COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Vyto Adomaitis, Community Development Director

FROM: Joe E. Pearson II, Senior Planner

DATE: April 21, 2021

SUBJECT: **Project Name: Central Terrace Apartments**; Planning and Zoning Permit Nos. 20-200-06 (Major Downtown Design Review Permit) and 20-535-01 (Density Bonus) to allow for the construction of a 5-story, 87-unit mixed use apartment building with 2,375 square-feet of non-residential space, located at 217-235 East Sixth Street (APN: 201-0-213-110).

1) **Recommendation:** That the Community Development Director ("**Director**") finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and adopt a Resolution approving Planning and Zoning Permit Nos. 20-200-06 (Major Downtown Design Review Permit) subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for a Major Downtown Design Review (DDR) Permit to authorize the construction of a 73,534 square foot 5-story mixed use apartment building with 87 residential units, 29 parking spaces (including two ADA accessible spaces), a recreation room, 2,375 square-feet of non-residential (i.e. commercial or office) space, and a 2,068 square-foot courtyard on a 0.42-acre project site. Four (4) additional tandem spaces are being provided, however pursuant to Oxnard City Code (OCC) they are not counted toward the required parking. Proposed development includes non-residential space, and parking on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 86 one bedroom units and 1 two bedroom units. All of the units open to the interior courtyard with seating and green space located in the middle of the second floor.

   The application also includes a ministerial request for a Density Bonus to allow for three concessions pursuant to State Density Bonus Law and OCC Section 16-410L, and subject to the approval of the Planning Commission. The three concessions as follows:

   (1) Reduction of the rear ground floor setback from 5 feet to zero feet.
   (2) Reduction of the rear upper story setback for residential buildings from ten feet to zero feet.
   (3) Reduction of the required residential parking from 87 spaces to 29 residential spaces and reduction of the required commercial spaces from three (3) spaces to

zero (0) spaces.

As a result of the requested concessions at least 15 percent of the units (14) must be rented at a level affordable to persons or families of very-low income. The applicant is proposing a 100 percent affordable housing project with all units, except for the managers unit, affordable at least to persons and family at the very-low income level, exceeding the Density Bonus and inclusionary ordinance requirements.

The Project is located at 217 East Sixth Street in the Downtown General (DT-G) zone (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the "**Project**". Filed by Luis Hernandez, of Many Mansions ("**Applicant**" and "**Owner**"), 1259 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362.

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

3) **Existing & Surrounding Land Uses:** The Project site is located on a vacant lot. The Project site is located near the northeast corner East Sixth Street and Meta Street. The following table describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Vacant
South	Downtown (DT)	Downtown General (DT-G)	Ventura County Rescue Mission
East	Central Industrial Area (CIA)	Heavy Manufacturing (M-2)	Industrial/Railroad
West	Downtown (DT)	Downtown General (DT-G)	Single Family Residence

4) **Background Information:**
   a) By 1903, the subject property was developed with a single-story commercial structure (219, 221, 223, 233, and 235 East 6th Street) occupied by Oxnard Steam Laundry and a single-story residential structure on the southwest portion. By 1906, the residential structure on the southwest portion was demolished. Oxnard Steam Laundry facility

continued to expand to the northern portion of the subject property through at least 1938. By 1939, the subject property was demolished and subsequently redeveloped with five duplex structures (217, 219, 225, 225 1⁄2, 231, 231 1⁄2, 233, 233 1⁄2, 235, and 235 1⁄2 East 6th Street) on the south and eastern portions of the subject property. The site remained in this configuration through at least 2012. By 2016, all of the residential structures were demolished and the subject property has remained vacant land through the present.

b) On July 30, 2019, the City Council adopted Ordinance No. 2963, which amended the Oxnard City Code Chapter 16, Division 10 and instituted a new "Downtown Code," and associated Zone Changes. The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. The development allowed within the Downtown Code was evaluated in the 2030 General Plan Addendum No. 5, and it was determined to not result in any new significant impacts.

5) Environmental Determination: In accordance with Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA.

This Project includes the construction of a mixed-use apartment building with non-residential space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The proposed development is located on a 0.42-acre project site site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

a) ***General Discussion:*** As discussed below, the Project has been found to be consistent with both the General Plan and the Downtown Code. In accordance with the Downtown Code, construction of the Project is subject to approval of a Major Downtown Design Review permit by the Community Development Director.

b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Downtown (DT) uses which allows retail, commercial, government and residential uses in the urban context of the downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. The proposed mixed use residential and commercial / office building includes commercial / office space on the

ground floor and residential units on the top four floors. The building includes limited parking on the ground floor that is consistent with pedestrian-oriented design. Approval of this Major Downtown Design Review Permit has been determined to be consistent with the General Plan and the property's land use designation.

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

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

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-19.1	**I**	**Unique Downtown Identity** Ensure that downtown Oxnard occupies a niche in the marketplace as a civic center supported by businesses, retail, residential components, arts, and entertainment.	Project is consistent with Downtown Code to provide mixed uses to revitalize downtown.
CD-19.2	**I**	**Complementary Development** Seek a complementary rather than competitive role with other areas of the City for the continued economic development of the City's downtown.	Project will provide needed housing opportunities to support economic development throughout the City.
CD-19.4 **CD-1.2**	**I**	**Revitalization and Redevelopment** As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City. **Infill Development, Priority to Mixed Use** Promote the efficient use of larger vacant parcels and vacant areas of the	Project is a mixed use in-fill development that will revitalize the Downtown area.

		City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	
CD-19.5	**I**	**Attract Downtown Investment** Encourage investors to purchase downtown property and help property owners lease space.	Project includes 87 residential units and 2,375 sq ft of non-residential (commercial / office) space that could be offered for lease.
CD-1.7	**I**	**Compact Development** Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	Project is designed as a podium style building for efficient use of space on the lot.
CD-8.1	**I**	**Limiting Development** Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	Project is in-fill development that will be served by existing services.
CD-18.1 **CD-18.2**	**I**	**Attract New Business** Identify and attract a range of commercial, retail and industrial businesses that are compatible with the community's business climate and not detrimental to the existing local economy and environment. **Small Business** Recognize the job creation potential of small business and promote entrepreneurial development and small business expansion.	Project includes non-residential (commercial / office) space that can be divided into small spaces for new startup businesses.
ICS-8.1	**I**	**Improved Bicycle and Pedestrian**	Project includes

ICS-8.5		**Safety** Promote safety by minimizing conflicts between automobiles, bicycles, and pedestrians with special attention to lighting resources on commercial corridors. **Public Sidewalks and Pedestrian Orientation** 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.	improvements to the adjacent alleyway. The project will also provide sidewalk improvements and the provision of bike racks which will promote pedestrian and bicycle use.
ICS-11.7 **ER-10.1**	**I**	**Water Wise Landscapes** **Promote use of Native and Water Wise Plants**	The project is conditioned to install street trees to assist in screening the building. The trees require very little watering once established. The proposed shrubs and groundcovers in the landscape plan are all low water use plants.
CD-3.4 **CD-10.1** **CD-10.2** **CD-14.1** **CD-14.3**	**II**	**Neighborhood Quality of Life** **Human-Scale Development** **Neighborhood Themes** **Design Review Process** **Quality of Design**	The application review process led to changes in the project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

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

c) ***Conformance with Zoning Development Standards:*** Pursuant to the Downton Code, the

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

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

Maximum Development Potential
(Table 16-145.2.J)

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

The project includes 87 residential units and 2,375 gross square-feet of non-residential development. Thus, the remaining maximum development potential in the Downtown area is as follows:

Remaining Maximum Development Potential

Residential	2,086 Units[1]
Non-Residential	3,002,387 Gross Square-Feet[2]

d) ***Density Bonus:*** As noted in the Project Description above, the proposed Project includes an administrative request for concession and incentives pursuant to Section 65915(d) of the Government Code and Oxnard City Code (OCC) Section 16-410-L. Under the Government Code and OCC, if a development provides at least 24% of the total units for low income households, at least 15% for very-low income households, or at least 30% for persons and families of moderate-income households in a common interest development, then, the developer is eligible for up to three concessions or incentives. As proposed, the residential units will be designated as 100% affordable housing, which pursuant to Government Code Section 65915(d)(2)((D), would make the project eligible for up to four (4) concessions or incentives. On site services will be provided by the operator to assist residents in a variety of ways. The Project will be conditioned to obtain Planning Commission approval of the Density Bonus request (PZ 20-535-01). As conditioned, and in-compliance with state law the project shall provide 15 percent of the units for very-low income households and shall be granted three (3) concessions or incentives.

e) ***Site Design:*** The proposed mixed use apartment and commercial / office building is

[1] 2,284 available units less: Proposed 87 units (PZ 20-200-06); Approved 111 units; and Constructed 0 units.
[2] 3,025,370 available square feet less: Proposed 2,375 square feet (PZ 20-200-06); Approved 20,608 square feet; and Constructed 0 square feet.

designed as a podium building. The ground floor is lined with commercial / office space on the front (facing Sixth Street). The ground floor includes a parking area behind the commercial / office spaces which are completely screened from the street frontage. The top four floors include residential units. The entry to each unit faces the interior of the site. The middle of the second floor includes an outdoor common area with seating areas that are available for the enjoyment of all the residents. The floor plan is designed to include an open area in the middle to allow sunlight down to the second floor common area (Attachment B).

f) ***Circulation and Parking:*** The proposed apartment building includes frontage on, and pedestrian access from, Sixth Street. The side of the building faces the adjacent alleyway. Vehicular access to the parking garage is provided from the alleyway, consistent with the Downtown Code. The ground floor vehicle access includes two vehicle drive aisles which allow access to a total of 33 vehicle parking spaces (27 standard spaces, 4 tandem spaces, and 2 ADA accessible spaces). However, the four (4) tandem spaces cannot be counted toward the required parking pursuant to the OCC Section 16-622. As a result, the Project is providing 29 required parking spaces. Pursuant to the Downtown Code, the proposed development must include a minimum of 0.5 spaces for each residential unit on-site, and must include payment of an in-lieu fee for a minimum of 50% of the required commercial parking and payment of an in-lieu fee for 0.5 to 0.99 spaces provided for each residential unit. The project includes a total of 29 spaces that count toward the required parking. As noted, in the project description the applicant is requesting a Density Bonus concession. If granted the concession would allow the applicant to eliminate the parking requirements for the project, however the applicant is providing approximately 0.3 spaces per unit. The proposed project is subject to a condition of approval that requires a Parking Management Plan to designate residential and non-residential parking spaces, and provide for the allocation of the residential spaces to residents. (Attachment E).

g) ***Building Design:*** The proposed project includes the construction of a 5-story mixed use apartment and commercial / office building that has frontage on Sixth Street. The proposed building is designed as a podium style building (i.e., the parking is located on the ground floor, with other uses on the top four floors above the parking). The first floor is designed for commercial / office space and parking while the top four floors are designed for residential units. The ground floor is designed with commercial / office space along the front (facing Sixth Street). The parking area for both the commercial / office space and residential units is located on the ground floor behind the commercial / office space.

The commercial / office spaces are designed with Shopfront frontages. The Shopfronts feature full length windows. The first floor features a stone facade and the top four floors feature a smooth stucco facade. The residential floors feature vertically proportioned windows that are aligned over the ground floor Shopfronts. The building is designed as a flat roof structure.

The building features projections in the form of an awning over the entrance, window sills, balconies that simply project from the facade, and identification features will have the name of the development "Central Terrace" vertically integrated into the two elements on the northern and southern facades. The features help to break up the massing of the towers. The entrance to the building is emphasized with a recessed Common Entry and metal awning facade located generally in the center of the frontage. The Common Entry will serve as the entrance to both the residential units and commercial space. The vehicle entrance to the building is located off the alleyway, where two gated drive aisles lead directly into the parking area.

The 2,375 square-foot non-residential (commercial / office) space along the building frontage can be used as a large commercial / office space or multiple smaller tenant spaces. The residential units are designed as either 460 square-foot 1-bedroom and 1-bathroom units (86 units) or 924 square-foot 2-bedroom and 1-bathroom units (1 unit).

The top four floor plans for the building are generally the same, with the exception of the second floor which contains the two bedroom unit. The entrance of each apartment faces the interior of the building, where a courtyard is located. The second floor features a approximately 2,000-square foot landscaped courtyard and perimeter walkway on the north and west sides of the building for the use of all residents.

h) ***Landscaping and Open Space:*** The project site includes landscaping in the parkway along the front (facing Sixth Street) and the east side (facing the alleyway). The parkway on the front includes three new street trees that will provide canopy and shading to be consistent with the Oxnard Downtown Code. The side landscaping along the alleyway includes trees, and vines in planter pockets.

Pursuant to the Downtown Code, the project includes private open space. The second floor of the building includes a common area that will be landscaped with palm trees, accent trees, and shrubs. The common area includes bench seating, tables, and decorative hardscape.

7) Development Advisory Committee: The Project was reviewed by the Development Advisory Committee (DAC) on July 8, 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 Five Points Northeast Neighborhood. On August 17, 2020, the project was presented to the public during a Community Workshop meeting. The meeting was attended by two members of the public to provide comments regarding the project. The primary concern was the availability of parking and the events sometimes held on Sixth Street by the Rescue Mission. As discussed above, the parking is subject to a Density Bonus request. Also, if future events were held, City review would be required and access issues would be addressed at that time. Other than those

concerns, the comments were generally supportive of the project and indicated that the proposed project is a major improvement to the Downtown area.

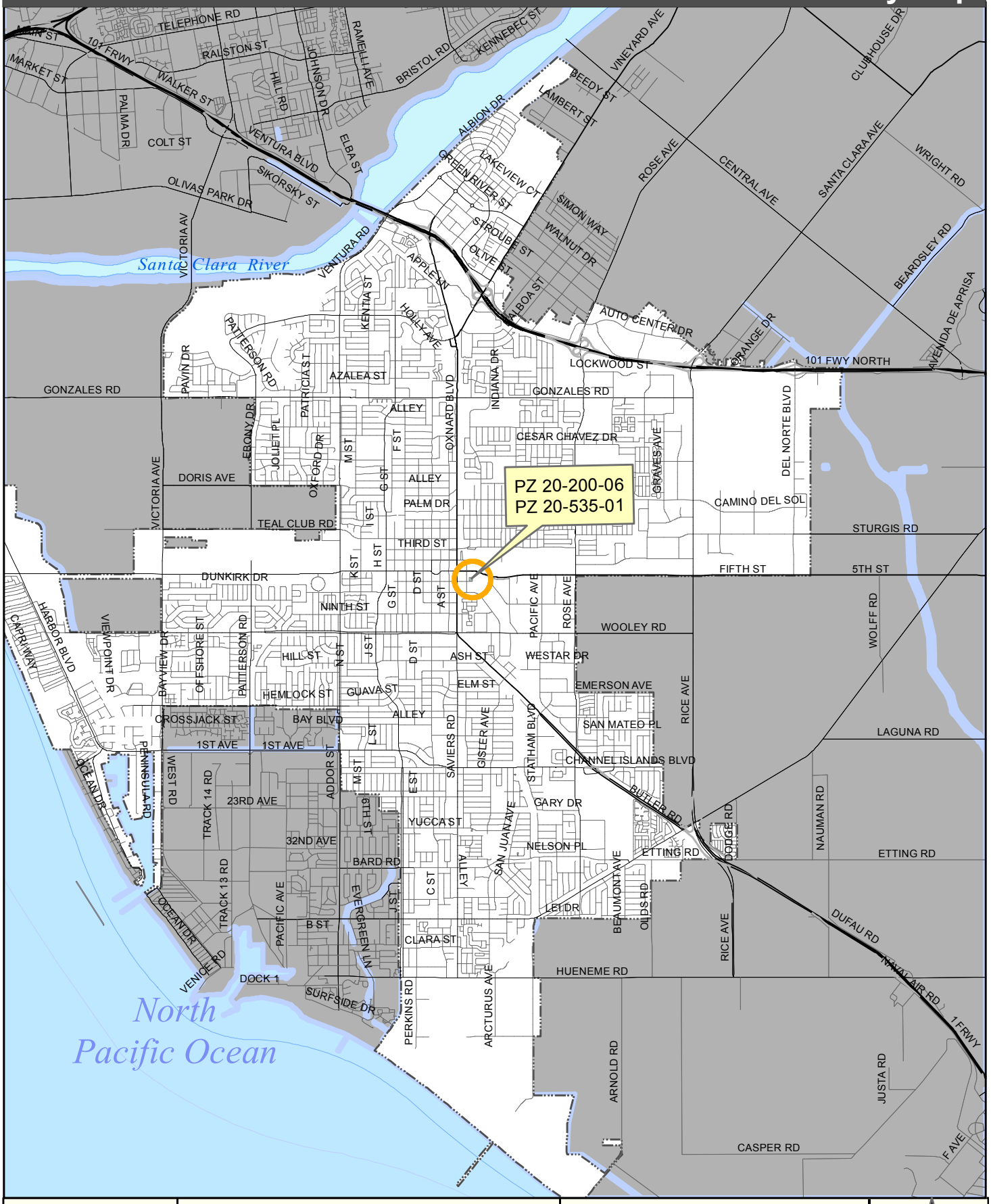
Consistent with public noticing requirements, the Community Director Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed project.

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

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. Notice of Exemption
D. Downtown Code Consistency Table
E. Downtown Design Review Resolution

Vicinity Map



OXNARD

March 30, 2021

20-200-06, 20-535-01
Location: 217 E Sixth St
APN: 2010213110
Central Terrace

Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map

Oxnard Planning
March 30, 2021

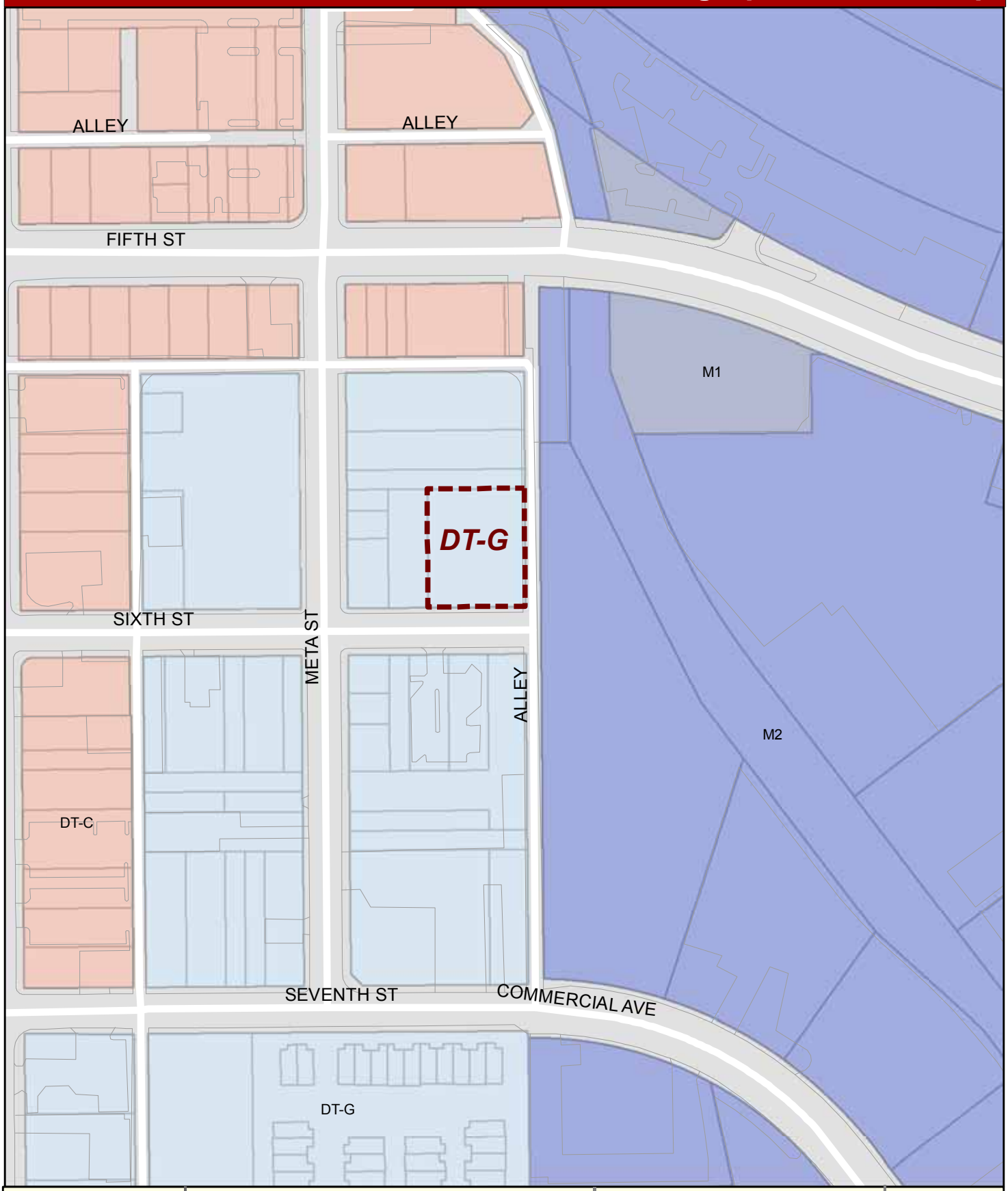
20-200-06, 20-535-01
Location: 217 E Sixth St
APN: 2010213110
Central Terrace

0 50 100 200 Feet

2030 General Plan Land Use Map

1:2,000

Zoning/Specific Plan Map



Oxnard Planning

March 30, 2021

20-200-06, 20-535-01
Location: 217 E Sixth St
APN: 2010213110
Central Terrace

0 25 50 100 150 200 Feet

Zoning/Specific Plan Map

1:2,000

Aerial Map

OXNARD
CALIFORNIA

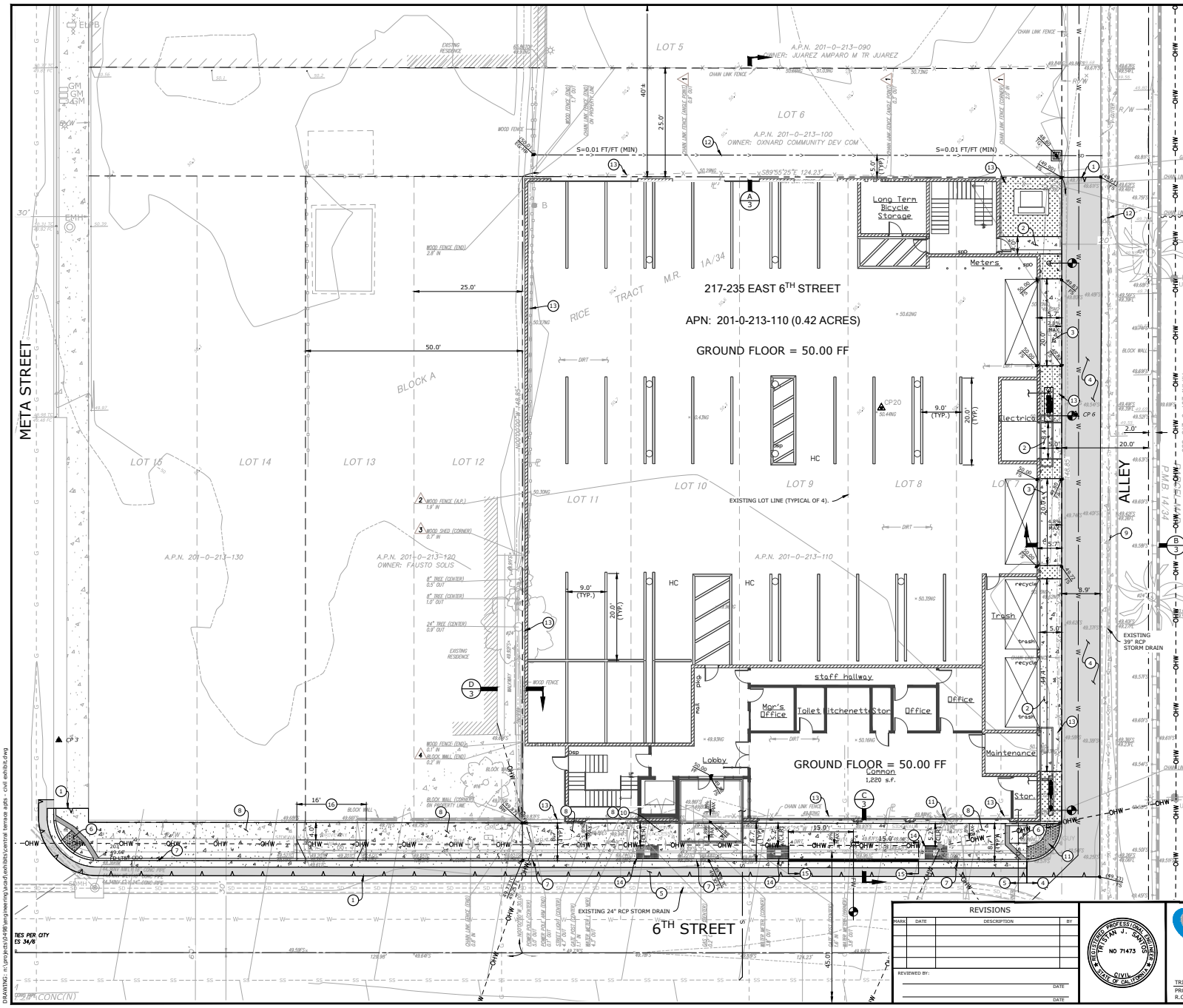
Oxnard Planning
March 31, 2021

20-200-06, 20-535-01
Location: 217 E Sixth St
APN: 2010213110
Central Terrace

0 12.525 50 75 100 Feet

Aerial Map

N
W E
S



LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVEMENT
- PROPOSED LANDSCAPED AREA
- EXISTING LOT LINE
- PROPERTY LINE
- EARTHEN SWALE
- EXISTING SANITARY SEWER LINE
- EXISTING DOMESTIC WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD WIRE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- SAWCUT LINE
- EXISTING BLOCK WALL

