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

The public may provide comments to the Director Hearing via email at planning@oxnard.org no later than 2:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 2:00 p.m. on the day of the meeting. Call the Planning office at (805) 385-7878, or email your request to planning@oxnard.org. (identify the agenda item in the Subject line).

AMENDED AGENDA - ERRATA MEMO # 1 ADDED TO ITEM F.1

CITY OF OXNARD
DIRECTOR HEARING
AGENDA

REGULAR MEETING
West Conference Room, 214 South C Street
Wednesday, February 3, 2021, 4:00 p.m.

A. ROLL CALL

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

C. PUBLIC COMMENTS - On Items Not On The Agenda

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

D. CONSENT AGENDA

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Cypress Place at Garden City** - Planning and Zoning Permit Nos. 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment). The Project proposes to demolish two abandoned residential structures and related structures for an existing commercial agricultural use (nursery); and construct an all affordable 150-unit residential apartment complex with associated site improvements on a 5.24 acre site that consists of two lots that will be adjusted to accommodate new infrastructure. Site improvements will consist of six, three story buildings with one to three bedroom units ranging between 562 and 1012 square feet in size; including a two-story 7,967 square foot learning center/community building with centralized laundry room and community kitchen. Additional onsite amenities include outdoor recreational areas for residents. The Project is

requesting two concessions that would provide relief from City City Code Sections 16-362F to eliminate requirements for private balconies and Section 16-322 for reduction of 21 parking spaces from 273 to 252. The project site is located within the Residential low Medium land use designation and Multiple-Family Affordable Housing (R-2-AH) zoning district. Filed by Lauren Nichols, Peoples' Self Help, 56 East Main Street, Suite 200, Ventura, California 93001.
Project Planners: Juan Martinez, Associate Planner

Recommendation:
That the Community Development Director find the Project to be exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 35 and Government Code Section 65913.4, and adopt Resolutions 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. ADJOURNMENT

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

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

PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

MEMORANDUM

Agenda Item: 1

CDD Hearing Date: 02/03/2021

To: Development Services Director

From: Juan Martinez, Associate Planner

Subject: **Errata Memo No. 1 to Project Name: Cypress Place at Garden City** - Planning and Zoning Permit Nos. 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment). The Project proposes to demolish two abandoned residential structures and related structures for an existing commercial agricultural use (nursery); and construct an all affordable 150-unit residential apartment complex with associated site improvements on a 5.24 acre site that consists of two lots that will be adjusted to accommodate new infrastructure. Site improvements will consist of six, three story buildings with one to three bedroom units ranging between 562 and 1012 square feet in size; including a two-story 7,967 square foot learning center/community building with centralized laundry room and community kitchen. Additional onsite amenities include outdoor recreational areas for residents. The Project is requesting two concessions that would provide relief from City City Code Sections 16-362F to eliminate requirements for private balconies and Section 16-322 for reduction of 21 parking spaces from 273 to 252. The project site is located within the Residential low Medium land use designation and Multiple-Family Affordable Housing (R-2-AH) zoning district. Filed by Lauren Nichols, Peoples' Self Help, 56 East Main Street, Suite 200, Ventura, California 93001.

Subsequent to the release of the staff report and the agenda review items for the Community Development Director hearing of February 3, 2021, the following items were noted and/or Staff determined that the following draft conditions of approval will need to be revise.

Staff Report Review Comments

1. The staff report and draft resolutions describe that the project is seeking a reduction of 21 parking spaces from 273 to 252. However, the project is only required to

provide 212 off-street parking spaces pursuant to Government Code Section 65915(p) while the project is providing a total of 252 off-street parking spaces. Consequently, the applicant requested parking Density Bonus Concession is not necessary; however, the Planning Commission will still need to process a Density Bonus to grant the 20% Density Bonus request to increase the number of units from 125 to 150 units, to grant the requested concession to eliminate requirements for private balconies, and to acknowledge the Density Bonus eligible vehicle parking ratios for projects which meet the criteria of Government Code Section 65915(b) and (c).

Staff report paragraph four in Section 6c states that "*Density Bonus State Law, Government Code Section 65915(p). Government section provides relief and preempts the City's off street parking requirements for bedroom vs number of parking stalls required, garage parking, and visitor parking.*" That paragraph remains as written, but the following table is updated to indicate the following:

- CA Gov Code Section 65915(p)(1)
  Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:
  (A) Zero to one bedroom: one onsite parking space.
  (B) Two to three bedrooms: one and one-half onsite parking spaces.

Table on page 11. Updated to be consistent with the table in Section 6(c).

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)					
BEDROOM COUNT	**# OF UNITS**	**OFF-STREET REQUIRED**	**PARKING**		**NOTE**
			REQUIRED	**PROVIDED**	
1-Bed	27	1 Parking Stall	27	252	~~Applicant is seeking a concession for relief on 20 parking stalls~~The project provides 40 more parking spaces than required by Government Code Section 65915
2 to 3 Bedrooms	123	1.5 Parking Per Unit	185		
Visitor Parking		No Visitor Parking Required	0		
		Total:	212	252	

2. The Appeal procedures in Section 9 of the staff report indicates that the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. In order for the City to be in compliance with SB 35, any appeals must be dealt with within the 90 day approval period. In the event that

the Director's decision is appealed, the City would need to resolve the Appeal by February 22, 2021.

Revisions or deletion to Conditions of Approval

3. Modify COA #3. This condition is being modified to be in compliance with Government Code 65913.
    a. This permit shall automatically become null and void 36 ~~24~~ months from the date of its issuance, 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. If Developer has not met the 36-month deadline, Developer may seek a further extension of the deadline based upon providing proof of compliance with Government Code 65913.4. ~~Applicant obtains a zone clearance and business license for the proposed use~~ (PL, G-3)

4. Delete COA #59. The development will demolish all existing structures and will involve new development with water conservation fixtures to comply with current CA Plumbing Code. Consequently, there are no water fixtures to retrofit.
    a. ~~Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, PL-14)~~

5. Delete COA #70. This condition applies to non-residential construction and does not apply to residential construction. Residential construction visual concerns are covered by COA #64, which is being retained in the Resolution.
    a. ~~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)~~

6. Modify COA #84. Pursuant to COA #83, a Phase I Cultural Resources Survey of the project site prior to issuance of any grading permits consistent with General Plan Policy ER-11.1. The Phase I Cultural Resources Survey is to determine if significant cultural resources have been identified or are expected to occur, and, if so, a Native American monitor shall be required at the onset of ground disturbance activities.
    a. If a Native American monitor is required by the Phase I Cultural Resources Survey recommendations, t~~T~~he 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. 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)

7. Modify COA #86. This condition is being modified to clarify a 2 manager unit exemption and to make it consistent with COA #87.
    a. All Affordable Housing Opportunity Program (AAHOP) requirements are applicable to this property, requiring 100% of residential units to be affordable (2 additional manager's units exempt from affordability requirements). (AH)

8. Modify COA #89. This condition is being modified to include text to allow the Developer to comply with state and federal laws.
    a. To the extent allowed by state and federal fair housing laws, AAHOP covenants for each phase of the project must identify the number of affordable units by number of bedrooms and level of affordability, set aside for Transitional Age Youth (TAY), Agricultural workers, and income-eligible families and individuals. Convents must identify the method of determining eligibility for TAY, Agricultural workers, and eligible families and individuals. TAY residents must meet the definition for eligible youths as defined by the Department of Housing and Urban Development's (HUD) Family Unification Program. Agricultural workers must meet the California Code of Regulations Labor Code definition for agricultural employee. (Subdivision (b) of Labor Code Section 1140.4).

9. Modify COA#115. This condition is being modified to clarify the intent of this condition is to provide perimeter access control and access to common facilities.
    a. 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: perimeter access to parking areas restricted to residents and guests~~, shared hallways~~, and common laundry rooms~~,~~ and activity rooms. The property management shall have the capability to restrict tenant access control "keys" (cards, fobs, etc.) so that access to specific facilities such as laundry rooms and activity rooms can be turned on and off. (PD)

10. Modify COA #136. This condition is being modified to be consistent with State law. Pursuant to SB 330, the Developer is subject to those development standards and fees that were in place at the time the Pre-Application was filed with the City. The SB 330 Pre-application was received on June 29, 2020.
    a. 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. Pursuant to SB 330, development fees are subject to those fees that were in place at time that Pre-Application (SB 330) was filed (06/29/2020) with the City. (DS-1)

11. Modify COA #153. The condition is being modified to clarify the response to graffiti clean up is intended to occur during weekdays when the project's non-emergency maintenance team is expected to be onsite.
    a. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours on weekdays and if graffiti occurs on weekends, graffiti shall be cleaned up within 24 hours from Monday.~~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)

12. Modify COA #158. This condition is being modified to be consistent with State law. Pursuant to SB 330 and SB 35, the Developer is subject to those objective development standards and fees that were in place at the time the Pre-Application was filed with the City. The SB 330 Pre-application was received on June 29, 2020.
    a. "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. Pursuant to SB 330 and SB 35, Development Standards are subject to those standards that were in place at time that Pre-Application (SB 330) was filed (06/29/2020) with the City and are objective design standards as articulated within SB 35. (DS-27)

13. Modify COA #180. This condition is being modified to specify fiber optic infrastructure is to be included in the master utility plan. Within the public right-of-way, the fiber optic infrastructure is to only be installed along the project's frontage.
    a. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone, ~~and~~ cable television lines, and fiber optics lines) in accordance with City standard plans. (DS-61)

14. Modify COA #184. This condition is being modified to be consistent with State law. Pursuant to SB 330 and SB 35, the Developer is subject to those objective development standards and fees that were in place at the time the Pre-Application was filed with the City. The SB 330 Pre-application was received on June 29, 2020. The developer has stated they intend to exceed the 4'6" minimum recognizing the 15-foot dimension is intended to minimize long term maintenance.
    a. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 4'6" consistent with City design guideline from Plate No. 103 ~~15 feet~~ from the face of the enclosure. Pursuant to SB 330 and SB 35, Development Standard are subject to those objective design standards and fees that were in place at time that Pre-Application (SB330) was filed (06/29/2020) with the City. (DS-69)

15. Modify COA #194. This condition is being modified to be consistent with State law. Pursuant to SB 330 and SB 35, the Developer is subject to those objective development standards and fees that were in place at the time the Pre-Application was filed with the City. The SB 330 Pre-application was received on June 29, 2020. The developer has stated they recognize the importance for onsite traffic calming features and intend to implement them as the budget allows.
    a. It is recommended that the d~~D~~eveloper should ~~shall~~ construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. Pursuant to SB 330 and SB 35, Development Standards are subject to those standards that were in place at time that Pre-Application (SB 330) was filed (06/29/2020) with the City and are objective design standards as articulated within SB 35. (DS-101)

16. Modify COA #199. This condition is being modified to clarify which ramps and associated crosswalk improvements are to be installed / upgraded.
    a. The frontage improvements shall include a crosswalk and Americans with Disabilities Act (ADA) curb ramps at East Clara Street. The ~~All~~ existing ramp~~s~~ at the northwest corner of East Clara Street and Cypress Road intersection shall be brought up to ADA Standards. (DS)

17. Modify COA #221. This condition is being modified to be consistent with State law. Pursuant to SB 330 and SB 35, the Developer is subject to those objective development standards and fees that were in place at the time the Pre-Application was filed with the City. The SB 330 Pre-application was received on June 29, 2020. The developer has stated they recognize the importance for onsite traffic calming features and intend to implement them as the budget allows.
    a. It is recommended that the d~~D~~eveloper should ~~shall~~ incorporate, design and construct traffic calming features (i.e. pavement contrasting color, etc) along all ~~the~~ proposed drive aisles within the development to address potential speeds of travel. Final locations and design shall be coordinated with and approved by the City Traffic Engineer. Development Standards are subject to those standards that were in place at time that Pre-Application (SB 330) was filed (06/29/2020) with the City and are objective design standards as articulated within SB 35. (TR)

18. Modify COA #223. This condition is being modified to confirm types of turnarounds that may be installed. The applicant is aware that the City's Environmental Resources Division seeks design solutions which do not require their trucks to drive in reverse.
    a. Developer shall design and construct a turnaround (i.e. hammerhead or cul-de-sac) at the end of Phase 1 proposed northerly drive aisle to accommodate Environmental Resources trucks turning. Final design shall be approved by the City Traffic Engineer and the Environmental Resources Division. (TR)

City staff will update the approval document to reflect any changes the Planning Commission has authorized at the public hearing.

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Jeff Pengilley, Interim Community Development Director

FROM: Juan Martinez, Associate Planner

DATE: February 3, 2021

SUBJECT: **Project Name: Cypress Place at Garden City**; Planning and Zoning Permit Nos. 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment); Development entitlements to construct a 150 dwelling unit apartment complex on 5.22 acres site located 5536 & 5482 Cypress Road (APN 223-0-041-020/APN 223-0-090-015).

1) **Recommendation:** That the Community Development Director ("**Director**") finds the Project to be exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 35 and Government Code Section 65913.4, adopt a Resolution approving Planning and Zoning Permit Nos. 20-200-14 (Development Design Review Permit) and 20-310-09 (Lot Line Adjustment), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for a Development Design Review (DDR) permit to demolish two abandoned existing residential structures and accessory structures relating to a former commercial agricultural use (nursery); and construct an all affordable 150-unit residential apartment complex with associated site improvements on a 5.24 acre project site that consists of two lots. The Project site is zoned for Multi-Family Residential (R-2-AH) with AAHOP overlay and is located at 5536 & 5482 Cypress Road within the Residential Low Medium land use designation and the Cypress Neighborhood (Attachment A).

   Site improvements will consist of six, three story buildings with 27 one bedroom units, 75 two bedroom units, and 48 three bedroom units ranging between 562 and 1,012 square feet in size; including a two-story 7,967 square foot common learning center/community building with centralized laundry room and community kitchen. Additional onsite amenities include outdoor recreational areas for residents.

   The site's Affordable Housing (AH) zoning overlay establishes a density at 24 units per acre for development projects proposing all affordable housing developments pursuant to the All-Affordable Housing Opportunity Program (AAHOP). In addition to the AH overlay, the project includes a 20% Density Bonus request to increase the density unit count from 125 units to 150 total units that includes two onsite manager units.

The ministerial Density Bonus request includes two concessions that would provide relief from Oxnard City Code (OCC) Sections 16-362F to eliminate requirements for private balconies and Section 16-622 for reduction of 21 parking spaces from 273 to 252. The Density Bonus Permit is requesting ministerial review to allow for a reduction of parking standards pursuant to State Density Bonus Law and OCC Section 16-410P, and is subject to the approval of the Planning Commission. Therefore, the Density Bonus Permit is not under consideration by the Community Development Director and a separate notice and report will be prepared for that hearing. The Density Bonus Permit is scheduled for the Planning Commission hearing of February 18, 2021.

The Project also includes an application for a Lot Line Adjustment to the lots associated with the Project site. The site will remain bisected with the property line located between buildings with one lot (Phase 1) adjusted to an area of 3.23 acres in size and the second lot (Phase 2) to 2.01 acres in size. The project includes a special condition of approval, requiring that a Certificate of Approval for Lot Line Adjustment (PZ 20-310-09) be filed for technical review by the City Surveyor and to be recorded with the County prior to issuance of building permits for the Project. Sheet EA.4 of the architectural plans (Attachment B) delineates where the existing and the proposed new property line will bisect the Project site. The project project's compliance review is based on the proposed property line.

For purposes of this staff report, the foregoing Project description shall be referred to as the "**Project**". Filed by Lauren Nichols, Peoples' Self Help, 56 East Main Street, Suite 200, Ventura, California 93001 (the "**Applicant**").

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

3) **Existing & Surrounding Land Uses:** The Project site is currently vacant with existing infrastructure with two abandoned homes that previously served a commercial greenhouse and nursery. The Project site is located in the 5500 block of Cypress Road, and it is surrounded by newer residential development that includes Garden City Acres Park which were built over the last 10-15 years. The Cypress Neighborhood areas was annexed from the County in the early 70's and prior to some of the newer development, previous uses consisted of larger underutilized lots with single family homes, industrial like and agricultural uses and substandard roadway and drainage conditions.

The following table lists and identifies 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	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R2-AH Multi-Family Residential - Affordable Housing	RLM Residential Low Medium AAHOP Site B-10 All Affordable Housing Opportunity Program Site B-10	Agricultural - Nursery
North	R-2/C-R Multi-Family Residential/ Community Reserve	RLM/PRK Residential Low Medium/Park	Single Family House/Garden Acres Park
South	R-2-PD-AH Multi-Family Residential Planned Development / Affordable Housing	RLM Residential Low Medium	Garden City Camp (Labor Housing)
East	R-2-PD/M-L Multi-Family Residential Planned Development/Limited Manufacturing	ESM/ILM Easement/Industrial Limited	City Housing/ Railroad/Veh Storage
West	R-2 Multi-Family Residential	RLM Residential Low Medium	Cypress Trailer Park

4) Background Information:

Application Summary

On June 29, 2020, the Applicant filed for a SB 330 Pre-Application Review with the intent to seek ministerial review and approval of the subject AAHOPP development Project pursuant to California Senate Bills (SB) 35 and SB 330. The development plans were reviewed by the City's Development Advisory Committee (DAC) and comments were provided to the Applicant on July 22, 2020.

On September 11, 2020, within 180 days from when the SB 330 Pre-Application was submitted to the City, the subject entitlement applications were received, and on October 7, 2020, the DAC reviewed and provided comments and identified objective standards which were not yet met. The project was deemed Incomplete on October 9, 2020 as a specific list of project components which were not in compliance with objective standards of the OCC. This meant the project had not yet qualified for expedited processing pursuant to Government Code Section 65913.4. On November 24, 2020, updated project plans and related materials were received, and they were reviewed by the DAC on December 16, 2020. The November 24 submittal was deemed consistent with the City's objective standards, and the project application was deemed Complete, thus initiating a ministerial streamlined 90-day review as of November 24, 2020, pursuant to California Government Code Section 65913.4, that is to be completed by February 22, 2021.

Community Meeting Summary

City staff worked with the Applicant to the City's required community meeting requirement. On October 19, 2020, the project was presented to the Cypress Neighborhood and on October

21, 2020, the project was presented at the Inner Neighborhood Community Organization (INCO). For community input and more information see Community Input Section 8 of this report.

SB 35 Summary

SB 35 projects are required to meet development eligibility criteria set forth in the senate bill that includes housing type requirements, site requirements, affordability provision, and labor provision requirements. City Staff has determined that the project qualifies as a Streamlined Infill Project that satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial approval process provided by SB 35 (Government Code Sections 65913.4(b) and (c)).

California Senate Bill 35 became effective on January 1, 2018 as part of a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. The intent of SB 35 is to provide reforms and incentives to facilitate and expedite the construction of affordable housing. The State Department of Housing and Community Development ("HCD") issued the Streamlined Ministerial Approval Process Guidelines dated November 29, 2018 to provide additional guidance on procedures and implementation of SB 35 (SB 35 Guidelines). The law adds Section 65913.4 to the Government Code requiring those Cities not meeting their State-mandated Regional Housing Need Allocation ("RHNA") goals in certain categories to streamline the approval of qualified housing projects through a ministerial approval process, removing the requirement for CEQA analysis and altering parking requirements. This is the first project in the City of Oxnard invoking SB 35 which remains in effect until January 1, 2026.

SB 35 projects are required to meet development eligibility criteria set forth in the senate bill that includes housing type requirements, site requirements, affordability provision, and labor provision requirements. City Staff has determined that the project qualifies as a Streamlined Infill Project that satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial approval process provided by SB 35 (Government Code Sections 65913.4(b) and (c)).

Pursuant to SB 35, a local government must streamline the approval of a Streamlined Infill Project only based on objective zoning and design review standards and the locality's process and application requirements shall not in any way inhibit, chill or preclude the ministerial approval process. When determining consistency with objective zoning and design review standards, the local government can only use those standards that meet the following definition set forth in SB 35:

> *"standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent*

> *and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances"*

Pursuant to SB 35, the project qualifies as a Streamlined Infill Project ("SIP") that satisfies all of the objective planning standards of California Government Code Section 65913.4(a)(1)-(a)(10), the applicant certifies that they will comply with all wage requirements defined in Government Code Section 65913.4(a)(8), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b). In accordance with Government Code Section 65913.4(c), the Community Development Director may conduct public oversight of the development within ninety (90) days of submittal of the development to the local government, which shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application.

The Project includes applicant requests a Density Bonus entitlement that is subject to review and approval by the Planning Commission and requires a public hearing. While SB 35 requires a ministerial process for Streamlined Infill Projects, SB 35 (Government Code Section 65913.4(c)) allows public oversight to be conducted by a local government's Planning Commission for the Density Bonus application.

5) **Environmental Determination:** Pursuant to Senate Bill 35, Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), Streamlined Infill Projects are statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project. Development Projects satisfying all of the objective planning standards of Government Code Section 65913.4(a) are subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b) and (c).

   The proposed Streamlined Infill Project development satisfies the objective planning standards set forth in SB 35 (Government Code Section 65913.4(a)) and the Oxnard City Code, including the R-2 Multiple-Family Zone (OCC §16-43 to 16-48); the All Affordable Housing Opportunity Program (OCC §16-420A to 16-420H); and the Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363). The proposed project is therefore a ministerial project that is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1).

   As a matter of additional disclosure, staff determined that the Project site, as conditioned, will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, staff has determined that there is no substantial evidence that the project will have

a significant effect on the environment and recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

a) ***General Discussion:*** As discussed below, the Project has been found to be consistent with both the 2030 General Plan and the Oxnard City Code. Pursuant to §16-420F(F) and (G) of the Oxnard City Code, the approving body for all affordable development projects is the Community Development Director via a Development Design Review Permit (DDR) permit (OCC §16-181) and the Planning Commission for the Density Bonus permit (OCC §16-420F(E)). The Lot Line Adjustment application is an administrative action and, as a condition of approval, a certificate of approval will be required to be recorded prior to issuance of building permits.

b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. The AAHOP designation for this site allows for a density of 24 dwelling units per acre instead of the 7-12 dwelling units/acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.7 units per acre, the 5.24 acre site is allowed 150 residential units. The 150-unit Project is found consistent with the General Plan land use designation with the density allowed by both the AAHOP designation and the State Density Bonus.

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

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	The Project proposes to construct an all affordable apartment complex that will provide housing within a residentially zoned property that was formerly used for agricultural purposes.

CD-8.1	I	Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project is surrounded by urban development, and the existing utilities running Cypress Road adequately serve the proposed Project, as conditioned.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development Projects comply with City design policies, plans, and guidelines.	The Project includes development and performance conditions recommended by Development Advisory Committee (DAC) to ensure that the Project complies with City permitting expectations and policies.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed Development and associated improvements would tie into existing infrastructure, which has the capacity to provide service to the proposed residential dwellings. As conditioned, Water service would be annexed from provided by the Cypress Mutual Water Company.
ER-9.2	I	Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed Projects.	The three story design adds safety value by incorporating windows overlooking the park. The scale is similar to newer apartment buildings approved within the community.
ICS-8.5		Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works Projects, especially for public sidewalks.	The proposed site design includes pedestrian and bicycle amenities that incorporate coordinated landscaping and pedestrian walkways that connect persons within the complex but also to an adjacent community park, the street and include short term and long term bicycle storage.
CD-3.4 CD-14.1 CD-14.2 CD-14.3 ICS-11.10 ER-9.4 ER-10.1	II	Neighborhood Quality of Life Design Review Process Development Advisory Committee Functions Quality of Design Water Supply Findings for Smaller Projects Human Scale Development Promote Use of Native and Water Wise Plants	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.

c) The All Affordable Housing Opportunity Program (AAHOP) and Density Bonus Permit

On July 16, 2013, the City adopted Ordinance No. (#2870) implementing the AAHOP-program establishing requirements and procedures. At the same time, the project site was one of 36 AAHOP sites designated throughout the City by Ordinance No. 2869. In December of 2016, the City updated and codified (CCC Division 7C, §420A-420H) the AAHOP-program by adopting Ordinance No. 2913 and designated additional AAHOP sites. The 2017 Mid-Cycle 2013-2021 Housing Element Update

identifies the project site as AAHOP Site B-10 and analyzes the current and future housing needs within the City.

The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. As described above in the General Plan Consistency section, the AAHOP designation for this site allows for a density of 24 dwelling units per acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.7 units per acre, the 5.24 acre site is allowed 150 residential units.

Except as described in this section and as detailed in the Zoning Consistency section below, the project is consistent with the AAHOP standards (OCC §16-420A to 16-420H). In accordance with AHHOP, the Applicant is requesting parking relief per Density Bonus State Law, Government Code Section 65915(p). Government section provides relief and preempts the City's off street parking requirements for bedroom vs number of parking stalls required, garage parking, and visitor parking. The following table provides a tabulation showing how the project compares with the City Code and Density Bonus Law.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)					
BEDROOM COUNT	**# OF UNITS**	**OFF-STREET REQUIRED**	**PARKING**		**NOTE**
			REQUIRED	**PROVIDED**	
1-Bed	27	1 Parking Stall	27	252	Applicant is seeking a concession for relief on 20 parking stalls
2 to 3 Bedrooms	123	1.5 Parking Per Unit	185		
Visitor Parking		No Visitor Parking Required	0		
		Total:	272	252	

In accordance with the AHHOP and Density Bonus Sections of the City Code, the Applicant is requesting parking relief in accordance with State Density Bonus Law, Government Code Section 65915(p) which does not require covered parking or enclosed garages for the residences and does not require on-site guest parking. Based on the bedroom distribution and parking breakdown table below, the Project is required to provide a total of 272 parking spaces. However, the applicant is seeking a concession for relief on 210 parking stalls.

Pursuant to the State Density Bonus Law, the City must grant up to four (4) concessions for this 100% affordable project per Government Code Section 65915. However, the applicant only requests two (2) concessions and provides justifications:

1. Concession from Zoning Code 16-362F: Private Balcony.
    a. Eliminate the requirement to provide private balconies. Private balconies have an estimated construction costs of approximately $10,000/unit. Eliminating balconies from this Project would result in actual, identifiable cost reductions of approximately $1,500,000 from the total development costs. Interior closet and storage space has been designed within each unit, as well as ample communal outdoor open space to accommodate residents.
2. Concession from Zoning Code 16-622: Total Required Parking.
    a. The AAHOP zoning code requires 273 total parking spaces, which is consistent with State Density Bonus Law. This project is proposing a reduction of 21 spaces to 252 total parking spaces, which equates to 1 stall per 1 bedroom units, 1.5 stalls per 2 bedroom units, and 2 stalls per 3 bedroom units. The reduced parking results in actual, identifiable cost reductions by reducing the costs associated with providing 21 additional parking spaces. It also reduces the cost per square foot of developing residential units, because the reduction allows for the accommodation of more units onsite without increasing land costs. The applicant's Property Management team has verified that the proposed parking ratio meets the long-term needs of the development and is consistent with other applicant projects.

Pursuant to Section 16-410F, the Density Bonus permit is non-discretionary and falls under the approving authority of the Planning Commission. The Density Bonus (PZ 20-535-02) is a companion permit that is tentatively scheduled for a Planning Commission hearing on February 18, 2021.

d) ***Conformance with Zoning Development Standards:*** The proposed Project is located in the Multi-Family Residential - Affordable Housing (R2-AH) zoning district. In accordance with the City Code, the apartment complex may be approved through a Development Design Review Permit provided the Project is found consistent with the applicable development standards, including density bonus concessions, reductions, or applicable waivers.

The following table illustrates and compares the development Project against the City's required standard and identifies when concessions, reductions, or applicable modification waivers have been applied.

R-2 (MULTI-FAMILY RESIDENTIAL) OXNARD MUNICIPAL CODE SECTIONS 16-40 THROUGH 16-50			
DEVELOPMENT STANDARD	**REQUIREMENT**	**PROPOSED/PROVIDED**	**COMPLIES ?**
Max. building height §16-43 AAHOP §16-420F	2 stories not to exceed 25 feet from top of curb Maximum six-stories	3 stories 37-feet - 6-inch from first floor finish floor to the top of parapet wall*	YES AAHOP 16-420F(B)
Density §16-44

	garage.	**Phase 1** - 25-feet, 9-inches **Phase 2** - 97-feet, 6-inches	
Side yard §16-46	10% of lot width but not less than 3' or more than 5'. Reverse corner lots shall have a street side yard that is 50% of the front yard.	**Phase 1** - 11-feet, 8-inches **Phase 2** - 6-feet, 6-inches	YES
Rear yard §16-43	25% of lot depth but not > 25-feet	Dimensions needed. . . **Phase 1** - 54-feet, 4-inches **Phase 2** - 89-feet, 4-inches	YES
Interior yard space §16-48	30% of lot area, with min. dimension of 15-feet x 15-feet. May not include vehicle parking or circulation areas.		N/A Per Attached Dwelling Unit Develop Standards 16-362(C) & (D)
Accessory Building §16-49	May be located in rear yard setback if bldg is 6' from nearest part of main bldg, is one story in height.	None	YES
Fences/hedges - front yard §16-308	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then may not exceed 18 inches.	Fencing and plant material will be reviewed at time of plan check review for compliance with this development standards	YES with Condition of Approval
Fences/hedges - side & rear yards §16-309	Not to exceed 7 feet in height.	Fencing and plant material will be reviewed at time of plan check review for compliance with this development standards	YES with Condition of Approval
Parking spaces Multi-family cluster development §16-622	1 space in a garage for each 1-bedroom unit, and 2 spaces in a garage for each unit with 2 -5 bedrooms. <u>Required</u> 27 - 1 Bed Units <u>246 - 2-3 Bed Units</u> 273 Garage Parking Spaces	Garage parking not required for affordable housing projects seeking density bonus permit Parking open to the sky - 252 Parking stalls provided based on Density Bonus allowance 1 Bed Unit (27) - - - - 27 Parking Stalls 2-3 Bed Units (123) -<u>246 Parking Stalls</u> 273 Parking Stalls	YES Density Bonus Concession

Parking spaces Visitor §16-622	For 1st 30 units, 1 visitor space for each unit, and 0.5 visitor spaces per unit thereafter. 30 - Spaces 62 - Spaces 90 Visitor Parking Spaces	*No visitor parking required for affordable housing projects seeking density bonus permit*	YES
Bicycle Parking Table A-4: Master Bicycle & Ped Plan Appendices Multi-Family Residential (without private garage for each unit)	0.05 space for each bedroom (2 spaces minimum) **Short term Bicycle Parking** 27 (1 Bed) - - 1.35 75 (2 Bed) - - 3.9 48 (3 Bed) - - 2.4 7.65 Bicycle Spaces 0.15 space for each bedroom (2 spaces minimum) **Long-Term Bicycle Parking** 27 (1 Bed) - - 4.05 78 (2 Bed) - - 11.7 48 (3 Bed) - - 7.2 22.95 Bicycle Spaces	**Short term Bicycle Parking** 16 Bicycle Spaces **Long-Term Bicycle Parking** 48 Bicycle	YES
Fences/hedges - front yard §16-308	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then may not exceed 18 inches.	Fences/hedges in front yard will be reviewed at time of plan check review for compliance with this development standards	YES
Fences/hedges - side & rear yards §16-309	Not to exceed 7 feet in height.	Fences/hedges in front yard will be reviewed at time of plan check review for compliance with this development standards	YES

DIVISION 2. ATTACHED DWELLING STANDARDS OXNARD MUNICIPAL CODE SECTIONS 16-360 THROUGH 16-363 AND AAHOP SECTIONS 16-420F			
DEVELOPMENT STANDARD	**REQUIREMENT**	**PROPOSED**	**COMPLIES ?**
Minimum dwelling size §16-362(A)	- 1 bedroom: 450 square feet - 2 or more bedrooms: 800 SF	**Phase 1** (15) 1 bed/1 bath: 572 SF (48) 2 bed/1 bath: 800 SF (27) 3 bed/2 bath:1,012 SF 90 Total units **Phase 2** 572 SF to 1012 SF (12) 1 bed/ 1 bath: 572 SF (27) 2 bed/ 1 bath: 822 SF (21) 3 bed/ 2 bath:1,012 SF 60 total units	YES

Building Separation §16-362(B)	Equal to half of the height of the taller structure unless otherwise determined by H&S requirements during DAC review process	Building separations were reviewed during DAC. At time of planning check, construction plans will be reviewed for structural, fire access, suppression, and other California Fire and Building Code requirements	YES
Recreation Facilities §16-362(C)	Provide common recreational facilities w/ interior yard space to include 1 or more of the following: Swimming pool, spa, tennis/basketball/volleyball courts, BBQ/picnic, rec bldg., exercise courses or children play equipment, etc.	- Community Building (7,262 SF) - Open play area - equipment details needed - Tot lot area show - Pedestrian connection access to Garden Acres Park	YES
Open Area §16-362(D)	Provide lawn area of 2,500 sf. & minimum 35' x 35	Two lawn areas shown on plan for Phase I and Phase II	YES
Distance from Garage to Dwelling §16-362(E)	75' from garage to dwelling entry	Design proposes surface parking and no garage parking is proposed	YES
Balcony or patio §16-362(F)	One balcony or patio, with minimum dimension 10 ft.	NONE	YES Density Bonus Concession
Balcony enclosures §16-362(G)	Railings/ walls to provide 50% enclosure	NONE	YES Density Bonus Concession
Storage Areas §16-362(H)	Each unit to have 225 cubic feet	Storage closet areas proposed within each dwelling unit	YES
Garages §16-362(I)	Shall have automatic garage door openers	No Garages Proposed	N/A
Utility Meters §16-362(J)	Wall-mounted utility meters shall be screened or integrated into the building design.	Utility plan will be reviewed at time of plan check review for compliance with this standard	YES with COA
Refuse Enclosures §16-362(J)	Enclosure shall be designed to reflect major design elements or details and access shall be provided separate from refused vehicle access.	Refuse enclosure shall be subject to the City's design standard.	YES

e) ***Site Design:*** The Project site is irregular in shape with remaining structures and outdoor uses (greenhouses, storage structures, and a residence) from agricultural uses that have existed from as early as 1961. The Project proposes six, three story residential buildings with interior corridors.

The buildings will be situated to create garden paseos with connecting meandering

walkways between buildings. The site will include recreational areas project amenities primarily tucked in between the two complexes. Additionally, the site design incorporates a direct connection to Garden City Acres Park.

f) ***Circulation and Parking:*** The proposed Project fronts Cypress Road, and its design incorporates pedestrian and two vehicular drive connections off of Cypress Road. The project is designed with two-way directional drive that loops around the buildings and connects with the opposite vehicular entrance. The site is designed with perpendicular surface parking stalls throughout the project. Pursuant to the City's parking standards, the parking areas incorporate landscape planter areas that incorporate trees, perimeter landscaping, lighting, ADA parking, and is designed to accommodate delivery, emergency and City service vehicles to maneuver through the site.

g) ***Building Design:*** The proposed project includes the construction of six, three story buildings to accommodate the construction of a 150 unit apartment complex. The proposed buildings are designed with simple building envelopes, stacking units of consistent widths. Two-story building elements are placed along Cypress Road to diminish the project scale on the streetscape. The placement of the buildings creates protected courtyards and provides sound attenuation from the railroad. The single shed roof configuration allows for optimal solar orientation, and the roof overhang to the south provides for shading, while the parapet to the north allows sunlight into the courtyard. The buildings use a contemporary architectural vocabulary, and a purposefully limited range of materials (a stucco base, brick and wood accents, aluminium doors). Additionally, the project purposefully includes the following green features to make the project energy efficient by design: lighter exterior color for solar reflectivity, open air hallways cooled by air from unit heat pumps and cool roof with solar panels.

h) ***Landscaping and Open Space:*** The project site includes landscaping in the parkway along the both frontages (facing West Second Street and South B Street) and partially along the east side (facing the alleyway). The parkway on the front includes eight new street trees that will provide canopy and shading to be consistent with the Oxnard Downtown Code.

The project includes private open space with play areas. Common areas will be landscaped with fruitless olive trees, shrubs, and ground cover. The common area includes bench seating, tables, decorative hardscape, and a community garden area.

7) Development Advisory Committee: The Project was reviewed by the Development Advisory Committee (DAC) on July 22, 2020, October 7, 2020, and December 16, 2020. Conditions of approval from DAC are included in the attached Resolution.

8) Community Workshop and Public Input: The project site is located within the Cypress Neighborhood. On October 19, 2020, the project was presented to the public during a

Community Workshop meeting. At the time, the City was in a state of quarantine due to COVID 19. In an effort to reach as many residents and property owners from the Cypress Neighborhood, City staff reached out and coordinated meeting details with the Neighborhood Chair and notices were mailed out to property owners and residents of the Cypress Neighborhood. Approximately 1,360 (716 residents/644 owners) meeting notices were mailed by the US Postal service and the Project site was posted with Project details and Community Workshop information. The meeting was attended by 31 members of the public to provide comments regarding the project.

On October 21, 2015, City Staff attended a virtual meeting where the applicant made a presentation to the Inter-Neighborhood Council Organization (INCO). Representatives from various neighborhoods attended the meeting where the Applicant made a slides presentation and thoroughly described the development proposal while showing details and answering questions. Persons in attendance raised questions and concerns regarding pedestrian crossing, traffic impacts to existing levels of service and compatibility with existing neighborhood.

9) **Appeal Procedure:** In accordance with Section 16-525 of the City Code, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. Notice of Exemption
D. Community Development Director Draft Resolution

ATTACHMENT A

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

Vicinity Map



CITY OF OXNARD CALIFORNIA
Oxnard Planning
October 1, 2020

PZ 20-200-14, 20-535-02
Location: 5536, 5482 Cypress Rd
APN: 2230041020, 2230090015
Cypress Place at Garden City

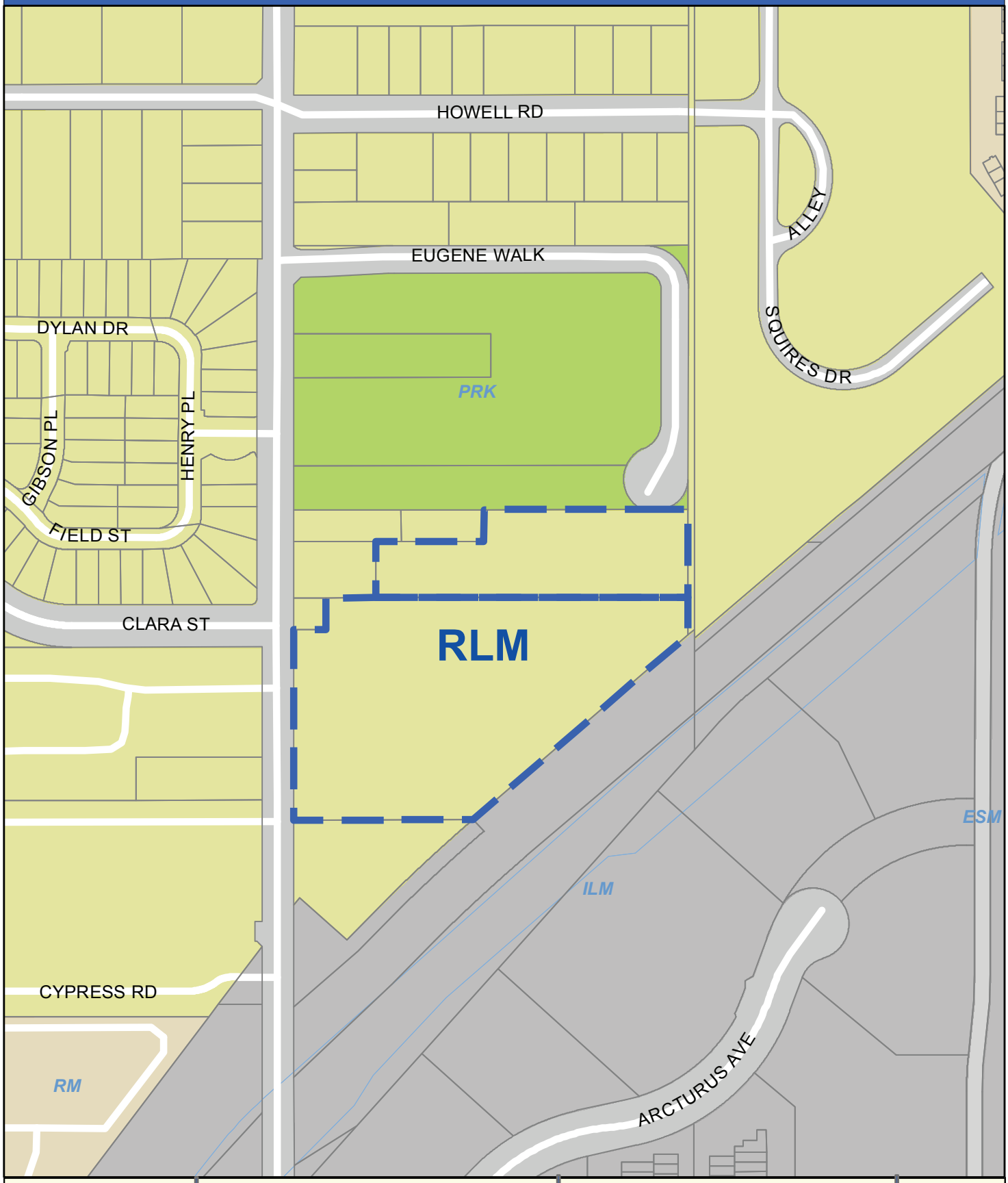
Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 1, 2020

PZ 20-200-14, 20-535-02
Location: 5536, 5482 Cypress Rd
APN: 2230041020, 2230090015
Cypress Place at Garden City

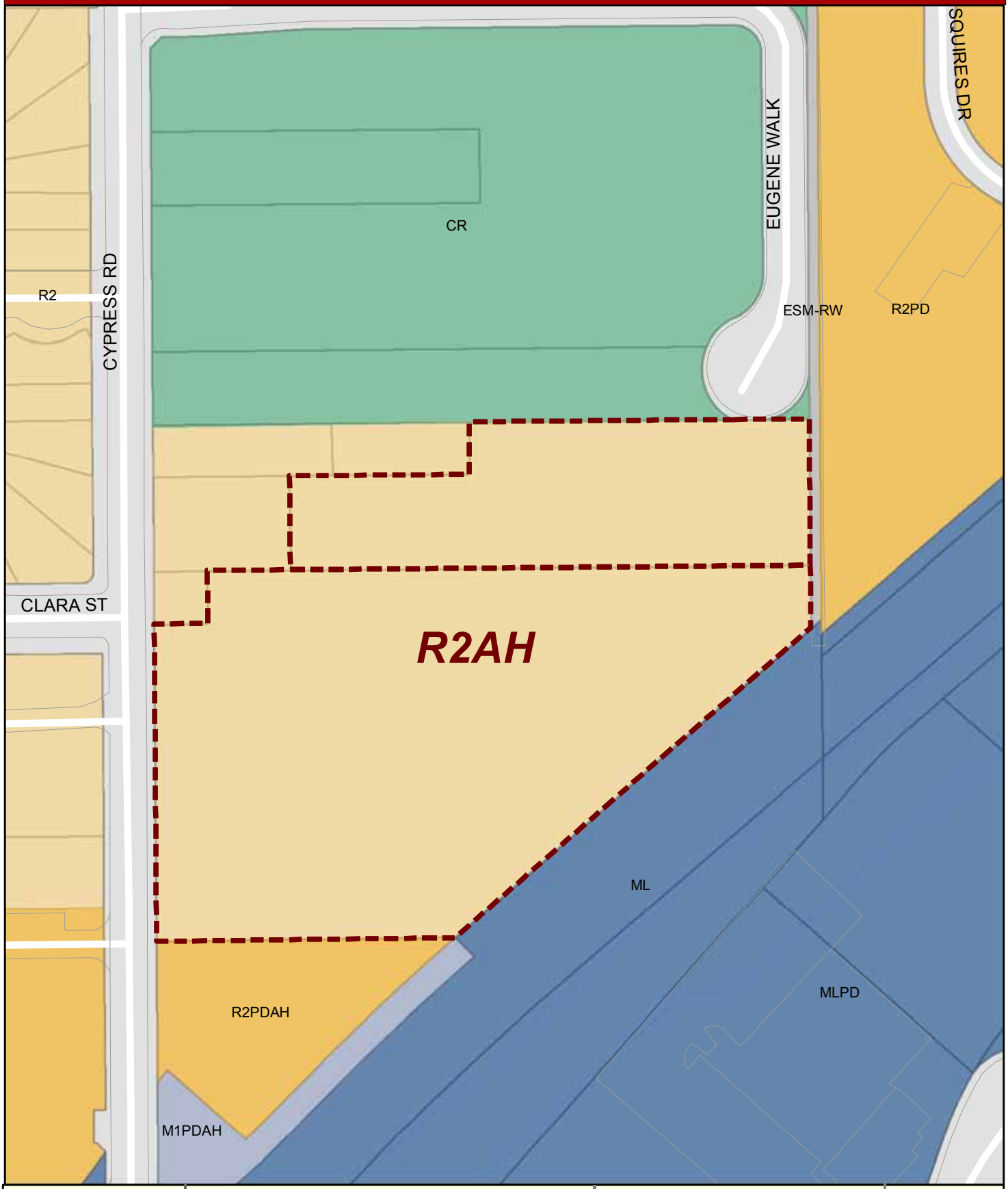
0 125 250 500 Feet

2030 General Plan Land Use Map

N W E S

1:2,500

Zoning/Specific Plan Map



OXNARD

Oxnard Planning

October 1, 2020

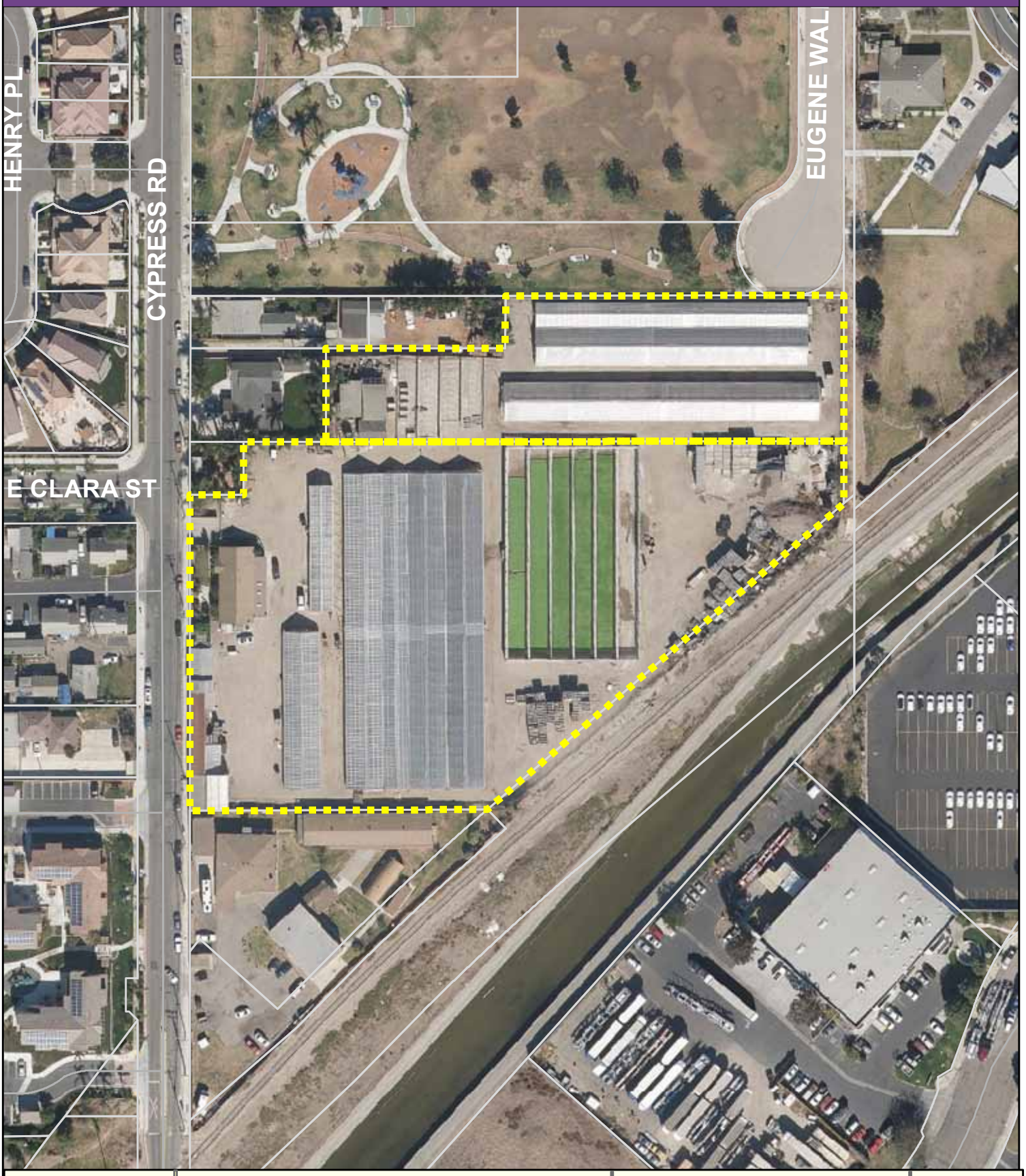
PZ 20-200-14, 20-535-02
Location: 5536, 5482 Cypress Rd
APN: 2230041020, 2230090015
Cypress Place at Garden City

0 37.5 75 150 225 300 Feet

Zoning/Specific Plan Map

1:1,500

Aerial Map



OXNARD
CALIFORNIA

Oxnard Planning
October 1, 2020

PZ 20-200-14, 20-535-02
Location: 5536, 5482 Cypress Rd
APN: 2230041020, 2230090015
Cypress Place at Garden City

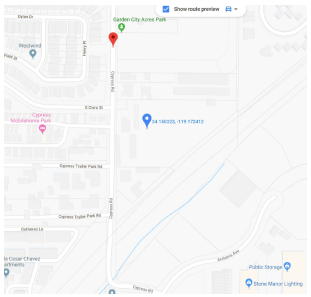
0 37.5 75 150 225 300 Feet

Aerial Map

N
W E
S

ATTACHMENT B

PROJECT PLANS



VICINITY MAP

NOTES

(5) An easement for INGRESS AND EGRESS AND PUBLIC UTILITIES and incidental purposes, recorded November 09, 1951 as INSTRUMENT NO. 24015 IN BOOK 1032, PAGE 376 of Official Records.
In Favor of: TONY REYES, ET. AL.
Affects: AS DESCRIBED THEREIN

7. THE RIGHT TO GO UPON SAID LAND FOR THE PURPOSE OF OPERATING THE WELL AND WATER SYSTEM SERVING GARDEN CITY ACRES AND TAKING WATER THEREFROM, AS GRANTED IN DEED RECORDED FEBRUARY 1, 1938 IN BOOK 550, PAGE 302 OF OFFICIAL RECORDS, AND OTHER DEEDS OF RECORD. Not Plottable.

NOTICE OF FLOOD HAZARD
The property has been mapped in a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area known as 'Zone X' floodplain as shown in the City of Oxnard of the Ventura County Flood Insurance Rate Map (FIRM)
06111C0918E, Panel 0937 of 1275, dated January 20, 2010.
All persons interested in this property are hereby notified that this property is located in a 0.2% annual chance floodplain and that a Floodplain Development Permit may be required prior to the issuance of a Building Permit, Grading Permit, and other City of Oxnard permits.

Zoning= R-2-AH

Parking: Not Applicable/ Not commercial

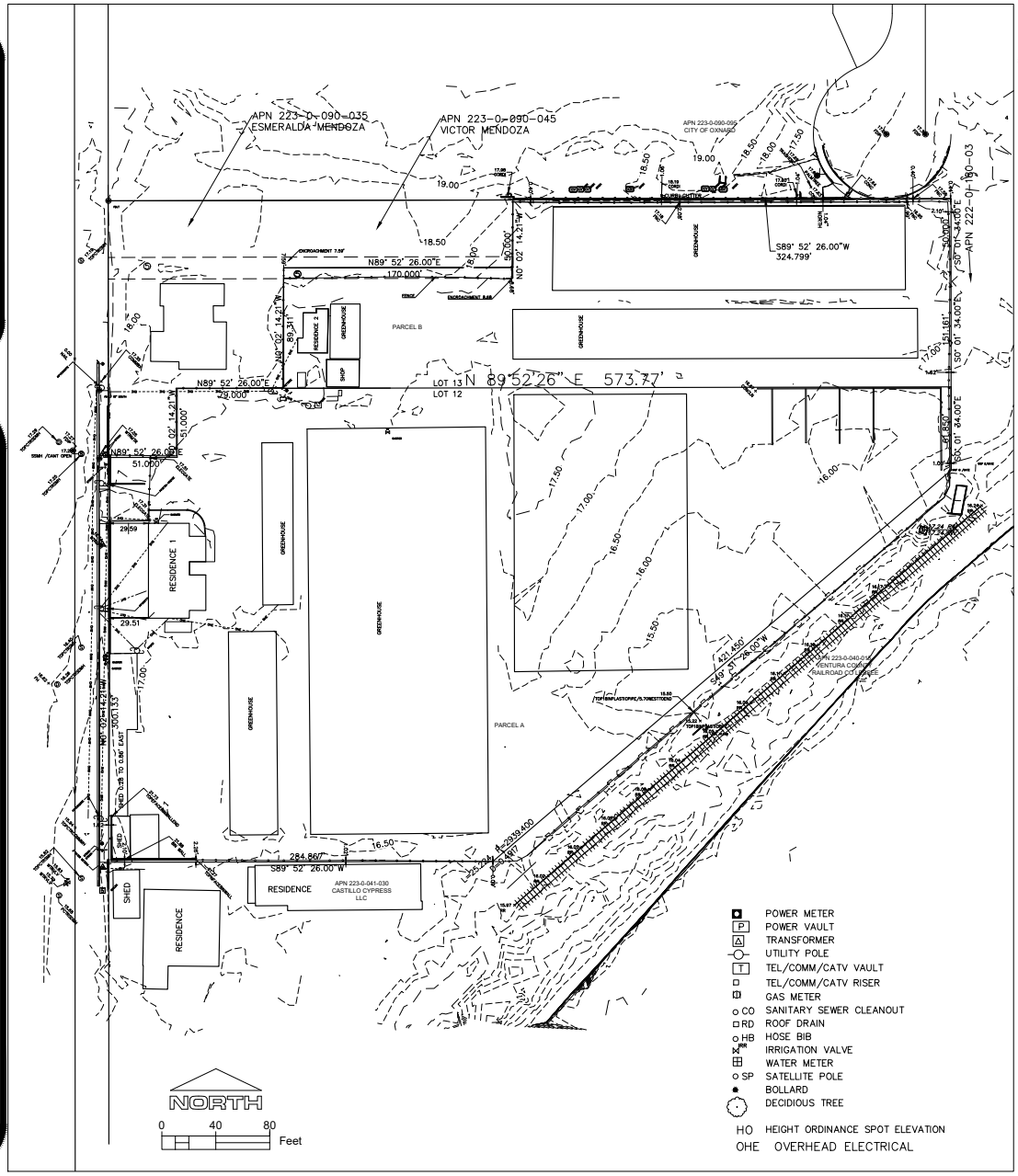
Total Land Area = 5.23 Acres

Total Area of Buildings at Ground Level
Residence 1 = 2684 Sq. Feet
Residence 2 = 616 Sq. Feet
Shop = 491 Sq. Feet

No observable evidence of earth moving work, building construction, or building additions within recent months.

No observable evidence of recent street or sidewalk construction or repairs.

No observable evidence of site us as a solid waste dump, sump, or sanitary landfill.



LEGAL DESCRIPTION

PARCEL 1:

PARCEL A: (APN: 223-0-041-020)
THAT PORTION OF LOT 12 AS SAID LOT IS DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF GARDEN CITY ACRES BEING THE SUBDIVISION OF LOT A" AND A PORTION OF LOTS C AND D OF
SUBDIVISION 83 RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, VENTURA COUNTY, CALIFORNIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 11, PAGE 105 OF MAPS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 12, DISTANT THEREON SOUTH 0 DEGREE 01'EAST 51.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12; THENCE FROM SAID POINT OF BEGINNING,

1ST: – NORTH 89 DEGREES 53' EAST 51.00 FEET TO A POINT; THENCE,
2ND: – NORTH 0 DEGREE 01' WEST 51.00 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 12; THENCE,
3RD: – NORTH 89 DEGREES 53' EAST 573.87 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE,
4TH: – SOUTH 0 DEGREE 01' EAST 61.85 FEET ALONG THE EAST LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 12 BY THE FOLLOWING TWO COURSES,
5TH: – SOUTH 49 DEGREES 32' WEST 421.45 FEET TO THE BEGINNING OF A CURVE; THENCE,
6TH: – SOUTHWEST ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2939.4 FEET, A CENTRAL ANGLE OF 0 DEGREE 29' 30" AND A LONG CHORD BEARING SOUTH 49 DEGREES 17'20" WEST 25.08 FEET TO THE END OF A CURVE; THENCE LEAVING SAID SOUTHEAST LINE,
7TH: – SOUTH 89 DEGREES 53' WEST 286.80 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID LOT 12; THENCE ALONG SAID LINE,
8TH: – NORTH 0 DEGREE 01' WEST 300.00 FEET TO THE POINT OF BEGINNING.
EXCEPTING THE WELL AND PUMPING PLANT SITUATE ON SAID LAND, AND THE WATERS IN, OR TO BE PRODUCED FROM SAID WELL, AND THAT CERTAIN PARCEL OF LAND COMPRISING A CIRCLE HAVING A RADIUS OF 15.00 FEET CONCIDING WITH THE CENTER OF SAID WELL, FOR THE PURPOSE OF SUPPLYING WATER, FOR ANY AND ALL PURPOSES, TO THE REMAINDER OF THE PROPERTY IN SAID GARDEN CITY ACRES.
ALSO EXCEPTING ALL WATER PIPE LINES, GATES AND VALVES AND ALL OTHER PROPERTY INSTALLED IN, THROUGH AND ACROSS SAID LAND WHICH BELONG TO OR COMPROMISE PORTIONS OF THE IRRIGATION AND/OR WATER SYSTEM USED IN CONNECTION WITH SAID SUBDIVISION.

