sign                                  |
| North        | Downtown (DT) | Downtown General (DT-G) | Eighth Street, Commercial Store (Pilars Market) |
| South        | Downtown (DT) | Downtown General (DT-G) | Medical Office (Dentist Office), Vacant Lots    |
| East         | Downtown (DT) | Downtown General (DT-G) | Retail Store (Anna's Antiques), Vacant Lots     |
| West         | Downtown (DT) | Downtown General (DT-G) | South A Street, Oxnard Elks Lodge               |

**4) Background Information:**

- a) The project site is currently developed with a billboard sign. The existing billboard sign was constructed in 1952.
- b) In 1970, the lot was developed with a parking lot and a sales office for used cars. In 1978, the sales office structure was demolished. The parking lot was subsequently demolished.
- c) On July 30, 2019, the City Council adopted Ordinance No. 2963, which amended the Oxnard City Code Chapter 16, Division 10 and instituted a new "Downtown Code," and associated Zone Changes. The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. The development allowed within the Downtown Code was evaluated in the 2030 General Plan Addendum No. 5, and it was determined to not result in any new significant impacts.

**5) Environmental Determination:** In accordance with Section 15332 (Class 32, 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 the CEQA.

This proposal includes the construction of a mixed-use apartment building with commercial space that is consistent with the General Plan land use designation of Downtown and the

Downtown Code zoning designation of Downtown (DT-G). The proposed development is located on a 0.48-acre project 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 will have a significant effect on the environment and recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

## **6) Analysis:**

- a) **General Discussion:** This is the first project scheduled to go through the entitlement process subject to the new Downtown Code. As discussed below, the project has been found to be consistent with both the General Plan and the Downtown Code. In accordance with the Downtown Code, construction of the Project is subject to approval of a Major Downtown Design Review permit by the Community Development Director.
- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Downtown (DT) uses which allows retail, commercial, government and residential uses in the urban context of the downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. The proposed mixed use residential / commercial building includes commercial space on the ground floor and residential units on the top four floors. The building includes limited parking on the ground floor that is consistent with pedestrian-oriented design. Approval of this Major Downtown Design Review Permit has been determined to be consistent with the General Plan and the property's land use designation.

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

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

| <b>POLICY</b>                                                       | <b>LEVEL</b> | <b>POLICY OR TITLE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>EXPLANATION</b>                                                                                     |
|---------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>CD-19.1</b>                                                      | <b>I</b>     | <b>Unique Downtown Identity</b><br>Ensure that downtown Oxnard occupies a niche in the marketplace as a civic center supported by businesses, retail, residential components, arts, and entertainment.                                                                                                                                                                                                                                                                                                                                                                         | Project is consistent with Downtown Code to provide mixed uses to revitalize downtown.                 |
| <b>CD-19.2</b>                                                      | <b>I</b>     | <b>Complementary Development</b><br>Seek a complementary rather than competitive role with other areas of the City for the continued economic development of the City's downtown.                                                                                                                                                                                                                                                                                                                                                                                              | Project will provide needed housing opportunities to support economic development throughout the City. |
| <b>CD-19.4</b><br><br><br><br><br><br><br><br><br><br><b>CD-1.2</b> | <b>I</b>     | <b>Revitalization and Redevelopment</b><br>As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.<br><br><b>Infill Development, Priority to Mixed Use</b><br>Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives. | Project is a mixed use in-fill development that will revitalize the Downtown area.                     |
| <b>CD-19.5</b>                                                      | <b>I</b>     | <b>Attract Downtown Investment</b><br>Encourage investors to purchase downtown property and help property owners lease space.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Project includes 55 residential units and 4,508 sq ft of commercial space for lease.                   |
| <b>CD-1.7</b>                                                       | <b>I</b>     | <b>Compact Development</b><br>Promote the use of development patterns that are more compactly built                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Project is designed as a podium style building for efficient use of                                    |

|                                                                      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                           |
|----------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                      |          | and use space in an efficient aesthetic manner as part of the community vision.                                                                                                                                                                                                                                                                                                                                                                                        | space on the lot.                                                                                                                                         |
| <b>CD-8.1</b>                                                        | <b>I</b> | <b>Limiting Development</b><br>Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.                                                                                                                                                                                                                                                                                                  | Project is in-fill development that will be served by existing services.                                                                                  |
| <b>CD-18.1</b><br><br><br><br><br><br><br><br><br><br><b>CD-18.2</b> | <b>I</b> | <b>Attract New Business</b><br>Identify and attract a range of commercial, retail and industrial businesses that are compatible with the community's business climate and not detrimental to the existing local economy and environment.<br><br><b>Small Business</b><br>Recognize the job creation potential of small business and promote entrepreneurial development and small business expansion.                                                                  | Project includes commercial space that can be divided into small spaces for new startup businesses.                                                       |
| <b>ICS-8.1</b><br><br><br><br><br><br><br><br><br><br><b>ICS-8.5</b> | <b>I</b> | <b>Improved Bicycle and Pedestrian Safety</b><br>Promote safety by minimizing conflicts between automobiles, bicycles, and pedestrians with special attention to lighting resources on commercial corridors.<br><br><b>Public Sidewalks and Pedestrian Orientation</b><br>Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works projects, especially for public sidewalks. | Project includes improvements to the adjacent alleyway to create a woonerf which promotes pedestrian and bicycle safety and minimizing vehicle conflicts. |

|                                                               |           |                                                                                                                                         |                                                                                                                                                                                                                                           |
|---------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ICS-11.7<br/>ER-10.1</b>                                   | <b>I</b>  | <b>Water Wise Landscapes<br/>Promote use of Native and Water<br/>Wise Plants</b>                                                        | The project is conditioned to install street trees to assist in screening the building. The trees require very little watering once established. The proposed shrubs and groundcovers in the landscape plan are all low water use plants. |
| <b>CD-3.4<br/>CD-10.1<br/>CD-10.2<br/>CD-14.1<br/>CD-14.3</b> | <b>II</b> | <b>Neighborhood Quality of Life<br/>Human-Scale Development<br/>Neighborhood Themes<br/>Design Review Process<br/>Quality of Design</b> | The application review process led to changes in the project and/or conditions of approval that meet these Level II policies.                                                                                                             |
| All others                                                    | III       | All policies not listed above                                                                                                           | No or distant applicability to the proposed project.                                                                                                                                                                                      |

As conditioned, the project is consistent with 2030 General Plan land use designation and the Goals and Policies.

- c) **Conformance with Zoning Development Standards:** Pursuant to the Downtown Code, the proposed development is located in the Downtown General (DT-G) zone. In accordance with the Downtown Code, the apartment building may be permitted with an approved Major Downtown Design Review Permit (16-146.1.B). Applicable development standards of the Downtown General zone have been compared with the proposed project in Attachment D.

Pursuant to the Downtown Code, the maximum development potential is as follows:

**Maximum Development Potential**  
 (Table 16-145.2.J)

|                 |                             |
|-----------------|-----------------------------|
| Residential     | 2,284 Units                 |
| Non-Residential | 3,025,370 Gross Square-Feet |

The project includes 55 residential units and 4,508 gross square-feet of non-residential

development. Thus, the remaining maximum development potential in the Downtown area is as follows:

| Remaining Maximum Development Potential |                                          |
|-----------------------------------------|------------------------------------------|
| Residential                             | 2,229 Units <sup>1</sup>                 |
| Non-Residential                         | 3,020,862 Gross Square-Feet <sup>2</sup> |

- d) **Site Design:** The proposed mixed use apartment / commercial building is designed as a podium building. The ground floor is lined with commercial space on the front (facing South A Street) and most of the street side (facing Eighth Street). The ground floor includes a parking area behind the commercial spaces which are completely screened from the street frontage. The top four floors include residential units. The entry to each unit faces the interior of the site. The middle of the second floor includes a common room that opens to an outdoor common area with a firepit that is available for the enjoyment of all the residents. The top three floors (i.e., floors three, four, and five) include two studio apartments in the middle of the floorplan. The floor plan is designed to include an open area in the middle to allow sunlight down to the second floor common area (Attachment B).
- e) **Circulation and Parking:** The proposed apartment building includes frontage on, and pedestrian access from, South A Street and Eighth Street. The rear of the building faces the adjacent alleyway. The building includes vehicle access from the alleyway. The ground floor vehicle access includes two vehicle drive aisles which allow access to a total of 36 vehicle parking spaces (33 standard spaces and 3 ADA accessible spaces). Pursuant to the Downtown Code, the proposed development must include a minimum of 0.5 spaces for each residential unit on-site, and must include payment of an in-lieu fee for a minimum of 50% of the required commercial parking and payment of an in-lieu fee for 0.5 to 0.99 spaces provided for each residential unit. The project includes a total of 36 spaces. The proposed project is subject to two conditions of approval to require 1) a Parking Management Plan to designate residential and commercial parking spaces, be used to calculate the applicable in-lieu parking fees, and 2) the payment of in-lieu fees (Attachment E).

The project includes a woonerf within the adjacent alleyway for public enjoyment. The design of the woonerf is intended to calm the traffic and result in predominantly pedestrian space where the vehicles are required to travel at slower speeds for safety.

- f) **Building Design:** The proposed project includes the demolition of the existing billboard

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<sup>1</sup> 2,284 available units less: Proposed 55 units (PZ 19-200-18); Approved 0 units; and Constructed 0 units.

<sup>2</sup> 3,025,370 available square feet less: Proposed 4,508 square feet (PZ 19-200-18); Approved 0 square feet; and Constructed 0 square feet.

sign and the construction of a 5-story mixed use apartment / commercial building that has frontage on both South A Street and Eighth Street. The proposed building is designed as a podium style building (i.e., the parking is located on the ground floor, with other uses on the top four floors above the parking). The first floor is designed for commercial space and parking while the top four floors are designed for residential units. The ground floor is designed with commercial space along the front (facing South A Street) and street side (facing Eighth Street). The parking area for both the commercial space and residential units is located on the ground floor behind the commercial space.

The commercial spaces are designed with shopfront frontages. The shopfronts feature full length windows covered by a metal awning and clerestory windows. The first floor features a stone and brick facade and the top four floors feature a smooth stucco facade. The residential floors feature vertically proportioned windows that are aligned over the ground floor shopfronts. The building is designed as a flat roof structure that is topped with a horizontal shade awning.

The building features projections in the form of awnings over the shopfronts, a larger awning as a parapet wall, window sills, balconies that simply project from the facade, and an identification sign on the corner of the top floor. The entrance to the building is emphasized with a recessed facade located generally in the center of the frontages. The vehicle entrance to the building is located off the alleyway, where two gated drive aisles lead directly into the parking area with 36 vehicle spaces. The project includes public open space improvements to the alleyway to create a woonerf, which is designed to emphasize a pedestrian social interaction space and calm the vehicle traffic in the area.

The pedestrian entrance to each shopfront is located along each shopfront and blends with the vertical window space. The pedestrian entrance to the residential units is located in two lobby entrances that are located generally in the center of each street frontage.

The 4,508 square-foot commercial space along the building frontage can be used as two larger commercial spaces, or may be subdivided into seven distinct smaller spaces. The residential units are designed as either 500 square-foot studio units or 932 square-foot 2-bedroom and 1-bathroom units.

The top four floor plans for the building are generally the same. The second floor is designed with the 2-bedroom and 1-bathroom units lining the perimeter of the floor with patios on the north, east, and south sides of the building. The entrance of each apartment faces the interior of the building, where a courtyard is located. The second floor features a common room with a kitchen that opens to a 2,678 square-foot common area with amenities for all the residents. A studio unit is located adjacent to the common room. The top three floors include two studio units in the middle with an opening to the second floor.



- g) Landscaping and Open Space:** The project site includes landscaping in the parkway along the front (facing South A Street), the street side (facing Eighth Street), and the rear (facing the alleyway). The parkway on the front includes four Queen Palm trees to be consistent with the existing Queen Palm trees found along South A Street. The parkway along the street side includes Carrot Wood trees to be consistent with the existing Carrot Wood trees found along South A Street, and ground cover. The rear landscaping along the alleyway includes Chanticlear Pear trees, plantable pavers, and interlocking pavers.

The existing alleyway will be improved with a woonerf. The woonerf features exposed aggregate, interlocking pavers, and colored concrete areas for street art.

Pursuant to the Downtown Code, the project includes both public open space and private open space. The project provides public open space in the form of a woonerf. The existing alleyway will be improved to provide a more pedestrian friendly experience by replacing the monolithic concrete with various colors and textures and places for street art. The second floor of the building includes a common area that will be landscaped with palm trees, accent trees, and planters. The common area includes bench seating, tables, a fire table, and decorative hardscape.

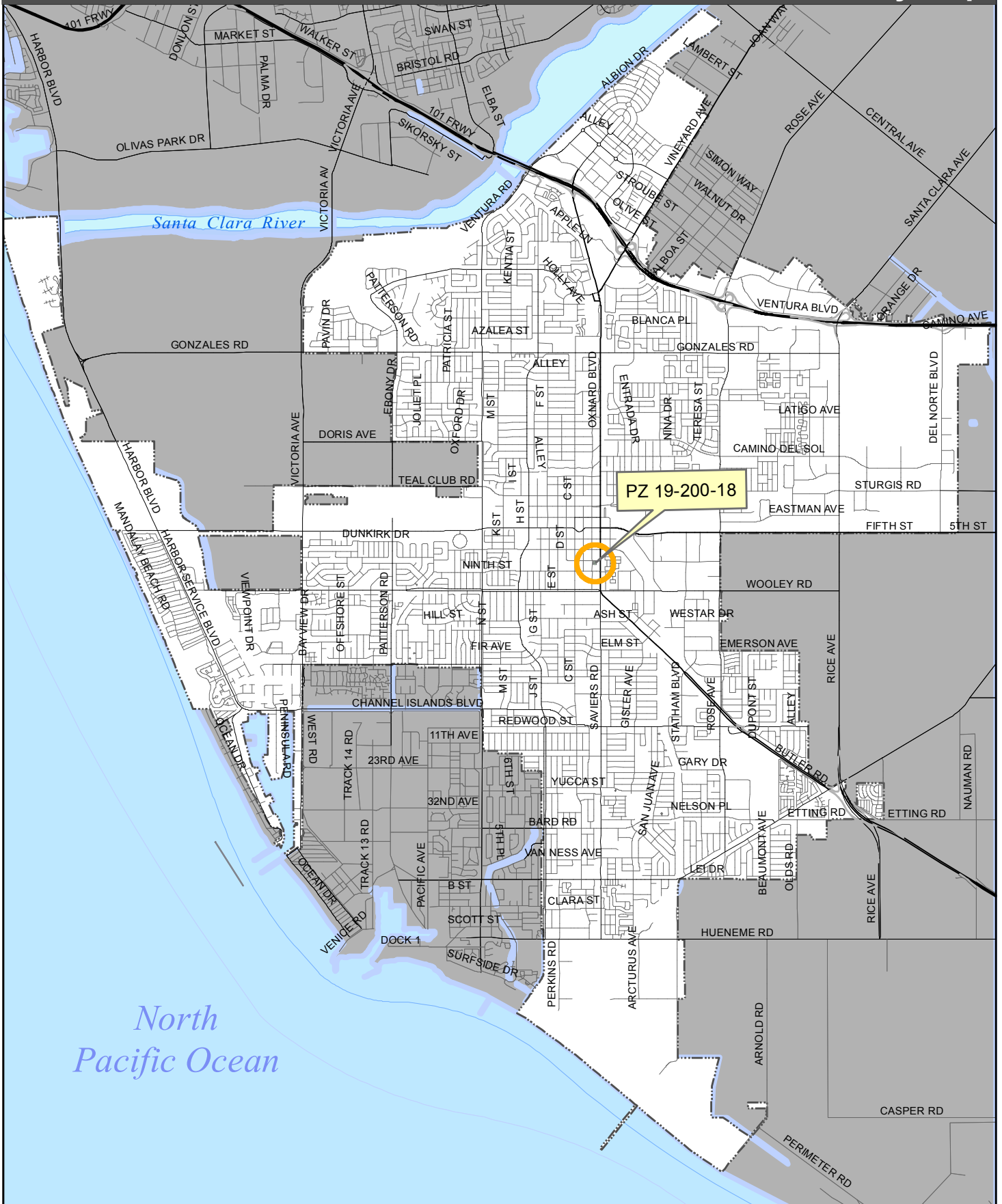
- 7) Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on November 13, 2019. Conditions of approval from DAC are included in the attached Resolution.
- 8) Community Workshop and Public Input:** The project site is located within the Hobson Park East Neighborhood. On January 13, 2020, the project was presented to the public during a Community Workshop meeting. The meeting was attended by five members of the public to provide comments regarding the project. The comments were generally supportive of the project and indicated that the proposed project is a major improvement to the downtown area. Consistent with public noticing requirements, the Community Director Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed project.
- 9) Appeal Procedure:** In accordance with Section 16-525 of the City Code, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. 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, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Downtown Code Consistency Table
- E. Resolution

