Thursday, December 17, 2020
Planning Commission

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CITY OF OXNARD CALIFORNIA

Planning Commission

Agenda

PLAN

CITY OF OXNARD CALIFORNIA

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

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

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

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

CITY OF OXNARD
PLANNING COMMISSION
AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, December 17, 2020, 6:00 p.m.

A. ROLL CALL:

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

C. PUBLIC COMMENTS - On Items Not On The Agenda

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – December 3, 2020

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Navigation Center Project** - Planning and Zoning Permit Nos. 20-500-03 (Special Use Permit (SUP)) and 20-535-04 (Density Bonus): The project request is for a SUP to allow for the operation of Homeless Shelter and Resource Center pursuant to section 16-148 of the Oxnard City Code and a Parking Standard Modification pursuant to Government Code Section 65915. The Shelter will occupy approximately 13,078-square feet of the ground floor space within an approved 60,194-square foot 5-story mixed use apartment building with 56 residential units, 2,094 square feet of leasing and community

services office space, approximately 15,000 square-feet of non-residential space on the ground floor, 10 parking spaces, private outdoor courtyard, and 1,944 square-feet of public plaza on a 0.48-acre project site. The ministerial approval of a Density Bonus limits the City from imposing any minimum vehicular parking requirement on a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. The proposed request would reduce the parking requirement for the site to a single space for the Shelter; however, the applicant will be providing ten parking spaces onsite. The project site is located within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Brittany Seniff, of Community Development Partners, Applicant, on behalf of the City of Oxnard, Property Owner.
Project Planner: Joe Pearson II, Senior Planner

Recommendation:
That the Planning Commission approve the Project, as submitted, finding the Project to be Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15332 (In-fill Development Projects) of the CEQA Guidelines, and Approve Resolutions 2020-XX and 2020-XX for Planning and Zoning Permit Nos. 20-500-03 (SUP) and 20-535-04 (Density Bonus), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Thursday, January 7, 2021, 6:00 p.m., City Council Chambers

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

Planning Commission

Minutes

PLAN

CITY OF OXNARD CALIFORNIA

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
December 3, 2020

A. ROLL CALL

1. At 6:01 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank announced pursuant to Governor Newsom's Executive Order N-29-20, members of the Planning Commision or staff may participate in meetings via teleconference.

2. Chair Frank (via videoconference), Vice Chair Sanchez (via videoconference), Commissioners Chavez (via videoconference), Dozier (via videoconference), Fuhring (via videoconference) and Meyer (via videoconference) were present.

3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Randy Baez, Assistant Planner; Ken Rozell, Chief Assistant City Attorney; Scott Swenson, Safer Neighborhoods & Alcohol Compliance Specialist; and Dee Lai, Recording Secretary.

4. Chair Frank presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Vice Chair Sanchez led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - November 19, 2020

MOTION: Chair Frank moved and Commissioner Fuhring seconded a motion to approve the minutes of November 19, 2020, as submitted.

VOTE: Chair Frank, Vice Chair Sanchez, and Commissioners Chavez, Dozier, Fuhring and Meyer voted in favor. The motion carried 6:0:0:0:0[1].

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. The Planning Commissioners did not have any ex parte communications to report for Items F-1.

[1] In Favor: Against: Absent: Abstain: Recused

F. PUBLIC HEARING

1. **Project Name: Conico Oil Gas Station & Alcohol Special Use Permits** - Planning and Zoning Permit Nos. 20-500-02 (Special Use Permit) and 20-510-08 (Special Use Permit - Alcohol): A request of Special Use Permits (SUP) to construct a 3,442 square-foot gas station and convenience store building with a 1,160 square-foot car wash building, and an 875 square-foot car wash equipment storage building and the project includes a request to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) License Type 20) limited to 7:00 a.m. to 12:00 a.m. (midnight) daily on a 1.18-acre undeveloped lot located at Lot 1 of Tract 6004 (APN: 132-0-470-035) within District C of the RiverPark Specific Plan south of Town Center Drive, to the west of North Oxnard Boulevard and east of North Ventura Road. Filed by Jun Kim, Designated Agent, on behalf of property owner Shea Properties, LLC, 130 Vantis #200, Aliso Viejo, CA 92656.
Project Planner: Randy Baez, Assistant Planner

Recommendation:
That the Planning Commission approve the Project, as submitted, subject to certain findings and conditions. Pursuant to the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and implementation of the RiverPark Specific Plan (RPSP) and the anticipated build-out of the 701-acre Specific Plan area. As the proposed use and development is consistent with the RPSP, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Section 15162 through 15164 of the State CEQA Guidelines..

The Planning Commissioners did not have any ex parte communications to report for item F-1.

Assistant Planner, Randy Baez, provided a presentation outlining the request.

The applicant, Jun Kim (Conico Oil), and Ann Walsh (Shea Properties, Director of Development | Commercial Development) did not have a presentation but were available for questions..

Chair Frank opened the public comments portion of the public hearing.

A public verbal comment was received from Pat Brown (Oxnard) against item F-1 stating that the project is not appropriate for the location.

No public written comments were received in support of or against Item F-1.

Chair Frank closed the public comments portion of the public hearing.

Discussion ensued among the Commissioners and staff. Commissioners asked general questions about site constraints, highest and best use of the property, vehicular ingress / egress into the property, vehicular congestion within the Landing developments, distance

requirements between a gas station and residential uses, noise from the car wash and impact on adjacent properties, and photovoltaic and charging station requirements.

MOTION: Commissioner Chavez moved and Vice Chair Sanchez seconded a motion to approve the Conico Oil Gas Station & Alcohol Special Use Permits, 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 approve Resolution 2020-22 for Planning and Zoning Permit No. 20-500-02 (Special Use Permit) and Resolution 2020-23 for Planning and Zoning Permit No. 20-510-08 (Special Use Permit - Alcohol), subject to certain findings and conditions.

VOTE: Vice Chair Sanchez, Commissioners Chavez, Dozier, Fuhring and Meyer, voted in favor. Chair Frank voted no. The motion carried 5:1:0:0:0[2].

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. None

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:

i. On November 30, 2020, at the Director Hearing, the Community Development Director approved the Arctic Cold Storage Facility project, a development at the Sakioka Farms, and the Navigation Center building and Lot Line Adjustment. The Navigation Center Special Use Permit and ministerial Density Bonus will be heard before the Planning Commission on December 17, 2020.

ii. On December 1, 2020, the City Council heard the second reading of the Village Specific Plan Amendment and the Development Agreement Amendment.

iii. On December 10, 2020, the California Coastal Commission is anticipated to take final action on the Short Term Rental modifications.

iv. The next Planning Commission meeting will be on December 17, 2020 at 6:00 p.m. The only item on that agenda will be the Navigation Center Use Permit and ministerial Density Bonus.

J. ADJOURNMENT

1. At 7:44 p.m., the Planning Commission concurred to adjourn.

[2] In Favor: Against: Absent: Abstain: Recused

FUTURE MEETINGS

Thursday, December 17, 2020, 6:00 p.m., City Council Chambers

_____ ATTEST _____

Deirdre Frank,
Chair

Scott Kolwitz,
Planning & Environmental Services Manager

Planning Commission

Staff Report

PLAN

CITY OF OXNARD CALIFORNIA

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Joe E. Pearson II, Senior Planner

DATE: December 17, 2020

SUBJECT: **Project Name: Navigation Center**; Planning and Zoning Permit Nos. 20-500-03 (Special Use Permit) and 20-535-04 (Density Bonus) for a property located at 241 West Second Street (APNs: 202-0-054-075 & -080).

1) **Recommendation:** That the Planning Commission:
   a) Find the project Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development); and

   b) Adopt Resolution 2020-XX approving Planning and Zoning Permit No. 20-500-03 (Special Use Permit), subject to certain findings and conditions; and

   c) Adopt Resolution 2020-XX approving Planning and Zoning Permit No. 20-535-04 (Density Bonus), subject to certain findings and conditions.

2) **Project Description and Applicant:** The project applicant is requesting a Special Use Permit (SUP) to allow for a Homeless Shelter and Resource Center (Shelter) pursuant to section 16-148 of the Oxnard City Code. The Shelter will occupy approximately 13,078-square feet of the ground floor space within an approved 60,194-square foot 5-story mixed use apartment building. The Shelter will be a 24-hour a day year-round 110 bed shelter. The Shelter will be managed by Mercy House staff, during regular hours, with other Mercy House staff and security personnel during off hours. Individuals will be taken in on a referral basis, and will have a target length of stay of 90 days.

   The applicant is also requesting the ministerial approval of a Density Bonus Permit (Density Bonus) to allow for a Parking Standard Modification pursuant to State Density Bonus Law and OCC Section 16-410P. Pursuant to State Density Bonus Law (Government Code 65915), a city shall not impose any minimum vehicular parking requirement on a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. The proposed request would reduce the parking requirement for the site to a single space for the Shelter; however, the applicant will be providing ten parking spaces onsite. As a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring

the residential units be maintained as supportive housing in compliance with Section 50675.14.

The proposed SUP and Density Bonus is related to the development of a 60,194-square foot 5-story mixed use apartment building with 56 residential units, 2,094 square feet of leasing and community services office space, approximately 15,000 square-feet of non-residential space on the ground floor, 10 parking spaces, private outdoor courtyard, and 1,944 square-feet of public plaza on a 0.48-acre project site. Approximately, 13,078-square feet of ground floor commercial space will be used for the proposed Shelter. The Project is located at 241 W. Second Street in the Downtown General (DT-G) zone (Attachment A).

For purposes of this staff report, the foregoing project description shall be referred to as the "**Project**". Filed by Brittany Seniff, of Community Development Partners ("Applicant"), 3416 Via Oporto, Suite 301, Newport Beach, California, 92663 on behalf of the City of Oxnard, property owner.

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

3) **Existing & Surrounding Land Uses:** The Project is located on a developed lot, which currently contains a 7,500 square foot vacant building that will be demolished to allow for the construction of a 60,194-square foot mixed use building, as approved by the Community Development Director on November 30, 2020. The Project site is located on the northeast corner West Second Street and South B Street. 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 Attachment A:

LOCATION	**GENERAL PLAN**	**ZONING**	**EXISTING LAND USE**
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant Building
North	Downtown (DT)	Downtown General (DT-G)	Vacant Building
South	Downtown (DT)	Downtown Core (DT-C)	Civic Center - City Hall
East	Downtown (DT)	Downtown General (DT-G)	Vacant Building
West	Downtown (DT)	Downtown General (DT-G)	Public Parking Lot

4) Background Information:

a) The Project site was originally constructed with three residences and associated buildings, which were demolished to allow for the construction of the existing office building in 1953. Since its construction various permits have been issued for minor interior and exterior changes. The property was later acquired by the City of Oxnard to be used as City offices, however the building has since become vacant.

b) 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 within the downtown area. 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.

c) On November 30, 2020, pursuant to Oxnard City Code (OCC) Section 16-148, the Community Development Director approved a request for a Major Downtown Design Review Permit to authorize the construction of a 60,194-square foot 5-story, 56-unit mixed use apartment building. The approved mixed use building will contain 10 parking spaces, 2,640 square feet of leasing and community services office space, 13,078 square-feet of commercial space, a private outdoor courtyard, and 1,944 square-feet of public plaza on a 0.48-acre project site. The development included commercial space and parking for the residential and/or commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The approved building is designed with 44 one bedroom units and 12 two bedroom units. The Resolution signed by the Director is found in Attachment C. As the publication of this report, the approval of the DDR was not appealed and is final, subject to approval of the Density Bonus.

5) Environmental Determination: In accordance with Sections 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 Project includes the operation of a Homeless Shelter and Resource Center within an approved 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 ministerial Density Bonus request would eliminate the requirement for parking for the residential units pursuant to a Parking Standard Modification under State Density Bonus Law. The proposed project 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. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission direct the Planning & Environmental Services Manager to file the Notice of Exemption (Attachment D) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

6) Analysis:

a) ***General Discussion:*** As discussed below, the Project has been found to be consistent with both the General Plan and the Downtown Code. The building was found to be in accordance with the Downtown Code, as found in the Major Downtown Design Review permit Resolution approved by the Community Development Director.

The Applicant is seeking approval of a Special Use Permit to operate a Shelter pursuant to section 16-148 of the Oxnard City Code. The Shelter will occupy approximately 13,078-square feet of the ground floor space within an approved 60,194-square foot 5-story mixed use apartment building.

The Shelter would provide 24-hour, year-round service with beds, shower and laundry facilities, a meal program, pet accommodations, housing navigation and case management services for homeless individuals in Oxnard. The Shelter will be managed by Mercy House staff, during regular hours, with other Mercy House staff and security personnel during off hours. Individuals will be taken in on a referral basis, and will have a target length of stay of 90 days. Walk-in clients will not be accepted. All Shelter operations will occur within the building. Storage of client personal belongings will be provided within the building only. Staff has included conditions of approval that will prohibit outdoor storage or outdoor kennels.

Mercy House is currently operating the 24-hour homeless shelter at the former Oxnard National Guard Armory (351 South K Street). With implementation of this project, the K Street shelter would cease operations.

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. Approval of this Special Use 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).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-19.1	**I**	**Unique Downtown Identity** 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.
CD-19.2	**I**	**Complementary Development** 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 homeless resources in the downtown area to assist homeless individuals and families to "navigate" their way out of homelessness which supports economic development throughout the City.
CD-19.4 **CD-1.2**	**I**	**Revitalization and Redevelopment** 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. **Infill Development, Priority to Mixed Use** 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	Project is a component of a mixed use in-fill development that will revitalize an underutilized property in the Downtown area.

		sustainable development goals and objectives.	
H-5.4	**I**	**Continuum of Care and Homeless Plan** Support continued efforts to implement the Ventura County Continuum of Care program for the homeless and Oxnard Ten-Year Homeless Program.	The Project provides for the operation of Homeless Shelter and Resource Center which directly implements or is key to many of the goal identified in Oxnard's "Homeless Five - Year Plan and Strategy (2018)
H-5.5	**I**	**Cooperation with CBOs** Cooperate with Community-Based Organizations (CBO) that provides services, or information about services, to the homeless	The development and operation of the Shelter is a result of the cooperation with the City and non-profit organization. The Shelter will be operated by a Non-project organization.
CD-16.6	**II**	**Provide for a Diversity of Housing Choices** Provide for a range of housing choices for current and future residents in compliance with State housing element planning through a variety of land use designation and zoning classifications	The proposed Shelter results from the implementation of this policy. The Shelter as permitted in the downtown provides for additional housing diversity in the downtown area.
CD-3.4	**II**	**Neighborhood Quality of Life** Develop an ongoing program to assess parking, lighting, traffic safety, use and quality of alleys, public utilities, public and private lighting, housing quality, aesthetics, and related quality of life topics to identify and prioritize opportunities for neighborhood quality of life enhancement activities and sources of	The application review process led to changes in the project and/or conditions of approval that meet these Level II policies.

		funding	
All others	III	All policies not listed above	No or distant applicability to the proposed project.

In addition to compliance with the policies listed above, the project directly implements Housing Element Implementation Programs 14 (Shelter Development Program) and 15 (Homeless Assistance). The objective for Implementation Program 14 is to continue to work toward development of a year round emergency shelter. The objective for Implementation Program 15 is to continue to provide homeless assistance with shelter for women and children and winter warming service that averages 700 person-nights. The Project would provide for the development of a year round shelter in the city center as envisioned, and continue to expand the availability of homeless assistance in the city. As conditioned, the project is consistent with 2030 General Plan land use designation and the Goals and Policies.

c) ***Shelter Conformance with Zoning Development Standards:*** Pursuant to the Oxnard City Code (OCC), the proposed Homeless Shelter and Resource Center is located in the Downtown General (DT-G) zone. In accordance with the OCC, the use may be permitted with the approval of a Special Use Permit (16-148.A), and pursuant to the applicable development and operation standards (16-504). The Resolution approving the requested Special Use Permit is included as Attachment E.

Permanent Emergency Shelter Development and Operation Standards Compliance

DEVELOPMENT/OPERATION STANDARD (OCC 16-504)	PROPOSED	COMPLIES
No shelter patron shall be re-admitted to the same emergency shelter within five days of being discharged after a stay of six months.	Patrons will not be re-admitted to the same shelter within five days of discharge.	Yes, as conditioned.
If site characteristics permit, an enclosed or screened waiting area shall be provided between the on-site intake area for shelter patrons and the public right-of-way in order to prevent queuing within any	Patrons will wait in the lobby area during the intake process.	Yes, as conditioned.

public right-of-way.		
Each shelter shall establish hours of operation for patron intake and discharge, patron rules of conduct and procedures for notifying patrons of such hours and rules of conduct.	Applicant will work with the City's Housing Director to establish or modify intake and discharge hours and rules of conduct.	Yes, as conditioned.
On-site manager/shelter personnel shall be provided during all hours of operation when patrons are present. A designated area for on-site personnel shall be located near the main entry to the shelter for the purpose of controlling admittance and providing security.	Staff and security will be on-site 24 hours a day. Security desk is located in the lobby.	Yes, as conditioned.
The emergency shelter operator shall conduct a background check on all prospective patrons using Megan's Law database and restrict patron intake in accordance with State and local registered sex offender residency restrictions.	Patrons must pass this background process.	Yes, as conditioned.
Patrons shall not possess or consume alcoholic beverages or illegal drugs while in the shelter, nor shall they possess weapons of any kind while in the shelter.	Patrons must pass through a security check each time they enter the shelter. These items shall not be permitted.	Yes, as conditioned.
Space shall be allocated for each patron consisting of a bed and storage area.	Each client will have a bed and two underbed storage bins and a personal storage bin.	Yes, as conditioned.