PARCEL B: (APN: 223-0-090-015)
LOT 13 GARDEN CITY ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 11 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 208.95 FEET OF SAID LOT 13.
ALSO EXCEPT THE WEST 300 FEET OF THE SOUTH 50 FEET OF THE NORTH 258.95 FEET OF SAID LOT 13.

ALSO EXCEPT FROM THE REMAINDER THE WEST 130 FEET THEREOF.
ALSO EXCEPT ALL WATER PIPE LINES, GATES, AND VALVES AND ALL OTHER PROPERTY IN, THROUGH, AND ACROSS SAID LAND WHICH BELONGS TO OR COMPRISES PORTIONS OF THE IRRIGATION AND/OR WATER SYSTEM SERVING GARDEN CITY ACRES.

PARCEL B1:
A NONEXCLUSIVE EASEMENT, FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES, OVER TH WEST 300 FEET OF THE SOUTH 16 FEET OF THE NORTH 208.95 FEET OF LOT 13, GARDEN CITY ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 11 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE EAST 170 FEET OF THE SOUTH 8 FEET THEREOF.

ALTA/ACSM LAND TITLE SURVEY

To Peoples' Self-Help Housing Corporation, First American Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements items 2, 3, 4, 5, 6, 7a, 7b1, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19 and 20 per ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The field work was completed on.
11/25/2019

Date: 01/08/2019

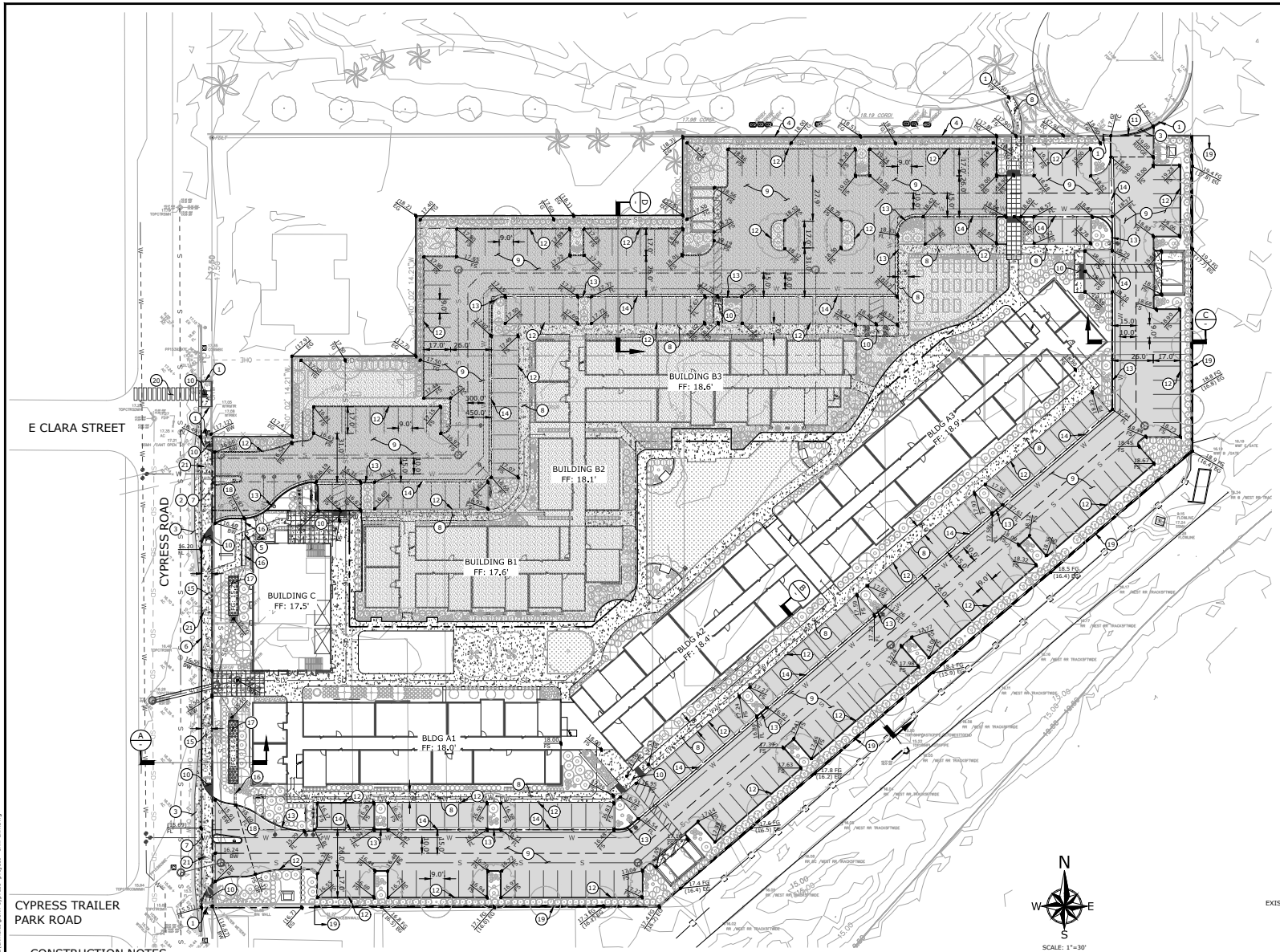
William L. Meagher
Licensed Land Surveyor No. 5948
State of California (Expires 12/31/2020)
2747 Sherwin Ave. #12, Ventura, CA 93003
Phone (805) 677-4850 / Fax (805) 677-4853

LICENSED LAND SURVEYOR
WILLIAM L. MEAGHER
No. 5948
LICENSE 12-31-20
STATE OF CALIFORNIA

Date of Last Revision: 01/10/2020

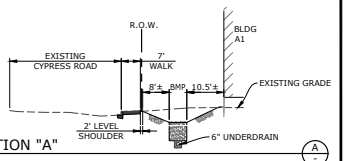


ESMERALDA MENDOZA
VICTOR MENDOZA
CITY OF OXNARD
APN 222-0-180-03
S89° 52' 26.00"W
324.799'
N89° 52' 26.00"E
170.000'
N0° 02' 14.21"W
50.000'
S0° 01' 34.00"E
PARCEL B
GREENHOUSE
RESIDENCE 2
SHOP
LOT 13
LOT 12
N 89°52'26" E 573.77'
N89° 52' 26.00"E
79.000'
N0° 02' 14.21"W
51.000'
N89° 52' 26.00"E
51.000'
RESIDENCE 1
29.59
29.51
PARCEL A
421.450'
S49° 31' 26.00"W
APN 223-0-040-015
VENTURA COUNTY
RAILROAD CO LESSEE
N0° 02' 14.21"W
300.133'
SHED 0.28 TO 0.86' EAST
SHED
284.867'
S89° 52' 26.00"W
RESIDENCE
APN 223-0-041-030
CASTILLO CYPRESS
LLC
SHED
RESIDENCE
0
60
120
Feet

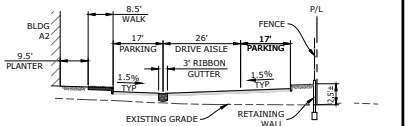


LEGEND

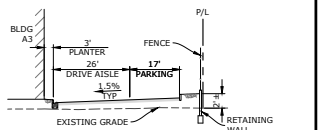
- PROPOSED SANITARY SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED PERIMETER WALL
- PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING DOMESTIC WATER LINE
- PROPOSED STORMWATER BMP (FILTERRA BIOSCAPE)
- PROPOSED PHASE 2 CONSTRUCTION



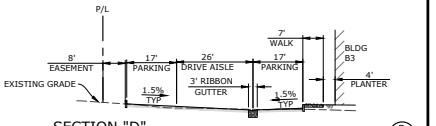
SECTION "A"
N.T.S.



SECTION "B"
N.T.S.



SECTION "C"
N.T.S.



SECTION "D"
N.T.S.

CONSTRUCTION NOTES

1. MATCH EXISTING.
2. REMOVE EXISTING DRIVEWAY.
3. REMOVE AND REPLACE 24" OF EXISTING ASPHALT CONCRETE PAVEMENT.
4. PROTECT EXISTING WALL/FENCE.
5. CONSTRUCT 2' WIDE PARKWAY DRAIN PER COX STD. PLATE 124.
6. PROTECTING EXISTING CURB AND GUTTER.
7. CONSTRUCT DRIVEWAY PER COX STD. PLATE 116.
8. CONSTRUCT CONCRETE WALKWAY. WIDTH PER PLAN.
9. CONSTRUCT ASPHALT CONCRETE PAVEMENT. WIDTH PER PLAN.
10. CONSTRUCT CURB RAMP PER COX STD. PLATE 110.
11. CONSTRUCT MOUNTABLE CURB PER SPPWC STD PLAN 121-2.
12. CONSTRUCT CURB PER COX STD. PLATE 111, TYPE A1-6.
13. CONSTRUCT CURB & GUTTER PER COX STD. PLATE 111, TYPE A2-6.
14. CONSTRUCT RIBBON GUTTER PER COX STD. PLATE 117, MODIFIED TO 3'.
15. CONSTRUCT CONCRETE SIDEWALK PER COX STD. PLATES 112 AND 113.
16. CONSTRUCT 2' WIDE CONCRETE U-CHANNEL.
17. CONSTRUCT FILTERRA BIOSCAPE BMP, 140 IN/HR TREATMENT RATE.
18. CONSTRUCT 18" CURB CUT.
19. CONSTRUCT RETAINING WALL ALONG PERIMETER FENCE.
20. CONSTRUCT CROSSWALK STRIPING.
21. EXISTING POWER POLES AND OVERHEAD WIRES ALONG FULL PROPERTY FRONTAGE TO BE RELOCATED UNDERGROUND. COORDINATE RELOCATION WITH SOUTHERN CALIFORNIA EDISON.

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

REGISTERED PROFESSIONAL ENGINEER — TRISTAN J. SANTOS — NO 71473 — CIVIL — STATE OF CALIFORNIA

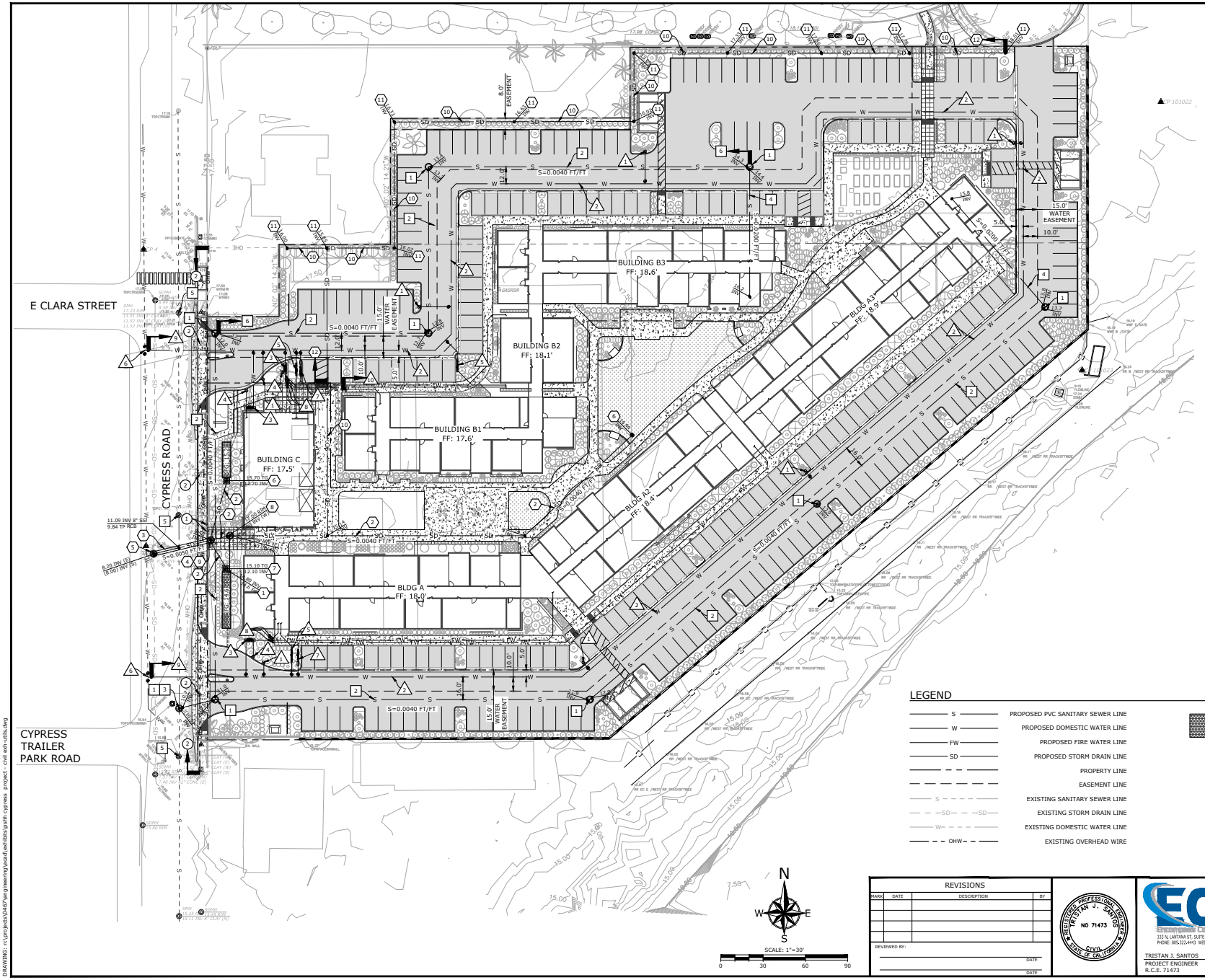
ECG
Engineering Consultants Group
333 ½ LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 01/15/2021
PROJECT ENGINEER
R.C.E. 71473

CYPRESS COMMUNITY HOUSING
PEOPLES' SELF-HELP HOUSING
GRADING AND DRAINAGE EXHIBIT
5536 / 5482 CYPRESS ROAD, CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT.
WORK ORDER 0467
DRAWN BY:
CHECKED BY:
SHEET NO. 1 OF 4

DRAWING: n:\projects\0467\engineering\acad\exhibits\psith cypress project - civil exh.dwg



WATER CONSTRUCTION NOTES

1. CONSTRUCT FIRE HYDRANT PER COX STD. PLATE 300. REMOVE EXISTING WATER SERVICE LATERAL.
2. CONSTRUCT 8" PVC WATER LINE PER COX STD. PLATE 602.
3. CONSTRUCT FIRE WATER LINE INSTALLATION PER COX STD. PLATE 311, WITH FIRE DEPARTMENT CONNECTION.
4. CONSTRUCT FIRE DEPARTMENT CONNECTION.
5. CONSTRUCT DOMESTIC WATER SERVICE AND METER INSTALLATION PER COX STD. PLATE 310.
6. CONNECT TO EXISTING WATER LINE.
7. CONSTRUCT 2" IRRIGATION SERVICE WITH BACKFLOW PREVENTER PER COOX STD. PLATE 309.
8. CONSTRUCT POST INDICATOR VALVES (3 TYPICAL).
9. CONSTRUCT BACKBONE WATERLINE LOOP SYSTEM IN PHASE 1.
10. CONSTRUCT WATER LINE CONTINUATION IN PHASE 2.

SEWER CONSTRUCTION NOTES

1. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF OXNARD STD PLATE 400.
2. CONSTRUCT 8" PVC SDR 35 SEWER PER CITY OF OXNARD STANDARDS. TRENCH AND BACKFILL PER COOX STD. PLATE 602.
3. CONNECT TO EXISTING SEWER LINE.
4. CONSTRUCT SANITARY SEWER HOUSE CONNECTION PER COX STD. PLATE 405 (6" & BELOW).
5. PROTECT EXISTING SEWER MANHOLE.
6. CONSTRUCT SEWER LINE CONTINUATION IN PHASE 2.

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT 10" PVC STORM DRAIN LINE.
2. CONSTRUCT 12" PVC STORM DRAIN LINE.
3. 12"H X 36"W RCB.
4. CONSTRUCT STORM DRAIN MANHOLE No. 1 PER CITY OF OXNARD STD PLATE 513.
5. RECONSTRUCT EXISTING MANHOLE No.1 AND JOIN RCB.
6. 24" x 24" CATCH BASIN INLET.
7. 36" x 36" CATCH BASIN OVERFLOW.
8. CONSTRUCT TREATMENT FLOW DIVERSION STRUCTURE.
9. CONNECTOR PIPE SCREEN - FLEXSTORM OR APPROVED EQUAL.
10. CONSTRUCT 6" PVC STORM DRAIN LINE.
11. CONSTRUCT AREA DRAIN.
12. CONSTRUCT STORM DRAIN LINE CONTINUATION IN PHASE 2.

DRY UTILITY CONSTRUCTION NOTES

1. PROTECT EXISTING GAS LINE AND APPURTENANCES.
2. EXISTING POWER POLES AND OVERHEAD WIRES ALONG FULL PROPERTY FRONTAGE TO BE RELOCATED UNDERGROUND. COORDINATE RELOCATION WITH SOUTHERN CALIFORNIA EDISON.

LEGEND

- S — PROPOSED PVC SANITARY SEWER LINE
- W — PROPOSED DOMESTIC WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SD — PROPOSED STORM DRAIN LINE
- PROPERTY LINE
- EASEMENT LINE
- S — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING DOMESTIC WATER LINE
- OHW — EXISTING OVERHEAD WIRE
- PROPOSED STORMWATER BMP (FILTERRA BIOSCAPE)
- LANDSCAPING PLANTING (REFER TO LANDSCAPE PLANS)

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____

_____ DATE _____

REGISTERED PROFESSIONAL ENGINEER — TRISTAN J. SANTOS — NO 71473 — CIVIL — STATE OF CALIFORNIA

ECG Engineering Group
333 ½ LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 01/15/2021
PROJECT ENGINEER
R.C.E. 71473

CYPRESS COMMUNITY HOUSING PEOPLES' SELF-HELP HOUSING UTILITIES EXHIBIT

5536 / 5482 CYPRESS ROAD, CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT. _____

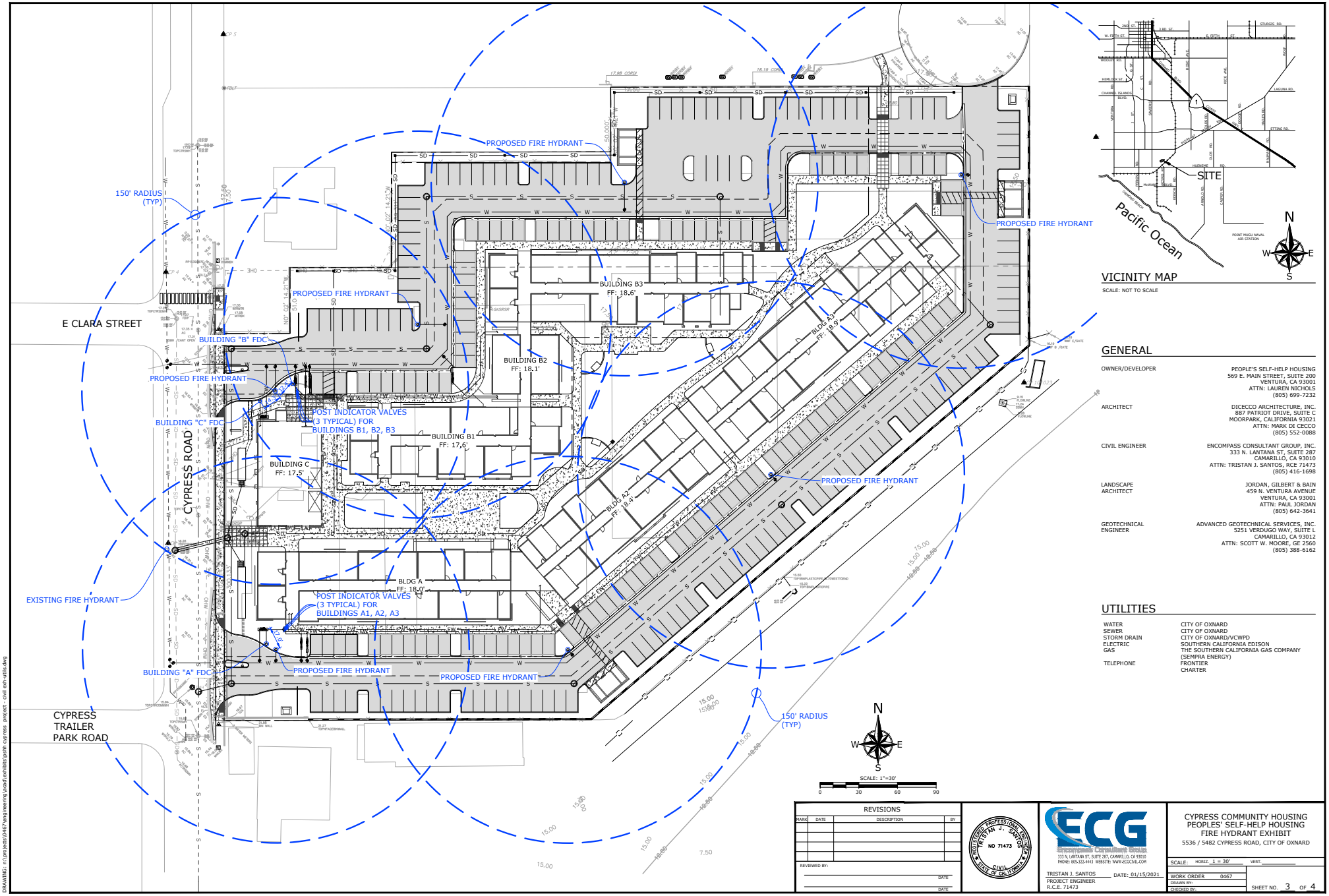
WORK ORDER 0467

DRAWN BY:

CHECKED BY:

SHEET NO. 2 OF 4

DRAWING: n:\projects\0467\engineering\acad\exhibits\psfih cypress project - civil exh-utils.dwg



VICINITY MAP

SCALE: NOT TO SCALE

GENERAL

OWNER/DEVELOPER	PEOPLE'S SELF-HELP HOUSING 569 E. MAIN STREET, SUITE 200 VENTURA, CA 93001 ATTN: LAUREN NICHOLS (805) 699-7232
ARCHITECT	DICECCO ARCHITECTURE, INC. 887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088
CIVIL ENGINEER	ENCOMPASS CONSULTANT GROUP, INC. 333 N. LANTANA ST, SUITE 287 CAMARILLO, CA 93010 ATTN: TRISTAN J. SANTOS, RCE 71473 (805) 416-1698
LANDSCAPE ARCHITECT	JORDAN, GILBERT & BAIN 459 N. VENTURA AVENUE VENTURA, CA 93001 ATTN: PAUL JORDAN (805) 642-3641
GEOTECHNICAL ENGINEER	ADVANCED GEOTECHNICAL SERVICES, INC. 5251 VERDUGO WAY, SUITE L CAMARILLO, CA 93012 ATTN: SCOTT W. MOORE, GE 2560 (805) 388-6162

UTILITIES

WATER	CITY OF OXNARD
SEWER	CITY OF OXNARD
STORM DRAIN	CITY OF OXNARD/VCWPD
ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	THE SOUTHERN CALIFORNIA GAS COMPANY (SEMPRA ENERGY)
TELEPHONE	FRONTIER CHARTER

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____

_____ DATE _____

REGISTERED PROFESSIONAL ENGINEER TRISTAN J. SANTOS NO 71473 CIVIL STATE OF CALIFORNIA

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 01/15/2021
PROJECT ENGINEER
R.C.E. 71473

CYPRESS COMMUNITY HOUSING
PEOPLES' SELF-HELP HOUSING
FIRE HYDRANT EXHIBIT

5536 / 5482 CYPRESS ROAD, CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT. _____

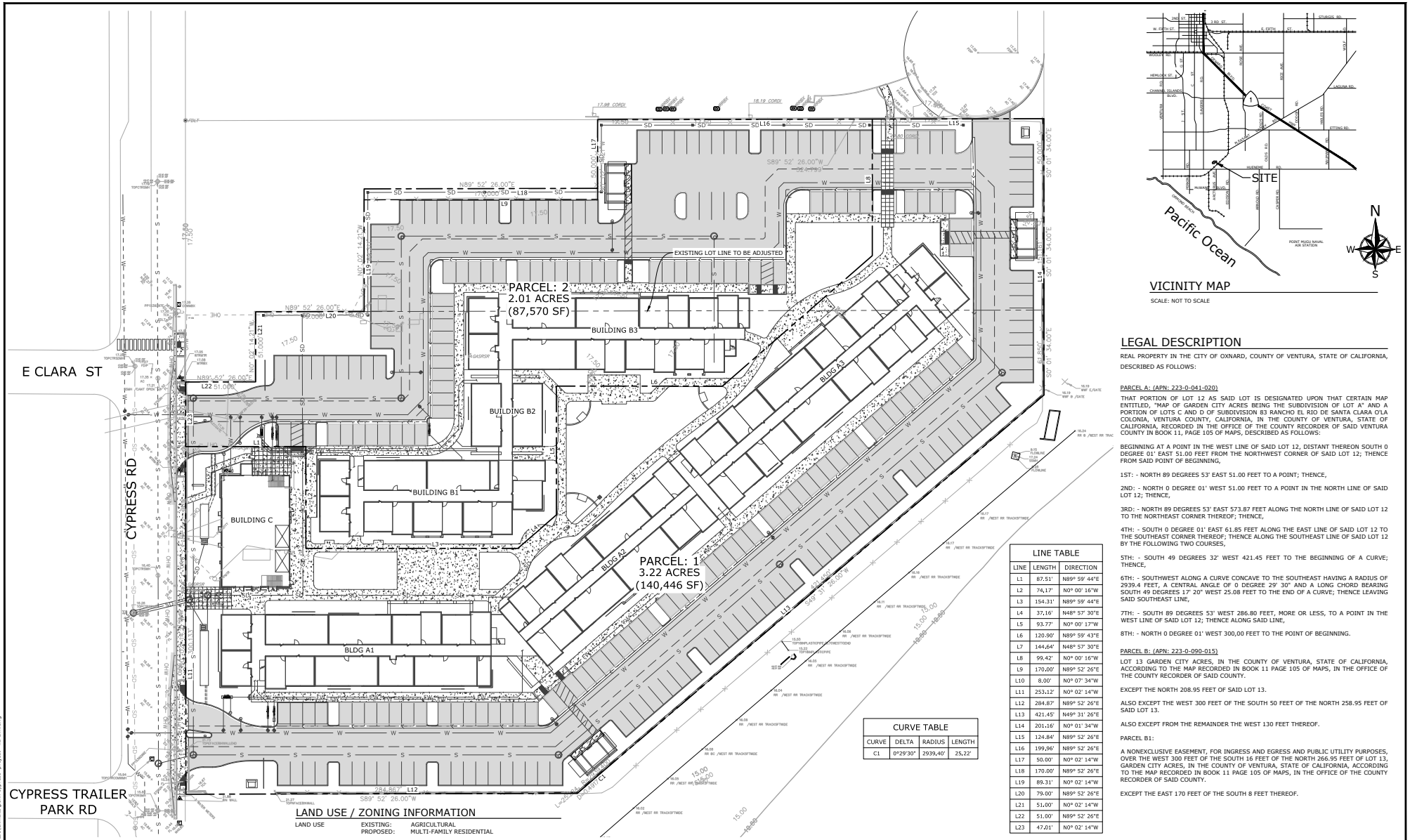
WORK ORDER 0467

DRAWN BY:

CHECKED BY:

SHEET NO. 3 OF 4

DRAWING: n:\projects\0467\engineering\acad\exhibits\psh cypress project - civil exh-utils.dwg



VICINITY MAP

SCALE: NOT TO SCALE

LEGAL DESCRIPTION

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

PARCEL A: (APN: 223-0-041-020)

THAT PORTION OF LOT 12 AS SAID LOT IS DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF GARDEN CITY ACRES BEING THE SUBDIVISION OF LOT A" AND A PORTION OF LOTS C AND D OF SUBDIVISION 83 RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, VENTURA COUNTY, CALIFORNIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 11, PAGE 105 OF MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 12, DISTANT THEREON SOUTH 0 DEGREE 01' EAST 51.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12; THENCE FROM SAID POINT OF BEGINNING,

1ST: - NORTH 89 DEGREES 53' EAST 51.00 FEET TO A POINT; THENCE,

2ND: - NORTH 0 DEGREE 01' WEST 51.00 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 12; THENCE,

3RD: - NORTH 89 DEGREES 53' EAST 573.87 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE,

4TH: - SOUTH 0 DEGREE 01' EAST 61.85 FEET ALONG THE EAST LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 12 BY THE FOLLOWING TWO COURSES,

5TH: - SOUTH 49 DEGREES 32' WEST 421.45 FEET TO THE BEGINNING OF A CURVE; THENCE,

6TH: - SOUTHWEST ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2939.4 FEET, A CENTRAL ANGLE OF 0 DEGREE 29' 30" AND A LONG CHORD BEARING SOUTH 49 DEGREES 17' 20" WEST 25.08 FEET TO THE END OF A CURVE; THENCE LEAVING SAID SOUTHEAST LINE,

7TH: - SOUTH 89 DEGREES 53' WEST 286.80 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID LOT 12; THENCE ALONG SAID LINE,

8TH: - NORTH 0 DEGREE 01' WEST 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN: 223-0-090-015)

LOT 13 GARDEN CITY ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 11 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 208.95 FEET OF SAID LOT 13.

ALSO EXCEPT THE WEST 300 FEET OF THE SOUTH 50 FEET OF THE NORTH 258.95 FEET OF SAID LOT 13.

ALSO EXCEPT FROM THE REMAINDER THE WEST 130 FEET THEREOF.

PARCEL B1:

A NONEXCLUSIVE EASEMENT, FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES, OVER THE WEST 300 FEET OF THE SOUTH 16 FEET OF THE NORTH 266.95 FEET OF LOT 13, GARDEN CITY ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 11 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 170 FEET OF THE SOUTH 8 FEET THEREOF.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	87.51'	N89° 59' 44"E
L2	74.17'	N0° 00' 16"W
L3	154.31'	N89° 59' 44"E
L4	37.16'	N48° 57' 30"E
L5	93.77'	N0° 00' 17"W
L6	120.90'	N89° 59' 43"E
L7	144.64'	N48° 57' 30"E
L8	99.42'	N0° 00' 16"W
L9	170.00'	N89° 52' 26"E
L10	8.00'	N0° 07' 34"W
L11	253.12'	N0° 02' 14"W
L12	284.87'	N89° 52' 26"E
L13	421.45'	N49° 31' 26"E
L14	201.16'	N0° 01' 34"W
L15	124.84'	N89° 52' 26"E
L16	199.96'	N89° 52' 26"E
L17	50.00'	N0° 02' 14"W
L18	170.00'	N89° 52' 26"E
L19	89.31'	N0° 02' 14"W
L20	79.00'	N89° 52' 26"E
L21	51.00'	N0° 02' 14"W
L22	51.00'	N89° 52' 26"E
L23	47.01'	N0° 02' 14"W

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°29'30"	2939.40'	25.22'

GENERAL

OWNER / DEVELOPER	PEOPLES' SELF-HELP HOUSING 56 E. MAIN STREET, SUITE 200 VENTURA, CA 93001 ATTN: LAUREN NICHOLS (805) 699-7232
ARCHITECT	DI CECCO ARCHITECTURE INCORPORATED 887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088

LAND USE / ZONING INFORMATION

LAND USE	EXISTING: PROPOSED:	AGRICULTURAL MULTI-FAMILY RESIDENTIAL
ZONING	EXISTING:	R2-PD (AAHOP SITE B-10)
AREA	GROSS AREA:	5.24 ACRES (APN: 223-0-041-020; 223-0-090-015)
FLOOD ZONE		ZONE X (SCREENED): 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
PARCELS		PARCEL A = 3.85 ACRES (EXISTING) PARCEL B = 1.39 ACRES (EXISTING) PARCEL 1 = 3.23 ACRES (DEVELOPED) PARCEL 2 = 2.01 ACRES (DEVELOPED)

N
W E
S
SCALE: 1"=30'
0 30 60 90

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

REGISTERED PROFESSIONAL ENGINEER
TRISTAN J. SANTOS
NO 71473
CIVIL
STATE OF CALIFORNIA

ECG
Engineering Consultant Group
333 N. LANTANA ST. SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 01/15/2021
PROJECT ENGINEER
R.C.E. 71473

CYPRESS COMMUNITY HOUSING
PEOPLES' SELF-HELP HOUSING
LOT LINE ADJUSTMENT EXHIBIT

5536 / 5482 CYPRESS ROAD, CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT.
WORK ORDER 0467
DRAWN BY:
CHECKED BY:
SHEET NO. 4 OF 4

DRAWING: n:\projects\0467\engineering\acad\exhibits\split cypress project - lla exh.dwg



lot/phasing data:

	Phase 1	%	Phase 2	%	Total	%
Land						
Lot size	140544	62%	87510	38%	228054	100%
Lot acreage	3.23		2.01		5.24	
Coverage:						
Building	38081	27%	21764	25%	59845	26%
Parking	47540	34%	38577	44%	86117	38%
Landscaping	54923	39%	38662	44%	93585	41%
Parking						
required (city) NA						
per DB	165		108		273	
PSHH standard	141		95		236	
provided standard	138		100		238	
provided disabled	4		4		8	
provided total	142		104		246	
bicycle ST	9.6		6.5		16	
bicycle LT	28.8		19.4		48	
Building						
residential	75489	71%	50334	79%	125823	74%
circulation	22217	21%	13214	21%	35431	21%
common bldg	7,967	8%			7967	5%
total building s.f.	105673	62%	63548	38%	169221	100%
Units						
one bedroom	15	17%	12	20%	27	18%
two bedroom	48	53%	27	45%	75	50%
three bedroom	27	30%	21	35%	48	32%
total	90		60		150	
Setbacks Required						
front	25'		25'			
side	5'		5'			
rear	25'		25'			
Setbacks Provided						
front	25'9"		97'6"			
side	154"		6'6"			
rear	54'		89'4"			

Improvements per phase

Phase 1	Phase 2
mass grading of site	
retaining wall at RR PL	
backbone water, hydrants, backflows	
utility undergrounding	
in street sewer	
street curb/gutter/sidewalk	
driveway approaches	
buildings A and C	building B
south & east PL fence/wall	north & west PL fence/wall
storm drain w/ BMPs	sewer connection
south driveway and parking to park	north drive and parking
north driveway to ADA stall only	
landscape/hardscape	landscape/hardscape
play equipment	dog park/community garden
trash enclosures (2)	trash enclosure (1)
drive gates (2)	drive gate (1)

***refer to Sheet EA.5 for Phasing Diagram**

Sheet Index

architecture:
EA.1 Cover
EA.2 Image Keyplan
EA.3 Existing Site Images
EA.4 Site Plan
EA.5 Phasing Diagram
EA.6 Firetruck Access South
EA.7 Firetruck Access North
EA.8 Overall Ground Floor
EA.9 Overall Second Floor
EA.10 Overall Third Floor
EA.11 Overall Roof Plan
EA.12 Unit Plans
EA.13 Building A1 Plans
EA.14 Building A2 Plans
EA.15 Building A3 Plans
EA.16 Building B First Floor Plans
EA.17 Building B 2nd & 3rd Floor
EA.18 Building C / Trash Enclosure
EA.19 Overall Site Massing
EA.20 North & West Massing
EA.21 South Massing
EA.22 Entry/Drive/East Massing
EA.23 Courtyard/Entry Massing
EA.24 Efficiency Measures
EA.25 Material Board
EA.26 Building A Elevations
EA.27 Building A Elevations
EA.28 Building A Elevations
EA.29 Building B Elevations
EA.30 Building B Elevations
EA.31 Building C Elevations
EA.32 Bldg A Color Diagram
EA.33 Bldg A Color Diagram
EA.34 Bldg A Color Diagram
EA.35 Bldg B Color Diagram
EA.36 Bldg B Color Diagram
EA.37 Bldg C Color Diagram
EA.38 Photometric Plan
EA.39 Lighting Specs
EA.40 Rendered Images
EA.41 Rendered Images

civil engineering:
1 Grading and Drainage Exhibit
2 Fire Hydrant Exhibit
3 Utilities Exhibit
4 Lot Line Adjustment Exhibit

landscape architecture:
L-1 Preliminary Landscape Plan
L-2 Landscape Site Amenities
L-3 Play Area Design
L-4 Plant Material Images

Cypress Place at Garden City

5536 / 5482 Cypress Road
City of Oxnard, California

PZ-20-200-14 (DDR, SB330, SB35)
PZ-20-535-02 (DB)
20-310-09 (LLA)

owner:
People's Self Help Housing
56 E. Main Street, Suite 200
Ventura, CA 93001
contact: Lauren Nichols (805) 252-8706

site information:
APN: 223-0-041-020, 223-0-090--15
5.22 acres
General Plan: Residential Medium
Current Zoning: R2-PD
AAHOP site B-10
Density (allowable): 24 du.ac

proposed development:
150 Affordable Apartments
28.7 du/ac
three-story walkup, stacked flat apartments
two-story common building w/ learning center & laundry
trash enclosures
common green spaces w/ play lots & access to adjacent city park

Consultants

architecture:
DiCecco Architecture Inc.
887 Patriot Drive, Suite C
Moorpark, CA 93021
805.552.0088
contact: Mark Di Cecco AIA

civil engineering:
Encompass Consulting Group
533 N. Lantana Street, Suite 130
Camarillo, CA 93010
805.322.4443
contact: Tristan J. Santos, PE

landscape architecture:
Jordan, Gilbert, & Bain Landscape Architects, Inc.
459 N. Ventura Avenue
Ventura, CA 93001
805.642.3641
contact: Paul Jordan

photometric engineer:
Thoma Electric
3562 Empleo Street
San Luis Obispo, CA 93401
805.548.2124
contact: Anthony Zepeda



dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Cover/Site Context
EA.1
1/14/21


gate entrance 1


greenhouse 2


greenhouses 3


Sasaki Nursery building 4


existing house 5


existing house 6


Sasaki Nursery building & greenhouses 7


existing house 8


existing house 9


greenhouses 10


open structure 11


parking spaces 12


parking spaces 13


fence along railroad 14


greenhouse rear 15


greenhouse 16


shed 17


sheds 18


existing house 19


adjacent property across Cypress Rd. 20


adjacent property across Cypress Rd. 21


gate at park 22


adjacent park 23


adjacent park 24


playground at adjacent park 25


adjacent property across Cypress Rd. 26


intersection Cypress Rd. & Clara St. 27


adjacent property across Cypress Rd. at corner of Clara St 28

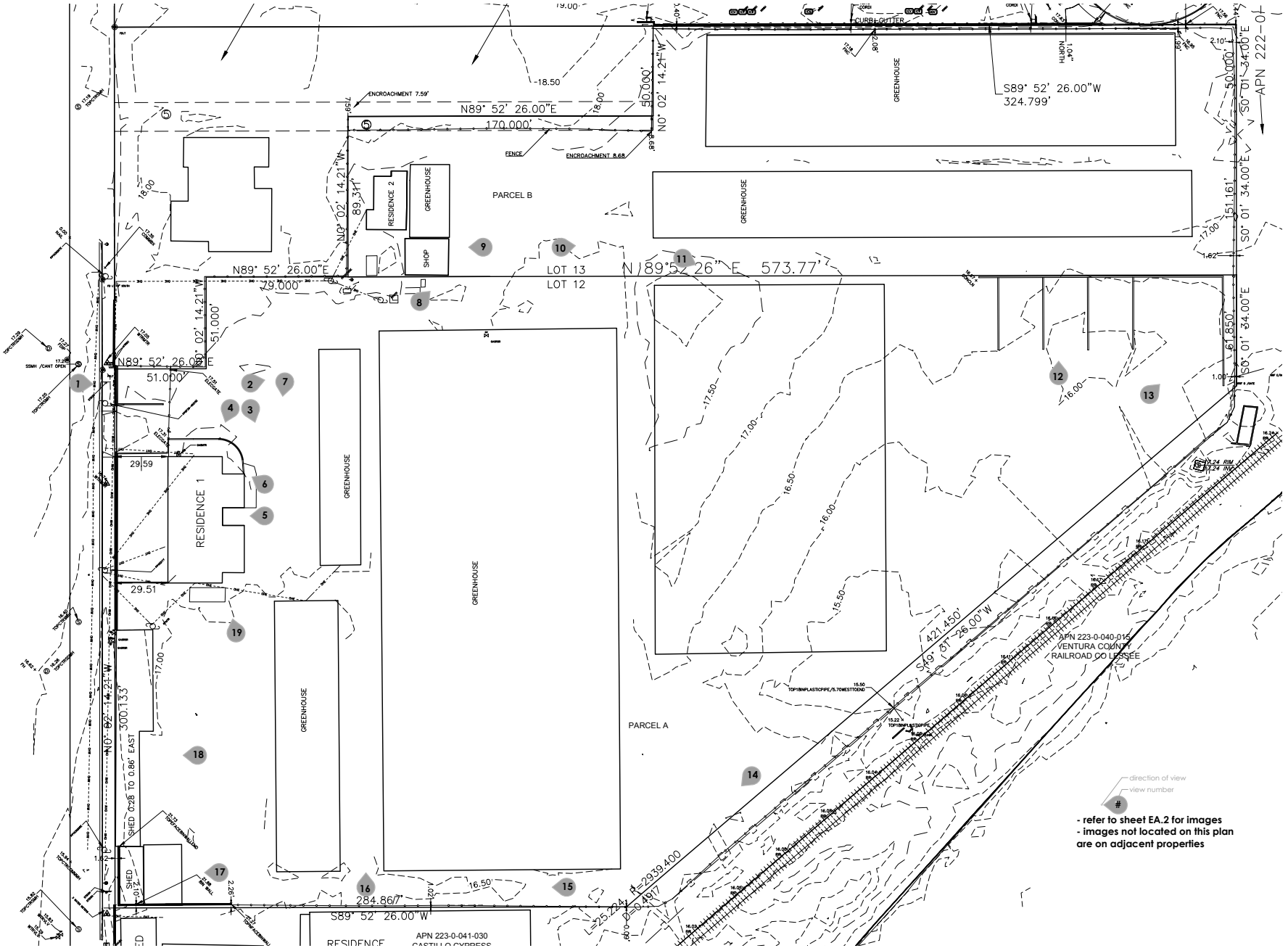
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Existing Site Images
EA.2
1/14/21



dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City

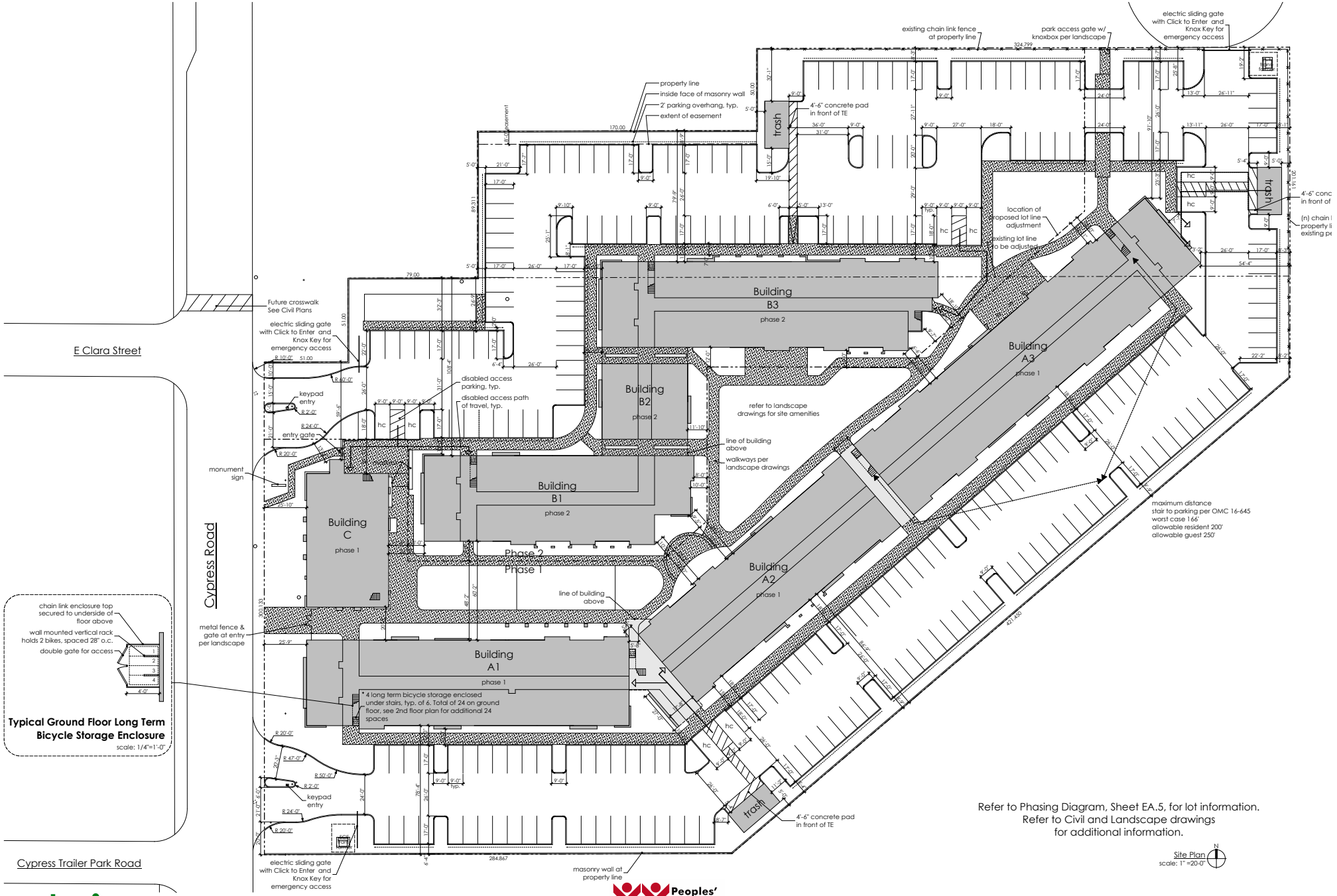
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Existing Site Image Keyplan

EA.3

1/14/21



Refer to Phasing Diagram, Sheet EA.5, for lot information.
Refer to Civil and Landscape drawings
for additional information.

Site Plan
scale: 1" =20-0"

dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com

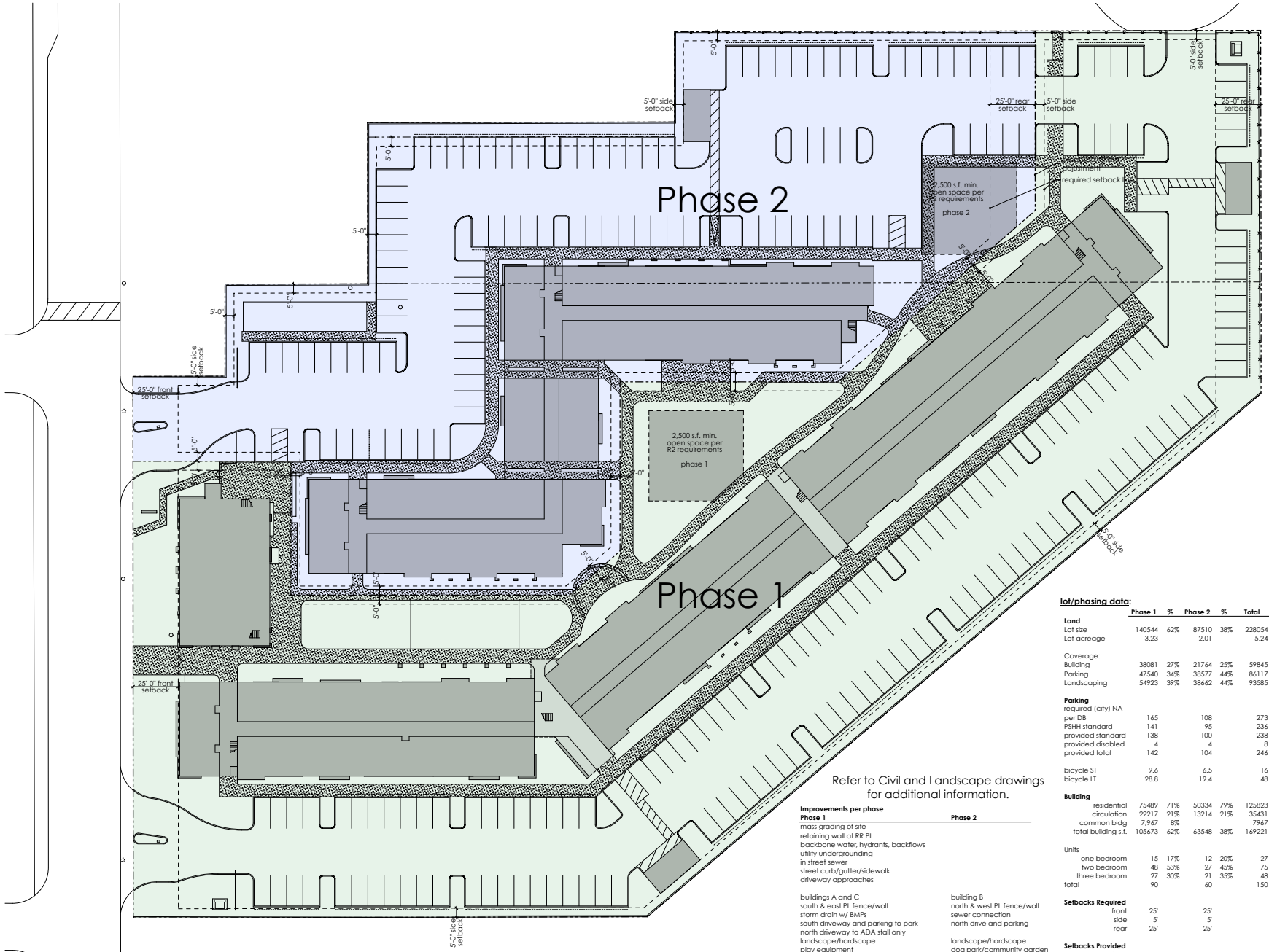
Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Site Plan
EA.4
1/14/21



Refer to Civil and Landscape drawings for additional information.