**A. Maps**  
(Vicinity, General Plan, Zoning, Aerial

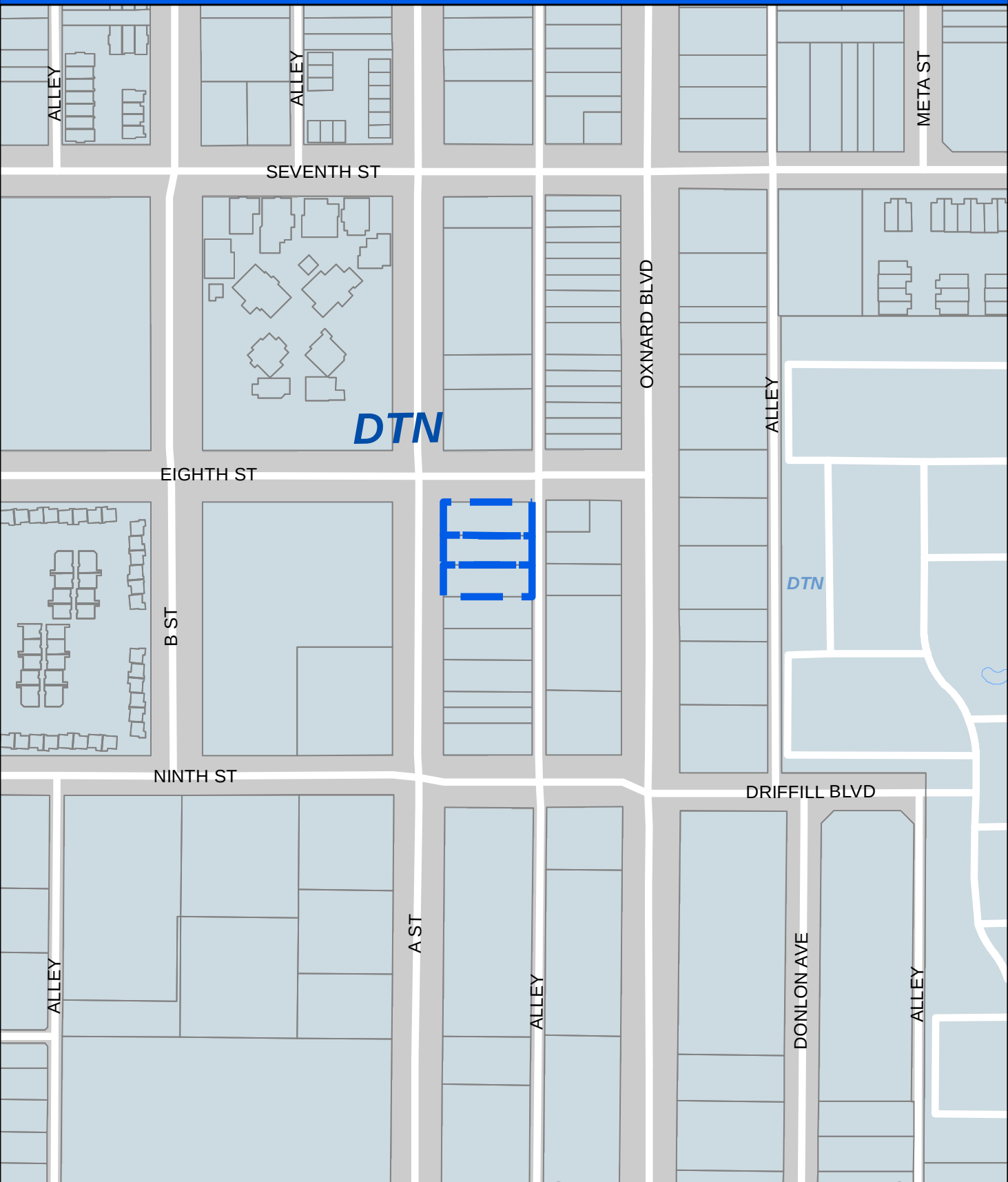
# Vicinity Map



PZ 19-200-18

North  
Pacific Ocean

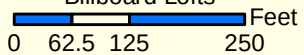
# 2030 General Plan Land Use Map



Oxnard Planning

December 30, 2019

PZ 19-200-18  
Location: 800 S A St  
APN: 2020183100, 2020183110,  
2020183120  
Billboard Lofts



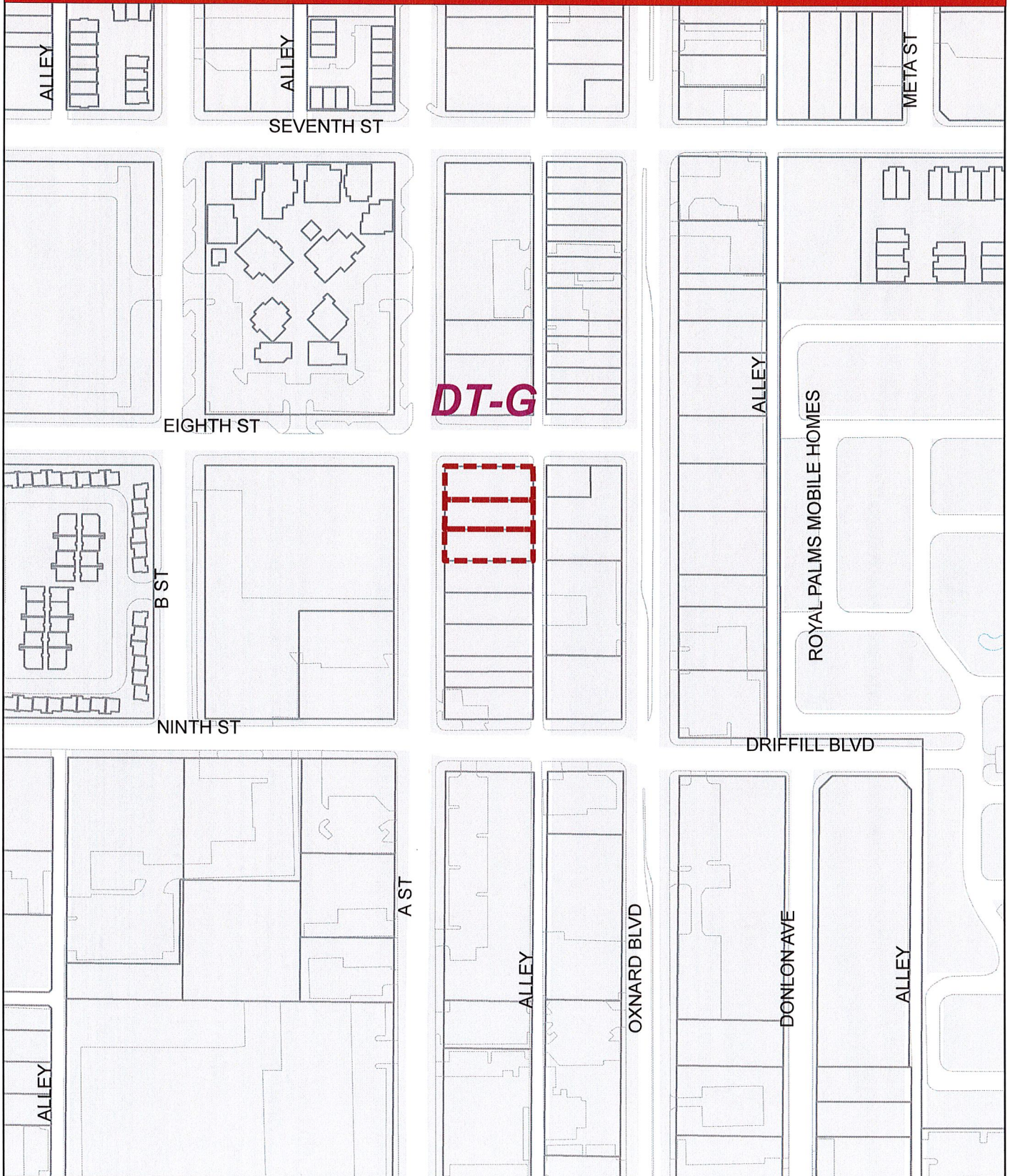
2030 General Plan Land Use Map



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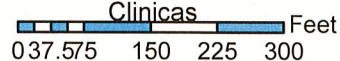


# Zoning/Specific Plan Map



Oxnard Planning  
December 30, 2019

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



Zoning/Specific Plan Map



1:2,500





## **B. Reduced Project Plans**





## Billboard Lofts

800, 812 & 844 A Street  
Oxnard, California

owner:  
JBGR Investments, LLC  
contact: Henry Casillas 805 231 3971

site information:  
APN: 202-0-183-100, 202-0-183-110, 202-0-183-120  
Site: 21,000 s.f. = .48 acres

building information:  
Ground floor: Commercial 4,508 s.f.  
Parking 36 stalls including 3 Disabled Access  
Floor 2: 12-930 s.f. 2 bedroom, one bathroom units  
1-500 s.f. studio unit  
common room  
Floors 3-5: 12-930 s.f. 2 bedroom, one bathroom units  
2-500 s.f. studio units  
per floor, 55 units total

### Consultants

#### Architecture:

Di Cecco Architecture Inc.  
887 Patriot Drive, Suite C  
Moorpark, CA 93021  
805 552 0088  
contact: Mark Di Cecco AIA

#### Civil Engineering:

Encompass Consulting Group  
333 N. Lantana Street, Suite 130  
Camarillo, CA 93010  
805 322 4443  
contact: Tristan J. Santos, PE

#### Landscape Architecture:

La Group Design Works  
24103 Ventura Blvd., Suite 201  
Calabasas, CA 91302  
818 221 9718  
contact: Monica D'Angelo-Tomei

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#### Landscape

|     |                           |
|-----|---------------------------|
| L-1 | Podium Concept Plan       |
| L-2 | Ground Level Concept Plan |
| L-3 | Sections and Materials    |

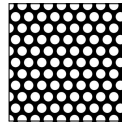
## Billboard Lofts

JBGR Investments LLC

800, 812 & 844 A Street, Oxnard, CA



Cornice/Awnings:  
Perforated metal



Stucco Body:  
Merlex Glacier White  
p-100



Stucco Upper Body:  
Merlex Titanium  
p-1661



Stucco Trim:  
Dunn Edwards  
DE6369 Legendary Gray



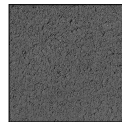
Metal Elements:  
Dunn Edwards  
DE187 Black



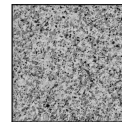
Windows:  
Milgard Styleline  
Bronze



CMU Podium Wall:  
Angelus Black  
Precision Onyx



Stone Wall Base:  
Granite  
Grey honed



Storefront/panels:  
US Aluminum  
PPG black



Storefront glazing:  
sealed clear units  
meet T24 requirements

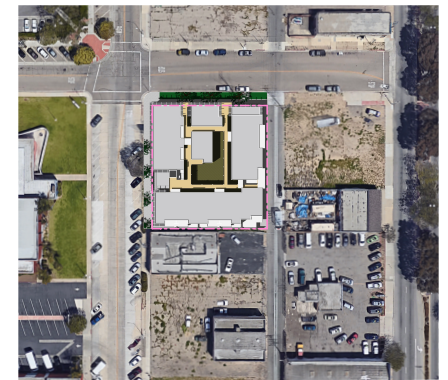
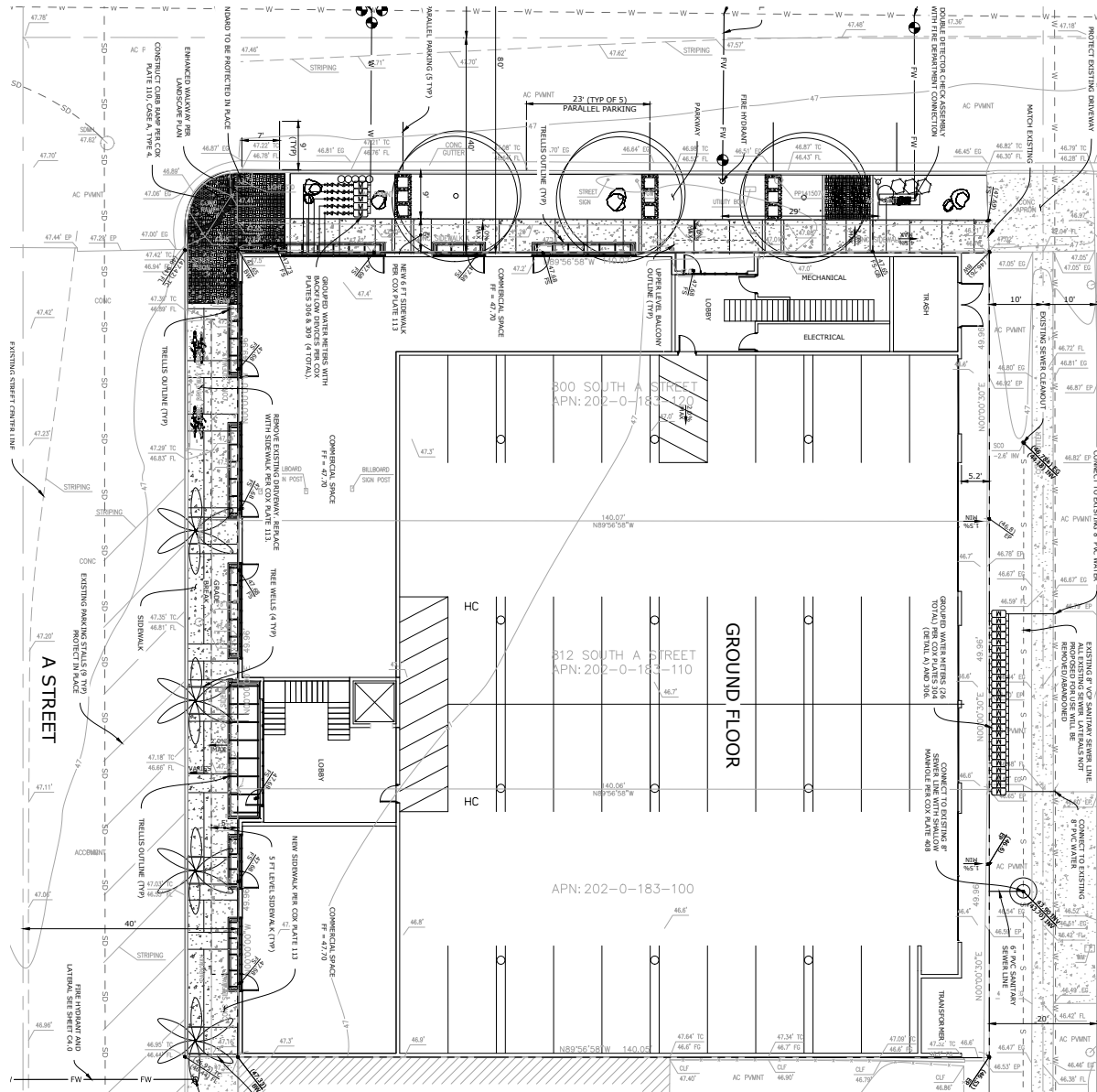


Landscape screens:  
(interior court)  
laser cut core ten



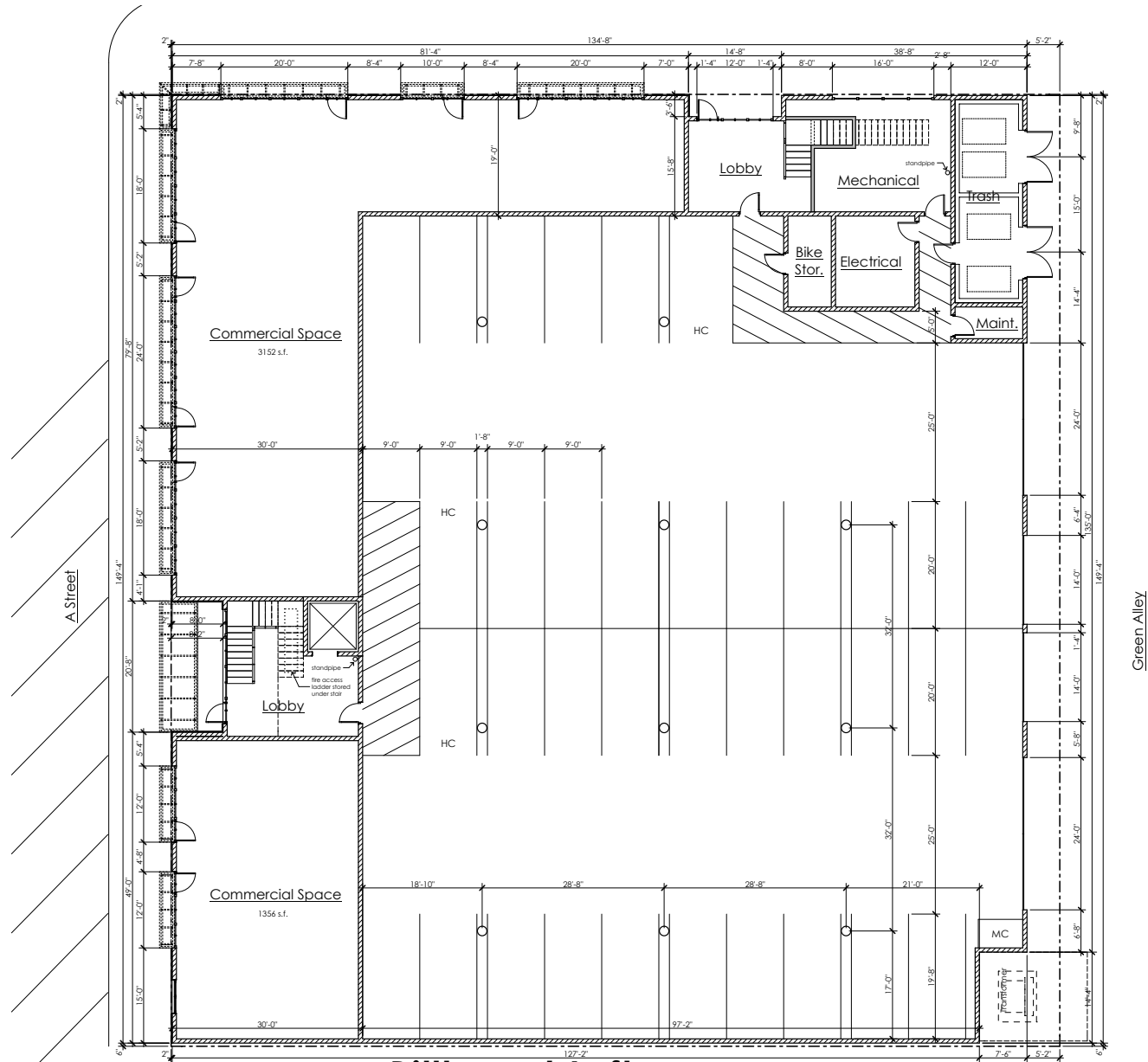
Parking Screens:  
Dunn Edwards  
DE187 Black