At least two toilets, one shower and one sink shall be provided for every twenty patrons.	The applicant is currently proposing 17 toilets, 10 sinks, and 12 showers, which would allow up to 160 patrons, subject to building and fire code occupancy standards. The applicant is currently limiting the facility to 110 beds.	Yes, as conditioned.
A shelter shall be limited to serving no more than the number of patrons allowed by fire or building code occupancy.	This limitation shall be included as a condition of approval.	Yes, as conditioned.
Off-street parking shall be provided for the on-site manager.	The applicant has 10 spaces on site. One will be dedicated to the on-site manager.	Yes.
Each emergency shelter shall be equipped with exterior security lighting in accordance with section 16-320 of the zoning code. Lighting shall be shielded from all adjacent residential areas.	Project will be conditioned to comply with lighting requirements.	Yes, as conditioned.
The emergency shelter operator shall maintain an on-site security plan and emergency preparedness plan.	The Applicant is proposing to have on-site security and will be required to prepare a plan for City review as a condition of approval.	Yes, as conditioned.
All items stored outdoors shall be screened from the view of all public rights-of-way.	All storage will be contained within the building out of public view.	Yes
Should an emergency shelter	N/A	N/A

be proposed within 300 feet of a school, the development services director or designee may request that the developer/sponsor coordinate with the school district to address potential concerns.		

d) ***Density Bonus:*** As noted in the Project Description above, the proposed Project includes an ministerial request for a Parking Standard Modification pursuant to Section 65915(p)(4) of the Government Code and Section 16-410P of the Oxnard City Code. Under Section 65915(p)(4), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, and the development is a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code[1], then, upon the request of the developer, a city, county, or city and county shall not impose any minimum vehicular parking requirement. As proposed, the residential units will be designated as 100% affordable permanent supportive housing and will target those experiencing some form of homelessness. The proposed request would reduce the parking requirement for the site to a single space for the Shelter; however, the applicant will be providing ten parking spaces onsite. As a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring the residential units be maintained as supportive housing in compliance with Section 50675.14. On site services will be provided by the operator to assist residents in a variety of ways. The Resolution approving the requested density bonus permit is included as Attachment F.

e) ***Site Design:*** The approved mixed use apartment / commercial building is designed as a vertical mixed use building, as described in the background section above. The proposed Shelter will be located on the ground floor. The primary visitors entrance for the shelter will be located on West Second Street. As currently proposed, the front portion of the building will consist of offices and storage areas, with the sleeping areas located in the rear 2/3rds of the building (Attachment B).

f) ***Circulation and Parking:*** The proposed Shelter fronts and provides pedestrian access from, West Second and South B Street. The east side of the building faces the adjacent alleyway. Vehicular access to the parking spaces is provided from the alleyway, consistent with the Downtown Code. The parking area off of the alley provides access to a total of 10 vehicle parking spaces (6 standard spaces and 4 ADA accessible spaces). Pursuant to the Downtown Code, the proposed development must include a minimum of

[1] Supportive Housing - Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

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 10 spaces that count toward the required parking. Pursuant to the OCC, a shelter is only required to provide one off-street parking space for the on-site manager. As a result, subject to the approval of the SUP, the required parking for the ground floor commercial space would only be one. As noted, in the project description the Density Bonus is for a ministerial parking reduction provided under Section 65915(p)(4) of the Government Code, based on the proposed 100% affordable supportive housing residential project type. The state's regulations override the City of Oxnard's regulations, the state's regulations do not provide discretion to be applied once the housing type is determined to be a 100% affordable supportive housing project, and consequently, the project's required residential parking is zero spaces per state law. The project will be conditioned to comply with the requirements of Section 65915(p)(4) of the Government Code.

With the approval of the SUP and Density Bonus, the overall parking requirement for the project site will be one space. The applicant, however, will be providing 10 spaces on site, exceeding the minimum parking requirement.

g) ***Police Department Review:*** Staff has reached out to the Police Department, for input regarding potential concerns from operation of the Homeless Shelter and Resource Center Operations. The primary concerns raised were related to the homeless rejected from the facility or not eligible for entry staying around in the area and coordination regarding non-complaint patrons. To address these concerns staff included a series of conditions of approval that will help to mitigate the potential issues. Specifically, a condition has been included to require neighborhood patrols of the project vicinity, by the shelter operator. The intent would be to direct individuals to other locations or services, and avoid concentrations of individuals in the area. The conditions of approval, also, include a requirement for the preparation of a Shelter operation plan that will require review and approval by the Oxnard Police Department. The operational plan will address both coordination, with City Departments, including Police, and create a plan for addressing non-compliant patrons. In addition to addressing these primary concerns, the operational plan will include security and safety protocols, neighborhood coordination requirements, and other components designed to mitigate any other potential concerns. The operational plan will be an evolving document, with the ability for the City to review and request revisions to the plan should they be needed.

7) Development Advisory Committee: The Project was reviewed by the Development Advisory Committee (DAC) on September 2, 2020. Conditions of approval from DAC are included in the attached Resolution.

8) Community Workshop and Public Outreach:

a) The project site is located within the Wilson Neighborhood. Housing staff hosted

community presentations regarding the proposed Homeless Solutions Center development at several community meetings to engage with residents including a Wilson Neighborhood Meeting held on February 2, 2020, a Town Hall Meeting hosted by the Housing Department on February 11, 2020, and a Community Meeting hosted by All Saints Church on February 27, 2020. Presentations for business owners and area stakeholders were held on January 22, 2020, at the Downtown Oxnard Board Meeting and on March 3, 2020, at a meeting hosted by Dignity Health in Oxnard. The item was presented to the Commission on Homelessness on March 2, 2020. The various community meetings identified several local area stakeholders (business owners and residents) that both oppose and support the proposed Navigation Center development at Second and B Streets.

b) On October 19, 2020, the project was presented to the public during a Community Workshop meeting. The meeting was attended by 13 members of the public to provide comments regarding the project. As the Project was presented along with the SUP for the Homeless Shelter and Resources Center, the primary concern expressed during the meeting was in regard to the shelter use. The availability of parking was also expressed. As discussed above the project includes a ministerial parking reduction provided under Government Code Section 65915 for the 100% residential project type. For the Commercial portion, the SUP for the Homeless Shelter and Resource Center will only require a single parking space in accordance. Additionally, the project will be conditioned to comply with the OCC permanent emergency shelter development and operational standards. Consistent with public noticing requirements, the Planning Commission hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has not received any concerns or public comments regarding the proposed Project.

9) Appeal Procedure: In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

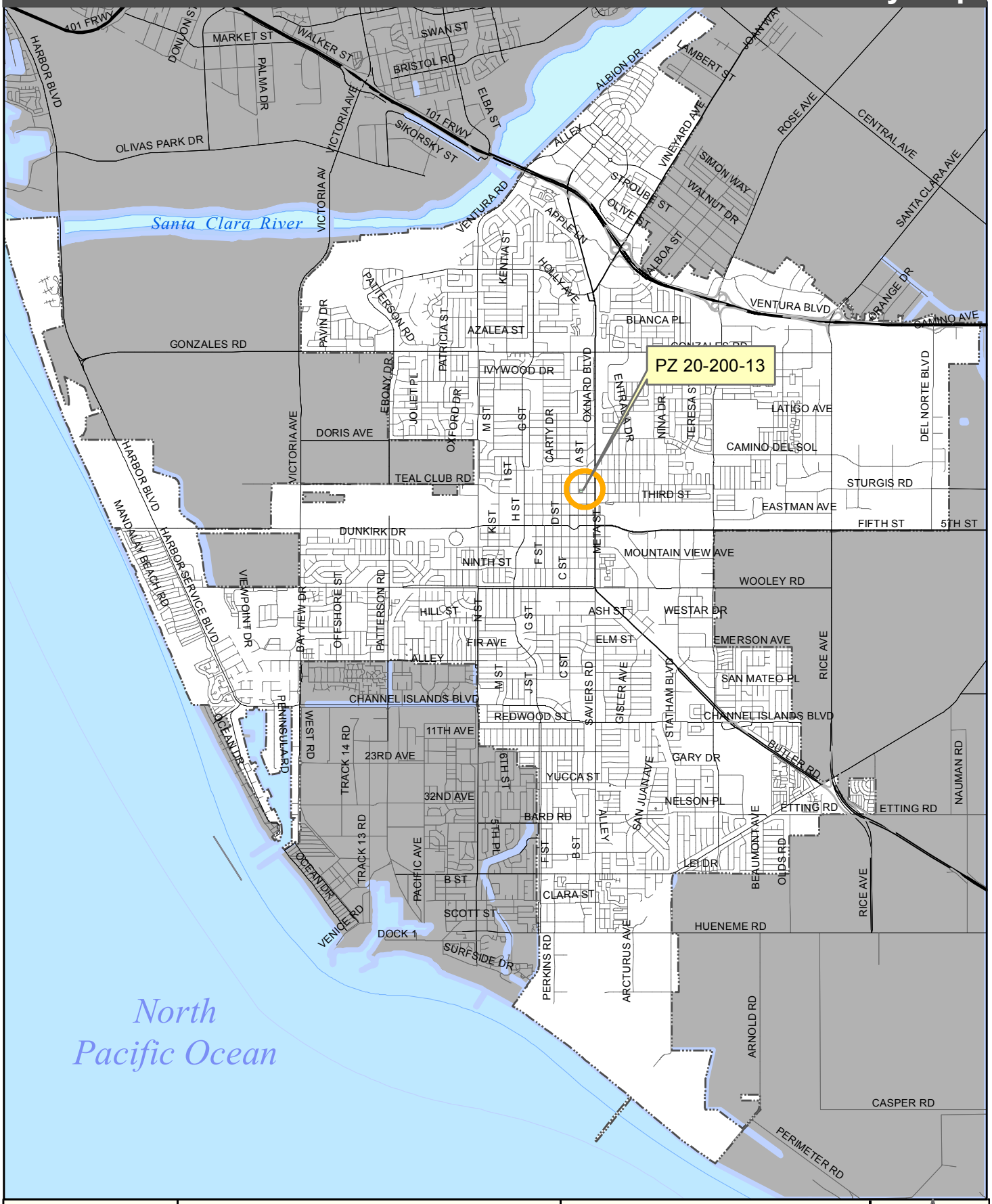
Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. Director Resolution 20-200-13 & 20-310-08
D. Notice of Exemption
E. Special Use Permit Resolution
F. Density Bonus Permit Resolution

ATTACHMENT A

MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL MAP)

Vicinity Map



OXNARD
Oxnard Planning
November 16, 2020

PZ 20-200-13
Location: 241 W Second St
APN: 2020054075, 2020054080
Navigation Center

Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map

Oxnard Planning
November 16, 2020

PZ 20-200-13
Location: 241 W Second St
APN: 2020054075, 2020054080
Navigation Center

0 50 100 200 Feet

2030 General Plan Land Use Map

1:1,500

Zoning/Specific Plan Map

OXNARD

Oxnard Planning

November 16, 2020

PZ 20-200-13
Location: 241 W Second St
APN: 2020054075, 2020054080
Navigation Center

0 25 50 100 150 200 Feet

Zoning/Specific Plan Map

N W E S

1:1,500

Aerial Map

OXNARD CALIFORNIA

Oxnard Planning

November 16, 2020

PZ 20-200-13
Location: 241 W Second St
APN: 2020054075, 2020054080
Navigation Center

0 25 50 100 150 200 Feet

Aerial Map

N W E S

ATTACHMENT B

REDUCED PROJECT PLANS

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OXNARD, CA

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NEWPORT BEACH, CA 92663
949.467.1344

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OXNARD, CA

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A0.0
TITLE SHEET

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PARKING SUMMARY

REQUIREMENT TYPE	RATIO	STALLS REQUIRED
PARKING REQUIRED PER ZONING		
SHELTER	-	1
COMM. SERVICES PARKING	1 STALL / 1000 S.F.	3
PARKING REQUIRED PER AB-1763		
RESIDENTIAL PARKING	-	0
TOTAL RESIDENTIAL PARKING REQUIRED		4
RESIDENTIAL PARKING PROVIDED		
ON-SITE STANDARD STALLS		6
ON-SITE ADA STALLS		4
TOTAL RESIDENTIAL PARKING PROVIDED		10

UNIT SUMMARY

PLAN	BED/BATH	NET S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1 BED / 1 BA	±541	44	23,804	79%
P2.0	2 BED / 1 BA	±699	12	8,388	21%
TOTAL			56	32,192	100%

BUILDING AREA SUMMARY

BUILDING A	RESIDENTIAL (S.F.)	LEASING/ SERVICES (S.F.)	CIRC. AND UTILITY (S.F.)	SHELTER (S.F.)	TOTAL (S.F.)
1ST FLOOR	0	546	1,024	13,078	14,648
2ND FLOOR	6,554	2,094	2,668	0	11,316
3RD FLOOR	8,632	0	2,778	0	11,410
4TH FLOOR	8,632	0	2,778	0	11,410
5TH FLOOR	8,632	0	2,778	0	11,410
TOTAL	32,450	2,640	12,026	13,078	60,194

PROJECT INFO

ZONING: DT-G - DOWNTOWN GENERAL

SITE ADDRESS: OXNARD PSH AND SHELTER, OXNARD, CA

PROJECT DESCRIPTION: THE PROPOSED PERMANENT SUPPORTIVE HOUSING AND SHELTER PROJECT CONSISTS OF 4 LEVELS OF TYPE V CONSTRUCTION OVER 1 LEVEL OF TYPE I. THE PROJECT PROVIDES A ±13,078 S.F. SHELTER AT THE GROUND LEVEL AND 56 PERMANENT SUPPORTIVE UNITS ABOVE, RANGING IN SIZE FROM 541 S.F. TO 699 S.F. THE SITE OFFERS A PUBLIC PLAZA NEAR THE ENTRANCE, A PRIVATE OUTDOOR COURTYARD FOR RESIDENTS AND ±2,094 SF AREA FOR RESIDENTIAL SERVICES.

SITE AREA: +/- 0.48 ACRES

UNITS: 56 UNITS

NET DENSITY: 117 DU / ACRE

CONSTRUCTION TYPE: PODIUM - (4) LEVELS OF TYPE V OVER (1) LEVEL OF TYPE I

SPRINKLERS: NFPA 13

ZONING SUMMARY

CURRENT ZONING: DT-G - DOWNTOWN GENERAL

SUBJECT	REQUIRED	PROPOSED
PRIMARY STREET SETBACK	0 FT. - 10 FT.	+/-0'
SIDE STREET SETBACK	0 FT. - 10 FT.	±5'
SIDE YARD SETBACK	0 FT.	±6"
REAR SETBACK WITH ALEY	5 FT. MIN.	±5'
AMOUNT OF FACADE AT BUILD-TO LINE	70% MIN.	70%
MAX. TOP PLATE HEIGHT	102 FT.	±57'-11"
MAX. PARAPET HEIGHT	106 FT.	±70'-5"
GROUND FLOOR ABOVE GRADE AT BUILDING SETBACK LINE	0 FT.	0'
GROUND STORY HEIGHT	12 FT. MIN.	16'-0"
GROUND STORY DEPTH	30 FT. MIN.	71'-11"
REAR ALLEY PARKING SETBACK	5'	5'
PUBLIC OPEN SPACE	10% MIN. = 2,090 S.F.	2,100 S.F.