Improvements per phase

Phase 1	Phase 2
mass grading of site	
retaining wall at RR PL	
backbone water, hydrants, backflows	
utility undergrounding	
in street sewer	
street curb/gutter/sidewalk	
driveway approaches	
buildings A and C	building B
south & east PL fence/wall	north & west PL fence/wall
storm drain w/ BMPs	sewer connection
south driveway and parking to park	north drive and parking
north driveway to ADA stall only	
landscape/hardscape	landscape/hardscape
play equipment	dog park/community garden
trash enclosures (2)	trash enclosure (1)
drive gates (2)	drive gate (1)

lot/phasing data:

	Phase 1	%	Phase 2	%	Total	%
Land						
Lot size	140544	62%	87510	38%	228054	100%
Lot acreage	3.23		2.01		5.24	
Coverage:						
Building	38081	27%	21764	25%	59845	26%
Parking	47540	34%	38577	44%	86117	38%
Landscaping	54923	39%	38662	44%	93585	41%
Parking						
required (city) NA						
per DB	165		108		273	
PSHH standard	141		95		236	
provided standard	138		100		238	
provided disabled	4		4		8	
provided total	142		104		246	
bicycle ST	9.6		6.5		16	
bicycle LT	28.8		19.4		48	
Building						
residential	75489	71%	50334	79%	125823	74%
circulation	22217	21%	13214	21%	35431	21%
common bldg	7,967	8%			7967	5%
total building s.f.	105673	62%	63548	38%	169221	100%
Units						
one bedroom	15	17%	12	20%	27	18%
two bedroom	48	53%	27	45%	75	50%
three bedroom	27	30%	21	35%	48	32%
total	90		60		150	
Setbacks Required						
front	25'		25'			
side	5'		5'			
rear	25'		25'			
Setbacks Provided						
front	25'9"		97'6"			
side	15'4"		6'6"			
rear	54'		89'4"			

dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City

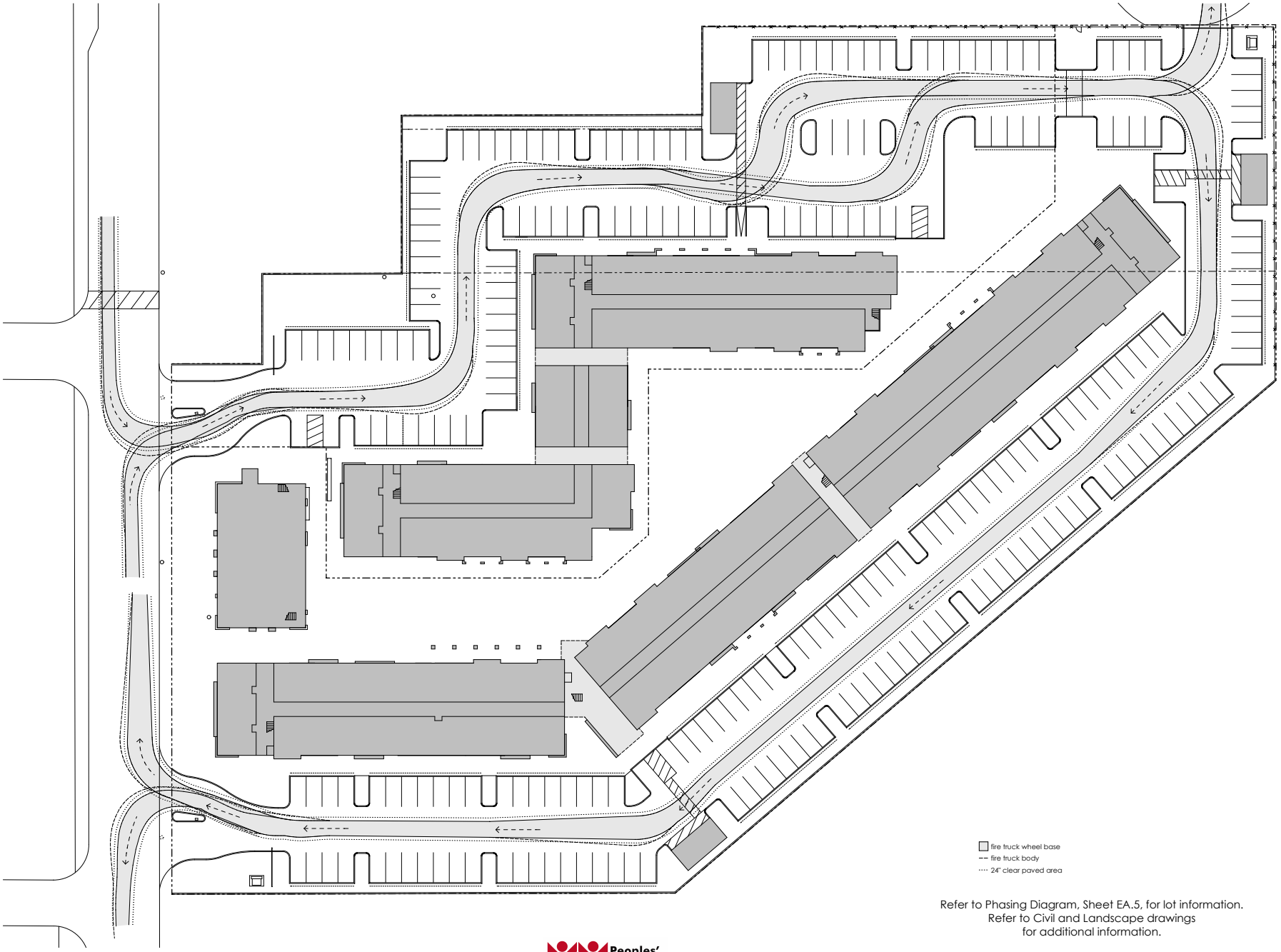
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Phasing Diagram

EA.5

1/14/21



Refer to Phasing Diagram, Sheet EA.5, for lot information.
Refer to Civil and Landscape drawings
for additional information.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

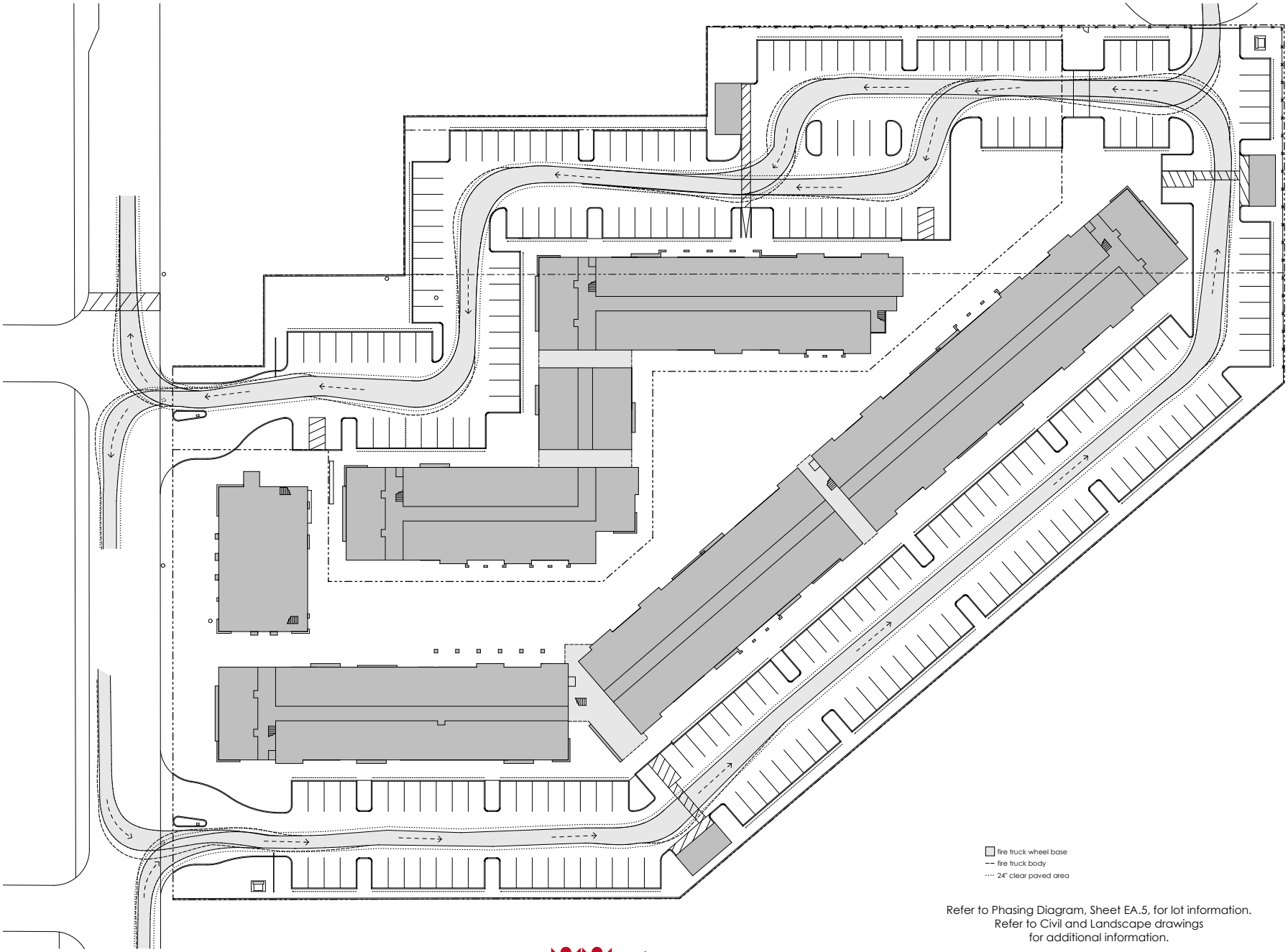
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Firetruck /Solid Waste Access
North Entrance Heading South

EA.6

1/14/21



Refer to Phasing Diagram, Sheet EA.5, for lot information.
Refer to Civil and Landscape drawings
for additional information.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Firetruck / Solid Waste Access
South Entrance Heading North

EA.7

1/14/21



Ground Floor Plan
scale: 1/16"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Overall Ground Floor

EA.8

1/14/21



Second Floor Plan
scale: 1/16"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

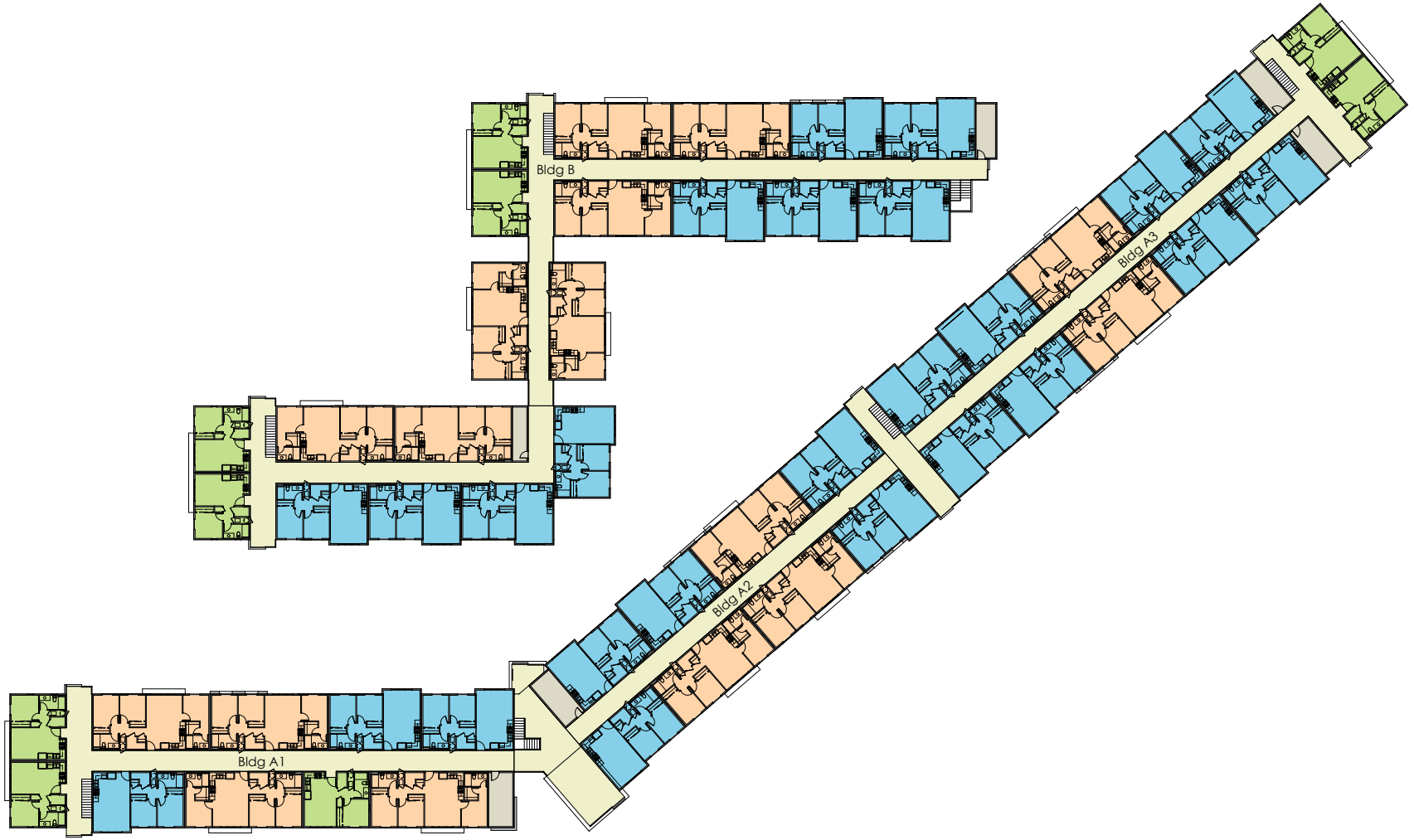
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Overall Second Floor

EA.9

1/14/21



Third Floor Plan
scale: 1/16"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

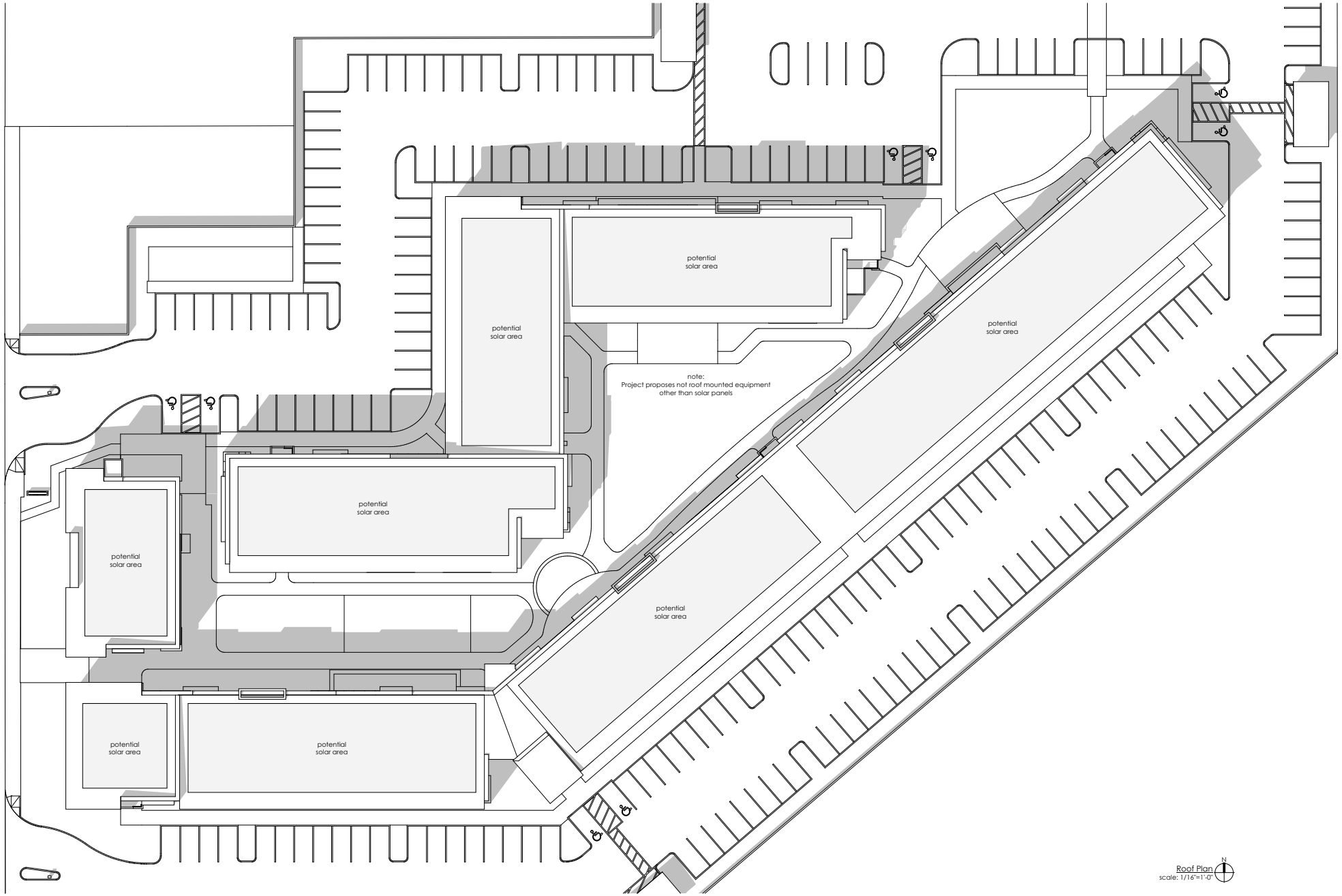
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

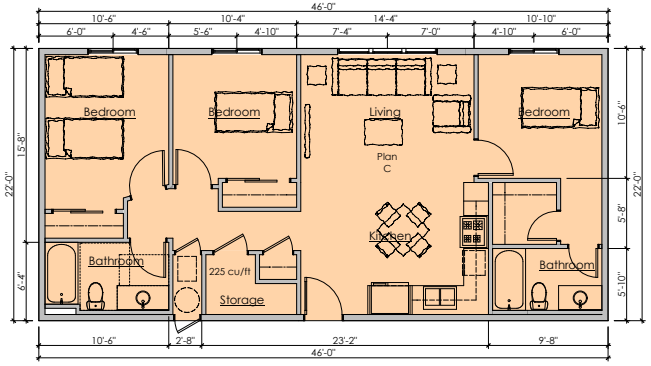
di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Overall Third Floor

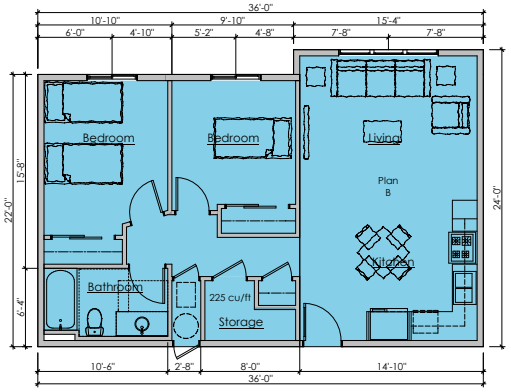
EA.10

1/14/21

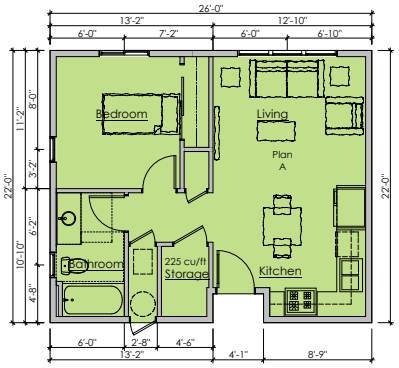

potential
solar area
potential
solar area
potential
solar area
note:
Project proposes not roof mounted equipment
other than solar panels
potential
solar area
potential
solar area
potential
solar area



Plan C
Three Bedroom Unit
1012 s.f.
scale: 1/4"=1'-0"



Plan B
Two Bedroom Unit
822 s.f.
scale: 1/4"=1'-0"



Plan A
One Bedroom Unit
562 s.f.
scale: 1/4"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

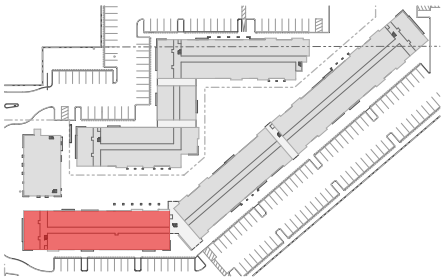
Peoples' Self-Help Housing

Cypress Place at Garden City

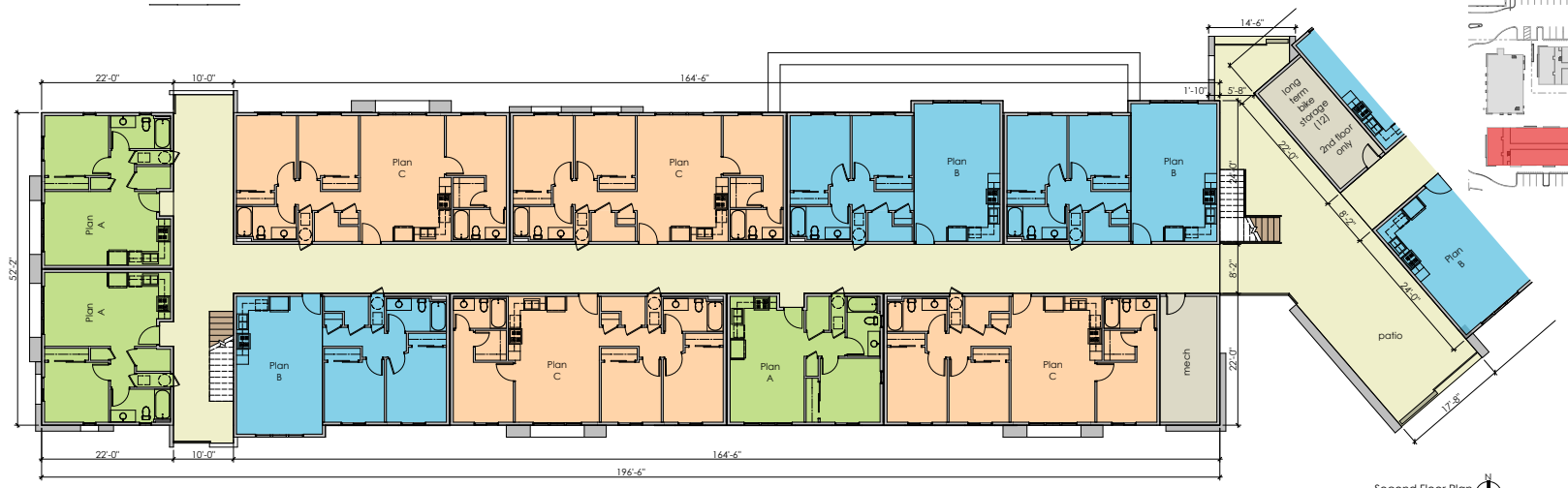
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Unit Plans
EA.12
1/14/21



Key Plan



Second Floor Plan
scale: 1/8"=1'-0"
(similar @ third floor)



Ground Floor Plan
scale: 1/8"=1'-0"

dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City

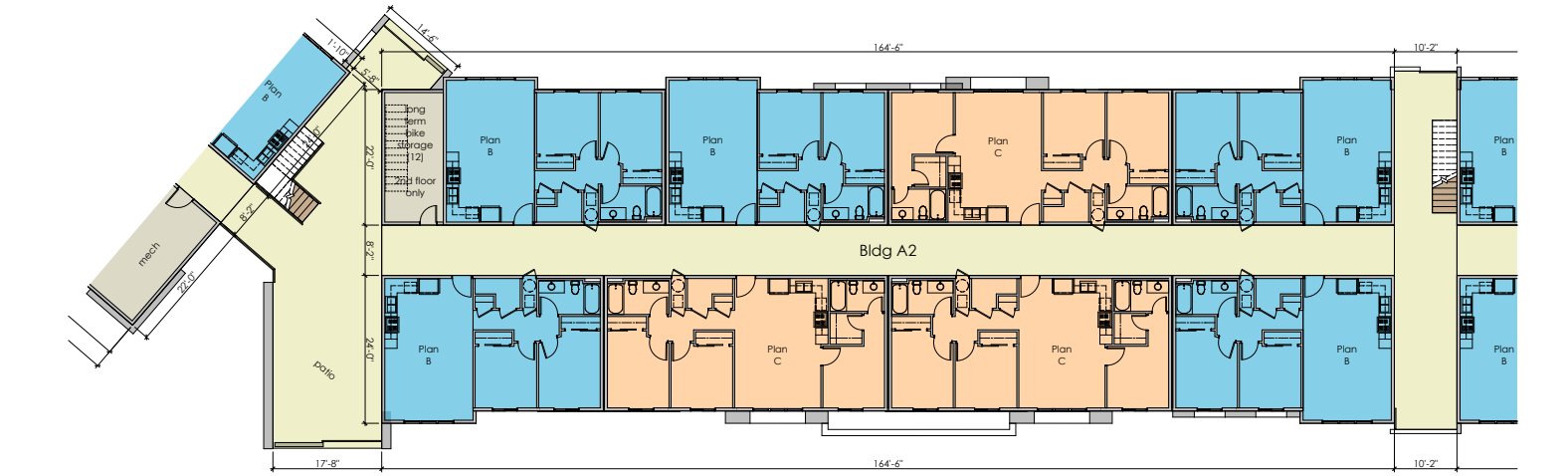
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A1 Plans

EA.13

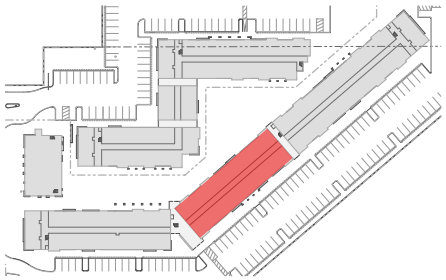
1/14/21



Second Floor Plan
scale: 1/8"=1'-0"
(similar @ third floor)



Ground Floor Plan
scale: 1/8"=1'-0"



Key Plan

dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City

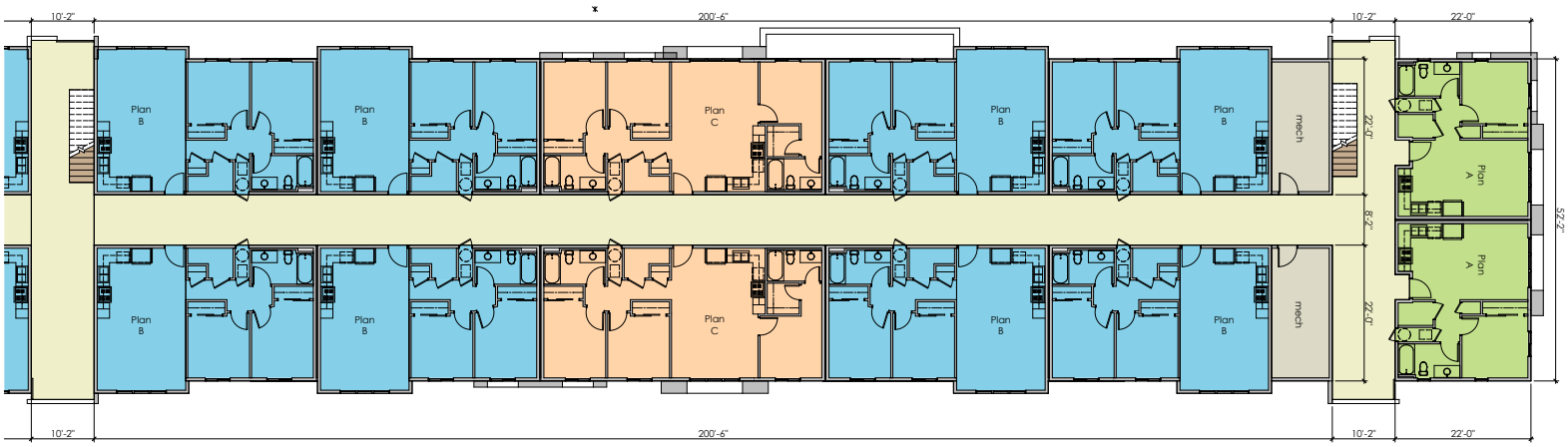
a new affordable housing development in Oxnard, California

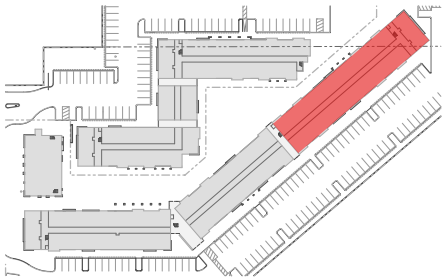
di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A2 Plans

EA.14

1/14/21





Key Plan

Second Floor Plan
scale: 1/8"=1'-0"
(similar @ third floor)



Ground Floor Plan
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A3 Plans

EA.15

1/14/21



Key Plan

Ground Floor Plan
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg B First Floor Plan

EA.16

1/14/21



Key Plan

Second Floor Plan
scale: 1/8"=1'-0"
(similar @ third floor)

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

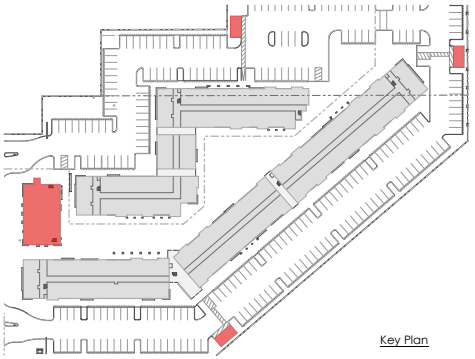
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

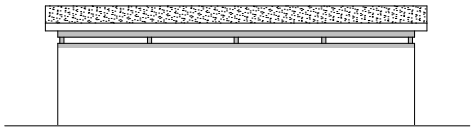
Bldg B Second Floor

EA.17

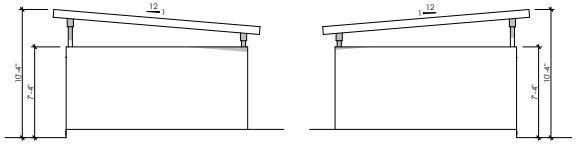
1/14/21



Key Plan

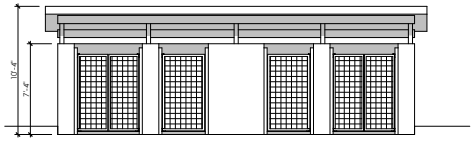


Trash Enclosure Rear Elevation
scale: 1/4"=1'-0"

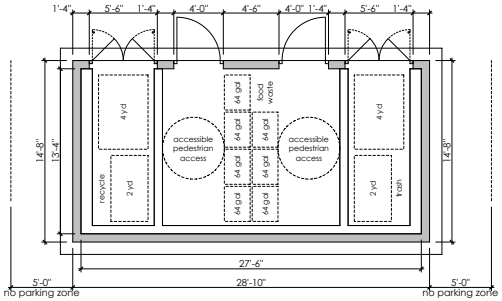


Trash Enclosure Right Elevation
scale: 1/4"=1'-0"

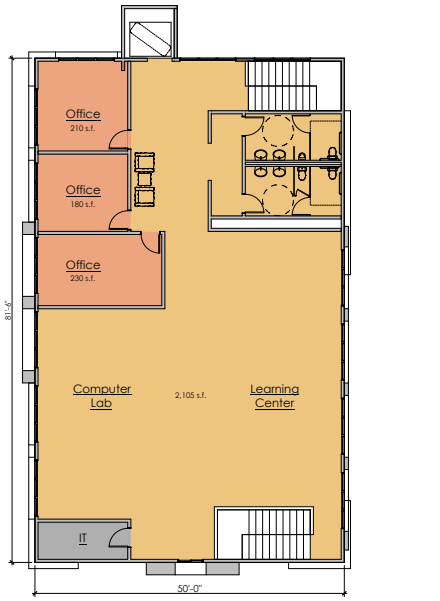
Trash Enclosure Left Elevation
scale: 1/4"=1'-0"



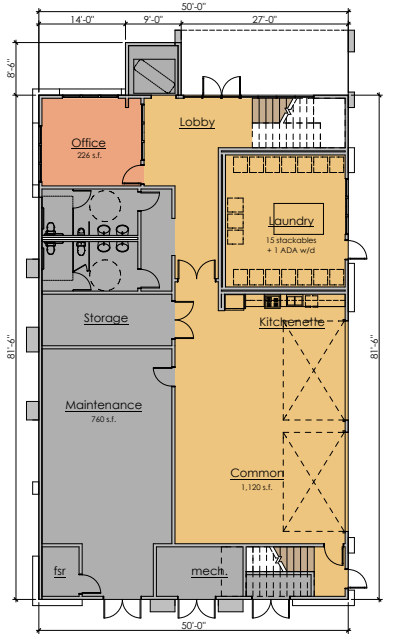
Trash Enclosure Front Elevation
scale: 1/4"=1'-0"



Trash Enclosure Plan
scale: 1/4"=1'-0"



Second Floor Plan
scale: 1/8"=1'-0"



Ground Floor Plan
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Building C / Trash Enclosure

EA.18

1/14/21









887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Overall Site Massing

EA.19

1/14/21





dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

North & West Massing
EA.20
1/14/21





dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

South Massing
EA.21
1/14/21









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Entry/Drive/East Massing

EA.22

1/14/21









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

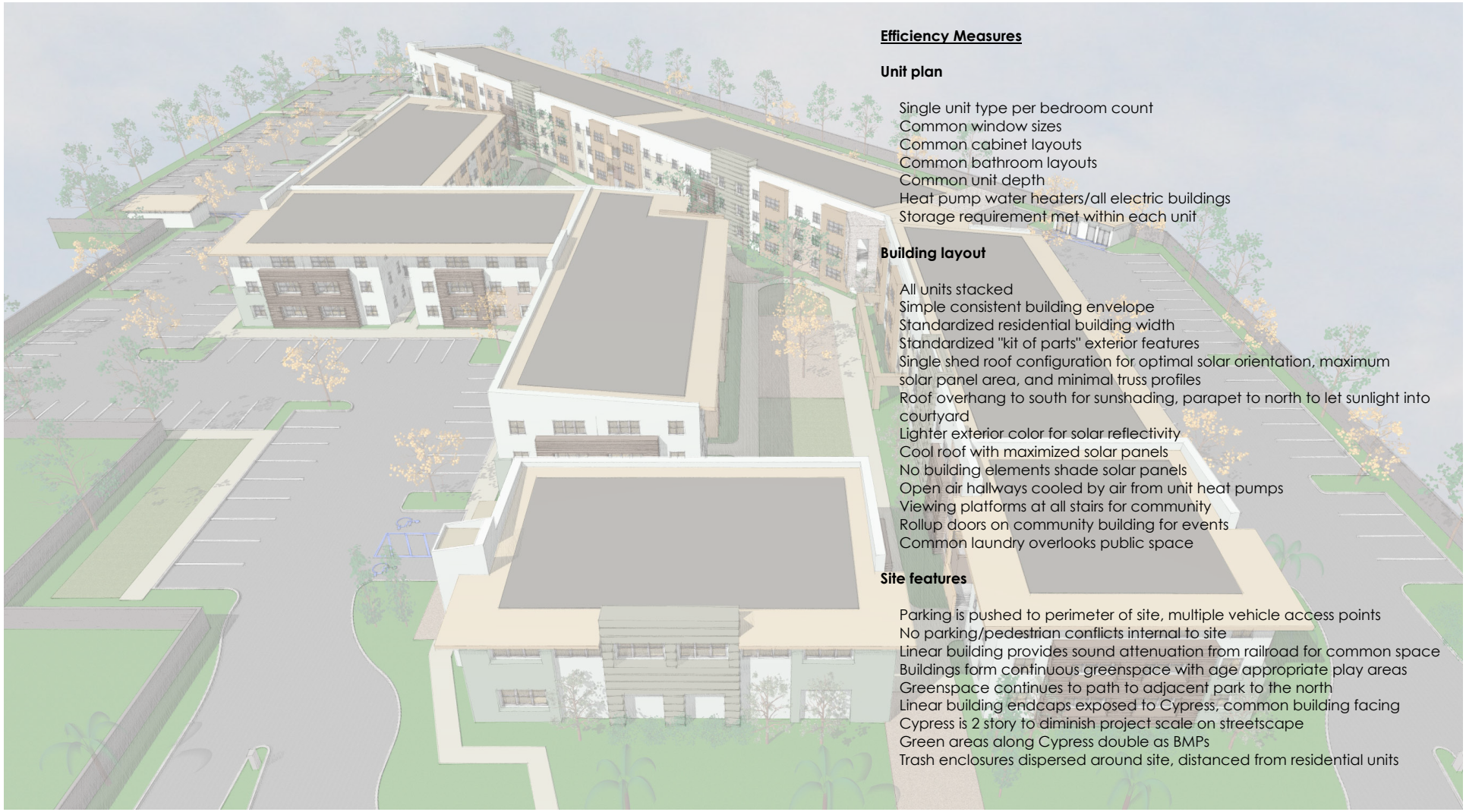
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Courtyard/Entry Massing

EA.23

1/14/21



Efficiency Measures

Unit plan

Single unit type per bedroom count
Common window sizes
Common cabinet layouts
Common bathroom layouts
Common unit depth
Heat pump water heaters/all electric buildings
Storage requirement met within each unit

Building layout

All units stacked
Simple consistent building envelope
Standardized residential building width
Standardized "kit of parts" exterior features
Single shed roof configuration for optimal solar orientation, maximum solar panel area, and minimal truss profiles
Roof overhang to south for sunshading, parapet to north to let sunlight into courtyard
Lighter exterior color for solar reflectivity
Cool roof with maximized solar panels
No building elements shade solar panels
Open air hallways cooled by air from unit heat pumps
Viewing platforms at all stairs for community
Rollup doors on community building for events
Common laundry overlooks public space

Site features

Parking is pushed to perimeter of site, multiple vehicle access points
No parking/pedestrian conflicts internal to site
Linear building provides sound attenuation from railroad for common space
Buildings form continuous greenspace with age appropriate play areas
Greenspace continues to path to adjacent park to the north
Linear building endcaps exposed to Cypress, common building facing Cypress is 2 story to diminish project scale on streetscape
Green areas along Cypress double as BMPs
Trash enclosures dispersed around site, distanced from residential units

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

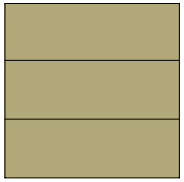
di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.



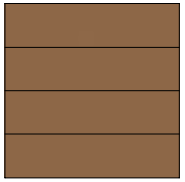
stucco body
Merlex Glacier White
p-100



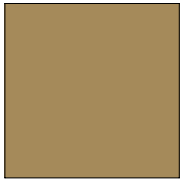
siding A
Dunn Edwards
DE5494 Even Growth



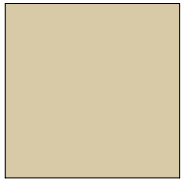
siding B
Dunn Edwards
DET683 Wild Horses



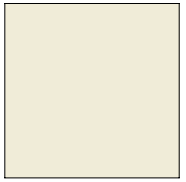
stucco accent color
Dunn Edwards
DE6160 Fall Harvest



stucco accent color
Dunn Edwards
DE6185 Light Aspiration



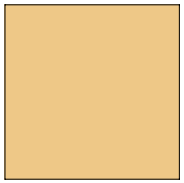
windows
Milgard Styleline
Tan Stock Color



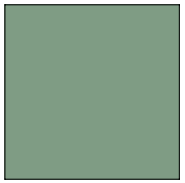
roofing
Certainteed Rolled Cap Sheet
Resawn Shake



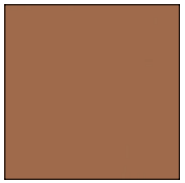
stucco accent color
Dunn Edwards
DE5332 Burmese Tan



stucco accent color
Dunn Edwards
DE5648 Vineyard



stucco accent color
Dunn Edwards
DE5265 Brown Eyes



brick
El Dorado Stone
Latigo Brick



roll up doors
US aluminum
PPG black



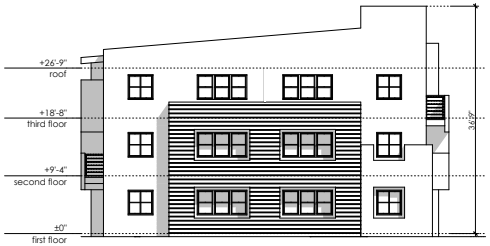
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

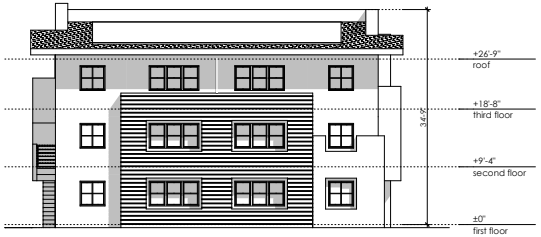
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

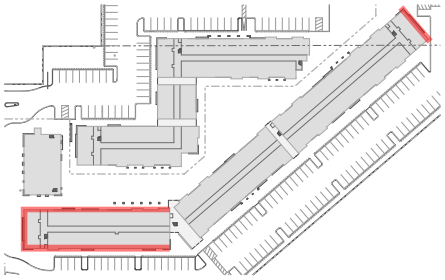
Material Board
EA.25
1/14/21



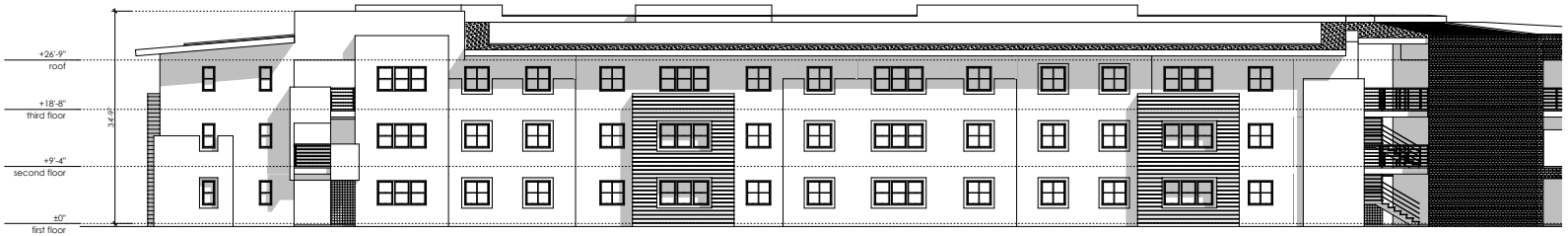
East Elevation A3
scale: 1/8"=1'-0"



West Elevation A1
scale: 1/8"=1'-0"



Key Plan



South Elevation A1
scale: 1/8"=1'-0"



North Elevation (Courtyard) A1
scale: 1/8"=1'-0"

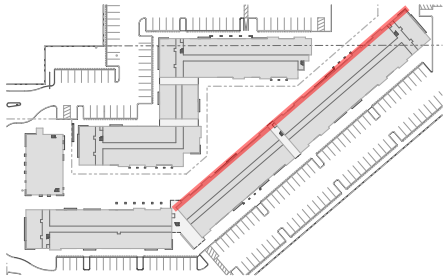
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

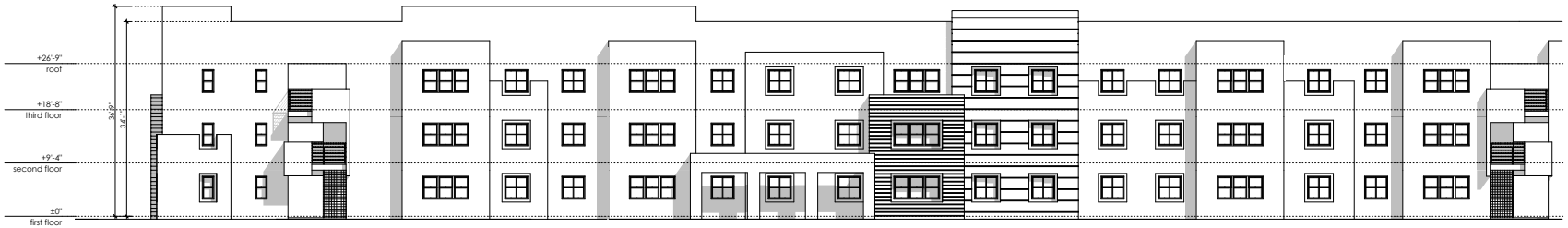
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Elevations
EA.26
1/14/21



Key Plan



North Elevation (Courtyard) A3
scale: 1/8"=1'-0"



North Elevation (Courtyard) A2
scale: 1/8"=1'-0"

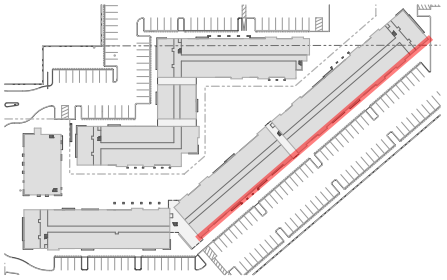
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Elevations
EA.27
1/14/21



Key Plan



South Elevation A3
scale: 1/8"=1'-0"



South Elevation A2
scale: 1/8"=1'-0"

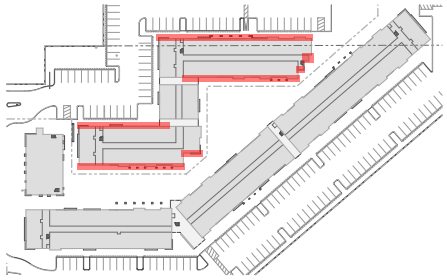
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Elevations
EA.28
1/14/21



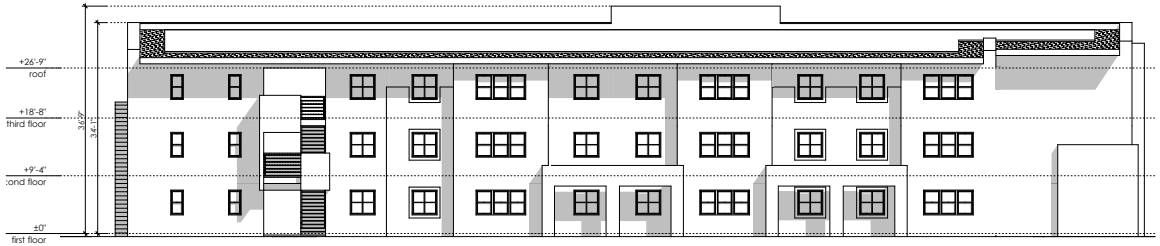
Key Plan



South Elevation (Courtyard) B3
scale: 1/8"=1'-0"



North Elevation B3
scale: 1/8"=1'-0"



South Elevation (Courtyard) B1
scale: 1/8"=1'-0"



North Elevation B1
scale: 1/8"=1'-0"

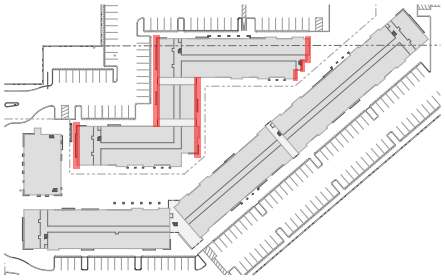
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

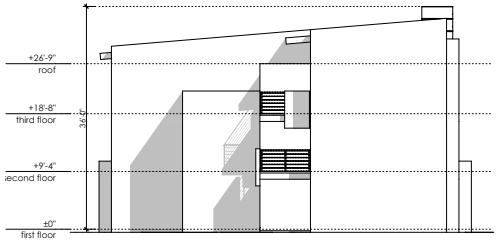
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

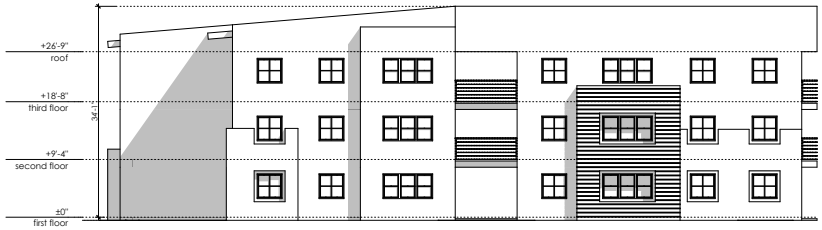
Bldg B Elevations
EA.29
1/14/21



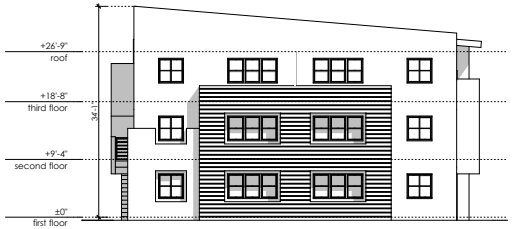
Key Plan



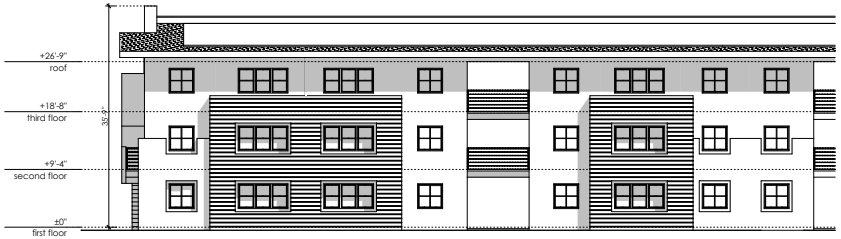
East Elevation B3
scale: 1/16"=1'-0"



East Elevation (Courtyard) B1 & B2
scale: 1/16"=1'-0"



West Elevation B1
scale: 1/16"=1'-0"



West Elevation B2 & B3
scale: 1/16"=1'-0"

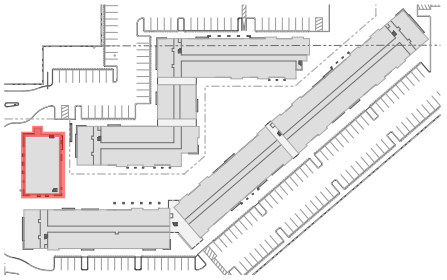
dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

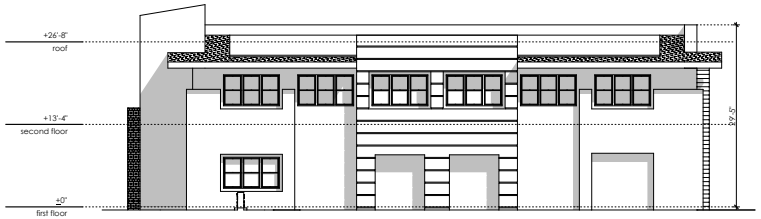
Bldg B Elevations
EA.30
1/14/21



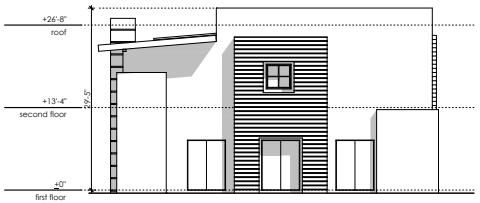
Key Plan



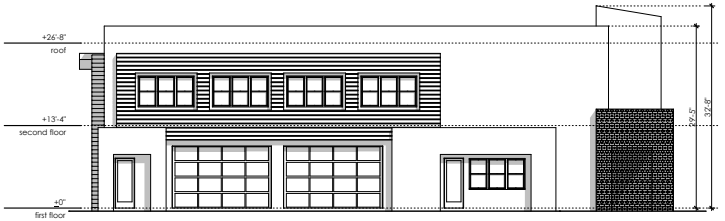
North Elevation
scale: 1/8"=1'-0"



West Elevation
scale: 1/8"=1'-0"



South Elevation
scale: 1/8"=1'-0"



East Elevation
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

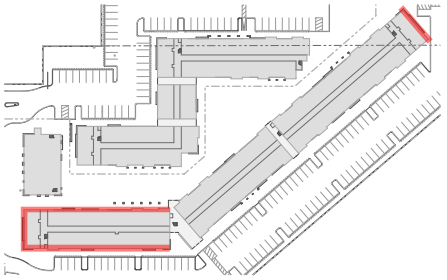
di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.



East Elevation A3
scale: 1/8"=1'-0"



West Elevation A1
scale: 1/8"=1'-0"



Key Plan



South Elevation A1
scale: 1/8"=1'-0"



North Elevation (Courtyard) A1
scale: 1/8"=1'-0"

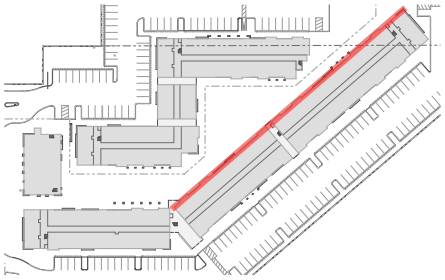
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

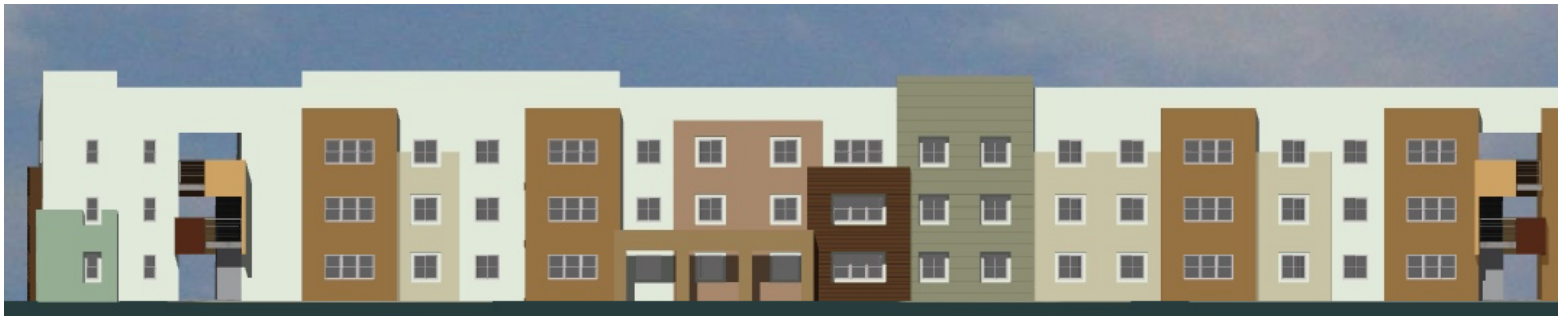
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Color Diagram
EA.32
1/14/21



Key Plan



North Elevation (Courtyard) A3
scale: 1/8"=1'-0"



North Elevation (Courtyard) A2
scale: 1/8"=1'-0"

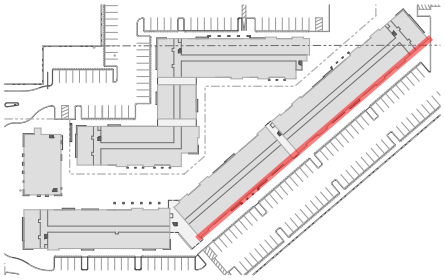
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Color Diagram
EA.33
1/14/21



Key Plan



South Elevation A3
scale: 1/8"=1'-0"



South Elevation A2
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

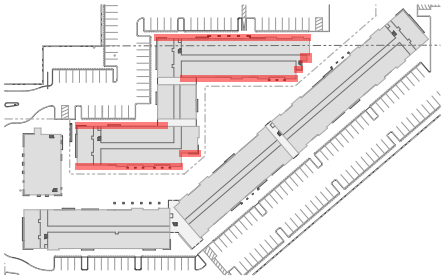
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Color Diagram
EA.34
1/14/21



South Elevation (Courtyard) B3
scale: 1/8"=1'-0"



Key Plan



North Elevation B3
scale: 1/8"=1'-0"



South Elevation (Courtyard) B1
scale: 1/8"=1'-0"



North Elevation B1
scale: 1/8"=1'-0"

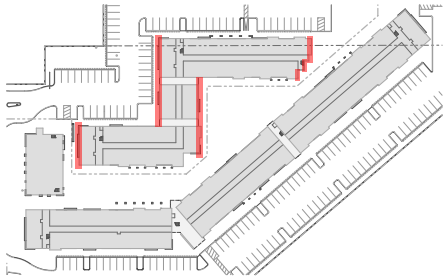
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

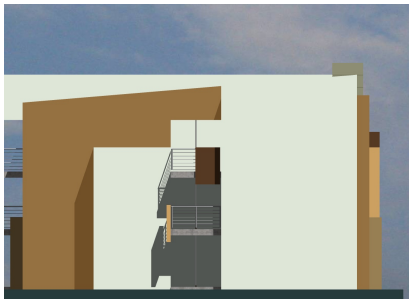
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg B Color Diagram
EA.35
1/14/21



Key Plan



East Elevation B3
scale: 1/16"=1'-0"



East Elevation (Courtyard) B1 & B2
scale: 1/16"=1'-0"



West Elevation B1
scale: 1/16"=1'-0"



West Elevation B2 & B3
scale: 1/16"=1'-0"

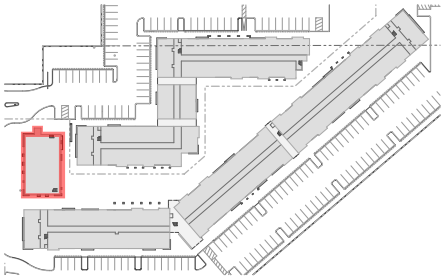
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg B Color Diagram
EA.36
1/14/21



Key Plan



North Elevation
scale: 1/8"=1'-0"



West Elevation
scale: 1/8"=1'-0"



South Elevation
scale: 1/8"=1'-0"



East Elevation
scale: 1/8"=1'-0"

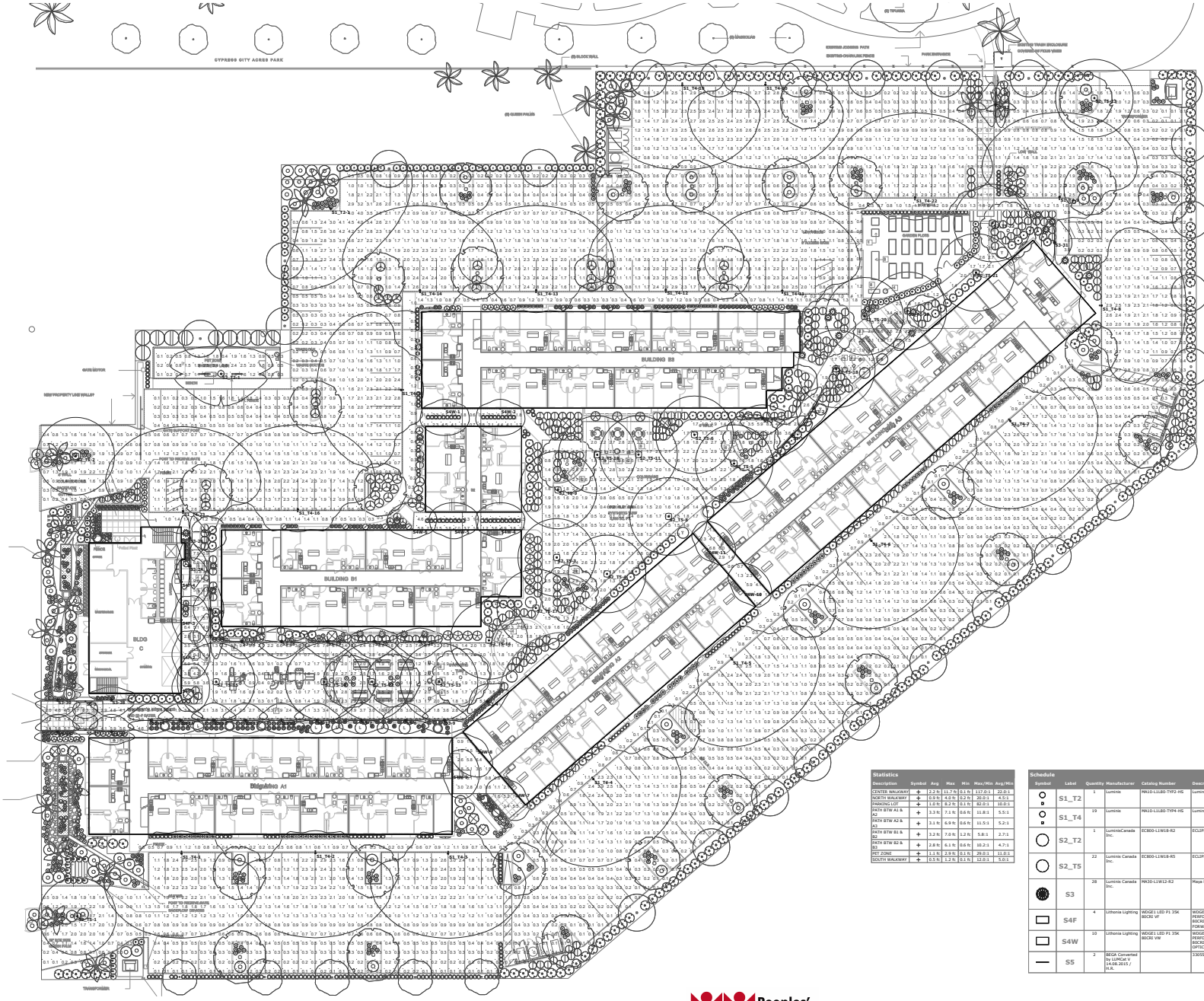
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg C Color Diagram
EA.37
1/14/21



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CENTER WALKWAY	+	2.2 fc	11.7 fc	0.1 fc	117.0:1	22.0:1
NORTH WALKWAY	+	0.9 fc	4.0 fc	0.2 fc	20.0:1	4.5:1
PARKING LOT	+	1.0 fc	8.2 fc	0.1 fc	82.0:1	10.0:1
PATH BTW A1 & A2	+	3.3 fc	7.1 fc	0.6 fc	11.8:1	5.5:1
PATH BTW A2 & A3	+	3.1 fc	6.9 fc	0.6 fc	11.5:1	5.2:1
PATH BTW B1 & B2	+	3.2 fc	7.0 fc	1.2 fc	5.8:1	2.7:1
PATH BTW B2 & B3	+	2.8 fc	6.1 fc	0.6 fc	10.2:1	4.7:1
PET ZONE	+	1.1 fc	2.9 fc	0.1 fc	29.0:1	11.0:1
SOUTH WALKWAY	+	0.5 fc	1.2 fc	0.1 fc	12.0:1	5.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1_T2	1	Luminis	MA10-L11LED-TYP2-HS	Luminis Maya	Lumipac30 with 30 High power LEDs	1	MA10-L11LED-TYP2-HS.ies	6258	0.9	80.1
	S1_T4	19	Luminis	MA10-L11LED-TYP4-HS	Luminis Maya	Lumipac30 with 30 High power LEDs	1	MA10-L11LED-TYP4-HS.ies	6449	0.9	80.1
	S2_T2	1	LuminisCanada Inc.	EC800-L1W18-R2	ECLIPSE Maxi EC800	(1) Bridgelux BXRC-40E4000-F	White 18W SSL c/w Thomas Research Driver LED40W-036-C1050D @ 120-30V	1	EC800-L1W18-R2.ies	2437	0.9	22.2
	S2_T5	22	Luminis Canada Inc.	EC800-L1W18-RS	ECLIPSE Maxi EC800	(1) Bridgelux BXRC-40E4000-F	White 18W SSL c/w Thomas Research Driver LED40W-036-C1050D @ 120-30V	1	EC800-L1W18-RS.ies	2225	0.9	22.2
	S3	28	Luminis Canada Inc.	MA30-L1W12-R2	Maya MA30 Bollard	(1 Bridgelux BXRC-40E4000-F Warm LED Array) White 12W SSL c/w Thomas Research Driver LED20W-036-C1400-D @ 120-60V	1	MA30-L1W12-R2.ies	1231	0.9	12.5
	S4F	4	Lithonia Lighting	WDGE1 LED P1 35K BDCB2 UF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3500K, BDCB2, VISUAL COMFORT FORWARD OPTIC		1	WDGE1_LED_P1_35K_BDCB2_VF.ies	1194	0.9	10.0002
	S4W	10	Lithonia Lighting	WDGE1 LED P1 35K BDCB2 VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3500K, BDCB2, VISUAL COMFORT WIDE OPTIC		1	WDGE1_LED_P1_35K_BDCB2_VW.ies	1196	0.9	10.0002
	S5	2	BEGA Converted by LUMCAT V 14.08.2015 / m.b.	33055K3	LED 8,4W		1	33055_BEGA_IE5.ies	480	0.9	11

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

VISUAL

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Photometric Plan

EA.38

1/14/21



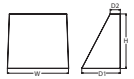
WDGE1 LED

Architectural Wall Sconce

Catalog Number
Notes
Type

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 5"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / wright	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / wright	2,500	4,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / wright	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Visual comfort wide	347V	SRM Surface mounting bracket
		35K 3500K				ICW Indirect Canopy Ceiling Washer bracket (ship/stamp locations only)
		40K 4000K				**Shipped separately**
		50K 5000K				AWS 120mm Architectural wall spacer
						PBBW Surface-mounted back box (top, left, right conduit entry)

Options		Finish			
DMBW[1]	Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD	Dark Bronze	DSSTXD	Textured dark bronze
PE[2]	Photocell, Button Type	DBLXD	Black	DSEGXD	Textured black
DS	Dual switching (requires two 2-drivers and 2 light engines, see page 2 for details)	DNAXD	Natural Aluminum	DSNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DSWHXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGAWS DDBXD U — WDGE1 120mm Architectural Wall Spacer (specify finish)
WDGE PBBWDDBXD U — WDGE1 surface-mounted back box (specify finish)

NOTES
1. 50K not available in 90CRI.
2. PE not available with 120V, 208V, 240V or 347V.
3. DSSXD not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with DSSXD.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

© 2017-9 2020 Acuity Brands Lighting, Inc. All rights reserved.