Vicinity Map

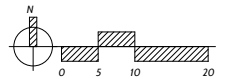


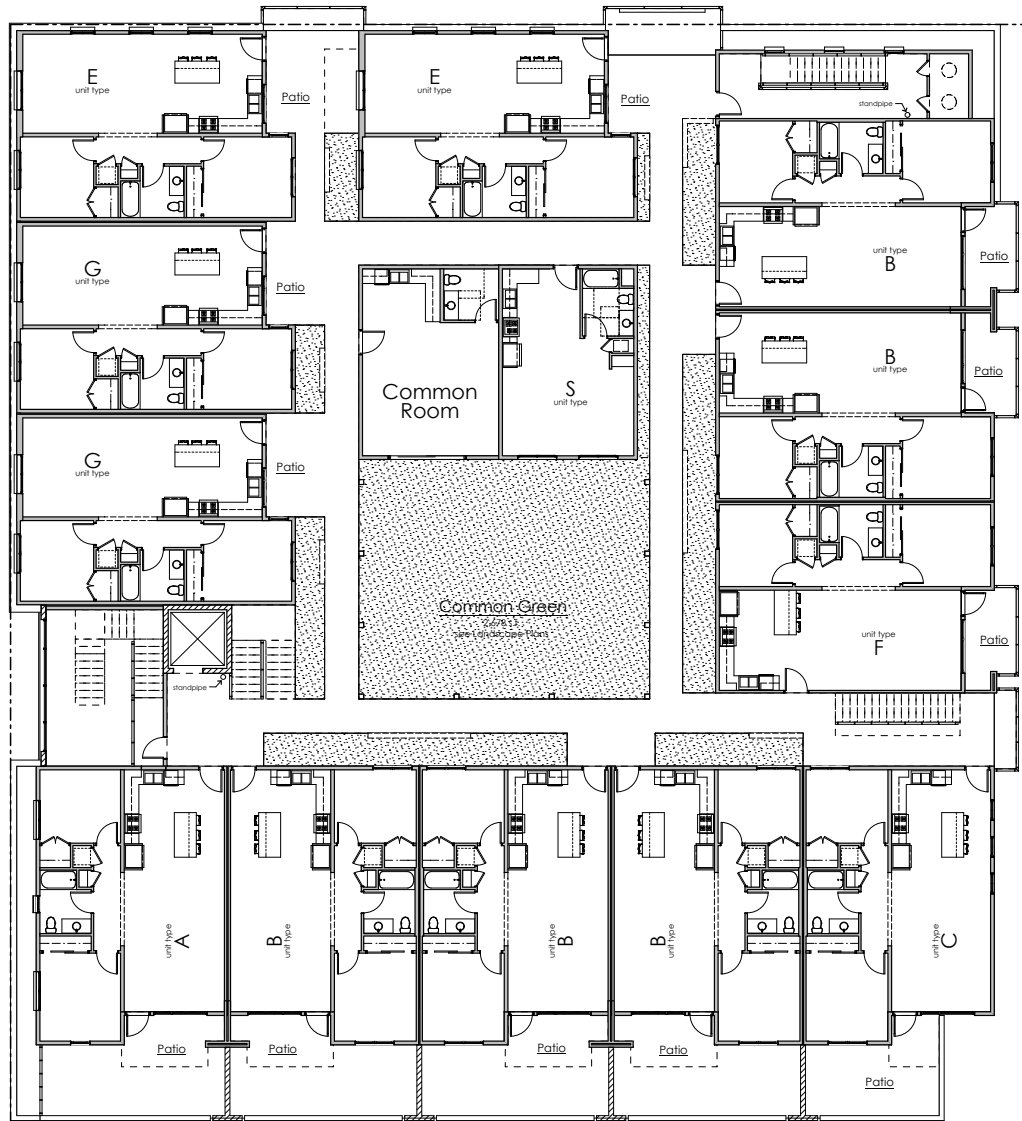


## Billboard Lofts

JBGR Investments LLC

800, 812 & 844 A Street, Oxnard, CA

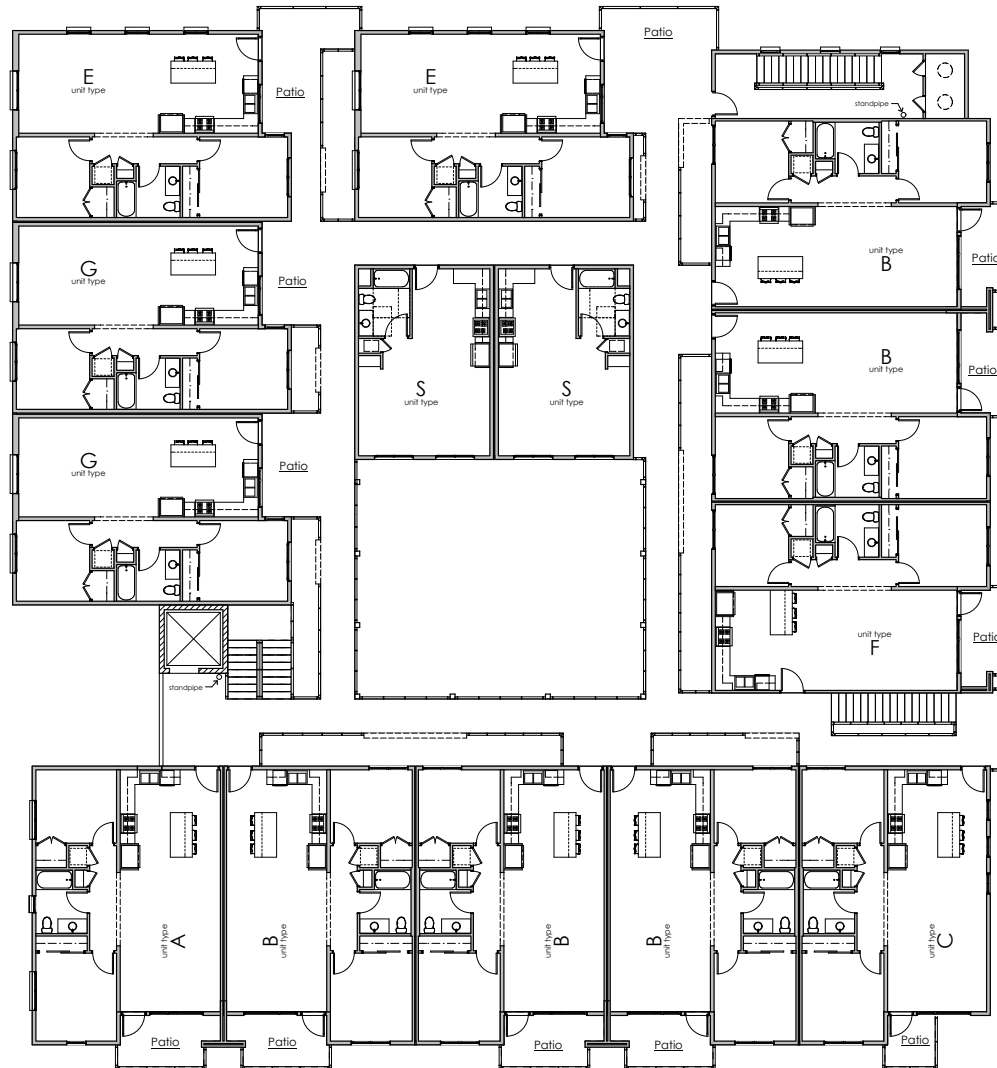




## Billboard Lofts

JBGR Investments LLC

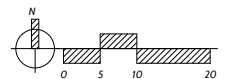
800, 812 & 844 A Street, Oxnard, CA



## Billboard Lofts

JBGR Investments LLC

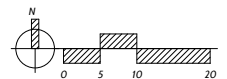
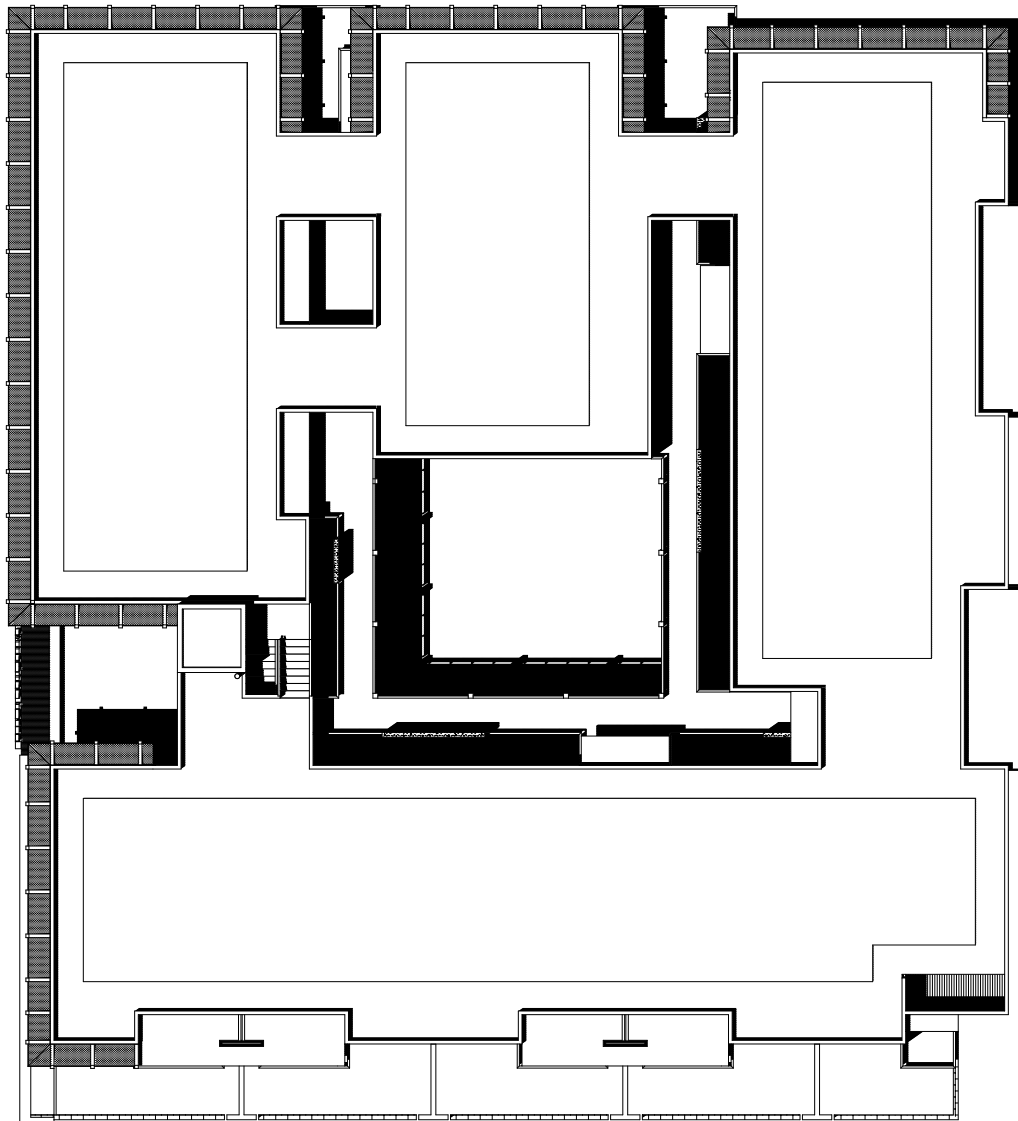
800, 812 & 844 A Street, Oxnard, CA



EA.6

Third to Fifth Floor Plan  
6/11/20

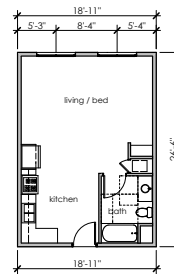




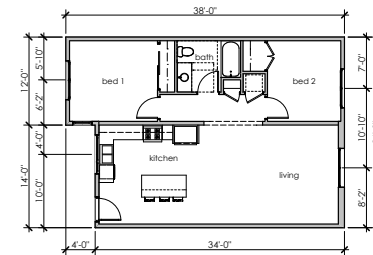
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JBGR Investments LLC

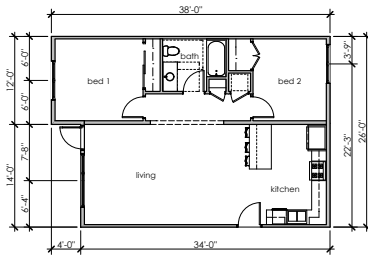
800, 812 & 844 A Street, Oxnard, CA



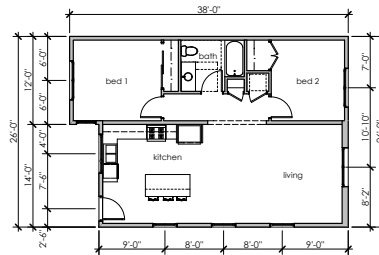
Unit Type S\_500 s.f.



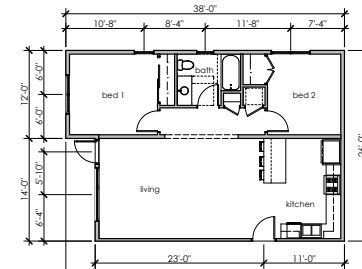
Unit Type G\_932 s.f.



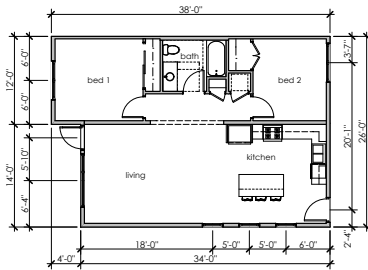
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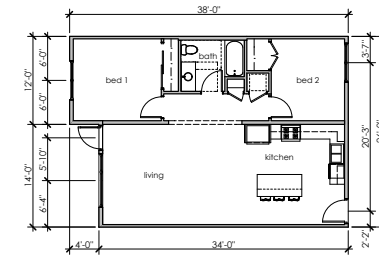
Unit Type E\_932 s.f.



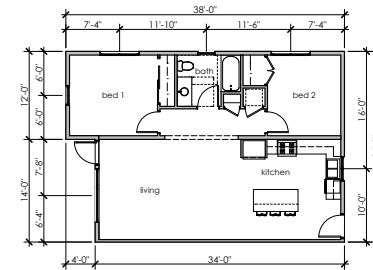
Unit Type D\_932 s.f.



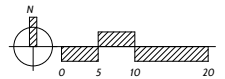
Unit Type C\_932 s.f.

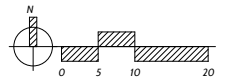
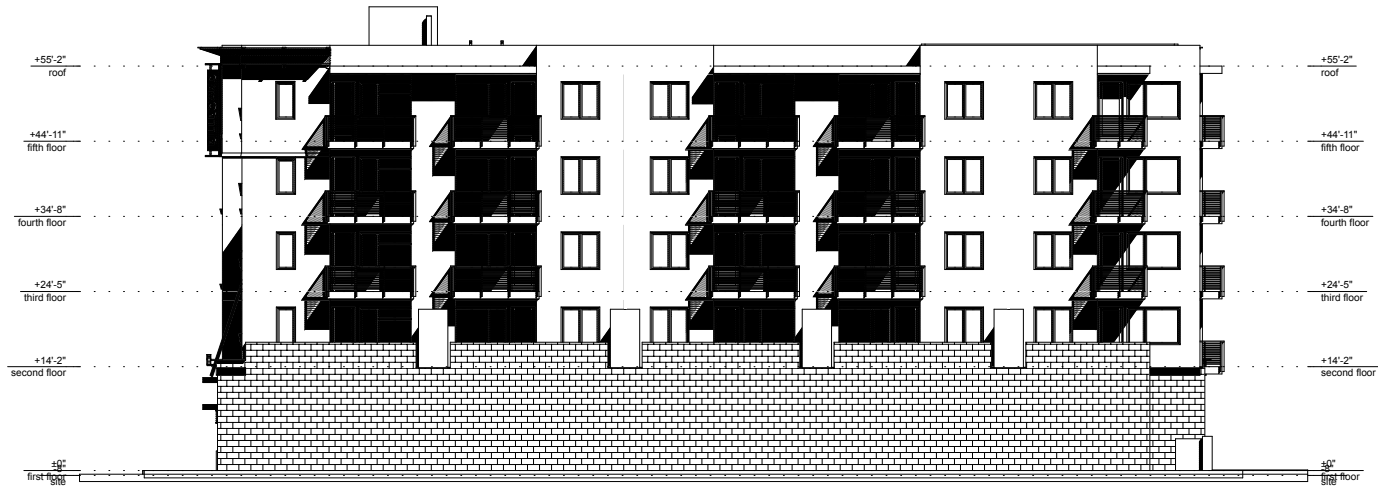


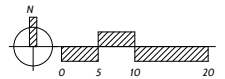
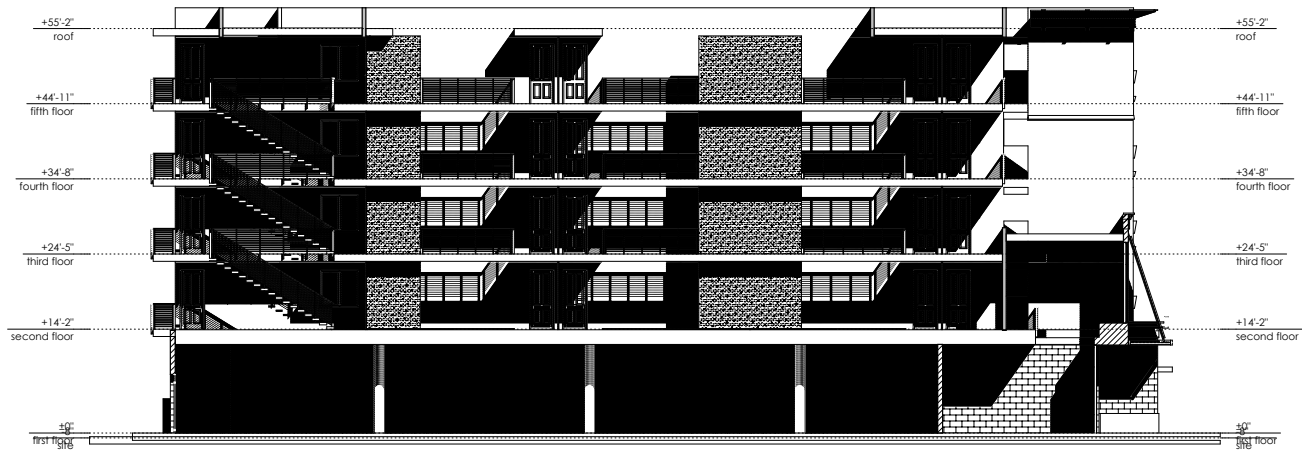
Unit Type B\_932 s.f.