BUILDING COVERAGE: 69%

PAVED AREA: 23%

LANDSCAPE AREA: 8%

PROJECT TEAM

CLIENT: COMMUNITY DEVELOPMENT PARTNERS
3416 VIA OPORTO, #301
NEWPORT BEACH, CA 92663
CONTACT: KYLE PAINE
PHONE: 949.467.1344

ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE
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LAGUNA HILLS, CA 92653
CONTACT: CHRIS WEIMHOLT
PHONE: 949.267.1660 EXT. 202

CIVIL: WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618
CONTACT: LUKE CORSBIE, PE, PLS
PHONE: 949.788.4059

LANDSCAPE ARCHITECT: EPT DESIGN
844 EAST GREEN ST., SUITE 201
PASADENA, CA 91101
CONTACT: SCOTT CAPPS
PHONE: 626.795.2008

SHEET INDEX

GENERAL	
A0.0	TITLE SHEET
G0.0	GENERAL INFORMATION
G0.1	SITE PHOTO CONTEXT
LANDSCAPE	
L1.0	LANDSCAPE CONCEPT NARRATIVE
L2.0	PROGRAM DIAGRAM SITE PLAN (GROUND + PODIUM)
L3.0	CONCEPT IMAGERY GROUND LEVEL
L4.0	CONCEPT IMAGERY PODIUM DECK
L5.0	ILLUSTRATIVE SITE PLAN GROUND LEVEL
L6.0	ILLUSTRATIVE SITE PLAN PODIUM DECK
L7.0	OPEN SPACE AND PLANTING PLAN SITE PLAN (GROUND + PODIUM)
L8.0	PLANTING IMAGERY
CIVIL	
C1.0	ENGINEERED SITE PLAN
C2.0	SITE SECTIONS
ARCHITECTURAL	
A1.0	SITE PLAN
A1.1	FIRE ACCESS PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	THIRD FLOOR PLAN
A2.3	FOURTH FLOOR PLAN
A2.4	FIFTH FLOOR PLAN
A2.5	ROOF PLAN
A2.6	2ND FLOOR PLAN - ENLARGEMENT
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	COURTYARD ELEVATIONS
A3.3	COURTYARD ELEVATIONS
A4.0	PERSPECTIVE VIEW
A5.0	BUILDING SECTIONS
A6.0	UNIT PLANS
A7.0	MATERIAL BOARD

VICINITY MAP

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OXNARD, CA

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G0.0
GENERAL INFORMATION

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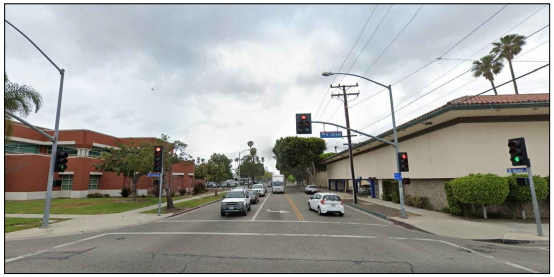
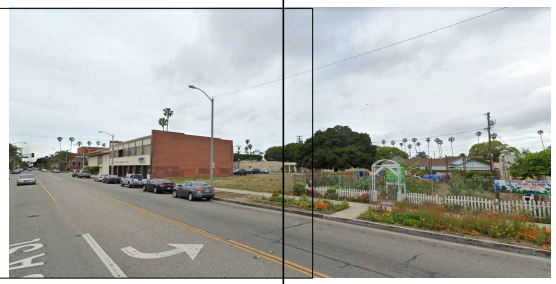
VIEW LOOKING NORTHEAST FROM INTERSECTION OF W. 1ST ST. AND S. OXNARD BLVD. 10

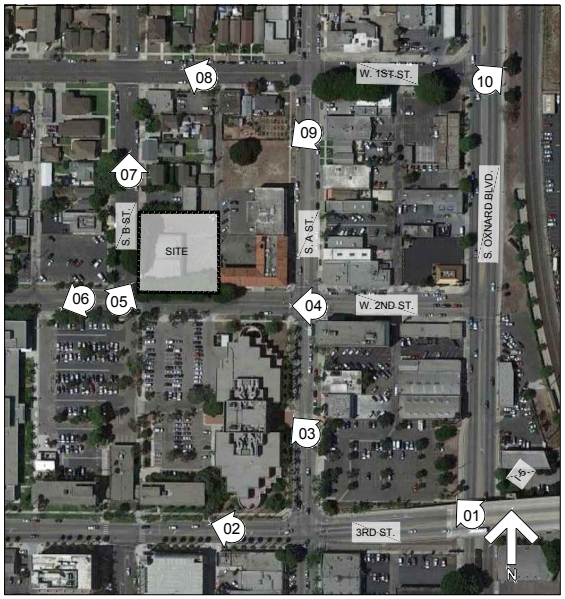
VIEW LOOKING SOUTHWEST FROM W. 2ND ST. 06



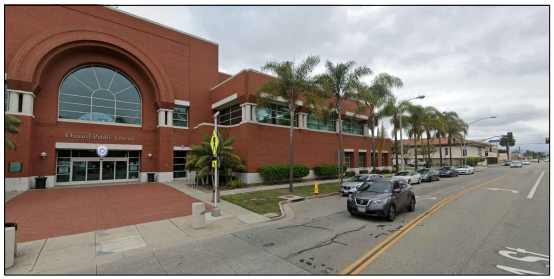
VIEW LOOKING WEST FROM INTERSECTION OF S. A ST. AND W. 2ND ST. 04



VIEW LOOKING SOUTHWEST FROM S. A ST. 09



VICINITY MAP



VIEW LOOKING NORTHWEST FROM S. A ST. 03

VIEW LOOKING WEST FROM W. 1ST ST. 08

VIEW LOOKING WEST FROM 3RD ST. 02

VIEW LOOKING NORTH FROM S. B ST. 07

VIEW LOOKING NORTHEAST FROM INTERSECTION OF S. B ST. AND W. 2ND ST. 05

VIEW LOOKING NORTHWEST FROM 3RD ST. 01

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OXNARD PSH AND SHELTER

200001

OXNARD, CA

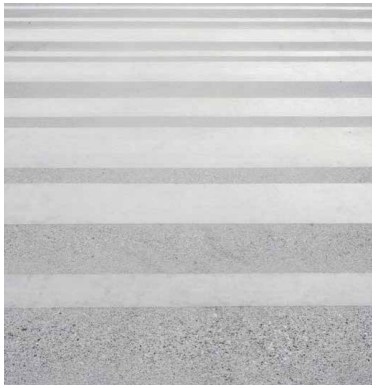
3RD SUBMITTAL: 11/18/2020

G0.1

SITE PHOTO CONTEXT

Concept Narrative

The landscape design of the Oxnard PSH and Shelter seeks to pay homage to the city's historic agricultural roots but with a modern interpretation. The linear forms of the citrus orchards and the grid patterns of the original sugar beet fields become the basis for decorative paving patterns and tree allées, while also organinzing space for living, playing, and even a bit of modern day "farming." Overall, the site design welcomes guests into a community grounded in the region's history, while creating a comfortable and contemporary place to call home.



Ground Level

Entry Plaza
Branding and Identity
Fixed Seating
Shade Trees
Enhanced Paving
Short Term Bike Parking

Perimeter Gardens
Linear Planters
Hummingbird and Pollinator Planting
Scored Concrete Walks
Art Murals at Blank Walls

Podium Deck

Lounge - Active
Outdoor Kitchen and BBQ
Dining Tables
Lounge Seating
Shade Trees
Festoon Lighting

Lounge - Passive
Lounge Seating
Festoon Lighting
Outdoor Workspace

Residential Gardens
Raised Planters
Screen Planting

Community Gardens
Raised Planter Beds
Gathering Space
Fruit Espalier

architecture design collaborative
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OXNARD PSH AND SHELTER
OXNARD, CA
200001

EPTDESIGN

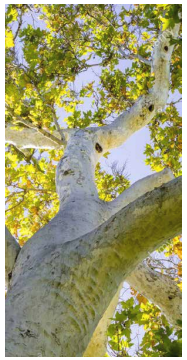
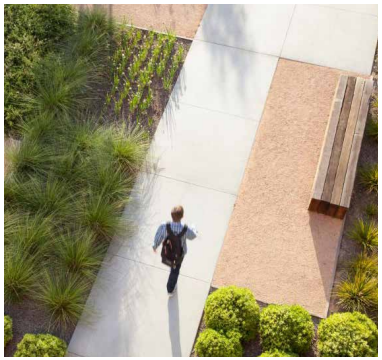
3RD SUBMITTAL: 11/20/2020

0 5 10 20

L2.0
PROGRAM DIAGRAM
SITE PLAN (GROUND + PODIUM)

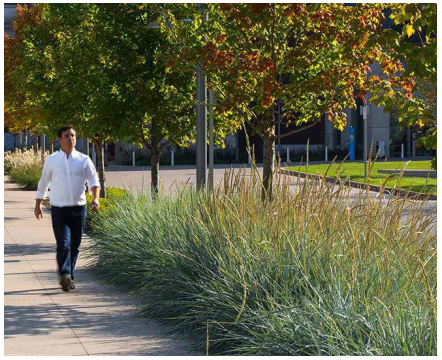
Entry Plaza

Branding and Identity
Fixed Seating
Shade Trees
Enhanced Paving
Short Term Bike Parking

Perimeter Gardens

Linear Planters
Hummingbird and Pollinator Planting
Scored Concrete Walks
Art Murals at Blank Walls



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OXNARD, CA

EPTDESIGN

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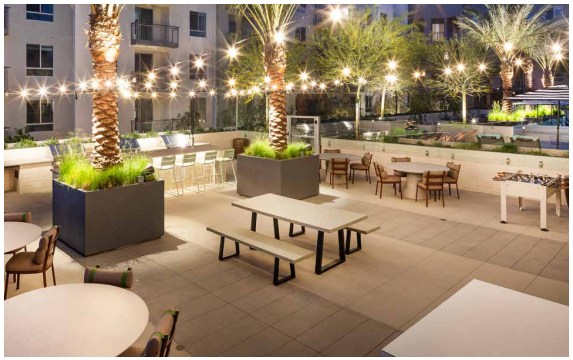
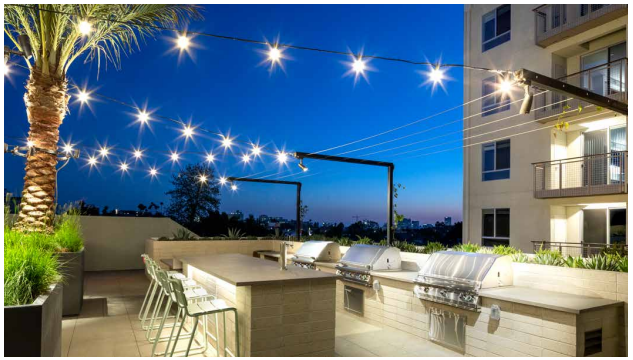
L3.0
CONCEPT IMAGERY
GROUND LEVEL

Lounge - Active

Outdoor Kitchen and BBQ
Dining Tables
Lounge Seating
Shade Trees
Festoon Lighting



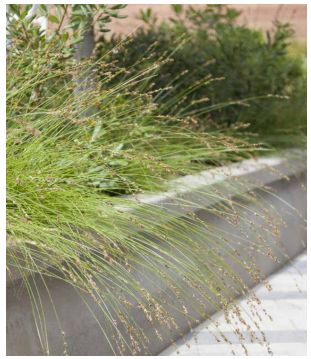


Lounge - Passive

Lounge Seating
Festoon Lighting
Outdoor Workspace

Residential Gardens

Raised Planters
Screen Planting



Community Gardens

Raised Planter Beds
Gathering Space
Fruit Espalier

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L4.0
CONCEPT IMAGERY
PODIUM DECK

Legend

1. Scored Concrete Walk
2. Decorative Concrete Banding
3. Scored Concrete Sidewalk per City Landscape Standards
4. At Grade Planter and Street Tree per City Landscape Standards
5. Short Term Bike Parking
6. Decomposed Granite
7. Fixed Site Furniture
8. Concrete Seatwall
9. Modular Wetland Planter (refer to Civil Engineer for more information), with Educational Signage
10. Decorative Gravel at Transformer
11. Food Waste Bin Staging Area

Proposed Trees

Street Tree, TBS per City Landscape Standards

Olea europea sp. (Fruitless Olive)

Platanus racemosa (California Sycamore)

Refer to Sheet L7.0 for all planting information.

General Landscape Notes

1. Landscaping will comply with the City of Oxnard Landscape Standards.
2. Landscaping and irrigation will comply with the City of Oxnard Water Efficient Landscape Ordinance (City Council Ordiance No. 2822) and Landscape Conservation Standards.

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OXNARD PSH AND SHELTER

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OXNARD, CA

EPTDESIGN

3RD SUBMITTAL: 11/20/2020

0 5 10 20

L5.0

ILLUSTRATIVE SITE PLAN
GROUND LEVEL

Legend

1. Raised Planter, TYP.
2. Lounge Seating, TYP.
3. Dining Tables, TYP.
4. BBQ and Dining Counter
5. Raised Community Gardens
6. Decomposed Granite
7. Concrete Seatwall
8. Decorative Concrete Banding
9. Festoon Lighting
10. Fruit Espalier
11. Potted Plants, TYP.

Proposed Trees

Olea europea sp.
(Fruitless Olive)

Refer to Sheet L7.0 for all planting information.

General Landscape Notes

1. Landscaping will comply with the City of Oxnard Landscape Standards.
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OXNARD, CA

EPTDESIGN

3RD SUBMITTAL: 11/20/2020

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L6.0
ILLUSTRATIVE SITE PLAN
PODIUM DECK

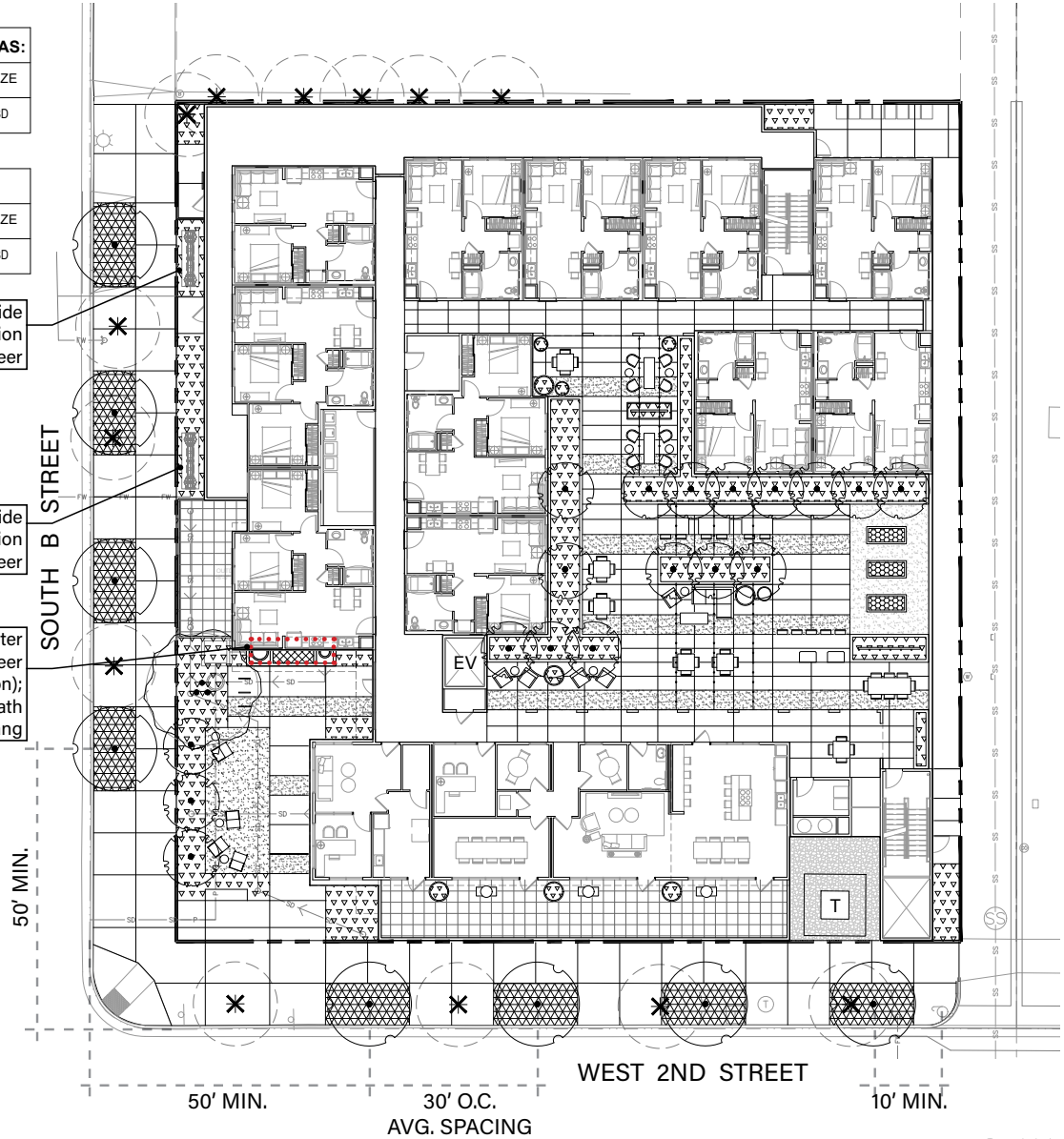
TREES SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	EXISTING TREE TO BE REMOVED	PER PLAN	-
	STREET TREE, SPECIES TBD PER CITY PARKS DIVISION	8	24" BOX SPACE PER PLAN
	OLEA EUROPEA .SP FRUITLESS OLIVE	18	24" BOX SPACE PER PLAN
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	1	24" BOX SPACE PER PLAN

SHRUBS AND GROUNDCOVERS SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	AGAVE ATTENUATA FOXTAIL AGAVE	1,951 SF	40% 1 GAL @ 18" O.C.
	AEONIUM 'JOLLY GREEN' AEONIUM		
	CAREX DIVULSA BERKLEY SEDGE		
	DIANELLA REVOLUTA 'CASSA BLUE' CASSA BLUE FLAX LILY		
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY		
	DIETES GRANDIFLORA 'VARIEGATA' STRIPED FORTNIGHT LILY		40% 5 GAL @ 30" O.C.
	FESTUCA 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE		
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH		
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE DWARF OLIVE		20% 15 GAL @ 48" O.C.
	ROSMARINUS SP. ROSEMARY, TBD		
	SALVIA SP. SAGE, TBD		
	SENECIO CYLINDRICUS NARROW-LEAF CHALKSTICKS		

MODULAR WETLAND PLANTING SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	CAREX PANSA CALIFORNIA MEADOW SEDGE	30 SF	40% 1 GAL @ 18" O.C.
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH		40% 5 GAL @ 30" O.C.
	LEYMUS CONDENSATUS + CVS GIANT WILD RYE		
	JUNCUS PATENS COMMON RUSH		20% 15 GAL @ 48" O.C.

