

COMMUNITY WORKSHOP

Monday, February 8, 2021

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

- 1. PROJECT NAME: 941 Mandalay Single Family Home; PLANNING AND ZONING PERMIT NO. 20-400-05 (Coastal Development Permit); Oxnard Shores Neighborhood**

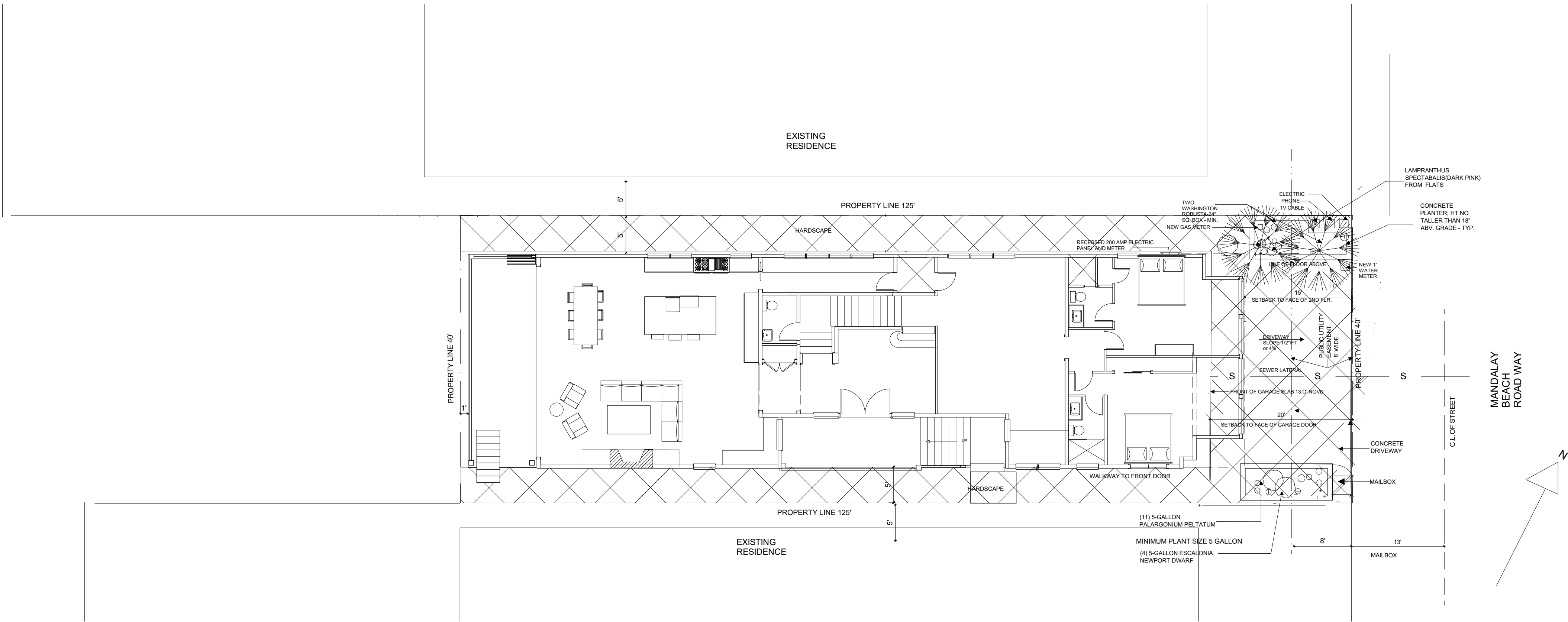
A request to construct a two-story, 6,678 square-foot single family dwelling on a vacant 5,000 square foot lot within the Beachfront Residential (R-BF) zoning district located at 941 Mandalay Beach Road (APN: 191-0-051-355). Proposed development includes 5,636 square feet of living space, a 1,042 square foot three car garage, and 209 square feet of deck space. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: James Sandefer
City Contact: Joe Pearson II, Senior Planner

Phone: (805) 207-4894
Phone: (805) 385-8272

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

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



SITE PLAN/LANDSCAPE PLAN

PROJECT INFORMATION

PROJECT ADDRESS:
941 MANDALAY BEACH ROAD
OXNARD, CA 93035

A.P.N.
191-0-051-355

OWNER:
JIM SANDEFER CONSTRUCTION
5450 RALSTON STREET #105B
VENTURA, CA 93003
(805) 207-4894
sandefer@gmail.com

ZONING:
R-BF

DESCRIPTION:
NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED
THREE CAR GARAGE, TWO DECKS AND COVERED ENTRY.