CONSTRUCTION NOTES

1. MATCH EXISTING.
2. CONSTRUCT CONCRETE WALKWAY. WIDTH PER PLAN.
3. CONSTRUCT VEHICULAR CONCRETE PAVEMENT. WIDTH PER PLAN.
4. GRIND AND OVERLAY ASPHALT CONCRETE PAVEMENT.
5. REMOVE AND REPLACE 24" OF EXISTING ASPHALT CONCRETE PAVEMENT.
6. CONSTRUCT CURB RAMP PER COX STD. PLATE 110, MODIFIED PER PLAN.
7. CONSTRUCT CURB & GUTTER PER COX STD. PLATE 111, TYPE A2-6.
8. CONSTRUCT CONCRETE SIDEWALK PER COX STD. PLATES 112 AND 113.
9. PROTECT EXISTING RIBBON GUTTER.
10. REMOVE EXISTING DRIVEWAY.
11. REMOVE EXISTING TREE/STUMP.
12. CONSTRUCT EARTHEN SWALE TO INTERCEPT NORTHERLY RUNOFF. OFF-SITE GRADING WILL REQUIRE LETTER OF APPROVAL FROM OWNER.
13. REMOVE EXISTING FENCE.
14. CONSTRUCT TREE WELL WITH ADA GRATES PER LANDSCAPE PLANS.
15. CONSTRUCT RED CURB WITHIN 15 FT OF FIRE HYDRANT.
16. CONSTRUCT RESIDENTIAL DRIVEWAY PER COX STD. PLATE 115 MODIFIED WITH 4' ACCESSIBLE PATH.

NOTE:
CONTOURS ALONG THE WESTERLY AND NORTHERLY BOUNDARY SUPPLEMENTED BY VENTURA COUNTY LIDAR, WITH THE INTENT OF DEPICTING THE GENERAL PATH OF SURFACE RUNOFF WITHIN 50 FT OF THE SITE.

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

N W E S

SCALE: 1"=10'
0 10 20 30

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE DATE

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

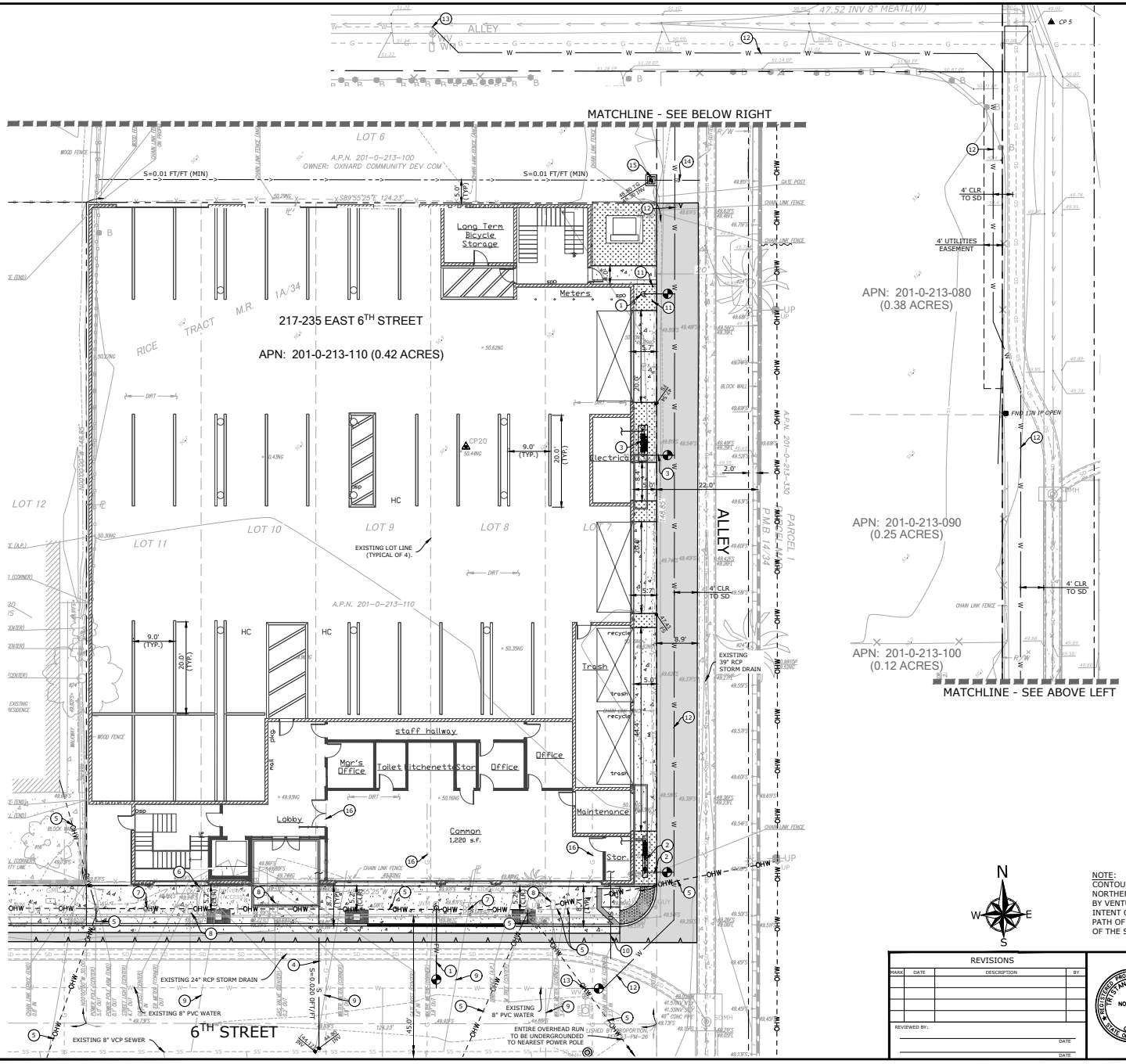
ECG Engineering Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 08/19/2020
PROJECT ENGINEER
R.C.E. 71473 12/31/2021

CENTRAL TERRACE APARTMENTS PROJECT
217-235 EAST 6TH STREET
CIVIL EXHIBIT - GROUND LEVEL
CITY OF OXNARD

SCALE: HORIZ. 1" = 10' VERT. 1" = 10'
WORK ORDER 0498
DRAWN BY: TJS
CHECKED BY:
SHEET NO. 1 OF 2

DRAWING: n:\projects\0498\engineering\acad\exhibits\central terrace apts - civil exhibit.dwg



LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVEMENT
- PROPOSED LANDSCAPED AREA
- EXISTING LOT LINE
- PROPERTY LINE
- EARTHEN SWALE
- EXISTING SANITARY SEWER LINE
- EXISTING DOMESTIC WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD WIRE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- SAWCUT LINE
- EXISTING BLOCK WALL

CONSTRUCTION NOTES

1. CONSTRUCT FIRE HYDRANT PER COX STD. PLATE 300. REMOVE EXISTING WATER SERVICE LATERAL.
2. CONSTRUCT DOMESTIC WATER SERVICE AND METER INSTALLATION PER COX STD. PLATE 310.
3. CONSTRUCT FIRE WATER LINE INSTALLATION PER COX STD. PLATE 311, WITH FIRE DEPARTMENT CONNECTION.
4. CONSTRUCT SANITARY SEWER HOUSE CONNECTION PER COX STD. PLATE 405 (6" & BELOW).
5. EXISTING OVERHEAD WIRES ALONG THE FULL PROPERTY FRONTAGE TO BE RELOCATED UNDERGROUND. COORDINATE WITH SOUTHERN CALIFORNIA EDISON ALL RELOCATION OF EXISTING OVERHEAD WIRES, POWER POLE, AND APPURTENANCES.
6. PROTECT EXISTING GAS LINE AND APPURTENANCES.
7. PROTECT EXISTING STREET LIGHT.
8. REMOVE EXISTING WATER METER. REMOVE AND DISCONNECT SERVICE LINE AT THE MAIN.
9. REMOVE EXISTING SEWER LATERAL AND DISCONNECT SERVICE LINE AT THE MAIN.
10. CONSTRUCT 10" STORM DRAIN LINE WITH A MINIMUM 0.5% SLOPE. CONNECT TO EXISTING RCP STORM DRAIN.
11. CONSTRUCT TYPICAL BARRICADES FOR FIRE HYDRANT PER COX STD. PLATE 301, TYPE C.
12. CONSTRUCT 8" PVC WATER LINE PER COX STD. PLATE 602.
13. CONNECT TO EXISTING WATER LINE.
14. CONSTRUCT 12" STORM DRAIN LINE WITH A MINIMUM 0.5% SLOPE. CONNECT TO EXISTING RCP STORM DRAIN WITH JUNCTION STRUCTURE No.3 PER COX STD. PLATE 523.
15. INSTALL 18"X18" DROP INLET WITH TEMPORARY CATCH BASIN INSERT.
16. REMOVAL OF EXISTING GAS LINE AND APPURTENANCES TO BE COORDINATED WITH GAS COMPANY.

N
W E
S

NOTE:
CONTOURS ALONG THE WESTERLY AND NORTHERLY BOUNDARY SUPPLEMENTED BY VENTURA COUNTY LIDAR, WITH THE INTENT OF DEPICTING THE GENERAL PATH OF SURFACE RUNOFF WITHIN 50 FT OF THE SITE.

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE: 1"=10'
0 10 20 30

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

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

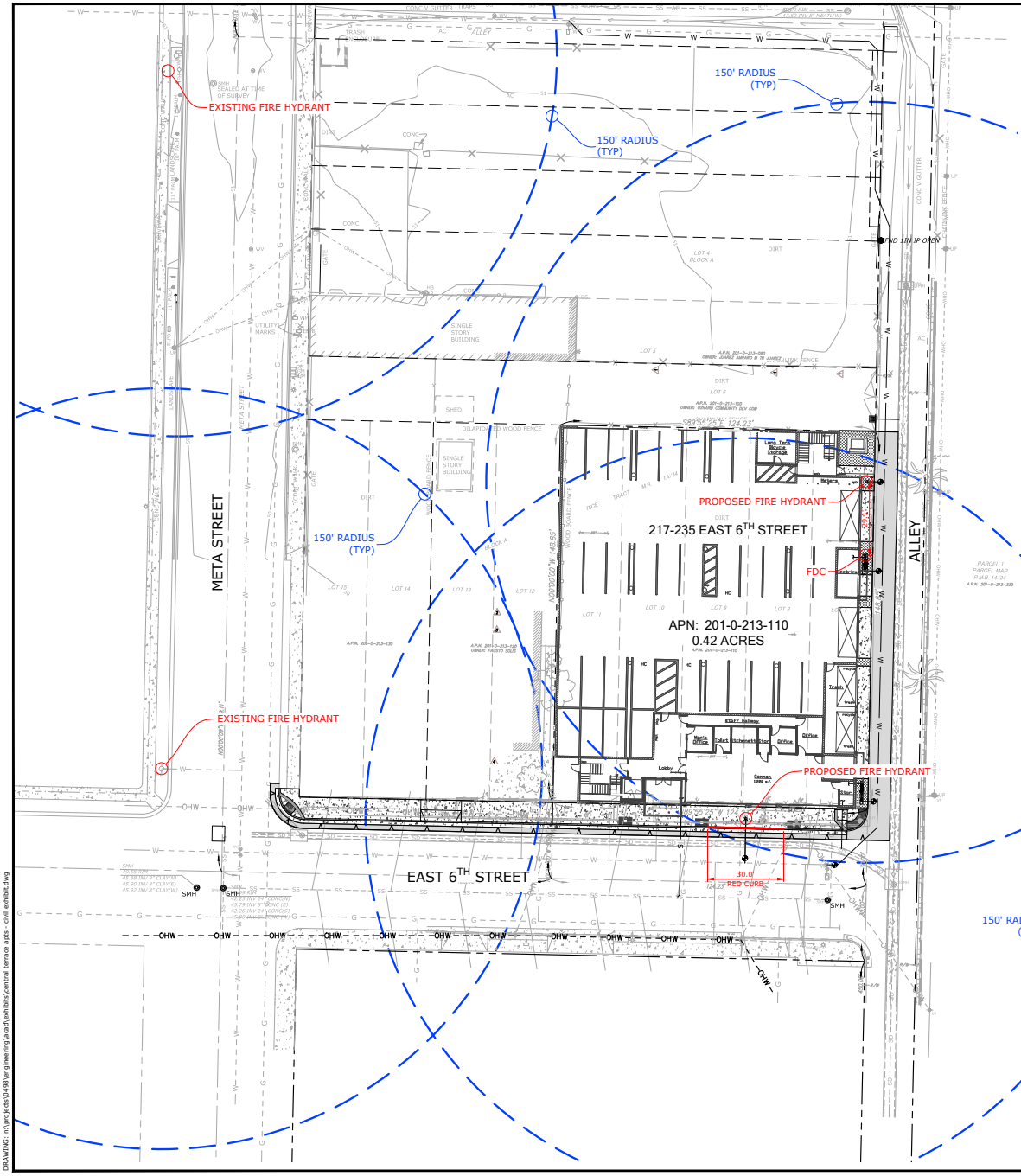
ECG Engineering Consultants Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

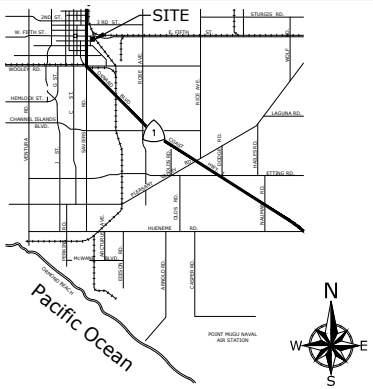
TRISTAN J. SANTOS DATE: 08/19/2020
PROJECT ENGINEER
R.C.E. 71473 12/31/2021

CENTRAL TERRACE APARTMENTS PROJECT
217-235 EAST 6TH STREET
CIVIL EXHIBIT - UTILITIES
CITY OF OXNARD

SCALE: HORIZ. 1" = 10' VERT. 1" = 10'
WORK ORDER 0498
DRAWN BY: TJS
CHECKED BY:
SHEET NO. 2 OF 3

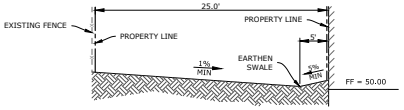
DRAWING: n:\projects\0498\engineering\acad\exhibits\central terrace apts - civil exhibit.dwg





VICINITY MAP

SCALE: NOT TO SCALE



SECTION "A" (A/1)
NOT TO SCALE

LOT/ZONING INFORMATION

ZONING	EXISTING:	CBD / CENTRAL BUSINESS DISTRICT
	PROPOSED:	MULTI-FAMILY RESIDENTIAL
AREA	NET AREA: 0.42-ACRE	
FLOOD ZONE	"AREA OF MINIMAL FLOOD HAZARD" - ZONE X (NO SCREEN)	
LOTS	APN: 201-0-213-110 (LOTS 7-11)	
OWNER	MANY MANSIONS	
UNITS	APARTMENTS	= 88 UNITS TOTAL 87 ONE-BEDROOM 1 TWO-BEDROOM

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

GENERAL

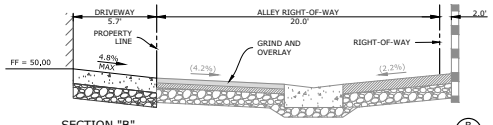
OWNER/DEVELOPER	MANY MANSIONS 1259 E. THOUSAND OAKS BLVD. THOUSAND OAKS, CA 91362 ATTN: LUIS A. HERNANDEZ (PROJECT MANAGER) (805) 708-5048
ARCHITECT	DICECCO ARCHITECTURE, INC. 887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088
CIVIL ENGINEER	ENCOMPASS CONSULTANT GROUP, INC. 333 N. LANTANA ST, SUITE 287 CAMARILLO, CA 93010 ATTN: TRISTAN J. SANTOS, RCE 71473 (805) 416-1698
GEOTECHNICAL ENGINEER	ADVANCED GEOTECHNICAL SERVICES, INC. 5251 VERDUGO WAY, SUITE L CAMARILLO, CA 93012 ATTN: SCOTT W. MOORE, GE 2560 (805) 388-6162
LANDSCAPE ARCHITECT	L.A. GROUP DESIGN WORKS 24013 VENTURA BLVD, SUITE 201 CALABASAS, CA 91302 ATTN: MONICA D'ANGELO-TOMEI (818) 251-9718

LEGAL DESCRIPTION

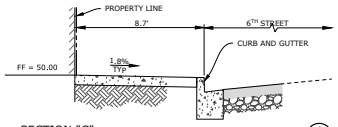
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 7, 8, 9, 10 AND 11 IN BLOCK A OF THE RICE TRACT, IN THE CITY OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1A PAGE 34 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY RECORDER OF SAID COUNTY.

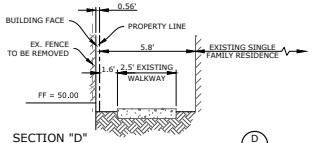
APN: 201-0-213-110



SECTION "B" (B/1)
NOT TO SCALE



SECTION "C" (C/1)
NOT TO SCALE



SECTION "D" (D/1)
NOT TO SCALE

N
W E
S

SCALE: 1"=20'
0 20 40 60

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____
_____ DATE _____

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

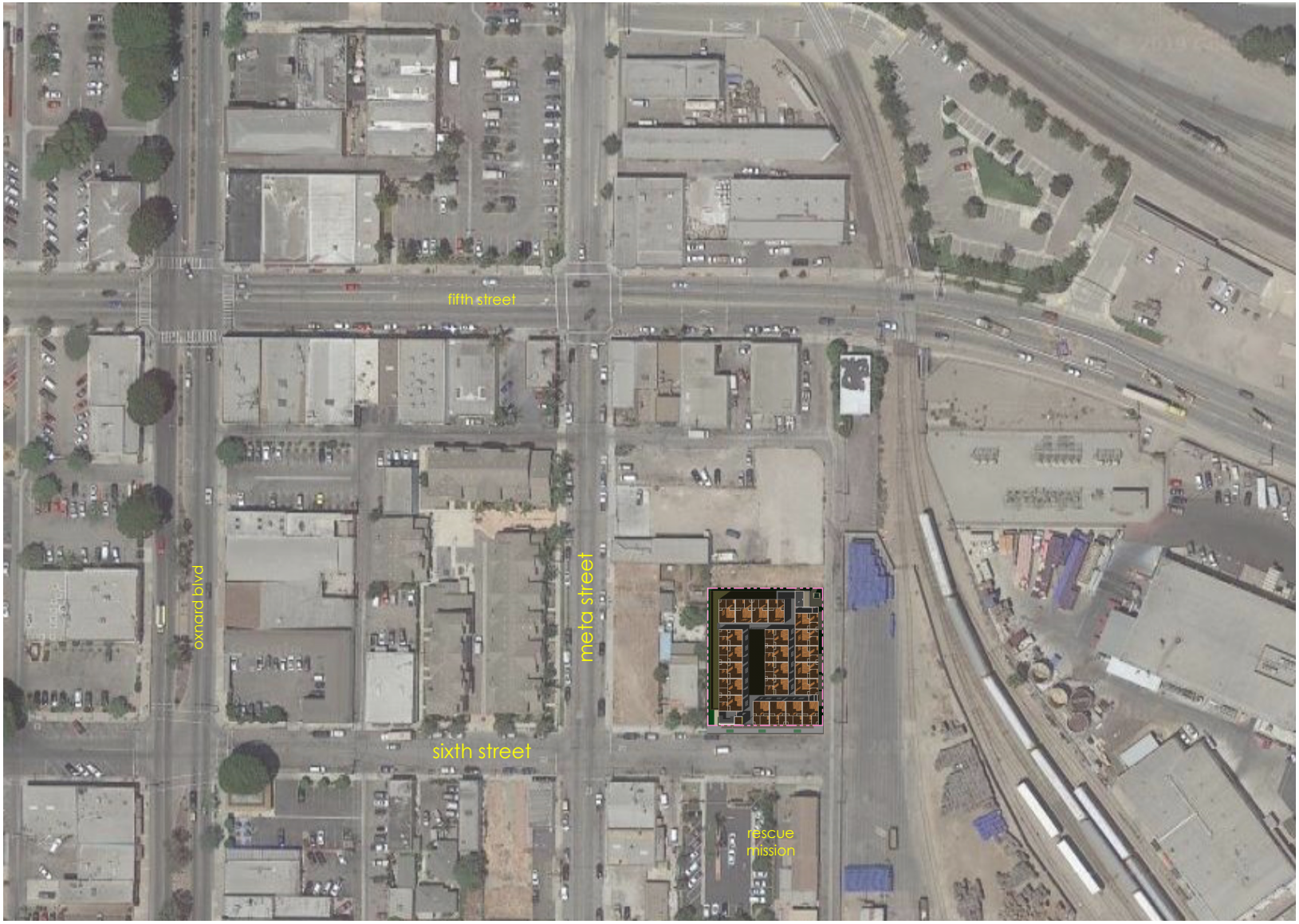
ECG Encompass Consultant Group
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 08/19/2020
PROJECT ENGINEER
R.C.E. 71473 12/31/2021

CENTRAL TERRACE APARTMENTS PROJECT
217-235 EAST 6TH STREET
FIRE HYDRANT EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1" = 20' VERT. 1" = 20'
WORK ORDER 0498
DRAWN BY: TJS
CHECKED BY:
SHEET NO. 3 OF 3

DRAWING: n:\projects\0498\engineering\acad\exhibits\central terrace apts - civil exhibit.dwg