COMMUNITY GARDEN PLANTING SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	TBD PER OWNER AND RESIDENTS	47 SF	TBD

PARKWAY PLANTING SUCH AS:			
SYMBOL	NAME	QTY	SIZE
	SPECIES TBD PER CITY PARKS DIVISION	900 SF	TBD



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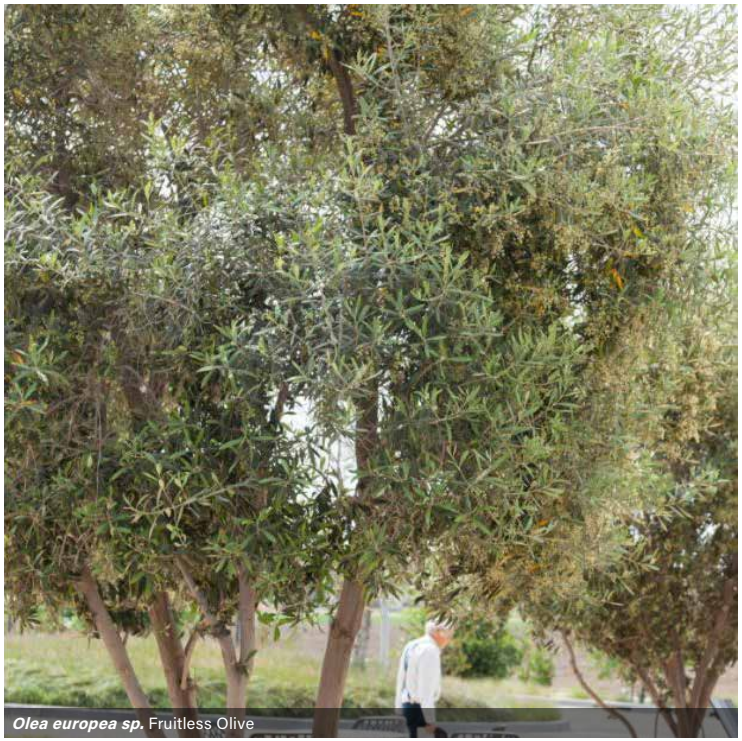
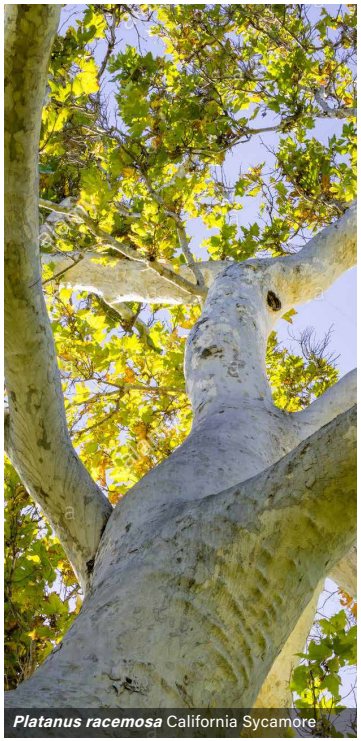
OPEN SPACE AND PLANTING PLAN
SITE PLAN (GROUND + PODIUM)


Olea europea sp. Fruitless Olive

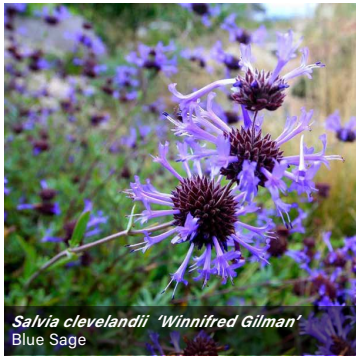
Rosmarinus officinalis 'Tuscan Blue'
Upright Rosemary

Aeonium 'Jolly Green'
Aeonium

Agave attenuata Fox Tail Agave


Platanus racemosa California Sycamore

Lomandra longifolia 'Breeze' Dwarf Mat Rush


Salvia clevelandii 'Winnifred Gilman'
Blue Sage

Salvia greggii 'Alba'
White Texas Sage

Dianella revoluta 'Little Rev' Little Rev Flax

Dietes grandiflora Fortnight Lily

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PLANTING IMAGERY

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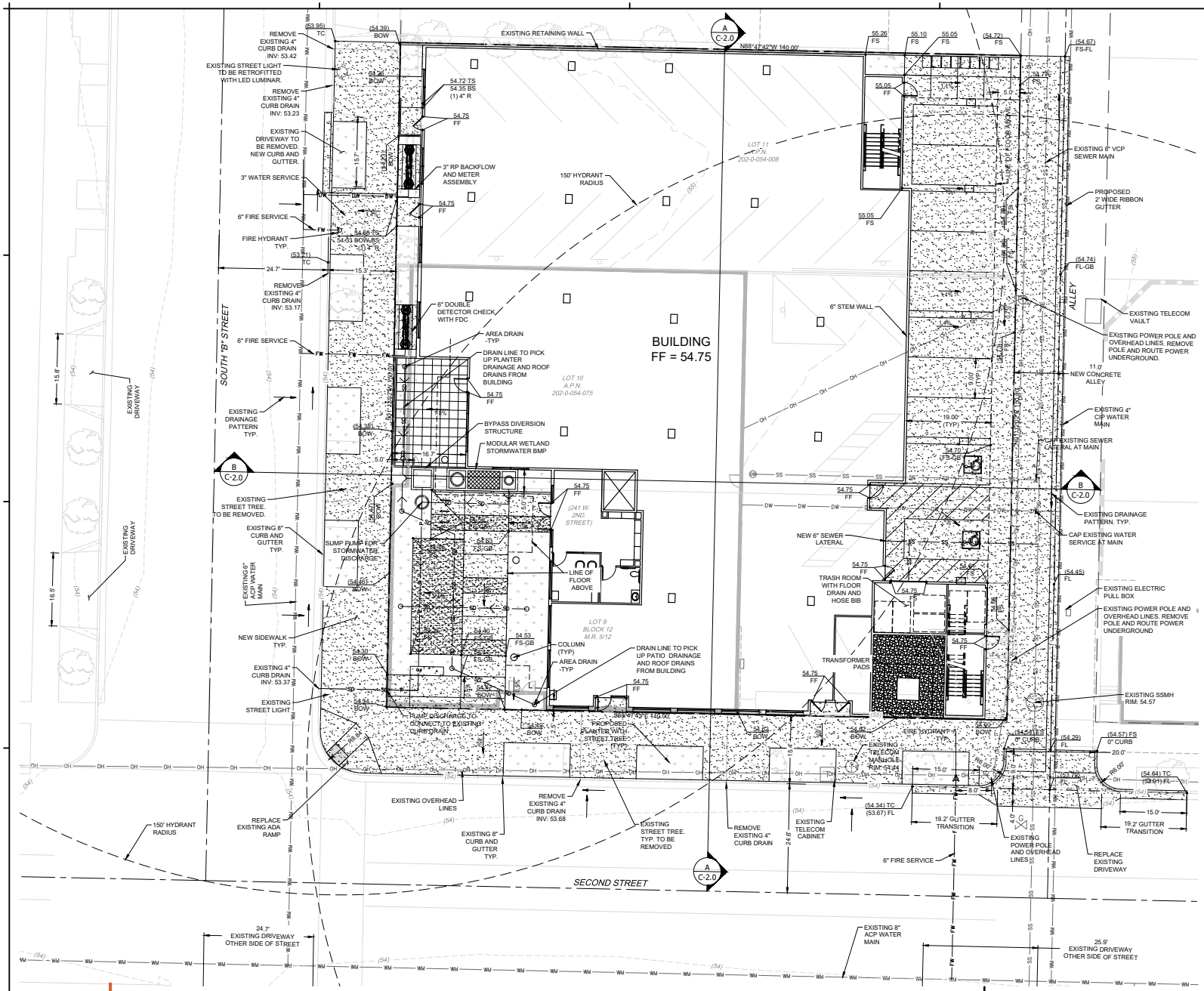

LEGEND & ABBREVIATIONS:

PROPERTY LINE	
CENTERLINE	
EXISTING 1' CONTOUR	
EXISTING RETAINING WALL	
PROPOSED SPOT ELEVATION	
JOIN EXISTING ELEVATION	
PROPOSED SLOPE AND DIRECTION	
PROPOSED STORM LINE	
PROPOSED FIRE LINE	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
EXISTING WATER MAIN	
EXISTING DOMESTIC WATER	
EXISTING SANITARY SEWER	
EXISTING OVERHEAD POWER	
RIDGE / GRADE BREAK	
PROPOSED FIRE HYDRANT	
PROPOSED BACKFLOW	
GAS VALVE	
SEWER CLEANOUT	
TELECOMMUNICATIONS VAULT	
EXISTING STREET LIGHT	
EXISTING POWER POLE	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING TREE	
PROPOSED LANDSCAPE	
PROPOSED PAVING	

BOW	BACK OF WALK
BS	BOTTOM OF STAIR
CIP	CAST IRON PIPE
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
INV	INV
LP	LOW POINT
PA	PLANTER AREA
R	RISER
TC	TOP OF CURB
TS	TOP OF STAIR

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9, 10, AND 11 IN BOOK 12, OF PARCEL MAP NO. 4 OF TEH TOWN OF OXNARD AND NORTH ADDITION TO THE TOWN OF OXNARD, FILED IN BOOK 5, PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE AREA = 0.48 ACRES

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON THE SMARTNET NORTH AMERICA C.O.R.S. CAOX, ELEVATION 73.08 FEET (NAVD 88)

DESCRIPTION:
L&DPW TAG @ MCR @ SE CORNER OF WASHINGTON BLVD. & SORENSEN AVE.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2020.00) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD OBSERVED TIES TO THE FOLLOWING LEICA SMARTNET NORTH AMERICAN REFERENCE NETWORK STATIONS (C.O.R.S.)

S.N.N.A CAOX:
NORTHING = 1893893.06' EASTING = 6206739.31'

S.N.N.A CASC:
NORTHING = 1973004.00' EASTING = 6394685.52'

BUS STOP NOTE:

NO BUS STOPS WERE OBSERVED TO BE WITHIN 100' OF THE PROJECT SITE

ADDITIONAL NOTES:

1. ALL NEW FIRE HYDRANTS SHALL BE A JONES 4065 WITH 4" X 4" X 2-1/2" HOSE CONNECTIONS.
2. REMOVE AND REPLACE EXISTING SIDEWALK ALONG SITE FRONTAGE.
3. REPAIR BROKEN CURBS AND GUTTERS ALONG SITE FRONTAGE.

WM

0 5 10 20
SCALE: 1" = 10'

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241 W. 2ND ST., OXNARD, CA

10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

WARE MALCOMB

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C1.0
ENGINEERED SITE PLAN

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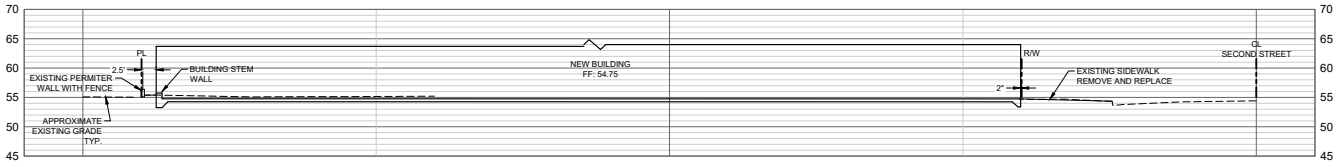
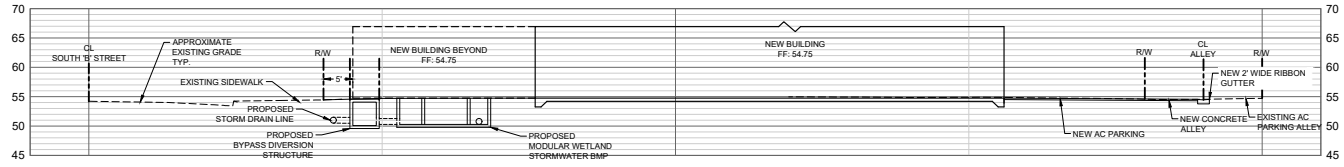


A SITE SECTION 'A'
SCALE: 1" = 10' HORIZ. & VERT.



B SITE SECTION 'B'
SCALE: 1" = 10' HORIZ. & VERT.

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C2.0
SITE SECTIONS

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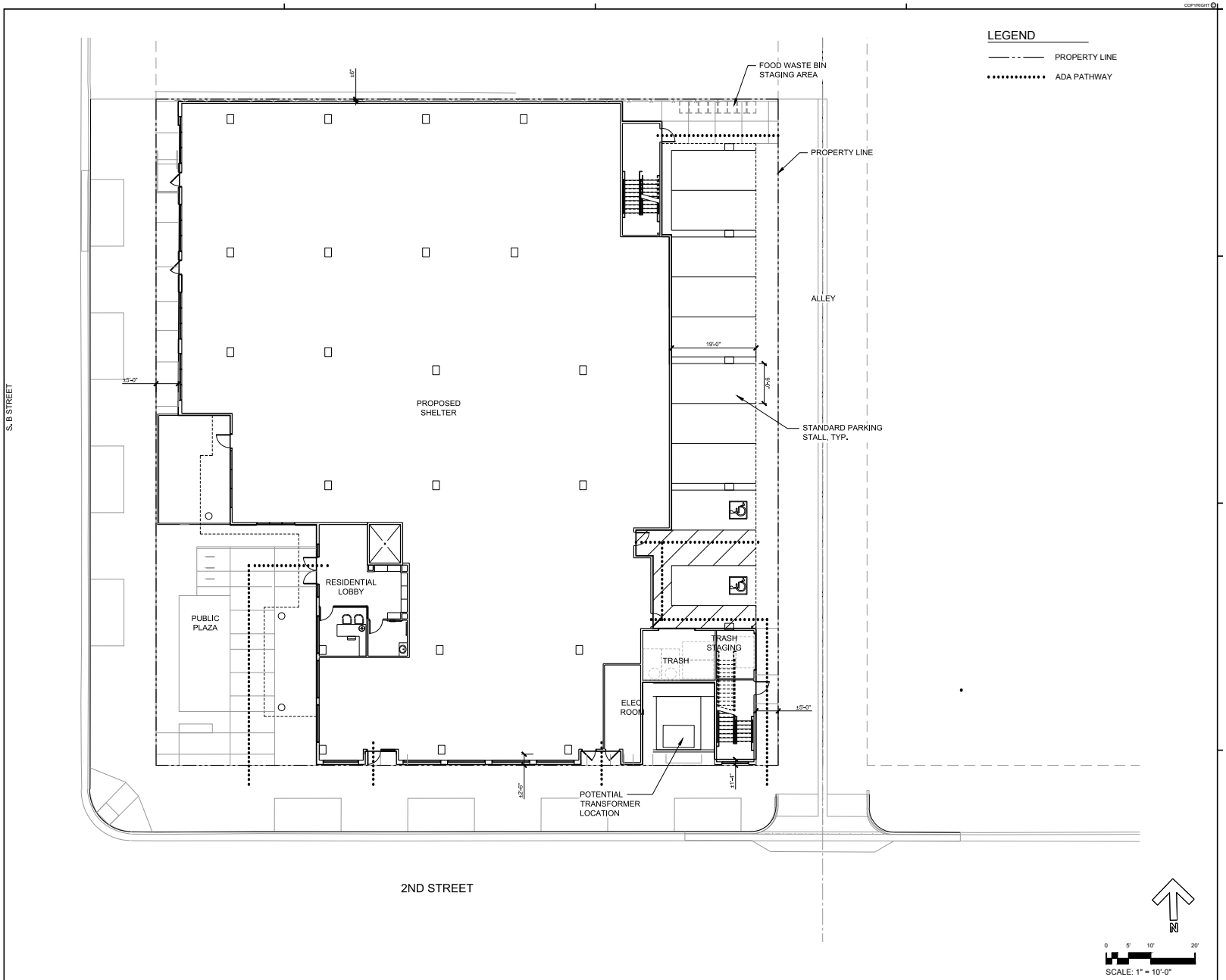

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SITE PLAN

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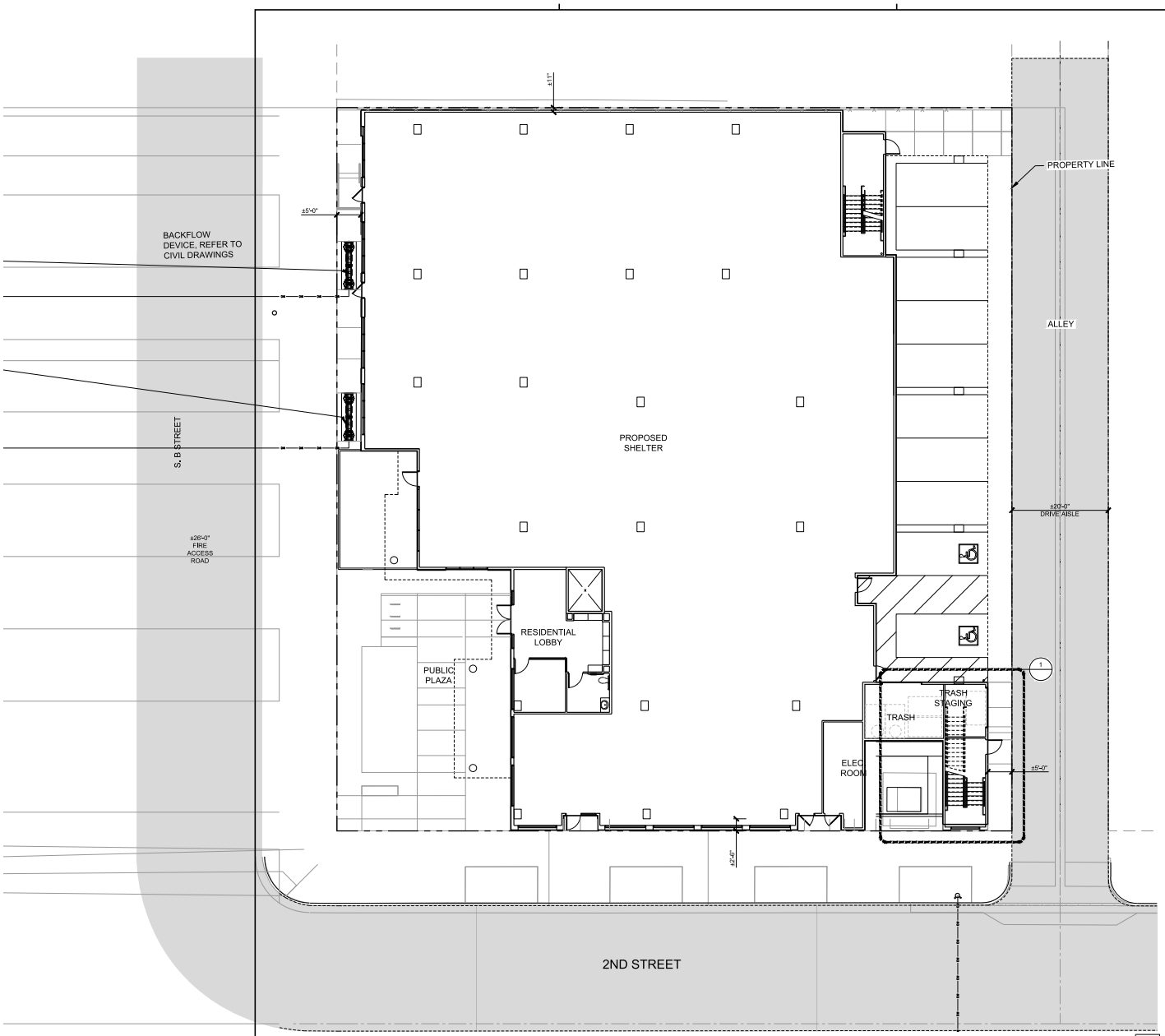
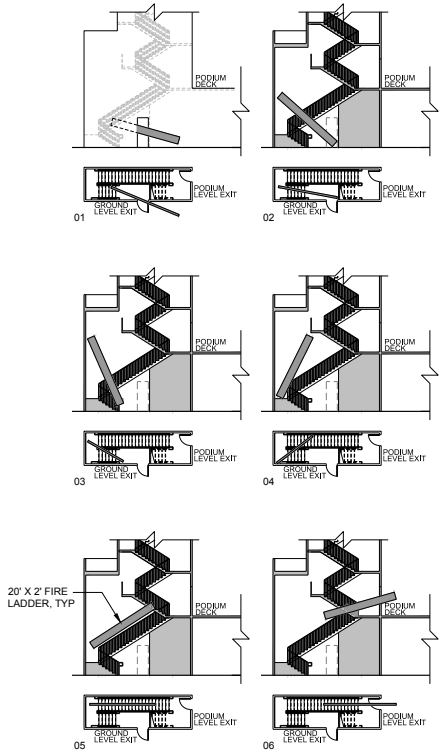