CONSTRUCTION:
TYPE V NON- RATED

OCCUPANCY:
R-3

LOT SIZE:
5000 S.F.

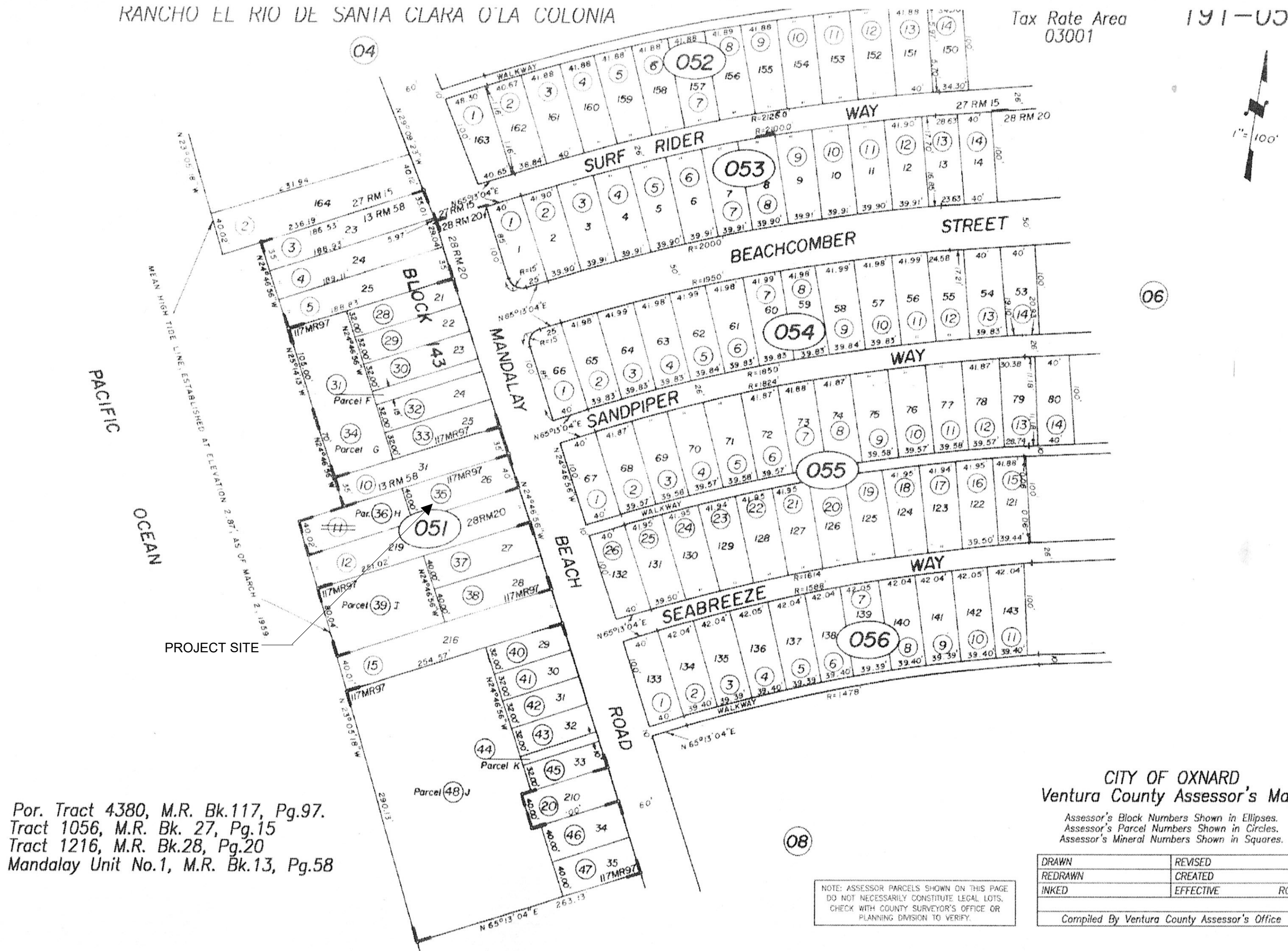
SQUARE FOOTAGE:	
FIRST FLOOR HABITABLE	2696 S.F.
SECOND FLOOR HABITABLE	2940 S.F.
TOTAL HABITABLE	5636 S.F.
COVERED ENTRY PORCH & STEPS	232 S.F.
SECOND FLOOR COVERED DECK 1	64 S.F.
SECOND FLOOR COVERED DECK 2	145 S.F.
TOTAL DECKS	209 S.F.
GARAGE	1042 S.F.