Central Terrace Apartments

217 E. Sixth Street
Oxnard, California

owner:
Many Mansions
contact: Luis Hernandez 805.496.4948

site information:
APN: 201-0-213-110
18,575 square feet /.42 acre
Zoning: ODC DT-G Downtown General

building information:
4 stories of affordable apartments over podium w/ elevator

parking:	12,977 sf
residential:	40,748 sf
circulation:	13,658 sf
common:	2,375 sf
landscape:	1,908 sf
utilities:	1,868 sf
total:	73,534 total sf

ground floor:	2,375 sf common space including offices, restroom, & kitchenette
floor 2:	18 - Unit A: 1 bedroom 1 - Unit B: 2 bedroom manager's 2 - Unit C: 1 bedroom
floors 3-5:	20 - Unit A: 1 bedroom per floor 2 - Unit C: 1 bedroom per floor 87 total dwelling units

parking: 33 stalls, including 2 disabled access

open space:
private: 2,068 sf courtyard on floor 2
not required per Downtown Code

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:
LA Group Design Works
24103 Ventura Blvd., Suite 201
Calabasas, CA 91302
818.251.9718
contact: Monica D'Angelo-Tomei

Sheet Index

architecture:

EA.1	Cover
EA.2	Ground Floor
EA.3	Second Floor
EA.4	Third Floor
EA.5	Fourth Floor
EA.6	Fifth Floor
EA.7	Roof Plan
EA.8	Unit Plans
EA.9	Elevations
EA.10	Elevations
EA.11	Rendered Elevations
EA.12	Rendered Elevations
EA.13	Renderings
EA.14	Renderings
EA.15	Elevation Progression
EA.16	Material Board

civil:

1	Conceptual Grading Plan
2	Fire Hydrant Exhibit

landscape:

L-1	Ground Plan
L-2	Podium Plan

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

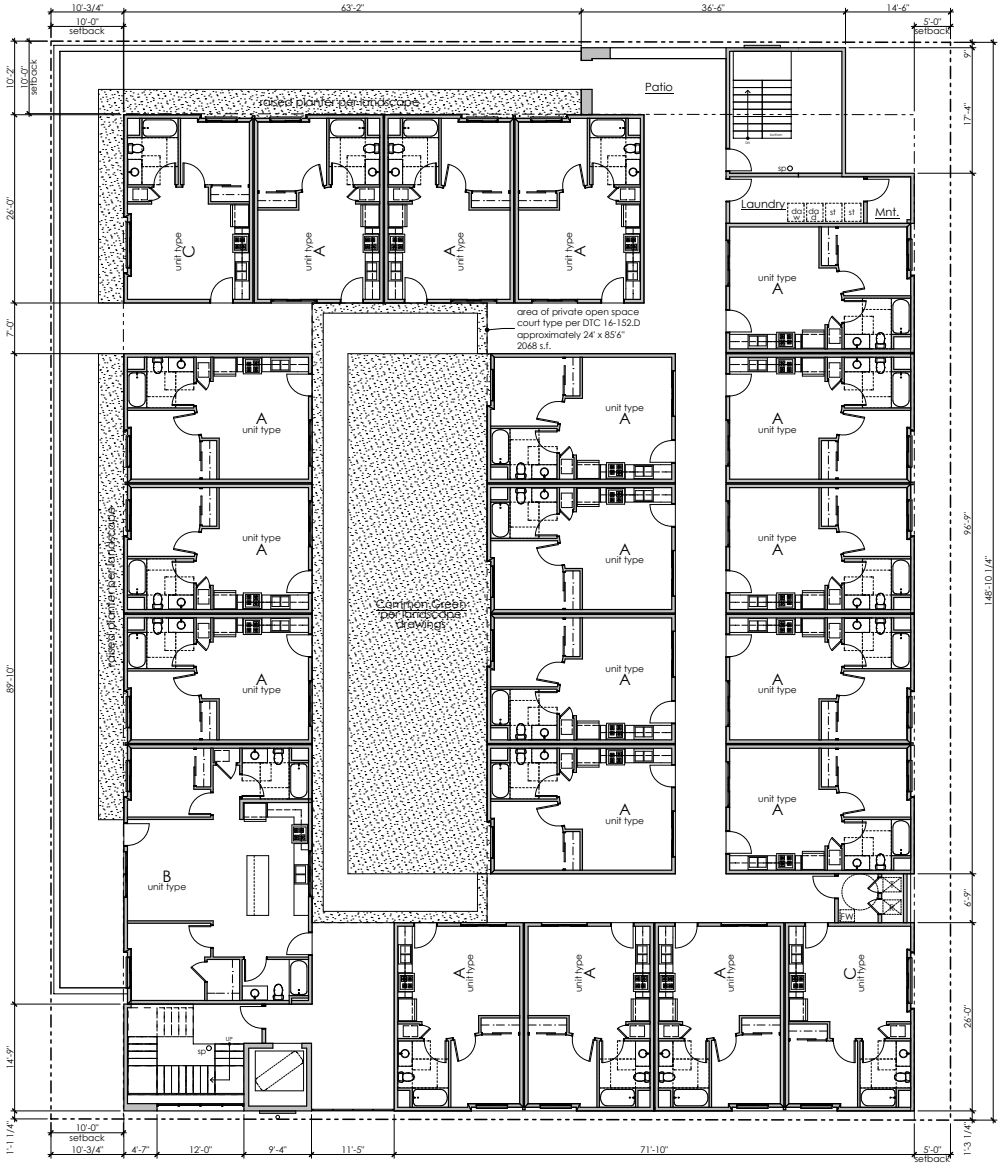
Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Ground Floor

8/19/20



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

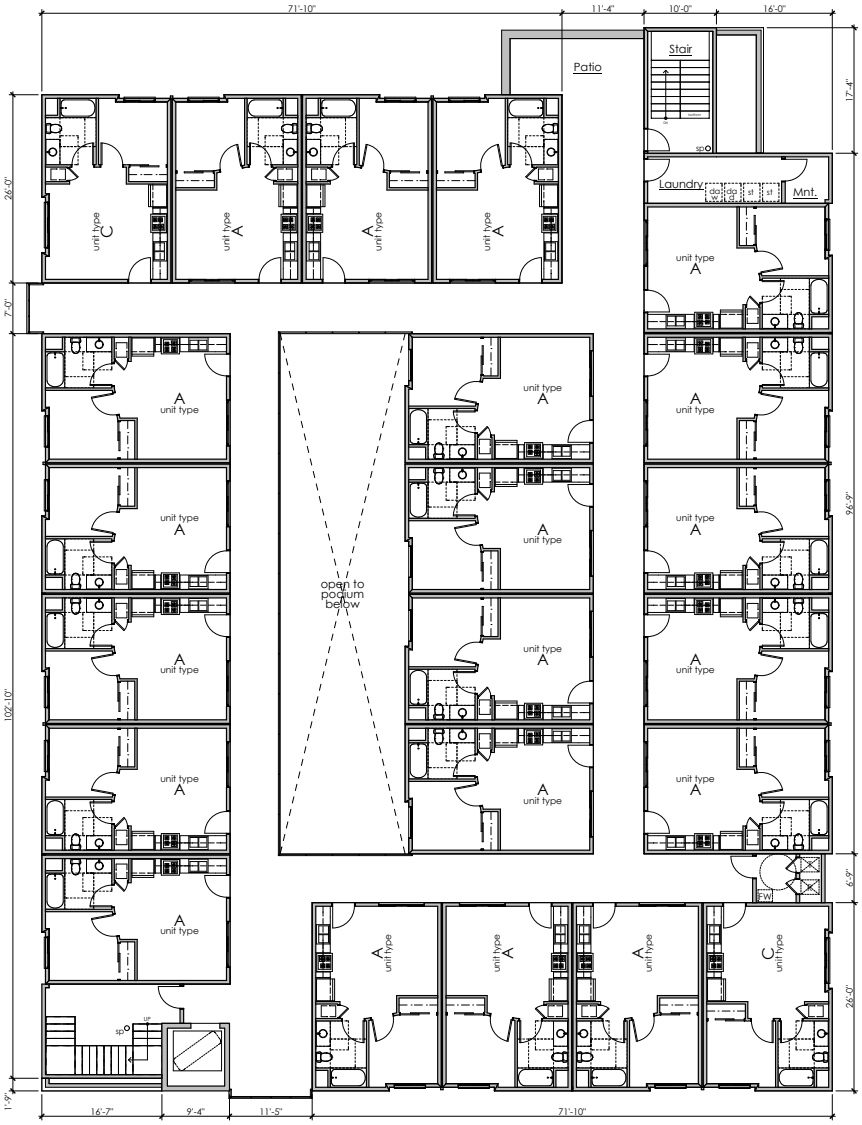
Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Second Floor

8/19/20



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

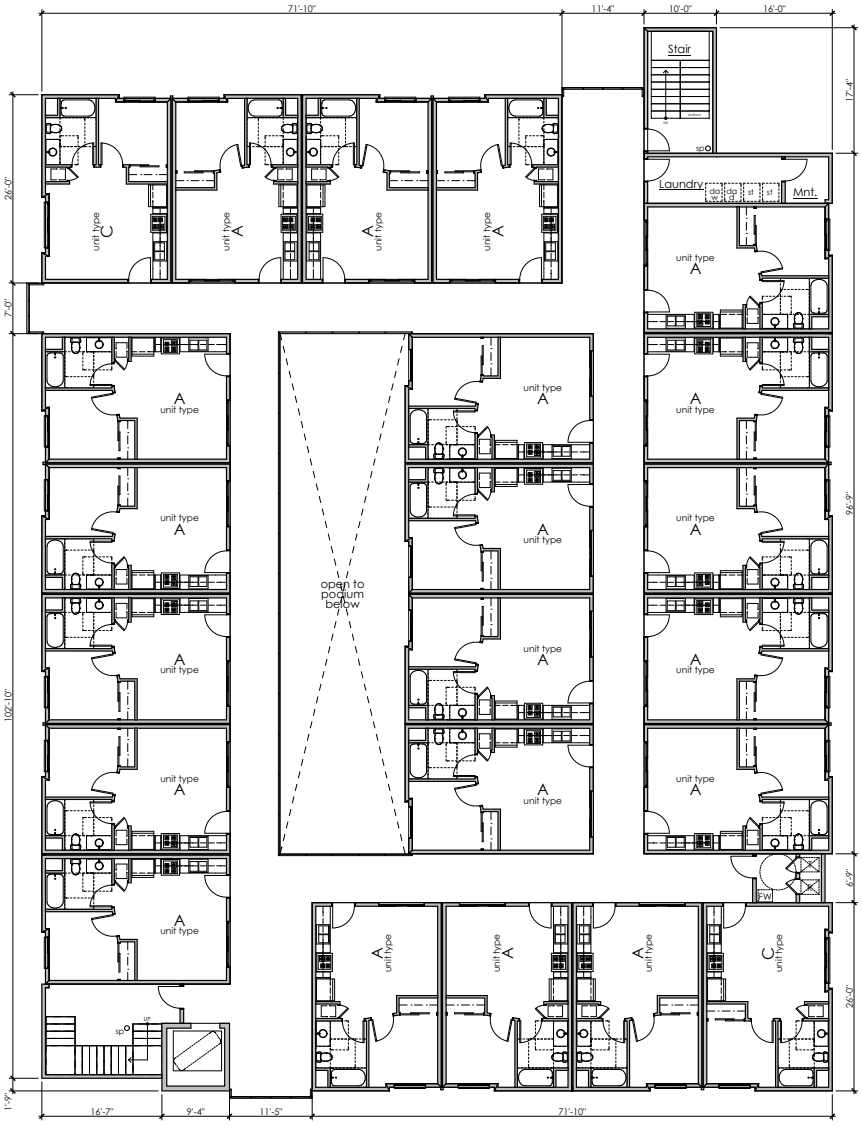
Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Third Floor

8/19/20



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

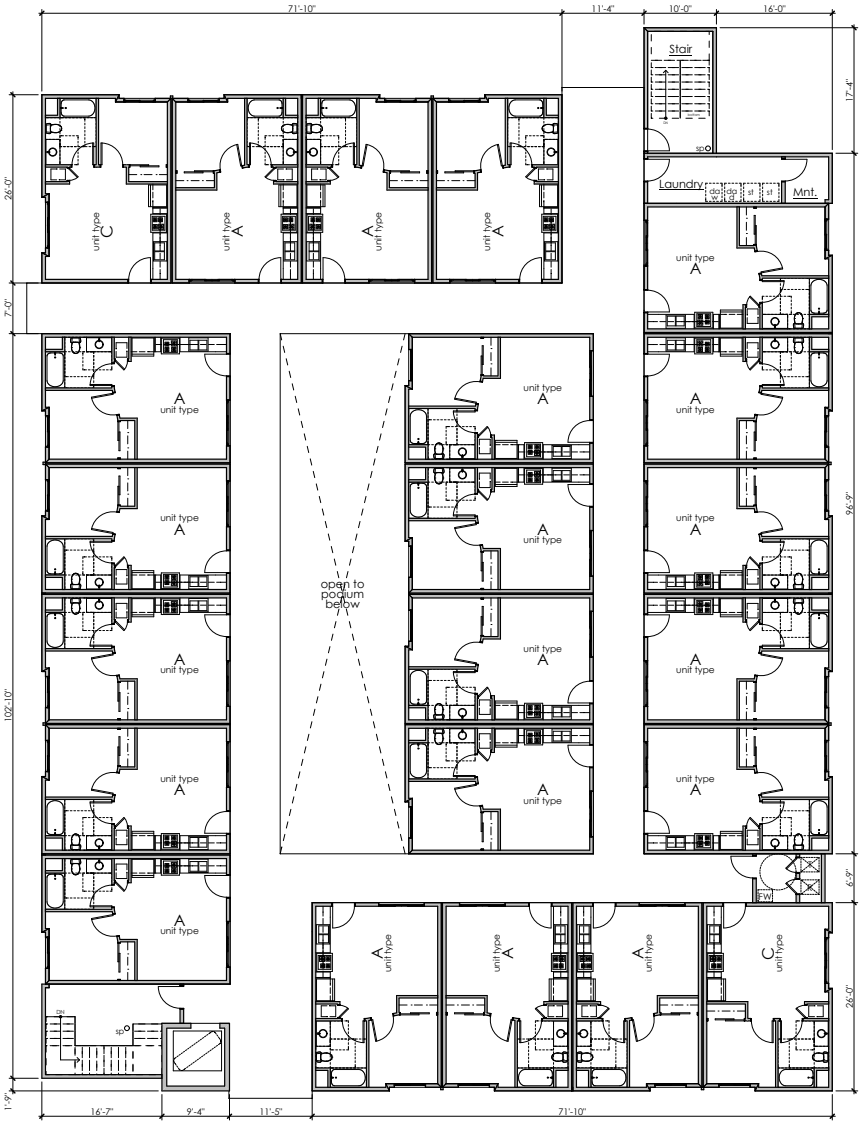
Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Fourth Floor

8/19/20



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

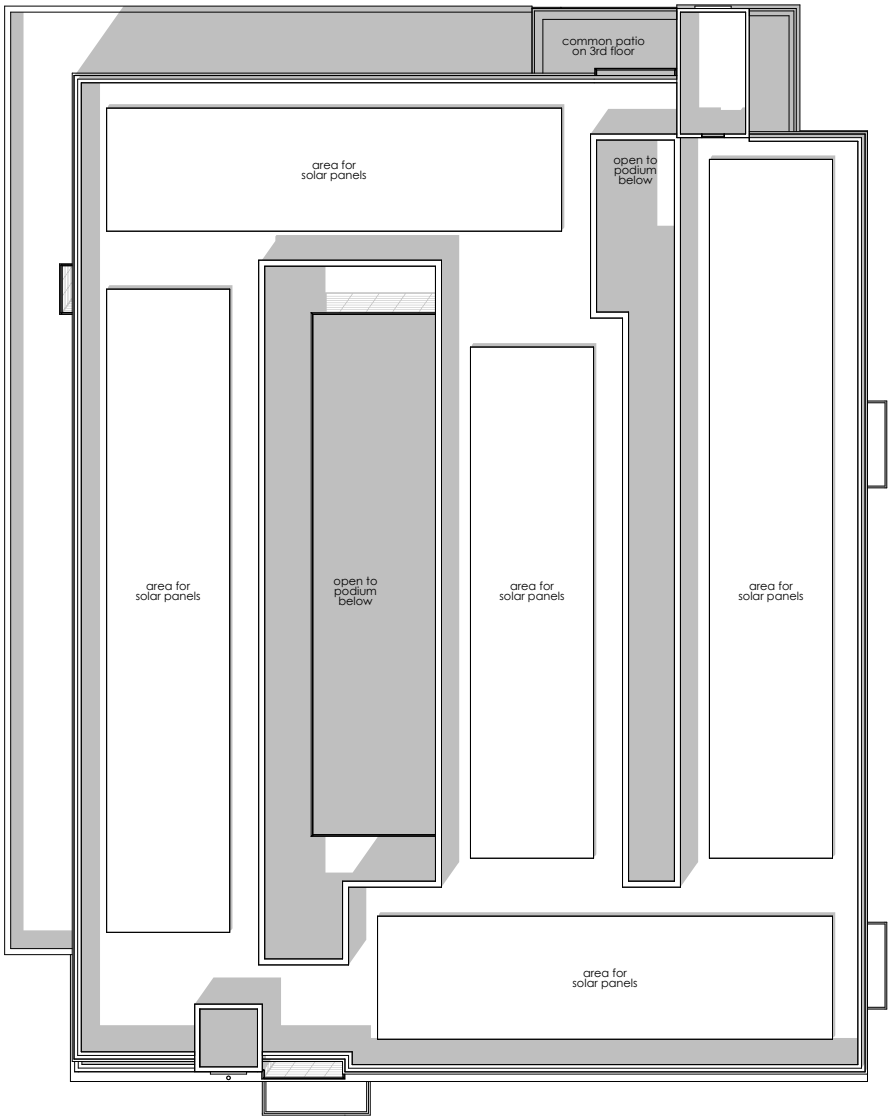
Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Fifth Floor

8/19/20



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

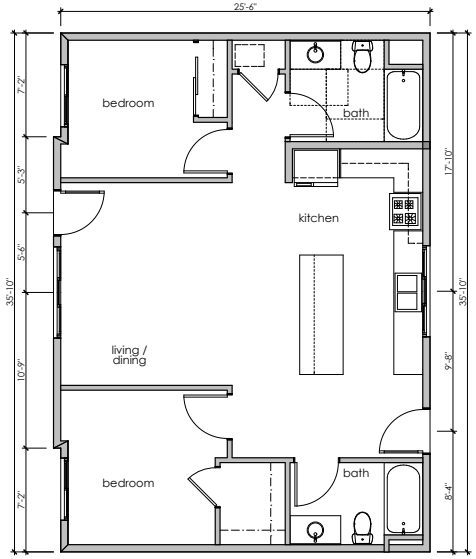
Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

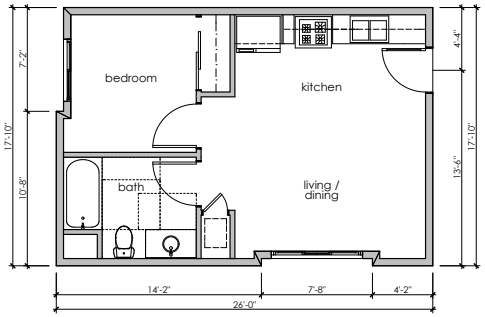
Many Mansions

Roof Plan

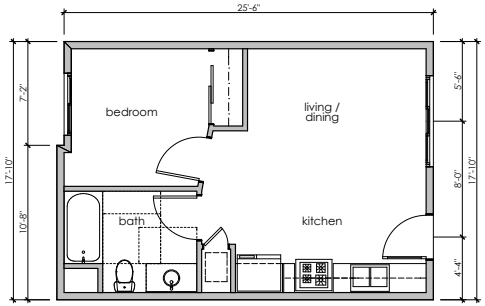
8/19/20



Unit B_924 sq. ft.



Unit C_456 sq. ft.



Unit A_460 sq. ft.

0 2 4 8

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

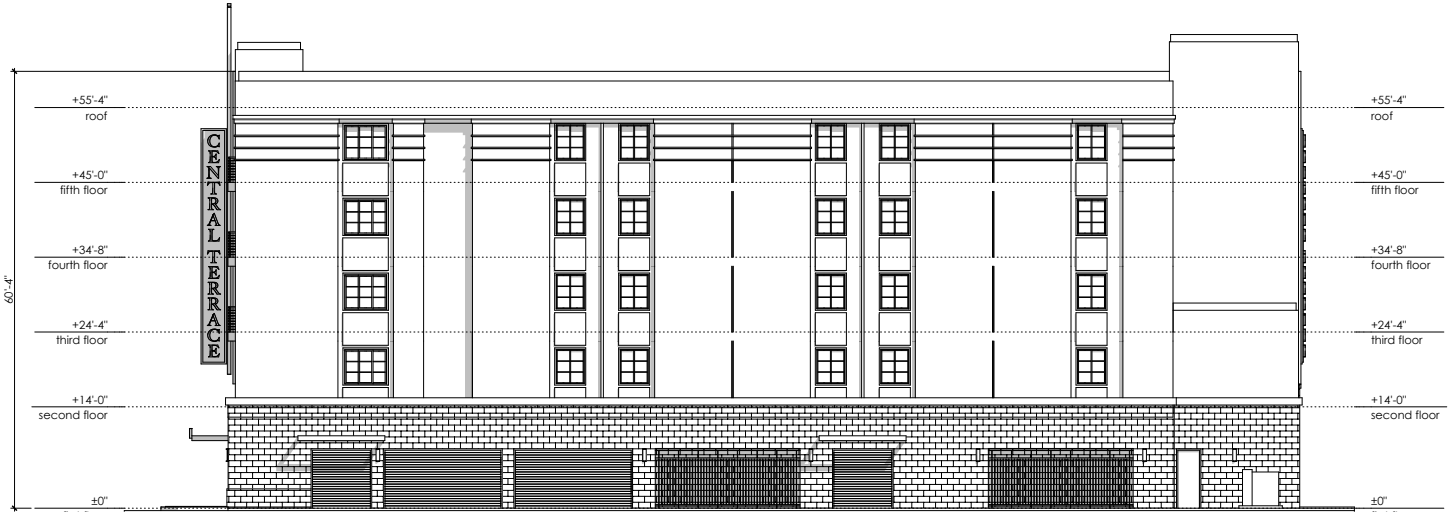
Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Unit Plans

8 / 19 / 20



East Elevation

South Elevation

0 4 8 16

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

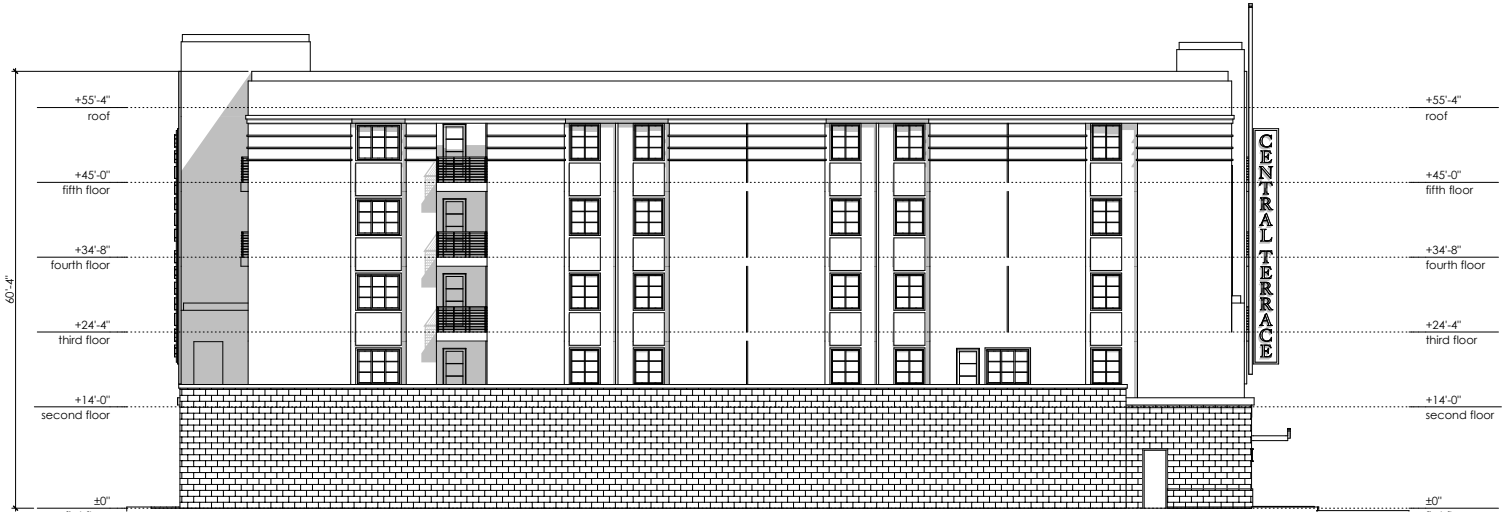
Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