WDGE1 LED
Rev. 10/30/20

LED recessed wall luminaires - asymmetrical

BEGA

Application
LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.

Materials
Luminaire housing constructed of die-cast aluminum marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Tempered glass lens
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.1 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
Luminaire wattage	8.4W
System wattage	11.2VA
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra>80
Luminaire lumens	480 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

☐ 2700K - Product number + **K4**
☐ 3000K - Product number + **K30**
☐ 3500K - Product number + **K3**
☐ 2700K - Product number + **K27**
☐ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for luminaires installed proximity to sea turtle nesting and hatchling habitats. Electrical and color conformation may vary from standard luminaires.

LED module wattage	6.7 W (Amber)
System wattage	10.7 (Amber)
Luminaire lumens	111 lumens (Amber)

BEGA can supply you with suitable LED 'E' replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:



Fully enclosed luminaire with installation housing ensures maximum protection for weathertight operation.







LED recessed wall luminaires - asymmetrical				
	LED	A	B	C
33055	8.4W	13"/-	3"/-	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2019

Updated 08/2019

LUMINIS®

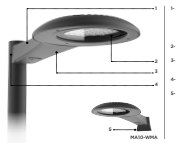
MA10 SERIES

MAYA - LED

Pole/Wall mount

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:	MODEL	LED LIGHT SELECTION	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



- Luminaire shell housing constructed of corrosion resistant cast aluminum. Cast aluminum optical chamber with an integral fin pattern designed with a heat sink pattern and LED performance optimization.
- Optical system assembly w/tempered glass lens.
- One piece hinged cast aluminum access cover to electrical components.
- Heavy gauge galvanized steel universal mounting plate.
- Cast aluminum wall mounting plate (MA10-WMA only).

MA10-PMA



MATERIALS

Maya is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.
The MA10 features a high efficiency LED light engine, mounted on a thick base integral to the housing shell, designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber.

ELECTRICAL

POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +50°C / -40°F to +122°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available on selected models.

LED/Optics Type II, III, IV or V light distribution via high performance optical lenses, Offered in 2700K, 3000K, 3500K, 4000K.See the CCT options for details. Optional true Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

60,000hrs (L $_{70}$) based on LM-80 report for lumen maintenance.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Maximum weight: 37 lbs (12 kg).
Maya is designed for ease of access and installation. The luminaire slides over the mounting plate, minimizing installation effort. Designed for wall or pole mount to fit with a 4" (102mm) pole (2" (127mm) on request). Alternate poles or wall attachments are available to meet multiple installation conditions. (Refer to page 4)

CERTIFICATION

Tested to UL1598 and CSA22.2 #250. ETL listed for wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77F.
Lumen depreciation in accordance with IESNA LM80 standards.
Vibration tested for 1 G0 per ANSI C136.31-2010.
Rated IP65.

MA20-WMA, Wall mount (DPU, DJ65)



MA20-PMA, Pole mount (DPU, DJ65)







Wall mount details



Pole mount details



LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8672 Email: info@luminis.com
360 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS®

EC800/EC801 SERIES

ECLIPSE MAXI - LED

8' Pole/Wall mount

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:	FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



- Heavy cast aluminum top cover with integral LED heat dissipating pad.
- 20" dia. x .090" (2.5mm) thick hard aluminum top shade. Underside surface is painted white enamel to optimize light performance (EC801 only).
- Set of 4 6 1/2" (13mm) solid aluminum struts.
- Cast aluminum upper electrical housing.
- Cast aluminum lower electrical housing.

EC800



EC801



MATERIALS

Eclipse is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.
The aluminum housing fits with a 4" (102mm) or 5" (127mm) pole and contains all electrical controls on a removable tray.

ELECTRICAL

DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), optional 347V on request; minimum operating temperature of -30°C/-22°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery, and over temperature protection (90°C).

LED Type II, III or V light distribution via high performance optical lenses. Standard 4000K/90CRI. Optional 2700K, 3000K and 3500K. Removable module LED platform.

Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

75,000hrs (L$_{70}$) (based on IESNA TM-21 Test Method and LM-80 data).
166,000hrs (L$_{70}$) (calculated projection from LM-80 data).

FINISH

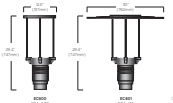
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING

Maximum weight: 37 lbs (12 kg).
Eclipse is designed for ease of access and installation.
Standard luminaire mounts on a 4" (102mm) or 5" (127mm) pole.
Alternate pole or wall attachments are proposed with high quality components to meet multiple installation conditions.

CERTIFICATION

Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Lumen depreciation in accordance with IESNA LM80 standards. CE certification on request.
Rated IP65.



LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8672 Email: info@luminis.com
360 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS®

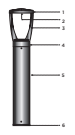
MA30 SERIES

MAYA - LED

Bollard

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:	FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



- Cast aluminum LED head assembly.
- Optical system assembly.
- Set of two cast aluminum supporting struts.
- Removable cast aluminum cover for easy access to electrical components and driver.
- 6" (152) diameter extruded aluminum base stand.
- Cast aluminum anchor plate.

MA30



MATERIALS

Maya LED is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.
COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber.
COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL

POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 40°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED Type II, IV or V light distribution via high performance optical lenses. Standard 4000K/90CRI. Optional 2700K, 3000K and 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

120,000hrs (L$_{70}$) based on LM-80 report for lumen maintenance.

FINISH

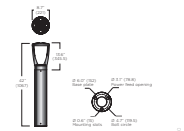
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Mounts with a set of three 1/2"-13 x 18" lg galvanized anchor bolts.

CERTIFICATION

Tested to UL1598 and CSA22.2 #250. ETL listed for wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77F. Lumen depreciation in accordance with IESNA LM80 standards.
CE certification on request.
Rated IP66.



LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8672 Email: info@luminis.com
360 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.

---

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

VISUAL

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Lighting Specs

EA.39

1/14/21





dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Rendered Images
EA.40
1/14/21





dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

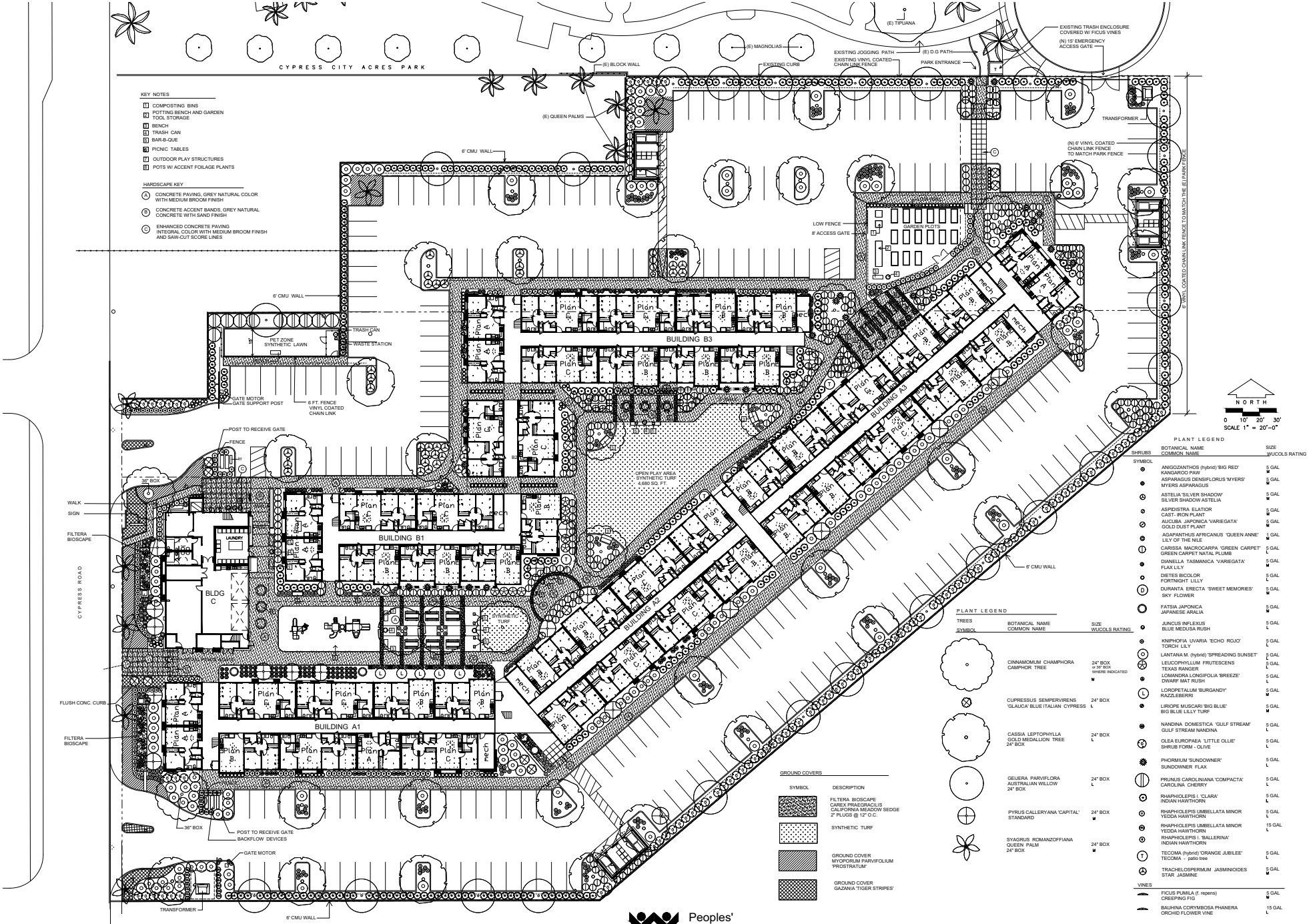
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Rendered Images 2

EA.41

1/14/21



PLANT LEGEND

SHRUBS SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / WUCOLS RATING
	ANIGOZANTHOS (hybrid) 'BIG RED' KANGAROO PAW	5 GAL M
	ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS	5 GAL M
	ASTELIA 'SILVER SHADOW' SILVER SHADOW ASTELIA	5 GAL M
	ASPIDISTRA ELATIOR CAST- IRON PLANT	5 GAL M
	AUCUBA JAPONICA 'VARIEGATA' GOLD DUST PLANT	5 GAL M
	AGAPANTHUS AFRICANUS 'QUEEN ANNE' LILY OF THE NILE	1 GAL M
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUMB	5 GAL L
	DIANELLA TASMANICA 'VARIEGATA' FLAX LILY	5 GAL M
	DIETES BICOLOR FORTNIGHT LILLY	5 GAL L
D	DURANTA ERECTA 'SWEET MEMORIES' SKY FLOWER	5 GAL M
	FATSIA JAPONICA JAPANESE ARALIA	5 GAL M
	JUNCUS INFLEXUS BLUE MEDUSA RUSH	5 GAL L
	KNIPHOFIA UVARIA 'ECHO ROJO' TORCH LILY	5 GAL L
	LANTANA M. (hybrid) 'SPREADING SUNSET'	5 GAL L
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL L
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	5 GAL L
L	LOROPETALUM 'BURGANDY' RAZZLEBERRI	5 GAL M
	LIROPE MUSCARI 'BIG BLUE' BIG BLUE LILLY TURF	5 GAL M
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA	5 GAL L
	OLEA EUROPAEA 'LITTLE OLLIE' SHRUB FORM - OLIVE	5 GAL L
	PHORMIUM 'SUNDOWNER' SUNDOWNER FLAX	5 GAL L
	PRUNUS CAROLINIANA 'COMPACTA' CAROLINA CHERRY	5 GAL L
	RHAPHIOLEPIS I. 'CLARA' INDIAN HAWTHORN	5 GAL L
	RHAPHIOLEPIS UMBELLATA MINOR YEDDA HAWTHORN	5 GAL L
	RHAPHIOLEPIS UMBELLATA MINOR YEDDA HAWTHORN	15 GAL L
	RHAPHIOLEPIS I. 'BALLERINA' INDIAN HAWTHORN	
T	TECOMA (hybrid) 'ORANGE JUBILEE' TECOMA - patio tree	5 GAL L
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL M
VINES		
	FICUS PUMILA (f. repens) CREEPING FIG	5 GAL M
	BAUHINA CORYMBOSA PHANERA ORCHID FLOWER VINE	15 GAL L

PLANT LEGEND

TREES SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / WUCOLS RATING
	CINNAMOMUM CHAMPHORA CAMPHOR TREE	24" BOX or 36" BOX WHERE INDICATED M
	CUPRESSUS SEMPERVIRENS 'GLAUCA' BLUE ITALIAN CYPRESS	24" BOX L
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE 24" BOX	24" BOX L
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW 24" BOX	24" BOX L
	PYRUS CALLERYANA 'CAPITAL' STANDARD	24" BOX M
	SYAGRUS ROMANZOFFIANA QUEEN PALM 24" BOX	24" BOX M

GROUND COVERS

SYMBOL	DESCRIPTION
	FILTERA BIOSCAPE CAREX PRAEGRACILIS CALIFORNIA MEADOW SEDGE 2" PLUGS @ 12" O.C.
	SYNTHETIC TURF
	GROUND COVER MYOPORUM PARVIFOLIUM 'PROSTRATUM'
	GROUND COVER GAZANIA 'TIGER STRIPES'

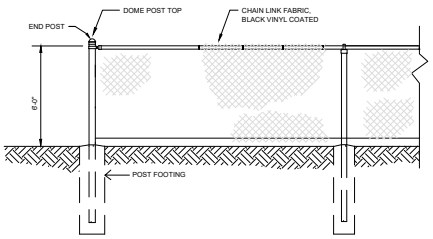
Peoples' Self-Help Housing

JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

PRELIMINARY LANDSCAPE PLAN L-1

CYPRESS PLACE AT GARDEN CITY
A NEW AFFORDABLE HOUSING DEVELOPMENT IN OXNARD, CALIFORNIA

1-12-21



1 BLACK VINYL COATED CHAIN LINK FENCING
N.T.S.



POLY-VINYL COATING OVER METAL STRUCTURE
WABASH VALLEY OR EQUAL
46" DIAMETER W/ CONCAVE BENCHES

2 46" DIA. ROUND TABLE



POLY-VINYL COATING OVER METAL STRUCTURE
WABASH VALLEY OR EQUAL
8' LONG
SOME TABLES WILL BE ADA COMPLIANT .

3 8 FOOT LONG PICNIC TABLE



HEAT AND RUST RESISTANT BLACK ENAMEL STEEL FIRE BOX. 20" WIDE X 15 " DEEP W/ ATTACHED STEEL PREP TABLE

PREP TABLE

4 GRILL



32 GALLON POWDER COATED STEEL TRASH RECEPTABLE

5 TRASH RECEPTACLE



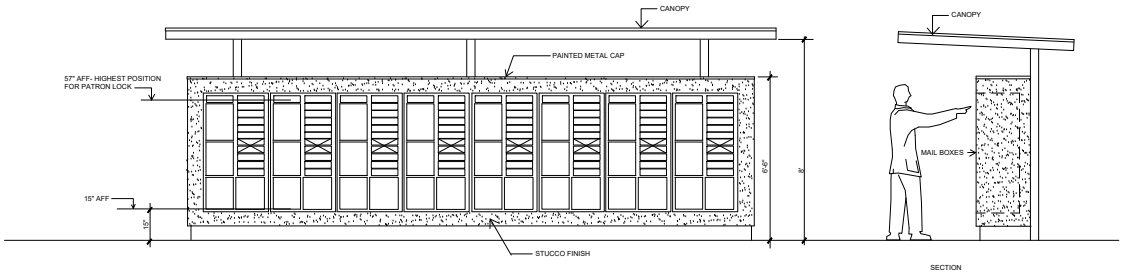
46' OCTAGONAL GAME TABLE W/ ATTACHED SEATING
POLY-VINYL COATING OVER METAL STRUCTURE
WABASH VALLEY OR EQUAL

6 46" GAME TABLE

6' BENCH, ALL STEEL WITH PLASTISOL-COATED SEATS AND POWDER COATED FRAMES
WABASH VALLEY COURTYARD BENCH



7 46" DIA. ROUND TABLE



8 MAIL BOX LAYOUT - ELEVATION
SCALE 1/2" =1'-0"

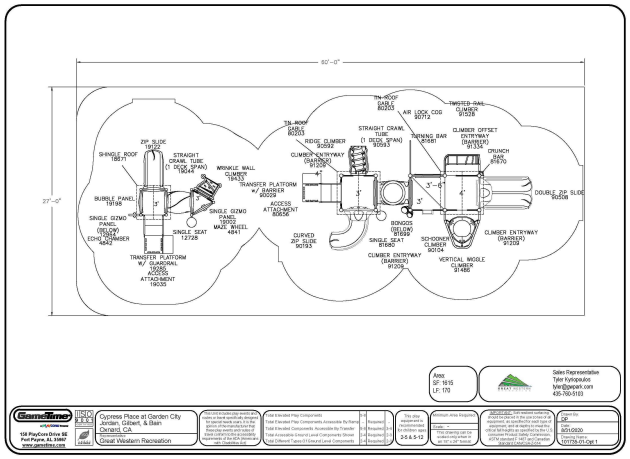
JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

Peoples' Self-Help Housing

CYPRESS PLACE AT GARDEN CITY
A NEW AFFORDABLE HOUSING DEVELOPMENT IN OXNARD, CALIFORNIA

LANDSCAPE SITE AMENITIES L-2





Play Area Lyout



CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE



CINNAMOMUM CHAMPHORA
CAMPHOR TREE



PYRUS CALLERYANA 'CAPITAL
CALLERY PEAR





GELIERA PARVIFLORA AUSTRALIAN
WILLOW



SYAGRUS ROMANZOFFIANA
QUEEN PALM



CUPRESSUS SEMPERVIRENS
'GLAUCA' BLUE ITALIAN CYPRESS



ASPIDISTRA ELATIOR
CAST- IRON PLANT



LEUCADENDRON (hybrid) 'JESTER'
JESTER CONEBUSH



AUCUBA JAPONICA 'VARIEGATA'
GOLD DUST PLANT



ASPARAGUS DENSIFLORUS 'MYERS'
MYERS ASPARAGUS



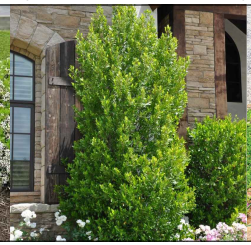
CARISSA MACROCARPA 'GREEN CARPET'
GREEN CARPET NATAL PLUMB



LIRIOPE MUSCARI 'BIG BLUE'
BIG BLUE LILLY TURF



RHAPHIOLEPIS INDICA 'CLARA'
INDIAN HAWTHORN 'CLARA'



PRUNUS CAROLINIANA 'COMPACTA'
CAROLINA CHERRY



KNIPHOFIA UVARIA 'ECHO ROJO'
'ECHO ROJO' TORCH LILY



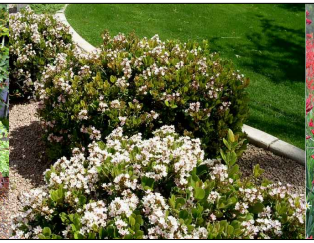
DIETES BICOLOR
FORTNIGHT LILLY



FATSIA JAPONICA
JAPANESE ARALIA



LOROPETALUM 'BURGANDY'
RAZZLEBERRI



RHAPHIOLEPIS UMBELLATA MINOR
YEDDA HAWTHORN



ANIGOZANTHOS (hybrid) 'BIG RED'
'BIG RED' KANGAROO PAW



ASTELIA 'SILVER SHADOW'
SILVER SHADOW ASTELIA



DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY



LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER



OLEA EUROPAEA 'LITTLE OLLIE'
SHRUB FORM - OLIVE



DURANTA ERECTA 'SWEET MEMORIES'
'SWEET MEMORIES' PURPLE SKYFLOWER



PHORMIUM TENAX 'SUNDOWNER'
NEW ZEALAND FLAX 'SUNDOWNER'



LANTANA MONTEVIDENSIS, (hybrid) 'SPREADING SUNSET'
TRAILING LANTANA 'SPREADING SUNSET'



GREWIA OCCIDENTALIS
LAVENDER STARFLOWER (ESPALIER)



FICUS PUMILA (FICUS REPENS)
CREEPING FIG



TECOMA (hybrid) 'ORANGE JUBILEE'
TECOMA - PATIO TREE



TRACHELOSPERMUM JASMINOIDES STAR
JASMINE



MYOPORUM PARVIFOLIUM



GAZANIA



LOMANDRA LONGIFOLIA 'BREEZE' DWARF
MAT RUSH



JUNCUS INFLEXUS
BLUE MEDUSA RUSH



FILTERA BIOSCAPE: CAREX
PRAEGRACILIS
CALIFORNIA MEADOW SEDGE

JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

Peoples'
Self-Help
Housing

CYPRESS PLACE AT GARDEN CITY
A NEW AFFORDABLE HOUSING DEVELOPMENT IN OXNARD, CALIFORNIA

PLANT MATERIAL IMAGES L-4

11-23-20 SHEET 4 OF 4

ATTACHMENT C

NOTICE OF EXEMPTION

OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Description:

Project Name: Cypress Place at Garden City; Planning and Zoning Permit Nos. 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment), Project proposal to demolish two abandoned residential structures and related structures for an existing commercial agricultural use (nursery); and construct an all affordable 150-unit residential apartment complex with associated site improvements on a 5.24 acre site that consists of two lots that will be adjusted to accommodate new infrastructure. Site improvements will consist of six, three story buildings with one to three bedroom units ranging between 562 and 1012 square feet in size; including a two-story 7,967 square foot learning center/community building with centralized laundry room and community kitchen. Additional onsite amenities include outdoor recreational areas for residents. The Project is requesting two concessions that would provide relief from City City Code Sections 16-362F to eliminate requirements for private balconies and Section 16-322 for reduction of 21 parking spaces from 273 to 252. The project site is located within the Residential low Medium land use designation and Multiple-Family Affordable Housing (R-2-AH) zoning district. The proposed project has been found to be exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 35 and Government Code Section 65913.4. Filed by Lauren Nichols, Peoples' Self Help, 56 East Main Street, Suite 200, Ventura, California 93001.

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: Pursuant to Senate Bill 35, Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), Streamlined Infill Projects are statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project. Development Projects satisfying all of the objective planning standards of Government Code Section 65913.4(a) are subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b) and (c). Based on the above exemption, the Community Development Director has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a Notice of Exemption may be filed.

Date

Scott Kolwitz,
Planning and Environmental Services Manager

ATTACHMENT D

DRAFT RESOLUTION

PZ 20-200-14 & 20-310-09
(DEVELOPMENT DESIGN REVIEW PERMIT & LOT LINE ADJUSTMENT)

RESOLUTION NOS. 20-200-14 & 20-319-09

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-14 (DEVELOPMENT DESIGN REVIEW PERMIT) AND 20-310-09 (LOT LINE ADJUSTMENT) TO DEMOLISH TWO ABANDONED RESIDENTIAL STRUCTURES AND RELATED STRUCTURES RELATING TO AN EXISTING COMMERCIAL AGRICULTURAL USE (NURSERY); AND CONSTRUCT AN ALL AFFORDABLE 150-UNIT RESIDENTIAL APARTMENT COMPLEX KNOWN AS "CYPRESS PLACE AT GARDEN CITY" THAT CONSIST OF SIX, THREE STORY BUILDINGS WITH ONE TO THREE BEDROOM UNITS RANGING BETWEEN 562 AND 1,012 SQUARE FEET WITH ASSOCIATED SITE IMPROVEMENTS ON A 5.24 ACRE SITE LOCATED 5536 & 5482 CYPRESS ROAD (APN #s 223-0-041-020/223-0-090-015), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY LAUREN NICHOLS, PEOPLES' SELF HELP, 56 EAST MAIN STREET, SUITE 200, VENTURA, CALIFORNIA 93001.

WHEREAS, on September 11, 2020, Lauren Nichols with Peoples' Self Help (the **"Applicant"** and/or **"Developer"**), submitted a request to allow the construction a 150 unit, all affordable apartment complex on a 5.24 acre site located at 5536 and 5482 Cypress Road (APN #s 223-0-041-020/223-0-090-015); and

WHEREAS, on October 9, 2020, the project was deemed Incomplete as a specific list of project components were not in compliance with objective standards of the Oxnard City Code (OCC). This meant the project had not yet qualified for expedited processing pursuant to Government Code Section 65913.4; and

WHEREAS, on November 24, 2020, updated project plans and related materials were received, and deemed consistent with the City's objective standards and the project application was deemed Complete. This initiated a ministerial streamlined 90-day review as of November 24, 2020, pursuant to California Government Code Section 65913.4, that is to be completed by February 22, 2021; and

WHEREAS, the Project site's zoning designation of "Multi-Family Residential - Affordable Housing (R2-AH) is consistent with the 2030 General Plan land use designation of Residential Low Medium (RLM) and the designation of said parcel as All-Affordable Housing Opportunity Program (AAHOP) Site No. B-10 of the adopted Oxnard Housing Element (2017 Mid-Cycle 2013-2021 Housing Element Update); and

WHEREAS, the project site's Affordable Housing (AH) overlay designation establishes density at 24 units per acre for all affordable residential developments and the Applicant has concurrently applied for Density Bonus Permit (PZ 20-535-02), in accordance with the AAHOP (OCC §16-420E(C) and is seeking an additional 20 percent density for an additional 25 units for a total of 150 units, including two concessions seeking relief from two development standards; and

WHEREAS, the Oxnard City Code (OCC) Section 16-525, designates the Community Development Services Director as the approving authority for the Development Design Review Permit; Section 15-11 and 15-267 of the Oxnard City Code authorizes the Community Development Director to approve a Lot Line Adjustment (Merger); and Section 16-410F(E) designates the Planning Commission as the approving authority for Density Bonus Permits which is identified as non-discretionary unless the City adopts written findings justifying the denial of the Density Bonus Permit; and

WHEREAS, the consideration of the concurrent Density Bonus Permit (Planning and Zoning Permit No. 20-535-02) is tentatively scheduled before the Planning Commission on February 16, 2021 and the approval of the present Design Development Review (DDR) Permit No. 20-200-14 is contingent on the approval of the Density Bonus Permit; and

WHEREAS, on February 3, 2020, the Community Development Director of the City of Oxnard (**"Director"**) conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 20-200-14 (Design Review Permit) and 20-310-09 (Lot Line Adjustment) to allow a 150 unit, all affordable apartment complex on a 5.24 acre site located at 5536 and 5482 Cypress Road (APN #s 223-0-041-020/ 223-0-090-015) (the **"Project"**) in accordance with AAHOP (OCC §16-420) and the Attached Dwelling Unit (ADU) Development Standards (OCC §16-360 to §16-363); 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 Statutory Exemption pursuant to Senate Bill ("SB") 35 and Government Code Section 65913.4, as the project satisfies all of the objective planning standards of Government Code Section 65913.4(a) is subject to the streamlined, ministerial approval process provided in Government Code Section 65913.4(b) and (c). Therefore, pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), the Streamlined Infill Project is Statutorily Exempt from the CEQA as a ministerial project.

WHEREAS, the proposed project is consistent with the prior recitals and following Findings.

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:

Design Review Permit Findings

(1) The proposed use in conformance with the City of Oxnard 2030 General Plan, the 2017 Mid-Cycle 2013-2021 Housing Element Update "Housing Element", and other adopted standards.

As described in the staff report, the project consists of a 150-unit residential apartment complex with associated site improvements within the "Multi-Family Residential - Affordable Housing (R2-AH) zone which is consistent with the 2030 General Plan land use designation of Residential Low Medium (RLM) and the designation of said parcel as All-Affordable Housing Opportunity Program (AAHOP) Site No. B-10 of the adopted Oxnard Housing Element (2017 Mid-Cycle 2013-2021 Housing Element Update). The Project affordable units are needed to meet the City's Regional Housing Needs Allocation for affordable housing.

The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. The AAHOP designation for this site allows for a density of 24 dwelling units per acre instead of the 7-12 dwelling units/acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.7 units per acre, the 5.24 acre site is allowed 150 residential units. The 150-unit Project is found consistent with the General Plan land use designation with the density allowed by both the AAHOP designation and the State Density Bonus.

With the exception of two non-discretionary Density Bonus concessions regarding Private Balconies (OCC §16-362F) and parking (OCC §16-622), the proposed apartment complex has been designed to be in conformance with the General Plan and Oxnard City Code, including the R-2 Multiple-Family Zone (OCC §16-43 to 16-48); the All Affordable Housing Opportunity Program (OCC §16-420A to 16-420H); and the Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363). The construction of the proposed apartment complex and associated improvements does not change the land use of the subject site. The project site is not subject to a Specific Plan. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

(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, and Finding (1) above, the proposed land use is consistent with uses considered and permitted by the Multiple-Family Zone - Affordable Housing (R-2-AH) zone that is the consistent zone designation for the General Plan Residential Low-Medium - AAHOP designation. The surrounding uses are characterized by residential uses, which are a combination of mobile homes, single-family, and multiple-family residences. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this project meets this Finding.

(3) The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and items which may be required by Section 16-532.

As described in the staff report, and Finding (1) above, the,proposed project as conditioned, will meet the development standards of the Multiple-Family Zone - Affordable Housing (R2-AH) zone, the All-AAHOP (OCC §16-420) and the Attached Dwelling Unit (ADU) Development Standards (OCC §16-360 to §16-363). As such, the subject site is adequate in terms of size and as developed the development meets or exceeds City's design standards; therefore, the proposed project meets this Finding.

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

The City's Traffic Engineer has reviewed the Project and associated traffic study, and has found the Project, as conditioned, will be adequately served by existing roadway that exists along two project sides. Cypress Road lies to the west of the Project, and this street will serve as the main points of access with two vehicular driveways. Eugene Walk connects with the Project where the street terminates as a cul-de-sac. This restricted drive connection will allow service and emergency vehicles two points of access to adequately serve the property and its tenants. The project will contribute to existing traffic volumes within the neighborhood; however, the City's Traffic Engineering has determined the site has sufficient access to streets and highways that are adequate in size and existing intersections

adjacent to the project site will operate at acceptable levels of service, as stipulated in the 2030 General Plan. Therefore, this project meets this Finding.

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

The Project is considered an infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing sewer mains. However, the project has been conditioned for the developer to provide evidence that the property has been annexed into the Calleguas Municipal Water District prior to issuance of any site improvement permits. The Fire Marshal has found the project site has adequate fire protection. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities. As such, this project meets this finding.

Streamlined Infill Project Findings

In accordance with Senate Bill 35 (Government Code Section 65913.4(a)), an applicant may submit an application for a development that is subject to the streamlined, ministerial approval process if the development satisfies all of the objective planning standards of Government Code Section 65913.4(a) as follows:

(6) The development is a multifamily housing development that contains two or more residential units.

The project is a multi-family housing development that contains 150 residential units.

(7) The development is located on a site that satisfies all of the following:

a. A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

Yes, the site is a legal parcel in the City of Oxnard in an urbanized area as designated by the United States Census Bureau (UACE 66673).

b. A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

Yes, at least 75% of the perimeter adjoins urban uses.

c. A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

Yes, the Project site is zoned for Multi-Family Residential (R-2-AH) with an AAHOP overlay and is located within the Residential Low Medium land use designation.

(8) If the development contains units that are subsidized, the development proponent already has recorded, or is required by law to record, a land use restriction for the following applicable minimum durations:

a. Fifty-five years for units that are rented.
b. Forty-five years for units that are owned.

The SB 35 Guidelines defines "subsidized" as "units that are price or rent restricted such that the units are permanently affordable to households meeting the definitions of very low and lower income, as defined in Sections 50079.5 and 50105 of the Health and Safety Code"

The project is a 100% affordable housing development containing 150 units (including 148 affordable units and two (2) market-rate manager's units). The applicant is required per the Conditions of Approval to record a covenant to the satisfaction of the City of Oxnard Housing Department for households earning between 30% to 80% of the Area Median Income for a period of 55 years.

(9) The development satisfies both of the following:

a. Is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subparagraph until the department's determination for the next reporting period. A locality shall be subject to this subparagraph if it has not submitted an annual

housing element report to the department pursuant to paragraph (2) of subdivision (a) of Section 65400 for at least two consecutive years before the development submitted an application for approval under this section.

b. The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:

i. The locality did not submit its latest production report to the department by the time period required by Section 65400, or that production report reflects that there were fewer units of above moderate-income housing approved than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income. If the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that zoning ordinance applies.

ii. The locality did not submit its latest production report to the department by the time period required by Section 65400, or that production report CPC-2019-2592-DB-CU-SIP F-3 reflects that there were fewer units of housing affordable to households making below 80 percent of the area median income that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units to housing affordable to households making below 80 percent of the area median income, unless the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, in which case that ordinance applies.

iii. The locality did not submit its latest production report to the department by the time period required by Section 65400, or if the production report reflects that there were fewer units of housing affordable to any income level described in clause (i) or (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting

period, the project seeking approval may choose between utilizing clause (i) or (ii).

On February 1, 2018, the California Department of Housing and Community Development ("HCD") released maps showing which cities and counties in California are subject to streamlined housing development under SB 35 as the City of Oxnard has not met housing goals for below moderate income units . The City of Oxnard is subject to SB 35. Projects are required to provide 50 percent of the total (base density) for lower-income households to qualify under SB 35.

The project is a 100% affordable housing development containing 150 units (including 148 affordable units and two (2) market-rate manager's units). The applicant is required per the Conditions of Approval to record a covenant to the satisfaction of the City of Oxnard Housing Department for households earning between 30% to 80% of the Area Median Income for a period of 55 years. Therefore, the project meets the affordability requirements of SB 35.

(10) The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section. For purposes of this paragraph, "objective zoning standards" and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or CPC-2019-2592-DB-CU-SIP F-4 criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

- **a. A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.**
- **b. In the event that objective zoning, general plan, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan..**

The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. The AAHOP designation for this site allows for a density of 24 dwelling units per acre instead of the 7-12 dwelling units/acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.7 units per acre, the 5.24 acre site is allowed 150 residential units. The 150-unit Project is found consistent with the General Plan land use designation with the density allowed by both the AAHOP designation and the State Density Bonus.

With the exception of two non-discretionary Density Bonus concessions regarding Private Balconies (OCC §16-362F) and parking (OCC §16-622), the proposed apartment complex has been designed to be in conformance with the General Plan and Oxnard City Code, including the R-2 Multiple-Family Zone (OCC §16-43 to 16-48); the All Affordable Housing Opportunity Program (OCC §16-420A to 16-420H); and the Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363). The construction of the proposed apartment complex and associated improvements does not change the land use of the subject site. The project site is not subject to a Specific Plan.

Pursuant to the State Density Bonus Law, the City must grant up to four (4) concessions for this 100% affordable project per Government Code Section 65915. However, the applicant only requests two (2) concessions and provides justifications:

1. Concession from Zoning Code 16-362F: Private Balcony.
    a. Eliminate the requirement to provide private balconies. Private balconies have an estimated construction costs of approximately $10,000/unit. Eliminating balconies from this Project would result in actual, identifiable cost reductions of approximately $1,500,000 from the total development costs. Interior closet and storage space has been designed within each unit, as well as ample communal outdoor open space to accommodate residents.
2. Concession from Zoning Code 16-622: Total Required Parking.
    b. The AAHOP zoning code requires 273 total parking spaces, which is consistent with State Density Bonus Law. This project is proposing a reduction of 21 spaces to 252 total parking spaces, which equates to 1 stall per 1 bedroom units, 1.5 stalls per 2 bedroom units, and 2 stalls per 3 bedroom units. The reduced parking results in actual, identifiable cost reductions by reducing the costs associated with providing 21 additional parking spaces. It also reduces the cost per square foot of developing residential units, because the reduction allows for the accommodation of

more units onsite without increasing land costs. The applicant's Property Management team has verified that the proposed parking ratio meets the long-term needs of the development and is consistent with other applicant projects.

No other concessions, incentives, or waivers of development standards are requested or granted as part of the subject determination. The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the State Density Bonus Law (Government Code Section 65915), is consistent with objective zoning and design review standards in effect at the time that the development was submitted to the City of Oxnard.

(11) The development is not located on a site that is any of the following:

a. A coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.

The Project site is not located within the Coastal Zone.

b. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

The Project site is not defined as prime farmland or farmland of statewide importance.

c. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

The Project site is not defined as a wetland.

d. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified

hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

The Project site is not located within a very high fire hazard severity zone.

e. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

The Project site is not a hazardous waste site per the Envirostar listing.

f. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

The Project site is not located in a delineated earthquake fault zone pursuant to the Alquist-Priolo Act.

g. Within a floodplain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

The Project site is not located within a special flood hazard area. The applicable FEMA designated flood zone is X500.

h. Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

The Project site is not located within a special flood hazard area. The applicable FEMA designated flood zone is X500.

i. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

The Project site is not identified for conservation in an adopted natural community conservation plan or habitat conservation plan.

j. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

The Project site does not contain habitat for protected species identified as candidate, sensitive, or species of special status.

k. Lands under conservation easement.

The Project site is not under a conservation easement.

(12) The development is not located on a site where any of the following apply:

a. The development would require the demolition of the following types of housing:

i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

iii. Housing that has been occupied by tenants within the past 10 years.

b. The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

c. The development would require the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of an application.

d. The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

The Project site is currently vacant with existing infrastructure with two abandoned homes that previously served a commercial greenhouse and nursery. There are no residential units built or demolished on the property in the last 10 years; therefore, no AB 2556 replacement affordable units are required. The project site has not been identified as a historic resource by local, state or federal agencies. The project does not involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application.

(13) The development proponent has done both of the following, as applicable:

a. Certified to the locality that either of the following is true, as applicable:

i. The entirety of the development is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

ii. If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply:

1. **The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.**

2. **All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.**
3. **Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided in therein. IV. Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee though a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.**
4. **Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.**
5. **Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply**

if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

b.

i. For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved:

1. **On and after January 1, 2018, until December 31, 2021, the development consists of 75 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.**
2. **On and after January 1, 2022, until December 31, 2025, the development consists of 50 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.**
3. **On and after January 1, 2018, until December 31, 2019, the development consists of 75 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.**
4. **On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.**
5. **On and after January 1, 2022, until December 31, 2025, the development consists of more than 25 units and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal bay county.**

ii. For purposes of this section, "skilled and trained workforce" has the same meaning as provided in Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.

iii. If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply:

1. **The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development.**
2. **Every contractor and subcontractor shall use a skilled and trained workforce to complete the development.**
3. **Except as provided in subclause (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) and shall be open to public inspection. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code shall be subject to a civil penalty of ten thousand dollars ($10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars ($200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Section 1741 of the Labor Code, and may be reviewed pursuant to the same procedures in Section 1742 of the Labor Code. Penalties shall be paid to the State Public Works Enforcement Fund.**
4. **Subclause (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce**

requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

iv. Notwithstanding subparagraphs (A) and (B), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following:

1. The project includes 10 or fewer units.

2. The project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

The project is conditioned to meet the above requirements of Government Code Section 65913.4(a).

(14) The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land, unless either of the following apply:

a. The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (8).

b. The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (8).

There is no subdivision entitlement requested as part of the project.

(15) The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park CPC-2019-2592-DB-CU-SIP F-10 Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).

The Mobilehome Residency Law and related regulations are not applicable to the site.

Therefore, as provided above, the development satisfies all of the objective planning standards of Government Code Section 65913.4(a), and is therefore subject to the streamlined, ministerial approval process provided in Government Code Section 65913.4(b) and (c).

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 Statutorily exempt from CEQA pursuant to Senate Bill ("SB") 35 and Government Code Section 65913.4, a project that satisfies all of the objective planning standards of Government Code Section 65913.4(a) is subject to the streamlined, ministerial approval process provided in Government Code Section 65913.4(b) and (c). Therefore, pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project. 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. 20-200-14 (Development Design Review Permit) and 20-310-09 (Lot Line Adjustment), subject to the attached conditions of approval, including the subsequent approval of the Density Bonus Permit by the Planning Commission.

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(B) of the Oxnard City Code.

[CONDITIONS OF APPROVAL ON NEXT 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/Bldg/Eng/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance
ER	Environmental Services Division	AH	Affordable Housing

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 February 3, 2021 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 24 months from the date of its issuance, unless the Applicant obtains a zone clearance and business license for the proposed use. (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. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. 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 and/or this permit. (PL/B, *G-9*)

10. 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*)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

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

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

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

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

LANDSCAPE STANDARD CONDITIONS

16. 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 Building and Engineering 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 the Building and Engineering Division. (PK, *PK-3*)

18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, *PK-4*)

19. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)

21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

23. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

24. 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)

25. 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)

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

FIRE DEPARTMENT STANDARD CONDITIONS

27. 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*)

28. 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*)

29. 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*)

30. 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*)

31. 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*)

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

33. 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*)

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

35. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)

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

37. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)

38. 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*)

39. 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*)

40. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)

41. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)

42. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to

the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD*, F-16*)

43. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

44. Developer shall provide separate Post Indicator Valves (PIV's) for each of the residential buildings (A1, A2, A3, B1, B2, and B3) to allow independent shutoff of individual sprinkler systems instead of all three sections at once. (FD)

45. Developer shall update the site plan showing that all pedestrian gates will be equipped with Knox Box key vault. (FD)

PLANNING DIVISION STANDARD CONDITIONS

46. 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)

47. 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*)

48. 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*)

49. 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*)

50. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that the Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

51. 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)

52. 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.

53. 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*)

54. 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*)

55. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)

56. 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*)

57. 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*)

58. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

59. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

60. 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*)

61. 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*).

62. 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*)

63. 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)*

64. 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)*

65. 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)*

66. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)

67. Street side yard walls shall be of decorative masonry construction and shall be set back 10 feet from any public sidewalk. (PL/B, *PL-32*)

68. 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*)

69. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PL)

70. 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*)

71. 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*)

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

PLANNING DIVISION SPECIAL CONDITIONS

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

74. The Project approval for PZ 20-200-14 is not in effect until such time as implementation of the Lot Line Adjustment. Prior to building permit issuance, Developer shall file for technical review with the Planning Division a plat map with legal exhibits/deeds and record with the County of Ventura. This Lot Line Adjustment filed with Planning and Zoning Permit No. 20-310-09, Lot Line Adjustment, is approved in concept by the Community Development Director. (PL)

75. The project is subject to a prevailing wage requirement. In accordance with Government Code Section 65913.4(a)(8), the applicant shall provide the following to the Department of City Planning:
    a. A signed Pre-construction Agreement in a form acceptable to the City Attorney, prior to issuance of any building permit, which covers the following:
        i. All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the

type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the California Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards shall be paid at least the applicable apprentice prevailing rate.

ii. The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.

iii. All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards shall be paid at least the applicable apprentice prevailing rate.

iv. Except as provided in subclause (vi), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided in Sections 1776 and 1812 of the Labor Code.

v. Except as provided in subclause (vi), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor management committee though a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.

vi. Subclauses (iv) and (v) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

vii. Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

b. Bond. A Bond may be required to ensure compliance.

76. 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)

77. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval 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)

78. 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)

79. The Developer 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)

80. 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)

81. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)

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. 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)

85. Developer shall recess or screen rooftop 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*)

AFFORDABLE HOUSING SPECIAL CONDITIONS

86. All Affordable Housing Opportunity Program (AAHOP) requirements are applicable to this property, requiring 100% of residential units to be affordable. (AH)

87. Owner/Developer is proposing to provide 148 affordable units for households earning between 30% to 80% of the Area Median Income (AMI). (2 additional manager's units exempt from affordability requirements). Owner/Developer must record affordability covenants approved as to form by the City Attorney and Housing Director prior to submitting their first building permit application for the first phase of this project. 148 units shall remain affordable for at least 55 years and must be made available to families earning between 30% to 80% AMI. Applicant must contact the Housing Department for review and approval of affordability covenants prior to recordation. Recordation of AAHOP affordability covenants will satisfy Inclusionary Housing requirements pursuant to Ordinance 2980. The agreement shall be recorded in the Office of the Ventura County Recorder. (AH)

88. AAHOP affordability covenants may be recorded separately for phase one and two of the project. Phase one shall contain 89 units made available for rent to families with annual incomes between 30% AMI to 80% AMI and one unrestricted manager's unit, for a total of 90 units. Phase two shall contain 59 units made available for rent to families with annual incomes between 30% AMI to 80% AMI and one unrestricted manager's unit, for a total of 60 units. (AH)

89. AAHOP covenants for each phase of the project must identify the number of affordable units by number of bedrooms and level of affordability, set aside for Transitional Age Youth (TAY), Agricultural workers, and income-eligible families and individuals. Convents must identify the method of determining eligibility for TAY, Agricultural workers, and eligible families and individuals. TAY residents must meet the definition for eligible youths as defined by the Department of Housing and Urban Development's (HUD) Family Unification Program. Agricultural workers must meet the California Code of Regulation's Labor Code definition for agricultural employee. (Subdivision (b) of Labor Code Section 1140.4). (AH)

90. Prior to offering the affordable units for rent, the Owner/Developer must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval. (AH)

91. AAHOP projects shall incorporate good design principles and include on-site amenities appropriate for the resident population to be served. (Per Sec. 16-420F.C. Of AAHOP Ordinance 2913). Owner/Developer will be required to provide an onsite learning center, and supportive housing/educational staff offices with on-site educator and social worker to provide wrap-around services to TAY residents. (AH)

92. Owner/Developer will be required to provide a community building, learning center, centralized laundry room, community kitchen, outdoor recreational areas, and access to an on-site dog park to support all project residents. (AH)

93. Owner/developer must provide on-site supportive services including counseling, wellness workshops, and opportunities for fitness and educational activities to all residents free of charge. (AH)

Density Bonus Requirements

94. Owner/Developer's 20% Density Bonus permit request allows for an additional 25 units above the maximum AAHOP base density of 125 units, for a total of 150 units. (AAHOP base density is twenty-four (24) unit per acre). (AH)

95. Pursuant to the Owner/Developer's 20% Density Bonus request, Owner/Developer must make thirteen (13) units (10% of total units not including density bonus units) available for

rent to households with annual incomes at or below 80% AMI (low-income) in the first phase of the project. (AH)

96. Of the 13 units made available for rent to low-income households two (2) of the units must be one-bedroom units, seven (7) must be two-bedroom units, and four (4) must be three-bedroom units. (AH)

97. Prior to issuance of building permits, Owner/Developer shall enter into an agreement in a form approved by the City Attorney and Housing Director ensuring the continued affordability of the thirteen (13) units which qualified the owner/developer for a Density Bonus. The agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of 55 years. The Density Bonus agreement will be applicable to the first phase since all thirteen units will be provided in the first phase of construction. (AH)

98. The agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, collection of an annual City monitoring fee, and standards for qualifying household incomes or other qualifying criteria. (AH)

ENVIRONMENTAL RESOURCES DIVISION

99. Developer shall submit a Construction and Demolition Waste Management Plan ("C&D Plan") 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. (ER)

100. After completion of construction and prior to a certificate of occupancy, Developer shall submit a Construction and Demolition Waste Management Report ("C&D Report") that includes legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. (ER)

101. Prior to issuance of a certificate of occupancy, Developer shall submit to the Environmental Resources Division an Occupancy Plan ("Occupancy Plan"). 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. (ER)

102. Any/all landscaping waste that is generated must be diverted from landfill disposal; landscape material lis not allowed in a trash dumpster. If landscaping is performed by an outside source, the landscape service providers must be informed, in writing, of this condition. (ER)

103. Any new waste enclosures must be sized and constructed according to the Materials Management and Design Guidelines. The guidelines can be found at https://www.oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf. (ER)

104. The service path of travel for Environmental Resources vehicles to service containers must meet design guideline standards, including accommodation of the turning radius for collection vehicles, etc. (ER)

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

106. Recycling containers are required to be provided near the point of use in any common areas, and adjacent to any trash collection containers, for patrons to dispose of their recyclable waste. Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content. To be consistent with City collection standards, containers for recycling shall be blue in color. (ER)

POLICE CONDITIONS

Exterior Lighting

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

108. Exterior lighting of the site including parking areas shall be between 1 and 7-footcandles and shall be in harmony with existing adjacent lighting scheme. (PD)

109. All exterior lighting shall operate from dusk to dawn. (PD)

110. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature). (PD)

111. 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. (PD)

112. 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. (PD)

113. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. 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 walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. (PD)

Security Camera Systems

114. 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 identification of 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. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
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 each 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.

Access Control Systems

115. 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: parking areas restricted to residents, shared hallways, laundry rooms, and activity rooms. (PD)

116. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capability to add or subtract access instruments assigned to a particular residential unit, employee, or service provider. (PD)

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

118. The access control system shall include a call system at the 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. (PD)

119. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access. (PD)

120. "Click-To-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders. (PD)

Security Plan

121. 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 Plan Sheet 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 Plan shall include a chart shall identify each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
    c. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
    d. The Security 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. (PD)

Police/Site Management Cooperation

122. 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. 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 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.

123. 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. (PD)

Alarms

124. 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. (PD)

Landscape

125. 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. (PD)

126. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls. (PD)

127. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a combination of vines and shrubs or hedging arranged to protect walls from vandals is required. (PD)

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

129. 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. (PD)

Site Management

130. Developer/owner/site management 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. (PD)

131. Developer/owner/site management shall enroll the project in 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. (PD)

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

Signage

133. 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)

134. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number and the email address dedicated to the site management office. (PD)

135. Mail and parcel delivery shall be in an area controlled by the site's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:
    a. Site management shall provide access for USPS to the lobby/mailroom or 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.
    e. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the requirements of the USPS. (PD)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

136. 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)

137. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)

138. 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)

139. 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)

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

141. Developer shall replace all sidewalk along the street frontage(s) of the project. (DS-6)

142. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

143. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)

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

145. 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)

146. 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)

147. Developer shall place existing overhead utility lines on and adjacent to the project underground in accordance with City Code in effect at the time City issues a grading/site improvement permit. Before issuance of a site improvement permit, Developer shall post security satisfactory to the Finance Director guaranteeing utility relocation. (DS-13)

148. 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)

149. 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)

150. 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)

151. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

152. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

153. 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)

154. 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)

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

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

157. 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)

158. "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)

159. Prior to issuance of a grading/site improvement permit, Developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off site improvements required by City. (DS-28)

160. 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

161. 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)

162. 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)

163. 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)

164. 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)

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

166. 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)

167. 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)

168. 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)

169. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)

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

171. 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)

172. Developer shall construct all street and road improvements in conformance with the City Code, the City's 2030 General Plan, and any applicable specific plan. (DS-48)

173. 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)

174. Street and road improvements shall conform to City standard plates, design criteria and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)

175. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

176. 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)

177. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

178. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross connection control. (DS-59)

179. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)

180. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

181. Prior to City approval of improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)

182. 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)

183. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)

184. 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)

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

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

187. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)

188. 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)

189. 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)

190. 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)

191. 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)

192. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

193. 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-88)

194. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)

195. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and parking agreement with the adjacent property owner. (DS-102)

196. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access agreement with the adjacent property owner. (DS-103)

197. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and drainage agreement with the adjacent property owner. (DS-104)

198. 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)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

199. The frontage improvements shall include a crosswalk and Americans with Disabilities Act (ADA) curb ramps at East Santa Clara Street. All existing ramps at the intersection shall be brought up to ADA Standards. (DS)

200. Developer shall provide a letter from Cypress Mutual Water District indicating that they are aware of the proposed change in water provider. The letter must be made available before the City can issue any permits. (DS)

201. Developer shall provide evidence that the property has been annexed into the Calleguas Municipal Water District prior to receiving water from the City and issuance of any site improvement permits. (DS)

202. The easement for the waterline shall be 15-feet wide, with 5-feet from one side to allow a 10-foot work area. (DS)

203. Each building shall be supplied by a separate domestic water meter and each lot shall have its own irrigation meter. All water meters shall have appropriate backflow devices installed. (DS)

204. All existing overhead utility lines on or adjacent to the project shall be placed underground. (DS)

205. All new driveway approaches shall be constructed per City Standard Plan Plate 115. (DS)

206. Developer shall submit phasing plans and show what site improvements to be constructed to provide access, utilities, and amenities should only one (1) lot be developed. The phasing

plan will be subject to review and approval by the City Engineer before a site improvement permit can be issued. (DS)

207. The Covenants, Conditions, and Restrictions or other appropriate legal instruments shall be prepared to legally bind all site improvements to both parcels to allow monitoring and remediation activities and to require the property owners to maintain appropriate landscaping, irrigation, open space, sidewalks, parking, ingress and egress of vehicles, utilities, pedestrian and vehicular movement, and other private facilities that serve both parcels. The Covenants, Conditions, and Restrictions shall contain provisions requiring the participation of both property owners and include language on use restrictions, maintenance requirements, and construction and design restrictions on both parcels under one master plan project. During plan check, Developer shall submit a copy to the City for review and approval. Final approved copy shall be recorded with the Ventura County Recorder Office prior to the issuance of a site improvement permit. (DS)

208. Developer agrees, as a condition of approval of this project, that any substantial changes in use or physical improvements on either parcel immediate or future may trigger additional reviews for the entirety of the project as a whole as determined by the Community Development Director, and may require further environmental or engineering analysis, and any associated fees in place at the time the changes are approved. (DS)

209. Developer shall submit a technical infeasibility letter from the soils engineer demonstrating technical infeasibility. The basis of technical infeasibility shall comply with Section 3.2 Technical Feasibility of the Technical Guidance Manual (TGM). (DS)

210. The final drainage report will need to include a complete hydraulic analysis with hydraulic grade lines to demonstrate that the existing storm drainage system along Cypress Road does not have hydraulic deficiencies. If deficiencies exist, Developer shall be responsible for the improvements and bare all costs associated with bringing the storm drainage system up to capacity. (DS)

211. Include in the hydrology report the pre and post drainage maps with flow patterns for on and offsite. Identify on the map the existing flow direction along Cypress Road, where the overland overflow will occur, including any depressions along the flow line. (DS)

212. The curb cuts directing flow to the bio-filtration facilities will need to be sized to prevent runoff from running across the sidewalk and into the street up to a 10-year event. The catch basin inlets inside the bio-filtration shall accept flow up to a 10-year event, assuming that the grates/inlets will be clogged by 50%. Submit a set of calculations for the proprietary biotreatment facilities demonstrating that they will treat and convey runoff downstream while accounting for tailwater conditions and downstream hydraulic grade line up to a 10-year storm event. (DS)

213. 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 TGM for Stormwater Quality Control Measures. (DS)

214. 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)

215. Prior to issuance of a grading/site improvement permit, Developer shall provide evidence of recordation of the lot line adjustment (LLA). (DS)

216. 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 trash enclosure layout, locking system, opening mechanism for the doors, and the overall design are subject to the approval of the City Engineer and Environmental Resources Division. (DS)

217. 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 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, and lot numbers. The City will assign all addresses. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

218. Developer shall revise the proposed northerly and southerly driveways to accommodate the City of Oxnard's fire apparatus and Environmental Resources truck turning templates. Final design shall be approved by the City Traffic Engineer. (TR)

219. Developer shall comply with Section 16-639 of the City of Oxnard Zoning Code in relation to the design of parking stall within the development. (TR)

220. Developer shall provide an ADA-compliant pedestrian path of travel between the project site and the west side of Cypress Road at the intersection of Clara Street and Cypress Road. Traffic study prepared by the Developer shall include an analysis if a type of traffic control is necessary to enhance the safety of pedestrians at the intersection of Clara Street and Cypress Road. (TR)

221. Developer shall incorporate, design and construct traffic calming features (i.e. pavement contrasting color, etc) along the proposed drive aisle within the development to address

potential speeds of travel. Final locations and design shall be coordinated with and approved by the City Traffic Engineer. (TR)

222. Developer shall install new LED street lights and all necessary infrastructures along the sidewalk of the project frontage. The street lights shall be per latest standard. Final location and design of the street light shall be approved by the City Traffic Engineer. (TR)

223. Developer shall design and construct a turnaround at the end of Phase 1 proposed northerly drive aisle to accommodate Environmental Resources trucks turning. Final design shall be approved by the City Traffic Engineer and the Environmental Resources Division. (TR)

224. Prior to issuance of a Certificate of Occupancy for the project, Developer shall contribute a development impact fee representing the project's proportional share allocation towards the cost of planned improvements for the Cypress Road railroad crossing. The proportional share of the development impact fee shall be allocated to the project based on its trip generation compared with the previously-approved Paseo Nuevo Affordable Housing Project of other development projects proposed in the vicinity of the project site.