SETBACKS:
FRONT 0', REAR 15' & 20' AT GARAGES, SIDES 5'

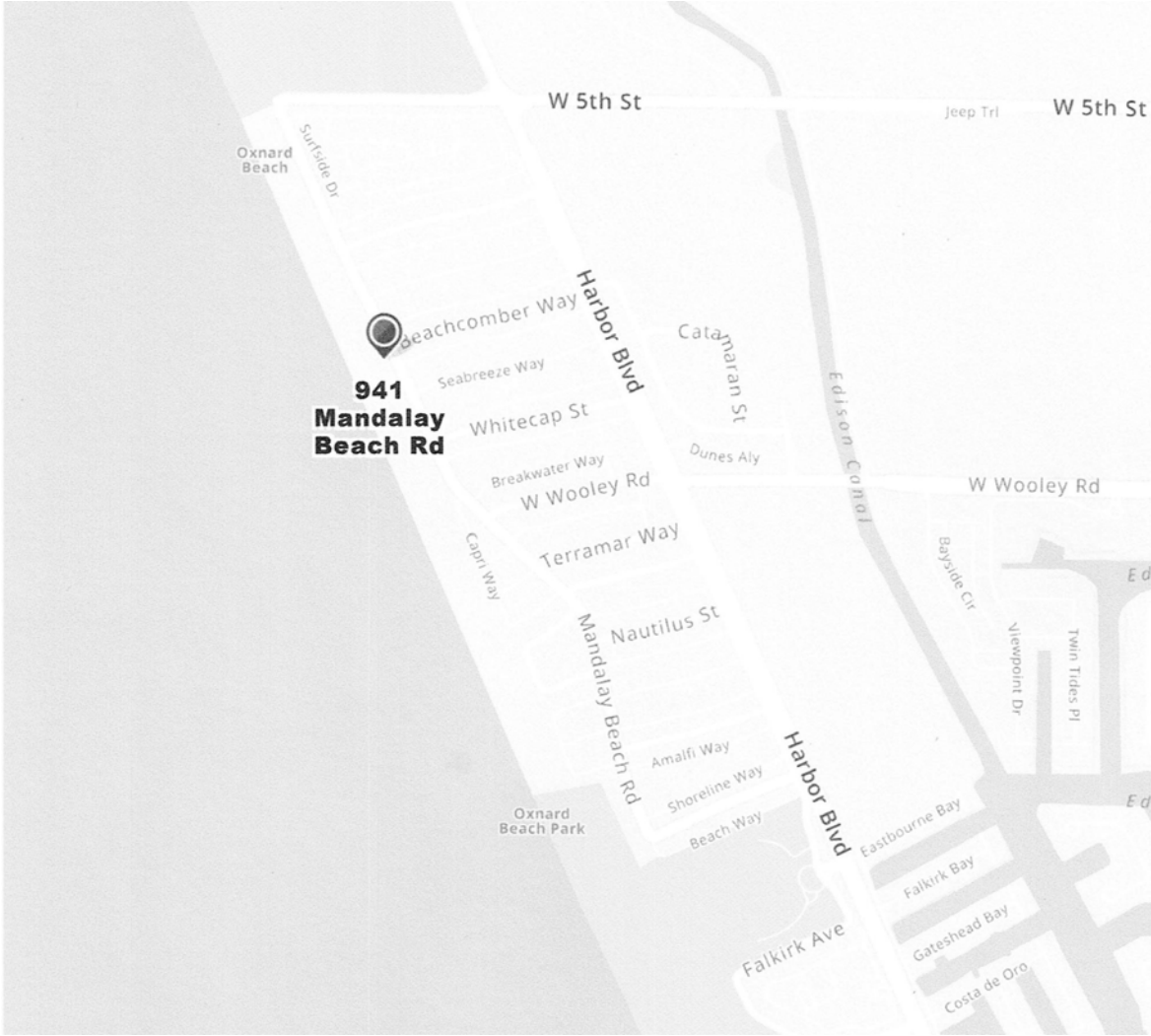
MAXIMUM HEIGHT:
25' FROM BOTTOM OF LOWEST HORIZONTAL MEMBER

LOT COVERAGE:	
FIRST FLOOR HABITABLE	2696 S.F.
COVERED ENTRY PORCH & STEPS	232 S.F.
TOTAL AREA	2928 S.F. OR 59%

ARCHITECT & CONTACT PERSON:
MARTHA PICCIOTTI
CA LICENSE #C18513
404 N. CATALINA STREET
VENTURA, CA 93001
(805) 641-3221
mpdesign@charter.net