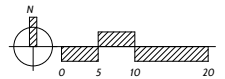
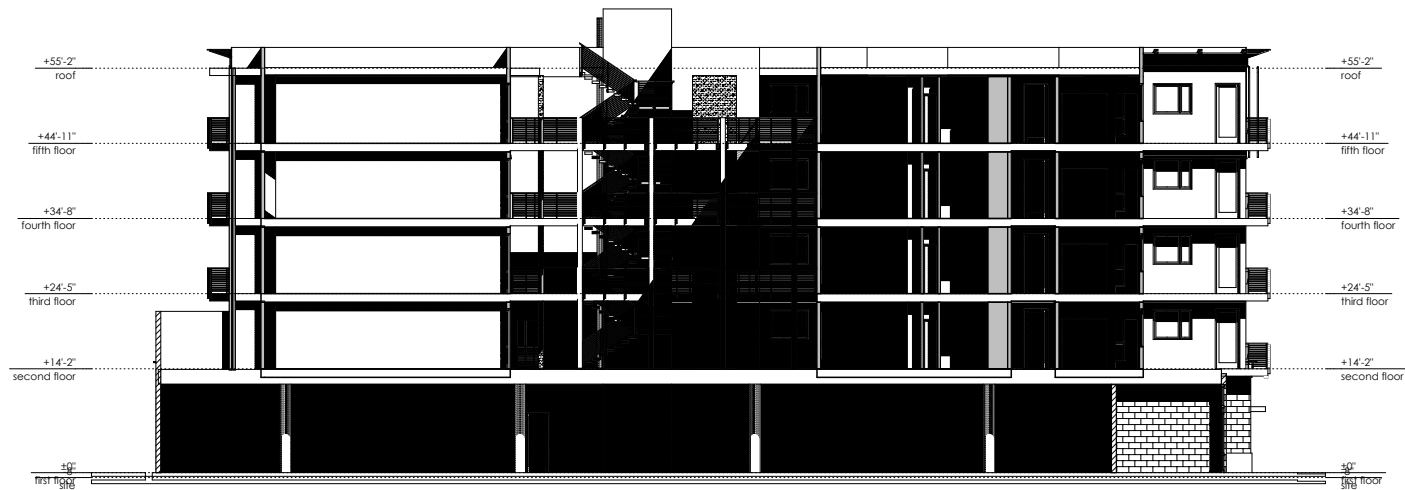
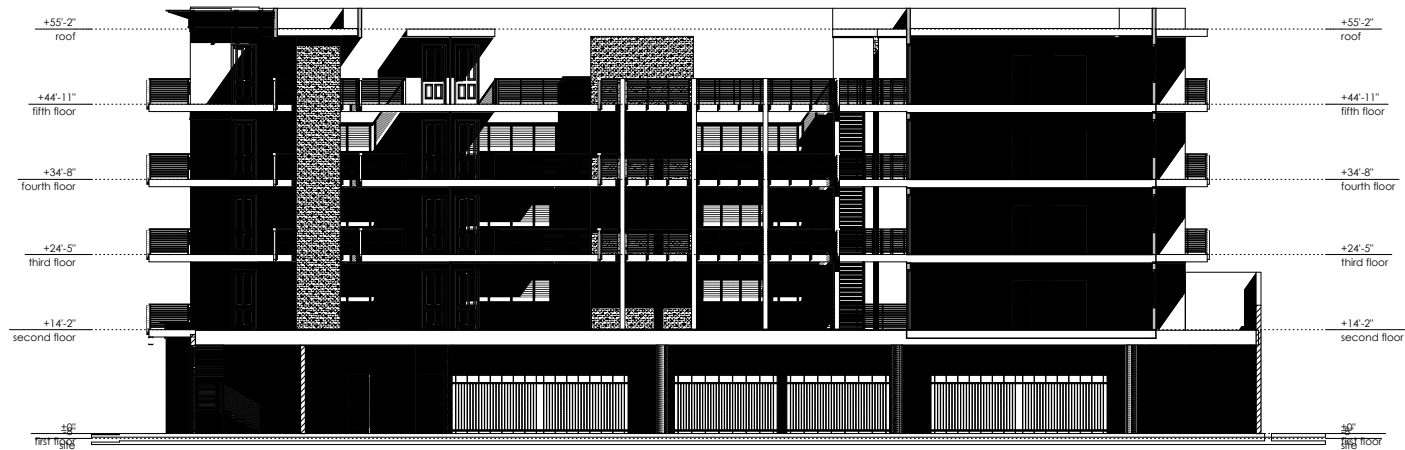


Unit Type A\_932 s.f.













Power pole Exhibit





## Billboard Lofts

JBGR Investments LLC

800, 812 & 844 A Street, Oxnard, CA

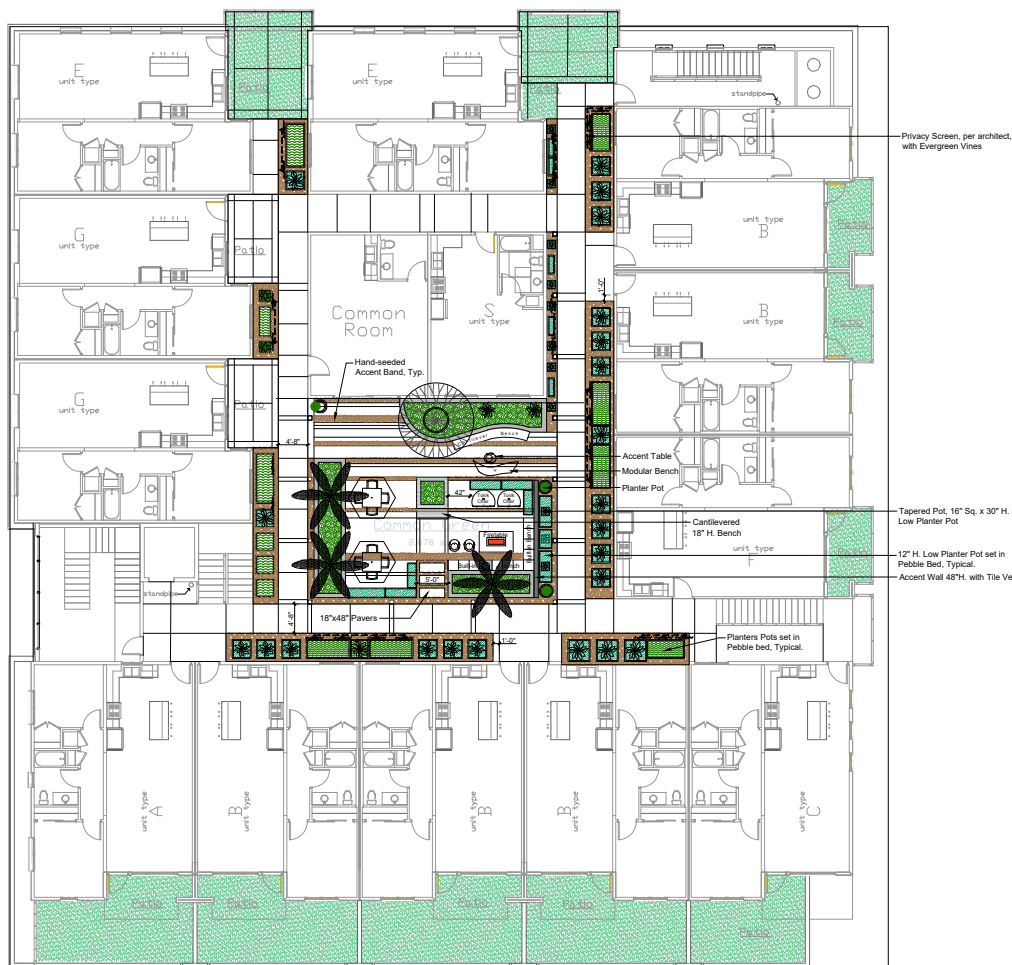
EA.14

East and South Render Elevations  
6/11/20





# A STREET



# ALLEY

**PODIUM LEVEL**

**Scale: 1" = 1/8"**



Tree infestations shall be coordinated with Public Works

STREET TREE or per apervising agency

CONTAINER 36" box

- Caryocarpus acarioides* / Carrioteel tree
- Gleditsia triacanthos* / Honey Locust
- Brachyotum aculeatum* / Flame Tree
- Tetralia confertifolia* / Brachyot tree

CANOPY TREE

CONTAINER 24" box

- Arbutus* = "Arbutus" / Arbutus Standard
- Cassa leptophylla* / Gold Medal Tree
- Ficus kwakiana* / Dungeness Fern
- Stenocarpus sinuatus* / Firewheel Tree

PATIO TREE

CONTAINER 24" box

- Cercis canadensis* / Eastern Redbud
- Lagerstrœmia indica* / Crane Myrtle
- Magnolia grandiflora* / Little Gem

PAIM TREE

CONTAINER 10" BTB

- Arctostaphylos cuneifolia* / King Palm
- Araucarium rostratum* / Queen Palm
- Trachycarpus fortunei* / Windmill Palm, skinned

SMALL ACCIDENT TREE

CONTAINER 24" box

- Cordylis species* / Dracampa Palm
- Phoenix roebelenii* / Pinyon Date Palm
- Rhapis humilis* / Glendy Jade Palm

| Landscape Planting shall comply with City of Oxnard<br>Landscape Water Conservation Standards |         |          |
|-----------------------------------------------------------------------------------------------|---------|----------|
| SHRUBS                                                                                        | CONT    | SPACING  |
| <i>Agave attenuata</i> 'A. Peter Pan' / Dwarf Blue Lily of the Nile                           | 1 gal   | 18" o.c. |
| <i>Agave attenuata</i> / Agave                                                                | 5 gal   | 48" o.c. |
| <i>Anacardoson thaus</i> 'Red Red' / Red Kangaroo Paw                                         | 5 gal   | 36" o.c. |
| <i>Bougainvillea</i> 'La Jolla' / Bougainvillea                                               | 5 gal   | 48" o.c. |
| <i>Callistemon</i> v. 'Little John' / Little John Bottlebrush                                 | 5 gal   | 36" o.c. |
| <i>Cassia macrocarpa</i> 'Totter' / Natta Plum                                                | 5 gal   | 42" o.c. |
| <i>Crocos</i> 'Rays of Tangierne' / Tangierne Australian Fuchsia                              | 5 gal   | 24" o.c. |
| <i>Dietses bicolor</i> / Fortnight Lily                                                       | 5 gal   | 36" o.c. |
| <i>Hemerocallis</i> x 'Yellow' / Daylily                                                      | 1 gal   | 18" o.c. |
| <i>Kalanchoe thyrsiflora</i> / Fiddle Plant                                                   | 1 gal   | 18" o.c. |
| <i>Loropetalum chinensis</i> 'Suzanne' / Suzanne Finger Flower                                | 5 gal   | 48" o.c. |
| <i>Metrosideros kermadecensis</i> 'Tabiti' / Dwarf Pohutukawa                                 | 5 gal   | 36" o.c. |
| <i>Phormium tenax</i> 'Fire Bird' / Fire Bird Flax                                            | 5 gal   | 36" o.c. |
| <i>Phormium tenax</i> 'Sea Jade' / Sea Jade Flax                                              | 5 gal   | 48" o.c. |
| <i>Polystachya</i> 'Fuchsia Petite Butterflies' / Sweet Feet Sea Shrub                        | 5 gal   | 36" o.c. |
| <i>Rhapidozys</i> v. 'Minor' / Golf Green / Yedda Hawthorn                                    | 5 gal   | 36" o.c. |
| <i>Rosa Ronibunda</i> 'Iceberg' / Iceberg Rose                                                | 5 gal   | 48" o.c. |
| <i>Streitizia reginae</i> / Bird of Paradise                                                  | 5 gal   | 42" o.c. |
| <b>GROUND COVERS</b>                                                                          |         |          |
| <i>Bougainvillea</i> 'On-La La' / Bougainvillea                                               | 1 gal   | 36" o.c. |
| <i>Carex</i> 'Green Carpet' / Green Carpet Natal Plum                                         | 1 gal   | 36" o.c. |
| <i>Sedum</i> 'brevifolium' / Stonecrop                                                        | 4" pots | 2' o.c.  |
| <i>Senecio</i> 'serpens' / Dwarf Blue Chalksticks                                             | 4" pots | 24" o.c. |

|                                         |                                                                                                                                                                             |                                                                        |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Private Patio Area                      |                                                                                          |                                                                        |
| Common Landscaped Area                  |                                                                                          |                                                                        |
| Pebble/Cobble Planter Bed               |                                                                                         | 1" - 2" Mexican Beach Black available from Southwest Boulder and Stone |
| Planter Pots of varying heights & sizes |   |                                                                        |
| Built, Raised Planters 30" H.           |                                                                                        |                                                                        |
| Built, Raised planter 1.0' H.           |                                                                                        |                                                                        |
| Privacy Screen per architect            |                                                                                        |                                                                        |

PLANTER POTS: Available from OLDTOWN FIBERGLASS



PEBBLE BEDS: Available options from SOUTHWEST BOULDER & STONE



LANDSCAPE NOTES:

1. LANDSCAPING WILL COMPLY WITH THE APPLICATION CITY OF OXNARD LANDSCAPE STANDARD.
2. THE LANDSCAPE AND IRRIGATION WILL COMPLY WITH THE CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO. 2822) AND LANDSCAPE WATER CONSERVATION.
3. LANDSCAPE ARCHITECT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION THAT THEY HAVE REVIEWED THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS AND THAT THE IPDES REQUIREMENTS ARE NOT IN CONFLICT WITH MEETING THE CITY'S LANDSCAPE REQUIREMENTS.

Rev: 06.12.2020  
Date: 04.04.2018  
JOB # 4474

**L-I**

 **L.A. GROUP**  
*Design Works*  
Landscape Architecture  
24013 Ventura Blvd. Suite 201  
Calabasas, CA 91302  
p 818.251-9718 f 818.251-9711  
email: [DesignWorks@lagroupinc.com](mailto:DesignWorks@lagroupinc.com)

**PREPARED FOR:**  
**JBGR Investment, LLC**  
1105 Walnut Drive  
Oxnard, CA 93036  
805.231.3971



# THE BILLBOARD LOFTS

800, 812, & 844 A Street, Oxnard, CA

## CONCEPTUAL LANDSCAPE PLAN

***L.A. Group Design Works, Inc.***

Landscape Architectural



| PLANT SCHEDULE |                                                               |                 |
|----------------|---------------------------------------------------------------|-----------------|
| TREES          |                                                               |                 |
| CODE           | BOTANICAL / COMMON NAME                                       | CONT.           |
| ARE ROM        | Arctostaphylos uva-ursi / Queen Palm                          | 10' 8TH         |
| CUP ANA        | Cupressus arborescens / Carrot Wood                           | 36' box         |
| PYR CHA        | Pyrus calleryana / Chariclee / Chariclee Pear                 | 24' box         |
| SHRUBS         |                                                               |                 |
| CODE           | BOTANICAL / COMMON NAME                                       | CONT. SPACING   |
| AGA NOV        | Agave attenuata / Nova / Blue Clave                           | 5 gal 33' o.c.  |
| ANI DMF        | Argemone x Dwarf Magenta / Dwarf Magenta Kangaroo Paw         | 5 gal 15' o.c.  |
| CAL LIT        | Callistemon citrinus 'Little John' / Dwarf Bottle Brush       | 5 gal 36' o.c.  |
| CAR BOX        | Carissa mac. Boxwood Beauty / Dwarf Boxwood Beauty Natal Plum | 5 gal 24' o.c.  |
| COR RAY        | Cordia x Ray's Tangerine / Australian Fuchsia                 | 5 gal 30' o.c.  |
| DIA LRV        | Dianella revoluta 'Little Rev' / Little Rev Flax Lily         | 5 gal 30' o.c.  |
| ECH ELE        | Echeveria pulchra / Argentine Echeveria                       | 4" pot 8' o.c.  |
| ECH DPK        | Echeveria x 'Dick's Pink' / Dick's Pink Echeveria             | 1 gal 14' o.c.  |
| ECH APT        | Echeveria 'Allegria' / Allegria Echeveria                     | 1 gal 18' o.c.  |
| KAL THY        | Kalanchoe thyrsiflora / Paddle Plant                          | 5 gal 18' o.c.  |
| PHO FIR        | Phoenix texensis / Fire Bird Palm                             | 5 gal 36' o.c.  |
| POL PET        | Polka Petal / Sweet Pea Shrub                                 | 5 gal 36' o.c.  |
| GROUND COVERS  |                                                               |                 |
| CODE           | BOTANICAL / COMMON NAME                                       | CONT. SPACING   |
| BOU OLA        | Bougainvillea x 'Du La La' / Bougainvillea                    | 1 gal 1' o.c.   |
| SEN SER        | Senecio serpens / Blue Chalksticks                            | 4" pot 12' o.c. |



BICYCLE RACKS

Rev: 06.11.2020  
Date: 04.04.2018  
JOB # 4474



**L.A. GROUP**  
Design Works  
Landscape Architecture  
24013 Ventura Blvd, Suite 201  
Calabasas, CA 91302  
p 818.251.9718 / 818.251.9719  
email: Design@lgroupinc.net

LANDSCAPE NOTES:  
1. LANDSCAPING WILL COMPLY WITH THE APPLICATION CITY OF OXNARD LANDSCAPE STANDARD.  
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PREPARED FOR:  
JBGR Investment, LLC  
1105 Walnut Drive  
Oxnard, CA 93036  
805.231.3971



# THE BILLBOARD LOFTS

800, 812, & 844 A Street, Oxnard, CA

## CONCEPTUAL LANDSCAPE PLAN

L.A. Group Design Works, Inc.