FIRE ACCESS PLAN 2

LEGEND

- PROPERTY LINE
- 26'-0" FIRE ACCESS LANE
- FIRE HYDRANT



FIRE LADDER DIAGRAM 1

N

0 5' 10' 20'

SCALE: 1" = 10'-0"

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FIRE ACCESS PLAN

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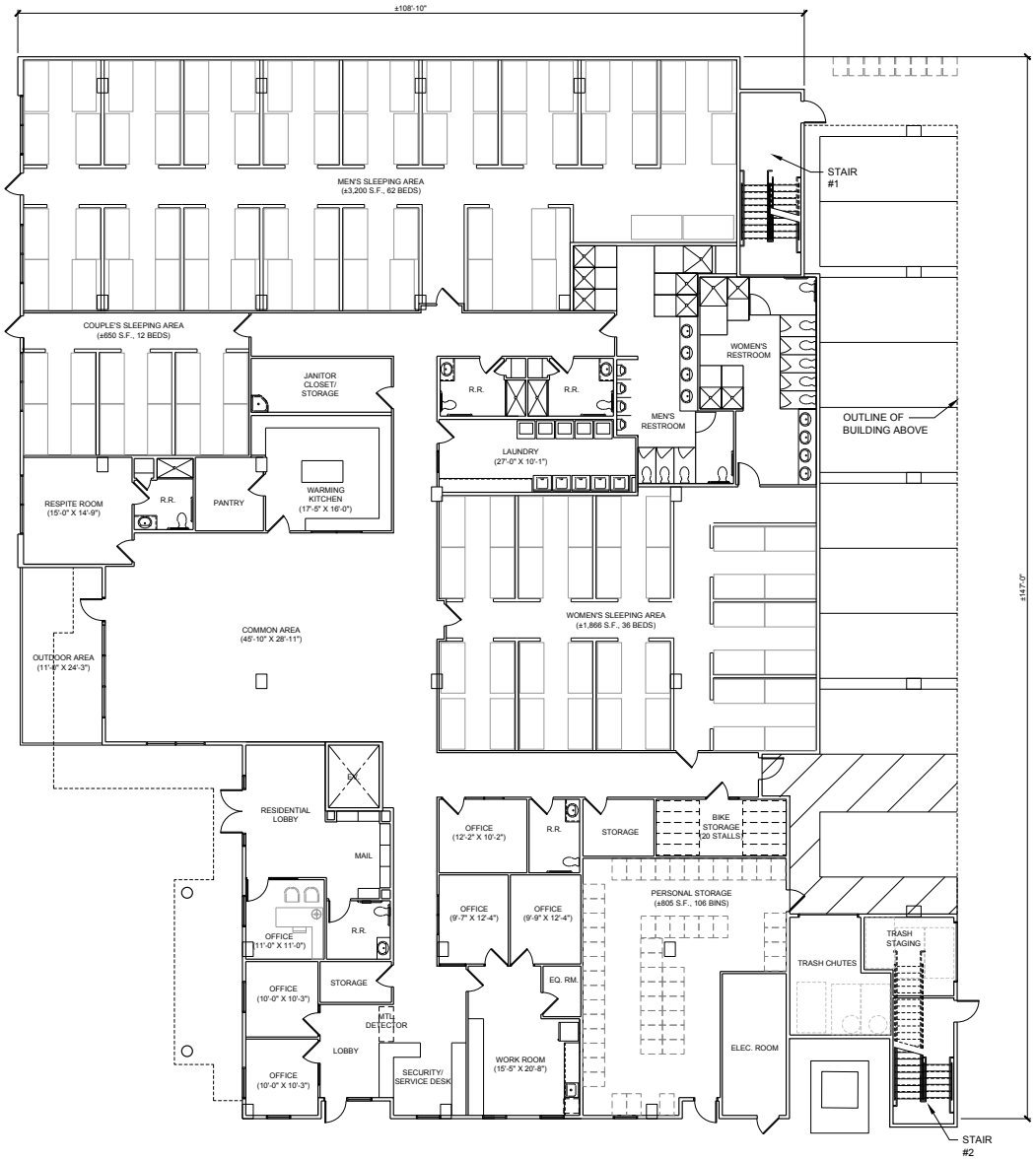

FIRST FLOOR PLAN 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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FIRST FLOOR PLAN - SHELTER PLAN

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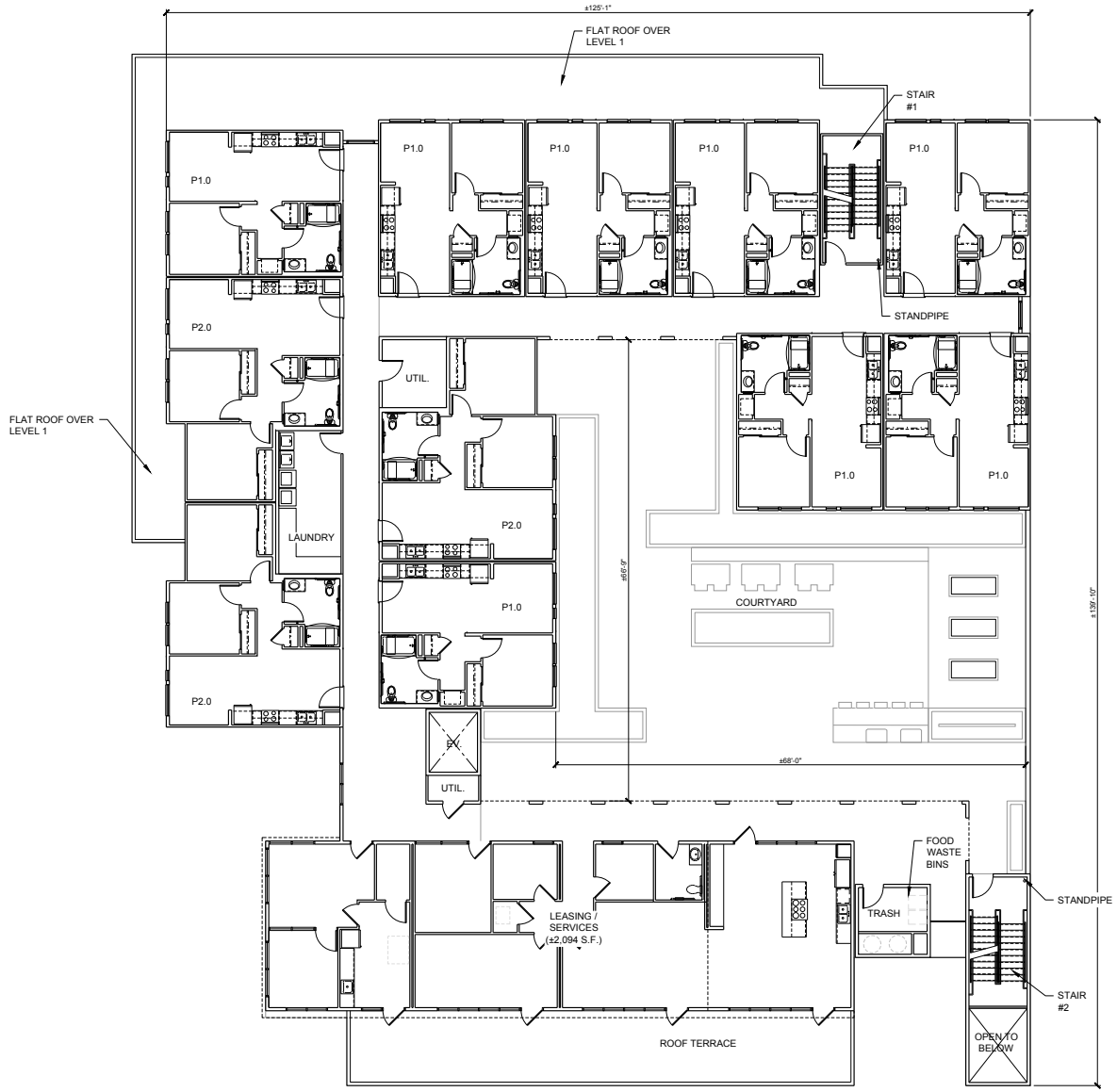

SECOND FLOOR PLAN 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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THIRD FLOOR PLAN 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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THIRD FLOOR PLAN

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FOURTH FLOOR PLAN 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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FOURTH FLOOR PLAN

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FIFTH FLOOR PLAN 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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FIFTH FLOOR PLAN

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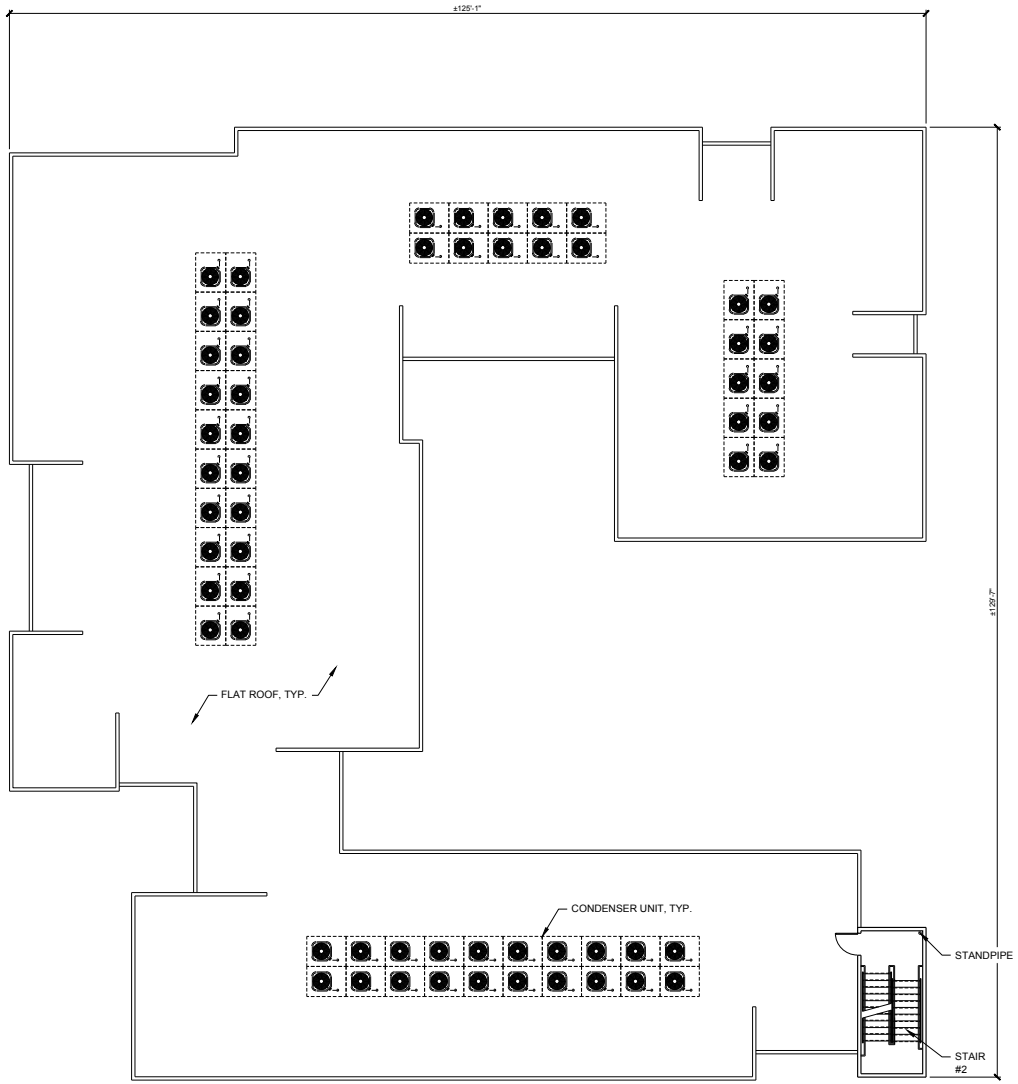

ROOF PLAN 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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ROOF PLAN

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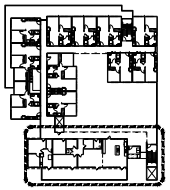
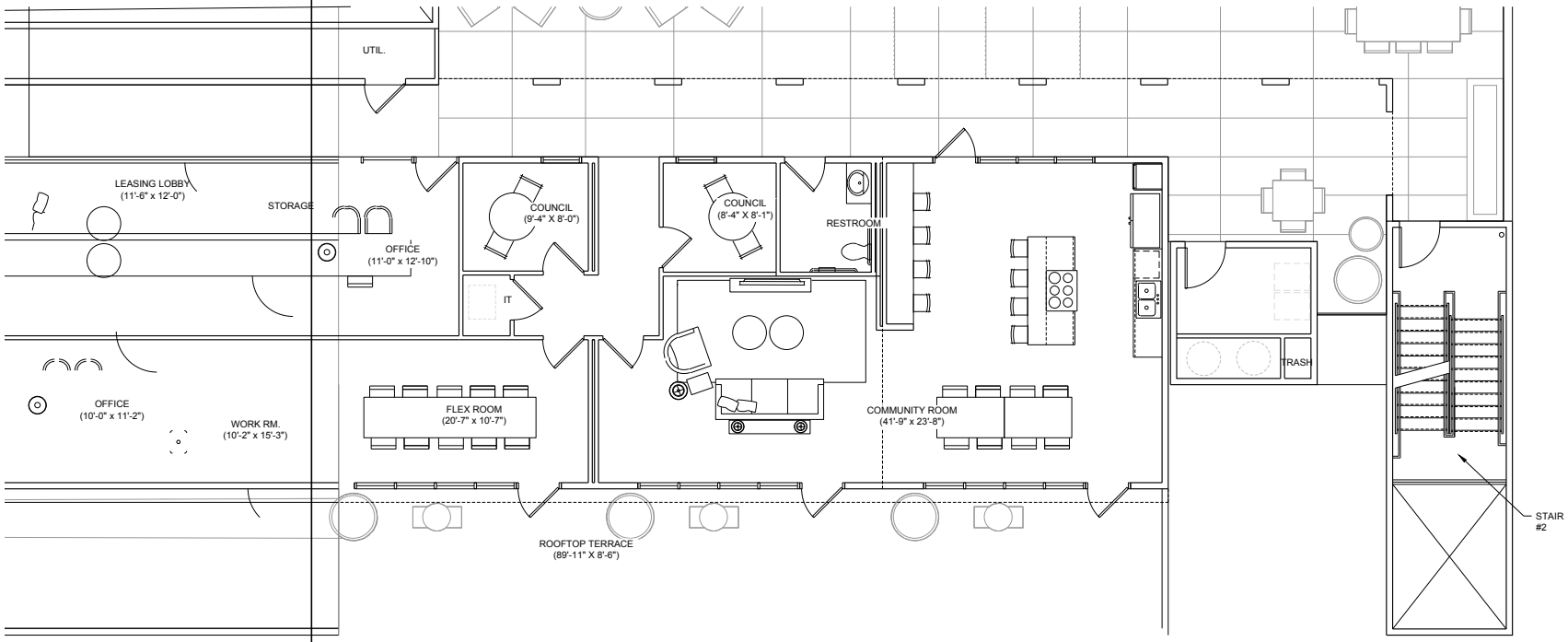
KEY PLAN





2ND FLOOR PLAN - ENLARGEMENT 1

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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2ND FLOOR PLAN - ENLARGEMENT

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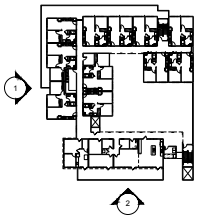
SOUTH ELEVATION 2

WEST ELEVATION 1

SCALE: 1/8" = 1'-0"