    The planned improvements for Cypress Road railroad crossing shall be identified in an engineering analysis conducted by the City or the City's consultant (prepared at the City's cost, provided that the Developer shall contribute a proportional share allocation towards the cost of the study). The City shall complete the study prior to collecting the development impact fee from the Developer.

    In the event that the City does not complete the engineering study prior to issuance of a Certificate of Occupancy for the project, the fair share allocation shall be equal to the total estimated cost of planned improvements identified in connection with Planning Commission Resolution No. 2011-21, i.e., $102,000 in total improvements minus $93,000 in collected improvements for a proportional share allocation of $9,000, plus an increase based on the percentage increase in the Consumer Price Index between 2011 and the date the Developer makes its payment. (TR)

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 3rd day of February, 2021.

_____

Jeff Pengilley
Interim Community Development Director

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Jeff Pengilley, Interim Community Development Director

FROM: Juan Martinez, Associate Planner

DATE: February 3, 2021

SUBJECT: **Project Name: Cypress Place at Garden City**; Planning and Zoning Permit Nos. 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment); Development entitlements to construct a 150 dwelling unit apartment complex on 5.22 acres site located 5536 & 5482 Cypress Road (APN 223-0-041-020/APN 223-0-090-015).

1) **Recommendation:** That the Community Development Director ("**Director**") finds the Project to be exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 35 and Government Code Section 65913.4, adopt a Resolution approving Planning and Zoning Permit Nos. 20-200-14 (Development Design Review Permit) and 20-310-09 (Lot Line Adjustment), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for a Development Design Review (DDR) permit to demolish two abandoned existing residential structures and accessory structures relating to a former commercial agricultural use (nursery); and construct an all affordable 150-unit residential apartment complex with associated site improvements on a 5.24 acre project site that consists of two lots. The Project site is zoned for Multi-Family Residential (R-2-AH) with AAHOP overlay and is located at 5536 & 5482 Cypress Road within the Residential Low Medium land use designation and the Cypress Neighborhood (Attachment A).

   Site improvements will consist of six, three story buildings with 27 one bedroom units, 75 two bedroom units, and 48 three bedroom units ranging between 562 and 1,012 square feet in size; including a two-story 7,967 square foot common learning center/community building with centralized laundry room and community kitchen. Additional onsite amenities include outdoor recreational areas for residents.

   The site's Affordable Housing (AH) zoning overlay establishes a density at 24 units per acre for development projects proposing all affordable housing developments pursuant to the All-Affordable Housing Opportunity Program (AAHOP). In addition to the AH overlay, the project includes a 20% Density Bonus request to increase the density unit count from 125 units to 150 total units that includes two onsite manager units.

The ministerial Density Bonus request includes two concessions that would provide relief from Oxnard City Code (OCC) Sections 16-362F to eliminate requirements for private balconies and Section 16-622 for reduction of 21 parking spaces from 273 to 252. The Density Bonus Permit is requesting ministerial review to allow for a reduction of parking standards pursuant to State Density Bonus Law and OCC Section 16-410P, and is subject to the approval of the Planning Commission. Therefore, the Density Bonus Permit is not under consideration by the Community Development Director and a separate notice and report will be prepared for that hearing. The Density Bonus Permit is scheduled for the Planning Commission hearing of February 18, 2021.

The Project also includes an application for a Lot Line Adjustment to the lots associated with the Project site. The site will remain bisected with the property line located between buildings with one lot (Phase 1) adjusted to an area of 3.23 acres in size and the second lot (Phase 2) to 2.01 acres in size. The project includes a special condition of approval, requiring that a Certificate of Approval for Lot Line Adjustment (PZ 20-310-09) be filed for technical review by the City Surveyor and to be recorded with the County prior to issuance of building permits for the Project. Sheet EA.4 of the architectural plans (Attachment B) delineates where the existing and the proposed new property line will bisect the Project site. The project project's compliance review is based on the proposed property line.

For purposes of this staff report, the foregoing Project description shall be referred to as the "**Project**". Filed by Lauren Nichols, Peoples' Self Help, 56 East Main Street, Suite 200, Ventura, California 93001 (the "**Applicant**").

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

3) **Existing & Surrounding Land Uses:** The Project site is currently vacant with existing infrastructure with two abandoned homes that previously served a commercial greenhouse and nursery. The Project site is located in the 5500 block of Cypress Road, and it is surrounded by newer residential development that includes Garden City Acres Park which were built over the last 10-15 years. The Cypress Neighborhood areas was annexed from the County in the early 70's and prior to some of the newer development, previous uses consisted of larger underutilized lots with single family homes, industrial like and agricultural uses and substandard roadway and drainage conditions.

The following table lists and identifies 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	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R2-AH Multi-Family Residential - Affordable Housing	RLM Residential Low Medium AAHOP Site B-10 All Affordable Housing Opportunity Program Site B-10	Agricultural - Nursery
North	R-2/C-R Multi-Family Residential/ Community Reserve	RLM/PRK Residential Low Medium/Park	Single Family House/Garden Acres Park
South	R-2-PD-AH Multi-Family Residential Planned Development / Affordable Housing	RLM Residential Low Medium	Garden City Camp (Labor Housing)
East	R-2-PD/M-L Multi-Family Residential Planned Development/Limited Manufacturing	ESM/ILM Easement/Industrial Limited	City Housing/ Railroad/Veh Storage
West	R-2 Multi-Family Residential	RLM Residential Low Medium	Cypress Trailer Park

4) Background Information:

Application Summary

On June 29, 2020, the Applicant filed for a SB 330 Pre-Application Review with the intent to seek ministerial review and approval of the subject AAHOPP development Project pursuant to California Senate Bills (SB) 35 and SB 330. The development plans were reviewed by the City's Development Advisory Committee (DAC) and comments were provided to the Applicant on July 22, 2020.

On September 11, 2020, within 180 days from when the SB 330 Pre-Application was submitted to the City, the subject entitlement applications were received, and on October 7, 2020, the DAC reviewed and provided comments and identified objective standards which were not yet met. The project was deemed Incomplete on October 9, 2020 as a specific list of project components which were not in compliance with objective standards of the OCC. This meant the project had not yet qualified for expedited processing pursuant to Government Code Section 65913.4. On November 24, 2020, updated project plans and related materials were received, and they were reviewed by the DAC on December 16, 2020. The November 24 submittal was deemed consistent with the City's objective standards, and the project application was deemed Complete, thus initiating a ministerial streamlined 90-day review as of November 24, 2020, pursuant to California Government Code Section 65913.4, that is to be completed by February 22, 2021.

Community Meeting Summary

City staff worked with the Applicant to the City's required community meeting requirement. On October 19, 2020, the project was presented to the Cypress Neighborhood and on October

21, 2020, the project was presented at the Inner Neighborhood Community Organization (INCO). For community input and more information see Community Input Section 8 of this report.

SB 35 Summary

SB 35 projects are required to meet development eligibility criteria set forth in the senate bill that includes housing type requirements, site requirements, affordability provision, and labor provision requirements. City Staff has determined that the project qualifies as a Streamlined Infill Project that satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial approval process provided by SB 35 (Government Code Sections 65913.4(b) and (c)).

California Senate Bill 35 became effective on January 1, 2018 as part of a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. The intent of SB 35 is to provide reforms and incentives to facilitate and expedite the construction of affordable housing. The State Department of Housing and Community Development ("HCD") issued the Streamlined Ministerial Approval Process Guidelines dated November 29, 2018 to provide additional guidance on procedures and implementation of SB 35 (SB 35 Guidelines). The law adds Section 65913.4 to the Government Code requiring those Cities not meeting their State-mandated Regional Housing Need Allocation ("RHNA") goals in certain categories to streamline the approval of qualified housing projects through a ministerial approval process, removing the requirement for CEQA analysis and altering parking requirements. This is the first project in the City of Oxnard invoking SB 35 which remains in effect until January 1, 2026.

SB 35 projects are required to meet development eligibility criteria set forth in the senate bill that includes housing type requirements, site requirements, affordability provision, and labor provision requirements. City Staff has determined that the project qualifies as a Streamlined Infill Project that satisfies all of the objective planning standards and is therefore subject to the streamlined ministerial approval process provided by SB 35 (Government Code Sections 65913.4(b) and (c)).

Pursuant to SB 35, a local government must streamline the approval of a Streamlined Infill Project only based on objective zoning and design review standards and the locality's process and application requirements shall not in any way inhibit, chill or preclude the ministerial approval process. When determining consistency with objective zoning and design review standards, the local government can only use those standards that meet the following definition set forth in SB 35:

> *"standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent*

> *and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances"*

Pursuant to SB 35, the project qualifies as a Streamlined Infill Project ("SIP") that satisfies all of the objective planning standards of California Government Code Section 65913.4(a)(1)-(a)(10), the applicant certifies that they will comply with all wage requirements defined in Government Code Section 65913.4(a)(8), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b). In accordance with Government Code Section 65913.4(c), the Community Development Director may conduct public oversight of the development within ninety (90) days of submittal of the development to the local government, which shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application.

The Project includes applicant requests a Density Bonus entitlement that is subject to review and approval by the Planning Commission and requires a public hearing. While SB 35 requires a ministerial process for Streamlined Infill Projects, SB 35 (Government Code Section 65913.4(c)) allows public oversight to be conducted by a local government's Planning Commission for the Density Bonus application.

5) **Environmental Determination:** Pursuant to Senate Bill 35, Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), Streamlined Infill Projects are statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project. Development Projects satisfying all of the objective planning standards of Government Code Section 65913.4(a) are subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b) and (c).

   The proposed Streamlined Infill Project development satisfies the objective planning standards set forth in SB 35 (Government Code Section 65913.4(a)) and the Oxnard City Code, including the R-2 Multiple-Family Zone (OCC §16-43 to 16-48); the All Affordable Housing Opportunity Program (OCC §16-420A to 16-420H); and the Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363). The proposed project is therefore a ministerial project that is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1).

   As a matter of additional disclosure, staff determined that the Project site, as conditioned, will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, staff has determined that there is no substantial evidence that the project will have

a significant effect on the environment and recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

a) ***General Discussion:*** As discussed below, the Project has been found to be consistent with both the 2030 General Plan and the Oxnard City Code. Pursuant to §16-420F(F) and (G) of the Oxnard City Code, the approving body for all affordable development projects is the Community Development Director via a Development Design Review Permit (DDR) permit (OCC §16-181) and the Planning Commission for the Density Bonus permit (OCC §16-420F(E)). The Lot Line Adjustment application is an administrative action and, as a condition of approval, a certificate of approval will be required to be recorded prior to issuance of building permits.

b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. The AAHOP designation for this site allows for a density of 24 dwelling units per acre instead of the 7-12 dwelling units/acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.7 units per acre, the 5.24 acre site is allowed 150 residential units. The 150-unit Project is found consistent with the General Plan land use designation with the density allowed by both the AAHOP designation and the State Density Bonus.

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

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	The Project proposes to construct an all affordable apartment complex that will provide housing within a residentially zoned property that was formerly used for agricultural purposes.

CD-8.1	I	Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project is surrounded by urban development, and the existing utilities running Cypress Road adequately serve the proposed Project, as conditioned.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development Projects comply with City design policies, plans, and guidelines.	The Project includes development and performance conditions recommended by Development Advisory Committee (DAC) to ensure that the Project complies with City permitting expectations and policies.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed Development and associated improvements would tie into existing infrastructure, which has the capacity to provide service to the proposed residential dwellings. As conditioned, Water service would be annexed from provided by the Cypress Mutual Water Company.
ER-9.2	I	Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed Projects.	The three story design adds safety value by incorporating windows overlooking the park. The scale is similar to newer apartment buildings approved within the community.
ICS-8.5		Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works Projects, especially for public sidewalks.	The proposed site design includes pedestrian and bicycle amenities that incorporate coordinated landscaping and pedestrian walkways that connect persons within the complex but also to an adjacent community park, the street and include short term and long term bicycle storage.
CD-3.4 CD-14.1 CD-14.2 CD-14.3 ICS-11.10 ER-9.4 ER-10.1	II	Neighborhood Quality of Life Design Review Process Development Advisory Committee Functions Quality of Design Water Supply Findings for Smaller Projects Human Scale Development Promote Use of Native and Water Wise Plants	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.

c) The All Affordable Housing Opportunity Program (AAHOP) and Density Bonus Permit

On July 16, 2013, the City adopted Ordinance No. (#2870) implementing the AAHOP-program establishing requirements and procedures. At the same time, the project site was one of 36 AAHOP sites designated throughout the City by Ordinance No. 2869. In December of 2016, the City updated and codified (CCC Division 7C, §420A-420H) the AAHOP-program by adopting Ordinance No. 2913 and designated additional AAHOP sites. The 2017 Mid-Cycle 2013-2021 Housing Element Update

identifies the project site as AAHOP Site B-10 and analyzes the current and future housing needs within the City.

The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. As described above in the General Plan Consistency section, the AAHOP designation for this site allows for a density of 24 dwelling units per acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.7 units per acre, the 5.24 acre site is allowed 150 residential units.

Except as described in this section and as detailed in the Zoning Consistency section below, the project is consistent with the AAHOP standards (OCC §16-420A to 16-420H). In accordance with AHHOP, the Applicant is requesting parking relief per Density Bonus State Law, Government Code Section 65915(p). Government section provides relief and preempts the City's off street parking requirements for bedroom vs number of parking stalls required, garage parking, and visitor parking. The following table provides a tabulation showing how the project compares with the City Code and Density Bonus Law.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)					
BEDROOM COUNT	**# OF UNITS**	**OFF-STREET REQUIRED**	**PARKING**		**NOTE**
			REQUIRED	**PROVIDED**	
1-Bed	27	1 Parking Stall	27	252	Applicant is seeking a concession for relief on 20 parking stalls
2 to 3 Bedrooms	123	1.5 Parking Per Unit	185		
Visitor Parking		No Visitor Parking Required	0		
		Total:	272	252	

In accordance with the AHHOP and Density Bonus Sections of the City Code, the Applicant is requesting parking relief in accordance with State Density Bonus Law, Government Code Section 65915(p) which does not require covered parking or enclosed garages for the residences and does not require on-site guest parking. Based on the bedroom distribution and parking breakdown table below, the Project is required to provide a total of 272 parking spaces. However, the applicant is seeking a concession for relief on 210 parking stalls.

Pursuant to the State Density Bonus Law, the City must grant up to four (4) concessions for this 100% affordable project per Government Code Section 65915. However, the applicant only requests two (2) concessions and provides justifications:

1. Concession from Zoning Code 16-362F: Private Balcony.
    a. Eliminate the requirement to provide private balconies. Private balconies have an estimated construction costs of approximately $10,000/unit. Eliminating balconies from this Project would result in actual, identifiable cost reductions of approximately $1,500,000 from the total development costs. Interior closet and storage space has been designed within each unit, as well as ample communal outdoor open space to accommodate residents.
2. Concession from Zoning Code 16-622: Total Required Parking.
    a. The AAHOP zoning code requires 273 total parking spaces, which is consistent with State Density Bonus Law. This project is proposing a reduction of 21 spaces to 252 total parking spaces, which equates to 1 stall per 1 bedroom units, 1.5 stalls per 2 bedroom units, and 2 stalls per 3 bedroom units. The reduced parking results in actual, identifiable cost reductions by reducing the costs associated with providing 21 additional parking spaces. It also reduces the cost per square foot of developing residential units, because the reduction allows for the accommodation of more units onsite without increasing land costs. The applicant's Property Management team has verified that the proposed parking ratio meets the long-term needs of the development and is consistent with other applicant projects.

Pursuant to Section 16-410F, the Density Bonus permit is non-discretionary and falls under the approving authority of the Planning Commission. The Density Bonus (PZ 20-535-02) is a companion permit that is tentatively scheduled for a Planning Commission hearing on February 18, 2021.

d) ***Conformance with Zoning Development Standards:*** The proposed Project is located in the Multi-Family Residential - Affordable Housing (R2-AH) zoning district. In accordance with the City Code, the apartment complex may be approved through a Development Design Review Permit provided the Project is found consistent with the applicable development standards, including density bonus concessions, reductions, or applicable waivers.

The following table illustrates and compares the development Project against the City's required standard and identifies when concessions, reductions, or applicable modification waivers have been applied.

R-2 (MULTI-FAMILY RESIDENTIAL) OXNARD MUNICIPAL CODE SECTIONS 16-40 THROUGH 16-50			
DEVELOPMENT STANDARD	**REQUIREMENT**	**PROPOSED/PROVIDED**	**COMPLIES ?**
Max. building height §16-43 AAHOP §16-420F	2 stories not to exceed 25 feet from top of curb Maximum six-stories	3 stories 37-feet - 6-inch from first floor finish floor to the top of parapet wall*	YES AAHOP 16-420F(B)
Density §16-44

	garage.	**Phase 1** - 25-feet, 9-inches **Phase 2** - 97-feet, 6-inches	
Side yard §16-46	10% of lot width but not less than 3' or more than 5'. Reverse corner lots shall have a street side yard that is 50% of the front yard.	**Phase 1** - 11-feet, 8-inches **Phase 2** - 6-feet, 6-inches	YES
Rear yard §16-43	25% of lot depth but not > 25-feet	Dimensions needed. . . **Phase 1** - 54-feet, 4-inches **Phase 2** - 89-feet, 4-inches	YES
Interior yard space §16-48	30% of lot area, with min. dimension of 15-feet x 15-feet. May not include vehicle parking or circulation areas.		N/A Per Attached Dwelling Unit Develop Standards 16-362(C) & (D)
Accessory Building §16-49	May be located in rear yard setback if bldg is 6' from nearest part of main bldg, is one story in height.	None	YES
Fences/hedges - front yard §16-308	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then may not exceed 18 inches.	Fencing and plant material will be reviewed at time of plan check review for compliance with this development standards	YES with Condition of Approval
Fences/hedges - side & rear yards §16-309	Not to exceed 7 feet in height.	Fencing and plant material will be reviewed at time of plan check review for compliance with this development standards	YES with Condition of Approval
Parking spaces Multi-family cluster development §16-622	1 space in a garage for each 1-bedroom unit, and 2 spaces in a garage for each unit with 2 -5 bedrooms. <u>Required</u> 27 - 1 Bed Units <u>246 - 2-3 Bed Units</u> 273 Garage Parking Spaces	Garage parking not required for affordable housing projects seeking density bonus permit Parking open to the sky - 252 Parking stalls provided based on Density Bonus allowance 1 Bed Unit (27) - - - - 27 Parking Stalls 2-3 Bed Units (123) -<u>246 Parking Stalls</u> 273 Parking Stalls	YES Density Bonus Concession

Parking spaces Visitor §16-622	For 1st 30 units, 1 visitor space for each unit, and 0.5 visitor spaces per unit thereafter. 30 - Spaces 62 - Spaces 90 Visitor Parking Spaces	*No visitor parking required for affordable housing projects seeking density bonus permit*	YES
Bicycle Parking Table A-4: Master Bicycle & Ped Plan Appendices Multi-Family Residential (without private garage for each unit)	0.05 space for each bedroom (2 spaces minimum) **Short term Bicycle Parking** 27 (1 Bed) - - 1.35 75 (2 Bed) - - 3.9 48 (3 Bed) - - 2.4 7.65 Bicycle Spaces 0.15 space for each bedroom (2 spaces minimum) **Long-Term Bicycle Parking** 27 (1 Bed) - - 4.05 78 (2 Bed) - - 11.7 48 (3 Bed) - - 7.2 22.95 Bicycle Spaces	**Short term Bicycle Parking** 16 Bicycle Spaces **Long-Term Bicycle Parking** 48 Bicycle	YES
Fences/hedges - front yard §16-308	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then may not exceed 18 inches.	Fences/hedges in front yard will be reviewed at time of plan check review for compliance with this development standards	YES
Fences/hedges - side & rear yards §16-309	Not to exceed 7 feet in height.	Fences/hedges in front yard will be reviewed at time of plan check review for compliance with this development standards	YES

DIVISION 2. ATTACHED DWELLING STANDARDS OXNARD MUNICIPAL CODE SECTIONS 16-360 THROUGH 16-363 AND AAHOP SECTIONS 16-420F			
DEVELOPMENT STANDARD	**REQUIREMENT**	**PROPOSED**	**COMPLIES ?**
Minimum dwelling size §16-362(A)	- 1 bedroom: 450 square feet - 2 or more bedrooms: 800 SF	**Phase 1** (15) 1 bed/1 bath: 572 SF (48) 2 bed/1 bath: 800 SF (27) 3 bed/2 bath:1,012 SF 90 Total units **Phase 2** 572 SF to 1012 SF (12) 1 bed/ 1 bath: 572 SF (27) 2 bed/ 1 bath: 822 SF (21) 3 bed/ 2 bath:1,012 SF 60 total units	YES

Building Separation §16-362(B)	Equal to half of the height of the taller structure unless otherwise determined by H&S requirements during DAC review process	Building separations were reviewed during DAC. At time of planning check, construction plans will be reviewed for structural, fire access, suppression, and other California Fire and Building Code requirements	YES
Recreation Facilities §16-362(C)	Provide common recreational facilities w/ interior yard space to include 1 or more of the following: Swimming pool, spa, tennis/basketball/volleyball courts, BBQ/picnic, rec bldg., exercise courses or children play equipment, etc.	- Community Building (7,262 SF) - Open play area - equipment details needed - Tot lot area show - Pedestrian connection access to Garden Acres Park	YES
Open Area §16-362(D)	Provide lawn area of 2,500 sf. & minimum 35' x 35	Two lawn areas shown on plan for Phase I and Phase II	YES
Distance from Garage to Dwelling §16-362(E)	75' from garage to dwelling entry	Design proposes surface parking and no garage parking is proposed	YES
Balcony or patio §16-362(F)	One balcony or patio, with minimum dimension 10 ft.	NONE	YES Density Bonus Concession
Balcony enclosures §16-362(G)	Railings/ walls to provide 50% enclosure	NONE	YES Density Bonus Concession
Storage Areas §16-362(H)	Each unit to have 225 cubic feet	Storage closet areas proposed within each dwelling unit	YES
Garages §16-362(I)	Shall have automatic garage door openers	No Garages Proposed	N/A
Utility Meters §16-362(J)	Wall-mounted utility meters shall be screened or integrated into the building design.	Utility plan will be reviewed at time of plan check review for compliance with this standard	YES with COA
Refuse Enclosures §16-362(J)	Enclosure shall be designed to reflect major design elements or details and access shall be provided separate from refused vehicle access.	Refuse enclosure shall be subject to the City's design standard.	YES

e) ***Site Design:*** The Project site is irregular in shape with remaining structures and outdoor uses (greenhouses, storage structures, and a residence) from agricultural uses that have existed from as early as 1961. The Project proposes six, three story residential buildings with interior corridors.

The buildings will be situated to create garden paseos with connecting meandering

walkways between buildings. The site will include recreational areas project amenities primarily tucked in between the two complexes. Additionally, the site design incorporates a direct connection to Garden City Acres Park.

f) ***Circulation and Parking:*** The proposed Project fronts Cypress Road, and its design incorporates pedestrian and two vehicular drive connections off of Cypress Road. The project is designed with two-way directional drive that loops around the buildings and connects with the opposite vehicular entrance. The site is designed with perpendicular surface parking stalls throughout the project. Pursuant to the City's parking standards, the parking areas incorporate landscape planter areas that incorporate trees, perimeter landscaping, lighting, ADA parking, and is designed to accommodate delivery, emergency and City service vehicles to maneuver through the site.

g) ***Building Design:*** The proposed project includes the construction of six, three story buildings to accommodate the construction of a 150 unit apartment complex. The proposed buildings are designed with simple building envelopes, stacking units of consistent widths. Two-story building elements are placed along Cypress Road to diminish the project scale on the streetscape. The placement of the buildings creates protected courtyards and provides sound attenuation from the railroad. The single shed roof configuration allows for optimal solar orientation, and the roof overhang to the south provides for shading, while the parapet to the north allows sunlight into the courtyard. The buildings use a contemporary architectural vocabulary, and a purposefully limited range of materials (a stucco base, brick and wood accents, aluminium doors). Additionally, the project purposefully includes the following green features to make the project energy efficient by design: lighter exterior color for solar reflectivity, open air hallways cooled by air from unit heat pumps and cool roof with solar panels.

h) ***Landscaping and Open Space:*** The project site includes landscaping in the parkway along the both frontages (facing West Second Street and South B Street) and partially along the east side (facing the alleyway). The parkway on the front includes eight new street trees that will provide canopy and shading to be consistent with the Oxnard Downtown Code.

The project includes private open space with play areas. Common areas will be landscaped with fruitless olive trees, shrubs, and ground cover. The common area includes bench seating, tables, decorative hardscape, and a community garden area.

7) Development Advisory Committee: The Project was reviewed by the Development Advisory Committee (DAC) on July 22, 2020, October 7, 2020, and December 16, 2020. Conditions of approval from DAC are included in the attached Resolution.

8) Community Workshop and Public Input: The project site is located within the Cypress Neighborhood. On October 19, 2020, the project was presented to the public during a

Community Workshop meeting. At the time, the City was in a state of quarantine due to COVID 19. In an effort to reach as many residents and property owners from the Cypress Neighborhood, City staff reached out and coordinated meeting details with the Neighborhood Chair and notices were mailed out to property owners and residents of the Cypress Neighborhood. Approximately 1,360 (716 residents/644 owners) meeting notices were mailed by the US Postal service and the Project site was posted with Project details and Community Workshop information. The meeting was attended by 31 members of the public to provide comments regarding the project.

On October 21, 2015, City Staff attended a virtual meeting where the applicant made a presentation to the Inter-Neighborhood Council Organization (INCO). Representatives from various neighborhoods attended the meeting where the Applicant made a slides presentation and thoroughly described the development proposal while showing details and answering questions. Persons in attendance raised questions and concerns regarding pedestrian crossing, traffic impacts to existing levels of service and compatibility with existing neighborhood.

9) **Appeal Procedure:** In accordance with Section 16-525 of the City Code, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. Notice of Exemption
D. Community Development Director Draft Resolution

ATTACHMENT A

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

Vicinity Map



CITY OF OXNARD CALIFORNIA
Oxnard Planning
October 1, 2020

PZ 20-200-14, 20-535-02
Location: 5536, 5482 Cypress Rd
APN: 2230041020, 2230090015
Cypress Place at Garden City

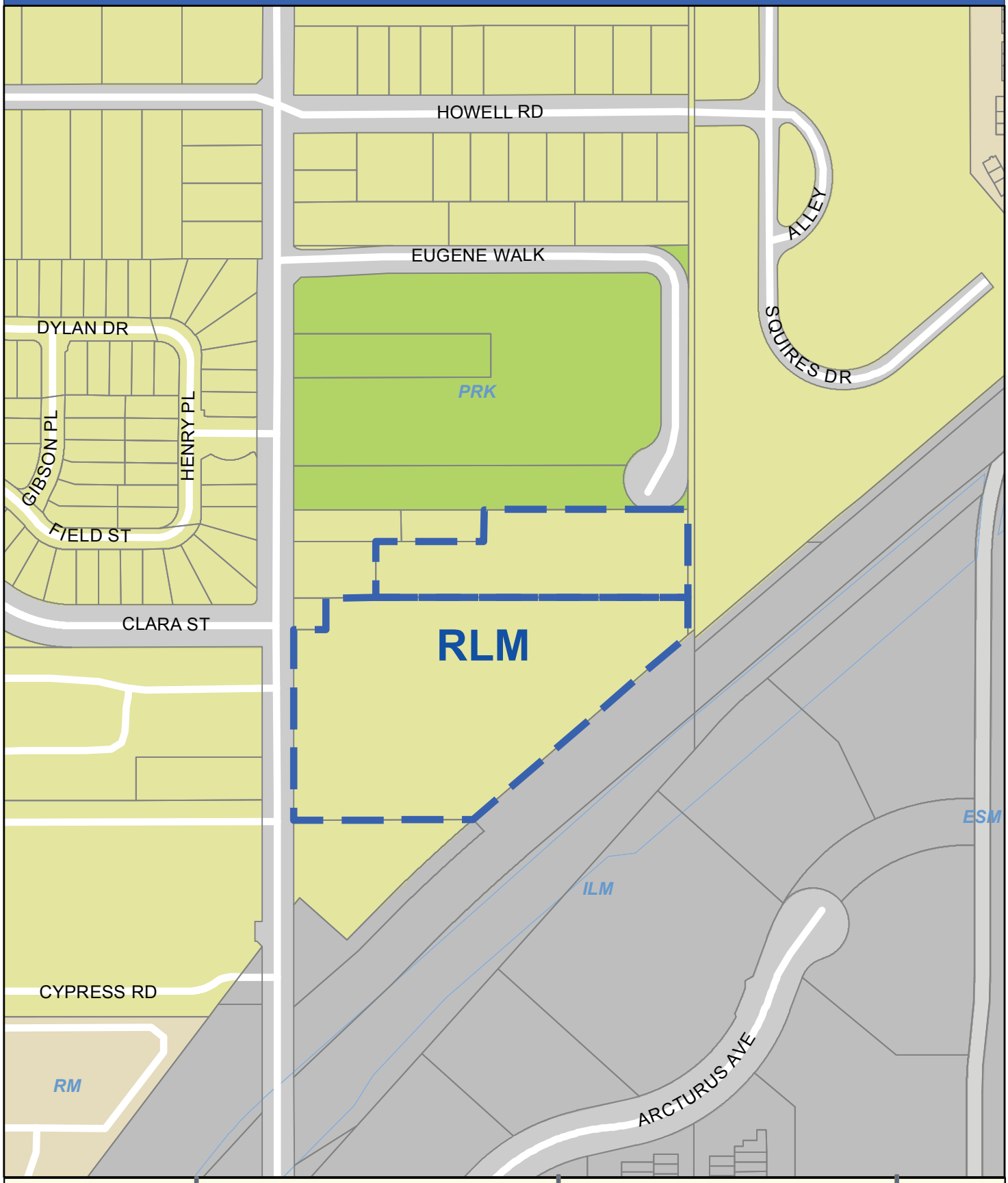
Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 1, 2020

PZ 20-200-14, 20-535-02
Location: 5536, 5482 Cypress Rd
APN: 2230041020, 2230090015
Cypress Place at Garden City

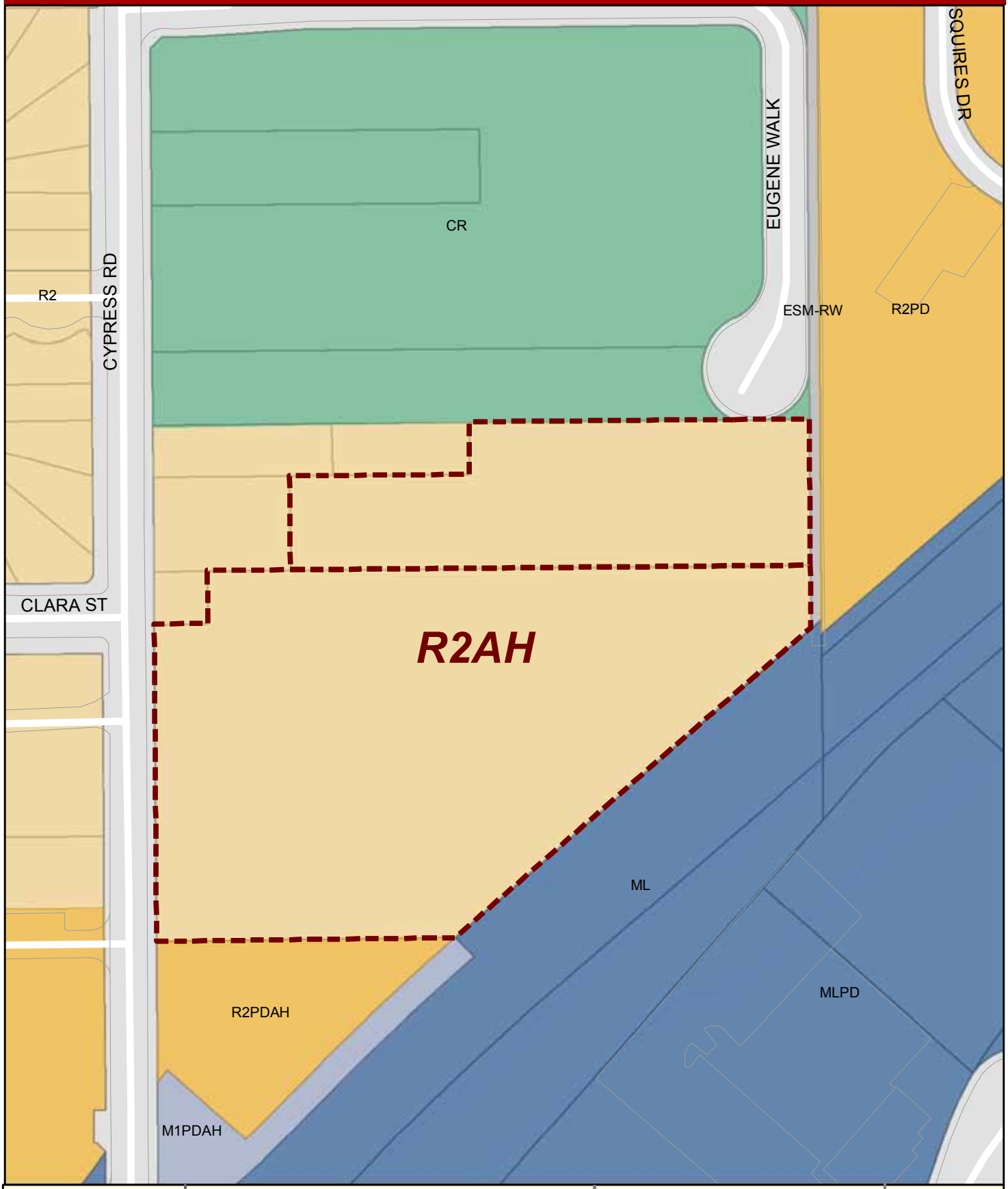
0 125 250 500 Feet

2030 General Plan Land Use Map

N W E S

1:2,500

Zoning/Specific Plan Map



OXNARD

Oxnard Planning

October 1, 2020

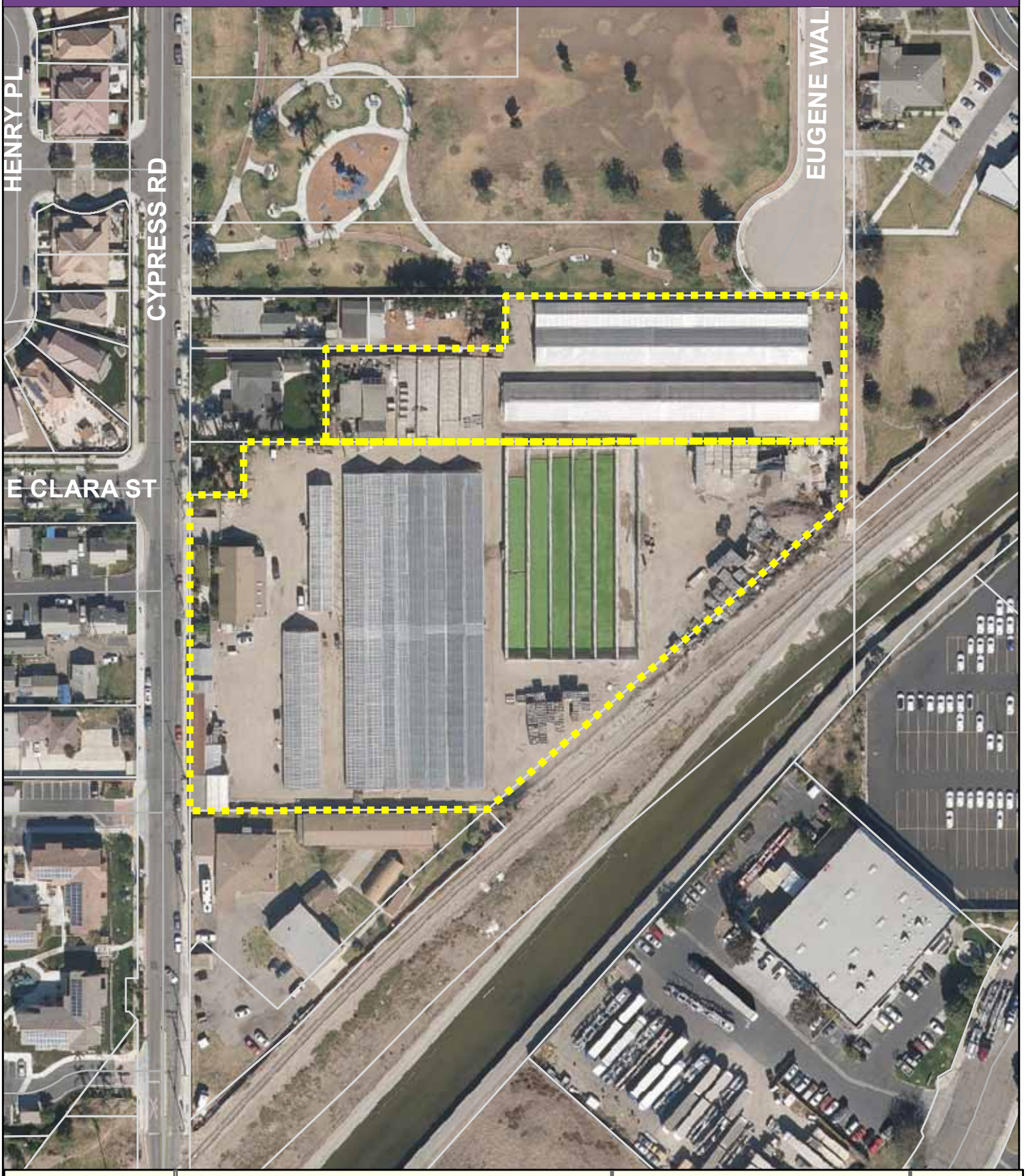
PZ 20-200-14, 20-535-02
Location: 5536, 5482 Cypress Rd
APN: 2230041020, 2230090015
Cypress Place at Garden City

0 37.5 75 150 225 300 Feet

Zoning/Specific Plan Map

1:1,500

Aerial Map



OXNARD
CALIFORNIA

Oxnard Planning
October 1, 2020

PZ 20-200-14, 20-535-02
Location: 5536, 5482 Cypress Rd
APN: 2230041020, 2230090015
Cypress Place at Garden City

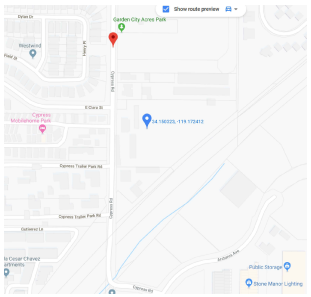
0 37.5 75 150 225 300 Feet

Aerial Map

N
W E
S

ATTACHMENT B

PROJECT PLANS



VICINITY MAP

NOTES

(5) An easement for INGRESS AND EGRESS AND PUBLIC UTILITIES and incidental purposes, recorded November 09, 1951 as INSTRUMENT NO. 24015 IN BOOK 1032, PAGE 376 of Official Records.
In Favor of: TONY REYES, ET. AL.
Affects: AS DESCRIBED THEREIN

7. THE RIGHT TO GO UPON SAID LAND FOR THE PURPOSE OF OPERATING THE WELL AND WATER SYSTEM SERVING GARDEN CITY ACRES AND TAKING WATER THEREFROM, AS GRANTED IN DEED RECORDED FEBRUARY 1, 1938 IN BOOK 550, PAGE 302 OF OFFICIAL RECORDS, AND OTHER DEEDS OF RECORD. Not Plottable.

NOTICE OF FLOOD HAZARD
The property has been mapped in a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area known as 'Zone X' floodplain as shown in the City of Oxnard of the Ventura County Flood Insurance Rate Map (FIRM)
06111C0918E, Panel 0937 of 1275, dated January 20, 2010.
All persons interested in this property are hereby notified that this property is located in a 0.2% annual chance floodplain and that a Floodplain Development Permit may be required prior to the issuance of a Building Permit, Grading Permit, and other City of Oxnard permits.

Zoning= R-2-AH

Parking: Not Applicable/ Not commercial

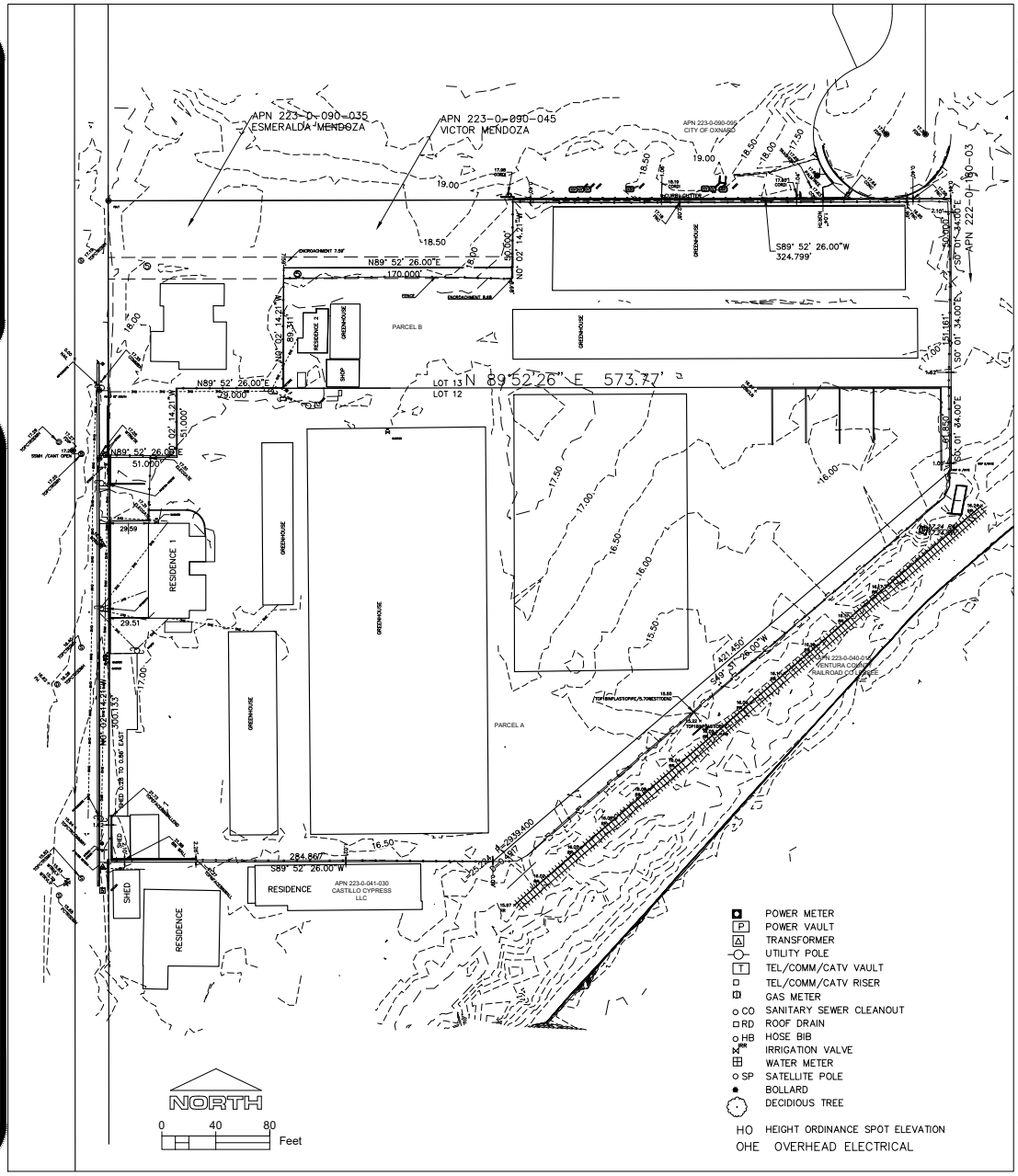
Total Land Area = 5.23 Acres

Total Area of Buildings at Ground Level
Residence 1 = 2684 Sq. Feet
Residence 2 = 616 Sq. Feet
Shop = 491 Sq. Feet

No observable evidence of earth moving work, building construction, or building additions within recent months.

No observable evidence of recent street or sidewalk construction or repairs.

No observable evidence of site us as a solid waste dump, sump, or sanitary landfill.



LEGAL DESCRIPTION

PARCEL 1:

PARCEL A: (APN: 223-0-041-020)
THAT PORTION OF LOT 12 AS SAID LOT IS DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF GARDEN CITY ACRES BEING THE SUBDIVISION OF LOT A" AND A PORTION OF LOTS C AND D OF
SUBDIVISION 83 RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, VENTURA COUNTY, CALIFORNIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 11, PAGE 105 OF MAPS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 12, DISTANT THEREON SOUTH 0 DEGREE 01'EAST 51.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12; THENCE FROM SAID POINT OF BEGINNING,

1ST: – NORTH 89 DEGREES 53' EAST 51.00 FEET TO A POINT; THENCE,
2ND: – NORTH 0 DEGREE 01' WEST 51.00 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 12; THENCE,
3RD: – NORTH 89 DEGREES 53' EAST 573.87 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE,
4TH: – SOUTH 0 DEGREE 01' EAST 61.85 FEET ALONG THE EAST LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 12 BY THE FOLLOWING TWO COURSES,
5TH: – SOUTH 49 DEGREES 32' WEST 421.45 FEET TO THE BEGINNING OF A CURVE; THENCE,
6TH: – SOUTHWEST ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2939.4 FEET, A CENTRAL ANGLE OF 0 DEGREE 29' 30" AND A LONG CHORD BEARING SOUTH 49 DEGREES 17'20" WEST 25.08 FEET TO THE END OF A CURVE; THENCE LEAVING SAID SOUTHEAST LINE,
7TH: – SOUTH 89 DEGREES 53' WEST 286.80 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID LOT 12; THENCE ALONG SAID LINE,
8TH: – NORTH 0 DEGREE 01' WEST 300.00 FEET TO THE POINT OF BEGINNING.
EXCEPTING THE WELL AND PUMPING PLANT SITUATE ON SAID LAND, AND THE WATERS IN, OR TO BE PRODUCED FROM SAID WELL, AND THAT CERTAIN PARCEL OF LAND COMPRISING A CIRCLE HAVING A RADIUS OF 15.00 FEET CONCIDING WITH THE CENTER OF SAID WELL, FOR THE PURPOSE OF SUPPLYING WATER, FOR ANY AND ALL PURPOSES, TO THE REMAINDER OF THE PROPERTY IN SAID GARDEN CITY ACRES.
ALSO EXCEPTING ALL WATER PIPE LINES, GATES AND VALVES AND ALL OTHER PROPERTY INSTALLED IN, THROUGH AND ACROSS SAID LAND WHICH BELONG TO OR COMPROMISE PORTIONS OF THE IRRIGATION AND/OR WATER SYSTEM USED IN CONNECTION WITH SAID SUBDIVISION.

PARCEL B: (APN: 223-0-090-015)
LOT 13 GARDEN CITY ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 11 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 208.95 FEET OF SAID LOT 13.
ALSO EXCEPT THE WEST 300 FEET OF THE SOUTH 50 FEET OF THE NORTH 258.95 FEET OF SAID LOT 13.

ALSO EXCEPT FROM THE REMAINDER THE WEST 130 FEET THEREOF.
ALSO EXCEPT ALL WATER PIPE LINES, GATES, AND VALVES AND ALL OTHER PROPERTY IN, THROUGH, AND ACROSS SAID LAND WHICH BELONGS TO OR COMPRISES PORTIONS OF THE IRRIGATION AND/OR WATER SYSTEM SERVING GARDEN CITY ACRES.

PARCEL B1:
A NONEXCLUSIVE EASEMENT, FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES, OVER TH WEST 300 FEET OF THE SOUTH 16 FEET OF THE NORTH 208.95 FEET OF LOT 13, GARDEN CITY ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 11 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE EAST 170 FEET OF THE SOUTH 8 FEET THEREOF.

ALTA/ACSM LAND TITLE SURVEY

To Peoples' Self-Help Housing Corporation, First American Title Company:

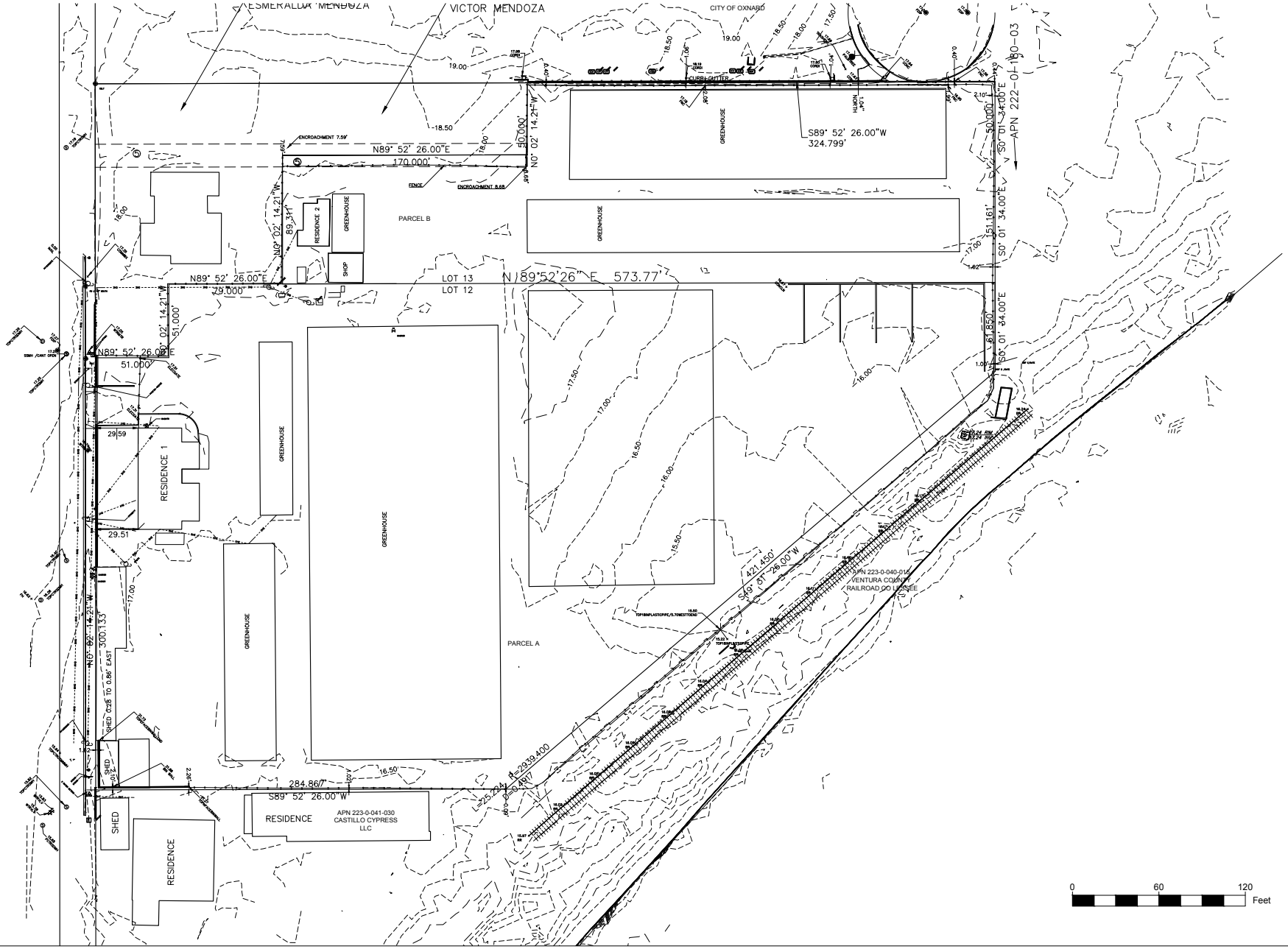
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements items 2, 3, 4, 5, 6, 7a, 7b1, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19 and 20 per ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The field work was completed on.
11/25/2019

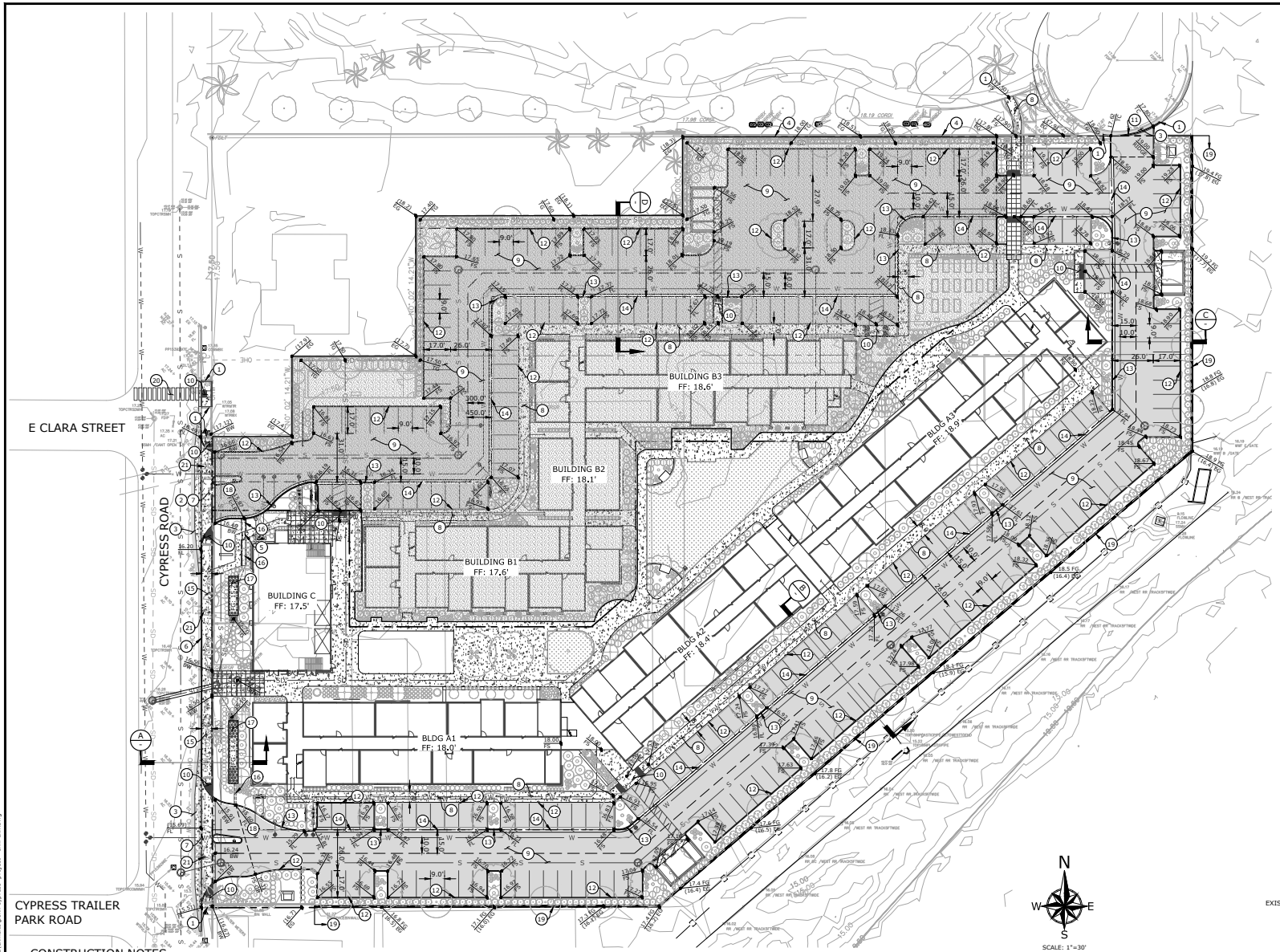
Date: 01/08/2019

William L. Meagher
Licensed Land Surveyor No. 5948
State of California (Expires 12/31/2020)
2747 Sherwin Ave. #12, Ventura, CA 93003
Phone (805) 677-4850 / Fax (805) 677-4853

LICENSED LAND SURVEYOR
WILLIAM L. MEAGHER
No. 5948
LICENSE 12-31-20
STATE OF CALIFORNIA

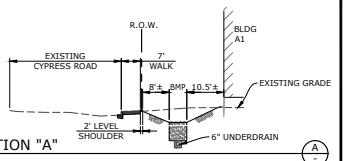
Date of Last Revision: 01/10/2020


ESMERALDA MENDOZA
VICTOR MENDOZA
CITY OF OXNARD
APN 222-01-180-03
S0° 01' 34.00"E
50.000'
151.161'
S0° 01' 34.00"E
61.850'
S89° 52' 26.00"W
324.799'
N89° 52' 26.00"E
170.000'
N0° 02' 14.21"W
30.000'
ENCROACHMENT 7.59'
ENCROACHMENT 8.68'
FENCE
CURB/GUTTER
GREENHOUSE
RESIDENCE 2
SHOP
PARCEL B
LOT 13
LOT 12
N89°52'26"E 573.77'
N89° 52' 26.00"E
79.000'
N0° 02' 14.21"W
89.331'
N89° 52' 26.00"E
51.000'
N0° 02' 14.21"W
51.000'
RESIDENCE 1
29.59
29.51
GREENHOUSE
PARCEL A
421.450'
S49° 31' 26.00"W
APN 223-0-040-015
VENTURA COUNTY
RAILROAD JO LESSEE
N0° 02' 14.21"W 300.133'
SHED 028 TO 0.86' EAST
SHED
284.867'
S89° 52' 26.00"W
R=2939.400'
RESIDENCE
APN 223-0-041-030
CASTILLO CYPRESS
LLC
SHED
RESIDENCE
0
60
120
Feet

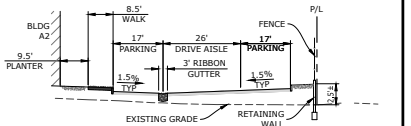


LEGEND

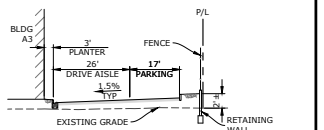
- PROPOSED SANITARY SEWER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED PERIMETER WALL
- PROPERTY LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING DOMESTIC WATER LINE
- PROPOSED STORMWATER BMP (FILTERRA BIOSCAPE)
- PROPOSED PHASE 2 CONSTRUCTION



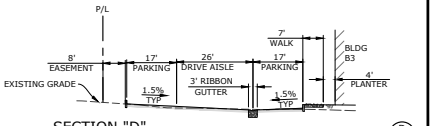
SECTION "A"
N.T.S.