PARCEL MAP



SITE PLAN

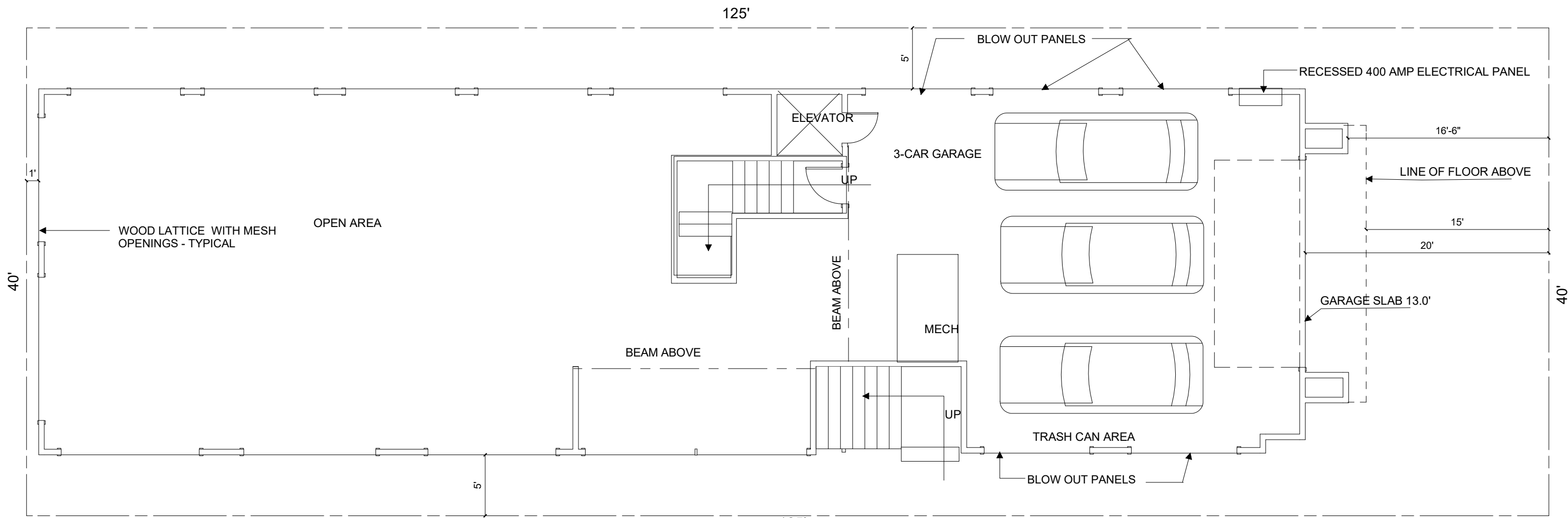
REVISIONS	BY
12-30-20	

PICCIOTTI
MARTHA PICCIOTTI ARCHITECT
LICENSE # C18513
DESIGN
404 NORTH CATALINA STREET
VENTURA, CA 93001
TEL (805) 641 - 3221
MPDESIGN@CHARTER.NET