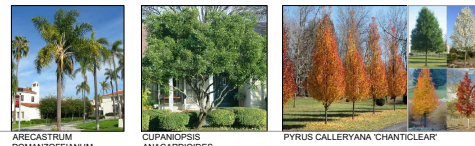
Landscape Architecture



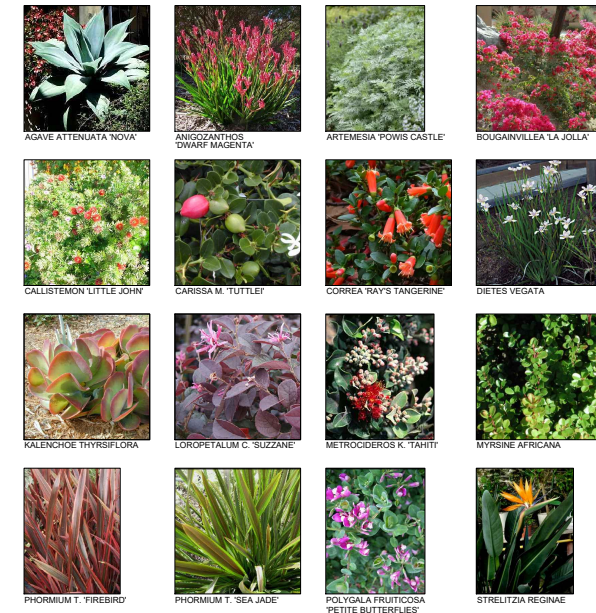
## GREEN ALLEY IMAGERY



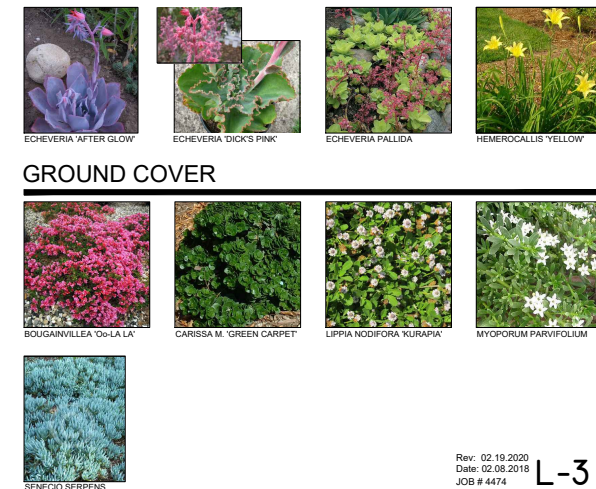
## TREES



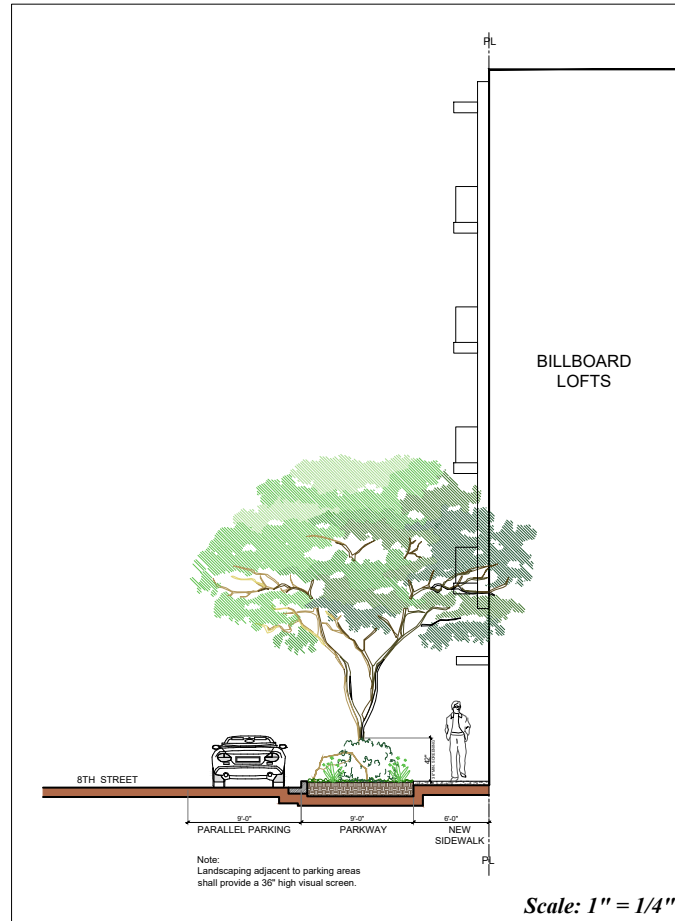
## SHRUBS



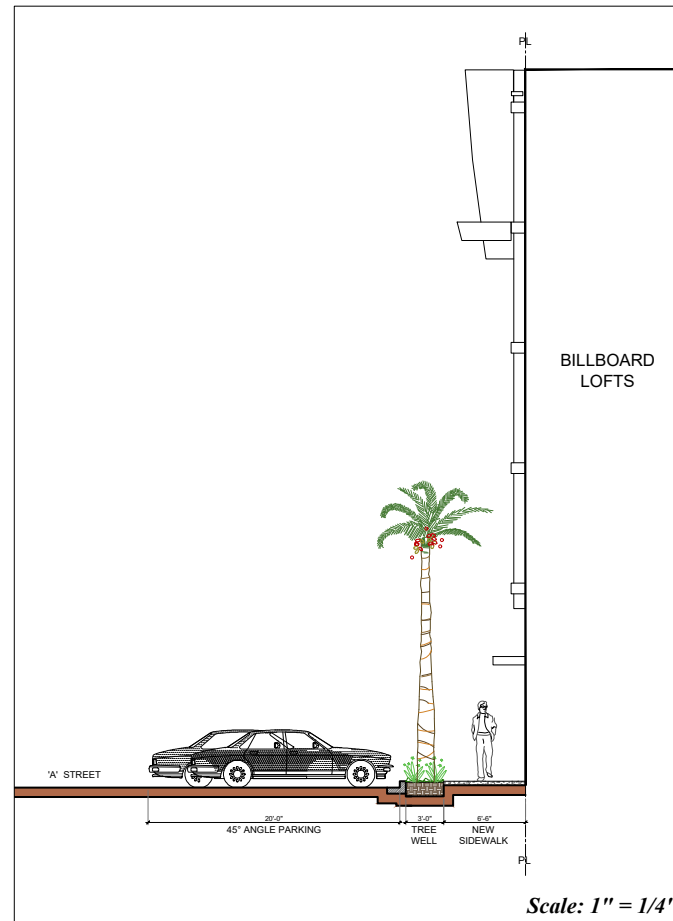
## SMALL ACCENT SHRUBS



## GROUND COVER



## 8TH STREET SECTION



## 'A' STREET SECTION

PREPARED FOR:  
JBGR Investment, LLC  
1105 Walnut Drive  
Oxnard, CA 93036  
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Environmental Consulting Group  
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805.552.0088  
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L.A. Group Design Works, Inc.

# THE BILLBOARD LOFTS

800, 812, & 844 A Street, Oxnard, CA

## CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE NOTES:

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Rev: 02.19.2020  
Date: 02.08.2018  
JOB # 4474

L-3



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Landscape Architecture



## C. Notice of Exemption

## NOTICE OF EXEMPTION

**Project Description: Billboard Lofts;** PZ No. 18-200-18 (Major Downtown Design Review Permit): A request to authorize the demolition of a billboard and construction of a 5-story, 55-unit mixed use apartment building with 36 parking spaces, a recreation room, 4,508 square-feet of commercial space, and 2,678 square-feet of open space on a 0.48-acre project site. Proposed development includes commercial space and residential and/or commercial parking on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 48 units that are 2 bedroom and 1 bathroom 930 square-foot units and 7 units that are studio 500 square-foot units (for a total of 55 units). All of the units open to the interior courtyard with a recreation room and green space located in the middle of the second floor. The Project is located at 800 South A Street (APNs: 202-0-183-100, -110, and -120) in the Downtown General zone.

**Finding:** The Planning Division 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, Class 32 of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA. This proposal includes the construction of a mixed-use apartment building with commercial space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The proposed development is located on a 0.48-acre project 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, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

---

(Date)

---

Scott Kolwitz  
Planning and Environmental Services  
Manager

**D. Downtown Code Consistency Table**

| Oxnard Downtown Code – Downtown General Zone       |                                  |    |    |
|----------------------------------------------------|----------------------------------|----|----|
| PZ-20-200-04: 800 South A Street – Billboard Lofts |                                  |    |    |
| DT-G Zone                                          | Required/Allowed                 |    |    |
| Overlay Zone                                       | Choose All Applicable:<br><br>NA | -- | -- |

|                            | Site Design, Building Size and Massing        |                                   |                             |
|----------------------------|-----------------------------------------------|-----------------------------------|-----------------------------|
| Code Section/Figure /Table |                                               | Required/Allowed                  | Proposed Project            |
| <b>Figure 16-147.4.A</b>   | <b><u>Lot Size (With Alley Access)</u></b>    |                                   |                             |
|                            | Width (interior lot, other)                   | 25 feet minimum/200 feet maximum  | Consistent, as conditioned  |
|                            | Width (Corner)                                | add 10% to minimum                | Consistent, 150 ft existing |
|                            | Width (interior lot, SF attached)             | 75 feet minimum/160 feet maximum  | NA                          |
|                            | Width (interior lot, SF detached)             | 150 feet maximum                  | NA                          |
|                            | Depth                                         | 100 feet minimum/140 feet maximum | Consistent, 140 ft existing |
| <b>Figure 16-147.4.A</b>   | <b><u>Lot Size (Without Alley Access)</u></b> |                                   |                             |
|                            | Width (interior lot)                          | 50 feet minimum/150 feet maximum  | NA                          |
|                            | Width (corner lot)                            | add 10% to minimum                | NA                          |
|                            | Depth                                         | 90 feet minimum/140 feet maximum  | NA                          |
| <b>Figure 16-147.4.B</b>   | <b><u>Building Setbacks (Residential)</u></b> |                                   |                             |
|                            | Ground Floor Primary Street (Build-to Line)   | 10 feet to 15 feet                | NA                          |
|                            | Ground Floor Side Street (Build-to Line)      | 10 feet to 15 feet                | NA                          |
|                            | Ground Floor Side Yard                        | 7 feet minimum                    | NA                          |

|                                     |                                                            |                        |                                                                                      |
|-------------------------------------|------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------|
|                                     | <b>Ground Floor<br/>Rear with Alley</b>                    | 5 feet minimum         | NA                                                                                   |
|                                     | <b>Ground Floor<br/>Rear without<br/>Alley</b>             | 15 feet minimum        | NA                                                                                   |
|                                     | <b>Upper Story Side<br/>Yard Setback</b>                   | 10 feet minimum        | Consistent, 10 ft                                                                    |
|                                     | <b>Distance Between<br/>Facing Garages on<br/>Alley</b>    | 25 feet minimum        | NA                                                                                   |
|                                     | <b>Amount of Facade<br/>at Build-to-Line</b>               | 70 percent minimum     | NA                                                                                   |
|                                     | <b>Roof Deck<br/>Setback From<br/>Facades</b>              | 0 feet minimum         | NA                                                                                   |
| <b><u>Figure<br/>16-147.4.B</u></b> | <b><u>Building Setbacks<br/>(Non-Residential)</u></b>      |                        |                                                                                      |
|                                     | <b>Ground Floor<br/>Primary Street<br/>(Build-to Line)</b> | 0 feet or 10 feet      | Consistent, 0 ft                                                                     |
|                                     | <b>Ground Floor Side<br/>Street (Build-to<br/>Line)</b>    | 0 feet to 10 feet      | Consistent, 0 ft                                                                     |
|                                     | <b>Ground Floor Side<br/>Yard</b>                          | 0 feet                 | Consistent. Please note<br>the Building Code<br>requires a separation of<br>6 inches |
|                                     | <b>Ground Floor<br/>Rear with Alley</b>                    | 5 feet minimum         | 5 ft                                                                                 |
|                                     | <b>Ground Floor<br/>Rear without<br/>Alley</b>             | 15 feet minimum        | NA                                                                                   |
|                                     | <b>Upper Story Side<br/>Yard Setback</b>                   | 0 feet minimum         | NA                                                                                   |
|                                     | <b>Distance Between<br/>Facing Garages on<br/>Alley</b>    | 25 feet minimum        | NA                                                                                   |
|                                     | <b>Amount of Facade<br/>at Build-to-Line</b>               | 70 percent minimum     | Consistent, 100 percent                                                              |
|                                     | <b>Roof Deck<br/>Setback From<br/>Facades</b>              | 0 feet minimum         | NA                                                                                   |
| <b><u>Figure<br/>16-147.4.E</u></b> | <b><u>Above Ground Parking<br/>Placement Setbacks</u></b>  |                        |                                                                                      |
|                                     | <b>Primary Street</b>                                      | <i>30 feet minimum</i> | 30 ft                                                                                |



|                              |                                                                          |                                                   |                               |
|------------------------------|--------------------------------------------------------------------------|---------------------------------------------------|-------------------------------|
|                              | Side Street,<br>within 75 feet of<br>Front Property<br>Line              | 30 feet minimum<br>18ft Director's Interpretation | Consistent, 18 ft             |
|                              | Side Street, 75<br>feet back from<br>Front Property<br>Line              | 0 feet minimum                                    | Consistent, 18 ft             |
|                              | Side Yard                                                                | 0 feet minimum                                    | Consistent, 6 inches          |
|                              | Rear (With or<br>Without Alley)                                          | 5 feet minimum                                    | Consistent, 5 ft              |
| <b>Figure<br/>16-147.4.E</b> | <b>Fully-subterranean<br/>Parking Placement<br/>Setbacks</b>             |                                                   |                               |
|                              | Primary Street                                                           | 18 feet minimum                                   | NA                            |
|                              | Side Street,<br>within 75 feet of<br>Front Property<br>Line              | 18 feet minimum                                   | NA                            |
| July<br>20Interpretation     | Side Street, 75<br>feet back from<br>Front Property<br>Line              | 0 feet minimum                                    | NA                            |
|                              | Side Yard                                                                | 0 feet minimum                                    | NA                            |
|                              | Rear (With or<br>Without Alley)                                          | 0 feet minimum                                    | NA                            |
| <b>Figure<br/>16-147.4.C</b> | <b>Building Height</b>                                                   |                                                   |                               |
|                              | Highest Top Plate                                                        | 81 feet maximum/102 feet<br>maximum <sup>1</sup>  | Consistent, 55 ft and 2<br>in |
|                              | Top of Parapet of<br>Flat Roof                                           | 85 feet maximum/106 feet<br>maximum <sup>1</sup>  | Consistent, 58 ft             |
|                              | Top of Pitched<br>Roof Above<br>Highest Top Plate                        | 85 feet maximum/106 feet<br>maximum <sup>1</sup>  | NA                            |
|                              | Ground Floor<br>Above Grade At<br>Building Setback<br>Line (Residential) | 1.5 to 4 feet maximum                             | NA                            |
|                              | Ground Floor<br>Above Grade At<br>Building Setback                       | 0 feet maximum                                    | 0 ft                          |

<sup>1</sup> Maximum available when one or more of the qualifying community benefits described in 16-145.2.L are included in the project.