SECTION "B"
N.T.S.



SECTION "C"
N.T.S.



SECTION "D"
N.T.S.

CONSTRUCTION NOTES

1. MATCH EXISTING.
2. REMOVE EXISTING DRIVEWAY.
3. REMOVE AND REPLACE 24" OF EXISTING ASPHALT CONCRETE PAVEMENT.
4. PROTECT EXISTING WALL/FENCE.
5. CONSTRUCT 2' WIDE PARKWAY DRAIN PER COX STD. PLATE 124.
6. PROTECTING EXISTING CURB AND GUTTER.
7. CONSTRUCT DRIVEWAY PER COX STD. PLATE 116.
8. CONSTRUCT CONCRETE WALKWAY. WIDTH PER PLAN.
9. CONSTRUCT ASPHALT CONCRETE PAVEMENT. WIDTH PER PLAN.
10. CONSTRUCT CURB RAMP PER COX STD. PLATE 110.
11. CONSTRUCT MOUNTABLE CURB PER SPPWC STD PLAN 121-2.
12. CONSTRUCT CURB PER COX STD. PLATE 111, TYPE A1-6.
13. CONSTRUCT CURB & GUTTER PER COX STD. PLATE 111, TYPE A2-6.
14. CONSTRUCT RIBBON GUTTER PER COX STD. PLATE 117, MODIFIED TO 3'.
15. CONSTRUCT CONCRETE SIDEWALK PER COX STD. PLATES 112 AND 113.
16. CONSTRUCT 2' WIDE CONCRETE U-CHANNEL.
17. CONSTRUCT FILTERRA BIOSCAPE BMP, 140 IN/HR TREATMENT RATE.
18. CONSTRUCT 18" CURB CUT.
19. CONSTRUCT RETAINING WALL ALONG PERIMETER FENCE.
20. CONSTRUCT CROSSWALK STRIPING.
21. EXISTING POWER POLES AND OVERHEAD WIRES ALONG FULL PROPERTY FRONTAGE TO BE RELOCATED UNDERGROUND. COORDINATE RELOCATION WITH SOUTHERN CALIFORNIA EDISON.

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

REGISTERED PROFESSIONAL ENGINEER — TRISTAN J. SANTOS — NO 71473 — CIVIL — STATE OF CALIFORNIA

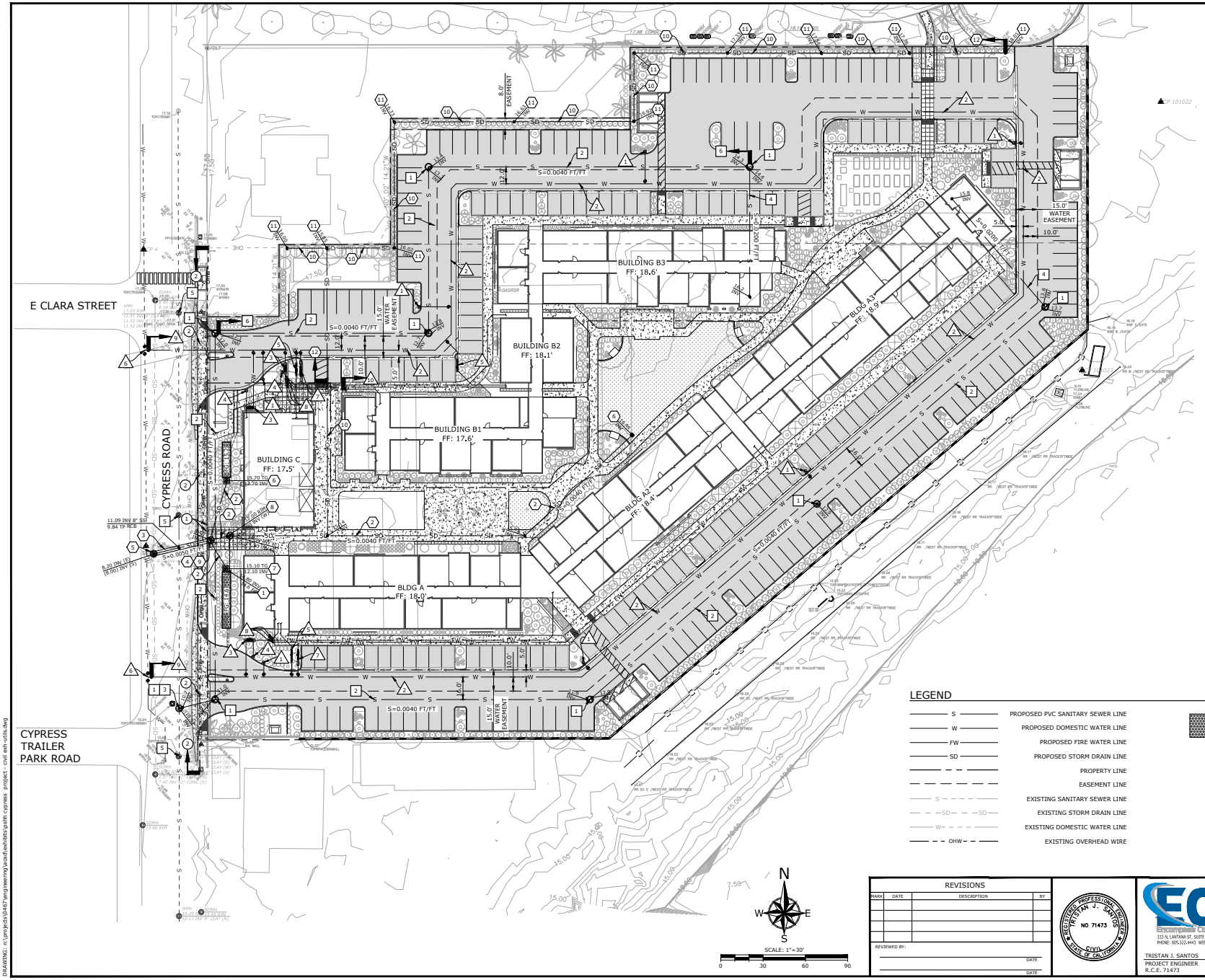
ECG
Engineering Consultants Group
333 ½ LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 01/15/2021
PROJECT ENGINEER
R.C.E. 71473

CYPRESS COMMUNITY HOUSING
PEOPLES' SELF-HELP HOUSING
GRADING AND DRAINAGE EXHIBIT
5536 / 5482 CYPRESS ROAD, CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT.
WORK ORDER 0467
DRAWN BY:
CHECKED BY:
SHEET NO. 1 OF 4

DRAWING: n:\projects\0467\engineering\acad\exhibits\psith cypress project - civil exh.dwg



WATER CONSTRUCTION NOTES

1. CONSTRUCT FIRE HYDRANT PER COX STD. PLATE 300. REMOVE EXISTING WATER SERVICE LATERAL.
2. CONSTRUCT 8" PVC WATER LINE PER COX STD. PLATE 602.
3. CONSTRUCT FIRE WATER LINE INSTALLATION PER COX STD. PLATE 311, WITH FIRE DEPARTMENT CONNECTION.
4. CONSTRUCT FIRE DEPARTMENT CONNECTION.
5. CONSTRUCT DOMESTIC WATER SERVICE AND METER INSTALLATION PER COX STD. PLATE 310.
6. CONNECT TO EXISTING WATER LINE.
7. CONSTRUCT 2" IRRIGATION SERVICE WITH BACKFLOW PREVENTER PER COOX STD. PLATE 309.
8. CONSTRUCT POST INDICATOR VALVES (3 TYPICAL).
9. CONSTRUCT BACKBONE WATERLINE LOOP SYSTEM IN PHASE 1.
10. CONSTRUCT WATER LINE CONTINUATION IN PHASE 2.

SEWER CONSTRUCTION NOTES

1. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF OXNARD STD PLATE 400.
2. CONSTRUCT 8" PVC SDR 35 SEWER PER CITY OF OXNARD STANDARDS. TRENCH AND BACKFILL PER COOX STD. PLATE 602.
3. CONNECT TO EXISTING SEWER LINE.
4. CONSTRUCT SANITARY SEWER HOUSE CONNECTION PER COX STD. PLATE 405 (6" & BELOW).
5. PROTECT EXISTING SEWER MANHOLE.
6. CONSTRUCT SEWER LINE CONTINUATION IN PHASE 2.

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT 10" PVC STORM DRAIN LINE.
2. CONSTRUCT 12" PVC STORM DRAIN LINE.
3. 12"H X 36"W RCB.
4. CONSTRUCT STORM DRAIN MANHOLE No. 1 PER CITY OF OXNARD STD PLATE 513.
5. RECONSTRUCT EXISTING MANHOLE No.1 AND JOIN RCB.
6. 24" x 24" CATCH BASIN INLET.
7. 36" x 36" CATCH BASIN OVERFLOW.
8. CONSTRUCT TREATMENT FLOW DIVERSION STRUCTURE.
9. CONNECTOR PIPE SCREEN - FLEXSTORM OR APPROVED EQUAL.
10. CONSTRUCT 6" PVC STORM DRAIN LINE.
11. CONSTRUCT AREA DRAIN.
12. CONSTRUCT STORM DRAIN LINE CONTINUATION IN PHASE 2.

DRY UTILITY CONSTRUCTION NOTES

1. PROTECT EXISTING GAS LINE AND APPURTENANCES.
2. EXISTING POWER POLES AND OVERHEAD WIRES ALONG FULL PROPERTY FRONTAGE TO BE RELOCATED UNDERGROUND. COORDINATE RELOCATION WITH SOUTHERN CALIFORNIA EDISON.

LEGEND

- S — PROPOSED PVC SANITARY SEWER LINE
- W — PROPOSED DOMESTIC WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SD — PROPOSED STORM DRAIN LINE
- PROPERTY LINE
- EASEMENT LINE
- S — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING DOMESTIC WATER LINE
- OHW — EXISTING OVERHEAD WIRE
- PROPOSED STORMWATER BMP (FILTERRA BIOSCAPE)
- LANDSCAPING PLANTING (REFER TO LANDSCAPE PLANS)

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____

_____ DATE _____

REGISTERED PROFESSIONAL ENGINEER — TRISTAN J. SANTOS — NO 71473 — CIVIL — STATE OF CALIFORNIA

ECG Engineering Group
333 ½ LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 01/15/2021
PROJECT ENGINEER
R.C.E. 71473

CYPRESS COMMUNITY HOUSING PEOPLES' SELF-HELP HOUSING UTILITIES EXHIBIT

5536 / 5482 CYPRESS ROAD, CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT. _____

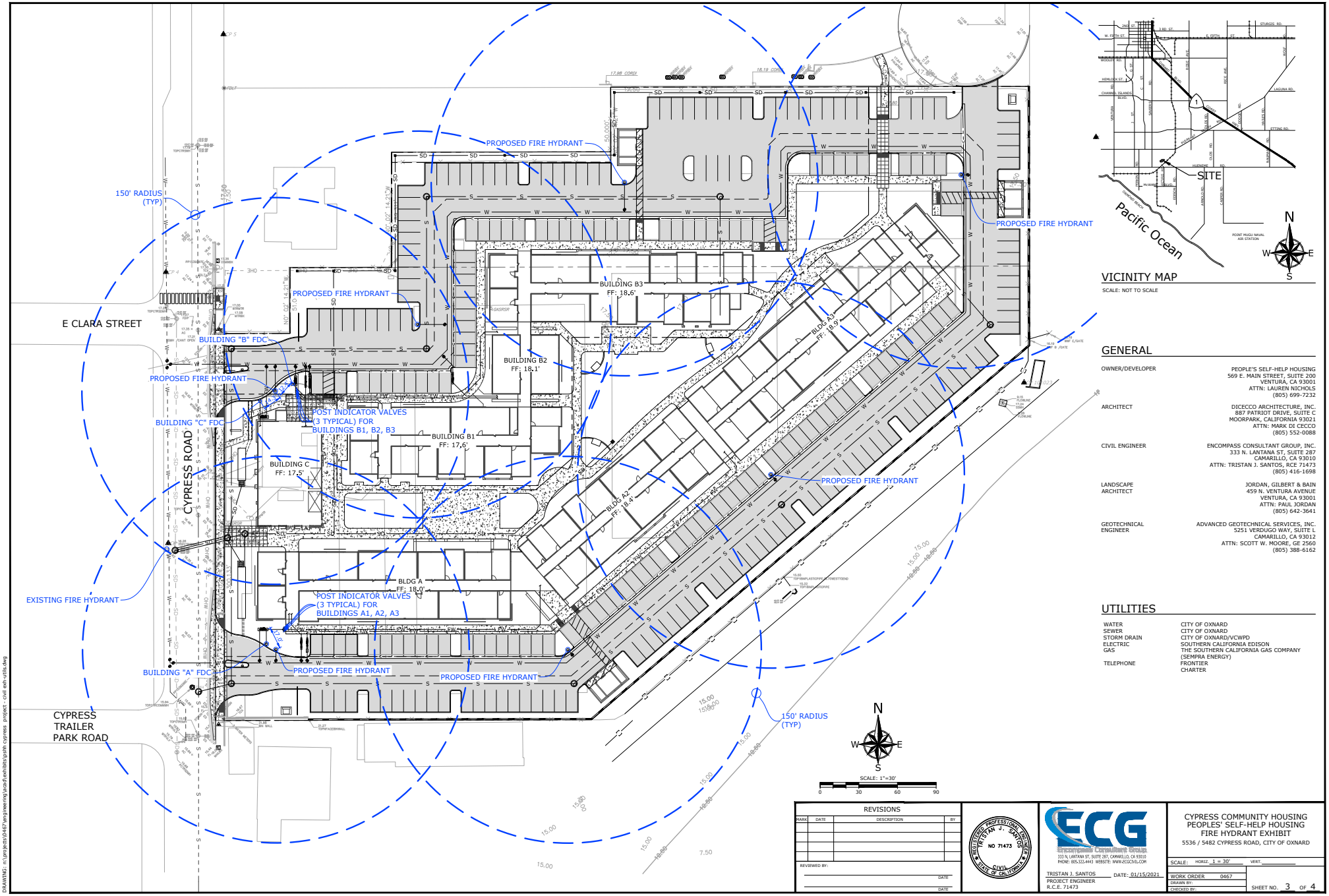
WORK ORDER 0467

DRAWN BY:

CHECKED BY:

SHEET NO. 2 OF 4

DRAWING: n:\projects\0467\engineering\acad\exhibits\psfih cypress project - civil exh-utils.dwg



VICINITY MAP

SCALE: NOT TO SCALE

GENERAL

OWNER/DEVELOPER	PEOPLE'S SELF-HELP HOUSING 569 E. MAIN STREET, SUITE 200 VENTURA, CA 93001 ATTN: LAUREN NICHOLS (805) 699-7232
ARCHITECT	DICECCO ARCHITECTURE, INC. 887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088
CIVIL ENGINEER	ENCOMPASS CONSULTANT GROUP, INC. 333 N. LANTANA ST, SUITE 287 CAMARILLO, CA 93010 ATTN: TRISTAN J. SANTOS, RCE 71473 (805) 416-1698
LANDSCAPE ARCHITECT	JORDAN, GILBERT & BAIN 459 N. VENTURA AVENUE VENTURA, CA 93001 ATTN: PAUL JORDAN (805) 642-3641
GEOTECHNICAL ENGINEER	ADVANCED GEOTECHNICAL SERVICES, INC. 5251 VERDUGO WAY, SUITE L CAMARILLO, CA 93012 ATTN: SCOTT W. MOORE, GE 2560 (805) 388-6162

UTILITIES

WATER	CITY OF OXNARD
SEWER	CITY OF OXNARD
STORM DRAIN	CITY OF OXNARD/VCWPD
ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	THE SOUTHERN CALIFORNIA GAS COMPANY (SEMPRA ENERGY)
TELEPHONE	FRONTIER CHARTER

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____

_____ DATE _____

REGISTERED PROFESSIONAL ENGINEER TRISTAN J. SANTOS NO 71473 CIVIL STATE OF CALIFORNIA

ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 01/15/2021
PROJECT ENGINEER
R.C.E. 71473

CYPRESS COMMUNITY HOUSING
PEOPLES' SELF-HELP HOUSING
FIRE HYDRANT EXHIBIT

5536 / 5482 CYPRESS ROAD, CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT. _____

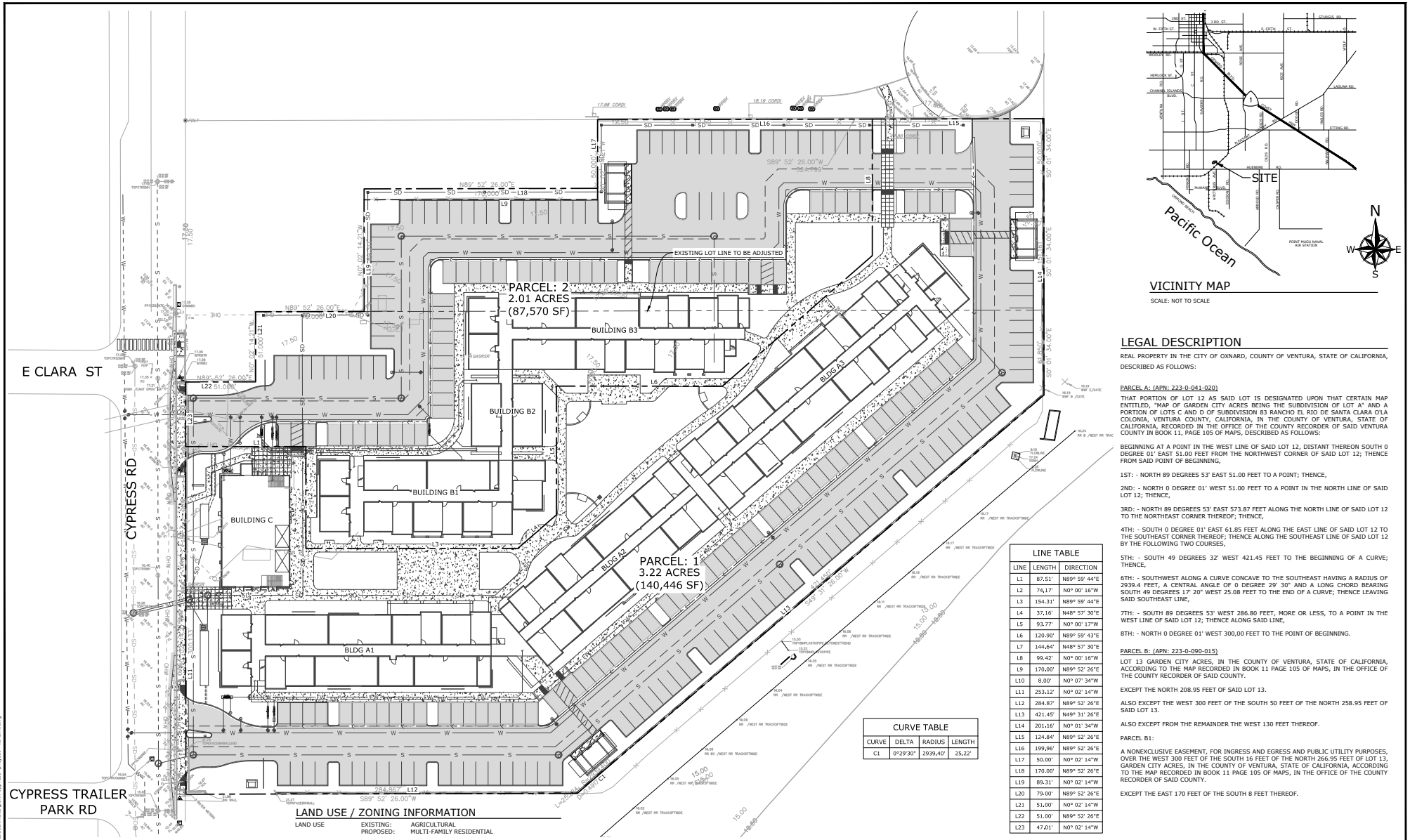
WORK ORDER 0467

DRAWN BY:

CHECKED BY:

SHEET NO. 3 OF 4

DRAWING: n:\projects\0467\engineering\acad\exhibits\psh cypress project - civil exh-utils.dwg



VICINITY MAP

SCALE: NOT TO SCALE

LEGAL DESCRIPTION

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

PARCEL A: (APN: 223-0-041-020)

THAT PORTION OF LOT 12 AS SAID LOT IS DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF GARDEN CITY ACRES BEING THE SUBDIVISION OF LOT A" AND A PORTION OF LOTS C AND D OF SUBDIVISION 83 RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, VENTURA COUNTY, CALIFORNIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 11, PAGE 105 OF MAPS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 12, DISTANT THEREON SOUTH 0 DEGREE 01' EAST 51.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12; THENCE FROM SAID POINT OF BEGINNING,

1ST: - NORTH 89 DEGREES 53' EAST 51.00 FEET TO A POINT; THENCE,

2ND: - NORTH 0 DEGREE 01' WEST 51.00 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 12; THENCE,

3RD: - NORTH 89 DEGREES 53' EAST 573.87 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE,

4TH: - SOUTH 0 DEGREE 01' EAST 61.85 FEET ALONG THE EAST LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 12 BY THE FOLLOWING TWO COURSES,

5TH: - SOUTH 49 DEGREES 32' WEST 421.45 FEET TO THE BEGINNING OF A CURVE; THENCE,

6TH: - SOUTHWEST ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2939.4 FEET, A CENTRAL ANGLE OF 0 DEGREE 29' 30" AND A LONG CHORD BEARING SOUTH 49 DEGREES 17' 20" WEST 25.08 FEET TO THE END OF A CURVE; THENCE LEAVING SAID SOUTHEAST LINE,

7TH: - SOUTH 89 DEGREES 53' WEST 286.80 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SAID LOT 12; THENCE ALONG SAID LINE,

8TH: - NORTH 0 DEGREE 01' WEST 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN: 223-0-090-015)

LOT 13 GARDEN CITY ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 11 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 208.95 FEET OF SAID LOT 13.

ALSO EXCEPT THE WEST 300 FEET OF THE SOUTH 50 FEET OF THE NORTH 258.95 FEET OF SAID LOT 13.

ALSO EXCEPT FROM THE REMAINDER THE WEST 130 FEET THEREOF.

PARCEL B1:

A NONEXCLUSIVE EASEMENT, FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES, OVER THE WEST 300 FEET OF THE SOUTH 16 FEET OF THE NORTH 266.95 FEET OF LOT 13, GARDEN CITY ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 11 PAGE 105 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 170 FEET OF THE SOUTH 8 FEET THEREOF.

LINE TABLE

LINE	LENGTH	DIRECTION
L1	87.51'	N89° 59' 44"E
L2	74.17'	N0° 00' 16"W
L3	154.31'	N89° 59' 44"E
L4	37.16'	N48° 57' 30"E
L5	93.77'	N0° 00' 17"W
L6	120.90'	N89° 59' 43"E
L7	144.64'	N48° 57' 30"E
L8	99.42'	N0° 00' 16"W
L9	170.00'	N89° 52' 26"E
L10	8.00'	N0° 07' 34"W
L11	253.12'	N0° 02' 14"W
L12	284.87'	N89° 52' 26"E
L13	421.45'	N49° 31' 26"E
L14	201.16'	N0° 01' 34"W
L15	124.84'	N89° 52' 26"E
L16	199.96'	N89° 52' 26"E
L17	50.00'	N0° 02' 14"W
L18	170.00'	N89° 52' 26"E
L19	89.31'	N0° 02' 14"W
L20	79.00'	N89° 52' 26"E
L21	51.00'	N0° 02' 14"W
L22	51.00'	N89° 52' 26"E
L23	47.01'	N0° 02' 14"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	0°29'30"	2939.40'	25.22'

GENERAL

OWNER / DEVELOPER	PEOPLES' SELF-HELP HOUSING 56 E. MAIN STREET, SUITE 200 VENTURA, CA 93001 ATTN: LAUREN NICHOLS (805) 699-7232
ARCHITECT	DI CECCO ARCHITECTURE INCORPORATED 887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088

LAND USE / ZONING INFORMATION

LAND USE	EXISTING: PROPOSED:	AGRICULTURAL MULTI-FAMILY RESIDENTIAL
ZONING	EXISTING:	R2-PD (AAHOP SITE B-10)
AREA	GROSS AREA:	5.24 ACRES (APN: 223-0-041-020; 223-0-090-015)
FLOOD ZONE		ZONE X (SCREENED): 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
PARCELS		PARCEL A = 3.85 ACRES (EXISTING) PARCEL B = 1.39 ACRES (EXISTING) PARCEL 1 = 3.23 ACRES (DEVELOPED) PARCEL 2 = 2.01 ACRES (DEVELOPED)

N
W E
S

SCALE: 1"=30'

0 30 60 90

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

REGISTERED PROFESSIONAL ENGINEER
TRISTAN J. SANTOS
NO 71473
CIVIL
STATE OF CALIFORNIA

ECG
Engineering Consultant Group
333 N. LANTANA ST. SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS
PROJECT ENGINEER
R.C.E. 71473

DATE: 01/15/2021

CYPRESS COMMUNITY HOUSING
PEOPLES' SELF-HELP HOUSING
LOT LINE ADJUSTMENT EXHIBIT
5536 / 5482 CYPRESS ROAD, CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT.

WORK ORDER 0467

DRAWN BY:

CHECKED BY:

SHEET NO. 4 OF 4

DRAWING: n:\projects\0467\engineering\acad\exhibits\split cypress project - lla exh.dwg



lot/phasing data:

	Phase 1	%	Phase 2	%	Total	%
Land						
Lot size	140544	62%	87510	38%	228054	100%
Lot acreage	3.23		2.01		5.24	
Coverage:						
Building	38081	27%	21764	25%	59845	26%
Parking	47540	34%	38577	44%	86117	38%
Landscaping	54923	39%	38662	44%	93585	41%
Parking						
required (city) NA						
per DB	165		108		273	
PSHH standard	141		95		236	
provided standard	138		100		238	
provided disabled	4		4		8	
provided total	142		104		246	
bicycle ST	9.6		6.5		16	
bicycle LT	28.8		19.4		48	
Building						
residential	75489	71%	50334	79%	125823	74%
circulation	22217	21%	13214	21%	35431	21%
common bldg	7,967	8%			7967	5%
total building s.f.	105673	62%	63548	38%	169221	100%
Units						
one bedroom	15	17%	12	20%	27	18%
two bedroom	48	53%	27	45%	75	50%
three bedroom	27	30%	21	35%	48	32%
total	90		60		150	
Setbacks Required						
front	25'		25'			
side	5'		5'			
rear	25'		25'			
Setbacks Provided						
front	25'9"		97'6"			
side	154"		6'6"			
rear	54'		89'4"			

Improvements per phase

Phase 1	Phase 2
mass grading of site	
retaining wall at RR PL	
backbone water, hydrants, backflows	
utility undergrounding	
in street sewer	
street curb/gutter/sidewalk	
driveway approaches	
buildings A and C	building B
south & east PL fence/wall	north & west PL fence/wall
storm drain w/ BMPs	sewer connection
south driveway and parking to park	north drive and parking
north driveway to ADA stall only	
landscape/hardscape	landscape/hardscape
play equipment	dog park/community garden
trash enclosures (2)	trash enclosure (1)
drive gates (2)	drive gate (1)

***refer to Sheet EA.5 for Phasing Diagram**

Sheet Index

architecture:
EA.1 Cover
EA.2 Image Keyplan
EA.3 Existing Site Images
EA.4 Site Plan
EA.5 Phasing Diagram
EA.6 Firetruck Access South
EA.7 Firetruck Access North
EA.8 Overall Ground Floor
EA.9 Overall Second Floor
EA.10 Overall Third Floor
EA.11 Overall Roof Plan
EA.12 Unit Plans
EA.13 Building A1 Plans
EA.14 Building A2 Plans
EA.15 Building A3 Plans
EA.16 Building B First Floor Plans
EA.17 Building B 2nd & 3rd Floor
EA.18 Building C / Trash Enclosure
EA.19 Overall Site Massing
EA.20 North & West Massing
EA.21 South Massing
EA.22 Entry/Drive/East Massing
EA.23 Courtyard/Entry Massing
EA.24 Efficiency Measures
EA.25 Material Board
EA.26 Building A Elevations
EA.27 Building A Elevations
EA.28 Building A Elevations
EA.29 Building B Elevations
EA.30 Building B Elevations
EA.31 Building C Elevations
EA.32 Bldg A Color Diagram
EA.33 Bldg A Color Diagram
EA.34 Bldg A Color Diagram
EA.35 Bldg B Color Diagram
EA.36 Bldg B Color Diagram
EA.37 Bldg C Color Diagram
EA.38 Photometric Plan
EA.39 Lighting Specs
EA.40 Rendered Images
EA.41 Rendered Images

civil engineering:
1 Grading and Drainage Exhibit
2 Fire Hydrant Exhibit
3 Utilities Exhibit
4 Lot Line Adjustment Exhibit

landscape architecture:
L-1 Preliminary Landscape Plan
L-2 Landscape Site Amenities
L-3 Play Area Design
L-4 Plant Material Images

Cypress Place at Garden City

5536 / 5482 Cypress Road
City of Oxnard, California

PZ-20-200-14 (DDR, SB330, SB35)
PZ-20-535-02 (DB)
20-310-09 (LLA)

owner:
People's Self Help Housing
56 E. Main Street, Suite 200
Ventura, CA 93001
contact: Lauren Nichols (805) 252-8706

site information:
APN: 223-0-041-020, 223-0-090--15
5.22 acres
General Plan: Residential Medium
Current Zoning: R2-PD
AAHOP site B-10
Density (allowable): 24 du.ac

proposed development:
150 Affordable Apartments
28.7 du/ac
three-story walkup, stacked flat apartments
two-story common building w/ learning center & laundry
trash enclosures
common green spaces w/ play lots & access to adjacent city park

Consultants

architecture:
DiCecco Architecture Inc.
887 Patriot Drive, Suite C
Moorpark, CA 93021
805.552.0088
contact: Mark Di Cecco AIA

civil engineering:
Encompass Consulting Group
533 N. Lantana Street, Suite 130
Camarillo, CA 93010
805.322.4443
contact: Tristan J. Santos, PE

landscape architecture:
Jordan, Gilbert, & Bain Landscape Architects, Inc.
459 N. Ventura Avenue
Ventura, CA 93001
805.642.3641
contact: Paul Jordan

photometric engineer:
Thoma Electric
3562 Empleo Street
San Luis Obispo, CA 93401
805.548.2124
contact: Anthony Zepeda



dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Cover/Site Context
EA.1
1/14/21


gate entrance 1


greenhouse 2


greenhouses 3


Sasaki Nursery building 4


existing house 5


existing house 6


Sasaki Nursery building & greenhouses 7


existing house 8


existing house 9


greenhouses 10


open structure 11


parking spaces 12


parking spaces 13


fence along railroad 14


greenhouse rear 15


greenhouse 16


shed 17


sheds 18


existing house 19


adjacent property across Cypress Rd. 20


adjacent property across Cypress Rd. 21


gate at park 22


adjacent park 23


adjacent park 24


playground at adjacent park 25


adjacent property across Cypress Rd. 26


intersection Cypress Rd. & Clara St. 27


adjacent property across Cypress Rd. at corner of Clara St 28

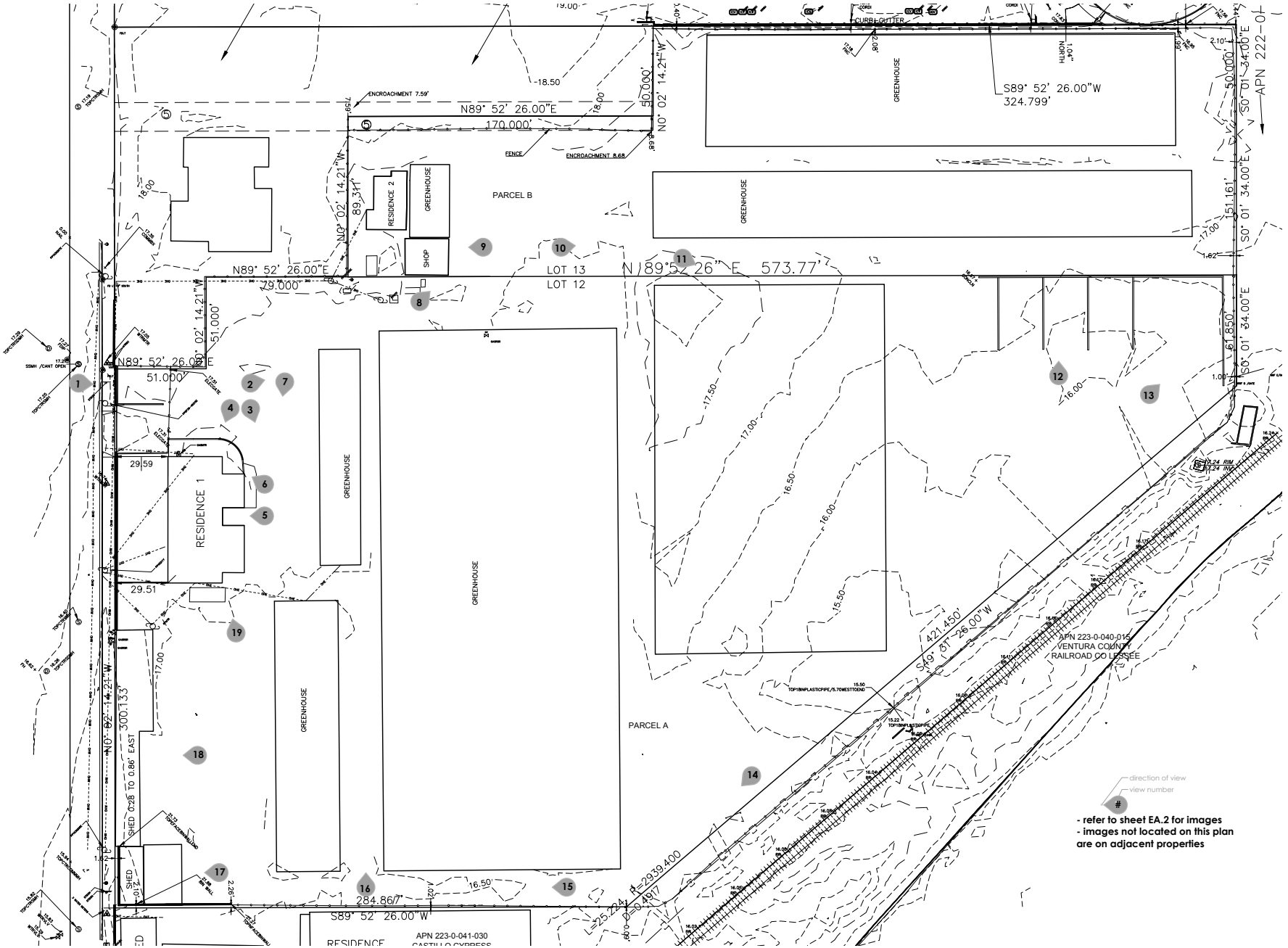
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Existing Site Images
EA.2
1/14/21



dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City

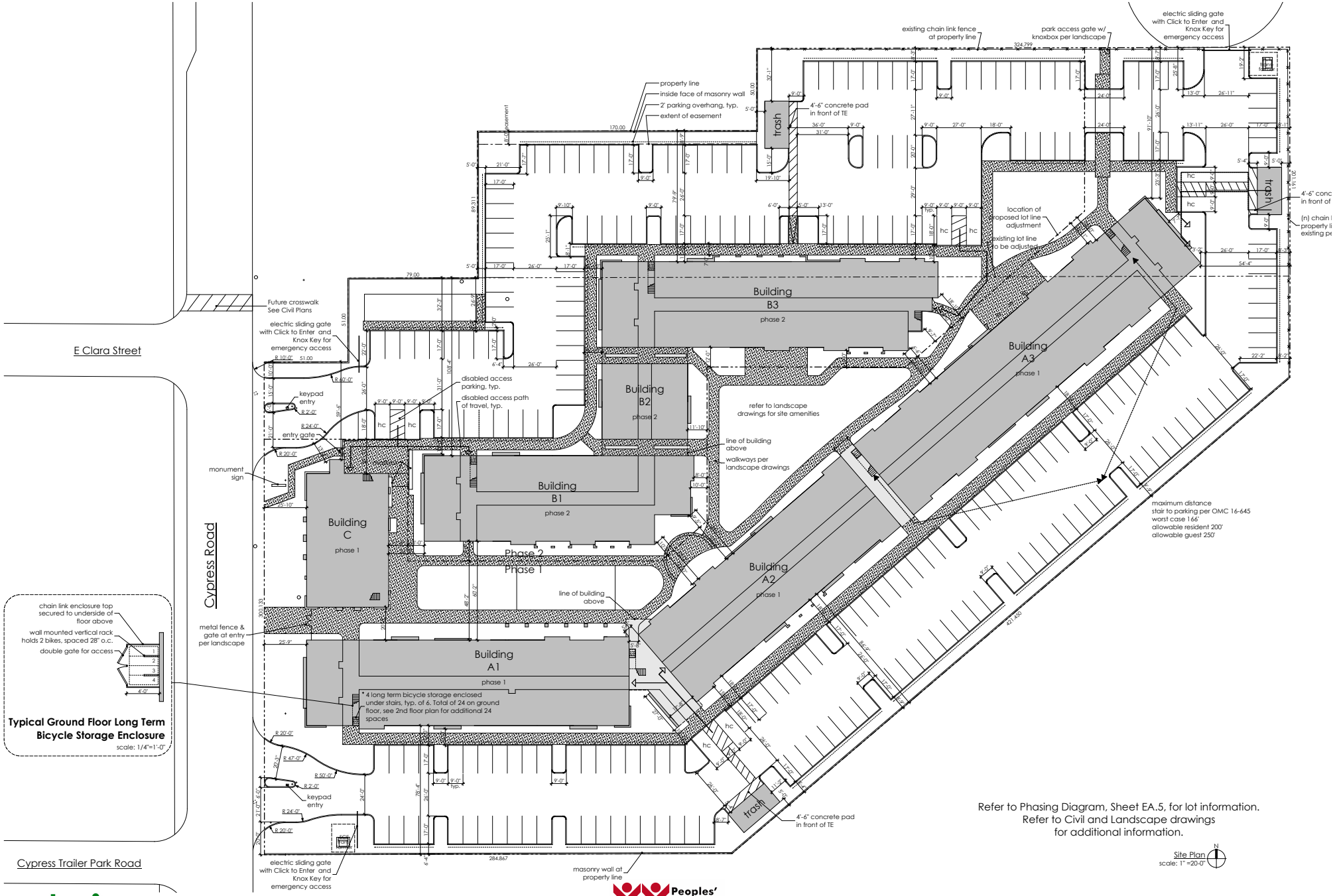
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Existing Site Image Keyplan

EA.3

1/14/21



Refer to Phasing Diagram, Sheet EA.5, for lot information.
Refer to Civil and Landscape drawings
for additional information.

Site Plan
scale: 1" =20-0"

dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com

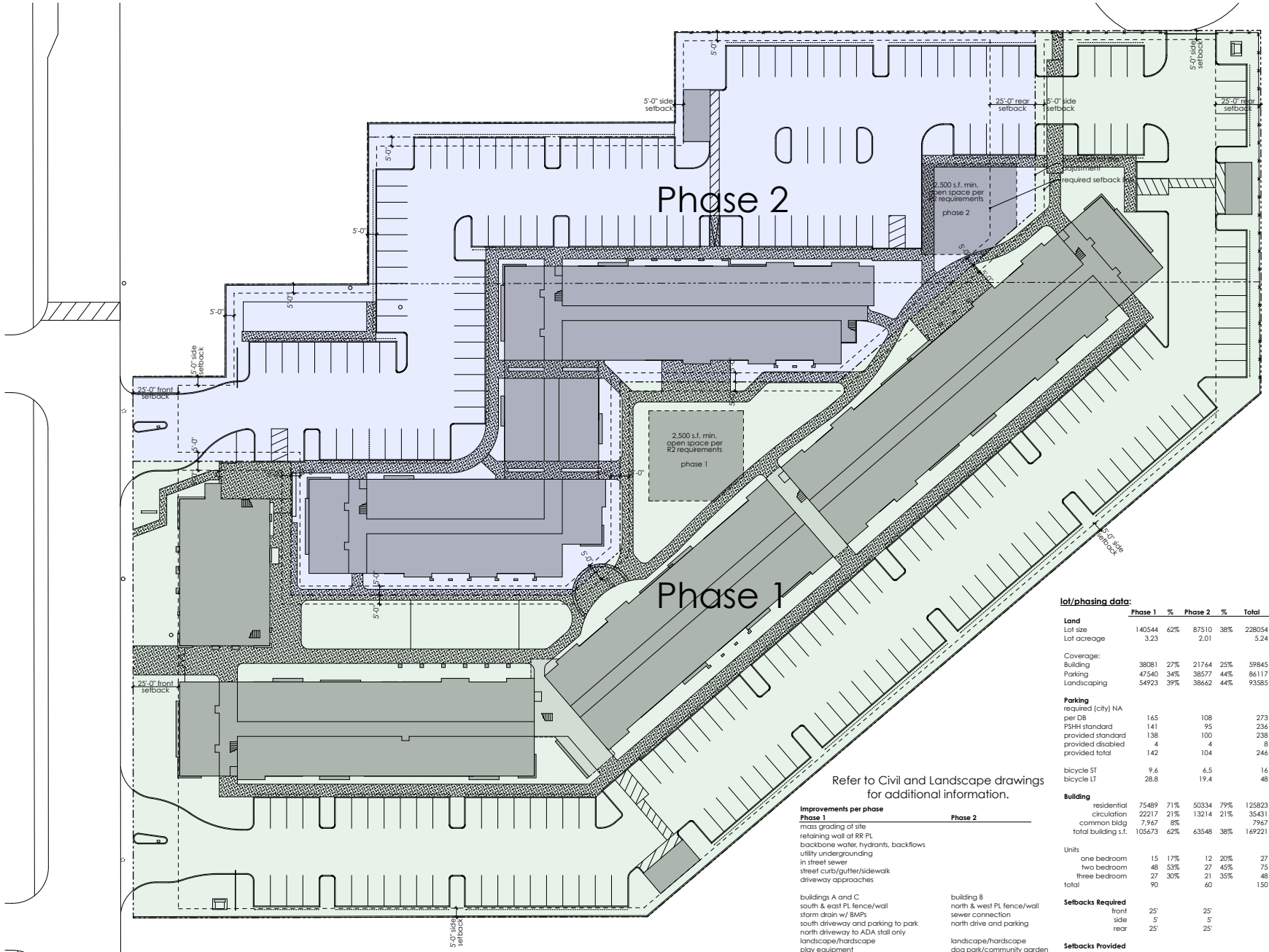
Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Site Plan
EA.4
1/14/21



Refer to Civil and Landscape drawings for additional information.

Improvements per phase

Phase 1	Phase 2
mass grading of site	
retaining wall at RR PL	
backbone water, hydrants, backflows	
utility undergrounding	
in street sewer	
street curb/gutter/sidewalk	
driveway approaches	
buildings A and C	building B
south & east PL fence/wall	north & west PL fence/wall
storm drain w/ BMPs	sewer connection
south driveway and parking to park	north drive and parking
north driveway to ADA stall only	
landscape/hardscape	landscape/hardscape
play equipment	dog park/community garden
trash enclosures (2)	trash enclosure (1)
drive gates (2)	drive gate (1)

lot/phasing data:

	Phase 1	%	Phase 2	%	Total	%
Land						
Lot size	140544	62%	87510	38%	228054	100%
Lot acreage	3.23		2.01		5.24	
Coverage:						
Building	38081	27%	21764	25%	59845	26%
Parking	47540	34%	38577	44%	86117	38%
Landscaping	54923	39%	38662	44%	93585	41%
Parking						
required (city) NA						
per DB	165		108		273	
PSHH standard	141		95		236	
provided standard	138		100		238	
provided disabled	4		4		8	
provided total	142		104		246	
bicycle ST	9.6		6.5		16	
bicycle LT	28.8		19.4		48	
Building						
residential	75489	71%	50334	79%	125823	74%
circulation	22217	21%	13214	21%	35431	21%
common bldg	7,967	8%			7967	5%
total building s.f.	105673	62%	63548	38%	169221	100%
Units						
one bedroom	15	17%	12	20%	27	18%
two bedroom	48	53%	27	45%	75	50%
three bedroom	27	30%	21	35%	48	32%
total	90		60		150	
Setbacks Required						
front	25'		25'			
side	5'		5'			
rear	25'		25'			
Setbacks Provided						
front	25'9"		97'6"			
side	15'4"		6'6"			
rear	54'		89'4"			

dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City

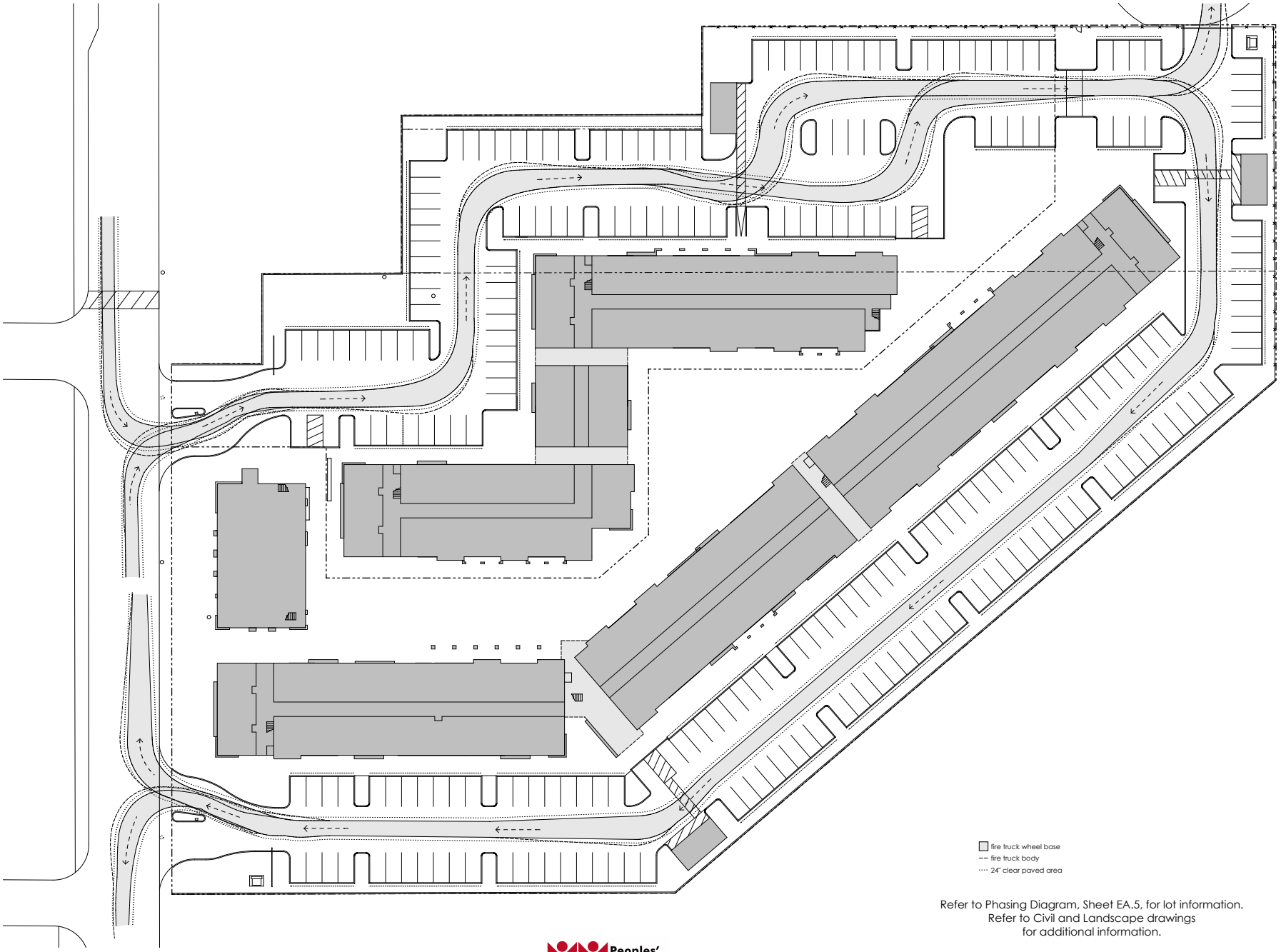
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Phasing Diagram

EA.5

1/14/21



Refer to Phasing Diagram, Sheet EA.5, for lot information.
Refer to Civil and Landscape drawings
for additional information.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

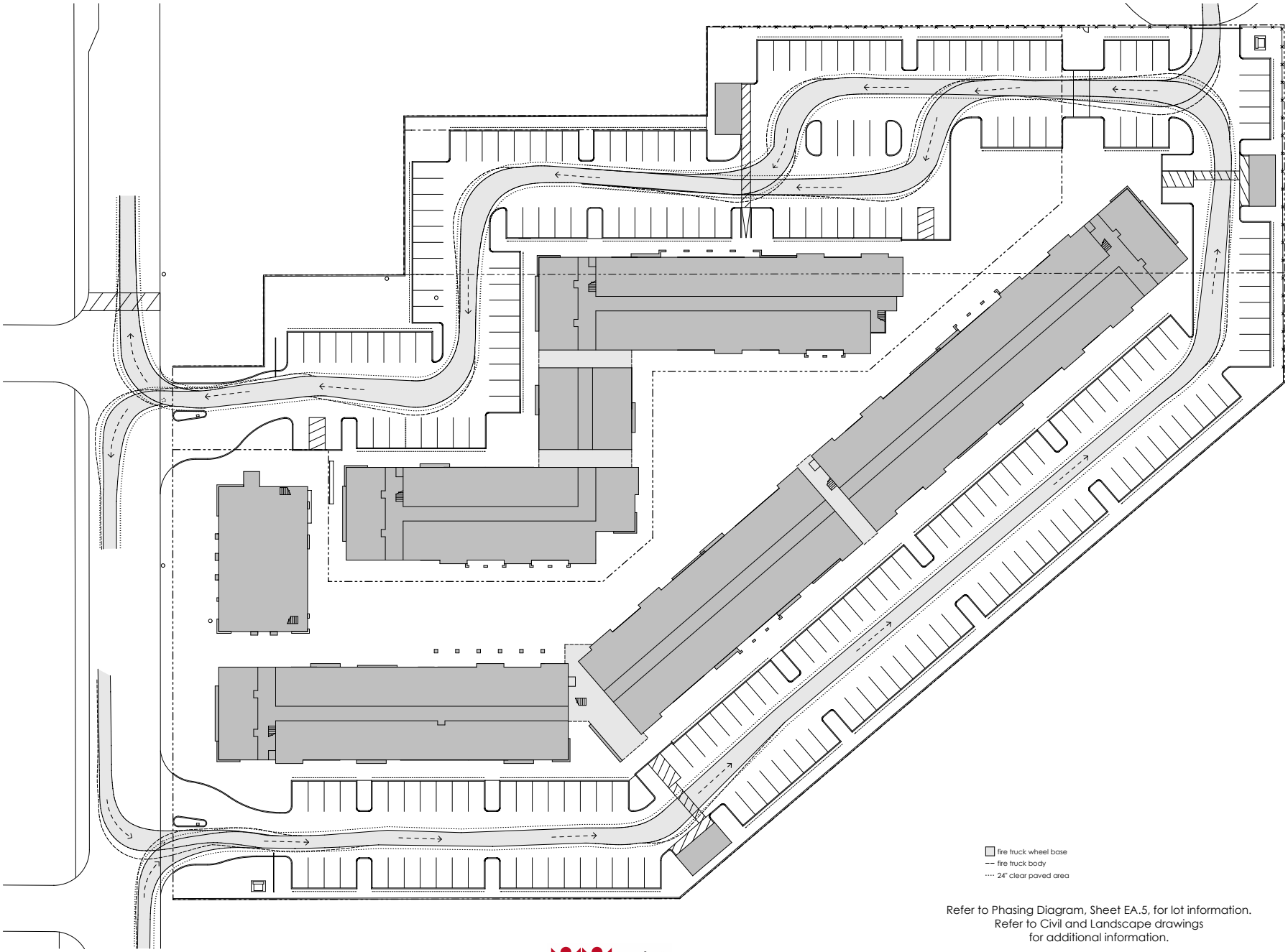
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Firetruck /Solid Waste Access
North Entrance Heading South

EA.6

1/14/21



Refer to Phasing Diagram, Sheet EA.5, for lot information.
Refer to Civil and Landscape drawings
for additional information.