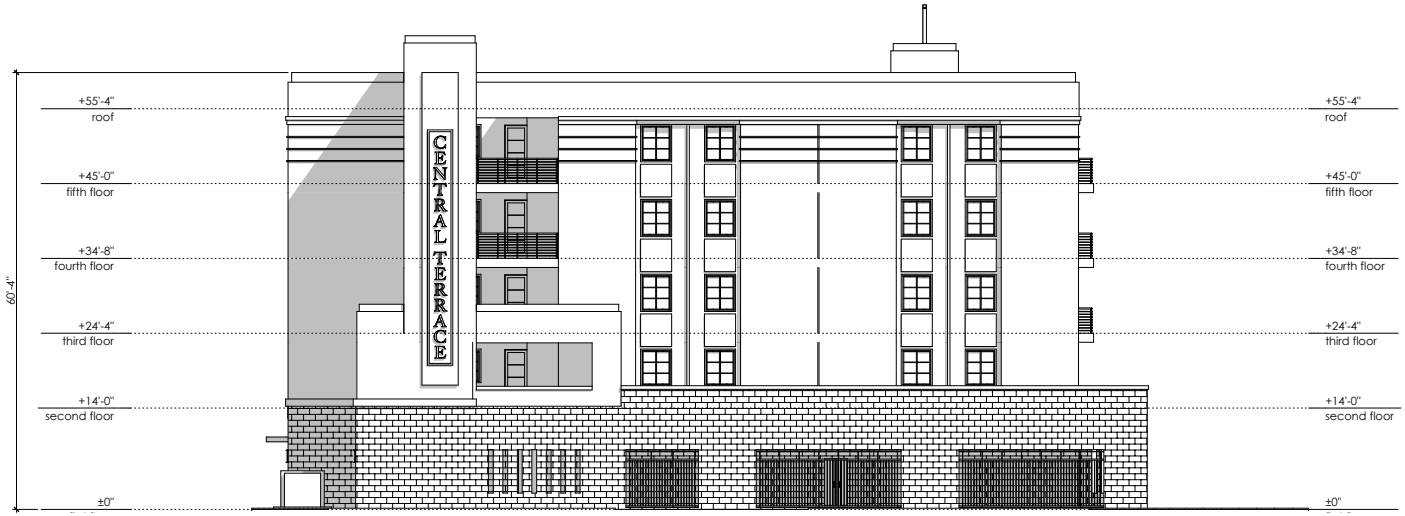
Many Mansions

Elevations

8/19/20



West Elevation



North Elevation

0 4 8 16

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

Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Elevations

8/19/20

South Elevation

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

Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Rendered Elevations

8/19/20

West Elevation

East Elevation

North Elevation

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

Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Rendered Elevations

8/19/20

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

Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Images

8/19/20

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

Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Images

8/19/20

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

Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Elevation Progression

8/19/20

stucco body	stucco accent color	accent trim	windows	building signage	storefront/panels	storefront glazing	parking screens	cmu podium wall	podium watertable
Merlex Glacier White	Dunn Edwards	Dunn Edwards	Milgard Styleline	Dunn Edwards	US aluminimum	sealed clear units	Dunn Edwards	Angelus Block	Angelus Block
p-100	DE6375 Castlerock	DET535 Midcentury Gem	bronze	DEA155 Arabian Red	PPG black	meet T24 requirements	DE 187 Black	Greystone	Onyx Precision

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

Central Terrace Apartments

217 E. Sixth Street, Oxnard, CA

Many Mansions

Material Board

8/19/20

OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

OXNARD
CALIFORNIA

NOTICE OF EXEMPTION

Project Description: Central Terrace Apartments; PZ No. 20-200-06 Major Downtown Design Review Permit (DDR) and PZ 20-535-01 Density Bonus Permit (DB): The project request is to permit the construction of a 5-story, 87-unit mixed use apartment building with 29 parking spaces, a recreation room, 2,375 square-feet of non-residential (i.e. commercial or office) space, and 2,068 square-foot courtyard on a 0.42-acre project site. Proposed development includes commercial space, and parking for the residential and commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 86 one bedroom units and 1 two bedroom units. All of the units open to the interior courtyard with seating and green space located in the middle of the second floor. The ministerial Density Bonus request would allow for three concessions or incentives. The three concessions as follows:

(1) Reduction of the rear ground floor setback from 5 feet to zero feet.
(2) Reduction of the rear upper story setback for residential buildings from ten feet to zero feet.
(3) Reduction of the required residential parking from 87 spaces to 29 residential spaces and reduction of the required commercial spaces from three (3) spaces to zero (0) spaces.

The project site is located at 217 East Sixth Street (APN: 201-0-213-110) within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Luis Hernandez, of Many Mansions ("Applicant" and "Owner"), 1259 East Thousand Oaks Blvd., Thousand Oaks, CA 91362.

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

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

Supporting Reasons: In accordance with Sections 15332 (Infill Development) and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development and minor lot line adjustments may be found to be exempt from the requirements of the CEQA. This proposal includes the construction of a mixed-use apartment building with commercial space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G), subject to the requested Density Bonus concessions. The proposed development is located on a 0.42-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

_____ _____
(Date) Scott Kolwitz, Planning & Environmental Services Manager

Oxnard Downtown Code – Downtown General Zone			
PZ-20-200-06: 217 Sixth Street – Central Terrace			
DT-G Zone	**Required/Allowed**		
Overlay Zone	Choose All Applicable: NA	--	--

	Site Design, Building Size and Massing		
Code Section/Figure /Table		**Required/Allowed**	**Proposed Project**
Figure 16-147.4.A	**Lot Size (With Alley Access)**		
	Width (interior lot, other)	25 feet minimum/200 feet maximum	110 feet
	Width (Corner)	add 10% to minimum	NA
	Width (interior lot, SF attached)	75 feet minimum/160 feet maximum	NA
	Width (interior lot, SF detached)	150 feet maximum	NA
	Depth	100 feet minimum/140 feet maximum	149 ft existing
Figure 16-147.4.A	**Lot Size (Without Alley Access)**		
	Width (interior lot)	50 feet minimum/150 feet maximum	NA
	Width (corner lot)	add 10% to minimum	NA
	Depth	90 feet minimum/140 feet maximum	NA
Figure 16-147.4.B	**Building Setbacks (Residential)**		
	Ground Floor Primary Street (Build-to Line)	10 feet to 15 feet	NA
	Ground Floor Side Street (Build-to Line)	10 feet to 15 feet	NA
	Ground Floor Side Yard	7 feet minimum	NA

	Ground Floor Rear with Alley	5 feet minimum	NA
	Ground Floor Rear without Alley	15 feet minimum	NA
	Upper Story Side Yard Setback	10 feet minimum	0 ft setback, Density Bonus Concession (20-535-01)
	Distance Between Facing Garages on Alley	25 feet minimum	NA
	Amount of Facade at Build-to-Line	70 percent minimum	NA
	Roof Deck Setback From Facades	0 feet minimum	NA
Figure 16-147.4.B	**Building Setbacks (Non-Residential)**		
	Ground Floor Primary Street (Build-to Line)	0 feet or 10 feet	Consistent ,0 ft
	Ground Floor Side Street (Build-to Line)	0 feet to 10 feet	Consistent, 0 ft
	Ground Floor Side Yard	0 feet	Consistent, 0ft
	Ground Floor Rear with Alley	5 feet minimum	0 ft setback, Density Bonus Concession (20-535-01)
	Ground Floor Rear without Alley	15 feet minimum	NA
	Upper Story Side Yard Setback	0 feet minimum	NA
	Distance Between Facing Garages on Alley	25 feet minimum	NA
	Amount of Facade at Build-to-Line	70 percent minimum	Consistent, 100 percent
	Roof Deck Setback From Facades	0 feet minimum	NA
Figure 16-147.4.E	**Above Ground Parking Placement Setbacks**		
July 20 Interpretation	**Primary Street**	*18 ft Director's Interpretation*	18 ft
July 20 Interpretation	**Side Street, within 75 feet of Front Property Line**	*18 ft Director's Interpretation*	NA

	Side Street, 75 feet back from Front Property Line	*0 feet minimum*	NA
	Side Yard	*0 feet minimum*	Consistent, 0 ft
	Rear (With or Without Alley)	*5 feet minimum*	Consistent, 5 ft
Figure 16-147.4.E	**Fully-subterranean Parking Placement Setbacks**		
July 20 Interpretation	**Primary Street**	*18 ft Director's Interpretation*	NA
July 20 Interpretation	**Side Street, within 75 feet of Front Property Line**	*18 ft Director's Interpretation*	NA
July 20 Interpretation	**Side Street, 75 feet back from Front Property Line**	*0 feet minimum*	NA
	Side Yard	*0 feet minimum*	NA
	Rear (With or Without Alley)	*0 feet minimum*	NA
Figure 16-147.4.C	**Building Height**		
	Highest Top Plate	*81 feet maximum/102 feet maximum*[1]	Consistent, 55 ft and 4 in
	Top of Parapet of Flat Roof	*85 feet maximum/106 feet maximum*[1]	Consistent, 60 ft, and 65ft tower elements and a 69 ft pole feature
	Top of Pitched Roof Above Highest Top Plate	*85 feet maximum/106 feet maximum*[1]	NA
	Ground Floor Above Grade At Building Setback Line (Residential)	*1.5 to 4 feet maximum*	NA
	Ground Floor Above Grade At Building Setback Line (Non-Residential)	*0 feet maximum*	0 ft
	Ground Story Height	*12 feet minimum*	Consistent, 14 ft

[1] Maximum available when one or more of the qualifying community benefits described in 16-145.2.L are included in the project.

July 20 Interpretation	**Ground Story Depth**	*18 ft Director Interpretation*	Consistent, 18 ft
<u>Figure 16-147.4.D</u>	**<u>Massing Requirements</u>**		
	Overall Building Dimensions For House-Form Buildings	*100 feet*	NA
	Primary Mass Width or Depth (House Form Massing)	*80 feet by 80 feet*	NA
	Secondary Mass Width or Depth (House Form Massing)	*20 feet*	NA
	<u>Allowable Architectural Styles</u>	*new traditional spanish revival* *victorian* *craftsman* *contemporary/modern* *art deco*	Consistent, Art Deco
Section 16-147.4.C.2	**Visitor/Pedestrian Access**		
Section 16-147.4.C.2.a	**Building Access**	Sidewalk access required via Table 16-150	Consistent
Section 16-147.4.C.2.a	**Distance Between Entries on Each Building**	*50 feet maximum between entries*	Consistent, one shared entry
Section 16-147.4.C.2.b	**Upper Floor Access**	sidewalk access required via shared courtyard, paseos, or a lobby	Consistent, lobby
Section 16-147.4.C.2.c	**Side Street Facades**	*architectural treatment and materials must be designed to same level of primary frontage*	N/A
<u>Figure 16-147.4.E</u>	**Required Parking Minimum**		
	Commercial	1 space/1,000 sf (minimum of 50% of the required parking must be in-lieu fee)	2,375 sq ft commercial = 3 spaces total zero spaces provided, Consistent, subject to Density Bonus

	Residential (When Private Garages are Provided)	1. 1 space/unit for studios and 1-bedrooms 2. 2 spaces/unit for 2-bedrooms or more	NA
	Residential-Multi-Family(Shared Parking/Open Structure)	0.5 spaces/unit minimum and 1.65 spaces/unit maximum (if less than 1 space/unit in-lieu fee payment is required)	Consistent, subject to Density Bonus, 0.33 spaces/unit
	Loading Space	1 space, if no loading spaces or alley within 350 feet of the subject property	Consistent, alley adjacent to property
	Motorcycle Parking	As required in 16-342 & 16-638(B)	Consistent, none required
Figure 16-147.4.E	**Vehicular Access**	side or rear of lot via alley, lane, or drive	
	Residential Side Street Driveway (Not within 50 feet of front facade and when alley not present)	12 feet minimum	NA
	Residential Front Drive (Only within 25 feet of interior lot line)	12 feet minimum	NA
	Commercial Side Street Driveway (Not within 50 feet of front facade and when alley not present)	18 feet minimum (1-way) 25 feet minimum (2-way)	NA
	Commercial Front Drive (Only within 25 feet of interior lot line)	18 feet minimum (1-way) 25 feet minimum (2-way)	NA
	Alley Access	for lots less than 50 feet wide vehicular access must be provided via a rear service lane	Consistent, alley access provided
Table 16-152	**Private Open Space**	1. 5 percent of total lot area for lots ≤8,000sf **2. 10 percent of total lot area for lots >8,000sf** **2,091 sq ft required**	Consistent, 2,678 sq ft provided

		(not including setback areas)	
Table 16-152.C	**Rear Yard**	15 feet x 15 feet minimum	NA
	Rear Yard Architectural Encroachments	30 percent of width and/or length maximum	NA
Table 16-152.D	**Court**	15 feet x 25 feet minimum	Consistent, greater than 15 feet x 25 feet
	Court Architectural Encroachments	30 percent of width and/or length maximum	none
Table 16-152.E	**Side Yard**	12 feet x 20 feet minimum	NA
	Side Yard Architectural Encroachments	30 percent of width and/or length maximum	NA
Table 16-152.F	**Roof Deck**	15 feet x 15 feet minimum	NA
Table 16-152.G	**Passage**	10 feet wide minimum	NA
	Passage Architectural Encroachments	4 feet maximum	NA
Table 16-152.H	**Balcony**	6 feet x 8 feet minimum	NA
Section 16-153	**Public Open Space Type**	Plaza Pocket Park Paseos Woonerf (July 20 Interpretation)	NA
Table 16-153	**Required Public Space**	1. 7 percent of total lot area for lots 20,000sf to 2 acres. 2. 10 percent of total lot area for lots > 2 acres **(not applicable to lots less than 20,000 sf)**	NA, Less than 20,000 sf lot
Table 16-153.B	**Plaza**	25 feet x 50 feet minimum	NA
Table 16-153.C	**Pocket Park**	25 feet x 50 feet minimum	NA
Table 16-153.C.2.e	**Pocket Park hedges and walls**	36 inch maximum height	NA
Table 16-153.C.2.f	**Pocket Park Frontages**	mid-block: at least one public frontage corner: at least two public frontages	NA
Table 16-153.D	**Paseo**	10-25 feet wide minimum	NA
Table 16-152.I.1	**Limitation of Turf in Residential Development**	30 percent maximum	Consistent, none provided
Table 16-152.I.6	**Site Lighting (Parking Areas, Buildings,**	1 foot candle minimum and 7 foot candle maximum.	Consistent, as conditioned

	Pedestrian Routes, and Public Ways)		
Table 16-152.I.6	**Lighting Height (From Bottom of Lamp)**	20 feet maximum above sidewalk or other path	Consistent, 7 ft provided
Table 16-149.A	**Surface Parking Lots**		
Table 16-149.A.3.a	**Screening**	screening may include landscape screening, screening structures/facades, or public art/murals (walls or landscaping, excluding trees, are limited to 36 to 48 inches tall)	NA
Table 16-149.A.3.b	**Landscape Shading (Including arbors, trellises, pergolas, mesh, and overhead canopies)** **Solar Shade Structures (Allowed only were not visible from sidewalk or on existing structures)**	10 percent coverage (gross)	NA
Table 16-149.A.3.c	**Lighting Height**	15 feet maximum	NA
Table 16-149.A.3.c	**Lighting Type**	lighting must be shielded and recessed	NA
Table 16-149.A.3.c	**Illumination Levels**	1 foot candle minimum and 7 foot candle maximum.	NA
Table 16-149.A.3.d	**Landscape Coverage**	10 percent gross landscape coverage and 1 shade tree for every 8 parking spaces or 30 percent mature canopy converge, whichever greater	NA
Table 16-149.B.2	**Podium and Subterranean Parking Structures**		

Table 16-149.B.2.b; 16-149.B.3.b July 20 Interpretation	**Non-lined portion of garages**	0ft Director Interpretation	Consistent, 0 ft provided
Table 16-149.B.2.b July 20 Interpretation	**Primary Street and Side Street (within 75 feet of front property line) Frontages**	18ft Director Interpretation	Consistent, 18 ft minimum provided
Table 16-150	**Architectural Encroachment Into Setbacks**	*porch: up to 5 feet of sidewalk* *stoop: up to 1 foot of sidewalk* *terrace: within 1 foot of sidewalk* *dooryard: up to 1 foot of sidewalk* *shopfront: awning and canopy up to 2 feet of curb* *gallery: up to 3 feet of curb* *arcade: up to 3 feet of curb*	Consistent, greater than 2 ft from curb

Allowed Private Frontages and Encroachment Standards
Table 16-150

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

Residential Ground Floor

Commercial Ground Floor

Notes

P Allowed in Zone

--- Not allowed in zone

[1] Not allowed in shopfront overlay.
[2] Only where shopfront overlay applies.
[3] At a massing break, the edge of the required 15' x 15' area is considered the property line for the purposes of applying frontage type(s) standards.

	Private and Public Frontages		
		Required/Allowed	**Proposed Project**

Section 16-150	**Private Frontages**		
Table 16-150	**Allowed Private Frontages**	*Porch* *Stoop* *Terrace* *Dooryard* *Common Entry* *Shopfront* (November 23 Interpretation) *Gallery* (November 23 Interpretation) *Arcade*	Consistent, Shopfront, with Common Entry
Table 16-150.C	**Porch**	25 feet minimum/200 feet maximum	
	Distance between Property Line and Facade	12 feet to 20 feet	NA
	Porch Depth (Between Wall and Inside Column Face)	7 feet minimum	NA
	Porch Width (Between Corner Column and Building Face)	10 feet minimum	NA
	Porch Height (Measured From Porch Surface to Top of Porch Columns)	8 feet minimum and 12 feet maximum	NA
	Floor Height for Residential Ground Floor (Measured From Adjacent Finish Grade)	18 inch minimum and 3 feet maximum	NA
	Separation Between Porch and Fence or Sidewalk	5 feet minimum	NA
Table 16-150.D	**Stoop**		
	Stoop Width	4 feet minimum and 8 feet maximum	NA
	Stoop Depth (Not Including Stairs)	4 feet minimum and 8 feet maximum	NA
	Stoop Floor Height (Measure From	18 inch minimum and 3 feet maximum	NA

	Adjacent Finished Grade)		
	Planter/Fence Height	5 feet maximum	NA
	Setback From Back of Sidewalk	18 inch minimum	NA
Table 16-150.E	**Terrace**		
	Depth,Clear	8 feet minimum	NA
	Finish Level above Sidewalk	18 inch minimum (residential only) and 3 feet maximum	NA
	Length of Terrace	150 feet maximum	NA
	Distance Between Stairs	50 feet maximum	NA
Table 16-150.F	**Dooryard**		
	Size of Dooryard	per building setback	NA
	Wall Height Above Adjacent Sidewalk	4 feet maximum	NA
	Wall Height Above Dooryard Floor	3 feet maximum	NA
	Dooryard Floor Height Above Adjacent Sidewalk	18 inch maximum	NA
	Dooryard Floor Height Below Adjacent Sidewalk	3 feet maximum	NA
Table 16-150.G	**Common Entry**		
	Height To Bottom of Awning/Canopy (Clear)	10 feet minimum and 25 feet maximum	Consistent, 13 ft
	Awning/Canopy Depth	4 feet minimum and within 2 feet of curb maximum	NA
	Entry Distance to Back of Sidewalk	8 feet minimum and 20 feet maximum	Consistent, 10 ft
	Area of Outdoor Space (Does Not Include Public R.O.W)	150 square feet minimum	Consistent, 160 sq ft
	Glass Area of Ground Floor Lobby Wall Area	70 percent minimum	Consistent, 95 percent
Table 16-150.H	**Shopfront**		

	Height to (clear)/top of shopfront	12 feet minimum and 18 feet maximum	Consistent, 14 ft
	Height to bottom of awning/canopy (clear)	8 feet minimum and 10 feet maximum	Consistent, 8 ft and 4 in
	Width of shopfront bay(s)	10 feet minimum and 20 feet maximum	Consistent, 10 ft
	Height of shopfront base	6 inch minimum and 3 feet maximum	Consistent, 6 in
	Glass area of ground floor wall area	70 percent minimum	Consistent, 74 percent
	Width of Shopfront on second frontage (corner building)	20 feet minimum	NA
	Awning Depth	5 feet minimum up to within 2 feet of curb	Consistent, as conditioned
	Awning Location	located over shopfront opening only	Consistent, located over shopfront openings only
	Awning Design	quarter sphere or quarter cylinder configurations not allowed	Consistent, awnings are flat
	Distance between openings in wall	10 linear feet maximum(primary street frontage) 25 linear feet maximum (side street frontage)	Consistent, 10 ft between openings maximum
	Traditional Shopfront	header: 24 inches minimum and 36 inches maximum shopfront windows: recessed a minimum of 2 inches base panels/shopfront base: 36 inch in height maximum	Consistent, header 36 inches Consistent, windows recessed 2 inches Consistent, base panels 36 inches
	Shopfront Tint	10 percent maximum	Consistent, shopfront 10% maximum
Table 16-150.H	**Gallery**		
	Height (sidewalk to ceiling)	12 feet minimum and 16 feet maximum	NA
	Depth (facade to interior column face)	10 feet minimum and 16 feet maximum	NA

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

Architectural Guidelines			
Table 16-156.A.i	**Bay windows**	8 foot maximum width height equal or greater than width 3 feet minimum from corner 50 percent transparency or greater.	NA
Table 16-156.A.j	**Door Glazing**	glazing must provide at least 90 percent visible light transmission	Consistent, doors not glazed
Table 16-156.B.a	**Orientation to Public Space**	buildings must face open spaces and may not back on to open spaces.	Consistent, building faces Sixth Street
Table 16-156.B.d	**Residential Entry**	access from the sidewalk is required if the unit is within 5 feet of grade.	Consistent, no direct residential entrance
Table 16-156.C.a	**Building Wall Materials**	walls must be finished in stone, brick, finished concrete block, poured in place or pre-cast concrete, smooth plaster or stucco, and wood. synthetic materials may be approved through design review	Consistent, walls finished in CMU, and smooth stucco
Table 16-156.D.2.d	**Upward Acting Doors (Contemporary Building Only)**	maximum width: 16 feet maximum height: 10 feet minimum separation: 2 feet materials: clear, see-through glazing	NA
Table 16-156.E.1.a	**Window Materials**	wood, vinyl-clad wood, aluminum-clad wood or metal. pvc and vinyl windows require design review approval.	Consistent, windows made of black vinyl, approved by Director

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

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

RESOLUTION NO. 20-200-06

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-06 (MAJOR DOWNTOWN DESIGN REVIEW PERMIT) FOR CONSTRUCTION OF A 5-STORY, 87-UNIT (100% AFFORDABLE PROJECT) MIXED USE APARTMENT BUILDING WITH 2,375 SQUARE FEET OF COMMERCIAL / OFFICE SPACE WITH 29 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.42-ACRE PROJECT SITE LOCATED AT 217-235 EAST 6TH STREET (APN: 201-0-213-110), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY LUIS HERNANDEZ, OF MANY MANSIONS, ON BEHALF OF PROPERTY OWNER MANY MANSIONS.