KEY PLAN



MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. PLASTER SCREEDS
3. VINYL WINDOW - BRONZE COLOR
4. METAL CLAD AWNING
5. STOREFRONT GLAZING SYSTEM
6. FAUX WOOD LAP SIDING
7. VERTICAL METAL SIDING
8. STUCCO FOAM TRIM
9. PAINTED METAL GUARDRAIL
10. METAL TRIM
11. BURNISHED CMU BLOCK
12. POTENTIAL MURAL, FINAL ARTWORK PER CLIENT

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EXTERIOR ELEVATIONS

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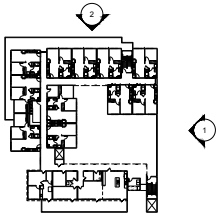
NORTH ELEVATION 2

EAST ELEVATION 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

KEY PLAN



MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. PLASTER SCREEDS
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4. METAL CLAD AWNING
5. STOREFRONT GLAZING SYSTEM
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10. METAL TRIM
11. BURNISHED CMU BLOCK
12. POTENTIAL MURAL, FINAL ARTWORK PER CLIENT

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EXTERIOR ELEVATIONS

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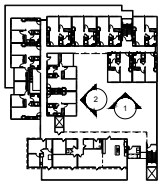
EAST COURTYARD ELEVATION 2

SOUTH COURTYARD ELEVATION 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

KEY PLAN



MATERIAL LEGEND:

1. EXTERIOR PLASTER
2. PLASTER SCREEDS
3. VINYL WINDOW - BRONZE COLOR
4. METAL CLAD AWNING
5. STOREFRONT GLAZING SYSTEM
6. FAUX WOOD LAP SIDING
7. VERTICAL METAL SIDING
8. STUCCO FOAM TRIM
9. PAINTED METAL GUARDRAIL
10. METAL TRIM
11. BURNISHED CMU BLOCK
12. POTENTIAL MURAL, FINAL ARTWORK PER CLIENT

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COURTYARD ELEVATIONS

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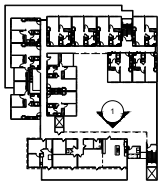

MATERIAL LEGEND:

1 EXTERIOR PLASTER
2 PLASTER SCREEDS
3 VINYL WINDOW - BRONZE COLOR
4 METAL CLAD AWNING
5 STOREFRONT GLAZING SYSTEM
6 FAUX WOOD LAP SIDING
7 VERTICAL METAL SIDING
8 STUCCO FOAM TRIM
9 PAINTED METAL GUARDRAIL
10 METAL TRIM
11 BURNISHED CMU BLOCK
12 POTENTIAL MURAL, FINAL ARTWORK PER CLIENT

NORTH COURTYARD ELEVATION 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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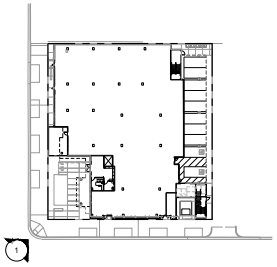

PERSPECTIVE VIEW 1

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3RD SUBMITTAL: 11/18/2020

A4.0

PERSPECTIVE VIEW

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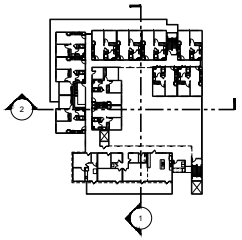
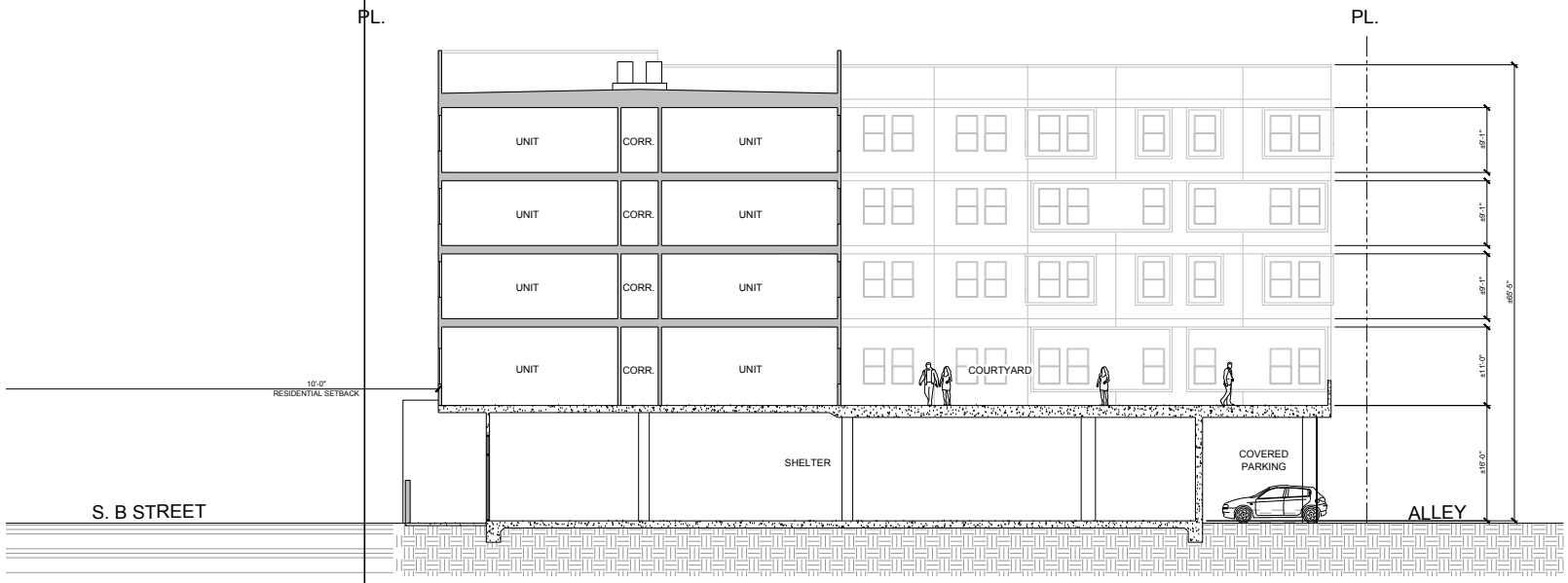
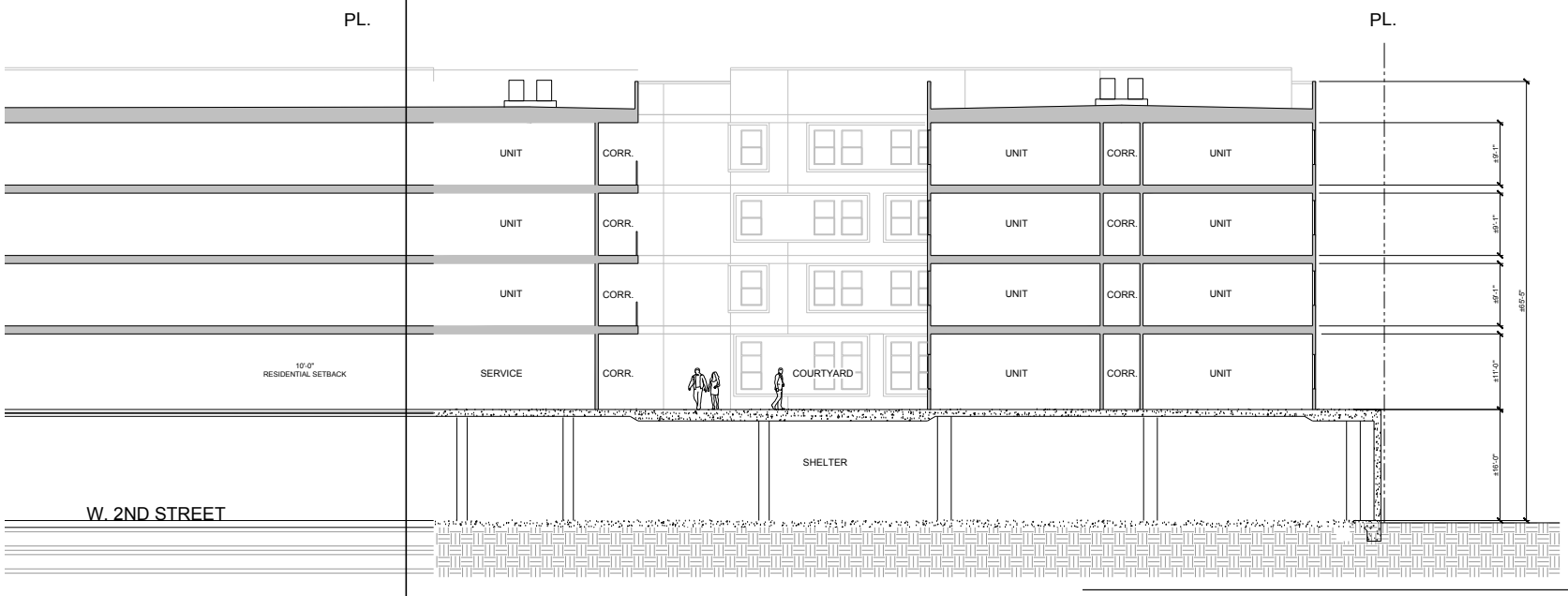
KEY PLAN





SECTION 2 2



SECTION 1 1

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

23231 SOUTH POINTE DR.
LAGUNA HILLS, CA 92653
949.267.1660
CHRIS WEIMHOLT

Community Development Partners

COMMUNITY DEVELOPMENT PARTNERS
3416 VIA OPORTO, #301
NEWPORT BEACH, CA 92663
949.467.1344

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A5.0
BUILDING SECTIONS

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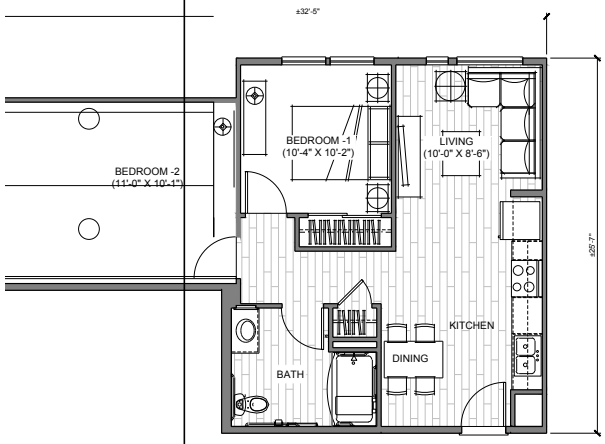
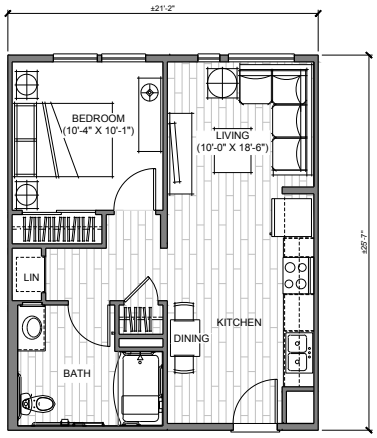


P2.0 2

2 BED / 1 BATH - 699 S.F. (12 TOTAL)



P1.0 1

1 BED / 1 BATH - 541 S.F. (44 TOTAL)

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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A6.0
UNIT PLANS

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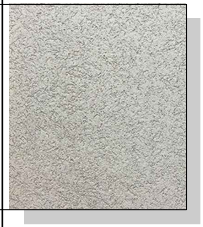
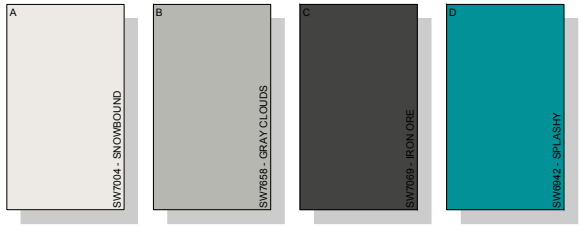
01 EXTERIOR PLASTER
LIGHT SAND FINISH

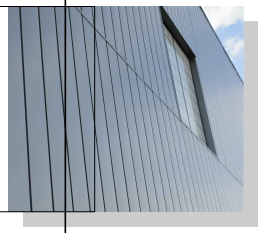


02 SHERWIN WILLIAMS PAINT



03 FAUX WOOD LAP SIDING

04 VERTICAL METAL SIDING



05 VINYL WINDOWS - BRONZE

06 STOREFRONT SYSTEM - DARK BRONZE

07 CMU BLOCK - BURNISHED

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A7.0
MATERIAL BOARD

ATTACHMENT C

APPROVED DIRECTOR RESOLUTION (20-200-13 & 20-310-08)

RESOLUTION NOS. 20-200-13 & 20-310-08

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-13 (MAJOR DOWNTOWN DESIGN REVIEW PERMIT) AND 20-310-08 (LOT LINE ADJUSTMENT (MERGER)) FOR CONSTRUCTION OF A 5-STORY, 56-UNIT (100% AFFORDABLE PROJECT) MIXED USE APARTMENT BUILDING WITH APPROXIMATELY 16,200 SQUARE FEET OF COMMERCIAL / OFFICE SPACE WITH 10 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.48-ACRE PROJECT SITE LOCATED AT 241 WEST SECOND STREET (APNs: 202-0-054-075 & -080), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BRITTANY SENIFF, OF COMMUNITY DEVELOPMENT PARTNERS, ON BEHALF OF PROPERTY OWNER CITY OF OXNARD.

WHEREAS, on August 10, 2020, Brittany Seniff (the **"Applicant"** and/or **"Permittee"**), submitted a request to allow the construction a 5-story, mixed use affordable housing apartment building with 56-units and approximately 16,200-square feet of commercial/office space, located at 241 West Second Street (APNs: 202-0-054-075 & -080); and

WHEREAS, on November 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. 20-200-13 (Major Downtown Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)) to authorize the construction of a 5-story, 56-unit mixed use apartment building with 10 parking spaces, approximately 16,200-square-feet of commercial/office space, private open space and 1,944 square-foot public open space plaza on a 0.48-acre project site, located at 241 W. Second Street (APNs: 202-0-054-075 & -080) (the **"Project"**) in accordance with Section 16-146.1 of the Oxnard City Code; and

WHEREAS, in accordance with City Council Ordinance No. 2980, of the 56 total units, 3 units are required to be affordable low-income units and 3 are 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, Section 15-11 and 15-267 of the Oxnard City Code authorizes the Community Development Director to approve a Lot Line Adjustment (Merger); 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 partially vacant lot to the north 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 and office 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 and office 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 as determined by the 1981 Historic Survey Area: Historic District Survey Area. 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 and office space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The building represents a contemporary/modern style of architecture, employing many of the defining characteristics. These are emphasized through the use of simple materials including the use of concrete veneer panels, wood lap siding, and vertical metal siding. The heavy use of windows, including the floor to ceiling windows along the ground floor, and

asymmetrical design on upper floors helps to create the modern feel to the building. The minimalist design again employs the features of modern architecture through the use of simple window treatments and simple but identifiable entrances. The horizontal and vertical architectural projections with the flat roofs helps to provide visual interest through simple massing as opposed to the more ornamental designs of other architectural styles. Thus, the project contains many of the defining characteristics of the Contemporary/Modern style, and represents quality infill architecture.

The proposed mixed use building site is located on a corner and has two street frontages. The ground floor of the building includes a public plaza, that also serves as the entrance to the residential units, shopfronts along each street frontage provide for pedestrian access. The vertically proportioned shopfronts and set back second story help to provide a human scale.

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 e (Site Design) and g (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 shopfront on the ground floor are 12 feet high, and will improve the aesthetic of the pedestrian environment. The shopfront entries are located within each window bay along the building frontage. The primary residential entrance is located off of the public plaza located at the corner of the building. The building features horizontal and vertical 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 public plaza located at the corner of West Second and South B Street. The plaza will provide for an improved pedestrian experience for both the visitors of the building and general public. The

plaza will contain landscaping and seating areas for people to congregate. The second floor of the building includes a common area that will be landscaped with fruitless olive trees, a community garden, and decorative planters. The common area includes bench seating, tables, 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 e (Site Design), g (Building Design) and h (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 has a strong ground floor base element in the form of shopfronts with a facade of stucco, CMU, wood and metal. The proposed building is designed as a vertical mixed use building with commercial/office on the first floor and residential and resident services above. The parking area for both the commercial space is located on the ground floor behind the commercial space off of the alley.

The commercial space is designed with a Shopfront frontage. The Shopfronts feature full length windows. The first floor features a grey vertical metal siding and stucco facade and the top four floors mostly feature a stucco facade. The building also features wood lap siding as the railing above the second story, and along the roof line. The residential floors feature vertically proportioned windows that are aligned over the ground floor Shopfronts. The building is designed as a flat roof structure. The building features multiple projections in the form of various building pop-outs, an awning over the commercial entrances, a pop-out over the primary residential lobby and entrance, window frames, balconies that simply project from the facade. The proposed building colors are generally more subdued, featuring tones of gray, with natural materials such as CMU, wood, and metal. The brighter blue is used as a window trim only.

The primary entrance to the building is emphasized with a public plaza located at the corner of West Second and South B Street. The Common Entry will serve as the entrance to both the residential units and office space on the second floor. The commercial space will be accessed through multiple doorways facing both West Second and South B Streets.The recessed entries and second floor balcony along Second Street and upper story setback along South B Street modulates the frontage of the building.