|                                   |                                                             |                                                                                                             |                                                        |
|-----------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
|                                   | <b>Line<br/>(Non-Residential)</b>                           |                                                                                                             |                                                        |
|                                   | <b>Ground Story Height</b>                                  | <i>12 feet minimum</i>                                                                                      | Consistent, 12 ft                                      |
|                                   | <b>Ground Story Depth</b>                                   | <i>30 feet minimum<br/>18 ft Interpretation</i>                                                             | Consistent, 18 ft                                      |
| <b>Figure<br/>16-147.4.D</b>      | <b><u>Massing Requirements</u></b>                          |                                                                                                             |                                                        |
|                                   | <b>Overall Building Dimensions For House-Form Buildings</b> | <i>100 feet</i>                                                                                             | NA                                                     |
|                                   | <b>Primary Mass Width or Depth (House Form Massing)</b>     | <i>80 feet by 80 feet</i>                                                                                   | NA                                                     |
|                                   | <b>Secondary Mass Width or Depth (House Form Massing)</b>   | <i>20 feet</i>                                                                                              | NA                                                     |
|                                   | <b><u>Allowable Architectural Styles</u></b>                | <i>new traditional spanish<br/>revival<br/>victorian<br/>craftsman<br/>contemporary/modern<br/>art deco</i> | Consistent, New Traditional                            |
| <b>Section<br/>16-147.4.C.2</b>   | <b>Visitor/Pedestrian Access</b>                            |                                                                                                             |                                                        |
| <b>Section<br/>16-147.4.C.2.a</b> | <b>Building Access</b>                                      | Sidewalk access required via Table 16-150                                                                   | Consistent                                             |
| <b>Section<br/>16-147.4.C.2.a</b> | <b>Distance Between Entries on Each Building</b>            | <i>50 feet maximum<br/>between entries</i>                                                                  | Consistent, less than 50 ft                            |
| <b>Section<br/>16-147.4.C.2.b</b> | <b>Upper Floor Access</b>                                   | sidewalk access required via shared courtyard, paseos, or a lobby                                           | Consistent, lobby                                      |
| <b>Section<br/>16-147.4.C.2.c</b> | <b>Side Street Facades</b>                                  | <i>architectural treatment and materials must be designed to same level of primary frontage</i>             | Consistent, designed to same level of primary frontage |
| <b>Figure<br/>16-147.4.E</b>      | <b><u>Required Parking Minimum</u></b>                      |                                                                                                             |                                                        |
|                                   | <b>Commercial</b>                                           | 1 space/1,000 sf (minimum of 50% of the required parking must be in-lieu fee)                               | Consistent, 4,508 sq ft commercial = 5 spaces total    |

|                          |                                                                                                         |                                                                                                                                                                                                                                     |                                        |
|--------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                          | <b>Residential (When Private Garages are Provided)</b>                                                  | <ol style="list-style-type: none"> <li>1 space/unit for studios and 1-bedrooms</li> <li>2 spaces/unit for 2-bedrooms or more</li> </ol>                                                                                             | NA                                     |
|                          | <b>Residential-Multi-Family(Shared Parking/Open Structure)</b>                                          | 0.5 spaces/unit minimum and 1.65 spaces/unit maximum (if less than 1 space/unit in-lieu fee payment is required)                                                                                                                    | Consistent, 0.56 spaces/unit           |
|                          | <b>Loading Space</b>                                                                                    | 1 space, if no loading spaces or alley within 350 feet of the subject property                                                                                                                                                      | Consistent, alley adjacent to property |
|                          | <b>Motorcycle Parking</b>                                                                               | As required in 16-342 & 16-638(B)                                                                                                                                                                                                   | Consistent, none required              |
| <b>Figure 16-147.4.E</b> | <b>Vehicular Access</b>                                                                                 | side or rear of lot via alley, lane, or drive                                                                                                                                                                                       |                                        |
|                          | <b>Residential Side Street Driveway (Not within 50 feet of front facade and when alley not present)</b> | 12 feet minimum                                                                                                                                                                                                                     | NA                                     |
|                          | <b>Residential Front Drive (Only within 25 feet of interior lot line)</b>                               | 12 feet minimum                                                                                                                                                                                                                     | NA                                     |
|                          | <b>Commercial Side Street Driveway (Not within 50 feet of front facade and when alley not present)</b>  | 18 feet minimum(1-way)<br>25 feet minimum (2-way)                                                                                                                                                                                   | NA                                     |
|                          | <b>Commercial Front Drive (Only within 25 feet of interior lot line)</b>                                | 18 feet minimum(1-way)<br>25 feet minimum (2-way)                                                                                                                                                                                   | NA                                     |
|                          | <b>Alley Access</b>                                                                                     | for lots less than 50 feet wide vehicular access must be provided via a rear service lane                                                                                                                                           | Consistent, alley access provided      |
| <b>Table 16-152</b>      | <b>Private Open Space</b>                                                                               | <ol style="list-style-type: none"> <li>5 percent of total lot area for lots <math>\leq 8,000</math>sf</li> <li><b>10 percent of total lot area for lots <math>&gt; 8,000</math>sf</b></li> </ol> <p><b>2,091 sq ft required</b></p> | Consistent, 2,678 sq ft provided       |

|                           |                                                      |                                                                                                                                                                                                                                      |                                                                         |
|---------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
|                           |                                                      | (not including setback areas)                                                                                                                                                                                                        |                                                                         |
| <b>Table 16-152.C</b>     | <b>Rear Yard</b>                                     | 15 feet x 15 feet minimum                                                                                                                                                                                                            | NA                                                                      |
|                           | <b>Rear Yard Architectural Encroachments</b>         | 30 percent of width and/or length maximum                                                                                                                                                                                            | NA                                                                      |
| <b>Table 16-152.D</b>     | <b>Court</b>                                         | 15 feet x 25 feet minimum                                                                                                                                                                                                            | Consistent, greater than 15 feet x 25 feet                              |
|                           | <b>Court Architectural Encroachments</b>             | 30 percent of width and/or length maximum                                                                                                                                                                                            | none                                                                    |
| <b>Table 16-152.E</b>     | <b>Side Yard</b>                                     | 12 feet x 20 feet minimum                                                                                                                                                                                                            | NA                                                                      |
|                           | <b>Side Yard Architectural Encroachments</b>         | 30 percent of width and/or length maximum                                                                                                                                                                                            | NA                                                                      |
| <b>Table 16-152.F</b>     | <b>Roof Deck</b>                                     | 15 feet x 15 feet minimum                                                                                                                                                                                                            | NA                                                                      |
| <b>Table 16-152.G</b>     | <b>Passage</b>                                       | 10 feet wide minimum                                                                                                                                                                                                                 | NA                                                                      |
|                           | <b>Passage Architectural Encroachments</b>           | 4 feet maximum                                                                                                                                                                                                                       | NA                                                                      |
| <b>Table 16-152.H</b>     | <b>Balcony</b>                                       | 6 feet x 8 feet minimum                                                                                                                                                                                                              | NA                                                                      |
| <b>Section 16-153</b>     | <b>Public Open Space Type</b>                        | Plaza<br>Pocket Park<br>Paseos<br>Woonerf (July 20 Interpretation)                                                                                                                                                                   | Consistent, Woonerf which meets standards of the July 20 Interpretation |
| <b>Table 16-153</b>       | <b>Required Public Space</b>                         | <ol style="list-style-type: none"> <li>1. 7 percent of total lot area for lots 20,000sf to 2 acres.</li> <li>2. <b>10 percent of total lot area for lots &gt; 2 acres</b></li> </ol><br>(not applicable to lots less than 20,000 sf) | Consistent, greater than 7%                                             |
| <b>Table 16-153.B</b>     | <b>Plaza</b>                                         | 25 feet x 50 feet minimum                                                                                                                                                                                                            | NA                                                                      |
| <b>Table 16-153.C</b>     | <b>Pocket Park</b>                                   | 25 feet x 50 feet minimum                                                                                                                                                                                                            | NA                                                                      |
| <b>Table 16-153.C.2.e</b> | <b>Pocket Park hedges and walls</b>                  | 36 inch maximum height                                                                                                                                                                                                               | NA                                                                      |
| <b>Table 16-153.C.2.f</b> | <b>Pocket Park Frontages</b>                         | mid-block: at least one public frontage<br>corner: at least two public frontages                                                                                                                                                     | NA                                                                      |
| <b>Table 16-153.D</b>     | <b>Paseo</b>                                         | 10-25 feet wide minimum                                                                                                                                                                                                              | NA                                                                      |
| <b>Table 16-152.I.1</b>   | <b>Limitation of Turf in Residential Development</b> | 30 percent maximum                                                                                                                                                                                                                   | none provided                                                           |

|                           |                                                                                                                                                                                                            |                                                                                                                                                                            |                            |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Table 16-152.I.6</b>   | <b>Site Lighting (Parking Areas, Buildings, Pedestrian Routes, and Public Ways)</b>                                                                                                                        | 1 foot candle minimum and 7 foot candle maximum.                                                                                                                           | Consistent, as conditioned |
| <b>Table 16-152.I.6</b>   | <b>Lighting Height (From Bottom of Lamp)</b>                                                                                                                                                               | 20 feet maximum above sidewalk or other path                                                                                                                               | Consistent, 7 ft provided  |
| <b>Table 16-149.A</b>     | <b>Surface Parking Lots</b>                                                                                                                                                                                |                                                                                                                                                                            |                            |
| <b>Table 16-149.A.3.a</b> | <b>Screening</b>                                                                                                                                                                                           | screening may include landscape screening, screening structures/facades, or public art/murals (walls or landscaping, excluding trees, are limited to 36 to 48 inches tall) | NA                         |
| <b>Table 16-149.A.3.b</b> | <b>Landscape Shading (Including arbors, trellises, pergolas, mesh, and overhead canopies)</b><br><br><b>Solar Shade Structures (Allowed only were not visible from sidewalk or on existing structures)</b> | 10 percent coverage (gross)                                                                                                                                                | NA                         |
| <b>Table 16-149.A.3.c</b> | <b>Lighting Height</b>                                                                                                                                                                                     | 15 feet maximum                                                                                                                                                            | NA                         |
| <b>Table 16-149.A.3.c</b> | <b>Lighting Type</b>                                                                                                                                                                                       | lighting must be shielded and recessed                                                                                                                                     | NA                         |
| <b>Table 16-149.A.3.c</b> | <b>Illumination Levels</b>                                                                                                                                                                                 | 1 foot candle minimum and 7 foot candle maximum.                                                                                                                           | NA                         |
| <b>Table 16-149.A.3.d</b> | <b>Landscape Coverage</b>                                                                                                                                                                                  | 10 percent gross landscape coverage<br><br>and<br><br>1 shade tree for every 8 parking spaces or 30 percent mature canopy converge, whichever greater                      | NA                         |

|                                         |                                                                                         |                                                                                                                                                                                                                                                                                                                       |                                         |
|-----------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Table 16-149.B.2</b>                 | <b>Podium and Subterranean Parking Structures</b>                                       |                                                                                                                                                                                                                                                                                                                       |                                         |
| <b>Table 16-149.B.2.b; 16-149.B.3.b</b> | <b>Non-lined portion of garages</b>                                                     | 5 foot setback<br>0ft Interpretation                                                                                                                                                                                                                                                                                  | Consistent, 0 ft provided               |
| <b>Table 16-149.B.2.b</b>               | <b>Primary Street and Side Street (within 75 feet of front property line) Frontages</b> | 30 feet minimum depth of occupiable and usable space<br>18ft Interpretation                                                                                                                                                                                                                                           | Consistent, 18 ft provided              |
| <b>Table 16-150</b>                     | <b>Architectural Encroachment Into Setbacks</b>                                         | <i>porch: up to 5 feet of sidewalk</i><br><i>stoop: up to 1 foot of sidewalk</i><br><i>terrace: within 1 foot of sidewalk</i><br><i>dooryard: up to 1 foot of sidewalk</i><br><i>shopfront: awning and canopy up to 2 feet of curb</i><br><i>gallery: up to 3 feet of curb</i><br><i>arcade: up to 3 feet of curb</i> | Consistent, greater than 2 ft from curb |

**Allowed Private Frontages and Encroachment Standards**  
**Table 16-150**

| Standard                                                |              | Downtown Zones |        |                |                | Min ft Between PL and Façade <sup>3</sup> | Encroachment into setbacks       | See Guidelines |
|---------------------------------------------------------|--------------|----------------|--------|----------------|----------------|-------------------------------------------|----------------------------------|----------------|
| Type                                                    |              | DT E           | DT E-O | DT G           | DT C           |                                           |                                  |                |
| Residential Ground Floor<br><br>Commercial Ground Floor | Porch        | P              | P      | P              | ---            | 12 to 20                                  | Up to 5' of sidewalk             | 16-150.C       |
|                                                         | Stoop        | P              | P      | P              | P <sup>1</sup> | 4 to 6                                    | Up to 1' of sidewalk             | 16-150.D       |
|                                                         | Terrace      | ---            | ---    | P              | P              | 7 to 12                                   | Within 1' of sidewalk            | 16-150.E       |
|                                                         | Dooryard     | P              | P      | P              | P <sup>1</sup> | 7 to 12                                   | Up to 1' of sidewalk             | 16-150.F       |
|                                                         | Common Entry | ---            | ---    | P              | P              | 10 to 15                                  | Not applicable                   | 16-150.G       |
|                                                         | Shopfront    | ---            | P      | P <sup>2</sup> | P              | 0 or 10                                   | Awning / canopy up to 2' of curb | 16-150.H       |
|                                                         | Gallery      | ---            | ---    | P <sup>2</sup> | P              | 0                                         | Up to 3' of curb                 | 16-150.I       |
|                                                         | Arcade       | ---            | ---    | ---            | P              | 0                                         | Up to 3' of curb                 | 16-150.J       |

**Notes**

P Allowed in Zone  
--- Not allowed in zone

<sup>1</sup> Not allowed in shopfront overlay.

<sup>2</sup> Only where shopfront overlay applies.

<sup>3</sup> At a massing break, the edge of the required 15' x 15' area is considered the property line for the purposes of applying frontage type(s) standards.

| Private and Public Frontages |                                  |                  |                       |
|------------------------------|----------------------------------|------------------|-----------------------|
|                              |                                  | Required/Allowed | Proposed Project      |
| <b>Section 16-150</b>        | <b>Private Frontages</b>         |                  |                       |
| <b>Table 16-150</b>          | <b>Allowed Private Frontages</b> | <i>Porch</i>     | Consistent, Shopfront |



|                       |                                                                                        |                                                                                                                                                                                   |    |
|-----------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
|                       |                                                                                        | <i>Stoop</i><br><i>Terrace</i><br><i>Dooryard</i><br><i>Common Entry</i><br><i>Shopfront (Shopfront Overlay Only)</i><br><i>Gallery (Shopfront Overlay Only)</i><br><i>Arcade</i> |    |
| <b>Table 16-150.C</b> | <b>Porch</b>                                                                           | 25 feet minimum/200 feet maximum                                                                                                                                                  |    |
|                       | <b>Distance between Property Line and Facade</b>                                       | 12 feet to 20 feet                                                                                                                                                                | NA |
|                       | <b>Porch Depth (Between Wall and Inside Column Face)</b>                               | 7 feet minimum                                                                                                                                                                    | NA |
|                       | <b>Porch Width (Between Corner Column and Building Face)</b>                           | 10 feet minimum                                                                                                                                                                   | NA |
|                       | <b>Porch Height (Measured From Porch Surface to Top of Porch Columns)</b>              | 8 feet minimum and 12 feet maximum                                                                                                                                                | NA |
|                       | <b>Floor Height for Residential Ground Floor (Measured From Adjacent Finish Grade)</b> | 18 inch minimum and 3 feet maximum                                                                                                                                                | NA |
|                       | <b>Separation Between Porch and Fence or Sidewalk</b>                                  | 5 feet minimum                                                                                                                                                                    | NA |
| <b>Table 16-150.D</b> | <b>Stoop</b>                                                                           |                                                                                                                                                                                   |    |
|                       | <b>Stoop Width</b>                                                                     | 4 feet minimum and 8 feet maximum                                                                                                                                                 | NA |
|                       | <b>Stoop Depth (Not Including Stairs)</b>                                              | 4 feet minimum and 8 feet maximum                                                                                                                                                 | NA |
|                       | <b>Stoop Floor Height (Measure From Adjacent Finished Grade)</b>                       | 18 inch minimum and 3 feet maximum                                                                                                                                                | NA |
|                       | <b>Planter/Fence Height</b>                                                            | 5 feet maximum                                                                                                                                                                    | NA |

|                       |                                                              |                                                       |                                     |
|-----------------------|--------------------------------------------------------------|-------------------------------------------------------|-------------------------------------|
|                       | <b>Setback From Back of Sidewalk</b>                         | 18 inch minimum                                       | NA                                  |
| <b>Table 16-150.E</b> | <b>Terrace</b>                                               |                                                       |                                     |
|                       | <b>Depth, Clear</b>                                          | 8 feet minimum                                        | NA                                  |
|                       | <b>Finish Level above Sidewalk</b>                           | 18 inch minimum (residential only) and 3 feet maximum | NA                                  |
|                       | <b>Length of Terrace</b>                                     | 150 feet maximum                                      | NA                                  |
|                       | <b>Distance Between Stairs</b>                               | 50 feet maximum                                       | NA                                  |
| <b>Table 16-150.F</b> | <b>Dooryard</b>                                              |                                                       |                                     |
|                       | <b>Size of Dooryard</b>                                      | per building setback                                  | NA                                  |
|                       | <b>Wall Height Above Adjacent Sidewalk</b>                   | 4 feet maximum                                        | NA                                  |
|                       | <b>Wall Height Above Dooryard Floor</b>                      | 3 feet maximum                                        | NA                                  |
|                       | <b>Dooryard Floor Height Above Adjacent Sidewalk</b>         | 18 inch maximum                                       | NA                                  |
|                       | <b>Dooryard Floor Height Below Adjacent Sidewalk</b>         | 3 feet maximum                                        | NA                                  |
| <b>Table 16-150.G</b> | <b>Common Entry</b>                                          |                                                       |                                     |
|                       | <b>Height To Bottom of Awning/Canopy (Clear)</b>             | 10 feet minimum and 25 feet maximum                   | Consistent, 13 ft                   |
|                       | <b>Awning/Canopy Depth</b>                                   | 4 feet minimum and within 2 feet of curb maximum      | Consistent, 4 ft and 8 in from curb |
|                       | <b>Entry Distance to Back of Sidewalk</b>                    | 8 feet minimum and 20 feet maximum                    | Consistent, 8 ft                    |
|                       | <b>Area of Outdoor Space (Does Not Include Public R.O.W)</b> | 150 square feet minimum                               | Consistent, 160 sq ft               |
|                       | <b>Glass Area of Ground Floor Lobby Wall Area</b>            | 70 percent minimum                                    | Consistent, 95 percent              |
| <b>Table 16-150.H</b> | <b>Shopfront</b>                                             |                                                       |                                     |
|                       | <b>Height to (clear)/top of shopfront</b>                    | 12 feet minimum and 18 feet maximum                   | Consistent, 12 ft                   |