WHEREAS, on April 24, 2020, Luis Hernandez (the **"Applicant"** and/or **"Permittee"**), submitted a request to allow the construction a 5-story, 87-unit, mixed use affordable housing apartment building, located at 217-235 East 6th Street (APN: 201-0-213-110); and

WHEREAS, on April 21, 2021, the Community Development Director of the City of Oxnard (**"Director"**) conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 20-200-06 (Major Downtown Design Review Permit) to authorize the construction of a 5-story, 87-unit mixed use apartment building with 29 parking spaces, 2,375 square-feet of commercial / office space, and a 2,068 square-foot courtyard on a 0.42-acre project site, located at 217-235 East 6th Street (APN: 201-0-213-110) (the **"Project"**) in accordance with Section 16-146.1 of the Oxnard City Code; and

WHEREAS, in accordance with City Council Ordinance No. 2980, of the 87 total units, 4 units are required to be affordable low-income units and 5 are required to be affordable very-low income units; and

WHEREAS, Section 16-146.1.B of the Oxnard City Code authorizes the Community Development Director to approve a new building within the Downtown area with the issuance of a Major Downtown Design Review Permit; and

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

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances,

except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a General Plan land use designation of Downtown and a zoning designation of Downtown (DT-G). The project is mostly surrounded on all four sides by urban development (there is one vacant lot to the north of the project site). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed mixed use apartment and commercial / office building is consistent with the General Plan, Downtown Code and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan, Downtown Code and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The proposed mixed use apartment and commercial / office building will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the urban character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on three sides by residential and commercial development, and the project abuts industrial development to the east. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

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

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

The project site does not contain an existing or potential landmark, point of interest, or historic resource, as determined by the 2005 Historic Survey Area: Downtown Oxnard Historic Resources Survey Final report. Additionally, it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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

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

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

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

The proposed mixed use building site is located at the end of a block on an infill lot adjacent to an alley. The ground floor of the building includes a common entry

providing pedestrian access to the commercial space and residential units from a shared lobby. The vertically proportioned shopfronts and upper story windows provide a human scale.

The building, as conditioned, includes projections on all sides to articulate the facades. The building includes metal awnings over the common entry and over the vehicular entrances. The upper floors of the building feature windows vertically stacked above the shop fronts to create a human element to the five story building.

Furthermore, the infill project site will take advantage of and be served by existing water and sewer lines found within the public rights-of-way located adjacent to the property. Stormwater systems are integrated into the project design. Lastly, measures to address potential air quality impacts have been incorporated into the conditions, which requires training for employees and residents, as well as alarm systems, and minor building features. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

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

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

The proposed mixed use building, as conditioned, features a steady building line at the ground floor to define a walkable street. The Shopfronts on the ground floor are 14 feet high and include awnings over the public right of way. The common entry into the lobby areas are recessed from the building line, and provides sufficient space to provide for building traffic without impacting pedestrian movement in the right of way. The building features projections throughout the facades to convey a more human scale to the five story building. The building has openings in the facades to allow light and airflow into the center courtyard. The facade openings provide balcony areas for residents creating a more human scale to the building frontage as well as helping to break up the building massing.

The project includes private open space. The second floor of the building includes a common courtyard area that will be landscaped with palm trees, accent trees, and planters. The common area includes bench seating, tables, and decorative hardscape.

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

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

The proposed mixed use building, as conditioned, has a strong ground floor base element in the form of Shopfronts with a facade of CMU block and glass. The vertically proportioned window bays vary in width from 9 feet to 21 feet to modulate the ground floor. The top of the ground floor features a horizontal blue accent trim to maintain the organizational integrity of the facade. The upper floors (floors two through five) feature vertically proportioned windows. The building is topped with horizontal accents, including a blue accent which matches the accent that tops the ground floor. The horizontal accents help to visually differentiate the uses by creating a distinct base, middle, and top, while conveying a unified vision of a singular building.

The entrance to the building is emphasized with a recessed facade and awning located generally in the center of the frontage. The recessed entry and balconies on the upper floors modulates the frontage of the building. The building features projections in the form of awnings over the Shopfront, and alley side vehicle entries, as well as horizontal trims that simply project from the facade, and an identification sign on the corner of the top floor.

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

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

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

The proposed building, as conditioned, features a simple design with a distinct ground floor made of CMU block and glass and upper floor windows of apartments stacked above them on a stucco facade. The project building includes

materials that age well over time such as CMU, stucco, and glass. The staff report contains a detailed discussion on how the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials in the Analysis subsection g (Building Design). Therefore, the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.

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

The proposed mixed use building, as conditioned, includes architectural projections in the form of awning that project into the right of way. The building has been designed in the Art Deco style. The primary and rear facades contain vertical projections above the roof line providing a vertical emphasis. The proposed building colors generally consist of smooth white stucco and a blue pastel color consistent with the Art Deco palettes. The building features Shopfronts on the ground floor that are made of clear glass in metal frames. The public and visitor building entrance to the upper floors are easily visible from the street and distinguishable by being located generally in the center of the facade. The ground floor CMU creates a strong base, with the lighter stucco and colors on top. The staff report contains a detailed discussion on how the project conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code in the Analysis subsections e (Site Design), h (Landscaping and Open Space) and g (Building Design). Thus, the project substantially conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code.

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

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

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

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

The project site is located within the downtown area of the City of Oxnard, within city limits. The project site is approximately 0.42 acres and is substantially surrounded by urban uses (see above Section 3).

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

The project site was previously developed with commercial and residential in the past, however the site is currently vacant, as the prior structures have been demolished (see above Section 4). The project site has been previously disturbed, is substantially surrounded by urban development and thus is unlikely to be suitable habitat for endangered or threatened species.

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

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

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

The project site is located in Downtown, where all required utilities and public services are available. The Project is consistent with the level of development identified under the General Plan and Downtown Code, and therefore are within the anticipated level of development. The project is not anticipated to result in any significant impacts to utilities and public services.

The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Community Development Director hereby approves Planning and Zoning Permit No. 20-200-06 (Major Downtown Design Review Permit), subject to the attached conditions of approval.

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

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

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

2. This permit is granted for the plans stamped approved April 21, 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 Downtown Design Review Permit to the plans is approved by the Community Development Director ("Director"). Minor field changes may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans and the original intent of the Project. Substantial conformance shall be determined by the Planning and Environmental Services Manager.(PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)

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

8. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

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

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

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

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

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

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

LANDSCAPE STANDARD CONDITIONS

15. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)

16. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

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

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

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

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

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

23. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans.

Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)

24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)

25. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Planning Division or designee with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, *PK-16*)

26. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. In the event that such an assessment district is not formed, Developer agrees to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide future buyers with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, *PK-18*)

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

28. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

29. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

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

PLANNING DIVISION STANDARD CONDITIONS

31. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

32. Any application for a Minor Downtown Design Review Permit to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

33. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)

34. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

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

36. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

37. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

38. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)

39. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)

40. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

41. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

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

43. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

44. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).

45. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, *PL-17*)

46. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. *(*PL*, PL-50)*

47. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

48. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

49. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owner. (PL)

50. 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*)

51. Developer shall pay Park and Recreation Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)

52. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)

53. 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*)

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

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

PLANNING DIVISION SPECIAL CONDITIONS

56. This permit is granted subject to approval of Planning and Zoning Permit No. 20-535-01, Density Bonus, by the Planning Commission. (PL)

57. Landscape plans submitted to the Building and Engineering Division shall include the repair and installation of plantings in existing planter pockets along the east side of the alley adjacent to the Project site.

58. The property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses (i.e., residential or commercial). Parking spaces shall be physically demarcated with a space number, which shall be assigned to individual tenants through their rental lease agreement. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of Certificate of Occupancy. The Parking Management Plan shall be used to calculate any applicable in-lieu parking fees.

59. Developer shall pay required in-lieu parking fee pursuant to the Downtown Code (Section 16-147.4.C.7.C). The in-lieu fee is required for a minimum of 50% of the required non-residential (commercial / office) parking spaces. The current in-lieu parking fee is $10,000 per mitigated space and is tied to the Engineering News-Record (ENR) Construction Cost Index (CCI) for Los Angeles. The in-lieu parking fee is subject to fee adjustments adopted by the City Council.

60. 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)

61. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)

62. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)

63. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, a connection to the city fiber optic infrastructure according to city specifications pursuant to the Fiber Network Master Plan as adopted by the City Council on May 5, 2020. Initial installation of fiber optic infrastructure shall be the responsibility of the Developer and shall occur at the time that roadways are constructed unless a mutually agreed upon process is determined in consultation with the City's Information Technology Department.

64. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.

65. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.

66. Developer shall record a notice to appear in all deeds of property within the project that the project is within or proximate to the Oxnard Airport Sphere of Influence and inhabitants may be affected by the airport and aircraft operations. Before the City issues building permits, Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office. (PL)

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

68. Developer shall file with FAA a Form 7460, "Notice of Construction or Alteration," that enables the FAA to review the development for any hazards to airport/aviation operations. The FAA's review shall result in a finding of "no objection." (PL)

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

70. The project is conditioned for the following details to be added to the construction plans to be consistent with the Downtown Code requirements. The construction plans shall include the following prior to the project being submitted for the initial plan check to Building and Engineering.
    a. Window Recess
    b. Exterior Lighting
    c. Window Tint

Air Quality

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

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

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

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

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

76. 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)

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

78. 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)

79. 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)

80. 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

81. 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)

82. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during

the reporting period. The frequency of reports may be adjusted by the Planning Manager upon request in writing from the Developer. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

HOUSING DEPARTMENT CONDITIONS

83. If affordability covenants will be recorded against the property to satisfy other affordable housing requirements, that will require that at least five (5) 1-bedroom units in the development be offered for rent to households at or below 50% of the area median income (AMI) and a minimum of four (4) additional 1-bedroom units to be offered for rent to households at or below 80% AMI for a period of at least 20 years then the City of Oxnard's inclusionary housing requirement may be satisfied pending satisfaction of condition number # 84 below.

84. Prior to submitting their first building permit application, the owner/developer must submit for review and approval a copy of the recorded affordability covenants for the property and any other related information, as requested, to the Housing Director. Upon approval of the affordability covenants, the Housing Director will provide a letter to the owner/developer confirming approval of the affordability covenants. If the Housing Director does not approve the recorded affordability covenants then the owner/developer must satisfy conditions #86 through #94 prior to submitting their first building permit application.

85. If condition number #83 is not applicable to this project then the following conditions must be satisfied prior to the owner/developer submitting their first building permit application.

86. The affordable units must include: Nine (9) 1-bedroom units (Per section 4 of Ordinance 2980)

87. Based on the unit count proposed, nine (9) of the 87 units being developed must be affordable units. Applicant may elect to restrict units at a lower level of affordability but this is the minimum requirement.

88. The owner/developer must offer at least five (5) of the nine (9) affordable units for rent at or below 50% AMI and the additional four (4) units must be offered for rent at or below 80% AMI. (Per Section 4 and 5 of Ordinance 2980)

89. Prior to offering the affordable units for rent, the developer/owner must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.

90. Owner/Developer must record affordability covenants approved as to form by the Housing Director prior to submitting their first building permit application. Units shall remain affordable for at least 20 years. Applicant must contact the Housing Department for review and approval of affordability covenants prior to recordation.

91. The Affordable Housing Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, collection of City monitoring fee, and standards for qualifying household incomes or other qualifying criteria.

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

93. When determining the rent amount, the developer/owner must take into account that the rent may not be more than 30% of 80 % AMI for the 80% AMI units and the rent for the 50% AMI units, the rent may not be more than 30% of 50% AMI.

94. Prior to issuance of a certificate of occupancy, Applicant/Developer shall obtain a clearance form from the Housing Department certifying that the required number of affordable units are being provided at affordable rents and that a management plan for the operation and management of the affordable units has been approved by the Housing Department. Applicants/Developers shall provide a copy of the clearance form issued by the Housing Department to the project planner prior to issuance of the certificate of occupancy.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

95. 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)

96. 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)

97. 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)

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

99. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

100. 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)

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

102. 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)

103. 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)

104. 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)

105. 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)

106. 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)

107. 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)

108. 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)

109. 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)

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

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

112. 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)

113. "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)

114. 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)

115. 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)

116. 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)

117. 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)

118. 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)

119. 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)

120. 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)

121. 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)

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

123. 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)

124. 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)

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

126. 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)

127. Developer shall improve and upgrade the alley adjacent to the project property to City standards in effect at the time Developer submits grading or site improvement plans. (DS-66)

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

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

130. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP".) The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

131. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

STORMWATER SPECIAL CONDITIONS

132. Developer proposes to regrade the adjacent lot to the north to redirect stormwater runoff towards the alley. Developer shall make every effort to provide a positive drainage pattern on the adjacent lot without installation of a new private inlet. Any new connection to a public storm drain shall be constructed in accordance with City Standards. (DS)

133. Developer shall include in the project drainage report an evaluation of potential water depth resulting from surface water flow and/or blockage of the proposed drainage inlet on the adjacent northerly property. The calculated water depth shall be compared to the proposed finished floor elevation of the project and the need to provide special construction along the northerly side of the proposed structure. (DS)

134. Developer shall include in the project drainage report an evaluation of the existing drainage pattern of the lot to the west of the project. Developer shall construct all improvements determined by the City Engineer to be necessary to properly convey stormwater from the adjacent property that is altered by this project. Report shall also determine if any special construction is required along the westerly side of the proposed structure. (DS)

135. Developer shall design the project such that no roof drains discharge across a public sidewalk. (DS)

STORMWATER QUALITY CONDITIONS

136. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP".) The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

137. 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)

138. Developer shall design the project such that no roof drains discharge across a public sidewalk. (DS)

139. Project as currently proposed has been determined by the City to be exempt from the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer's engineer shall include a narrative explanation of this determination in the project drainage report. If the project is altered in any way that affects this determination, Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). Changes to the proposed project may result in a re-evaluation of the applicability of the MS4 permit as determined necessary by the City Engineer. (DS)

140. 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)

141. Developer shall analyze alternative alignments (both horizontal and vertical) for the proposed public water line in both alleys where the line is proposed. The alternative alignments shall attempt to provide a straight horizontal alignment in both alleys while meeting Health Department separation requirements and minimizing the need for vertical

bends. The alternative designs shall also attempt to eliminate encroachment into private property. The final design is subject to approval of the City Engineer. (DS)

142. Developer shall grind and overlay (2-inch Minimum) the full width of the adjacent alley along the project frontage. The alley structural section shall conform to City standards. (DS)

143. Developer shall grind and overlay (2-inch Minimum) the half width of the alley over the proposed water line extension for its full length. The final limits of reconstruction are subject to approval of the City Engineer. (DS)

144. Developer shall remove and replace the curb, gutter, and sidewalk along the north side of Sixth Street (from Meta Street to the alley east of the project) to provide an approximately 43-foot curb to curb width and a 8.7-foot sidewalk as generally indicated on the Engineering Site Plan. Sidewalks shall be designed to provide a 5-foot wide (minimum) unobstructed ADA compliant path along the public sidewalk. Replacement shall include complete reconstruction of the disabled access ramp at the northeast corner of the intersection of Meta Street and Sixth Street. (DS)

145. Project trash bin storage room shall be designed in general conformance with the dimensions, door configuration, and other standards found on the City's trash enclosure standard plates. The design, locking system and opening mechanism for the doors is subject to approval of the City's Refuse Division. (DS)

146. Prior to issuance of a grading permit, Developer shall provide written permission from property owner(s) for any grading and/or drainage work proposed on adjacent properties. (DS)

147. Developer shall place existing overhead utility lines underground generally as indicated on the Engineering Site Plan. Developer shall provide security to guarantee undergrounding in an amount and in a form acceptable to the City of Oxnard Financial Director. (DS)

148. Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. (DS)

149. Developer will be required to install protective building features to address the potential ammonia release hazard from the adjoining properties. Protective building features shall include: 1) Windows and doors shall exceed NFRC maximum air infiltration ratings of .3cfm/f2; 2) Exterior wall underlayment sheathing (e.g. OSB) shall have taped joints; 3) Exterior walls shall have an air infiltration barrier (Dupont Tyvek or similar) with taped joints; and 4) Stucco exterior finish shall receive an elastomeric paint coating. Protective building features shall include 1) Master management monitored HVAC cutoff switch; and 2) Master management monitored visual alarm system activated by the presence of ammonia. The specific building features will be approved by the Building Official and Fire

Marshal prior to issuance of a building permit for this project and shall be installed prior to occupancy clearance. (DS)

150. Developer shall provide a transportation information center stocked with bus schedules, rideshare information and related information on alternative methods of transportation at the proposed building lobby along Sixth Street. Final location of the information center shall be approved by the City Traffic Engineer. (TR)

151. Developer shall install the proposed bike rack(s) close to the main entrance door of the proposed development along Sixth Street. Developer shall be responsible for the perpetual upkeep of the proposed bike rack(s) for the project. Final location shall be approved by the City Traffic Engineer. (TR)

152. Developer shall retrofit the three existing HPSV Acorn top fixtures along Sixth Street, between Meta Street and the alley, with new 4000K LED Acorn top fixtures. All street lighting shall be coordinated through Southern California Edison. Final specifications of the LED Acorn top fixtures shall be approved by the City Traffic Engineer. (TR)

153. Developer shall remove the palm trees within the alley along the project's frontage that poses safety concerns for the residents of the proposed development. Developer shall patch the pavement where the palm trees will be removed. (TR)

ENVIRONMENTAL RESOURCES DIVISION

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

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

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

157. Any/all landscaping waste that is generated must be diverted from landfill disposal; material of this type is 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.

158. All bins requiring to be emptied must be made available on the appropriate service days. Environmental Resources Division staff will not access bins from the proposed waste room, they must be external to the building (and subsequently returned after being serviced).

FIRE DEPARTMENT STANDARD CONDITIONS

159. 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*)

160. 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*)

161. 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*)

162. 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*)

163. 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*)

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

165. 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*)

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

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

168. 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.

169. 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*)

170. 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*)

171. 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.

172. All signalized intersections shall be equipped with pre-emption equipment.

173. 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.

174. 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.

175. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

FIRE DEPARTMENT SPECIAL CONDITIONS

176. Class I standpipe is required in each stairwell.

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

178. Stairwells shall be sized to allow a 20 foot Fire Department ladder.

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

180. Fire sprinkler coverage is required for:
    a. Patios, overhangs or any other projections that are 48" or more from the structure.
    b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

181. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building, at no cost to the developer. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

182. Developer and operator shall prepare an occupant and worker training and response program in the event of ammonia release from nearby industrial uses for review and approval by the Oxnard Fire Department. The program shall included the following:
    a. Training for all new workers on operation and maintenance of HVAC cutoff system and alarm system.
    b. Training for resident response protocols prior to or on their first day of occupancy.
    c. Annual training requirement for both onsite employees and residents.

The program shall be provided for review and approval prior to issuance of a certificate of occupancy.

POLICE DEPARTMENT STANDARD CONDITIONS

183. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
    a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
        1) Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
        2) Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
    c) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a

location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

d) Exterior lighting of the site including parking areas shall be between 1 and 7 foot candles and shall be in harmony with existing adjacent lighting scheme.
e) LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

184. All exterior lighting shall operate from dusk to dawn.

185. Change the existing alley cobra head street light immediately east of the Project site to a LED flat lens.

186. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.

187. The interior parking facility shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Walls, ceilings and supporting posts or pillars shall be painted white or off-white to provide maximum reflectivity.

188. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.

189. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above the walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits.

190. A security camera system shall be installed and operated 24-hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
    a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
    b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
    c. Cameras shall have low light capability 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 than 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.

191. 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, the building lobby, mailroom, shared hallways, laundry rooms, activity rooms, pool and physical fitness facilities.

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

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

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

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

196. A Security Plan shall be submitted 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 identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).

    c. The Security Plan shall identify 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.

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

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

    b. A sign posted so it 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.

198. 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.

199. 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.

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

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

202. Block walls on the site, including trash enclosures, shall have landscape elements in place that dissuades the application of graffiti. Creeping fig or similar plantings are suggested.

203. 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.

204. Developer/owner shall inform owners and renters via CC&Rs, HOA, or tenant rules, the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should police respond to a disturbance multiple times, a service charge may be incurred up to $500.

205. Developer/owner/site management shall inform tenants of 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 imposed.

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

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

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

209. 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)

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

211. 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.

212. A sign shall be posted at each entrance to parking facility stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".

213. Mail and parcel delivery shall be in an area controlled by the building's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:

    a. A Knox Box shall be installed to provide access for USPS to the lobby/mailroom area. The developer shall contact the Oxnard Postmaster for specific requirements.

    b. A secure mailbox shall be provided for each residential unit.

    c. A secure system for receiving parcel deliveries shall be established and maintained.

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

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 21st day of April, 2021.

_____

Vyto Adomaitis
Community Development Director

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Vyto Adomaitis, Community Development Director

FROM: Randy Baez, Assistant Planner

DATE: April 21, 2021

SUBJECT: **Project Name: Saqui Emery Duplex;** Planning and Zoning Permit No. 20-200-10 (Development Design Review Permit), Located at 105 South Roosevelt Avenue (APN: 201-0-125-010).

1) **Recommendation:** That the Community Development Director ("**Director**") finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and adopt a Resolution approving Development Design Review Permit (DDR) No. 20-200-10, subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to permit the construction of a 1,760 square-foot residential building with an attached two-car garage, demolition of an approximately 300 square-foot detached 1-car garage and construction of a new 420 square-foot 2-car garage to be attached to the existing residence on an 8,398 square-foot lot that is currently developed with a 1,058 square-foot single-family dwelling and approximately 300 square-foot detached 1-car garage, (APN: 201-0-125-010) located within the R-2 Multiple-Family Residential zoning district at 105 South Roosevelt Avenue (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the "**Project**". Filed by GR Hammer Construction, designated agent (the "**Applicant**") on behalf of Saqui Emery, 2443 Jacaranda Drive, Oxnard, CA 93036, property owner.

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

3) **Existing & Surrounding Land Uses:** The Project site is currently developed with an existing 1,058 square-foot single-family dwelling and approximately 300 square-foot detached 1-car garage on a 8,398 square-foot parcel located within the Multiple-Family Residential (R-2) zoning district. The following table summarizes the general plan, zoning district, and land uses of the site and adjacent properties, which is also shown on Attachment A.

LOCATION	2030 GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low Medium (RLM)	Residential Multiple-Family (R-2)	Vacant
North	RLM	R-2	Single-Family Residence
South	RLM	R-2	Multi-Family Residence
East	RLM	R-2	Multi-Family Residence
West	RLM	R-2	Commercial - Fitness Studio

Exhibit A

4) **Background Information:** The existing residential structure was permitted through building permit number 6343 for the construction of an approximately 1,400 square-foot residence and garage in 1955. No entitlements exist for this site.

5) **Environmental Determination:** In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 1,760 square-foot residential building with an attached two-car garage, demolition of an approximately 300 square-foot detached 1-car garage and construction of a new 420 square-foot 2-car garage to be attached to the

existing residence all designed to be consistent with the Residential Low Medium (RLM) general plan land use designation, as well as with the Multi-Family Residential (R-2) zoning district. The proposed development is located on a 8,398 square-foot site which already includes a residence and associated amenities and is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

a) ***General Discussion:*** Pursuant to Section 16-525 of the Oxnard City Code (OCC), the development of any structure within the R-2 zone requires approval of a Development Design Review Permit (DDR).