The project building includes materials that age well over time such as concrete, metal, block, wood 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 e (Site Design) and g (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 metal, stucco, CMU, and wood 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 CMU, Concrete, and metal siding. 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 g (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 various building pop-outs, an awning over the commercial entrances, a pop-out over the primary residential lobby and entrance, window frames, balconies that simply project from the facade. The building features a commercial shopfront on the ground floor of the primary frontage that is made of clear glass in metal frames. 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 at the street corner integrated into the public plaza. Other entries along the primary frontage, are recessed with awnings. The ground floor has active commercial uses fronting the primary street frontage and the building includes windows that are vertical in proportion that are generally stacked vertically. 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 e (Site Design), g (Building Design), and h (Landscaping and Open Space) . 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.

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

The project site is currently developed with an office building, and a parking lot . 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 consistent with the level of development identified under the General Plan and Downtown Code, and therefore are within the anticipated level of development. 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. 20-200-13 (Major Downtown Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)), subject to the attached conditions of approval.

SECTION 5. 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.

CONDITIONS OF APPROVAL

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 stamped approved November 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 Downtown Design Review Permit to the plans is approved by the Community Development Director ("Director"). Minor field changes may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans and the original intent of the Project. Substantial conformance shall be determined by the Planning and Environmental Services Manager.(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 for the life of the project. 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 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 off site trees which are to be removed to accommodate the project. The Tree Tabulation Chart 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. The full value of the removed tree(s) are to be put back into new trees on the project site and in the public right-of-way under the direction of the Community Development Director and Public Works Director. (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 Parks and Recreation 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. 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*)

54. 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*)

55. 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*)

56. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

57. 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

58. This permit is granted subject to approval of Planning and Zoning Permit No. 20-535-04, Density Bonus, by the Planning Commission. (PL)

59. The Project approval for PZ 20-200-13 is not in effect until such time as 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. This Lot Line Adjustment (Merger) filed with Planning and Zoning Permit No. 20-310-08, Lot Line Adjustment (Merger), is approved in concept by the Community Development Director. (PL)

60. 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.

61. Developer shall either obtain a SUP for the Homeless Shelter and Resource Center or pay required in-lieu parking fee pursuant to the Downtown Code (Section 16-147.4.C.7). The in-lieu fee is required for a minimum of 50% of the required commercial parking spaces and up to a maximum of 50% of each required residential space. 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.

62. 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)

63. 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)

64. 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)

65. 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.

66. 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.

67. 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.

68. 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)

69. Developer shall grant to the County of Ventura an avigation easement that includes the elements of the Federal Aviation Administration's (FAA) Model Avigation Easement. (PL)

70. 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)

71. The Developer shall adhere to any recommendations from the FAA for marking or lighting. (PL)

72. Pursuant to Oxnard City Code (OCC) Section 16-153 Public Open Space, the Developer shall provide a public open space in the form of a Public Plaza onsite. The Developer/Property Owner shall enter into an agreement with the City and/or provide a public easement, as determined by and to the satisfaction of the City Attorney, prior to the issuance of a Certificate of Occupancy. The agreement shall ensure the public availability, appropriate signage, and long term maintenance of the public open space

73. 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. Lap Siding Length

Air Quality

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

75. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)

76. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)

77. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)

78. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)

79. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)

80. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)

81. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)

82. 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

83. 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)

84. 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

85. 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)

86. 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)

87. 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)

88. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)

89. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

90. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)

91. 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)

92. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

93. 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)

94. 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)

95. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)

96. 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)

97. 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)

98. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

99. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

100. 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)

101. "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)

102. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

103. 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)

104. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)

105. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18- inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)

106. 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)

107. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)

108. 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)

109. 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)

110. 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)

111. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

112. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)

113. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, utilities and street appurtenances as directed by the Development Services Director. City will name all streets in accordance with adopted City guidelines. (DS-49)

114. 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)

115. 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)

116. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS-69)

117. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

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

119. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)

120. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)

121. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)

122. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater

Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)

123. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs".) Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)

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)

STORMWATER QUALITY CONDITIONS

125. 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

126. Developer shall design this project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("TGM"). (DS)

127. Developer's preliminary drainage report claims that the site is technically infeasible to provide onsite infiltration due to low site permeability. Developer shall provide site specific infiltration testing demonstrating that the site infiltration rate is less than 0.3 inches per hour in order to claim infeasibility due to low infiltration potential. (DS)

128. Developer also claims technical infeasibility to provide onsite infiltration due to the density and low income nature of the development. The project's drainage and stormwater quality report shall step through the process outlined in the stormwater quality TGM in section 3.2 under the title "Determining Maximum Volume Feasibly infiltrated and/or Biofiltered" starting on page 3-10 (including Table 3-1) of the TGM. (DS)

129. Developer shall revise the project Stormwater Quality Report (and associated project improvements) to comply with Section 2.8 (Step 7) of the TGM by providing treatment of runoff from the 5% EIA and pervious areas of the site prior to discharge into the public right-of-way. (DS)

130. The percolation tests for this project shall include implementation of the reduction factor specified in the "Guidelines for Design, Investigation, and reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the safety factor specified in the Technical Guidance Manual. (DS)

131. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration facilities immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer. (DS)

132. 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)

133. Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. Abandonment shall occur at the City main. (DS)

134. This project will likely result in an increase in wastewater discharge from the site. The City is currently processing applications for additional projects that also have the potential to increase discharge to the same downstream wastewater lines. If not already completed by another project, Developer shall arrange to have the Oxnard Public Works Department run the City's wastewater computer model to determine the ability of the existing downstream pipelines to convey the additional wastewater from these current project applications. Developer will be responsible for providing all downstream wastewater improvements determined necessary to provide capacity for this project. (DS)

135. If another development project constructs downstream sewer line improvements that benefit this project, this project will be required to reimburse a pro-rata share of the sewer construction costs, as determined by the City Engineer, to the project developer that constructed the downstream sewer improvements. (DS)

136. The City will not be responsible to construct or pay for any of the costs of the downstream sewer improvements unless they are determined by the City Engineer to be Master Planned Improvements and subject to the Master Planned Improvement reimbursement policy. (DS)

137. The proposed commercial spaces shall be metered independently from the residential uses. (DS)

138. Developer shall remove the adjacent public alley and reconstruct it with concrete. The reconstruction shall include a new 4 foot wide concrete ribbon gutter (per plate 117) with no construction joints. The concrete alley shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. (DS)

139. Developer shall remove and reconstruct the full width of the concrete alley entrance (curb cut and adjacent sidewalk, curb, and gutter) to provide an new ADA compliant pedestrian path along the public sidewalk. Final design of the new entrance is subject to approval of the City Engineer. (DS)

140. Developer shall remove and replace all sidewalks along the B Street and Second Street frontages of the project. Sidewalks shall be designed and constructed to provide a 8-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)

141. Developer shall remove the existing driveway curb cut and replace it with standard curb, gutter, and sidewalk. (DS)

142. Developer shall remove and replace all broken, missing, or lifted curb and gutter along the project frontage. Replacement shall include reworking of the adjacent roadway surface as required to join the reconstructed curb and gutter. This requirement includes removal of all drainage curb cores not used by the project. (DS)

143. Prior to issuance of a grading/site improvement permit, Developer shall provide evidence of recordation of a lot merger combining the underlying parcels (APN 202-0-054-075 and 202-0-054-080) into a single legal lot. (DS)

144. Developer shall remove the existing power poles along the project's alley frontage and place the existing overhead utility lines underground. Undergrounding shall extend to the nearest non-frontage existing power pole. (DS)

145. Developer shall design the project trash bin storage room 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)

146. Prior to issuance of a site improvement permit, Developer shall provide (or update as appropriate) the City Engineer with a 100-scale 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)

147. Developer shall retrofit two (2) existing High Pressure Sodium Vapor (HPSV) street light heads along B Street and two (2) along Second Street project frontages with LED heads to enhance pedestrian safety. The LED street light heads shall be per current standard Final location and design of the street light shall be approved by the City Traffic Engineer. (TR)

148. Developer shall install short-term bicycle parking stalls. Racks shall be located close to the main building entrance, in a lighted, high visibility area protected from the elements. Use of ribbon type bicycle racks is highly discouraged. (TR)

149. Developer shall provide a transportation information center stocked with bus schedules, rideshare information and related information on alternative methods of transportation at the proposed building lobby. Developer or owner and its tenants shall update such information at least once a month. (TR)

HOUSING DEPARTMENT

150. If affordability covenants will be recorded against the property to satisfy other affordable housing requirements, that will require that at least three (3) 1-bedroom units in the development be offered for rent to households at or below 50% of the area median income (AMI), a minimum of two (2) additional 1-bedroom units and one (1) 2-bedroom unit be offered for rent to households at or below 80% AMI for a period of at least 20 years then the City of Oxnard's inclusionary housing requirement may be satisfied pending satisfaction of condition number # 151 below. (Units may be offered at a lower AMI but these are the minimum requirements).

151. Prior to submitting their first building permit application, the owner/developer must submit for review and approval a copy of the recorded affordability covenants for the property and any other related information, as requested, to the Housing Director. Upon approval of the affordability covenants, the Housing Director will provide a letter to the owner/developer confirming approval of the affordability covenants. If the Housing Director does not approve the recorded affordability covenants then the owner/developer must satisfy conditions #152 through #159 prior to submitting their first building permit application.

152. If condition number #150 is not applicable to this project then the following conditions must be satisfied prior to the owner/developer submitting their first building permit application.

153. Based on the unit count proposed, six (6) of the 56 units being developed must be affordable units. Applicant may elect to restrict units at a lower level of affordability but this is the minimum requirement.

154. The owner/developer must offer at least three (3) of the six (6) affordable units for rent at or below 50% AMI and the additional three (3) units must be offered for rent at or below 80% AMI. (Per Section 4 and 5 of Ordinance 2980)

155. The affordable units must include: Five (5) 1-bedroom units and one (1) 2-bedroom unit (Per section 4 of Ordinance 2980)

156. 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.

157. 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.

158. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.

159. 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 the rent for the 50% AMI units, the rent may not be more than 30% of 50% AMI.

ENVIRONMENTAL RESOURCES DIVISION

160. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826 and SB 1383) and must make provisions to manage three material streams (organics, recycling, trash) in any waste enclosure(s) constructed. Plans dated October 12, 2020 include appropriate food waste, recycling and trash containers for the anticipated capacity needs. Applicants must maintain these material capacities and enclosure design.

161. A Construction and Demolition Waste Management Plan ("C&D Plan") must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill.

162. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

163. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383); how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.

164. Any/all areas that provide waste collection to residents (waste enclosures/rooms, public collection points, etc.) must have an equitable distribution of containers for organics/food waste, recycling and residual trash that are easily accessible. Restrooms are exempt from this requirement. Applicant has indicated interest in working with Oxnard's Environmental Resources Division staff to investigate the feasibility of installing on-site composting.

165. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.

166. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via a third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.

FIRE DEPARTMENT STANDARD CONDITIONS

167. 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*)

168. 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*)

169. 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*)

170. 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*)

171. 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*)

172. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

173. 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*)

174. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

175. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

176. 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*)

177. 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

178. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.

179. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.

180. Class I standpipe is required in each stairwell.

181. Alley shall be maintained without obstructions and a minimum clear width of 20 feet.

182. All elevators are required to be Gurney size elevators.

183. 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.

184. 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

185. All exterior lighting shall be in compliance with the Outdoor Lighting Code & Guideline as follows:
    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 on 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.
    d) 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.
    e) LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

186. 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.

187. Parking facilities 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.

188. 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.

189. All common outdoor lighting shall operate from dusk to dawn and shall be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

190. 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.

191. 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 to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

192. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

193. 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 expected for infra-red lighting.
    b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
    c. Cameras shall have low light capability to facilitate the later identify persons involved in criminal or problem activities.
    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. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher that 7-feet above the floor/ground.
h. The parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality to be able to identify individuals loitering or accessing parked vehicles.
i. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
j. A camera shall be dedicated to capture an image of any person accessing the call system at the exterior of the primary entrance.
k. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
l. Prior to the issuance of the Certificate of Occupancy the developer shall submit via specialprojects@oxnardpd.org one daytime and one nighttime still image generated from camera monitoring a pedestrian or vehicular entrance to the site illustrating the image of a person or vehicle entering the site. The intent of this provision is to illustrate that each camera is properly mounted and focused to capture images required under subsections "g" and "h" of this condition.

194. The site shall be equipped with an access control system that shall restrict human and vehicle access to semi-public areas of the site. The areas considered "semi-public" shall include: the building lobby, shared hallways, laundry rooms, activity rooms, pool and physical fitness facilities.

195. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programed to provide access as appropriate to the individual user. The system shall have the capability to add or subtract an access instrument assigned to a particular residential unit in the event of adding or subtracting a user.

196. The access control system shall include "Click-2-Enter" to provide access to all first responders to all semi-public areas of the site.

197. The access control system shall include a call system at exterior of the site's primary entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.

198. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

199. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The plan shall include:
    a. The Security Site Plan that identifies 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 Site 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 Site Plan shall identify any area which is served by an intrusion/burglary alarm system.
    d. The Security Site Plan shall identify all the components of the access control system their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model.

200. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:
    a. Site management shall establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management shall send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number, dedicated email address, and the person managing the site.
    b. A sign posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.
    c. Site management shall participate in crime prevention programs designed for multi-unit residential housing facilities.
    d. The property owner shall inform the Oxnard Police Department changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.

201. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

202. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

203. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.

204. 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.

205. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.

206. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

207. 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.

208. 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.

209. Developer/owner/site management will enroll project in and comply with the Oxnard Police Department "Crime Free Multi-Housing Program" as applicable to this housing development. For enrollment information, contact the Crime Prevention Officer at (805) 385-8349.

210. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

211. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply a paint to match the building's exterior color scheme.

212. The residential site manager shall work with the shelter operator to address any issues that may develop over the shared use of the building.

213. 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)

214. The property management firm responsible for managing the site shall post a minimum of two signs, each visible from the public right of way, identifying the management company's name, phone number and email address dedicated to the specific site.

215. A sign shall be posted at each entrance to the site and in the parking area stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".

216. 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. 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. Site management shall provide rules in tenant agreements outlining the safe and secure management of parcel deliveries. These rules shall include, but are not limited to: management's role in mail and parcel delivery, size limitation for parcels, process for handling oversized parcels, and other mail and parcel related matters.
    (PD/USPS)

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

12/4/20

Jeff Pengilley
Interim Community Development Director

ATTACHMENT D

NOTICE OF EXEMPTION

OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

OXNARD
CALIFORNIA

NOTICE OF EXEMPTION

Project Description: **Navigation Center**; PZ No. 20-500-03 (Special Use Permit) and 20-535-04 (Density Bonus Permit): This Project includes the operation of a Homeless Shelter and Resource Center within an approved 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 ministerial Density Bonus request would eliminate the requirement for parking for the residential units pursuant to a Parking Standard Modification under State Density Bonus Law. The proposed project 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 is located at 241 West Second Street (APNs: 202-0-054-075 & -080) within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Brittany Seniff, of Community Development Partners, Applicant, on behalf of the City of Oxnard, Property Owner.

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 Sections 15332 (Infill 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 operation of a Homeless Shelter and Resource Center within approximately 13,078-square feet of an approved 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 ministerial Density Bonus request would eliminate the requirement for parking for the residential units pursuant to a Parking Standard Modification under State Density Bonus Law. 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. Therefore, the Planning Commission 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

ATTACHMENT E

DRAFT RESOLUTION

PZ 20-500-03
(SPECIAL USE PERMIT)

RESOLUTION NO. 2020 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-500-03 (SPECIAL USE PERMIT) TO ALLOW FOR THE OPERATION OF A HOMELESS SHELTER AND RESOURCE CENTER IN A APPROXIMATELY 13,078-SQUARE FOOT SPACE WITHIN A 60,194 SQUARE FOOT 5-STORY MIXED USE APARTMENT BUILDING ON A 0.48-ACRE PROJECT SITE LOCATED AT 241 WEST SECOND STREET (APNs: 202-0-054-075 & -080), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BRITTANY SENIFF, OF COMMUNITY DEVELOPMENT PARTNERS ("APPLICANT"), 3416 VIA OPORTO, SUITE 301, NEWPORT BEACH, CALIFORNIA, 92663, ON BEHALF OF PROPERTY OWNER CITY OF OXNARD.