|                       |                                                                |                                                                                                                                                                       |                                                                                                                    |
|-----------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|                       | <b>Height to bottom of awning/canopy (clear)</b>               | 8 feet minimum and 10 feet maximum                                                                                                                                    | Consistent, 8 ft and 4 in                                                                                          |
|                       | <b>Width of shopfront base</b>                                 | 10 feet minimum and 20 feet maximum                                                                                                                                   | Consistent, 10 ft                                                                                                  |
|                       | <b>Height of shopfront base</b>                                | 6 inch minimum and 3 feet maximum                                                                                                                                     | Consistent, 2 ft and 8 in                                                                                          |
|                       | <b>Glass area of ground floor wall area (each facade)</b>      | 70 percent minimum                                                                                                                                                    | Consistent, 70 percent                                                                                             |
|                       | <b>Width of Shopfront on second frontage (corner building)</b> | 20 feet minimum                                                                                                                                                       | Consistent, 20 ft                                                                                                  |
|                       | <b>Awning Depth</b>                                            | 5 feet minimum up to within 2 feet of curb                                                                                                                            | Consistent, as conditioned                                                                                         |
|                       | <b>Awning Location</b>                                         | located over shopfront opening only                                                                                                                                   | Consistent, located over shopfront openings only                                                                   |
|                       | <b>Awning Design</b>                                           | quarter sphere or quarter cylinder configurations not allowed                                                                                                         | Consistent, awnings are flat                                                                                       |
|                       | <b>Distance between openings in wall</b>                       | 10 linear feet maximum(primary street frontage)<br><br>25 linear feet maximum (side street frontage)                                                                  | Consistent, only one opening per frontage                                                                          |
|                       | <b>Traditional Shopfront</b>                                   | header: 24 inches minimum and 36 inches maximum<br><br>shopfront windows: recessed a minimum of 2 inches<br><br>base panels/shopfront base: 36 inch in height maximum | Consistent, header 36 inches<br><br>Consistent, windows recessed 2 inches<br><br>Consistent, base panels 36 inches |
|                       | <b>Shopfront Tint</b>                                          | 10 percent maximum                                                                                                                                                    | Consistent, shopfront not tinted                                                                                   |
| <b>Table 16-150.H</b> | <b>Gallery</b>                                                 |                                                                                                                                                                       |                                                                                                                    |
|                       | <b>Height (sidewalk to ceiling)</b>                            | 12 feet minimum and 16 feet maximum                                                                                                                                   | NA                                                                                                                 |
|                       | <b>Depth (facade to interior column face)</b>                  | 10 feet minimum and 16 feet maximum                                                                                                                                   | NA                                                                                                                 |
|                       | <b>Length along frontage (% of building facade width)</b>      | 25 feet minimum and 100 feet maximum                                                                                                                                  | NA                                                                                                                 |

|                           |                                                           |                                                                                                                                                        |                                                          |
|---------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
|                           | <b>Setback from Back of Sidewalk</b>                      | 0 feet minimum and 5 feet maximum                                                                                                                      | NA                                                       |
|                           | <b>Right-of-way</b>                                       | no encroachment                                                                                                                                        | NA                                                       |
|                           | <b>Distance between openings in wall</b>                  | 10 linear feet maximum                                                                                                                                 | NA                                                       |
| <b>Table 16-150.H</b>     | <b>Arcade</b>                                             |                                                                                                                                                        |                                                          |
|                           | <b>Height (sidewalk to ceiling)</b>                       | 12 feet minimum and 16 feet maximum                                                                                                                    | NA                                                       |
|                           | <b>Depth (facade to interior column face)</b>             | 10 feet minimum and 16 feet maximum                                                                                                                    | NA                                                       |
|                           | <b>Length along frontage (% of building facade width)</b> | 25 feet minimum and 100 feet maximum                                                                                                                   | NA                                                       |
|                           | <b>Setback from Back of Sidewalk</b>                      | 0 feet minimum and 5 feet maximum                                                                                                                      | NA                                                       |
|                           | <b>Right-of-way</b>                                       | no encroachment                                                                                                                                        | NA                                                       |
|                           | <b>Distance between openings in wall</b>                  | 10 linear feet maximum                                                                                                                                 | NA                                                       |
| <b>Section 16-151</b>     | <b>Public Frontage</b>                                    |                                                                                                                                                        |                                                          |
| <b>Section 16.151.1.A</b> | <b>Sidewalk Width</b>                                     | 5 feet minimum                                                                                                                                         | Consistent, 6 ft                                         |
| <b>Table 16-151.C</b>     | <b>Commercial Parking lane trees, where provided</b>      | located every 2 to 6 spaces                                                                                                                            | NA                                                       |
| <b>Table 16-151.C</b>     | <b>Commercial Parklets Buffers</b>                        | 24 inch buffer from travel lane (recommended)<br><br>36 inch buffer from adjacent parking spaces (recommended)<br><br>15 feet from bus stop or shelter | NA                                                       |
| <b>Table 16-151.D</b>     | <b>Residential Parkways</b>                               | breaks every 50 feet (recommended)                                                                                                                     | Consistent, breaks every 40 ft                           |
| <b>Table 16-151.D</b>     | <b>Residential Parking lane trees, where provided</b>     | should be located every 2 to 4 spaces                                                                                                                  | Consistent, trees located approximately every 1.5 spaces |

| Architectural Guidelines |                                                  |                                                                                                                                                                                                      |                                                               |
|--------------------------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Table 16-156.A.i         | Bay windows                                      | <p>8 foot maximum width</p> <p>height equal or greater than width</p> <p>3 feet minimum from corner</p> <p>50 percent transparency or greater.</p>                                                   | NA                                                            |
| Table 16-156.A.j         | Door Glazing                                     | glazing must provide at least 90 percent visible light transmission                                                                                                                                  | Consistent, doors not glazed                                  |
| Table 16-156.B.a         | Orientation to Public Space                      | buildings must face open spaces and may not back on to open spaces.                                                                                                                                  | Consistent, building faces South A Street and Eighth Street   |
| Table 16-156.B.d         | Residential Entry                                | access from the sidewalk is required if the unit is within 5 feet of grade.                                                                                                                          | Consistent, lobby and commercial entrances from sidewalk      |
| Table 16-156.C.a         | Building Wall Materials                          | walls must be finished in stone, brick, finished concrete block, poured in place or pre-cast concrete, smooth plaster or stucco, and wood. synthetic materials may be approved through design review | Consistent, walls finished in stone, brick, and stucco        |
| Table 16-156.D.2.d       | Upward Acting Doors (Contemporary Building Only) | <p>maximum width: 16 feet</p> <p>maximum height: 10 feet</p> <p>minimum separation: 2 feet</p> <p>materials: clear, see-through glazing</p>                                                          | NA                                                            |
| Table 16-156.E.1.a       | Window Materials                                 | wood, vinyl-clad wood, aluminum-clad wood or metal. pvc and vinyl windows require design review approval.                                                                                            | Consistent, windows made of black vinyl, approved by Director |

|                               |                                                        |                                                                                                                                                                               |                                                                                                                   |
|-------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Table 16-156.E.2.b</b>     | <b>Non Shopfront ground floor window</b>               | window sills should be 4-8 feet from public sidewalks and open spaces                                                                                                         | NA                                                                                                                |
| <b>Table 16-156.E.2.g</b>     | <b>Window Recesses</b>                                 | minimum 2 inch recess from facade                                                                                                                                             | Consistent, windows recessed 2 inches from facade                                                                 |
| <b>Table 16-156.F.1.e</b>     | <b>Balconies</b>                                       | minimum of 5 feet in depth                                                                                                                                                    | Consistent, 10 ft in depth                                                                                        |
| <b>Table 16-156.F.2.e</b>     | <b>Planter Boxes</b>                                   | should be between 18 to 42 inches tall (cannot block windows)                                                                                                                 | NA                                                                                                                |
| <b>Table 16-156.F.3.a</b>     | <b>Masonry and Stucco Arches</b>                       | depth: 12 inches minimum<br>piers/columns: 12 by 12 inches minimum                                                                                                            | NA                                                                                                                |
| <b>Table 16-156.F.3.b</b>     | <b>Wood Posts</b>                                      | 6-by-6 inches minimum and articulated                                                                                                                                         | NA                                                                                                                |
| <b>Table 16-156.G</b>         | <b>Building Colors</b>                                 | coordinated and subdued colors typical of natural building materials, such as earth tone colors (recommended)<br><br>exterior facade colors should be limited to two or three | Consistent, natural building colors of white, grey, and black<br><br>Consistent, facade has three distinct colors |
| <b>Table 16-156.H.1.d</b>     | <b>Gutters and Downspouts</b>                          | should be made of:<br>galvanized steel<br>copper<br>pre-finished aluminum                                                                                                     | Consistent, gutters are aluminum                                                                                  |
| <b>Table 16-156.H.2.a</b>     | <b>Traditional Building Shed Roof Slope</b>            | minimum slope of two in twelve (2:12)                                                                                                                                         | NA                                                                                                                |
| <b>Table 16-156.H.2.e</b>     | <b>Service Equipment</b>                               | roof top equipment must be screened from public view                                                                                                                          | Consistent, roof top screened by parapet wall                                                                     |
| <b>Table 16-156.H.2.f</b>     | <b>Skylights</b>                                       | must be flat and not visible from the public areas                                                                                                                            | NA                                                                                                                |
| <b>Table 16-156.H.2.g</b>     | <b>Gutters</b>                                         | half-round or ogee (rectangular allowed on contemporary buildings only)                                                                                                       | NA                                                                                                                |
| <b>Table 16-156.H.3.b</b>     | <b>Exposed Rafter Tails</b>                            | minimum nominal dimension of 3 inches by 4 inches.                                                                                                                            | NA                                                                                                                |
| <b>Table 16-156.H.3.c</b>     | <b>Supporting Brackets</b>                             | minimum dimension of 5 inches                                                                                                                                                 | NA                                                                                                                |
| <b>Table 16-156.I.1</b>       | <b>Vents</b>                                           | must be screened from public and semi-public areas                                                                                                                            | Consistent, vents not visible from public and semi-public areas                                                   |
| <b>Table 16-156.I.3 and 4</b> | <b>Service Entrances and Waste Disposal Areas, etc</b> | lots with alley access: must be adjacent to and accessed from alley                                                                                                           | Consistent, trash enclosure accessible from alley                                                                 |



|                           |                                                                                                                             |                                                                                                                                                                                         |                                                  |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
|                           |                                                                                                                             | lots without alley access: must be screened and far from public view                                                                                                                    |                                                  |
| <b>Table 16-156.I.5</b>   | <b>Fire Sprinklers</b>                                                                                                      | should be building mounted rather than freestanding                                                                                                                                     | Consistent, connections mounted in building wall |
| <b>Table 16-156.J.2.a</b> | <b>Garden Walls</b>                                                                                                         | 6 inches wide minimum with cap                                                                                                                                                          | NA                                               |
| <b>Table 16-156.J.2.b</b> | <b>Fences</b>                                                                                                               | wood fences: maximum of 3 inch gap between vertical lattices<br><br>wrought iron, including steel bar: minimum of 4 inches between bars                                                 | NA                                               |
| <b>Table 16-156.J.2.c</b> | <b>Front Yard Wall Height (front or side street setback areas)</b>                                                          | must be between 30 inches to 42 inches                                                                                                                                                  | NA                                               |
| <b>Table 16-156.J.2.d</b> | <b>Side Yard Wall Height (at or behind building facade)</b>                                                                 | 8 feet maximum                                                                                                                                                                          | NA                                               |
| <b>Table 16-156.J.2.e</b> | <b>Wall Setbacks (Fences built parallel to frontage between houses or structures, unless integral part of architecture)</b> | should be setback 2 to 5 feet                                                                                                                                                           | NA                                               |
| <b>Table 16-156.J.2.f</b> | <b>Retaining Walls at Frontages</b>                                                                                         | 5 feet maximum                                                                                                                                                                          | NA                                               |
| <b>Table 16-156.J.2.h</b> | <b>Parking Wall Height</b>                                                                                                  | must be between 36 inches and 48 inches                                                                                                                                                 | NA                                               |
| <b>Table 16-156.J.3.e</b> | <b>Wood Siding Patterns</b>                                                                                                 | clapboard should not exceed 6 inches to the weather<br><br>shingles should not exceed 8 inches to the weather<br><br>dropsiding should not exceed 12 inches and 4 inches, alternatively | NA                                               |

## **E. Resolution**

RESOLUTION NO. 19-200-18

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 19-200-18 (MAJOR DOWNTOWN DESIGN REVIEW PERMIT) FOR CONSTRUCTION OF A 5-STORY, 55-UNIT (INCLUDING 3 LOW AND 3 VERY-LOW AFFORDABLE UNITS) MIXED USE APARTMENT BUILDING WITH 4,508 SQUARE FEET OF COMMERCIAL SPACE WITH 36 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.48-ACRE PROJECT SITE LOCATED AT 800 SOUTH A STREET (APNS: 202-0-183-100, -110, AND -120), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY HENRY CASILLAS ON BEHALF OF PROPERTY OWNER JOSE GARCIA, 1105 WALNUT DRIVE, OXNARD, CALIFORNIA, 93036.

WHEREAS, on (November 6, 2019), Henry Casillas (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow the construction a 5-story, 55-unit, mixed use apartment building, located at 800 South A Street (APNs: 202-0-183-100, -110, and -120); and

WHEREAS, on July 30, 2020, the Community Development Director of the City of Oxnard (“**Director**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 19-200-18 (Major Downtown Design Review Permit) to authorize the construction of a 5-story, 55-unit mixed use apartment building with 36 parking spaces, a recreation room, 4,508 square-feet of commercial space, and 2,678 square-feet of open space on a 0.48-acre project site, located at 800 South A Street (APNs: 202-0-183-100, -110, and -120) (the “**Project**”) in accordance with Section 16-146.1 of the Oxnard City Code; and

WHEREAS, in accordance with City Council Ordinance No. 2615, of the 55 total units, 3 units are required to be affordable low-income units and 3 and required to be affordable very-low income units; and

WHEREAS, Section 16-146.1.B of the Oxnard City Code authorizes the Community Development Director to approve a new building within the Downtown area with the issuance of a Major Downtown Design Review Permit; 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 (Section 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 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 has a General Plan land use designation of Downtown and a zoning designation of Downtown (DT-G). The project is mostly surrounded on all four sides by urban development (there is one vacant lot to the east of the project site). 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 mixed use apartment / commercial building is consistent with the General Plan, Downtown Code and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan, Downtown Code and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative 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 mixed use apartment / commercial building 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 character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential and 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 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.

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 Community Development Director Staff Report and all attachments thereto, the Community Development Director finds:

- (1) **The project represents high quality urban infill architecture and pedestrian-oriented design.**

This proposal includes the construction of a mixed-use apartment building with commercial space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G).

The proposed mixed use building site is located on a corner and has two street frontages. The ground floor of the building includes shopfronts along each street frontage with pedestrian access to various shopfronts from the window bays and two pedestrian entrances to the residential units from shared lobbies. The vertically proportioned shopfronts and second story windows provide a human scale.

The building, as conditioned, includes projections on all sides to articulate the facades. The building includes metal awnings over each shopfront and a larger metal awning along the parapet wall. The top of the building features a sign that projects from the corner, typical of neon signs above the sidewalk. The upper floors of the building feature windows vertically stacked above the shopfronts to create a human element to the five story building.

Furthermore, the infill project site will take advantage of and be served by existing water and sewer lines found within the public rights-of-way located adjacent to the property. Stormwater systems are integrated into the project design. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The staff report contains a detailed discussion on the project's high quality urban infill architecture and pedestrian-oriented design in the Analysis subsections d (Site Design) and f (Building Design). Thus, the project represents high quality urban infill architecture and pedestrian-oriented design.

**(2) The project will improve the human scale urban character of the surrounding built environment.**

The proposed mixed use building, as conditioned, features a steady building line at the ground floor to define a walkable street. The shopfronts on the ground floor are 12 feet high and include awnings over the public right of way. The shopfront entries are located within each window bay along the building frontage. The two entries into the lobby areas are recessed from the building line. The building features projections throughout the facades to convey a more human scale to the five story building. The building has recessed facades to allow light and airflow into the center courtyard. The recessed facade areas provide balcony areas for residents creating a more human scale to the building frontage.

The project includes both public open space and private open space. The project provides public open space in the form of a woonerf. The existing alleyway will be improved to provide a more pedestrian friendly experience by replacing the monolithic concrete with various colors and textures and places for street art. The second floor of the building includes a common area that will be landscaped with palm trees, accent trees, and planters. The common area includes bench seating, tables, a fire table, and decorative hardscape.

The staff report contains a detailed discussion on how the project will improve the human scale urban character of the surrounding built environment in the Analysis subsections d (Site Design), g (Landscaping and Open Space) and f (Building Design). Therefore, the project will improve the human scale urban character of the surrounding built environment.

**(3) The project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence.**

The proposed mixed use building, as conditioned, has a strong ground floor base element in the form of shopfronts with a facade of stone and brick. The vertically proportioned window bays vary in width from 10 feet to 24 feet to modulate the ground floor. The shopfront windows are all topped with horizontal awnings and clerestory windows. The top of the ground floor features a horizontal entablature of brick to maintain the organizational integrity of the facade. The upper floors (floors two through five) feature vertically proportioned windows with sills stacked above the shopfronts. The bottom and top floors are darker colors while the middle floors are a lighter color to visually differentiate the uses while conveying a unified vision of a singular building.

The entrance to the building is emphasized with a recessed facade located generally in the center of the frontage. The recessed entries and balconies on the upper floors modulates the frontage of the building. The building features projections in the form of awnings over the shopfronts, a larger awning as a parapet wall, window sills, balconies that simply project from the facade, and an identification sign on the corner of the top floor.

The project building includes materials that age well over time such as stone, brick, and glass, that convey solidarity and permanence. The material and color changes reinforce the building massing and organization.

The staff report contains a detailed discussion on how the project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence in the Analysis subsections d (Site Design) and f (Building Design). Therefore, the project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence.