The 1,760 square-foot two-story, multiple-family residential structure will feature an attached 2-car garage along with a kitchen, bathroom and a Great Room on the ground floor. The second floor will also have 3 bedrooms, including a master bedroom and 2 bathrooms, plus a laundry room. A den on the second floor also provides additional living area for the proposed unit.

The demolition of an approximately 300 square-foot detached 1-car garage and construction of a new 420 square-foot 2-car garage to be attached to the existing residence will result in a project site which is fully compliant with the City's parking regulations.

b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Residential Low Medium (RLM), which allows for mostly residential uses, including multiple-family units. Approval of this DDR permit has been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

II. Related or Indirect Applicability to the Proposed Policy, 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 Policy, Project, or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD 9.2	I	Revitalization and Redevelopment	The Project proposes to develop an existing underutilized property with a multiple-family residential development.
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed multiple-family residential building is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

c) ***Conformance with Zoning Development Standards:*** The proposed development is located in the Residential Multiple-Family (R-2) zoning district. The subject property complies with all applicable development standards required in the R-2 zoning district which have been compared with the proposed project in the following table.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Density Sec. 16-44	Min. 3,500 square foot of lot area per dwelling unit.	An average of 4,200 square feet of lot area provided for each dwelling unit	YES
Max. building height Sec. 16-43	Two stories or 25 feet	22 feet 15 feet for the existing dwelling	YES

Front yard Setback Sec. 16-45(A)	Not less than 25% of the depth of the lot (25% x 120 feet = 30 feet), but not to exceed 25 feet	12 feet for the existing dwelling	YES
Side yard Setback 16-46(A)	Side Yard: Not less than 10% of the width of the lot (10% x 60 feet = 6 feet) but not less than 3 feet and need not exceed 5 feet Street Side Yard: Not less than 50% of the front yard setback (25 feet x 50% = 12.5 feet)	Side Yard: 5 feet for the existing dwelling 5 feet for the proposed dwelling Street Side Yard: 15+ feet for the existing dwelling 15 for the proposed unit	YES
Rear yard Setback Sec. 16-47	Not less than 25% of the depth of the lot (25% x 120 feet = 30 feet), but not to exceed 25 feet	25 feet 12 feet for the existing dwelling	YES
Interior yard space Sec. 16-48	30% of lot area (30% x 8,398 square feet = 2,519 square feet), minimum dimension 15 x 15 feet.	2,531 square feet. All areas counted meet the 15 x 15 feet minimum dimension	YES
Parking Requirements Sec. 16-622	2-car garage for up to 5 bedrooms (with minimum 20-foot x 20-foot interior dimension) for each unit	2-car garage, with interior dimension of 20 feet x 20 feet for each unit 1-car detached garage for the existing residence is legal, non-conforming. The garage is to be demolished and replaced with a 2-car garage.	YES
Fences Sec. 16-308	Front yard: Not to exceed 3.5 feet and are 50% or more open Side and rear yard: Not to exceed 7 feet in height as measured from the grade at the fence.	Front yard: 3-foot tall fence Side yard: 6-foot fence Rear yard: 6-foot fence	YES

d) ***Circulation and Parking:*** The existing unit currently has a legal non-conforming detached garage, accessed from an existing driveway off of South Roosevelt Avenue. This scope of work will provide a standard 2-car garage for the existing dwelling. The new unit provides an attached two-car garage, accessed from the same driveway off of South Roosevelt Avenue.

e.) ***Architecture and Landscaping:*** The two-story residential structure features ranch-style design elements, incorporating stucco and roof elements to complement and match the existing dwelling. The Project is providing approximately 2,531 square feet of IYS (Interior Yard Space) which meets the minimum requirement of 30% for the R-2 zone. Landscaping will be conditioned to consist of drought-tolerant and California-friendly species that are compatible with surrounding properties. For the Project to be consistent with the City's adopted Landscape Standards, the project has been conditioned to include at least one 24" box size (minimum) tree within the front yard.

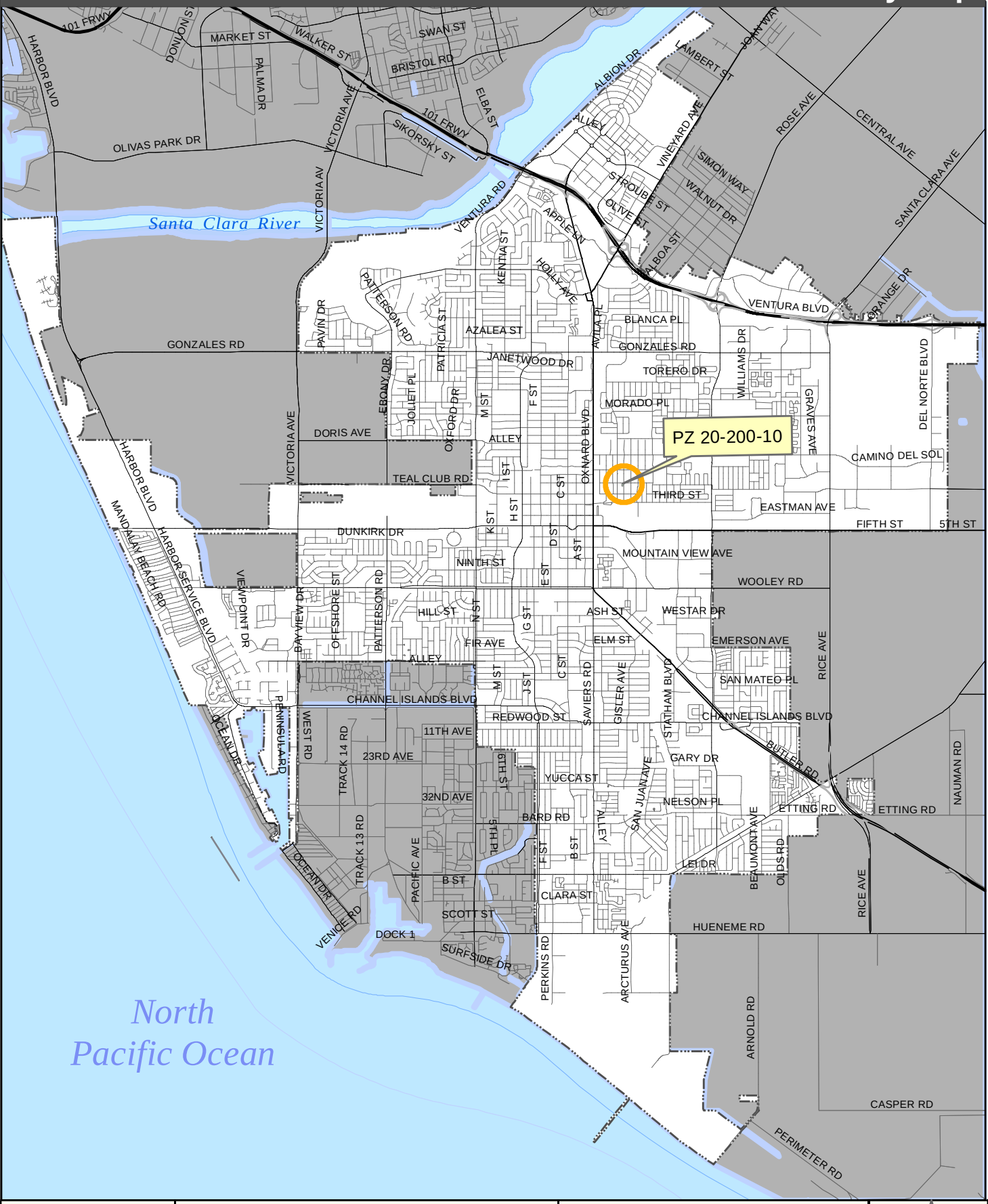
7) Community Workshop and Public Input: A Community Workshop was held on December 21, 2020. No members of the public provided input at the Community Workshop for this item. To date, staff has not received any public comments, in favor or against, of the proposed Project.

8) Appeal Procedure: In accordance with Section 16-525(B) of the City Code, the Director's action on Planning and Zoning Permit No. 20-200-10 (DDR) 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)
B. Reduced Project Plans
C. Notice of Exemption
D. Resolution

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

December 7, 2020

PZ 20-200-10
Location: 105 S Roosevelt
APN: 2010125010

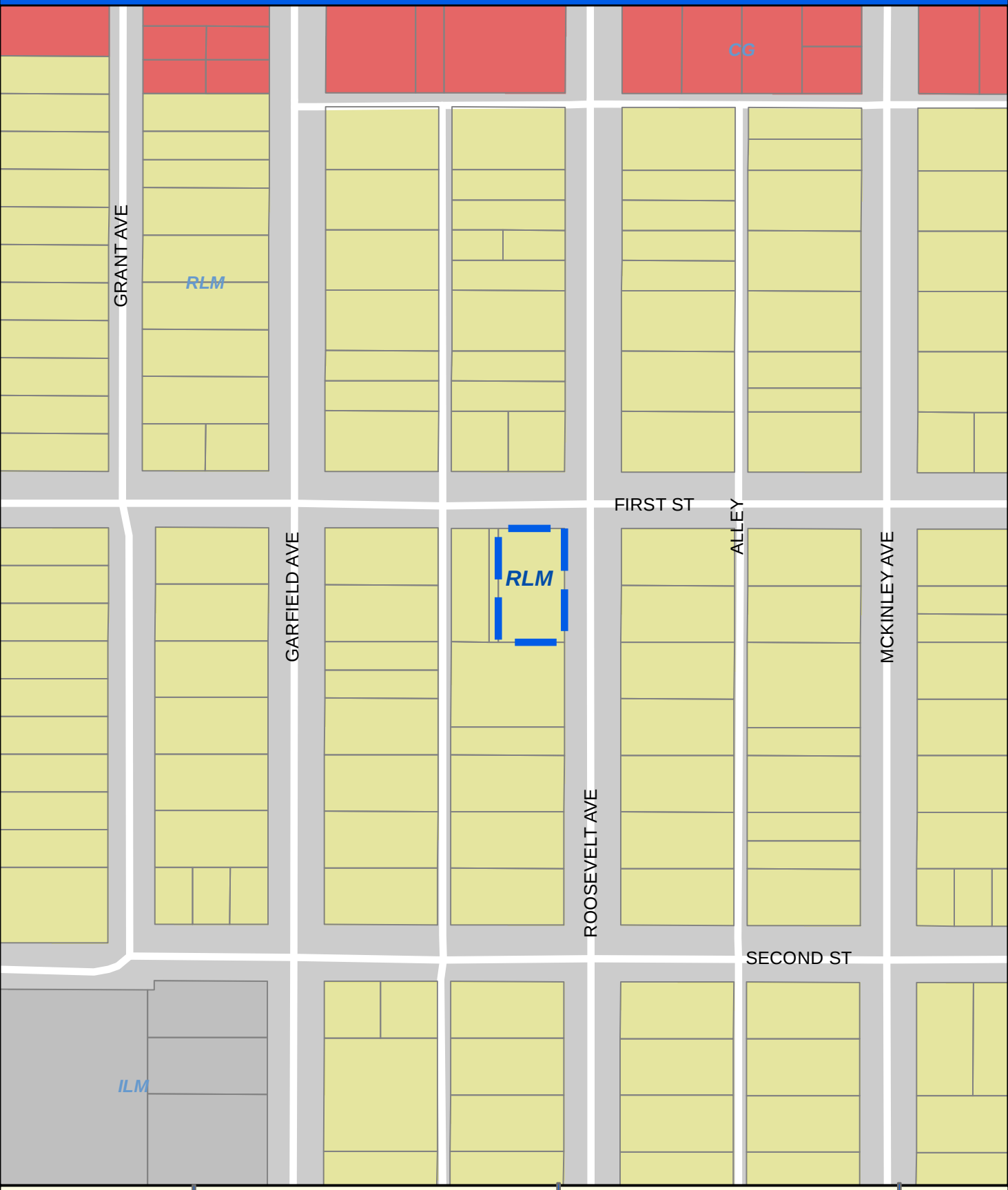
Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

December 7, 2020

PZ 20-200-10
Location: 105 S Roosevelt
APN: 2010125010

0 50 100 200 Feet

2030 General Plan Land Use Map

N W E S

1:1,685

Zoning/Specific Plan Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

December 7, 2020

PZ 20-200-10
Location: 105 S Roosevelt
APN: 2010125010

0 25 50 100 150 200 Feet

Zoning/Specific Plan Map

N W E S

1:1,500

Aerial Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

December 7, 2020

PZ 20-200-10
Location: 105 S Roosevelt
APN: 2010125010

0 12.525 50 75 100 Feet

Aerial Map

N W E S

PROJECT INFORMATION

PROJECT ADDRESS: 105 S. ROOSEVELT AVE.
OXNARD, CA. 93033
OWNER: ROGER GARCIA

APPLICABLE CODES:

- CURRENT CITY OF OXNARD BUILDING CODE
- CURRENT CALIFORNIA BUILDING CODE (CBC)
- CURRENT CALIFORNIA RESIDENTIAL CODE (CRC)
- CURRENT CALIFORNIA PLUMBING CODE (CPC)
- CURRENT CALIFORNIA MECHANICAL CODE (CMC)
- CURRENT CALIFORNIA ELECTRICAL CODE (CEC)
- CURRENT CALIFORNIA ENERGY CODE (CEC)

DRAWING LIST:

ARCHITECTURAL:

A - 1	SITE PLAN
A - 2	FIRST FLOOR PLAN AND SECOND FLOOR PLAN
A - 3	PROPOSED ROOF PLAN
A - 4	EXTERIOR ELEVATIONS (1)
A - 5	EXTERIOR ELEVATIONS (2)
A - 6	EXISTING AND DEMOLITION FLOOR PLAN
AD - 1	ARCHITECTURAL NOTES
AD - 2	ARCHITECTURAL DETAILS
G - 1	CAL GREEN BUILDING (SHEET 1)
G - 2	CAL GREEN BUILDING (SHEET 2)
E - 1	FIRST AND SECOND FLOOR LIGHTNING PLAN
T - 24	TITLE 24

STRUCTURAL:

S - 1	CONSTRUCTION SPECIFICATIONS
S - 2	FOUNDATION, 2ND FLOOR FRAMING
S - 3	ROOF FRAMING, CROSS SECTION A
S - 4	FOUNDATION DETAILS
S - 5	FRAMING DETAILS

VICINITY PLAN

NO SCALE

PLAN NORTH

LEGEND

EXISTING (E)

NEW (N)

LANDSCAPING

CONCRETE

DIRECTION OF STORMWATER

SITE DRAINAGE SLOPE:

2% AT SOIL OR LANDSCAPED AREAS

1% AT CONCRETE OR PAVED SURFACES

SCOPE OF WORK:

(N) TWO-STORY SECOND UNIT WITH ATTACHED 2-CAR GARAGE AND NEW ADDITIONAL 2-CAR GARAGE ATTACHED TO (E) HOUSE

AREAS:	HABITABLE:	NON-HABITABLE:
(N) 1ST FLOOR	660 SF	440 SF
(N) 2ND FLOOR	1100 SF	
(N) ADDITIONAL GARAGE		400 SF
(E) SFD	1058 SF	312 SF
TOTAL	2818 SF	1152 SF

RESIDENTIAL FLOOR AREA (RFA)

LOT = 8,398 SF

TOTAL HABITABLE AREAS = 2,818 SF

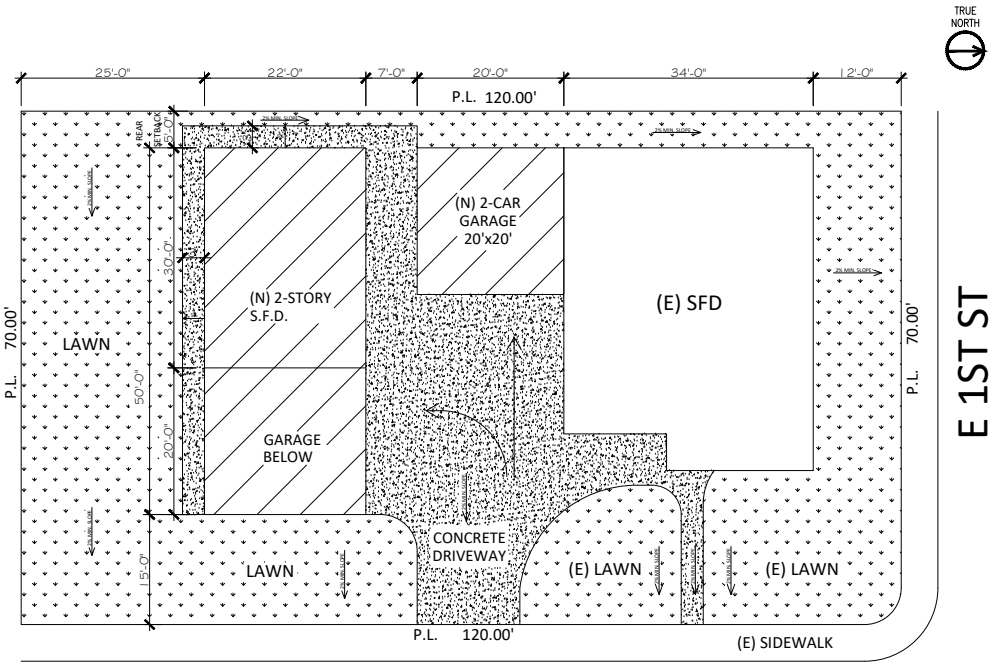
RFA = 2,818 SF / 8,398 SF = **34%**

LOT COVERAGE

LOT = 8,398 SF

FOOTPRINTS = 1370 SF + 1100 SF + 400 SF = 2,870 SF

PROPOSED LOT COVERAGE = 2,870 SF / 8,398 SF = **35%**



105 S. ROOSEVELT AVE.

SITE PLAN

8' 0 8' 16' 24' 1/8" = 1'-0"

PLAN NORTH

(E) HOUSE

Facts and Features

Type: Single Family
Year Built: 1958
Heating: Wall
Cooling: No Data
Parking: 1 space
Lot: 8,398 sqft

INTERIOR FEATURES

Bedrooms
Beds: 3

Heating and Cooling
Heating: Wall
Heating: Gas

Flooring
Floor size: 1,370 sqft
Flooring: Carpet, Linoleum / Vinyl, Tile

Other Interior Features
Room count: 5
Storage

SPACES AND AMENITIES

Size
Unit count: 0

Amenities
Security System

CONSTRUCTION

Type and Style
Structure type: Other
Single Family

Materials
Roof type: Asphalt
Exterior material: Stucco, Wood

Dates
Built in 1958

Other Construction Features
Stories: 1

EXTERIOR FEATURES

Patio
Porch

Yard
Lawn
Fenced Yard

View Type
View: Water

Lot
Lot: 8,398 sqft
Lot width: 120 ft
Lot depth: 70 ft

Other Exterior Features
Parcel #: 2010125010

PARKING

Parking:
On street, 1 space, 312 sqft garage

RV Parking

UTILITIES

Sprinkler System

Green Energy
Great solar potential
Sun Number™: 84.86

OTHER

Last sold: Oct 2014 for $300,000

ACTIVITY ON ZILLOW

0 shoppers saved this home
County website See Data Sources

REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER
MIGUEL A. LOAYZA
No. C 26290
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

CCD ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ADDRESS:
105 S. ROOSEVELT AVE.
OXNARD, CA. 93033

DRAWN	J. MANZANILLO
CHECKED	M. LOAYZA
DATE	1/21/2020
SCALE	AS NOTED
JOB NO.	–
SHEET	A–1
– OF – SHEETS	

LEGEND AND NOTES

NEW (N) WALL (2X4 @16" O.C. WITH $\frac{1}{2}$" DRYWALL (MIN) INSIDE AND 7/8" STUCCO OUTSIDE TO MATCH EXISTING.

5 MIN. AIR CHANGE FAN EXHAUST SYSTEM WITH 50CFM HUMIDSTAT OPENABLE FROM LIGHT SWITCH. NEW INSTALLED BATHROOM EXHAUST FAN SHALL BE ENERGY STAR HUMIDSTAT CONTROLLED OF THE BUILDING. (9.506.1) COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE.

SD HARD-WIRED SMOKE DETECTORS WITH A BATTERYBACKUP ARE REQUIRED IN ALL SLEEPING ROOMS AND HALLWAYS. DETECTORS ARE ALSO REQUIRED ON THE 2ND FLOOR CEILING IN CLOSE PROXIMITY TO THE STAIRWAY.

CMD CARBON MONOXIDE DETECTOR

1 12" SQ. TUB ACCESS

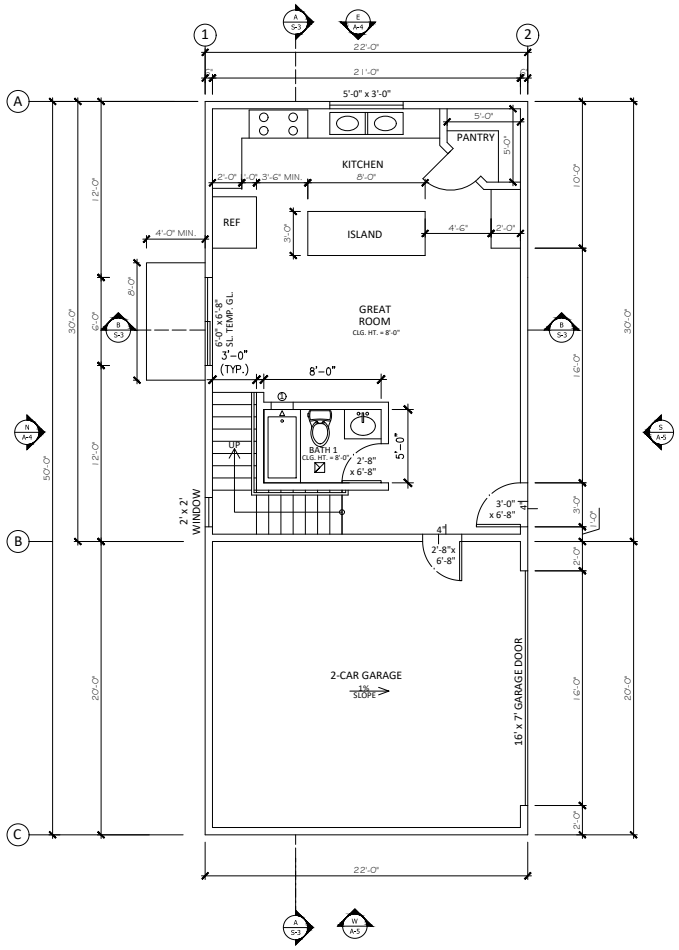
2 MEDICINE CABINET

ALL WINDOWS AND SLIDING DOOR TO BE VYNIL WITH LOW E AND THERMAL EFFICIENCY. PER LA CITY GREEN BUILDING CODE REQUIREMENTS.