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Firetruck / Solid Waste Access
South Entrance Heading North

EA.7

1/14/21



Ground Floor Plan
scale: 1/16"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Overall Ground Floor

EA.8

1/14/21



Second Floor Plan
scale: 1/16"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

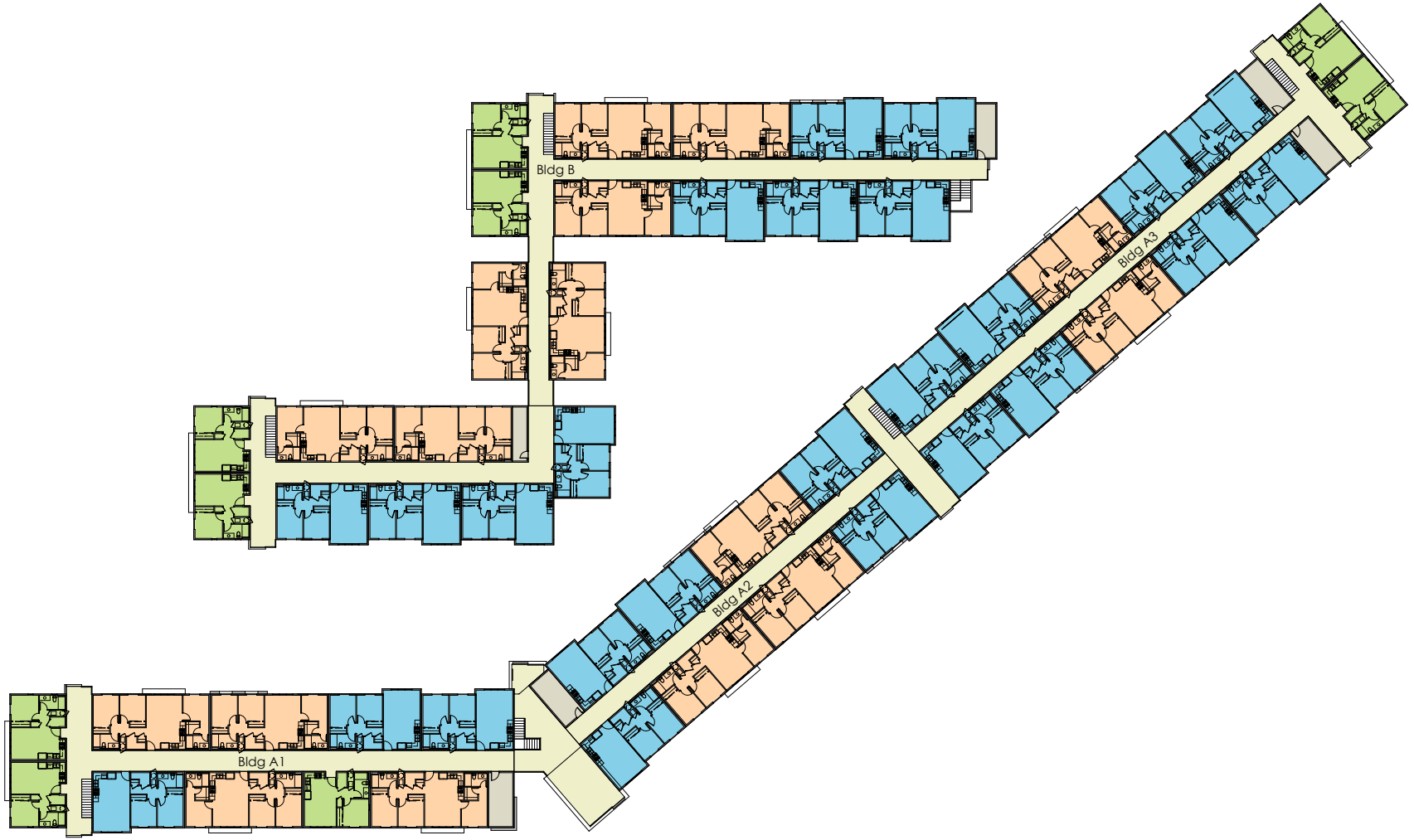
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Overall Second Floor

EA.9

1/14/21



Third Floor Plan
scale: 1/16"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

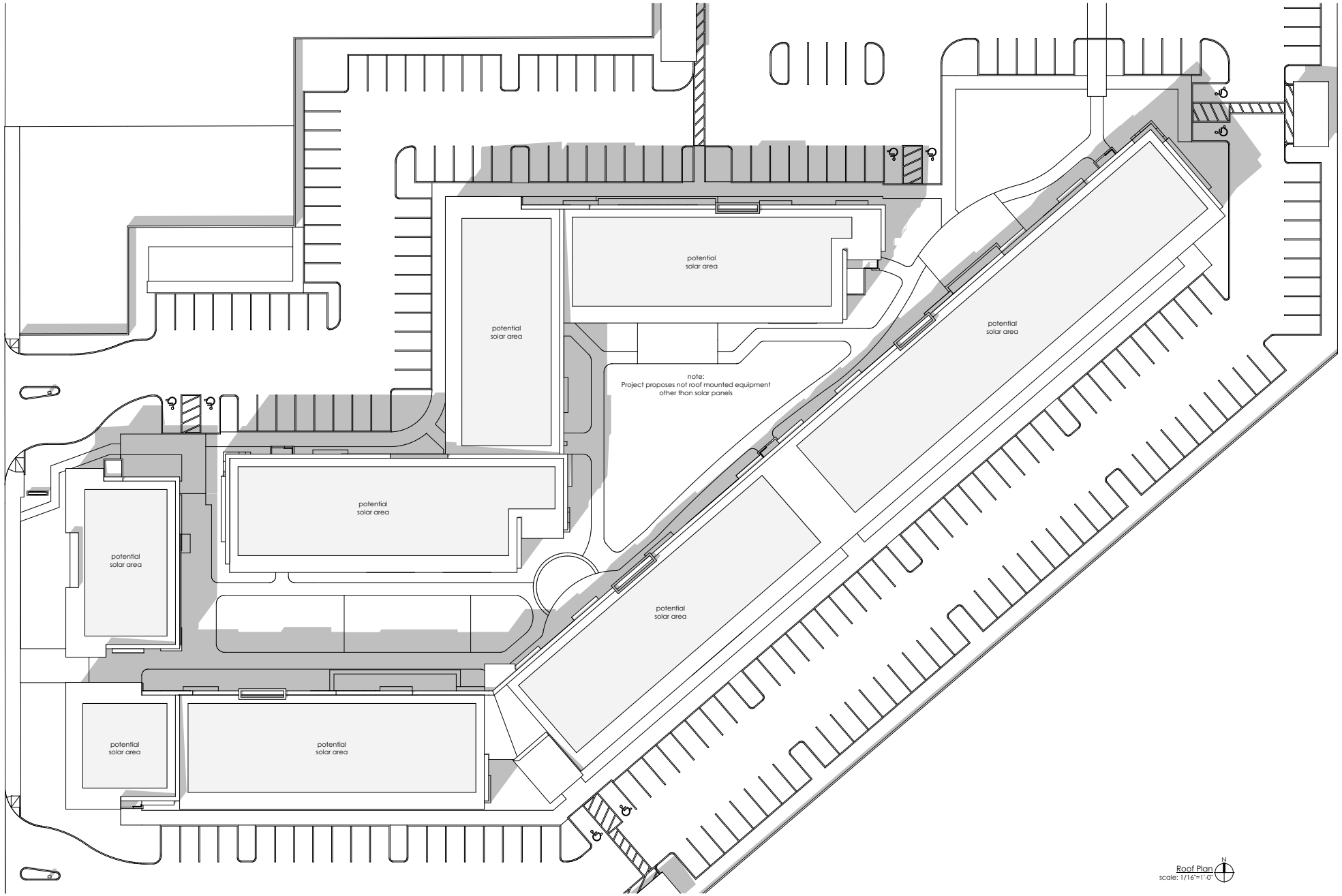
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

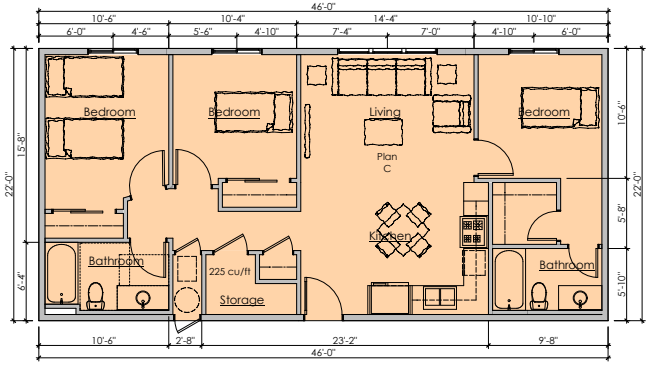
di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Overall Third Floor

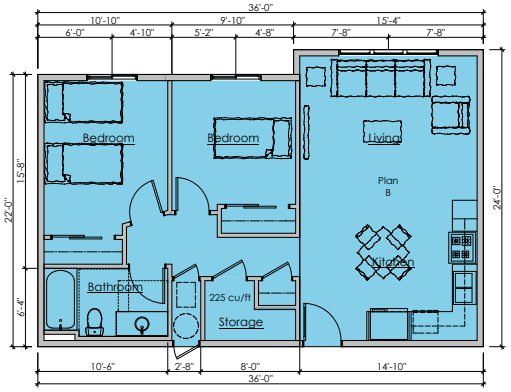
EA.10

1/14/21

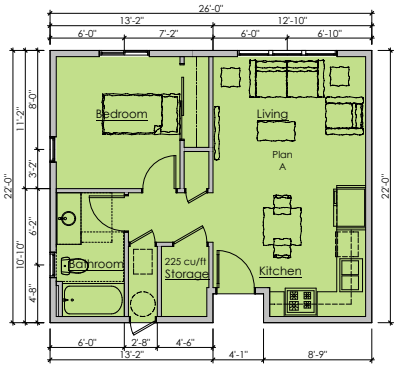

potential
solar area
potential
solar area
potential
solar area
note:
Project proposes not roof mounted equipment
other than solar panels
potential
solar area
potential
solar area
potential
solar area



Plan C
Three Bedroom Unit
1012 s.f.
scale: 1/4"=1'-0"



Plan B
Two Bedroom Unit
822 s.f.
scale: 1/4"=1'-0"



Plan A
One Bedroom Unit
562 s.f.
scale: 1/4"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

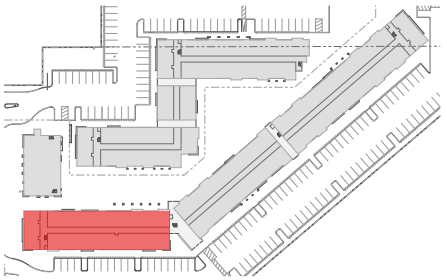
Peoples' Self-Help Housing

Cypress Place at Garden City

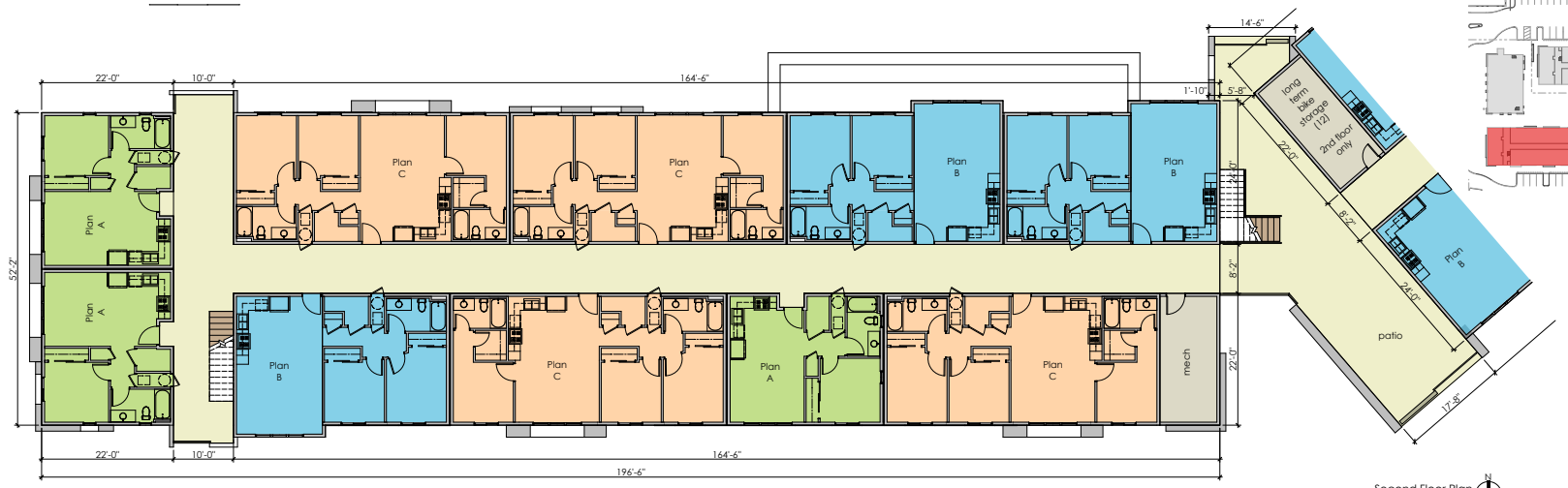
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Unit Plans
EA.12
1/14/21



Key Plan



Second Floor Plan
scale: 1/8"=1'-0"
(similar @ third floor)



Ground Floor Plan
scale: 1/8"=1'-0"

dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City

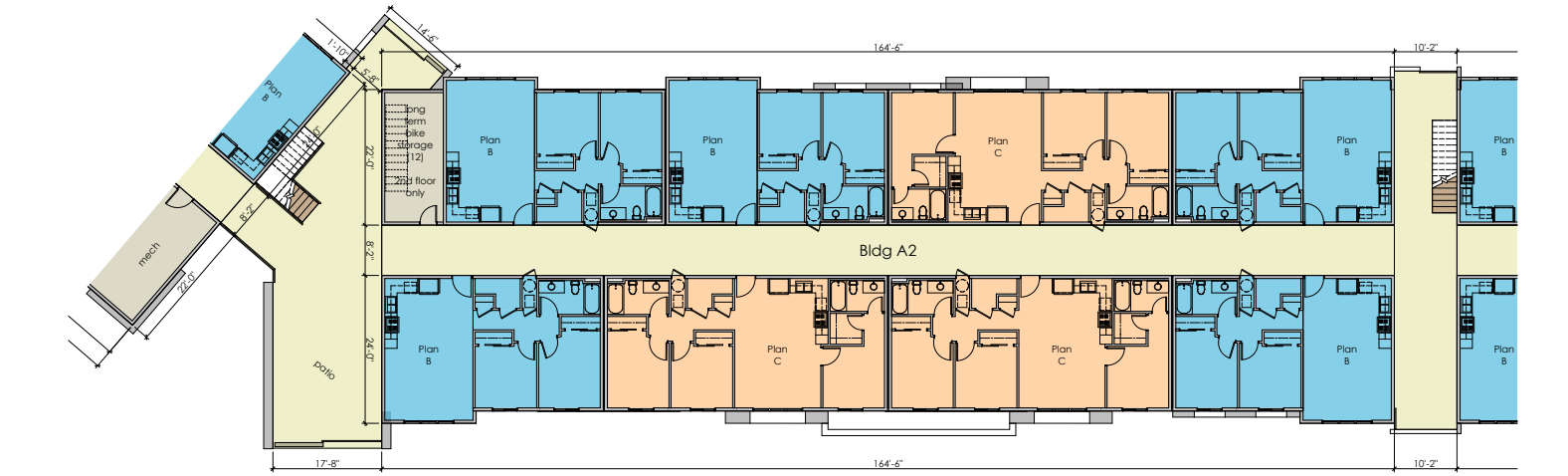
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A1 Plans

EA.13

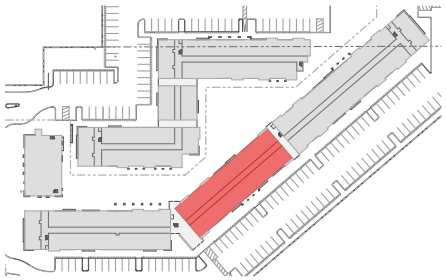
1/14/21



Second Floor Plan
scale: 1/8"=1'-0"
(similar @ third floor)



Ground Floor Plan
scale: 1/8"=1'-0"



Key Plan

dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City

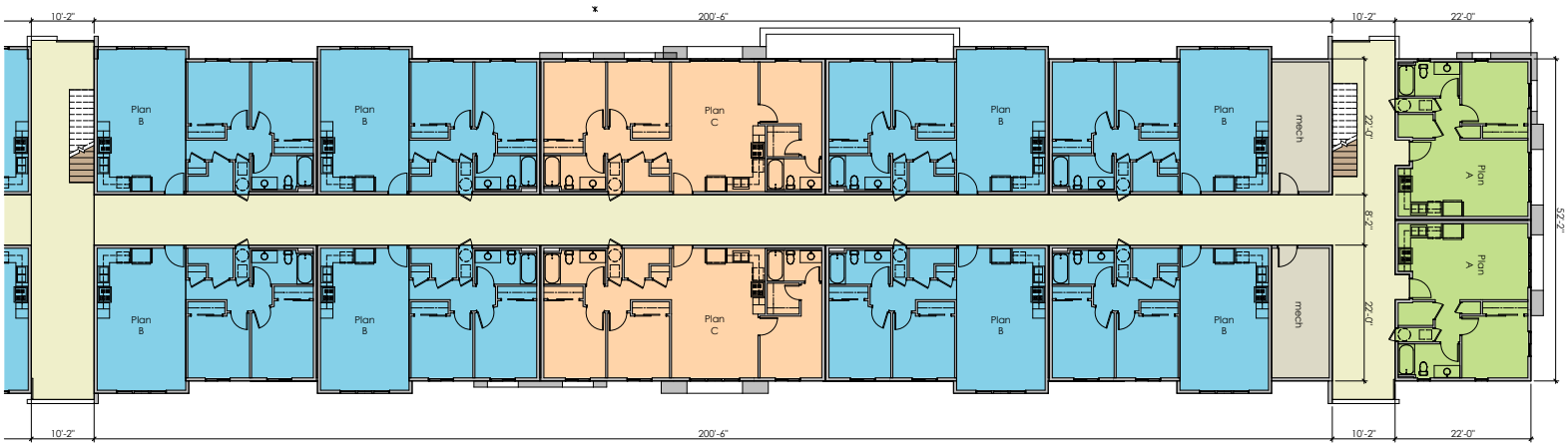
a new affordable housing development in Oxnard, California

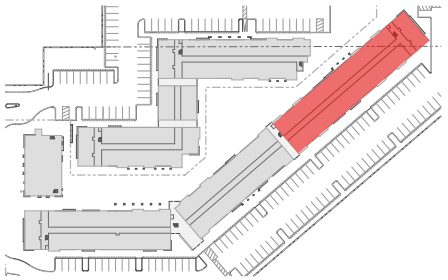
di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A2 Plans

EA.14

1/14/21





Key Plan

Second Floor Plan
scale: 1/8"=1'-0"
(similar @ third floor)



Ground Floor Plan
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A3 Plans

EA.15

1/14/21



Key Plan

Ground Floor Plan
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg B First Floor Plan

EA.16

1/14/21



Key Plan

Second Floor Plan
scale: 1/8"=1'-0"
(similar @ third floor)

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

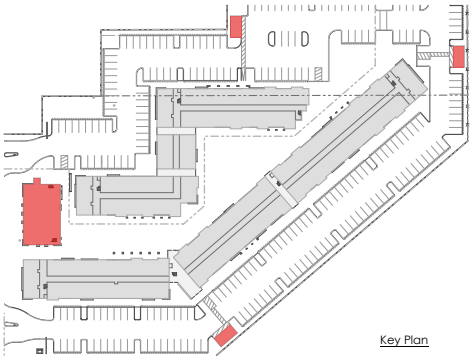
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

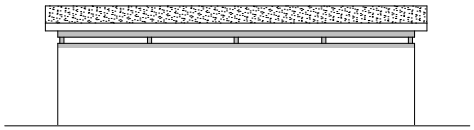
Bldg B Second Floor

EA.17

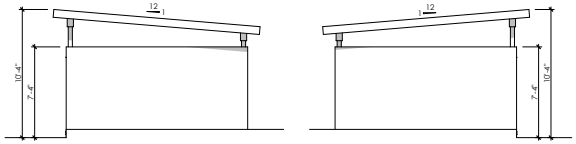
1/14/21



Key Plan

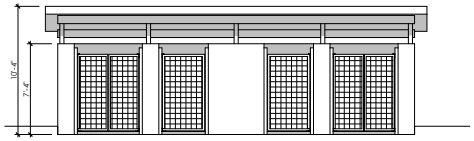


Trash Enclosure Rear Elevation
scale: 1/4"=1'-0"

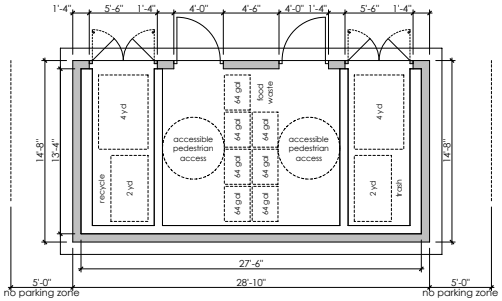


Trash Enclosure Right Elevation
scale: 1/4"=1'-0"

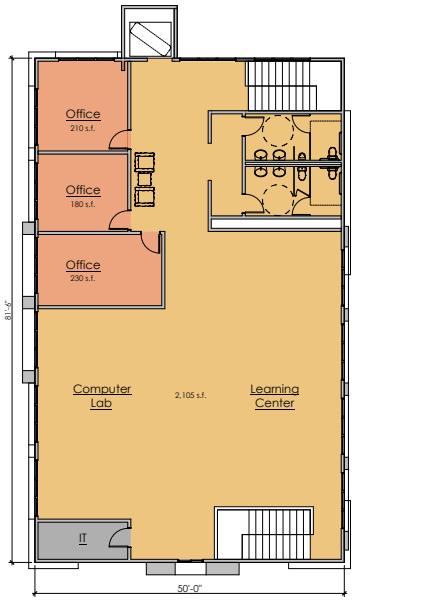
Trash Enclosure Left Elevation
scale: 1/4"=1'-0"



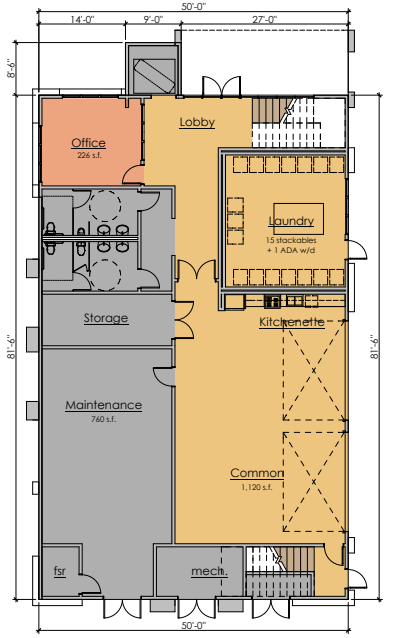
Trash Enclosure Front Elevation
scale: 1/4"=1'-0"



Trash Enclosure Plan
scale: 1/4"=1'-0"



Second Floor Plan
scale: 1/8"=1'-0"



Ground Floor Plan
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Building C / Trash Enclosure

EA.18

1/14/21









887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Overall Site Massing

EA.19

1/14/21





dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

North & West Massing
EA.20
1/14/21





dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

South Massing
EA.21
1/14/21









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Entry/Drive/East Massing

EA.22

1/14/21









dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

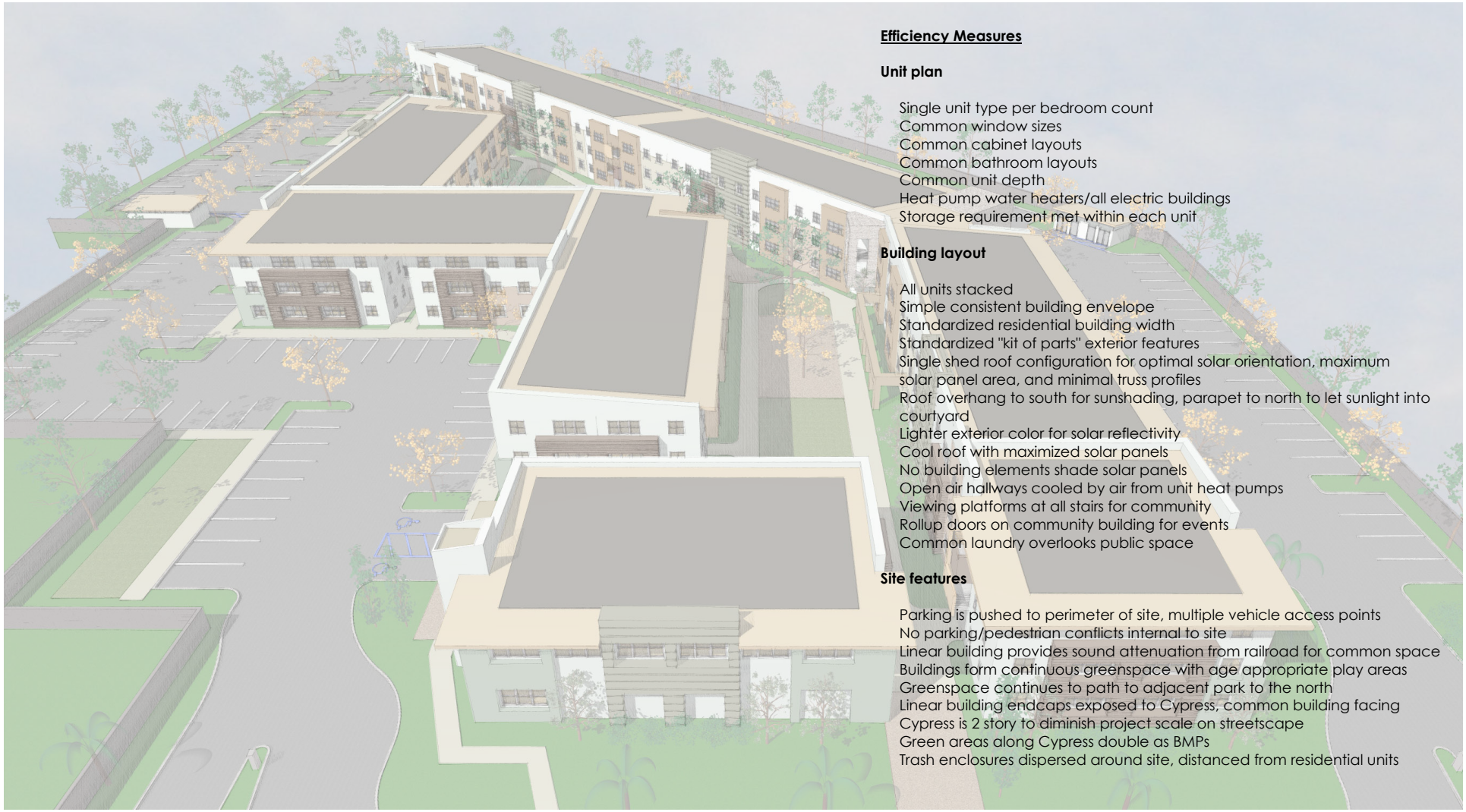
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Courtyard/Entry Massing

EA.23

1/14/21



Efficiency Measures

Unit plan

Single unit type per bedroom count
Common window sizes
Common cabinet layouts
Common bathroom layouts
Common unit depth
Heat pump water heaters/all electric buildings
Storage requirement met within each unit

Building layout

All units stacked
Simple consistent building envelope
Standardized residential building width
Standardized "kit of parts" exterior features
Single shed roof configuration for optimal solar orientation, maximum solar panel area, and minimal truss profiles
Roof overhang to south for sunshading, parapet to north to let sunlight into courtyard
Lighter exterior color for solar reflectivity
Cool roof with maximized solar panels
No building elements shade solar panels
Open air hallways cooled by air from unit heat pumps
Viewing platforms at all stairs for community
Rollup doors on community building for events
Common laundry overlooks public space

Site features

Parking is pushed to perimeter of site, multiple vehicle access points
No parking/pedestrian conflicts internal to site
Linear building provides sound attenuation from railroad for common space
Buildings form continuous greenspace with age appropriate play areas
Greenspace continues to path to adjacent park to the north
Linear building endcaps exposed to Cypress, common building facing Cypress is 2 story to diminish project scale on streetscape
Green areas along Cypress double as BMPs
Trash enclosures dispersed around site, distanced from residential units

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

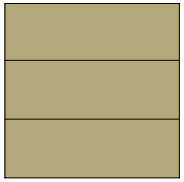
di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.



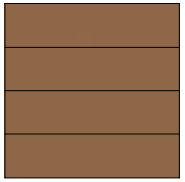
stucco body
Merlex Glacier White
p-100



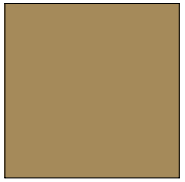
siding A
Dunn Edwards
DE5494 Even Growth



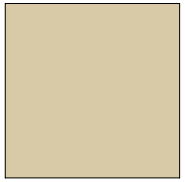
siding B
Dunn Edwards
DET683 Wild Horses



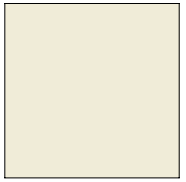
stucco accent color
Dunn Edwards
DE6160 Fall Harvest



stucco accent color
Dunn Edwards
DE6185 Light Aspiration



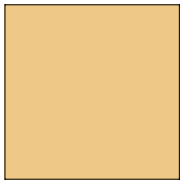
windows
Milgard Styleline
Tan Stock Color



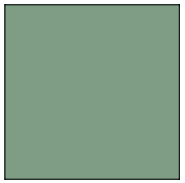
roofing
Certainteed Rolled Cap Sheet
Resawn Shake



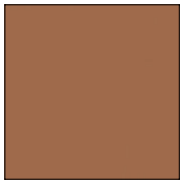
stucco accent color
Dunn Edwards
DE5332 Burmese Tan



stucco accent color
Dunn Edwards
DE5648 Vineyard



stucco accent color
Dunn Edwards
DE5265 Brown Eyes



brick
El Dorado Stone
Latigo Brick



roll up doors
US aluminum
PPG black



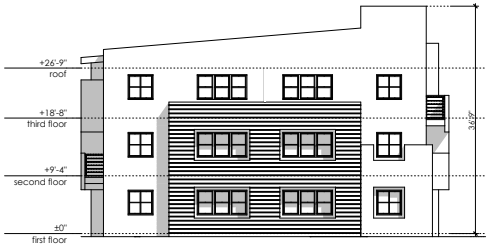
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

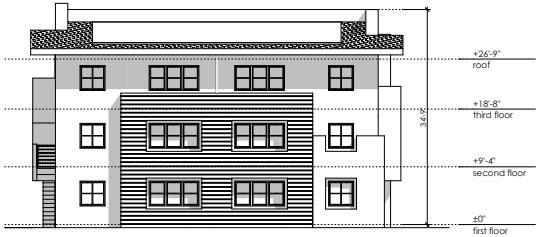
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

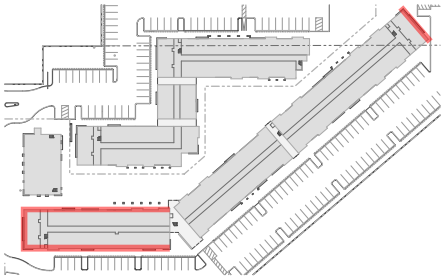
Material Board
EA.25
1/14/21



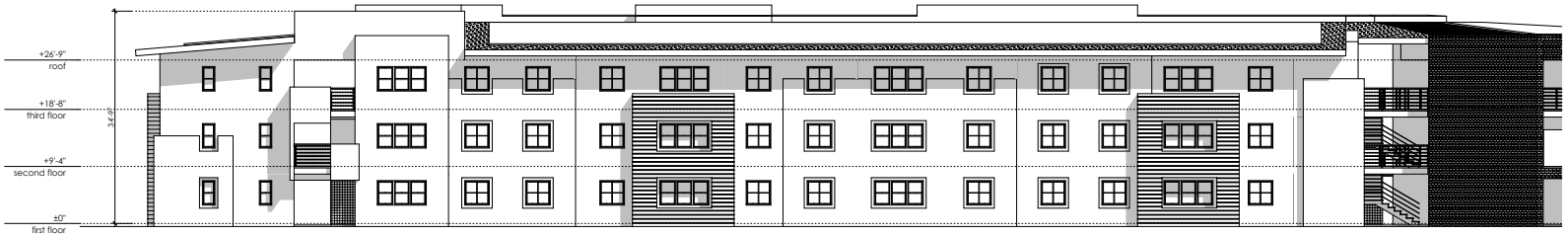
East Elevation A3
scale: 1/8"=1'-0"



West Elevation A1
scale: 1/8"=1'-0"



Key Plan



South Elevation A1
scale: 1/8"=1'-0"



North Elevation (Courtyard) A1
scale: 1/8"=1'-0"

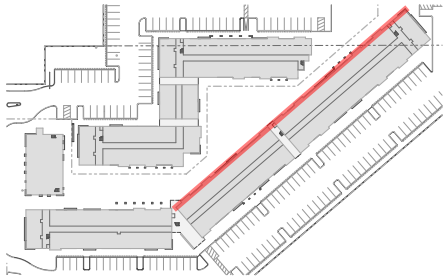
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

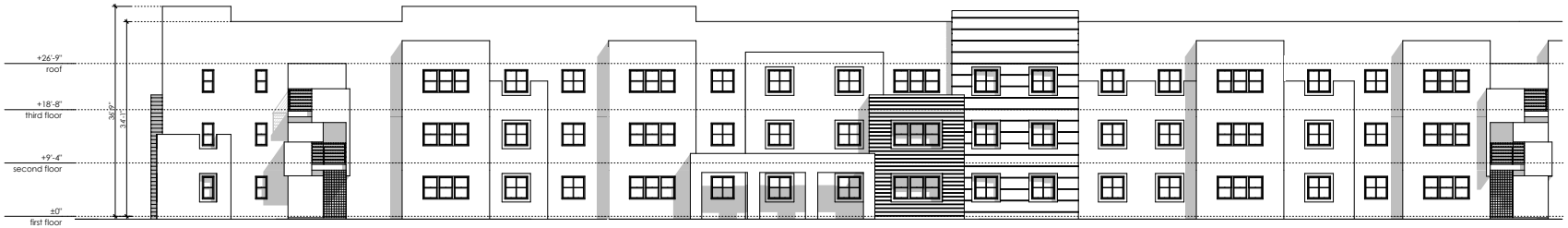
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Elevations
EA.26
1/14/21



Key Plan



North Elevation (Courtyard) A3
scale: 1/8"=1'-0"



North Elevation (Courtyard) A2
scale: 1/8"=1'-0"

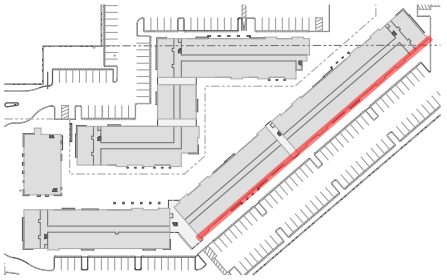
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Elevations
EA.27
1/14/21



Key Plan



South Elevation A3
scale: 1/8"=1'-0"



South Elevation A2
scale: 1/8"=1'-0"

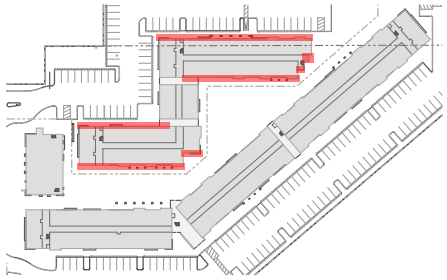
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Elevations
EA.28
1/14/21



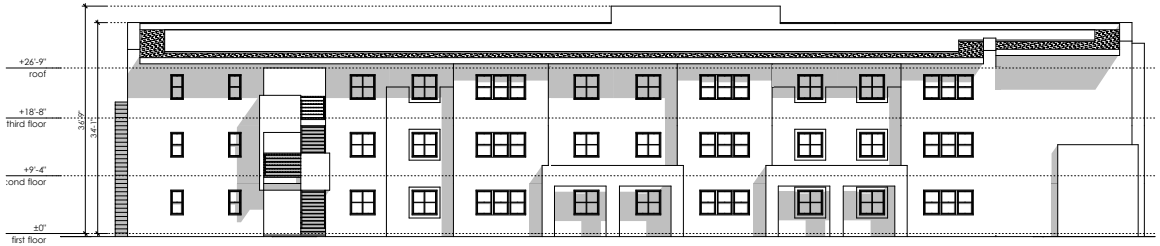
Key Plan



South Elevation (Courtyard) B3
scale: 1/8"=1'-0"



North Elevation B3
scale: 1/8"=1'-0"



South Elevation (Courtyard) B1
scale: 1/8"=1'-0"



North Elevation B1
scale: 1/8"=1'-0"

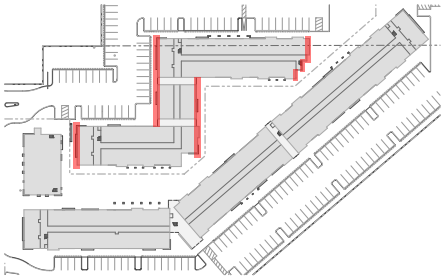
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

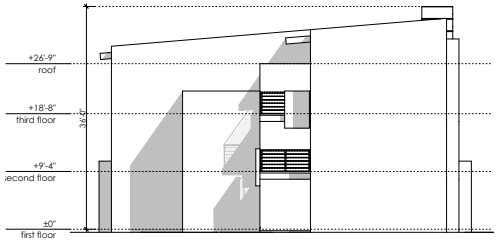
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

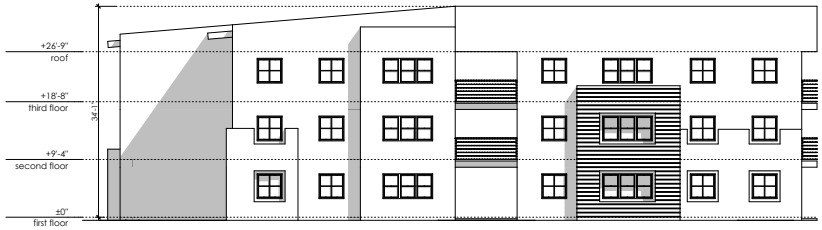
Bldg B Elevations
EA.29
1/14/21



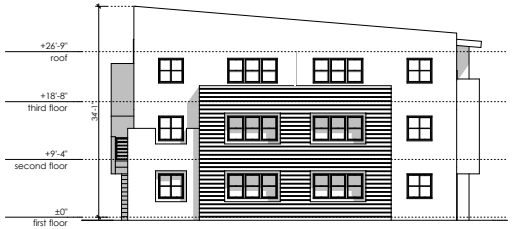
Key Plan



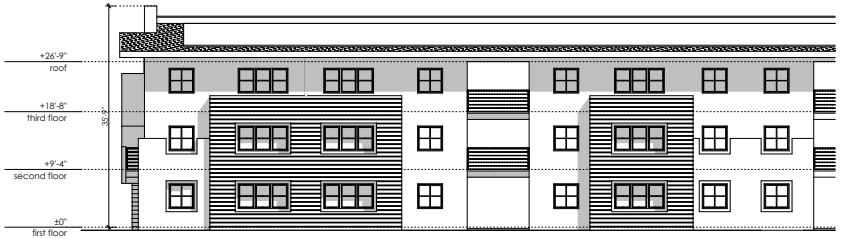
East Elevation B3
scale: 1/16"=1'-0"



East Elevation (Courtyard) B1 & B2
scale: 1/16"=1'-0"



West Elevation B1
scale: 1/16"=1'-0"



West Elevation B2 & B3
scale: 1/16"=1'-0"

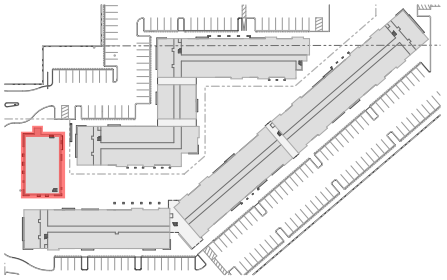
dai
dicecco architecture incorporated
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

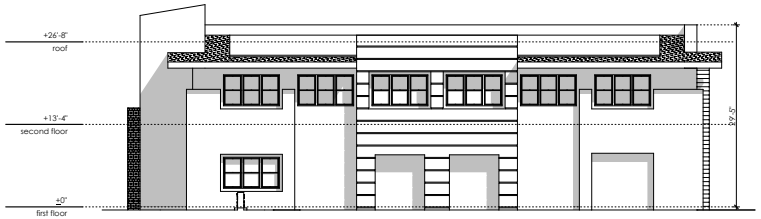
Bldg B Elevations
EA.30
1/14/21



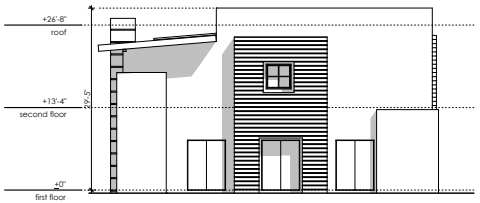
Key Plan



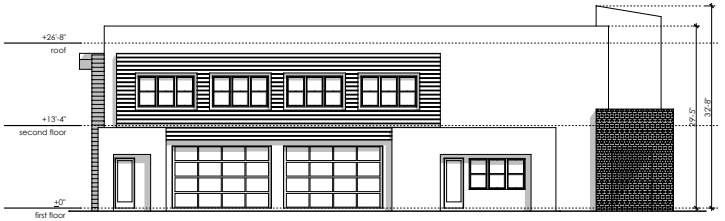
North Elevation
scale: 1/8"=1'-0"



West Elevation
scale: 1/8"=1'-0"



South Elevation
scale: 1/8"=1'-0"



East Elevation
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

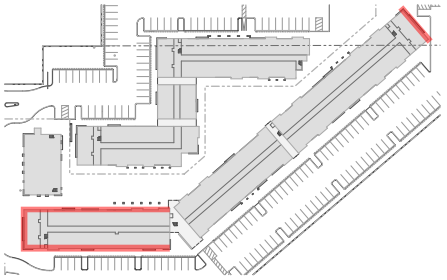
di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.



East Elevation A3
scale: 1/8"=1'-0"



West Elevation A1
scale: 1/8"=1'-0"



Key Plan



South Elevation A1
scale: 1/8"=1'-0"



North Elevation (Courtyard) A1
scale: 1/8"=1'-0"

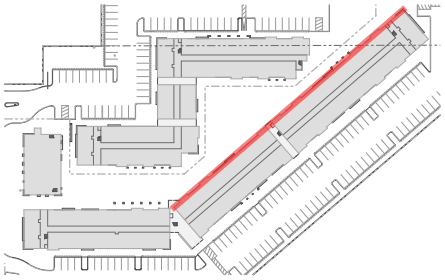
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

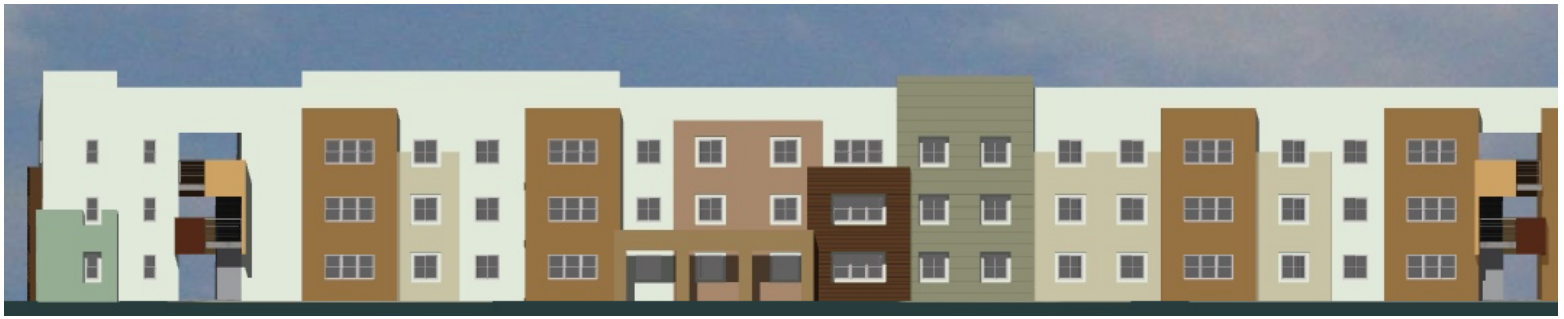
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Color Diagram
EA.32
1/14/21



Key Plan



North Elevation (Courtyard) A3
scale: 1/8"=1'-0"



North Elevation (Courtyard) A2
scale: 1/8"=1'-0"

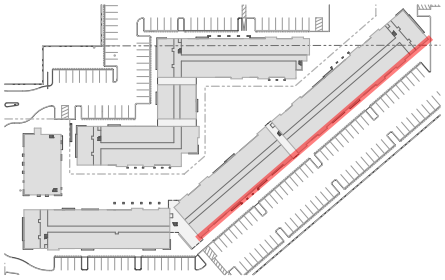
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Color Diagram
EA.33
1/14/21



Key Plan



South Elevation A3
scale: 1/8"=1'-0"



South Elevation A2
scale: 1/8"=1'-0"

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

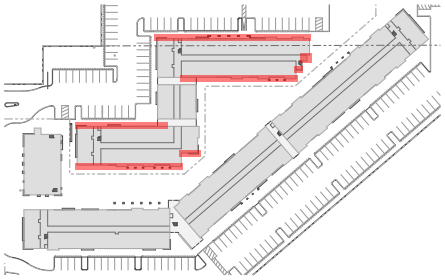
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg A Color Diagram
EA.34
1/14/21



South Elevation (Courtyard) B3
scale: 1/8"=1'-0"



Key Plan



North Elevation B3
scale: 1/8"=1'-0"



South Elevation (Courtyard) B1
scale: 1/8"=1'-0"



North Elevation B1
scale: 1/8"=1'-0"

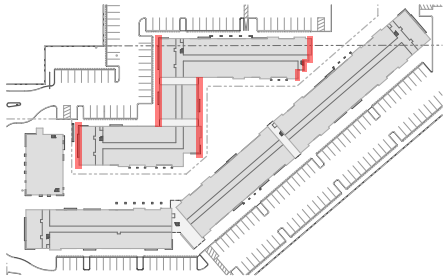
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

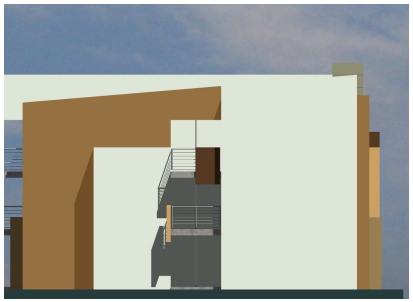
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg B Color Diagram
EA.35
1/14/21



Key Plan



East Elevation B3
scale: 1/16"=1'-0"



East Elevation (Courtyard) B1 & B2
scale: 1/16"=1'-0"



West Elevation B1
scale: 1/16"=1'-0"



West Elevation B2 & B3
scale: 1/16"=1'-0"

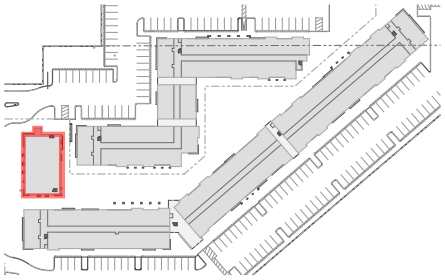
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg B Color Diagram
EA.36
1/14/21



Key Plan



North Elevation
scale: 1/8"=1'-0"



West Elevation
scale: 1/8"=1'-0"



South Elevation
scale: 1/8"=1'-0"



East Elevation
scale: 1/8"=1'-0"

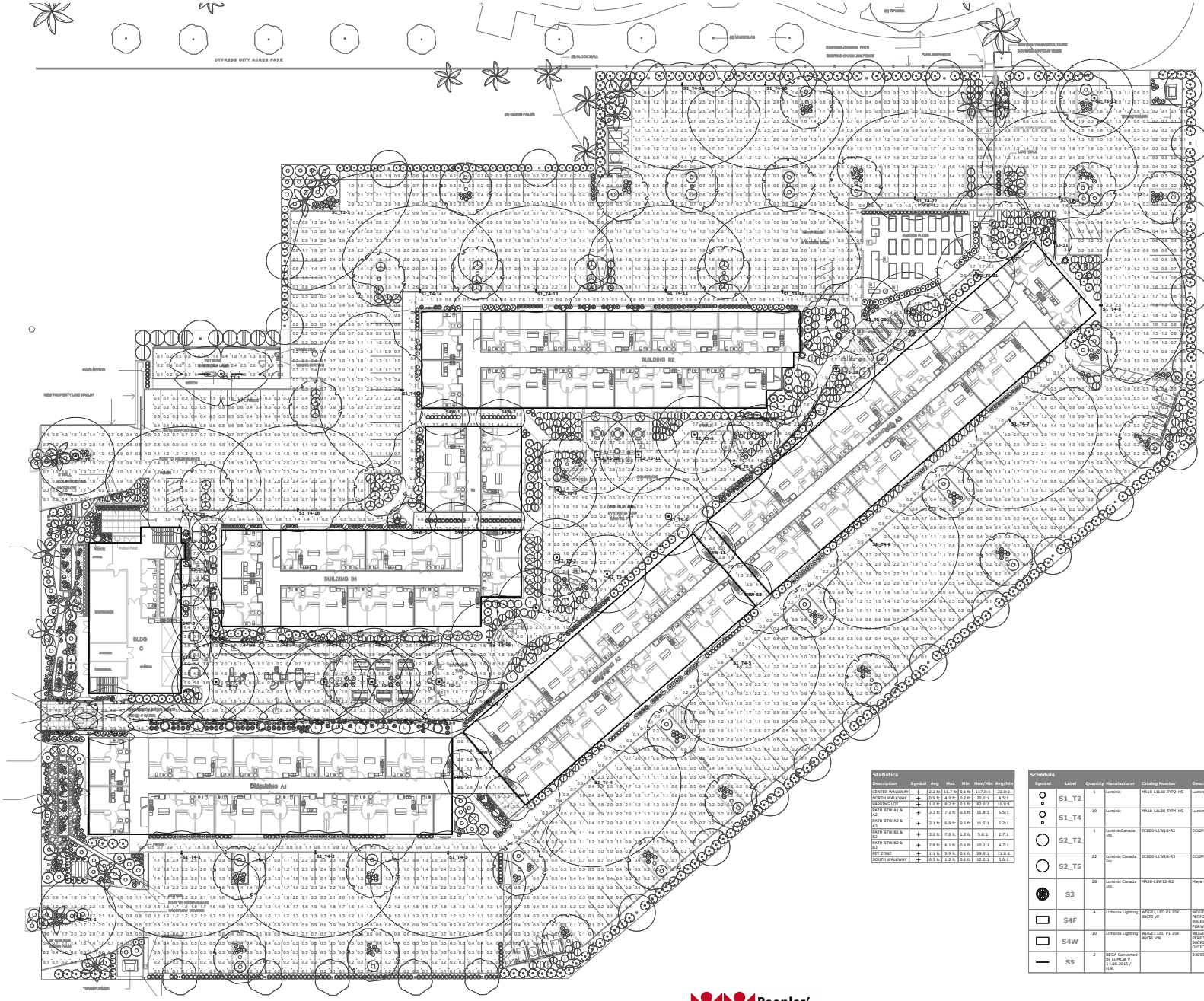
dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Bldg C Color Diagram
EA.37
1/14/21



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CENTER WALKWAY	+	2.2 fc	11.7 fc	0.1 fc	117.0:1	22.0:1
NORTH WALKWAY	+	0.9 fc	4.0 fc	0.2 fc	20.0:1	4.5:1
PARKING LOT	+	1.0 fc	8.2 fc	0.1 fc	82.0:1	10.0:1
PATH BTW A1 & A2	+	3.3 fc	7.1 fc	0.6 fc	11.8:1	5.5:1
PATH BTW A2 & A3	+	3.1 fc	6.9 fc	0.6 fc	11.5:1	5.2:1
PATH BTW B1 & B2	+	3.2 fc	7.0 fc	1.2 fc	5.8:1	2.7:1
PATH BTW B2 & B3	+	2.8 fc	6.1 fc	0.6 fc	10.2:1	4.7:1
PET ZONE	+	1.1 fc	2.9 fc	0.1 fc	29.0:1	11.0:1
SOUTH WALKWAY	+	0.5 fc	1.2 fc	0.1 fc	12.0:1	5.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1_T2	1	Luminis	MA10-L11LED-TYP2-HS	Luminis Maya	Lumipac30 with 30 High power LEDs	1	MA10-L11LED-TYP2-HS.ies	6258	0.9	80.1
	S1_T4	19	Luminis	MA10-L11LED-TYP4-HS	Luminis Maya	Lumipac30 with 30 High power LEDs	1	MA10-L11LED-TYP4-HS.ies	6449	0.9	80.1
	S2_T2	1	LuminisCanada Inc.	EC800-L1W18-R2	ECLIPSE Maxi EC800	(1) Bridgelux BXRC-40E4000-F	White 18W SSL c/w Thomas Research Driver LED40W-036-C1050D @ 120-30V	1	EC800-L1W18-R2.ies	2437	0.9	22.2
	S2_T5	22	Luminis Canada Inc.	EC800-L1W18-RS	ECLIPSE Maxi EC800	(1) Bridgelux BXRC-40E4000-F	White 18W SSL c/w Thomas Research Driver LED40W-036-C1050D @ 120-30V	1	EC800-L1W18-RS.ies	2225	0.9	22.2
	S3	28	Luminis Canada Inc.	MA30-L1W12-R2	Maya MA30 Bollard	(1 Bridgelux BXRC-40E4000-F Warm LED Array) White 12W SSL c/w Thomas Research Driver LED20W-036-C1400-D @ 120-60V	1	MA30-L1W12-R2.ies	1231	0.9	12.5
	S4F	4	Lithonia Lighting	WDGE1 LED P1 35K BDCB2 UF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3500K, BDCB2, VISUAL COMFORT FORWARD OPTIC		1	WDGE1_LED_P1_35K_BDCB2_VF.ies	1194	0.9	10.0002
	S4W	10	Lithonia Lighting	WDGE1 LED P1 35K BDCB2 VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3500K, BDCB2, VISUAL COMFORT WIDE OPTIC		1	WDGE1_LED_P1_35K_BDCB2_VW.ies	1196	0.9	10.0002
	S5	2	BEGA Converted by LUMCAT V 14.08.2015 / m.b.	33055K3	LED 8,4W		1	33055_BEGA_IE5.ies	480	0.9	11

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

VISUAL

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Photometric Plan

EA.38

1/14/21



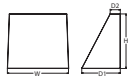
WDGE1 LED

Architectural Wall Sconce

Catalog Number
Notes
Type

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 5"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / wright	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / wright	2,500	4,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / wright	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Visual comfort wide	347V	SRM Surface mounting bracket
		35K 3500K				ICW Indirect Canopy Ceiling Washer bracket (ship/stamp locations only)
		40K 4000K				**Shipped separately**
		50K 5000K				AWS 120mm Architectural wall spacer
						PBBW Surface-mounted back box (top, left, right conduit entry)

Options		Finish			
DMBW[1]	Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD	Dark Bronze	DSSTXD	Textured dark bronze
PE[2]	Photocell, Button Type	DBLXD	Black	DSEGXD	Textured black
DS	Dual switching (requires two 2-drivers and 2 light engines, see page 2 for details)	DNAXD	Natural Aluminum	DSNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DSWHXD	Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

WDGAWS DDBXD U — WDGE1 120mm Architectural Wall Spacer (specify finish)
WDGE PBBWDDBXD U — WDGE1 surface-mounted back box (specify finish)

NOTES
1. 50K not available in 90CRI.
2. PE not available with 120V, 208V, 240V or 347V.
3. DSSXD not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with DSSXD.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

© 2017-9 2020 Acuity Brands Lighting, Inc. All rights reserved.

WDGE1 LED
Rev. 10/30/20

LED recessed wall luminaires - asymmetrical

BEGA

Application
LED recessed wall luminaire with asymmetrical light distribution for the illumination of ground surfaces, building entrances, stairs and footpaths.

Materials
Luminaire housing constructed of die-cast aluminum marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Tempered glass lens
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.1 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
Luminaire wattage	8.4W
System wattage	11.2VA
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra>80
Luminaire lumens	480 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

☐ 2700K - Product number + **K4**
☐ 3000K - Product number + **K30**
☐ 3500K - Product number + **K3**
☐ 2700K - Product number + **K27**
☐ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for luminaires installed proximity to sea turtle nesting and hatchling habitats. Electrical and color conformation may vary from standard luminaires.

LED module wattage	6.7 W (Amber)
System wattage	10.7 (Amber)
Luminaire lumens	111 lumens (Amber)

BEGA can supply you with suitable LED 'E' replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:



Fully enclosed luminaire with installation housing ensures maximum protection for weathertight operation.