**(4) The project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.**

The proposed building, as conditioned, features a simple design with a distinct ground floor made of stone and brick and upper floor windows of apartments stacked above them on a stucco facade. The project building includes materials that age well over time such as stone, brick, and glass. The staff report contains a detailed discussion on how the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials in the Analysis subsection f (Building Design). Therefore, the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.

**(5) The project generally and/or substantially conforms to the Architectural Design Guidelines of Part 2 of this Code.**



The proposed mixed use building, as conditioned, includes architectural projections in the form of balconies and awnings that project into the right of way. The balconies simply project from the facade. The building features commercial shopfronts on the ground floor that are made of clear glass in metal frames. The shopfronts include clerestory windows. The public and visitor building entrances to the upper floors are easily visible from the street and distinguishable from the first floor by being located generally in the center of the facade. The ground floor has active commercial uses fronting the street and the building includes windows that are vertical in proportion that are generally stacked vertically. The building is topped with horizontal metal awnings. The staff report contains a detailed discussion on how the project conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code in the Analysis subsections d (Site Design), g (Landscaping and Open Space) and f (Building Design). Thus, the project substantially conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15332 (Class 32) of the State CEQA Guidelines. This section pertains to projects characterized as in-fill development, meeting certain conditions.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project has a General Plan designation of Downtown (DT) and a zoning designation of Downtown General (DT-G). The project is consistent with the General Plan Designation, zoning designation and applicable policies and regulations.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located within the downtown area of the City of Oxnard, within city limits. The project site is approximately 0.48 acres and is substantially surrounded by urban uses (see above Section 3).

- (c) The project site has no value as habitat for endangered, rare or threatened species.

The project site was previously developed with a used car sales lot and office building, and a billboard sign (see above Section 4). The project site has been

previously disturbed, is substantially surrounded by urban development and thus is unlikely to be suitable habitat for endangered or threatened species.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. The development allowed within the Downtown Code was evaluated in the 2030 General Plan Addendum No. 5, and it was determined to not result in any new significant impacts. The proposed project is significantly less development than was previously evaluated and thus will not result in any significant effects relating to traffic, noise, air quality, or water quality.

- (e) The site can be adequately served by all required utilities and public services.

The project site is located in Downtown, where all required utilities and public services are available. The project is not anticipated to result in any significant impacts to utilities and public services.

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 and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Community Development Director hereby approves Planning and Zoning Permit No. 19-200-18 (Major Downtown Design Review Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

## STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

### GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated July 30, 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") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
7. 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)
8. 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)
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 obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

## **LANDSCAPE STANDARD CONDITIONS**

15. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
16. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)
18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, *PK-4*)
19. Prior to the issuance of a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
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 provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)
23. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans.

- Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)
24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)
  25. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Planning Division or designee with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, *PK-16*)
  26. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. In the event that such an assessment district is not formed, Developer agrees to establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, *PK-18*)
  27. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)
  28. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, *PK-23*)
  29. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, *PK-24*)

30. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

## **PLANNING DIVISION STANDARD CONDITIONS**

31. 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)
32. 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)
33. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)
34. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
35. 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)
36. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)



37. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
38. 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*)
39. 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*)
40. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
41. 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*)
42. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
43. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
44. 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*).

45. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, *PL-17*)
46. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)
47. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
48. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
49. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)
50. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owner. (PL)
51. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)
52. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)
53. In accordance with City Council Ordinance No. 2615, or the ordinance in effect at the time building permits are issued, Developer shall provide 6 affordable units onsite or pay the current in-lieu affordable housing fees, to be calculated at the time of building permit issuance. Payment of the in-lieu fee requires approval of City Council. The on-site affordable units shall be restricted as follows:

- a. two of the two-bedroom units and one studio unit (for a total of three units) shall be restricted to 80% AMI (based on the income of a household of three for the two-bedroom units and based on a household of one for the studio unit); and
  - b. three of the two-bedroom units shall be restricted to 50% AMI (based on the income of a household of three). (PL, PL-37)
54. Prior to offering the affordable units for rent, the developer/owner must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.
55. Owner/Developer must record affordability covenants approved as to form by the Housing Director prior to submitting their first building permit application. Units shall remain affordable for at least 20 years. Applicant must contact the Housing Department for review and approval of affordability covenants prior to recordation.
56. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.
57. When determining the rent amount, the developer/owner must take into account that the rent may not be more than 30% of 80 % AMI for the 80% AMI units and for the 50% AMI units, the rent may not be more than 30% of 50% AMI. Developer/owner must also take a reasonable utility allowance into account when determining affordable rents. Permittee shall contact the Housing Department for assistance with calculating maximum affordable rents by unit type.
58. 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)
59. 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)
60. 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)
61. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)

62. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

## **PLANNING DIVISION SPECIAL CONDITIONS**

63. The Project approval for PZ 19-200-18 is not in effect until such time as the implementation of the Lot Line Adjustment (Merger). Prior to building permit issuance, the applicant and property owner shall complete final recordation of a Lot Line Adjustment (Merger) and copies of the associated recorded documents and deed are filed with the Planning Division.
64. The property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses (i.e., residential or commercial). Parking spaces shall be physically demarcated with a space number, which shall be assigned to individual tenants through their rental lease agreement. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of Certificate of Occupancy. The Parking Management Plan shall be used to calculate any applicable in-lieu parking fees.
65. Developer shall pay required in-lieu parking fee pursuant to the Downtown Code (Section 16-147.4.C.7.C). The in-lieu fee is required for a minimum of 50% of the required commercial parking spaces and 0.5-0.99 parking spaces per residential unit. The current in-lieu parking fee is \$10,000 per mitigated space and is tied to the Engineering News-Record (ENR) Construction Cost Index (CCI) for Los Angeles. The in-lieu parking fee is subject to fee adjustments adopted by the City Council.
66. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
67. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
68. 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)

69. 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.
70. 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.
71. 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.
72. Developer shall record a notice to appear in all deeds of property within the project that the project is within or proximate to the Oxnard Airport Sphere of Influence and inhabitants may be affected by the airport and aircraft operations. Before the City issues building permits, Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office. (PL)
73. Developer shall grant to the County of Ventura an aviation easement that includes the elements of the Federal Aviation Administration's (FAA) Model Aviation Easement. (PL)
74. Developer shall file with FAA a Form 7460, "Notice of Construction or Alteration," that enables the FAA to review the development for any hazards to airport/aviation operations. The FAA's review shall result in a finding of "no objection." (PL)
75. The Developer shall adhere to any recommendations from the FAA for marking or lighting. (PL)
76. The project is conditioned for the following details to be added to the construction plans to be consistent with the Downtown Code requirements. The construction plans shall include the following prior to the project being submitted for the initial plan check to Building and Engineering.
  - a. Window Recess
  - b. Exterior Lighting
  - c. Awning Depth

### ***Air Quality***

77. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
78. 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)
79. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
80. During construction, Developer shall control dust by the following activities:
  - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
  - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)
81. 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)
82. 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)
83. 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)
84. 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)

85. 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)
86. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

### ***Cultural Resources***

87. 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)

88. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. The frequency of reports may be adjusted by the Planning Manager upon request in writing from the Developer. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

### **DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS**

89. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

90. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
91. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
92. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
93. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
94. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
95. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
96. Developer shall install onsite and offsite electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
97. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)



98. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
99. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services 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)
100. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
101. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
102. 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)
103. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)
104. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
105. 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)

106. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
107. 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)
108. 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)
109. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
110. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
111. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
112. 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)
113. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)

114. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
115. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
116. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, utilities and street appurtenances as directed by the Development Services Director. (DS-49)
117. Street and road improvements shall conform to City standard plates, design criteria and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
118. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)
119. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)
120. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
121. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
122. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

## **STORMWATER QUALITY CONDITIONS**

123. 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)

## **DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS**

124. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)
125. Developer shall design the project such that no roof drains discharge across a public sidewalk. (DS)
126. Project as currently proposed has been determined by the City to be exempt from 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's engineer shall include a narrative explanation of this determination in the project drainage report. If the project is altered in any way that affects this determination, 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"). Changes to the proposed project may result in a re-evaluation of the applicability of the MS4 permit as determined necessary by the City Engineer. (DS)
127. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS)
128. Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. (DS)
129. Developer shall locate water meters that require backflow devices along Eighth Street such that meters and backflow devices are located within the proposed parkway. (DS)
130. Developer shall install separate water meters (w/ backflow devices) for onsite and offsite landscape irrigation systems. (DS)
131. Developer shall install separate water meters for each commercial space. The commercial spaces shall be metered separately from all residential uses. (DS)
132. Developer shall install the proposed new water line in A Street south of Eighth Street in alignment with the existing waterline in A Street north of Eighth Street. The line shall

terminate at the southerly end with a tee fitting ending in a blind flange to facilitate extension in the future. No valves shall be placed within areas intended for parked vehicles. The final design is subject to approval of the City Engineer. (DS)

133. Developer shall apply a slurry seal over the full width of Eighth Street along the project frontage after all street trench cuts are fully repaired. Developer shall re-apply all traffic striping and markings after application of the slurry seal. (DS)
134. Developer shall remove and replace the concrete roadway at A Street out to the next adjoining construction joint where underground utilities are to be installed. Developer shall re-apply all traffic striping and markings after the concrete paving is replaced and cured. (DS)
135. Developer shall remove and replace all sidewalks along the Eighth Street and A Street frontages of the project. Sidewalks shall be designed and constructed to provide a 6-foot wide (minimum) ADA compliant path along the public sidewalk. Replacement shall include complete reconstruction of the disabled access ramp at the adjacent intersection. (DS)
136. Proposed reconstruction of the adjacent public alley (including proposed 'Street Art') shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. (DS)
137. Project trash bin storage room shall be designed in general conformance with the dimensions, door configuration, and other standards found on the City's trash enclosure standard plates. The design, locking system and opening mechanism for the doors is subject to approval of the City's Refuse Division. (DS)
138. Prior to issuance of a site improvement permit, Developer shall provide (or update as appropriate) the City Engineer with a 100scale base map for addressing purposes. The map shall be drawn on 18inch by 24inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS)
139. Prior to issuance of a site improvement/grading permit, Developer shall provide evidence that the 3 underlying assessor parcels for this project have been merged into a single legal lot. (DS)
140. Developer shall install a flashing system between this project and any adjoining buildings to prevent rainwater and debris from accumulating between them at the "zero" property line condition. The flashing system shall be designed to accommodate the code prescribed seismic motion between adjoining buildings. Evidence of approval from the adjoining property owners shall be provided to the Building Official prior to commencing this work.

141. Developer shall paint approximately 40-feet of curb red along the A Street frontage of the project starting at the end of the curb return at the A Street/Eighth Street intersection. (TR)
142. Developer shall provide a transportation information center stocked with the bus schedules, ride share information, and related information on alternative methods of transportation at the proposed building lobbies. Final location of the information center shall be approved by the City Traffic Engineer. (TR)
143. Developer shall install the proposed bike racks opposite the main entrance doors of the proposed commercial space along A Street and also along Eighth Street. Maintenance of the bike racks shall be the responsibility of the Developer. (TR)
144. Developer shall install nostalgic style concrete fluted street lighting poles topped with 4000K LED Acorn Top Fixtures along both the A Street and Eighth Street frontages of the project. The finish and color of the poles shall conform to the Downtown Master Plan. Any existing non-conforming street lights along the project frontages shall be removed. The final location and number of street lights is subject to approval by the City Traffic Engineer. All street lighting shall be coordinated through Southern California Edison. (TR)

#### **ENVIRONMENTAL RESOURCES DIVISION**

145. 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.
146. 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.

147. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
148. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Plan" ("Occupancy Plan") to the City's Environmental Resources Division. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. A "City of Oxnard C&D Environmental Resources Management and Recycling Occupancy Report" shall be submitted to the Environmental Resources Division annually for approval on the anniversary date of the certificate of occupancy or at any such time that the facility's operational functions change significantly.
149. 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.
150. Developer and operator shall install clearly labeled storage containers in the kitchen base cabinet within each unit to facilitate separate disposal of recyclable and non-recyclable waste typically generated by guests. The location and specifications (size, materials, etc.) of such storage unit shall be shown on the construction document floor plans submitted to the City for building permits. Recycling guidelines shall be clearly posted on the door of the storage cabinet. The intent of this mitigation measure is to create a situation wherein recycling is as convenient for project guests as disposing of trash.
151. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.
152. Management shall provide literature in each apartment (including on the door of the storage cabinet) explaining the importance of recycling, what can be recycled, and providing suggestions for source reduction, as well as water and energy conservation. City contacts for waste reduction, water conservation, and energy savings shall be listed in the literature.
153. Management shall provide training to the janitorial staff for separating tenant's refuse into recyclable and disposable trash.

154. The Environmental Resources Division requires an enhanced enclosure to accommodate three bins (trash, mixed recycling, green waste) rather than a standard three cart residential system.

#### **FIRE DEPARTMENT STANDARD CONDITIONS**

155. 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*)
156. 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*)
157. 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*)
158. 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*)
159. 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*)
160. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
161. 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*)
162. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
163. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)



164. 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*)
165. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

## **FIRE DEPARTMENT SPECIAL CONDITIONS**

166. Class I standpipe is required in each stairwell.
167. Alley shall be maintained without obstructions and a minimum clear width of 20 feet.
168. Stairwells shall be sized to allow a 20 foot by 20 foot wide Fire Department ladder.
169. All elevators are required to be Gurney size elevators.
170. Fire sprinkler coverage is required for:
  - a. Patios, overhangs or any other projections that are 48" or more from the structure.
  - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
  - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
171. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

## **POLICE DEPARTMENT STANDARD CONDITIONS**

172. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
  - a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
  - b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:

- 1) Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
  - 2) Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
  - c) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
173. Exterior lighting of the site including parking areas shall be between 1 and 7 foot candles and shall be in harmony with existing adjacent lighting scheme.
174. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
175. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
176. The interior parking facility shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Walls, ceilings and supporting posts or pillars shall be painted white or off-white to provide maximum reflectivity.
177. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
178. All common outdoor and parking area lighting shall operate from dusk to dawn.
179. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above the walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits.

180. A security camera system shall be installed to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
  - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
  - c. Cameras shall have low light capability and able to identify persons conducting transactions or entering the business.
  - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
  - e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
  - f. Recorded images shall bear a date and time stamp that cannot be altered.
  - g. Prior to the installation of a security camera system applicant shall submit a Security Plan showing location of cameras and the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.), and camera capture area (choke-point face capture, choke-point vehicle license capture, general activity, etc.).
  - h. Camera installations intended to capture images of faces be mounted no higher than 7-feet above the floor/ground.
  - i. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
181. An access control system shall be installed and maintained to provide restricted access to residential areas/floors. The system shall include the following features:
- a. A key card, fob or similar system shall be provided to give residents and employees of the site access to all semi-public residential areas. The system requirements shall include the ability to exclude a key card, fob or other instrument from continued use if it is reported lost, stolen or the assigned user's access rights have changed.
  - b. A keypad shall be provided at entry points to semi-public areas to be utilized by first responders, vendors/service personnel, U.S. Postal Service and parcel delivery services who regularly require unimpeded access during all hours of the day. The Oxnard Police Department shall have the ability to designate a 4-digit passcode to provide access by their staff to semi-public residential areas. The 4-digit passcode assigned for police access shall not be used by other passcode users.
  - c. Access to the mailroom shall be controlled by the site's access control system. The U.S. Postal Service shall have the ability to designate a 4-digit passcode to provide access by their staff to the mailroom. This passcode shall be made

available to residents to enable them to share the mailroom passcode to parcel delivery service providers.

182. An access control system shall be installed and maintained to provide restricted access to parking areas. The system shall include the following features:
  - a. A key card, fob or similar system shall be provided to residents and others who are authorized to park a vehicle within the restricted parking area.
  - b. A keypad shall be provided to provide access to restricted parking areas for first responders. The Oxnard Police Department shall have the ability to designate a 4-digit passcode to provide access by their staff to semi-public residential areas. The 4-digit passcode assigned for police access shall not be used by other passcode users.
  - c. The property manager may suspend or revoke resident parking privileges for repeated violations of on-site parking regulations. Parking regulations and consequences shall be established in the tenant agreement.
183. A Security Plan shall be submitted prior to the issuance of building permits. The plan shall include:
  - a. The Security Plan shall identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and, any safe or secure room or rooms designed to maintain valuable assets or records.
  - b. The Security Plan shall include a chart shall identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
  - c. The Security Plan shall identify all access control points and a call-outs identifying the make model and features which meet or exceed condition requirements.
  - d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system. Should an alarm system be installed, it shall be compliant with Oxnard City Code 11-95 through 11-100. Motion detection burglary or intrusion alarm systems shall utilize "dual technology" sensors capable of differentiating between human and non-human movement.
184. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.
185. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.
186. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.

187. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.
188. Developer/owner shall inform owners and renters via CC&Rs, HOA, or tenant rules, the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should police respond to a disturbance multiple times, a service charge may be incurred up to \$500.
189. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). 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)
190. A sign shall be posted near the entrance to the lobby which provides the name, phone number and email address of the property manager or management company. The sign shall be a minimum size of 12" by 24" containing text that, at a minimum, is 2-inches in height. The intent is that the sign can be easily read from the curb.
191. Mail and parcel delivery shall be in an area controlled by the building's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:
  - a. A Knox Box shall be installed to provide access for USPS to the lobby/mailroom area. The developer shall contact the Oxnard Postmaster for specific requirements.
  - b. A secure mailbox shall be provided for each residential unit.
  - c. A secure system for receiving parcel deliveries shall be established and maintained.
  - d. Building management shall provide requirements in tenant agreements for the safe and secure management of parcel deliveries. (PD/USPS)

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 30th day of July, 2020.

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Jeffrey Lambert  
Community Development Director