FOR ARCHITECTURAL DETAILS AND NOTES, SEE DRAWING AD-1

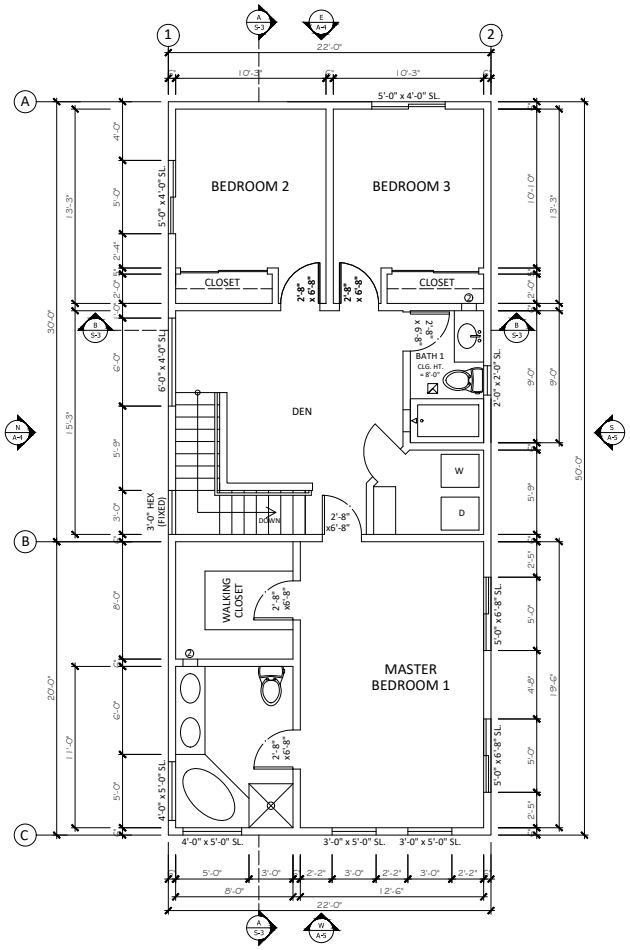
EACH NEW APPLIANCE PROVIDED AND INSTALLED SHALL MEET ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.

THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAX. FLOW RATES IN TABLE 9.303.2.



FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY

CCD ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ADDRESS:
105 S. ROOSEVELT AVE.
OXNARD, CA. 93033

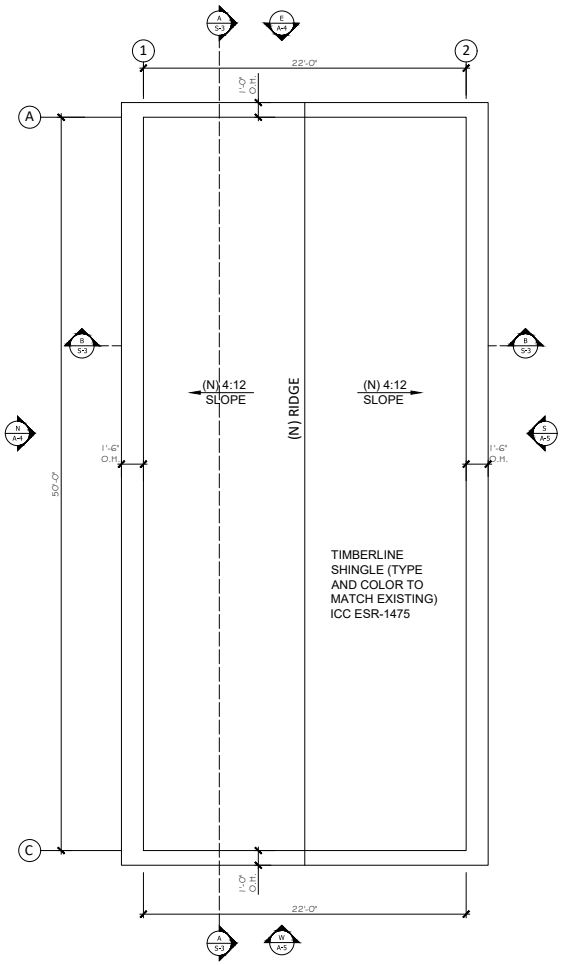
DRAWN	J. MANZANILLO
CHECKED	M. LOAYZA
DATE	11/13/2019
SCALE	AS NOTED
JOB NO.	–
SHEET	A–2
– OF – SHEETS	

LEGEND & NOTES

1 12"X24" HALF ROUND ROOF VENT

COOL ROOF SPECS.

CRRC PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
					INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR	
1052-0001	Custom Laminating Corporation	**Custom Laminating Corporation** CLC Cool Roof CLC-9000 | **Custom Laminating Corporation** CLC-5273 | **Custom Laminating Corporation** CLC-9400 | **Custom Laminating Corporation** CLC-9500	Asphaltic Membrane	Bright White	0.86	0.77	0.82	0.86	107	95	+



ROOF PLAN

4' 0 4' 8' 1/4" = 1'-0"

REVISIONS	BY

CCD ENGINEERING & DESIGN

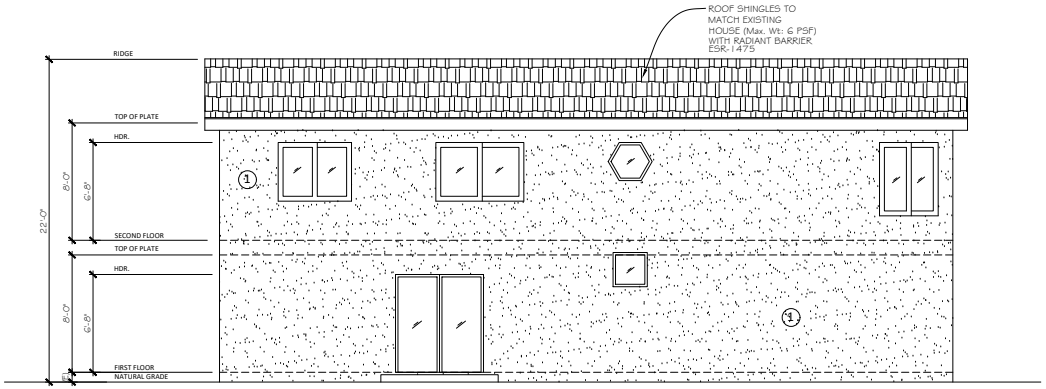
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ADDRESS:
105 S. ROOSEVELT AVE.
OXNARD, CA. 93033

DRAWN	A. LAZALDE
CHECKED	M. LOAYZA
DATE	11/13/2019
SCALE	AS NOTED
JOB NO.	–
SHEET	A–3
– OF – SHEETS	

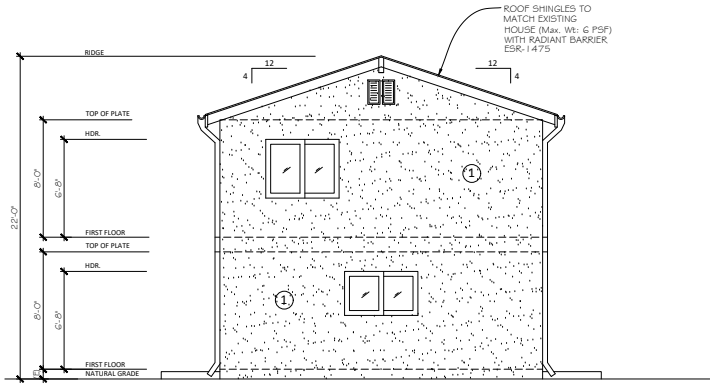
NOTES:

① STUCCO TO MATCH EXISTING



WEST ELEVATION

4' 0 4' 8' 1/4" = 1'-0"



NORTH ELEVATION

4' 0 4' 8' 1/4" = 1'-0"

REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER
MIGUEL A. LOAYZA
No. C 39299
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

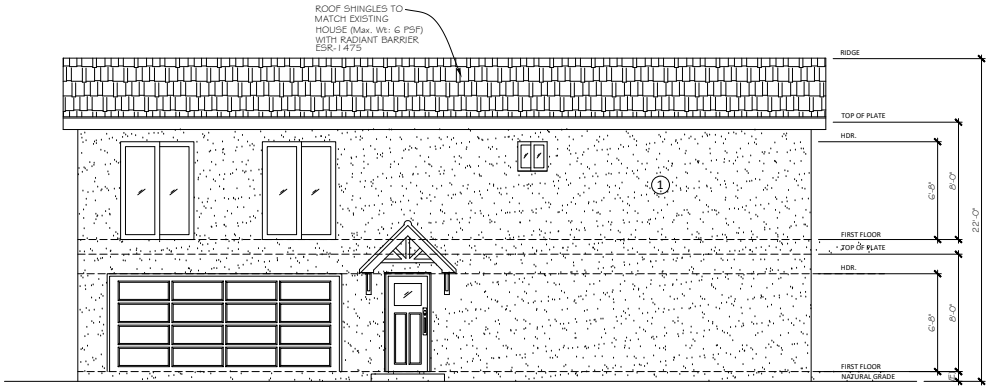
CCD
ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ADDRESS:
105 S. ROOSEVELT AVE.
OXNARD, CA. 93033

DRAWN	J. MANZANILLO
CHECKED	M. LOAYZA
DATE	9/25/2019
SCALE	AS NOTED
JOB NO.	–
SHEET	A–4
– OF – SHEETS	

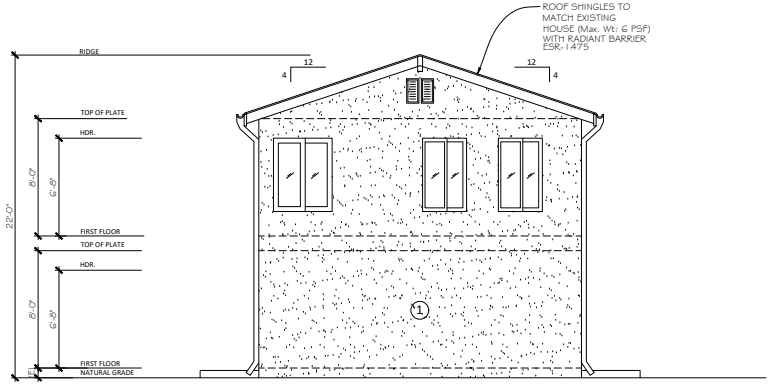
NOTES:

① STUCCO TO MATCH EXISTING



EAST ELEVATION

4' 0 4' 8' 1/4" = 1'-0"



SOUTH ELEVATION

4' 0 4' 8' 1/4" = 1'-0"

REVISIONS	BY

CCD
ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

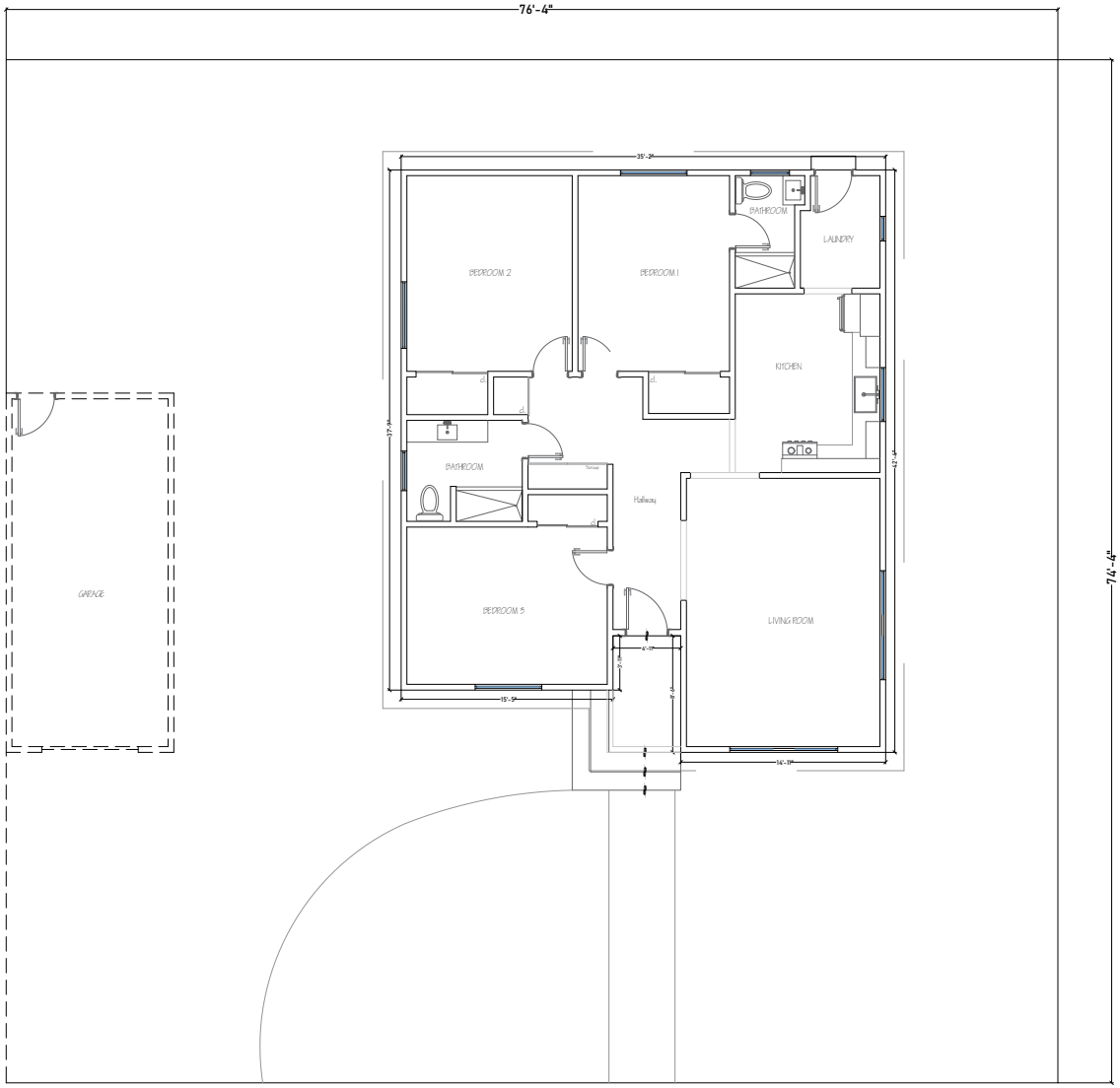
ADDRESS:
105 S. ROOSEVELT AVE.
OXNARD, CA. 93033

DRAWN	J. MANZANILLO
CHECKED	M. LOAYZA
DATE	9/25/2019
SCALE	AS NOTED
JOB NO.	–
SHEET	A–5
– OF – SHEETS	

LEGEND

EXISTING WALL

WALL TO BE DEMO



EXISTING AND DEMOLITION FLOOR PLAN - (MAIN HOUSE)

4' 0 4' 8' 1/4" = 1'-0"

REVISIONS	DATE

REGISTERED PROFESSIONAL ENGINEER MANUEL A. LOAYZA No. C 56590 Exp. 3/31/20 Civil STATE OF CALIFORNIA

CCD
ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ADDRESS
105 S. ROOSEVELT AVE.
OXNARD, CA 93033

DRAWN
J. MANZANILLO
CHECKED
M. LOAYZA
DATE
1/31/2020
SCALE
AS NOTED
JOB NO.
–
SHEET
A–6
– OF – SHEETS

ARCHITECTURAL NOTES

GENERAL NOTES:

1. LOCATION(S) OF HARD-WIRED A SMOKE ALARM WITH BATTERY BACK UP IN EACH SLEEPING ROOM AND AT POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA: A SMOKE ALARM SHALL BE LOCATED IN CLOSE PROXIMITY TO THE STAIRWAY WHEN SLEEPING ROOMS ARE ON THE UPPER LEVEL. WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAY AND NEAR TO THE HIGH POINT OF THE ADJOINING ROOM. (BATTERY OPERATED SMOKE ALARM PERMITTED IN EXISTING CONSTRUCTION ONLY).
2. ALL WINDOWS WHICH ARE WITHIN 18" ABOVE OF THE GROUND, SHALL BE TEMPERED GLASS. ALSO GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED
A- INGRESS AND EGRESS DOORS
B- PANELS IN SLIDING OR SWINGING DOORS
C- DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5 FEET OF STANDING SURFACE)
D- IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5FEET OF STANDING SURFACE
E- IN WALL ENCLOSING STAIRWAY LANDING
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
4. OPENINGS INTO ATTICS, UNDER-FLOOR OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQ. INCHES EACH. SUCH OPENINGS SHALL BE COVERED WITH CORROSIO-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH
5. WALL COVERING OF SHOWER OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 6' STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1.025 SQ. INCH OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.
6. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE
7. NEW REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER ⅓ OF THE TANK AND ONE IN THE LOWER ⅓ OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS
8. A.B.S. AND P.V.C. D.W.V. PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NO EXCEEDING TWO STORIES IN HEIGHT.
9. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE
10. ALL NEW LIGHT FIXTURES SHALL COMPLY WITH 2005 TITLE-24 ENERGY STANDARDS
11. EXTERIOR BALCONIES, EXTERIOR STAIRS, EAVES, TRELLISES, AND OTHER SIMILAR STRUCTURES ATTACHED TO A HABITABLE BUILDING SHALL BE OF ONE-HOUR FIRE-RESSITIVE CONSTRUCTION, HEAVY TIMBER CONSTRUCTION CONFORMING TO THE REQUIREMENTS OF SECTION 605.6 OR NONCOMBUSTIBLE CONSTRUCTION
12. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP.
THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES
13. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREA
14. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
15. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
16. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
17. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY
18. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
19. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1, CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
20. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
21. WATER HEATER MUST BE STRAPPED TO WALL - SEE DETAIL 5/AD-2
22. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHEN APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDS ONE THOUSAND DOLLARS
23. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE RQUIRED IN THE SPECIFIC DWLLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
24. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
25. A COPY OF THE EVALUATION REPORT AND/ OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
26. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY.
27. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROON & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTER BACK UP AND LOW BATTERY SIGNAL.
28. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.8)
29. THE NET FREE VENTILATING AREA OF ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT REDUCTION OF TOTAL THE AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AND NOT MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. A MINIMUM OF 1-INCH CLEARANCE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING.
29. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)
30. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPEMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AM) NO. 2977.
31. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
32. UNIT SKYLIGHTS SHALL BE LABELED BY AN APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING.

PLUMBING NOTES:

ALL NEW FIXTURES SHALL BE WATER CONSERVING. CPC 402.0

33. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)

A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING

E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)

34. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
35. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO CONVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.
36. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CRC SECTION 319.1
37. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET TH STANDARDS NOTED BELOW (CGBC 4.303):

a. Water Closet = 1.28 gallons per flush max

b. Showerheads = 2.0 gpm max (multiple showerheads in a single shower: combined flow is 2.0 gpm max)

c. Lavatory faucets = 1.5 gpm max

SECURITY REQUIREMENTS:

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)
2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or access structures. (6707)
3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. (6709.1) Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbet to the jamb. (6709.4)
4. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (6709.5, 6709.7)
5. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, M and S occupancies). (6709.2)
6. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
7. Wood panel type doors must have panels at least 9/16 inch thick with shaped portions of the panels not less than 1/4 inch thick, and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (6709.1 item 2)
8. Sliding glass doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removal of the moving panel from the track while in the closed position. (6710)
9. Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.1
10. Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)
11. Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
12.
13. Louvered windows shall be protected by metal bars or grilles with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. (6715.3)
14. Other openable windows shall be provided with substantial locking devices. In Group B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)
15. Sliding windows shall be provided with locking device in the upper channel of the moving panel to prohibit raising and removal of the moving panel in the closed or partially open position. (6715.1)
16. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2.
17. Any release for metal bars, grilles, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grilles, grates or similar devices that exceeds two inches in any dimension. (6715.4)
18. All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (6716)

EACH NEW APPLIANCE PROVIDED AND INSTALLED SHALL MEET ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.

THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAX. FLOW RATES IN TABLE 9.303.2.

1. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).
2. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTOIN R302. 11. ITEM 4 (R302.5.3).
3. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2 PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS (R302.4.1)
4. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIERD TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)
5. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
6. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)
7. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
8. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R609.4.

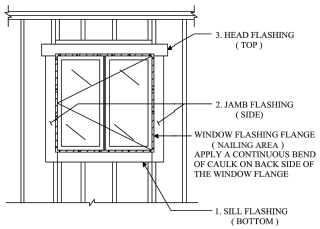
REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER
MIGUEL A. LOAYZA
No. C 26290
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

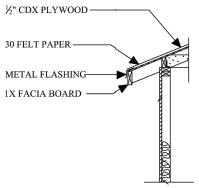
CCD
ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ARCHITECTURAL NOTES

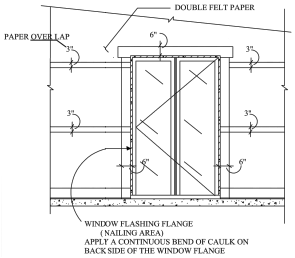
DRAWN
J. MANZANILLO
CHECKED
M. LOAYZA
DATE
—
SCALE
AS NOTED
JOB NO.
—
SHEET
AD-1
— OF — SHEETS



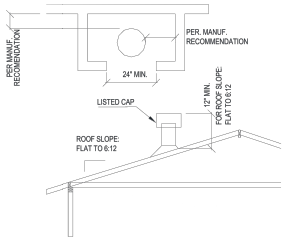
WINDOW FLASHING — SCALE N.T.S. — 1



OVERHANG FLASHING — SCALE N.T.S. — 2

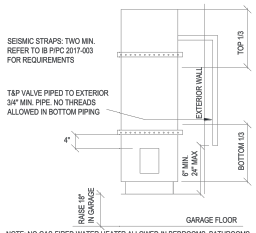


DOOR FLASHING — SCALE N.T.S. — 3



WATER HEATER VENT AND ACCESS REQUIREMENTS

WATER HEATER VENT & ACCESS REQUIREMENTS — SCALE N.T.S. — 4

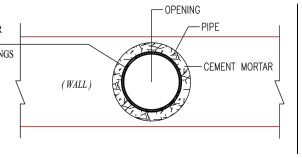


NOTE: NO GAS-FIRED WATER HEATER ALLOWED IN BEDROOMS, BATHROOMS, CLOTHES CLOSETS, OR ANY SPACE OPENING INTO A BEDROOM OR BATHROOM.

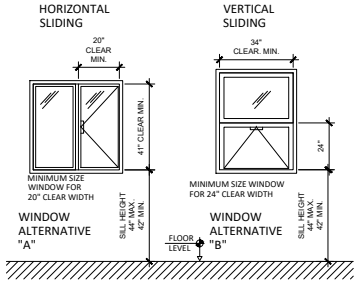
WATER HEATERS

WATER HEATER DETAIL — SCALE N.T.S. — 5

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES.



PIPE SLEEVE DETAIL — SCALE N.T.S. — 6



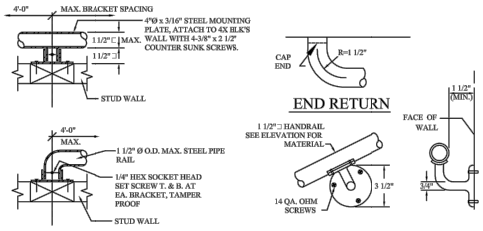
NOTES:
1. MINIMUM SIZE OF RESCUE OR SCAPE WINDOW FROM SLEEPING ROOM L.A. BUILDING CODE 91.0310.4.3 BEDROOM'S WINDOWS, SHALL HAVE A MINIMUM OPENING OF 5.7 SQ. FT. MINIMUM NET HEIGHT OF 24 INCHES AND MINIMUM NET WIDTH OF 20 INCHES
2. FINISHED SILL HEIGHT SHALL NOT BE MORE THAT 44 INCHES ABOVE THE FLOOR.
3. THE SIZE OF EXISTING WINDOW BEING REPLACED IN SLEEPING ROOM SHALL NOT BE REDUCED.
4. RESCUE OR SCAPE WINDOW IN NOT REQUIRED WHEN IF THERE IS A DOOR EXITING DIRECTLY FROM THE BEDROOM TO THE OUTSIDE OF THE BUILDING

WINDOWS BELOW 18" OF THE GROUND SHALL BE TEMPERED GLASS
ALSO GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED
A- INGRESS AND EGRESS DOORS
B- PANELS IN SLIDING OR SWINGING DOORS
C- DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENT WITHIN 5 FEET OF STANDING SURFACE)
D- IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5 FEET OF STANDING SURFACE
E- IN WALL ENCLOSING STAIRWAY LANDING

EGRESS WINDOW DETAIL — SCALE N.T.S. — 7

NOTES:

1. FOR NON-CIRCULAR HANDGRIP SHALL HAVE A PERIMETER GREATER THAN 6 1/4" AND SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE.THE FINGER RECESS SHALL BIGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 1 3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4" AND NOT MORE THAN 2 3/4". EDGE SHALL HAVE A RADIUS OF NOT LESS THAN 0.01". CRC. SECTION R311.7.8.3
2. SAND SMOOTH ALL JOINTS AND EDGES.
3. PAINT HANDRAIL WITH TWO COATS OF GLOSS OIL ENAMEL. VERIFY PAINT COLOR WITH OWNER.