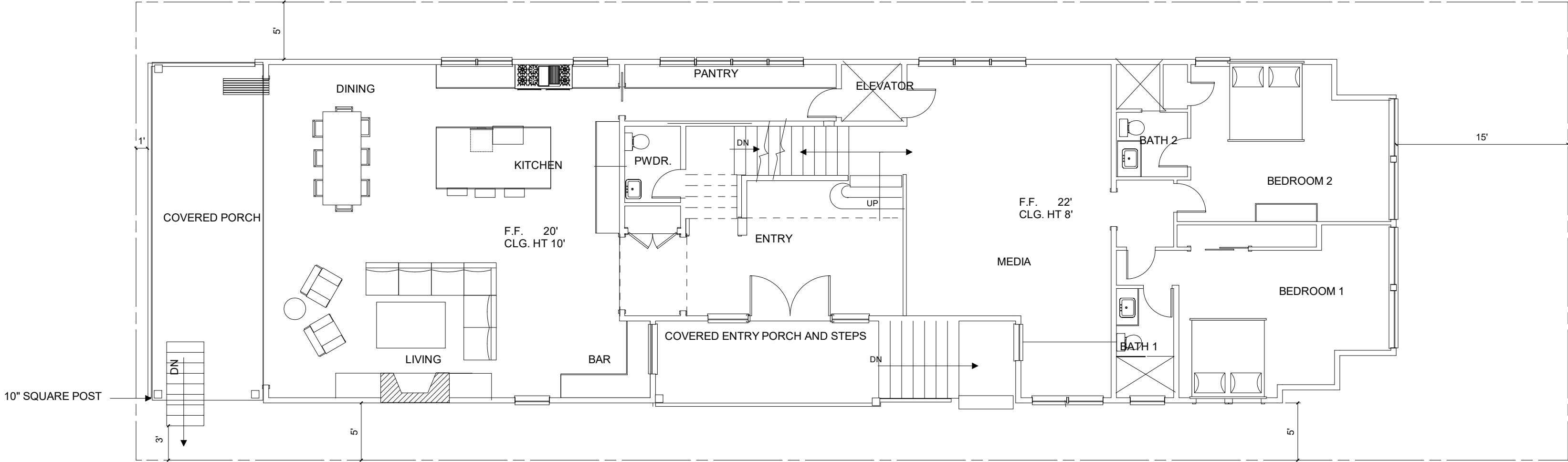
NEW RESIDENCE
FOR
DORI AND JIM SANDEFER
941 MANDALAY BEACH ROAD
OXNARD

PARCEL MAP
SITE PLAN/
LANDSCAPE PLAN
PROJECT INFORMATION