WHEREAS, on August 10, 2020, Brittany Seniff (the **"Applicant"** and/or **"Permittee"**) submitted a request to allow for the construction of a mixed use affordable housing apartment building (PZ 20-200-13), the voluntary merger of two parcels (20-310-08), the operation of the a Homeless Shelter and Resource Center in a mixed use building (20-500-03), and a ministerial approval of a Density Bonus Permit to allow for Parking Standard Modification pursuant to State Density Bonus Law and OCC Section 16-410P (20-535-04) for a project located in the Downtown General (DT-G) zone at 241 West Second Street (APNs: 202-0-054-075 & -080); and

WHEREAS, on November 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. 20-200-13 (Major Downtown Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)) to authorize the construction of a 5-story, 56-unit mixed use apartment building with 10 parking spaces, approximately 16,200-square-feet of commercial/office space, private open space and 1,944 square-foot public open space plaza on a 0.48-acre project site, located at 241 West Second Street (APNs: 202-0-054-075 & -080) (the "Project") in accordance with Section 16-146.1 of the Oxnard City Code; and

WHEREAS, on December 17, 2020, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, to consider the Applicant's request to approve Planning and Zoning Permit No. 20-500-03 (Special Use Permit) to allow for the operation of a Homeless Shelter and Resource Center that would occupy approximately 13,078-square feet of the ground floor space within an approved 60,194-square foot 5-story mixed use apartment building (the **"Project"**), in accordance with Sections 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical Exemption (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2):

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

The project site is located within the 2030 General Plan land use designation of Downtown (DT) and within the Downtown General (DT-G) zoning designation. The Project is surrounded on all four sides by urban development (there is one partially vacant lot to the north 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 Special Use Permit Permit request for the operation of a Homeless Shelter and Resource Center within a approved mixed use commercial building on a 0.48-acre site is consistent with the 2030 General Plan, D and the Oxnard City Code and is compatible with the physical scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan, Oxnard City Code and the Municipal Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

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

The proposed Special Use Permit Permit request to allow for the operation of a Homeless Shelter and Resource Center within a approved mixed use commercial building on a 0.48-acre site will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the urban development (commercial, residential and civic) character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be surrounded on all sides by commercial, residential and civic 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 as determined by the 1981 Historic Survey Area: Historic District Survey Area. The proposed use will be located within an approved building. 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 PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Special Use Permit Staff Report and all attachments thereto, the Planning Commission finds:

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

   As described in the Staff Report, the proposed Homeless Shelter and Resource Center is consistent with the General Plan, which calls for the development of a permanent emergency shelter. Further, the Housing Element Implementation Programs encourage the development of the shelter in the city center, due to its proximity to resources and expanded transit opportunities. The Shelter is permitted in the Downtown General zoning district, subject to the approval of a Special Use Permit. As conditioned, the shelter has been designed and will operate in accordance with the Emergency Shelter Development and Operation Standards of Section 16-504 of the OCC. Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

2. **The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

As described in the Staff Report, pursuant to the 2030 General Plan land use designation "Downtown" and the Downtown General (DT-G) zoning district, the proposed use of the project site as a Homeless Shelter and Resource Center, is an allowed use. The surrounding uses are characterized by commercial uses, which are predominantly vacant buildings, residential uses and civic uses. Just to the north of the vacant commercial properties are single family residences. The City's civic center is located across 2nd Street to the south of the project site. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Additionally, the shelter will be subject to the development and operational standards of the OCC, to minimize the potential for impacts to adjacent properties. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

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

   As described in the Staff Report, the proposed use will be located within approximately 13,078 square feet of an approved mixed use building. As proposed and conditioned, the project will meet the development and operational standards of the Oxnard City Code to ensure that development is adequately proportional to the size of the property. The project site is currently developed with a vacant building which will be demolished for the development of a 5-story mixed use building on a 0.48-acre lot. The project site contains ten parking spaces which exceeds the one spaces required for the shelter. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

   As described in the Staff Report, the project will be accessed from West Second Street and South B Street (via street parking). The parking lot will provide parking for 10 vehicles. The shelter building is required to provide one parking space for the on-site manager. The City bicycle and vehicle parking requirements are being met. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed shelter use is anticipated to generate.

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

   As described in the Staff Report, the proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines found

within the spine road (located to the south of the property). The Project is consistent with the level of development identified under the General Plan and Downtown Code, and therefore are within the anticipated level of development. The project is not anticipated to result in any significant impacts to utilities and public services. Therefore, the site for the proposed use will be provided with adequate sewage, water, fire protection and storm drainage facilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15332 (Class 32) of the State CEQA Guidelines. The Project involves a request to allow for the operation of a Homeless Shelter and Resource Center within an approved building. The Planning Commission 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 & Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 20-500-03 (Special Use Permit Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

[CONDITIONS OF APPROVAL ON FOLLOWING PAGE]

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated December 17, 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. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant 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*).

4. Applicant agrees, as a condition of adoption of this resolution, at Applicant'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*).

5. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail (CA, *G-7*).

6. Applicant 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, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager (PL, *G-8*).

7. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, *G-10*).

8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the Project property (FD, *G-12*).

9. Applicant 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*).

10. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the Oxnard City Code (CA, *G-14*).

PLANNING DIVISION SPECIAL CONDITIONS

11. This permit shall automatically become null and void, pursuant to the Oxnard City Code Section 16-553, 36 months from the date a Certificate of Occupancy is granted for the building authorized by PZ 20-200-13, unless the use is inaugurated and is diligently pursued through obtaining a Zone Clearance and Business license for the proposed use.

12. The Developer, in coordination with the Community Development, Fire, Police, and Housing Departments, shall prepare an Homeless Shelter and Resource Center Operational Plan. The Homeless Shelter and Resource Center Operational Plan shall address all operational components of the shelter, including but not limited to, referrals and client eligibility, admission criteria and procedures, loitering control, housing navigation and support services, health policies, food policies, transportation policies, exit and re-admission, communication and coordination with local neighborhood, communication and coordination with local businesses and governmental agencies, on-site security and safety policies, and indoor and outdoor management of the facility. The draft Homeless Shelter and Resource Center Operational Plan shall be provided for review and approval by the City prior to construction plans being submitted to Building & Engineering for plan check review, and the Homeless Shelter and Resource Center

Operational Plan is to be approved by Community Development and Housing Directors prior to occupancy clearance for the shelter.

13. The Homeless Shelter and Resource Center Operational Plan shall incorporate the emergency shelter operation standards of the Oxnard City Code. The operational plan shall included, but not be limited to, the following requirements:

    a. Shelter patron shall not be re-admitted to the same emergency shelter within five days of being discharged after a stay of six months.

    b. An interior waiting area shall be provided to allow for on-site intake of shelter patrons. No exterior queuing of patrons shall be allowed.

    c. The shelter shall establish hours of operation for patron intake and discharge, patron rules of conduct and procedures for notifying patrons of such hours and rules of conduct.

    d. On-site manager/shelter personnel shall be provided during all hours of operation when patrons are present. A designated area for on-site personnel shall be located near the main entry to the shelter for the purpose of controlling admittance and providing security.

    e. The emergency shelter operator shall conduct a background check on all prospective patrons using Megan's Law database and restrict patron intake in accordance with State and local registered sex offender residency restrictions.

    f. Shelter patrons shall not possess or consume alcoholic beverages or illegal drugs while in the shelter, nor shall they possess weapons of any kind while in the shelter.

    g. Space shall be allocated for each patron consisting of a bed and storage area.

    h. The shelter shall be limited to serving no more than the number of patrons allowed by the most restrictive of the following standards: 1) Oxnard City Code Section 16-504(8), which requires at least two toilets, one shower and one sink shall be provided for every twenty patrons, or 2) fire or building code occupancy standards.

    i. A minimum of one off-street parking space shall be provided for the on-site manager.

    j. Patrons shall be taken in by referral only. No drop in patrons shall be allowed.

    The draft Homeless Shelter and Resource Center Operational Plan shall be provided for review and approval by the City prior to construction plans being submitted to Building & Engineering for plan check review, and the Homeless Shelter and Resource Center Operational Plan is to be approved by Community Development and Housing Directors prior to occupancy clearance for the shelter.

14. After implementation of the Homeless Shelter and Resource Center Operational Plan, and upon the determination of the Community Development, Fire, Police or Housing Departments that the Homeless Shelter and Resource Center Operational Plan created for

the use authorized by this permit is not functioning effectively, or upon any future modification or expansion of the Shelter, the Homeless Shelter and Resource Center Operational Plan shall be comprehensively re-evaluated by the Community Development and Housing Departments. This Homeless Shelter and Resource Center Operational Plan re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director to address staff review time by City staff.

15. The shelter shall be equipped with exterior security lighting in accordance with section 16-320 of the zoning code. Before the City issues building permits, Developer shall provide the Planning & Environmental Services Manager with a lighting plan for review and approval. Lighting plan shall be incorporated into any plans submitted for building plan check. Lighting shall be shielded from all adjacent residential areas.

16. All storage of items shall be on the interior in a secured area screened from the view of all public rights-of-way.

17. All pets shall be secured on the interior. No outdoor kennels shall be allowed.

18. All conditions of approval within Major Downtown Design Review Permit No. 20-200-13 are incorporated by reference.

19. Non-operational and unregistered vehicles shall not be kept on site. Towing shall be the responsibility of the shelter operator.

20. The shelter operator shall patrol a maximum 1000 foot radius to the North and West and a maximum 500 foot radius to the South and East measured from the property line to ensure that shelter clients and homeless individuals who have been denied access are not congregating in the neighborhood and are not leaving behind trash or other materials. The patrols shall occur a minimum of four (4) times a week, and individuals on the patrols shall wear clothing that identifies them as shelter staff. The minimum patrol radius and maximum number of weekly patrols shall be determined by the Community Development Director, in consultation with the Police Chief and Housing Director.

21. Prior to Building Permit issuance, the Permittee shall pay any outstanding processing fees in full.

PLANNING DIVISION STANDARD CONDITIONS

22. 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*)

23. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)

24. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may

retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

25. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

26. 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*)

27. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect

28. 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).

POLICE DEPARTMENT STANDARD CONDITIONS

29. The Shelter shall prepare and maintain an onsite Security and Emergency Preparedness Plan for review and approval by the City of Oxnard Police and Fire Chiefs. The Plan shall be submitted to specialprojects@oxnardpd.org and the Planning Division, and approved prior to the Occupancy Clearance for the Shelter. The plan shall include:

    - The Security Site Plan that identifies 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.
    - The Security Site Plan shall include a chart 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.).
    - The Security Site Plan shall identify any area which is served by an intrusion/burglary alarm system.
    - The Security Site Plan shall identify all the components of the access control system, their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model.

30. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:

    - Site management shall establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management shall send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number, dedicated email address, and the person managing the site.

- A sign posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.
- Site management shall participate in crime prevention programs designed for multi-unit residential housing facilities.
- The property owner shall inform the Oxnard Police Department changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.

31. Developer/owner/site management will enroll in the project and comply with the Oxnard Police Department "Crime Free Multi-Housing Program" as applicable to this housing development. For enrollment information, contact the Crime Prevention Officer at (805) 385-8349.

32. The residential site manager shall work with the operator to address any issues that may develop over the shared use of the building.

33. The property management firm responsible for managing the site shall post a minimum of two signs, each visible from the public right of way, identifying the management company's name, phone number and email address dedicated to the specific site.

34. A sign shall be posted at each entrance to the site and in the parking area stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".

35. The operator of the homeless shelter shall establish policies and procedures that provide for the safe and reasonable enjoyment of the site by their clients and the residential occupants of the building. These policies and procedures shall include but not be limited to:
    a. Ensuring that clients or prospective clients of the shelter do not loiter around the residential tenant parking area or the access to the residential lobby.
    b. Establish practices that secure the personal property of clients within the facility.
    c. Ensure that any cuing line to access the shelter services does not interfere with the resident population's access to the building or the public's ability to free and unfettered use of the adjacent sidewalks or streets.
    d. The shelter operator shall work with the residential site manager to address any issues that may develop over the shared use of the building.
    e. The shelter management shall establish within their operational standards specific procedures outlining staff responsibilities when handling disruptive guests. This outline shall establish best practices for managing and documenting the behavior of guests who violate shelter rules of conduct.
    f. The shelter management shall establish rules of conduct for guests. These rules shall be made available to guests in English and Spanish. A copy of these rules shall also be posted near the primary entrance of the shelter. The rules of conduct shall establish consequences for guests who choose to violate the rules of conduct.
    g. The shelter management shall establish staff protocols for calling the Police Department concerning the behavior of a guest.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of December 2020.

_____
Deirdre Frank, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on 17th day of December 2020, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

_____
Scott Kolwitz, Secretary

ATTACHMENT F

DRAFT RESOLUTION

PZ 20-310-08
(DENSITY BONUS PERMIT)

RESOLUTION NO. 2020-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-535-04 (DENSITY BONUS) TO AUTHORIZE A MINISTERIAL DENSITY BONUS TO ALLOW FOR A PARKING STANDARD MODIFICATION PURSUANT TO STATE DENSITY BONUS LAW (GOVERNMENT CODE 65915) AND OXNARD CITY CODE (SECTION 16-410P) TO NOT IMPOSE ANY MINIMUM VEHICULAR PARKING REQUIREMENT ON A SUPPORTIVE HOUSING DEVELOPMENT LOCATED AT 241 WEST SECOND STREET (APNs: 202-0-054-075 & -080), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BRITTANY SENIFF, OF COMMUNITY DEVELOPMENT PARTNERS ("APPLICANT"), 3416 VIA OPORTO, SUITE 301, NEWPORT BEACH, CALIFORNIA, 92663, ON BEHALF OF PROPERTY OWNER CITY OF OXNARD.

WHEREAS, on August 10, 2020, Brittany Seniff (the **"Applicant"** and/or **"Permittee"**) submitted a request to allow for the construction of a mixed use affordable housing apartment building (PZ 20-200-13), the voluntary merger of two parcels (20-310-08), the operation of the a Homeless Shelter and Resource Center in a mixed use building (20-500-03), and a ministerial approval of a Density Bonus Permit to allow for Parking Standard Modification pursuant to State Density Bonus Law and OCC Section 16-410P (20-535-04) for a project located in the Downtown General (DT-G) zone at 241 West Second Street (APNs: 202-0-054-075 & -080); and

WHEREAS, on November 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. 20-200-13 (Major Downtown Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)) to authorize the construction of a 5-story, 56-unit mixed use apartment building with 10 parking spaces, approximately 16,200-square-feet of commercial/office space, private open space and 1,944 square-foot public open space plaza on a 0.48-acre project site, located at 241 West Second Street (APNs: 202-0-054-075 & -080) (the "Project") in accordance with Section 16-146.1 of the Oxnard City Code; and

WHEREAS, on December 17, 2020, the Planning Commission of the City of Oxnard (**"Planning Commission"**) considered an application for Planning and Zoning Permit No. 20-535-04 (Density Bonus) filed by the Community Development Partners (CDP) requesting the ministerial approval of a Density Bonus Permit (Density Bonus) to allow for a Parking Standard Modification pursuant to State Density Bonus Law (Government Code 65915) and Oxnard City Code Section 16-410P; and

WHEREAS, in accordance with Section 16-410P of the Oxnard City Code, the Project includes an administrative request for a Density Bonus permit for a Parking Standard Modification pursuant to Government Code Section 65915(p)(4) (State Density Bonus Law), which allows for the elimination of parking requirements when certain requirements are met. As a result of the request, all 56 units, must be 100% affordable Supportive Housing, as defined in Section 50675.14 of the Health and Safety Code; and

WHEREAS, the City finds the proposed development is Supportive Housing (Housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community) as defined in Section 50675.14 of the Health and Safety Code; and

WHEREAS, as a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring the residential units be maintained as supportive housing in compliance with Section 50675.14.

WHEREAS, the Planning Commission of the City of Oxnard (**"Planning Commission"**) has conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, to consider the Applicant's request to approve Planning and Zoning Permit No. 20-535-04 (Density Bonus) (the **"Project"**); and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in California Government Code § 65915 to § 65918 and to the City's Density Bonus and Related Incentives and Concessions Program (Division 7A, OCC Section 16-410A to 16-410V, inclusive); and

WHEREAS, the Planning Commission finds that the Project meets all necessary criteria of Government Code Section 65915 to be considered eligible for a parking standard modification to eliminate the minimum parking requirement for the the apartments; and

WHEREAS, the proposed Project is requesting that the City not impose any minimum vehicular parking requirement on the residential units.

WHEREAS, the Planning Commission finds that the parking standard modification is not contrary to any federal or state law.

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):

(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 is located within the 2030 General Plan land use designation of Downtown (DT) and within the Downtown General (DT-G) zoning designation. The project is surrounded on all four sides by urban development (there is one partially vacant lot to the north 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 Density Bonus request 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 Density Bonus 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 urban development (commercial, residential and civic) 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, residential and civic 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 as determined by the 1981 Historic Survey Area: Historic District Survey Area. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, Section 16-410R of the Oxnard City Code authorizes the Planning Commission to approve an administrative Density Bonus request; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. The Planning Commission of the City of Oxnard hereby grants the parking standard modification listed above, subject to the conditions of approval listed below.

SECTION 2. The Planning Commission, 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 2030 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.

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

The project site is currently developed with an office building and a parking lot. 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 would result in 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 consistent with the level of development identified under the General Plan and Downtown Code, and therefore are within the anticipated level of development. The project is not anticipated to result in any significant impacts to utilities and public services.

The Planning Commission 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. The Planning Commission hereby approves Planning and Zoning Permit No. 20-535-04 (Density Bonus Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of OCC Section 16-545.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

[CONDITIONS OF APPROVAL ON FOLLOWING PAGE]

CONDITIONS OF APPROVAL

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 stamped approved December 17, 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 change to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager"). A minor change may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans. Substantial conformance shall be determined by the Planning and Environmental Services Manager. A Minor Downtown Design Review Permit shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. 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*)

4. Applicant agrees, as a condition of adoption of this resolution, at Applicant'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*).

5. 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*)

6. Prior to issuance of building permits, Developer shall enter into an agreement in a form approved by the City Attorney ensuring the continued availability of the 56 units, exclusive of a manager's unit, for lower income Supportive Housing, as defined in Section 50675.14 of the Health and Safety Code, which qualified the applicant for a Density Bonus. The agreement shall be recorded in the Office of the Ventura County Recorder. The agreement shall establish specific compliance standards and specific remedies available to the City of such compliance standards are not met. The agreement shall, among other things, specify the number of low income affordable units by number of bedrooms, standards for qualifying household incomes or other qualifying criteria, a required annual report, and monitoring fees. Developer hereby agrees to deposit funds for any staff time expended for preparation of the agreement and subsequent compliance with said agreement. The term of the agreement shall be for a minimum of 55 years.

7. 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)

8. This permit shall automatically become null and void 36 months from the date a Certificate of Occupancy is granted for the building authorized by PZ 20-200-13, unless the 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*)

9. All conditions of approval within Major Downtown Design Review Permit No. 20-200-13 are incorporated by reference.

10. Prior to Building Permit issuance, the Permittee shall pay any outstanding processing fees in full.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of December 2020.

_____
Deirdre Frank, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on 17th day of December 2020, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

_____
Scott Kolwitz, Secretary