HANDGRIP DETAIL — SCALE N.T.S. — 8

REVISIONS	BY

CCD
ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ARCHITECTURAL DETAILS

DRAWN: J. MANZANILLO
CHECKED: M. LOAYZA
DATE: –
SCALE: AS NOTED
JOB NO.: –
SHEET: AD-2
– OF – SHEETS

INSPECTOR DIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code, Article 625.*

Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no commercial power supply.
2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than $400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code.*

Notes:

1. The California Department of Transportation adopts and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/hq/traffiletops/policy/13-01.pdf
2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses. Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	2.0 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this [*California Green Building Standards*] code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O/g ROG)
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indication they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, *of California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. LOAYZA
No. C 28290
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

CCD
ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

CAL GREEN BUILDING PLAN

SHEET 1 OF 2

DRAWN	J. MANZANILLO
CHECKED	M. LOAYZA
DATE	8/15/2019
SCALE	AS NOTED
JOB NO.	–
SHEET	G–1
– OF – SHEETS	

INSPECTOR SIGNOFF

TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**CURRENT VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2] GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[3]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

INSPECTOR SIGNOFF

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1] MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

INSPECTOR SIGNOFF

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

INSPECTOR SIGNOFF

REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER MIGUEL A. LOAYZA No. C 26290 Exp. 3/31/20 CIVIL STATE OF CALIFORNIA

CCD ENGINEERING & DESIGN

20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

CAL GREEN BUILDING PLAN
SHEET 2 OF 2

DRAWN	J. MANZANILLO
CHECKED	M. LOAYZA
DATE	8/15/2019
SCALE	AS NOTED
JOB NO.	–
SHEET	G–2
– OF – SHEETS	

LIGHTING SCHEDULE

1 INTERIOR RECESSED CEILING LED DOWNLIGHT

2 INTERIOR RECESSED CEILING LED TURNABLE DOWNLIGHT

3 LED UNDERCOUNTER LIGHT

4 LED SURFACE MOUNT CLOSET LIGHT

5 SURFACE MOUNT 4' LED UTILITY LIGHT

6 LED WALL SCONCE LIGHT

7 PANASONIC WHISPERCEILING® FAN & LIGHT

ELECTRICAL NOTES

1 ALL ELECTRICAL OUTLET BOXES TO BE METAL ONLY

2 ALL MOUNTING BRACKETS TO BE METAL ONLY

3 ALL SWITCHES AND OUTLETS TO BE LEVITON

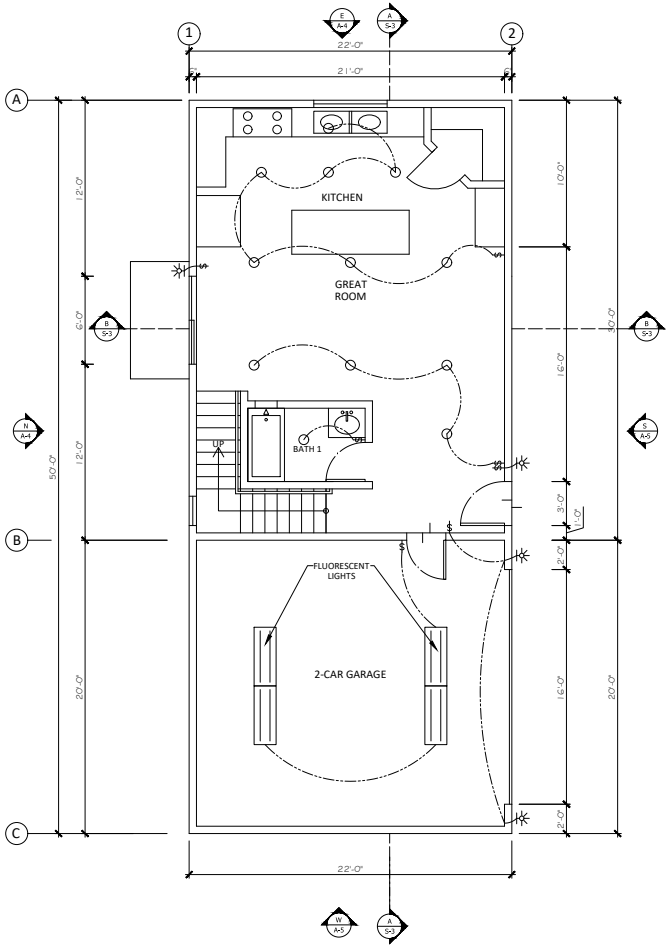
4 ALL EXTERIOR LIGHTING TO BE .....

5 DOORBELL
- A CAT6 AND BELL WIRE TO MIDDLE YARD GATEPOST
- B CAT6 AND BELL TO LOMA DOOR
- C DOORBELL CHIME & LOW VOLTAGE BOX ABOVE BEDROOM DOOR
- D CONFIRM TRANSFORMER LOCATION WITH OWNER

6 ETHERNET

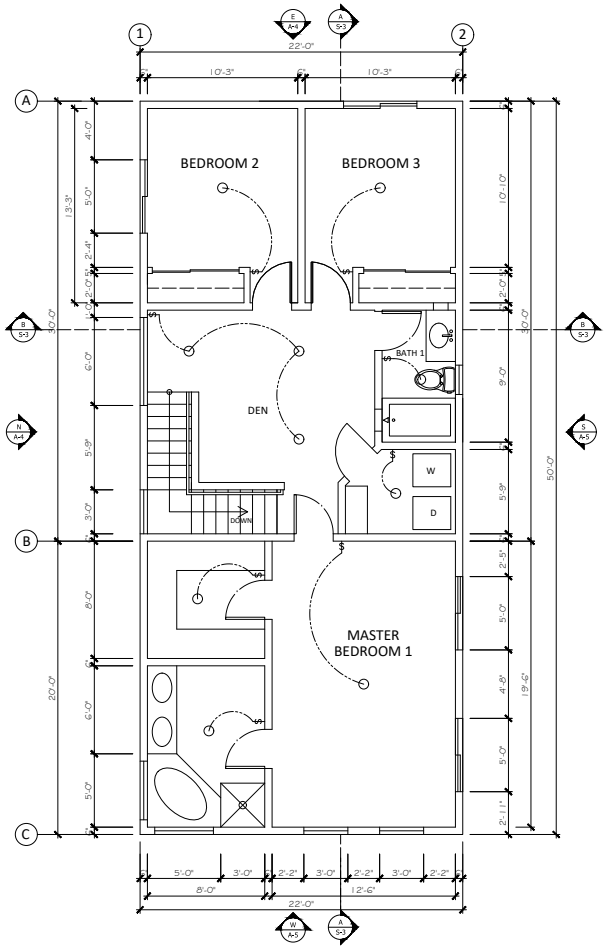
- A LEVITON STRUCTURED MEDIA ENCLOSURES IN BEDROOM CLOSET
  - (1) VERIFY LOCATION WITH OWNER
  - (2) INCLUDE LEVITON CAT6 PATCH PANEL
  - (3) HOME RUN ALL COAX AND CAT6 CABLE
- B DOUBLE CAT6 OUTLETS
  - (1) 1- ABOVE BEDROOM DOOR FOR DOORBELL
  - (2) 2- BEDROOM 2
  - (3) 1- GARAGE
  - (4) 3- 2DN FLOOR LIVING AREA
  - (5) 2- DOORBELL BUTTON LOCATIONS AS NOTED
- C DOUBLE COAX OUTLETS
  - (1) SEPARATE FRO CAT6 BOXES
  - (2) 2- BEDROOM 2
  - (3) 3- 2ND FLOOR LIVING AREA
  - (4) 1- GARAGE

7 GARAGE DOOR WIRING LOCATION TBD



FIRST FLOOR LIGHTNING PLAN

4' 0 4' 8' 1/4" = 1'-0"



SECOND FLOOR LIGHTNING PLAN

4' 0 4' 8' 1/4" = 1'-0"

REVISIONS	BY

CCD
ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ADDRESS:
105 S. ROOSEVELT AVE.
OXNARD, CA. 93033

DRAWN	J. MANZANILLO
CHECKED	M. LOAYZA
DATE	9/27/2019
SCALE	AS NOTED
JOB NO.	–
SHEET	E–1
– OF – SHEETS	

GENERAL INFORMATION					
01	Project Name	Assessory Dwelling Unit			
02	Calculation Description	Title 24 Analysis			
03	Project Location	105 S. ROOSEVELT AVE			
04	City	OXNARD	05	Standards Version	Compliance 2017
06	Zip Code	93033	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ6	09	Software Version	EnergyPro 7.2
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	90
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft^2)	1760	15	Number of Zones	2
16	Slab Area (ft^2)	660	17	Number of Stories	3
18	Addition Cond. Floor Area(ft^2)	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft^2)	n/a	21	Glazing Percentage (%)	16.1%

COMPLIANCE RESULTS	
01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	8.51	8.33	0.18	2.1%
Space Cooling	5.19	6.08	-0.89	-17.1%
IAQ Ventilation	1.25	1.25	0.00	0.0%
Water Heating	9.86	8.51	1.35	13.7%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	**24.81**	**24.17**	**0.64**	**2.6%**

ENERGY DESIGN RATING

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to"zero out" its TDV energy. Because EDR includes consideration of components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).
As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for Information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen

EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR
52.9	52.5	0.0	52.5

- ☐ **Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.**
- ☐ **Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.**
- ☐ **Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ6 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and QII must be verified.**

Notes:
- **Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules**

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- **Ceiling has high level of insulation**
- **Insulation above roof deck**

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
- **IAQ mechanical ventilation**

Cooling System Verifications:
- **-- None --**

HVAC Distribution System Verifications:
- **-- None --**

Domestic Hot Water System Verifications:
- **-- None --**

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Assessory Dwelling Unit	1760	1	3	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
up 3 bed 1100	Conditioned	hvac1	1100	10	DHW Sys 1	n/a
dn 0 bed 660	Conditioned	hvac2	660	9	DHW Sys 1	n/a

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window & Door Area (ft^2)	Tilt (deg)
front Wall	up 3 bed 1100	R-15 Wall	90	Front	145	70	90
back Wall	up 3 bed 1100	R-15 Wall	270	Back	145	84	90
left Wall	up 3 bed 1100	R-15 Wall	180	Left	200	50	90
right Wall	up 3 bed 1100	R-15 Wall	0	Right	200	20	90
Roof	up 3 bed 1100	Roof Attic	n/a	n/a	1100	n/a	n/a
Raised Floor	up 3 bed 1100	floor 19	n/a	n/a	440	n/a	n/a
Interior Surface	up 3 bed 1100>>dn 0 bed 660	Floor 0	n/a	n/a	330	n/a	n/a
front Wall 2	dn 0 bed 660	R-15 Wall	90	Front	145	20	90
back Wall 2	dn 0 bed 660	R-15 Wall	270	Back	145	44	90
left Wall 2	dn 0 bed 660	R-15 Wall	180	Left	200	20	90
right Wall 2	dn 0 bed 660	R-15 Wall	0	Right	200	15	90

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic up 3 bed 1100	Attic Roofup 3 bed 1100	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft^2)	U-factor	SHGC	Exterior Shading
Window	Window	front Wall (Front-90)	----	----	1	70.0	0.30	0.30	Insect Screen (default)
Window 2	Window	back Wall (Back-270)	----	----	1	84.0	0.30	0.30	Insect Screen (default)
Window 3	Window	left Wall (Left-180)	----	----	1	50.0	0.30	0.30	Insect Screen (default)
Window 4	Window	right Wall (Right-0)	----	----	1	20.0	0.30	0.30	Insect Screen (default)
Window 5	Window	back Wall 2 (Back-270)	----	----	1	44.0	0.30	0.30	Insect Screen (default)
Window 6	Window	right Wall 2 (Right-0)	----	----	1	15.0	0.30	0.30	Insect Screen (default)

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door	front Wall 2	20.0	0.50
Door 2	left Wall 2	20.0	0.50

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
Attic Roofup 3 bed 1100	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.131	• *Cavity / Frame: no insul. / 2x4 Top Chrd* • *Roof Deck: Wood Siding/sheathing/decking* • *Above Deck Insulation: R6 Sheathing* • *Roofing: Light Roof (Asphalt Shingle)*
Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 38	0.025	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-9.1 / 2x4* • *Over Ceiling Joists: R-28.9 insul.*
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.095	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-15 / 2x4* • *Exterior Finish: Synthetic Stucco*
Floor 0	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.196	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: no insul. / 2x12* • *Ceiling Below Finish: Gypsum Board*
floor 19	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.052	• *Floor Surface: Carpeted* • *Floor Deck: Wood Siding/sheathing/decking* • *Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6*

SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab-on-Grade	dn 0 bed 660	660	104	None	0.8	No

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS					
01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	.0%

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.95 EF	<= 200 kBtu/hr	R-0/R-0	0	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS					
01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
hvac1	Heat Pump Heating and Cooling System	Heat Pump System 1	Heat Pump System 1	None	- none -
hvac2	Heat Pump Heating and Cooling System	Heat Pump System 2	Heat Pump System 2	None	- none -

HVAC - HEAT PUMPS										
01	02	03	04	05	06	07	08	09	10	11
	System	Number of	Heating			Cooling		Zonally	Compressor	HERS
Name	Type	Units	HSPF/COP	Cap 47	Cap 17	SEER	EER	Controlled	Type	Verification
Heat Pump System 1	RoomHeatPump	1	10.4	15000	12000	12	13	Not Zonal	Single Speed	Heat Pump System 1-hers-cool
Heat Pump System 2	RoomHeatPump	1	10.4	15000	12000	12	13	Not Zonal	Single Speed	Heat Pump System 2-hers-cool

HVAC COOLING - HERS VERIFICATION					
01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Heat Pump System 1-hers-cool	Not Required	n/a	Not Required	Not Required	Not Required
Heat Pump System 2-hers-cool	Not Required	n/a	Not Required	Not Required	Not Required

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	48	0.25	Default	0	Required

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Kevin Laughton	Documentation Author Signature: *Kevin Laughton*
Company: Tailored Energy Services	Signature Date: 2019-09-27 13:06:36
Address: 1640 West Longview Ave	CEA/HERS Certification Identification (If applicable):
City/State/Zip: Stockton, CA 95207	Phone: 888-310-0808

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Kevin Laughton	Responsible Designer Signature: *Kevin Laughton*
Company: Tailored Energy Services	Date Signed: 2019-09-27 13:07:10
Address: 1640 West Longview Ave	License: tba
City/State/Zip: Stockton, CA 95207	Phone: 888-310-0808

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

REVISIONS	BY

REGISTERED PROFESSIONAL ENGINEER
MIGUEL A. LOAYZA
No. C 26290
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

CCD ENGINEERING & DESIGN
20062 MERRIDY STREET
CHATSWORTH, CA 91311
(818) 207-2904
EMAIL: CCDsince1986@gmail.com

ADDRESS:
105 S. ROOSEVELT AVE.
OXNARD, CA. 93033

DRAWN	J. MANZANILLO
CHECKED	M. LOAYZA
DATE	9/30/2019
SCALE	AS NOTED
JOB NO.	–
SHEET	T-24

– OF – SHEETS

OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Name: Saqui Emery Duplex Planning and Zoning Permit No. 20-200-10 (Development Design Review Permit) a request to permit the construction of a 1,760 square-foot residential building with an attached two-car garage, demolition of an approximately 300 square-foot detached 1-car garage and construction of a new 420 square-foot 2-car garage to be attached to the existing residence on an 8,398 square-foot lot (APN: 201-0-125-010) located within the R-2 Multiple-Family Residential zoning district at 105 South Roosevelt Avenue.

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

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

Supporting Reasons: In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 1,760 square-foot residential duplex building designed to be consistent with the Residential Low Medium (RLM) general plan land use designation, as well as with the Multi-Family Residential (R-2) zoning district. The proposed development is located on a 8,398 square-foot site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. The Community Development Director has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and the Director hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)	Scott Kolwitz Planning and Environmental Services Manager

RESOLUTION NO. PZ 20-200-10

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-10 (DEVELOPMENT DESIGN REVIEW) TO CONSTRUCT A 1,760 SQUARE-FOOT RESIDENTIAL BUILDING WITH AN ATTACHED TWO-CAR GARAGE, DEMOLISH OF AN APPROXIMATELY 300 SQUARE-FOOT DETACHED 1-CAR GARAGE, AND CONSTRUCT A NEW 420-SQUARE FOOT 2-CAR GARAGE TO BE ATTACHED TO THE EXISTING RESIDENCE ON AN 8,398 SQUARE-FOOT LOT THAT IS CURRENTLY DEVELOPED WITH A 1,058 SQUARE-FOOT SINGLE-FAMILY DWELLING, APPROXIMATELY 300 SQUARE-FOOT DETACHED 1-CAR GARAGE WITHIN THE MULTIPLE FAMILY RESIDENTIAL (R-2) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY GR HAMMER CONSTRUCTION, DESIGNATED AGENT, ON BEHALF OF SAQUI EMERY, PROPERTY OWNER, 2443 JACARANDA DRIVE, OXNARD, CA 93036

WHEREAS, the Community Development Director of the City of Oxnard has conducted a duly notice public hearing and considered an application for Planning and Zoning Permit No. 20-200-10, filed by GR Hammer Construction, designated agent, on behalf of Saqui Emery, property owner, in accordance with Section 16-525 of the Oxnard City Code; and

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

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

The project site is located within the 2030 General Plan land use designation of Residential Low Medium (RLM) and within the Multiple-Family Residential (R-2) zoning district. The Project is surrounded by residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed 1,760 square-foot residential building with an attached 2-car garage and associated site improvements, including the demolition of an existing 1-car

garage and reconstruction of a 2-car garage for the existing 1,058 square-foot single-family residence, on a 8,398 square-foot site is consistent with the 2030 General Plan and the R-2 zoning district and is compatible with the physical scale and character of other residential buildings in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the R-2 zoning district for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

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

The proposed construction of a 1,760 square-foot with an attached 2-car garage and associated site improvements, including the demolition of an existing 1-car garage and reconstruction of a 2-car garage for the existing 1,058 square-foot single-family residence, on a 8,398 square-foot site will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be generally surrounded on all sides by residential development while it shares a common property line with an existing commercial development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

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

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

The project site is under-developed and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an

existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the proposed project is consistent with the following:

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

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

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

   The applicant is proposing to construct a 1,760 square-foot residential building with an attached two-car garage and demolish an existing 1-car garage and construct a 2-car garage for the existing 1,058 square-foot single-family residence, on an 8,398 square-foot lot that is currently developed with a 1,058 square-foot single-family dwelling and approximately 300 square-foot detached 1-car garage within the Multiple Family Residential (R-2) zone. The proposed two-story, multiple-family residential structures and associated improvements are allowed uses within the R-2 zone pursuant to section 16-41 of the City Code. The construction of the proposed two-story, multiple-family residential structure and associated improvements does not change the land use of the subject site. Additionally, the multiple-family residence has been designed to meet the required developments standards identified in the R-2 zone. Furthermore, the detached 1-car garage for the existing residence is legal, non-conforming, and the 1-car garage is to be demolished and replaced with a 2-car garage to cure the non-conforming status. 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 nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed use permit shall be granted if the approval body finds such 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.**

   The proposed land use of the project is of a two-story, multiple-family residential use with associated site improvements, which is an allowed use per the Residential Low Medium land use designation within the 2030 General Plan. The surrounding uses are generally characterized by residential uses, which are a combination of single-family and multiple-family residences. The project site shares a common property line with an existing commercial development. 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 the 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 proposed and conditioned, the project will meet the development standards of the R-2 zone (Multiple-Family) to ensure that development is adequately proportional to the size of the property. The size of the project site is 8,398 square feet. Pursuant to Oxnard City Code Section 16-43, the height permitted for a residence is two-stories, with a height not to exceed 25 feet. The two-story, multiple-family residence has been designed with a height of approximately 22 feet, which is below the maximum allowed height of 25 feet. Pursuant to City Code Section 16-48, each lot shall provide for interior space in an area to at least 30% of the lot area. The project has been designed to include 2,531 square-feet of interior yard space which is slightly above the 30% required interior yard space standard. The existing front property line setback is 12 feet at the shortest point, the west property line setback is 5 feet and the east side property line is setback 15 feet. The rear property line setback is 25 feet at the shortest point, which exceeds or meets the minimum setback requirements. To satisfy Section 16-622, the proposed multiple-family residence includes an attached two-car garage for the new unit as well as proposes a new 2-car garage for the existing dwelling to cure the legal non-conforming parking status. To satisfy Section 16-308, the project has been conditioned for the fence in the front yard to not exceed 3.5 feet tall and to be 50% or more open. For the project to be consistent with the City's adopted Landscape Standards, the project has been conditioned to include at least one 24" box size (minimum) tree within the front yard. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the yards, parking, landscaping, and other City standards; therefore, the proposed project meets this Finding.

4. **The site that is subject to the use permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

   The project will be accessed from an existing street, South Roosevelt Avenue, through an existing driveway. The project provides two attached two-car garages, accessed from South Roosevelt Avenue. As a result, 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 that is subject to the use permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

   The Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water mains found within the existing street (front of the property). Sewer connections serving the proposed parcel will be provided by an existing line located on South Roosevelt Avenue (side of the property). 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.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a multiple-family residence) will not have a significant impact on the environment and is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-Fill Development) of the State CEQA Guidelines. The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit 20-200-10 (Development Design Review Permit), subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 20-200-10 (DDR), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

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

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

GENERAL PROJECT CONDITIONS

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

2. This permit is granted for the plans dated April 21, 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"). A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any

proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, *G-6*)

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

8. 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*)

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. (PL/B, *G-9*)

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

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

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

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

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

LANDSCAPE STANDARD CONDITIONS

15. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

16. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

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

18. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

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

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

21. 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)

22. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

23. Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements prior to the issuance of building permits. (PL/PK)

24. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)

25. The applicant shall include at least one 24" box size (minimum) tree within the front yard.

PLANNING DIVISION STANDARD CONDITIONS

26. 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)

27. 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*)

28. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)

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

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

31. 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*)

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

33. 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*)

34. Due to water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, PL-15)

35. 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).

36. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

37. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

38. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)

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

40. 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*)

PLANNING DIVISION SPECIAL CONDITIONS

41. 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.

42. Fencing along the front yard shall meet the height restrictions set forth in Section 16-308 of the Oxnard Municipal Code. Specifically, the fence along the front yard shall not exceed 42 inches in height and is to be 50 percent or more open.

43. The final landscape plan is conditioned to be reviewed and approved by the City's Landscape Architect prior to the issuance of a building permit.

DEVELOPMENT SERVICES DEPARTMENT SPECIAL CONDITIONS

44. Developer shall construct a new modified driveway curb cut for the proposed South Roosevelt Avenue driveway that provides an ADA compliant pedestrian path along the public right-of-way. The final design is subject to approval of the Development Services

Manager. (DS)

45. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the City Inspector. (DS)

46. Developer shall construct a level concrete pad for storage of three refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)

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

48. Uncovered and unenclosed porches, platforms or landing places which do not extend above the level of the first floor of the building may extend into any required front, side or rear yard not more than six feet; provided, however, that an openwork railing, not more than 42 inches in height may be installed or constructed on any such porch, platform or landing place.

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this April 21st, 2021

_____	_____
Date	Vyto Adomaitis Community Development Director