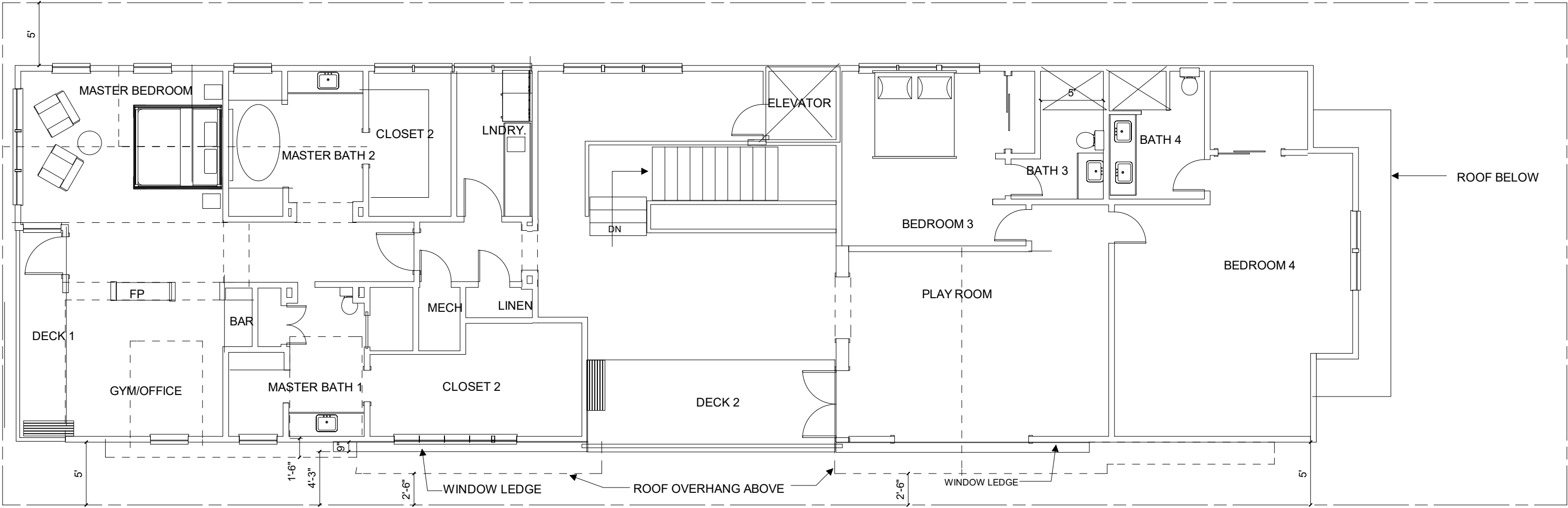
DRAWN BY
SCALE 1"=10'-0"
DATE 11-10-20
JOB
SHEET



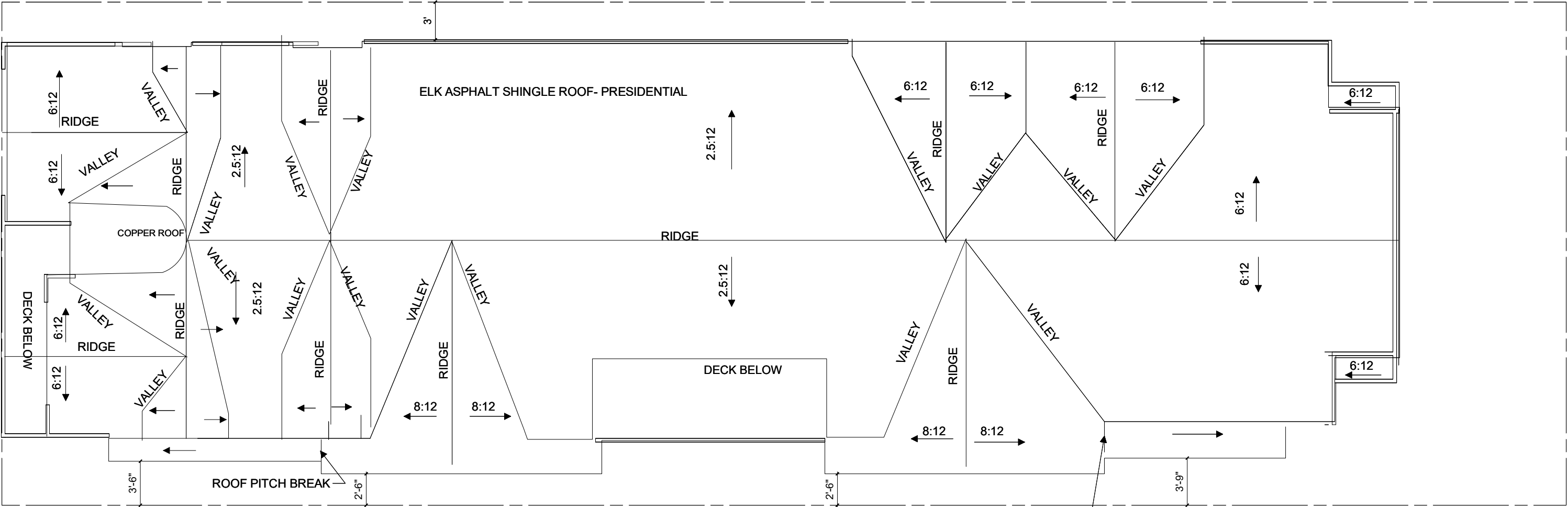
GARAGE FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