LED recessed wall luminaires - asymmetrical				
	LED	A	B	C
33055	8.4W	13"/-	3"/-	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2019

Updated 08/2019

LUMINIS®

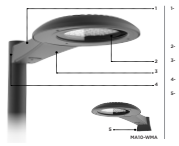
MA10 SERIES

MAYA - LED

Pole/Wall mount

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:	MODEL	LED LIGHT SELECTION	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



- Luminaire shell housing constructed of corrosion resistant cast aluminum. Cast aluminum optical chamber with an integral fin pattern designed with a heat sink pattern and LED performance optimization.
- Optical system assembly w/tempered glass lens.
- One piece hinged cast aluminum access cover to electrical components.
- Heavy gauge galvanized steel universal mounting plate.
- Cast aluminum wall mounting plate (MA10-WMA only).

MA10-PMA



MATERIALS

Maya is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.
The MA10 features a high efficiency LED light engine, mounted on a thick base integral to the housing shell, designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber.

ELECTRICAL

POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +50°C / -40°F to +122°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery. Optional 347/480V available on selected models.

LED/Optics Type II, III, IV or V light distribution via high performance optical lenses, Offered in 2700K, 3000K, 3500K, 4000K.See the CCT options for details. Optional true Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

60,000hrs (L $_{70}$) based on LM-80 report for lumen maintenance.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Maximum weight: 37 lbs (12 kg).
Maya is designed for ease of access and installation. The luminaire slides over the mounting plate, minimizing installation effort. Designed for wall or pole mount to fit with a 4" (102mm) pole (2" (127mm) on request). Alternate poles or wall attachments are available to meet multiple installation conditions. (Refer to page 4)

CERTIFICATION

Tested to UL1598 and CSA22.2 #250. ETL listed for wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77F.
Lumen depreciation in accordance with IESNA LM80 standards.
Vibration tested for 1 G0 per ANSI C136.31-2010.
Rated IP65.

MA20-WMA, Wall mount (DPU, DJ65)



MA20-PMA, Pole mount (DPU, DJ65)







Wall mount details



Pole mount details



LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8672 Email: info@luminis.com
360 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS®

EC800/EC801 SERIES

ECLIPSE MAXI - LED

8' Pole/Wall mount

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:	FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



- Heavy cast aluminum top cover with integral LED heat dissipating pad.
- 20" dia. x .090" (2.5mm) thick hard aluminum top shade. Underside surface is painted white enamel to optimize light performance (EC801 only).
- Set of 4 6 1/2" (13mm) solid aluminum struts.
- Cast aluminum upper electrical housing.
- Cast aluminum lower electrical housing.

EC800



EC801



MATERIALS

Eclipse is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.
The aluminum housing fits with a 4" (102mm) or 5" (127mm) pole and contains all electrical controls on a removable tray.

ELECTRICAL

DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), optional 347V on request; minimum operating temperature of -30°C/-22°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery, and over temperature protection (90°C).

LED Type II, III or V light distribution via high performance optical lenses. Standard 4000K/90CRI. Optional 2700K, 3000K and 3500K. Removable module LED platform.

Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

75,000hrs (L$_{70}$) (based on IESNA TM-21 Test Method and LM-80 data).
166,000hrs (L$_{70}$) (calculated projection from LM-80 data).

FINISH

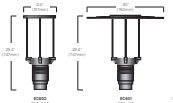
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING

Maximum weight: 37 lbs (12 kg).
Eclipse is designed for ease of access and installation.
Standard luminaire mounts on a 4" (102mm) or 5" (127mm) pole.
Alternate pole or wall attachments are proposed with high quality components to meet multiple installation conditions.

CERTIFICATION

Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Lumen depreciation in accordance with IESNA LM80 standards. CE certification on request.
Rated IP65.



LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8672 Email: info@luminis.com
360 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS®

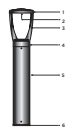
MA30 SERIES

MAYA - LED

Bollard

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:	FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



- Cast aluminum LED head assembly.
- Optical system assembly.
- Set of two cast aluminum supporting struts.
- Removable cast aluminum cover for easy access to electrical components and driver.
- 6" (152) diameter extruded aluminum base stand.
- Cast aluminum anchor plate.

MA30



MATERIALS

Maya LED is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.
COB LED is assembled on a thick pad housing chamber designed with a heat sink pattern to optimize heat dissipation and luminaire efficacy. The power supply is enclosed in an isolated chamber allowing a quick access for electrical maintenance without disturbing the optical light chamber.
COB LED is removable and replaceable for ease of maintenance or lighting upgrade.

ELECTRICAL

POWER SUPPLY Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -30°C/-22°F to 40°C/140°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED Type II, IV or V light distribution via high performance optical lenses. Standard 4000K/90CRI. Optional 2700K, 3000K and 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE

120,000hrs (L$_{70}$) based on LM-80 report for lumen maintenance.

FINISH

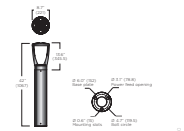
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING

Mounts with a set of three 1/2"-13 x 18" lg galvanized anchor bolts.

CERTIFICATION

Tested to UL1598 and CSA22.2 #250. ETL listed for wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C/77F. Lumen depreciation in accordance with IESNA LM80 standards.
CE certification on request.
Rated IP66.



LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8672 Email: info@luminis.com
360 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.

---

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.diceccoarch.com
dicecco architecture incorporated

VISUAL

Peoples' Self-Help Housing

Cypress Place at Garden City

a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Lighting Specs

EA.39

1/14/21





dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Rendered Images
EA.40
1/14/21





dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Peoples' Self-Help Housing

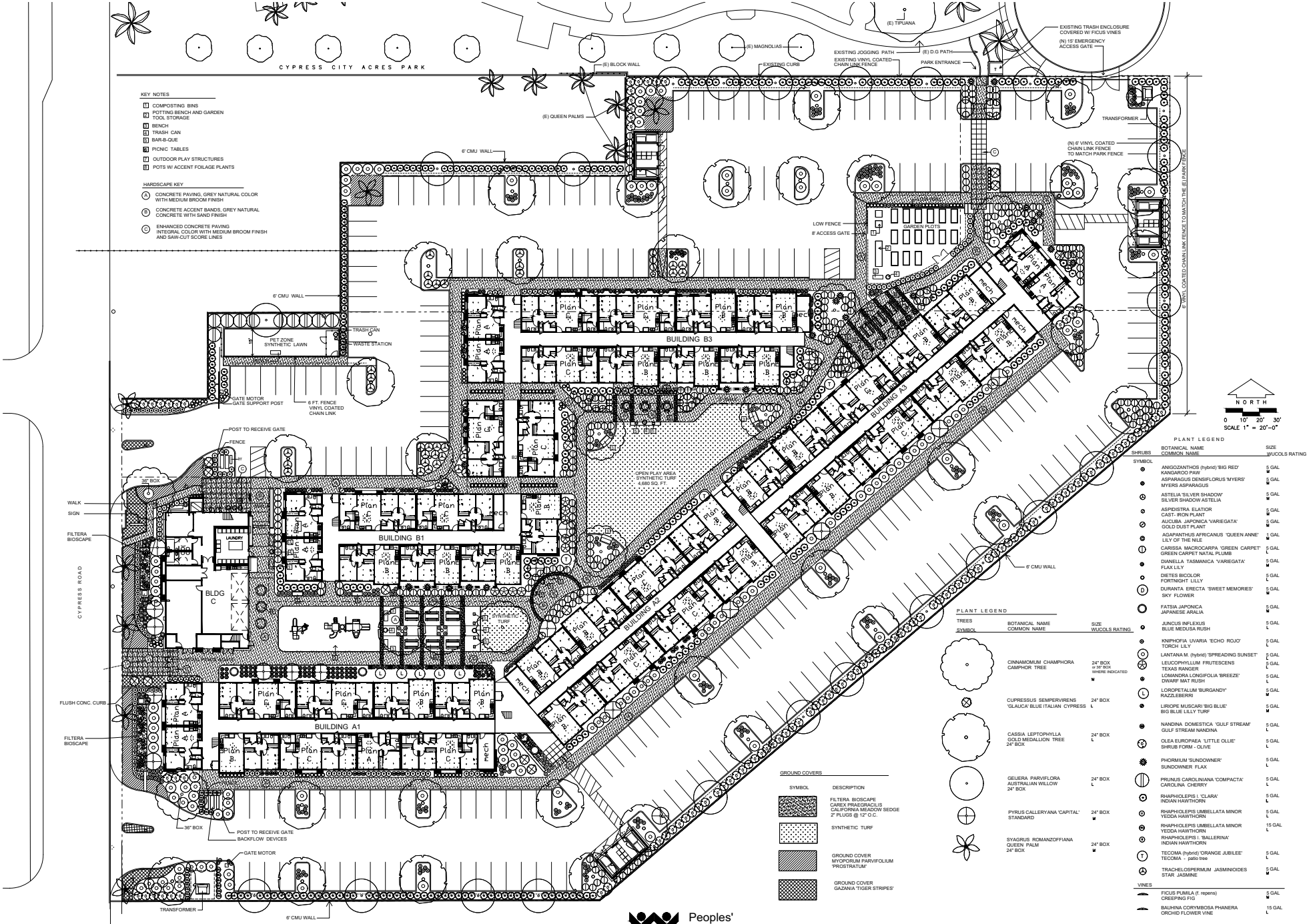
Cypress Place at Garden City
a new affordable housing development in Oxnard, California

di cecco architecture, inc. reserves their common law copyright in these documents. they are not to be reproduced, copied, changed, nor assigned to a third party without the written consent of di cecco architecture, inc.

Rendered Images 2

EA.41

1/14/21



PLANT LEGEND

SHRUBS SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / WUCOLS RATING
	ANIGOZANTHOS (hybrid) 'BIG RED' KANGAROO PAW	5 GAL M
	ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS	5 GAL M
	ASTELIA 'SILVER SHADOW' SILVER SHADOW ASTELIA	5 GAL M
	ASPIDISTRA ELATIOR CAST- IRON PLANT	5 GAL M
	AUCUBA JAPONICA 'VARIEGATA' GOLD DUST PLANT	5 GAL M
	AGAPANTHUS AFRICANUS 'QUEEN ANNE' LILY OF THE NILE	1 GAL M
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUMB	5 GAL L
	DIANELLA TASMANICA 'VARIEGATA' FLAX LILY	5 GAL M
	DIETES BICOLOR FORTNIGHT LILLY	5 GAL L
D	DURANTA ERECTA 'SWEET MEMORIES' SKY FLOWER	5 GAL M
	FATSIA JAPONICA JAPANESE ARALIA	5 GAL M
	JUNCUS INFLEXUS BLUE MEDUSA RUSH	5 GAL L
	KNIPHOFIA UVARIA 'ECHO ROJO' TORCH LILY	5 GAL L
	LANTANA M. (hybrid) 'SPREADING SUNSET'	5 GAL L
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL L
	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	5 GAL L
L	LOROPETALUM 'BURGANDY' RAZZLEBERRI	5 GAL M
	LIROPE MUSCARI 'BIG BLUE' BIG BLUE LILLY TURF	5 GAL M
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA	5 GAL L
	OLEA EUROPAEA 'LITTLE OLLIE' SHRUB FORM - OLIVE	5 GAL L
	PHORMIUM 'SUNDOWNER' SUNDOWNER FLAX	5 GAL L
	PRUNUS CAROLINIANA 'COMPACTA' CAROLINA CHERRY	5 GAL L
	RHAPHIOLEPIS I. 'CLARA' INDIAN HAWTHORN	5 GAL L
	RHAPHIOLEPIS UMBELLATA MINOR YEDDA HAWTHORN	5 GAL L
	RHAPHIOLEPIS UMBELLATA MINOR YEDDA HAWTHORN	15 GAL L
	RHAPHIOLEPIS I. 'BALLERINA' INDIAN HAWTHORN	
T	TECOMA (hybrid) 'ORANGE JUBILEE' TECOMA - patio tree	5 GAL L
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL M
VINES		
	FICUS PUMILA (f. repens) CREEPING FIG	5 GAL M
	BAUHINA CORYMBOSA PHANERA ORCHID FLOWER VINE	15 GAL L

PLANT LEGEND

TREES SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / WUCOLS RATING
	CINNAMOMUM CHAMPHORA CAMPHOR TREE	24" BOX or 36" BOX WHERE INDICATED M
	CUPRESSUS SEMPERVIRENS 'GLAUCA' BLUE ITALIAN CYPRESS	24" BOX L
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE 24" BOX	24" BOX L
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW 24" BOX	24" BOX L
	PYRUS CALLERYANA 'CAPITAL' STANDARD	24" BOX M
	SYAGRUS ROMANZOFFIANA QUEEN PALM 24" BOX	24" BOX M

GROUND COVERS

SYMBOL	DESCRIPTION
	FILTERA BIOSCAPE CAREX PRAEGRACILIS CALIFORNIA MEADOW SEDGE 2" PLUGS @ 12" O.C.
	SYNTHETIC TURF
	GROUND COVER MYOPORUM PARVIFOLIUM 'PROSTRATUM'
	GROUND COVER GAZANIA 'TIGER STRIPES'

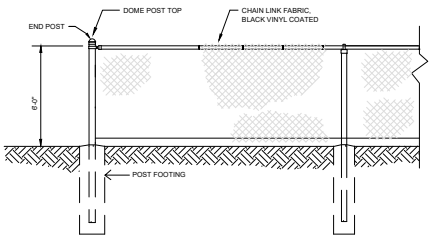
Peoples' Self-Help Housing

JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

PRELIMINARY LANDSCAPE PLAN L-1

CYPRESS PLACE AT GARDEN CITY
A NEW AFFORDABLE HOUSING DEVELOPMENT IN OXNARD, CALIFORNIA

1-12-21



1 BLACK VINYL COATED CHAIN LINK FENCING
N.T.S.



POLY-VINYL COATING OVER METAL STRUCTURE
WABASH VALLEY OR EQUAL
46" DIAMETER W/ CONCAVE BENCHES

2 46" DIA. ROUND TABLE



POLY-VINYL COATING OVER METAL STRUCTURE
WABASH VALLEY OR EQUAL
8' LONG
SOME TABLES WILL BE ADA COMPLIANT .

3 8 FOOT LONG PICNIC TABLE



HEAT AND RUST RESISTANT BLACK ENAMEL STEEL FIRE BOX. 20" WIDE X 15 " DEEP W/ ATTACHED STEEL PREP TABLE

PREP TABLE

4 GRILL



32 GALLON POWDER COATED STEEL TRASH RECEPTABLE

5 TRASH RECEPTACLE



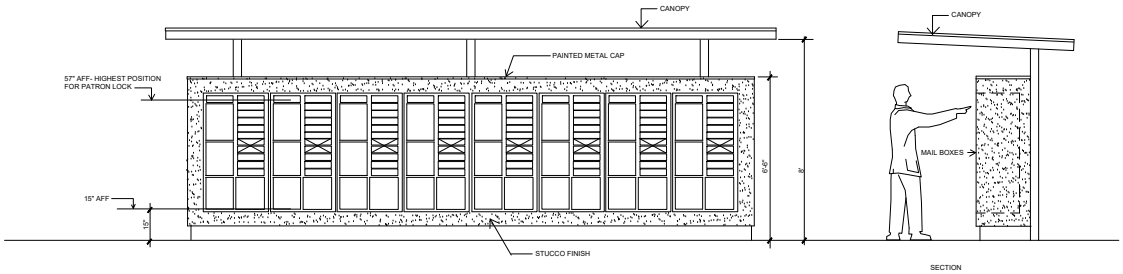
46' OCTAGONAL GAME TABLE W/ ATTACHED SEATING
POLY-VINYL COATING OVER METAL STRUCTURE
WABASH VALLEY OR EQUAL

6 46" GAME TABLE

6' BENCH, ALL STEEL WITH PLASTISOL-COATED SEATS AND POWDER COATED FRAMES
WABASH VALLEY COURTYARD BENCH



7 46" DIA. ROUND TABLE



8 MAIL BOX LAYOUT - ELEVATION
SCALE 1/2" =1'-0"

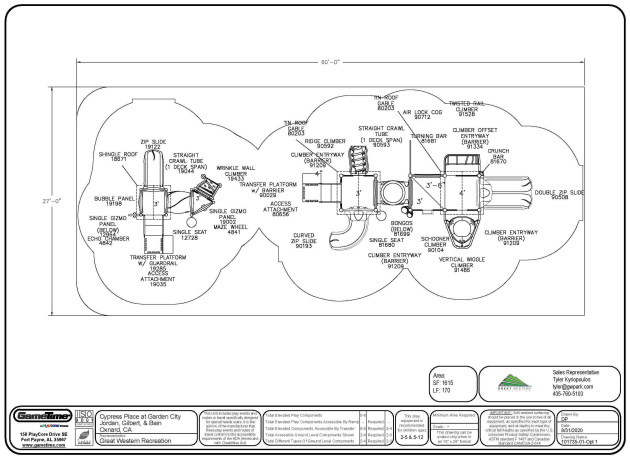
JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

Peoples' Self-Help Housing

CYPRESS PLACE AT GARDEN CITY
A NEW AFFORDABLE HOUSING DEVELOPMENT IN OXNARD, CALIFORNIA

LANDSCAPE SITE AMENITIES L-2





Play Area Lyout



CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE



CINNAMOMUM CHAMPHORA
CAMPHOR TREE



PYRUS CALLERYANA 'CAPITAL
CALLERY PEAR





GELIERA PARVIFLORA AUSTRALIAN
WILLOW



SYAGRUS ROMANZOFFIANA
QUEEN PALM



CUPRESSUS SEMPERVIRENS
'GLAUCA' BLUE ITALIAN CYPRESS



ASPIDISTRA ELATIOR
CAST- IRON PLANT



LEUCADENDRON (hybrid) 'JESTER'
JESTER CONEBUSH



AUCUBA JAPONICA 'VARIEGATA'
GOLD DUST PLANT



ASPARAGUS DENSIFLORUS 'MYERS'
MYERS ASPARAGUS



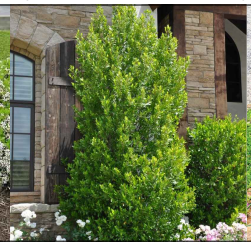
CARISSA MACROCARPA 'GREEN CARPET'
GREEN CARPET NATAL PLUMB



LIRIOPE MUSCARI 'BIG BLUE'
BIG BLUE LILLY TURF



RHAPHIOLEPIS INDICA 'CLARA'
INDIAN HAWTHORN 'CLARA'



PRUNUS CAROLINIANA 'COMPACTA'
CAROLINA CHERRY



KNIPHOFIA UVARIA 'ECHO ROJO'
'ECHO ROJO' TORCH LILY



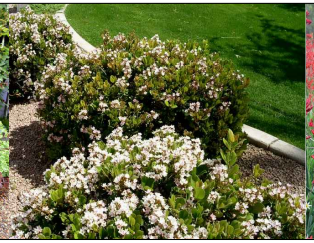
DIETES BICOLOR
FORTNIGHT LILLY



FATSIA JAPONICA
JAPANESE ARALIA



LOROPETALUM 'BURGANDY'
RAZZLEBERRI



RHAPHIOLEPIS UMBELLATA MINOR
YEDDA HAWTHORN



ANIGOZANTHOS (hybrid) 'BIG RED'
'BIG RED' KANGAROO PAW



ASTELIA 'SILVER SHADOW'
SILVER SHADOW ASTELIA



DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY



LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER



OLEA EUROPAEA 'LITTLE OLLIE'
SHRUB FORM - OLIVE



DURANTA ERECTA 'SWEET MEMORIES'
'SWEET MEMORIES' PURPLE SKYFLOWER



PHORMIUM TENAX 'SUNDOWNER'
NEW ZEALAND FLAX 'SUNDOWNER'



LANTANA MONTEVIDENSIS, (hybrid) 'SPREADING SUNSET'
TRAILING LANTANA 'SPREADING SUNSET'



GREWIA OCCIDENTALIS
LAVENDER STARFLOWER (ESPALIER)



FICUS PUMILA (FICUS REPENS)
CREEPING FIG



TECOMA (hybrid) 'ORANGE JUBILEE'
TECOMA - PATIO TREE



TRACHELOSPERMUM JASMINOIDES STAR
JASMINE



MYOPORUM PARVIFOLIUM



GAZANIA



LOMANDRA LONGIFOLIA 'BREEZE' DWARF
MAT RUSH



JUNCUS INFLEXUS
BLUE MEDUSA RUSH



FILTERA BIOSCAPE: CAREX
PRAEGRACILIS
CALIFORNIA MEADOW SEDGE

JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

Peoples'
Self-Help
Housing

CYPRESS PLACE AT GARDEN CITY
A NEW AFFORDABLE HOUSING DEVELOPMENT IN OXNARD, CALIFORNIA

PLANT MATERIAL IMAGES L-4

11-23-20 SHEET 4 OF 4

ATTACHMENT C

NOTICE OF EXEMPTION

OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Description:

Project Name: Cypress Place at Garden City; Planning and Zoning Permit Nos. 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment), Project proposal to demolish two abandoned residential structures and related structures for an existing commercial agricultural use (nursery); and construct an all affordable 150-unit residential apartment complex with associated site improvements on a 5.24 acre site that consists of two lots that will be adjusted to accommodate new infrastructure. Site improvements will consist of six, three story buildings with one to three bedroom units ranging between 562 and 1012 square feet in size; including a two-story 7,967 square foot learning center/community building with centralized laundry room and community kitchen. Additional onsite amenities include outdoor recreational areas for residents. The Project is requesting two concessions that would provide relief from City City Code Sections 16-362F to eliminate requirements for private balconies and Section 16-322 for reduction of 21 parking spaces from 273 to 252. The project site is located within the Residential low Medium land use designation and Multiple-Family Affordable Housing (R-2-AH) zoning district. The proposed project has been found to be exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 35 and Government Code Section 65913.4. Filed by Lauren Nichols, Peoples' Self Help, 56 East Main Street, Suite 200, Ventura, California 93001.

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: Pursuant to Senate Bill 35, Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), Streamlined Infill Projects are statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project. Development Projects satisfying all of the objective planning standards of Government Code Section 65913.4(a) are subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4(b) and (c). Based on the above exemption, the Community Development Director has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a Notice of Exemption may be filed.

Date

Scott Kolwitz,
Planning and Environmental Services Manager

ATTACHMENT D

DRAFT RESOLUTION

PZ 20-200-14 & 20-310-09
(DEVELOPMENT DESIGN REVIEW PERMIT & LOT LINE ADJUSTMENT)

RESOLUTION NOS. 20-200-14 & 20-319-09

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-14 (DEVELOPMENT DESIGN REVIEW PERMIT) AND 20-310-09 (LOT LINE ADJUSTMENT) TO DEMOLISH TWO ABANDONED RESIDENTIAL STRUCTURES AND RELATED STRUCTURES RELATING TO AN EXISTING COMMERCIAL AGRICULTURAL USE (NURSERY); AND CONSTRUCT AN ALL AFFORDABLE 150-UNIT RESIDENTIAL APARTMENT COMPLEX KNOWN AS "CYPRESS PLACE AT GARDEN CITY" THAT CONSIST OF SIX, THREE STORY BUILDINGS WITH ONE TO THREE BEDROOM UNITS RANGING BETWEEN 562 AND 1,012 SQUARE FEET WITH ASSOCIATED SITE IMPROVEMENTS ON A 5.24 ACRE SITE LOCATED 5536 & 5482 CYPRESS ROAD (APN #s 223-0-041-020/223-0-090-015), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY LAUREN NICHOLS, PEOPLES' SELF HELP, 56 EAST MAIN STREET, SUITE 200, VENTURA, CALIFORNIA 93001.

WHEREAS, on September 11, 2020, Lauren Nichols with Peoples' Self Help (the **"Applicant"** and/or **"Developer"**), submitted a request to allow the construction a 150 unit, all affordable apartment complex on a 5.24 acre site located at 5536 and 5482 Cypress Road (APN #s 223-0-041-020/223-0-090-015); and

WHEREAS, on October 9, 2020, the project was deemed Incomplete as a specific list of project components were not in compliance with objective standards of the Oxnard City Code (OCC). This meant the project had not yet qualified for expedited processing pursuant to Government Code Section 65913.4; and

WHEREAS, on November 24, 2020, updated project plans and related materials were received, and deemed consistent with the City's objective standards and the project application was deemed Complete. This initiated a ministerial streamlined 90-day review as of November 24, 2020, pursuant to California Government Code Section 65913.4, that is to be completed by February 22, 2021; and

WHEREAS, the Project site's zoning designation of "Multi-Family Residential - Affordable Housing (R2-AH) is consistent with the 2030 General Plan land use designation of Residential Low Medium (RLM) and the designation of said parcel as All-Affordable Housing Opportunity Program (AAHOP) Site No. B-10 of the adopted Oxnard Housing Element (2017 Mid-Cycle 2013-2021 Housing Element Update); and

WHEREAS, the project site's Affordable Housing (AH) overlay designation establishes density at 24 units per acre for all affordable residential developments and the Applicant has concurrently applied for Density Bonus Permit (PZ 20-535-02), in accordance with the AAHOP (OCC §16-420E(C) and is seeking an additional 20 percent density for an additional 25 units for a total of 150 units, including two concessions seeking relief from two development standards; and

WHEREAS, the Oxnard City Code (OCC) Section 16-525, designates the Community Development Services Director as the approving authority for the Development Design Review Permit; Section 15-11 and 15-267 of the Oxnard City Code authorizes the Community Development Director to approve a Lot Line Adjustment (Merger); and Section 16-410F(E) designates the Planning Commission as the approving authority for Density Bonus Permits which is identified as non-discretionary unless the City adopts written findings justifying the denial of the Density Bonus Permit; and

WHEREAS, the consideration of the concurrent Density Bonus Permit (Planning and Zoning Permit No. 20-535-02) is tentatively scheduled before the Planning Commission on February 16, 2021 and the approval of the present Design Development Review (DDR) Permit No. 20-200-14 is contingent on the approval of the Density Bonus Permit; and

WHEREAS, on February 3, 2020, the Community Development Director of the City of Oxnard (**"Director"**) conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 20-200-14 (Design Review Permit) and 20-310-09 (Lot Line Adjustment) to allow a 150 unit, all affordable apartment complex on a 5.24 acre site located at 5536 and 5482 Cypress Road (APN #s 223-0-041-020/ 223-0-090-015) (the **"Project"**) in accordance with AAHOP (OCC §16-420) and the Attached Dwelling Unit (ADU) Development Standards (OCC §16-360 to §16-363); 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 Statutory Exemption pursuant to Senate Bill ("SB") 35 and Government Code Section 65913.4, as the project satisfies all of the objective planning standards of Government Code Section 65913.4(a) is subject to the streamlined, ministerial approval process provided in Government Code Section 65913.4(b) and (c). Therefore, pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), the Streamlined Infill Project is Statutorily Exempt from the CEQA as a ministerial project.

WHEREAS, the proposed project is consistent with the prior recitals and following Findings.

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:

Design Review Permit Findings

(1) The proposed use in conformance with the City of Oxnard 2030 General Plan, the 2017 Mid-Cycle 2013-2021 Housing Element Update "Housing Element", and other adopted standards.

As described in the staff report, the project consists of a 150-unit residential apartment complex with associated site improvements within the "Multi-Family Residential - Affordable Housing (R2-AH) zone which is consistent with the 2030 General Plan land use designation of Residential Low Medium (RLM) and the designation of said parcel as All-Affordable Housing Opportunity Program (AAHOP) Site No. B-10 of the adopted Oxnard Housing Element (2017 Mid-Cycle 2013-2021 Housing Element Update). The Project affordable units are needed to meet the City's Regional Housing Needs Allocation for affordable housing.

The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. The AAHOP designation for this site allows for a density of 24 dwelling units per acre instead of the 7-12 dwelling units/acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.7 units per acre, the 5.24 acre site is allowed 150 residential units. The 150-unit Project is found consistent with the General Plan land use designation with the density allowed by both the AAHOP designation and the State Density Bonus.

With the exception of two non-discretionary Density Bonus concessions regarding Private Balconies (OCC §16-362F) and parking (OCC §16-622), the proposed apartment complex has been designed to be in conformance with the General Plan and Oxnard City Code, including the R-2 Multiple-Family Zone (OCC §16-43 to 16-48); the All Affordable Housing Opportunity Program (OCC §16-420A to 16-420H); and the Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363). The construction of the proposed apartment complex and associated improvements does not change the land use of the subject site. The project site is not subject to a Specific Plan. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

(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, and Finding (1) above, the proposed land use is consistent with uses considered and permitted by the Multiple-Family Zone - Affordable Housing (R-2-AH) zone that is the consistent zone designation for the General Plan Residential Low-Medium - AAHOP designation. The surrounding uses are characterized by residential uses, which are a combination of mobile homes, single-family, and multiple-family residences. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this project meets this Finding.

(3) The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and items which may be required by Section 16-532.

As described in the staff report, and Finding (1) above, the,proposed project as conditioned, will meet the development standards of the Multiple-Family Zone - Affordable Housing (R2-AH) zone, the All-AAHOP (OCC §16-420) and the Attached Dwelling Unit (ADU) Development Standards (OCC §16-360 to §16-363). As such, the subject site is adequate in terms of size and as developed the development meets or exceeds City's design standards; therefore, the proposed project meets this Finding.

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

The City's Traffic Engineer has reviewed the Project and associated traffic study, and has found the Project, as conditioned, will be adequately served by existing roadway that exists along two project sides. Cypress Road lies to the west of the Project, and this street will serve as the main points of access with two vehicular driveways. Eugene Walk connects with the Project where the street terminates as a cul-de-sac. This restricted drive connection will allow service and emergency vehicles two points of access to adequately serve the property and its tenants. The project will contribute to existing traffic volumes within the neighborhood; however, the City's Traffic Engineering has determined the site has sufficient access to streets and highways that are adequate in size and existing intersections

adjacent to the project site will operate at acceptable levels of service, as stipulated in the 2030 General Plan. Therefore, this project meets this Finding.

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

The Project is considered an infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing sewer mains. However, the project has been conditioned for the developer to provide evidence that the property has been annexed into the Calleguas Municipal Water District prior to issuance of any site improvement permits. The Fire Marshal has found the project site has adequate fire protection. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities. As such, this project meets this finding.

Streamlined Infill Project Findings

In accordance with Senate Bill 35 (Government Code Section 65913.4(a)), an applicant may submit an application for a development that is subject to the streamlined, ministerial approval process if the development satisfies all of the objective planning standards of Government Code Section 65913.4(a) as follows:

(6) The development is a multifamily housing development that contains two or more residential units.

The project is a multi-family housing development that contains 150 residential units.

(7) The development is located on a site that satisfies all of the following:

a. A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

Yes, the site is a legal parcel in the City of Oxnard in an urbanized area as designated by the United States Census Bureau (UACE 66673).

b. A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

Yes, at least 75% of the perimeter adjoins urban uses.

c. A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

Yes, the Project site is zoned for Multi-Family Residential (R-2-AH) with an AAHOP overlay and is located within the Residential Low Medium land use designation.

(8) If the development contains units that are subsidized, the development proponent already has recorded, or is required by law to record, a land use restriction for the following applicable minimum durations:

a. Fifty-five years for units that are rented.
b. Forty-five years for units that are owned.

The SB 35 Guidelines defines "subsidized" as "units that are price or rent restricted such that the units are permanently affordable to households meeting the definitions of very low and lower income, as defined in Sections 50079.5 and 50105 of the Health and Safety Code"

The project is a 100% affordable housing development containing 150 units (including 148 affordable units and two (2) market-rate manager's units). The applicant is required per the Conditions of Approval to record a covenant to the satisfaction of the City of Oxnard Housing Department for households earning between 30% to 80% of the Area Median Income for a period of 55 years.

(9) The development satisfies both of the following:

a. Is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subparagraph until the department's determination for the next reporting period. A locality shall be subject to this subparagraph if it has not submitted an annual

housing element report to the department pursuant to paragraph (2) of subdivision (a) of Section 65400 for at least two consecutive years before the development submitted an application for approval under this section.

b. The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:

i. The locality did not submit its latest production report to the department by the time period required by Section 65400, or that production report reflects that there were fewer units of above moderate-income housing approved than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income. If the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that zoning ordinance applies.

ii. The locality did not submit its latest production report to the department by the time period required by Section 65400, or that production report CPC-2019-2592-DB-CU-SIP F-3 reflects that there were fewer units of housing affordable to households making below 80 percent of the area median income that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units to housing affordable to households making below 80 percent of the area median income, unless the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, in which case that ordinance applies.

iii. The locality did not submit its latest production report to the department by the time period required by Section 65400, or if the production report reflects that there were fewer units of housing affordable to any income level described in clause (i) or (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting

period, the project seeking approval may choose between utilizing clause (i) or (ii).

On February 1, 2018, the California Department of Housing and Community Development ("HCD") released maps showing which cities and counties in California are subject to streamlined housing development under SB 35 as the City of Oxnard has not met housing goals for below moderate income units . The City of Oxnard is subject to SB 35. Projects are required to provide 50 percent of the total (base density) for lower-income households to qualify under SB 35.

The project is a 100% affordable housing development containing 150 units (including 148 affordable units and two (2) market-rate manager's units). The applicant is required per the Conditions of Approval to record a covenant to the satisfaction of the City of Oxnard Housing Department for households earning between 30% to 80% of the Area Median Income for a period of 55 years. Therefore, the project meets the affordability requirements of SB 35.

(10) The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section. For purposes of this paragraph, "objective zoning standards" and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or CPC-2019-2592-DB-CU-SIP F-4 criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

- **a. A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.**
- **b. In the event that objective zoning, general plan, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan..**

The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. The AAHOP designation for this site allows for a density of 24 dwelling units per acre instead of the 7-12 dwelling units/acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.7 units per acre, the 5.24 acre site is allowed 150 residential units. The 150-unit Project is found consistent with the General Plan land use designation with the density allowed by both the AAHOP designation and the State Density Bonus.

With the exception of two non-discretionary Density Bonus concessions regarding Private Balconies (OCC §16-362F) and parking (OCC §16-622), the proposed apartment complex has been designed to be in conformance with the General Plan and Oxnard City Code, including the R-2 Multiple-Family Zone (OCC §16-43 to 16-48); the All Affordable Housing Opportunity Program (OCC §16-420A to 16-420H); and the Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363). The construction of the proposed apartment complex and associated improvements does not change the land use of the subject site. The project site is not subject to a Specific Plan.

Pursuant to the State Density Bonus Law, the City must grant up to four (4) concessions for this 100% affordable project per Government Code Section 65915. However, the applicant only requests two (2) concessions and provides justifications:

1. Concession from Zoning Code 16-362F: Private Balcony.
    a. Eliminate the requirement to provide private balconies. Private balconies have an estimated construction costs of approximately $10,000/unit. Eliminating balconies from this Project would result in actual, identifiable cost reductions of approximately $1,500,000 from the total development costs. Interior closet and storage space has been designed within each unit, as well as ample communal outdoor open space to accommodate residents.
2. Concession from Zoning Code 16-622: Total Required Parking.
    b. The AAHOP zoning code requires 273 total parking spaces, which is consistent with State Density Bonus Law. This project is proposing a reduction of 21 spaces to 252 total parking spaces, which equates to 1 stall per 1 bedroom units, 1.5 stalls per 2 bedroom units, and 2 stalls per 3 bedroom units. The reduced parking results in actual, identifiable cost reductions by reducing the costs associated with providing 21 additional parking spaces. It also reduces the cost per square foot of developing residential units, because the reduction allows for the accommodation of

more units onsite without increasing land costs. The applicant's Property Management team has verified that the proposed parking ratio meets the long-term needs of the development and is consistent with other applicant projects.

No other concessions, incentives, or waivers of development standards are requested or granted as part of the subject determination. The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the State Density Bonus Law (Government Code Section 65915), is consistent with objective zoning and design review standards in effect at the time that the development was submitted to the City of Oxnard.

(11) The development is not located on a site that is any of the following:

a. A coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.

The Project site is not located within the Coastal Zone.

b. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

The Project site is not defined as prime farmland or farmland of statewide importance.

c. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

The Project site is not defined as a wetland.

d. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified

hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

The Project site is not located within a very high fire hazard severity zone.

e. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

The Project site is not a hazardous waste site per the Envirostar listing.

f. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

The Project site is not located in a delineated earthquake fault zone pursuant to the Alquist-Priolo Act.

g. Within a floodplain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

The Project site is not located within a special flood hazard area. The applicable FEMA designated flood zone is X500.

h. Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

The Project site is not located within a special flood hazard area. The applicable FEMA designated flood zone is X500.

i. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

The Project site is not identified for conservation in an adopted natural community conservation plan or habitat conservation plan.

j. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

The Project site does not contain habitat for protected species identified as candidate, sensitive, or species of special status.

k. Lands under conservation easement.

The Project site is not under a conservation easement.

(12) The development is not located on a site where any of the following apply:

a. The development would require the demolition of the following types of housing:

i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

iii. Housing that has been occupied by tenants within the past 10 years.

b. The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

c. The development would require the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of an application.

d. The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

The Project site is currently vacant with existing infrastructure with two abandoned homes that previously served a commercial greenhouse and nursery. There are no residential units built or demolished on the property in the last 10 years; therefore, no AB 2556 replacement affordable units are required. The project site has not been identified as a historic resource by local, state or federal agencies. The project does not involve the demolition of a historic structure that was placed on a national, state, or local historic register prior to the submission of the application.

(13) The development proponent has done both of the following, as applicable:

a. Certified to the locality that either of the following is true, as applicable:

i. The entirety of the development is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

ii. If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply:

1. **The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.**

2. **All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.**
3. **Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided in therein. IV. Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee though a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.**
4. **Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.**
5. **Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply**

if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

b.

i. For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved:

1. **On and after January 1, 2018, until December 31, 2021, the development consists of 75 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.**
2. **On and after January 1, 2022, until December 31, 2025, the development consists of 50 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.**
3. **On and after January 1, 2018, until December 31, 2019, the development consists of 75 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.**
4. **On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.**
5. **On and after January 1, 2022, until December 31, 2025, the development consists of more than 25 units and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal bay county.**

ii. For purposes of this section, "skilled and trained workforce" has the same meaning as provided in Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.

iii. If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply:

1. **The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development.**
2. **Every contractor and subcontractor shall use a skilled and trained workforce to complete the development.**
3. **Except as provided in subclause (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) and shall be open to public inspection. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code shall be subject to a civil penalty of ten thousand dollars ($10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars ($200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Section 1741 of the Labor Code, and may be reviewed pursuant to the same procedures in Section 1742 of the Labor Code. Penalties shall be paid to the State Public Works Enforcement Fund.**
4. **Subclause (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce**

requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

iv. Notwithstanding subparagraphs (A) and (B), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following:

1. The project includes 10 or fewer units.

2. The project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

The project is conditioned to meet the above requirements of Government Code Section 65913.4(a).

(14) The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land, unless either of the following apply:

a. The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (8).

b. The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (8).

There is no subdivision entitlement requested as part of the project.

(15) The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park CPC-2019-2592-DB-CU-SIP F-10 Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).

The Mobilehome Residency Law and related regulations are not applicable to the site.

Therefore, as provided above, the development satisfies all of the objective planning standards of Government Code Section 65913.4(a), and is therefore subject to the streamlined, ministerial approval process provided in Government Code Section 65913.4(b) and (c).

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 Statutorily exempt from CEQA pursuant to Senate Bill ("SB") 35 and Government Code Section 65913.4, a project that satisfies all of the objective planning standards of Government Code Section 65913.4(a) is subject to the streamlined, ministerial approval process provided in Government Code Section 65913.4(b) and (c). Therefore, pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project. 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. 20-200-14 (Development Design Review Permit) and 20-310-09 (Lot Line Adjustment), subject to the attached conditions of approval, including the subsequent approval of the Density Bonus Permit by the Planning Commission.

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(B) of the Oxnard City Code.

[CONDITIONS OF APPROVAL ON NEXT 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/Bldg/Eng/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance
ER	Environmental Services Division	AH	Affordable Housing

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 February 3, 2021 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 24 months from the date of its issuance, unless the Applicant obtains a zone clearance and business license for the proposed use. (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. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. 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 and/or this permit. (PL/B, *G-9*)

10. 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*)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

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

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

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

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

LANDSCAPE STANDARD CONDITIONS

16. 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 Building and Engineering 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 the Building and Engineering Division. (PK, *PK-3*)

18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, *PK-4*)

19. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)

21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

23. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

24. 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)

25. 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)

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

FIRE DEPARTMENT STANDARD CONDITIONS

27. 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*)

28. 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*)

29. 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*)

30. 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*)

31. 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*)

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

33. 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*)

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

35. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)

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

37. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)

38. 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*)

39. 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*)

40. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)

41. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)

42. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to

the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD*, F-16*)

43. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

44. Developer shall provide separate Post Indicator Valves (PIV's) for each of the residential buildings (A1, A2, A3, B1, B2, and B3) to allow independent shutoff of individual sprinkler systems instead of all three sections at once. (FD)

45. Developer shall update the site plan showing that all pedestrian gates will be equipped with Knox Box key vault. (FD)

PLANNING DIVISION STANDARD CONDITIONS

46. 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)

47. 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*)

48. 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*)

49. 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*)

50. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that the Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

51. 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)

52. 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.

53. 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*)

54. 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*)

55. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)

56. 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*)

57. 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*)

58. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

59. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

60. 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*)

61. 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*).

62. 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*)

63. 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)*

64. 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)*

65. 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)*

66. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)

67. Street side yard walls shall be of decorative masonry construction and shall be set back 10 feet from any public sidewalk. (PL/B, *PL-32*)

68. 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*)

69. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PL)

70. 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*)

71. 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*)

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

PLANNING DIVISION SPECIAL CONDITIONS

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

74. The Project approval for PZ 20-200-14 is not in effect until such time as implementation of the Lot Line Adjustment. Prior to building permit issuance, Developer shall file for technical review with the Planning Division a plat map with legal exhibits/deeds and record with the County of Ventura. This Lot Line Adjustment filed with Planning and Zoning Permit No. 20-310-09, Lot Line Adjustment, is approved in concept by the Community Development Director. (PL)

75. The project is subject to a prevailing wage requirement. In accordance with Government Code Section 65913.4(a)(8), the applicant shall provide the following to the Department of City Planning:
    a. A signed Pre-construction Agreement in a form acceptable to the City Attorney, prior to issuance of any building permit, which covers the following:
        i. All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the

type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the California Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards shall be paid at least the applicable apprentice prevailing rate.

ii. The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.

iii. All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards shall be paid at least the applicable apprentice prevailing rate.

iv. Except as provided in subclause (vi), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided in Sections 1776 and 1812 of the Labor Code.

v. Except as provided in subclause (vi), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor management committee though a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.

vi. Subclauses (iv) and (v) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

vii. Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

b. Bond. A Bond may be required to ensure compliance.

76. 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)

77. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval 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)

78. 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)

79. The Developer 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)

80. 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)

81. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)

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. 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)

85. Developer shall recess or screen rooftop 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*)

AFFORDABLE HOUSING SPECIAL CONDITIONS

86. All Affordable Housing Opportunity Program (AAHOP) requirements are applicable to this property, requiring 100% of residential units to be affordable. (AH)

87. Owner/Developer is proposing to provide 148 affordable units for households earning between 30% to 80% of the Area Median Income (AMI). (2 additional manager's units exempt from affordability requirements). Owner/Developer must record affordability covenants approved as to form by the City Attorney and Housing Director prior to submitting their first building permit application for the first phase of this project. 148 units shall remain affordable for at least 55 years and must be made available to families earning between 30% to 80% AMI. Applicant must contact the Housing Department for review and approval of affordability covenants prior to recordation. Recordation of AAHOP affordability covenants will satisfy Inclusionary Housing requirements pursuant to Ordinance 2980. The agreement shall be recorded in the Office of the Ventura County Recorder. (AH)

88. AAHOP affordability covenants may be recorded separately for phase one and two of the project. Phase one shall contain 89 units made available for rent to families with annual incomes between 30% AMI to 80% AMI and one unrestricted manager's unit, for a total of 90 units. Phase two shall contain 59 units made available for rent to families with annual incomes between 30% AMI to 80% AMI and one unrestricted manager's unit, for a total of 60 units. (AH)

89. AAHOP covenants for each phase of the project must identify the number of affordable units by number of bedrooms and level of affordability, set aside for Transitional Age Youth (TAY), Agricultural workers, and income-eligible families and individuals. Convents must identify the method of determining eligibility for TAY, Agricultural workers, and eligible families and individuals. TAY residents must meet the definition for eligible youths as defined by the Department of Housing and Urban Development's (HUD) Family Unification Program. Agricultural workers must meet the California Code of Regulation's Labor Code definition for agricultural employee. (Subdivision (b) of Labor Code Section 1140.4). (AH)

90. Prior to offering the affordable units for rent, the Owner/Developer must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval. (AH)

91. AAHOP projects shall incorporate good design principles and include on-site amenities appropriate for the resident population to be served. (Per Sec. 16-420F.C. Of AAHOP Ordinance 2913). Owner/Developer will be required to provide an onsite learning center, and supportive housing/educational staff offices with on-site educator and social worker to provide wrap-around services to TAY residents. (AH)

92. Owner/Developer will be required to provide a community building, learning center, centralized laundry room, community kitchen, outdoor recreational areas, and access to an on-site dog park to support all project residents. (AH)

93. Owner/developer must provide on-site supportive services including counseling, wellness workshops, and opportunities for fitness and educational activities to all residents free of charge. (AH)

Density Bonus Requirements

94. Owner/Developer's 20% Density Bonus permit request allows for an additional 25 units above the maximum AAHOP base density of 125 units, for a total of 150 units. (AAHOP base density is twenty-four (24) unit per acre). (AH)

95. Pursuant to the Owner/Developer's 20% Density Bonus request, Owner/Developer must make thirteen (13) units (10% of total units not including density bonus units) available for

rent to households with annual incomes at or below 80% AMI (low-income) in the first phase of the project. (AH)

96. Of the 13 units made available for rent to low-income households two (2) of the units must be one-bedroom units, seven (7) must be two-bedroom units, and four (4) must be three-bedroom units. (AH)

97. Prior to issuance of building permits, Owner/Developer shall enter into an agreement in a form approved by the City Attorney and Housing Director ensuring the continued affordability of the thirteen (13) units which qualified the owner/developer for a Density Bonus. The agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of 55 years. The Density Bonus agreement will be applicable to the first phase since all thirteen units will be provided in the first phase of construction. (AH)

98. The agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, collection of an annual City monitoring fee, and standards for qualifying household incomes or other qualifying criteria. (AH)

ENVIRONMENTAL RESOURCES DIVISION

99. Developer shall submit a Construction and Demolition Waste Management Plan ("C&D Plan") 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. (ER)

100. After completion of construction and prior to a certificate of occupancy, Developer shall submit a Construction and Demolition Waste Management Report ("C&D Report") that includes legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. (ER)

101. Prior to issuance of a certificate of occupancy, Developer shall submit to the Environmental Resources Division an Occupancy Plan ("Occupancy Plan"). 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. (ER)

102. Any/all landscaping waste that is generated must be diverted from landfill disposal; landscape material lis not allowed in a trash dumpster. If landscaping is performed by an outside source, the landscape service providers must be informed, in writing, of this condition. (ER)

103. Any new waste enclosures must be sized and constructed according to the Materials Management and Design Guidelines. The guidelines can be found at https://www.oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf. (ER)

104. The service path of travel for Environmental Resources vehicles to service containers must meet design guideline standards, including accommodation of the turning radius for collection vehicles, etc. (ER)

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

106. Recycling containers are required to be provided near the point of use in any common areas, and adjacent to any trash collection containers, for patrons to dispose of their recyclable waste. Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content. To be consistent with City collection standards, containers for recycling shall be blue in color. (ER)

POLICE CONDITIONS

Exterior Lighting

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

108. Exterior lighting of the site including parking areas shall be between 1 and 7-footcandles and shall be in harmony with existing adjacent lighting scheme. (PD)

109. All exterior lighting shall operate from dusk to dawn. (PD)

110. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature). (PD)

111. 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. (PD)

112. 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. (PD)

113. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. 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 walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. (PD)

Security Camera Systems

114. 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 identification of 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. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
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 each 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.

Access Control Systems

115. 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: parking areas restricted to residents, shared hallways, laundry rooms, and activity rooms. (PD)

116. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capability to add or subtract access instruments assigned to a particular residential unit, employee, or service provider. (PD)

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

118. The access control system shall include a call system at the 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. (PD)

119. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access. (PD)

120. "Click-To-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders. (PD)

Security Plan

121. 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 Plan Sheet 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 Plan shall include a chart shall identify each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
    c. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
    d. The Security 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. (PD)

Police/Site Management Cooperation

122. 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. 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 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.

123. 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. (PD)

Alarms

124. 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. (PD)

Landscape

125. 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. (PD)

126. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls. (PD)

127. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a combination of vines and shrubs or hedging arranged to protect walls from vandals is required. (PD)

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

129. 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. (PD)

Site Management

130. Developer/owner/site management 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. (PD)

131. Developer/owner/site management shall enroll the project in 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. (PD)

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

Signage

133. 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)

134. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number and the email address dedicated to the site management office. (PD)

135. Mail and parcel delivery shall be in an area controlled by the site's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:
    a. Site management shall provide access for USPS to the lobby/mailroom or 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.
    e. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the requirements of the USPS. (PD)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

136. 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)

137. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)

138. 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)

139. 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)

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

141. Developer shall replace all sidewalk along the street frontage(s) of the project. (DS-6)

142. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

143. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)

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

145. 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)

146. 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)

147. Developer shall place existing overhead utility lines on and adjacent to the project underground in accordance with City Code in effect at the time City issues a grading/site improvement permit. Before issuance of a site improvement permit, Developer shall post security satisfactory to the Finance Director guaranteeing utility relocation. (DS-13)

148. 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)

149. 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)

150. 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)

151. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

152. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

153. 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)

154. 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)

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

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

157. 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)

158. "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)

159. Prior to issuance of a grading/site improvement permit, Developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off site improvements required by City. (DS-28)

160. 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

161. 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)

162. 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)

163. 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)

164. 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)

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

166. 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)

167. 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)

168. 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)

169. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)

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

171. 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)

172. Developer shall construct all street and road improvements in conformance with the City Code, the City's 2030 General Plan, and any applicable specific plan. (DS-48)

173. 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)

174. Street and road improvements shall conform to City standard plates, design criteria and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)

175. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

176. 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)

177. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

178. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross connection control. (DS-59)

179. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)

180. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

181. Prior to City approval of improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)

182. 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)

183. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)

184. 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)

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

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

187. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)

188. 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)

189. 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)

190. 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)

191. 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)

192. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

193. 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-88)

194. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)

195. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and parking agreement with the adjacent property owner. (DS-102)

196. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access agreement with the adjacent property owner. (DS-103)

197. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and drainage agreement with the adjacent property owner. (DS-104)

198. 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)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

199. The frontage improvements shall include a crosswalk and Americans with Disabilities Act (ADA) curb ramps at East Santa Clara Street. All existing ramps at the intersection shall be brought up to ADA Standards. (DS)

200. Developer shall provide a letter from Cypress Mutual Water District indicating that they are aware of the proposed change in water provider. The letter must be made available before the City can issue any permits. (DS)

201. Developer shall provide evidence that the property has been annexed into the Calleguas Municipal Water District prior to receiving water from the City and issuance of any site improvement permits. (DS)

202. The easement for the waterline shall be 15-feet wide, with 5-feet from one side to allow a 10-foot work area. (DS)

203. Each building shall be supplied by a separate domestic water meter and each lot shall have its own irrigation meter. All water meters shall have appropriate backflow devices installed. (DS)

204. All existing overhead utility lines on or adjacent to the project shall be placed underground. (DS)

205. All new driveway approaches shall be constructed per City Standard Plan Plate 115. (DS)

206. Developer shall submit phasing plans and show what site improvements to be constructed to provide access, utilities, and amenities should only one (1) lot be developed. The phasing

plan will be subject to review and approval by the City Engineer before a site improvement permit can be issued. (DS)

207. The Covenants, Conditions, and Restrictions or other appropriate legal instruments shall be prepared to legally bind all site improvements to both parcels to allow monitoring and remediation activities and to require the property owners to maintain appropriate landscaping, irrigation, open space, sidewalks, parking, ingress and egress of vehicles, utilities, pedestrian and vehicular movement, and other private facilities that serve both parcels. The Covenants, Conditions, and Restrictions shall contain provisions requiring the participation of both property owners and include language on use restrictions, maintenance requirements, and construction and design restrictions on both parcels under one master plan project. During plan check, Developer shall submit a copy to the City for review and approval. Final approved copy shall be recorded with the Ventura County Recorder Office prior to the issuance of a site improvement permit. (DS)

208. Developer agrees, as a condition of approval of this project, that any substantial changes in use or physical improvements on either parcel immediate or future may trigger additional reviews for the entirety of the project as a whole as determined by the Community Development Director, and may require further environmental or engineering analysis, and any associated fees in place at the time the changes are approved. (DS)

209. Developer shall submit a technical infeasibility letter from the soils engineer demonstrating technical infeasibility. The basis of technical infeasibility shall comply with Section 3.2 Technical Feasibility of the Technical Guidance Manual (TGM). (DS)

210. The final drainage report will need to include a complete hydraulic analysis with hydraulic grade lines to demonstrate that the existing storm drainage system along Cypress Road does not have hydraulic deficiencies. If deficiencies exist, Developer shall be responsible for the improvements and bare all costs associated with bringing the storm drainage system up to capacity. (DS)

211. Include in the hydrology report the pre and post drainage maps with flow patterns for on and offsite. Identify on the map the existing flow direction along Cypress Road, where the overland overflow will occur, including any depressions along the flow line. (DS)

212. The curb cuts directing flow to the bio-filtration facilities will need to be sized to prevent runoff from running across the sidewalk and into the street up to a 10-year event. The catch basin inlets inside the bio-filtration shall accept flow up to a 10-year event, assuming that the grates/inlets will be clogged by 50%. Submit a set of calculations for the proprietary biotreatment facilities demonstrating that they will treat and convey runoff downstream while accounting for tailwater conditions and downstream hydraulic grade line up to a 10-year storm event. (DS)

213. 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 TGM for Stormwater Quality Control Measures. (DS)

214. 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)

215. Prior to issuance of a grading/site improvement permit, Developer shall provide evidence of recordation of the lot line adjustment (LLA). (DS)

216. 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 trash enclosure layout, locking system, opening mechanism for the doors, and the overall design are subject to the approval of the City Engineer and Environmental Resources Division. (DS)

217. 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 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, and lot numbers. The City will assign all addresses. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

218. Developer shall revise the proposed northerly and southerly driveways to accommodate the City of Oxnard's fire apparatus and Environmental Resources truck turning templates. Final design shall be approved by the City Traffic Engineer. (TR)

219. Developer shall comply with Section 16-639 of the City of Oxnard Zoning Code in relation to the design of parking stall within the development. (TR)

220. Developer shall provide an ADA-compliant pedestrian path of travel between the project site and the west side of Cypress Road at the intersection of Clara Street and Cypress Road. Traffic study prepared by the Developer shall include an analysis if a type of traffic control is necessary to enhance the safety of pedestrians at the intersection of Clara Street and Cypress Road. (TR)

221. Developer shall incorporate, design and construct traffic calming features (i.e. pavement contrasting color, etc) along the proposed drive aisle within the development to address

potential speeds of travel. Final locations and design shall be coordinated with and approved by the City Traffic Engineer. (TR)

222. Developer shall install new LED street lights and all necessary infrastructures along the sidewalk of the project frontage. The street lights shall be per latest standard. Final location and design of the street light shall be approved by the City Traffic Engineer. (TR)

223. Developer shall design and construct a turnaround at the end of Phase 1 proposed northerly drive aisle to accommodate Environmental Resources trucks turning. Final design shall be approved by the City Traffic Engineer and the Environmental Resources Division. (TR)

224. Prior to issuance of a Certificate of Occupancy for the project, Developer shall contribute a development impact fee representing the project's proportional share allocation towards the cost of planned improvements for the Cypress Road railroad crossing. The proportional share of the development impact fee shall be allocated to the project based on its trip generation compared with the previously-approved Paseo Nuevo Affordable Housing Project of other development projects proposed in the vicinity of the project site.

    The planned improvements for Cypress Road railroad crossing shall be identified in an engineering analysis conducted by the City or the City's consultant (prepared at the City's cost, provided that the Developer shall contribute a proportional share allocation towards the cost of the study). The City shall complete the study prior to collecting the development impact fee from the Developer.

    In the event that the City does not complete the engineering study prior to issuance of a Certificate of Occupancy for the project, the fair share allocation shall be equal to the total estimated cost of planned improvements identified in connection with Planning Commission Resolution No. 2011-21, i.e., $102,000 in total improvements minus $93,000 in collected improvements for a proportional share allocation of $9,000, plus an increase based on the percentage increase in the Consumer Price Index between 2011 and the date the Developer makes its payment. (TR)

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 3rd day of February, 2021.

_____

Jeff Pengilley
Interim Community Development Director