REVISIONS	BY
12-30-20	

PICCIOTTI

PD

DESIGN

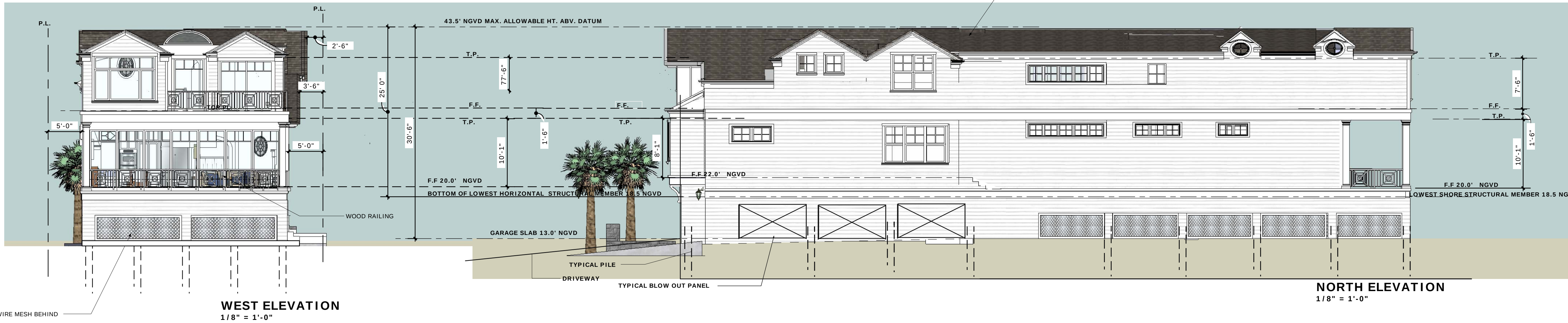
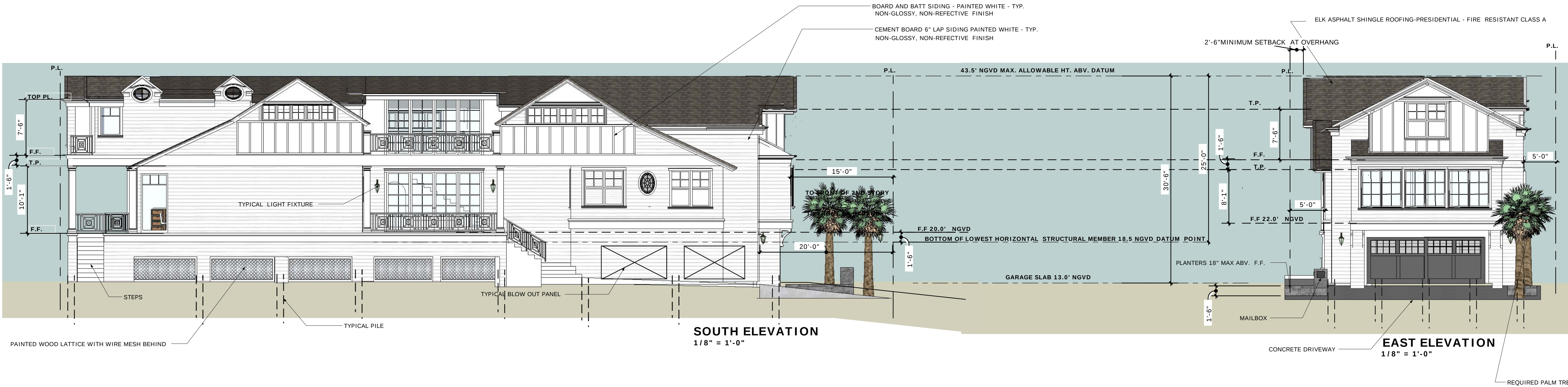
MARTHA PICCIOTTI ARCHITECT
LICENSE # C18513

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NEW RESIDENCE
FOR
DORI AND JIM SANDEFER
941 MANDALAY BEACH ROAD
OXNARD

FLOOR PLANS

DRAWN BY
SCALE 1/8"=1'-0"
DATE 11-10-20
JOB
SHEET



SOUTHWEST VIEW
N.T.S.



SOUTH VIEW
N.T.S.



SOUTHEAST VIEW
N.T.S.



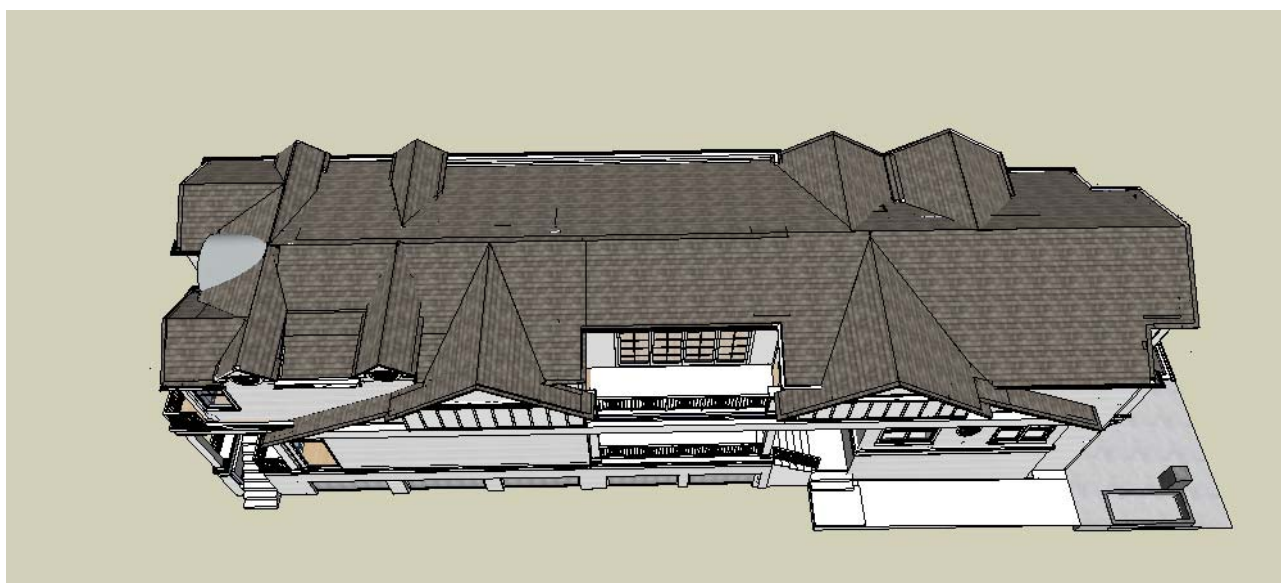
EAST VIEW
N.T.S.



NORTHWEST VIEW
N.T.S.



NORTHEAST VIEW
N.T.S.

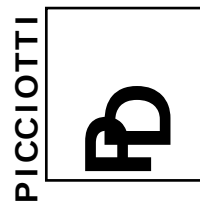


OVERVIEW FROM SOUTH
N.T.S.

REVISIONS

12/30/20

MARTHA PICCIOTTI ARCHITECT
LICENSE # C18513



SANDEFER RESIDENCE
941 MANDALAY BEACH ROAD
OXNARD, CA 93035

ELEVATIONS

DRAWN BY

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

DATE: 11/10/20

3

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