COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Vyto Adomaitis, Community Development Director

FROM: Joe E. Pearson II, Senior Planner

DATE: May 12, 2021

SUBJECT: **Project Name: Urban Lofts Project**; Planning and Zoning Permit Nos. 20-200-15 (Major Downtown Design Review Permit) to allow for the construction of a 5-story, 20-unit mixed use apartment building with 357 square-feet of commercial space, located at 136 South B Street (APN: 202-0-054-090).

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 the Resolution approving Planning and Zoning Permit Nos. 20-200-15 (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 20,061 square foot 5-story mixed use apartment building with 20 residential units, 10 parking spaces, 357 square-feet of commercial space, and 510 square-feet of open space on a 0.16-acre project site. Proposed development includes commercial space, and parking for the residences on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with four 1-bedroom units and sixteen 2-bedroom units. All of the units open to the south side of the building. On the second floor, a 510 square foot roof deck over the first floor is provided as common spaces for the residents. This common will contain seating areas and planters. Additionally, each unit will have a small balcony for private use. The project will also include two affordable units in compliance with the City of Oxnard inclusionary ordinance. The Project includes the demolition of the existing 1,500 square foot vacant building.

   The Project is located at 136 South B 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 Dylan Chappell, of Chappell Architecture ("**Agent**") 175 South Ventura Avenue, Suite 104A, Ventura, CA 93001 on behalf of Justin Egerer, of Sandpiper Property Management ("**Owner**"), 1811 State Street, Santa Barbara, CA. 93101.

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

3) **Existing & Surrounding Land Uses:** The Project site is currently developed with a vacant drive through building. The Project site is located north of the southwest corner of West 2nd Street and South B Street. The following table describes the General Plan Land Use Designations, Zoning designations, and existing land uses of the Project site and adjacent properties:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant Building
North	Downtown (DT)	Downtown General (DT-G)	Residential Duplex
South	Downtown (DT)	Downtown General (DT-G)	Vacant Building (Approved for development of 5 story Residential and Shelter Project PZ Nos. 20-200-13; 20-310-08; 20-500-03; and 20-535-04)
East	Downtown (DT)	Downtown General (DT-G)	Office Building
West	Downtown (DT)	Downtown General (DT-G)	Residential Duplex

4) **Background Information:**

a) In December of 1969, building permits (Permit No. 20080) were granted for the construction of the existing motor bank building, which at the time was occupied by Commercial Farmer Bank. The site remained in this configuration, but the building is currently vacant.

b) On July 30, 2019, the City Council adopted Ordinance No. 2963, which amended the Oxnard City Code Chapter 16, Division 10 and instituted a new "Downtown Code," and associated Zone Changes. The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. 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 commercial space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The proposed development is located on a 0.16-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 is currently developed and has no value as habitat for endangered, rare or threatened species. Additionally, as noted above, the build out of the Downtown area was evaluated in Addendum No. 5 to the 2030 General Plan Environmental Impact Report (EIR) (Attachment C). The build-out of the Downtown area was assumed to be 2,284 residential units and 3,025,370 square-feet of commercial space. Addendum No. 5 determined that the build-out of the Downtown area under the Downtown code would not result in any additional impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR. As this Project is consistent with the Downtown Code and is within the assumed buildout as analyzed, 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 D) 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 / non-residential building includes space on the ground floor which could be used for permitted commercial or office uses (consistent with the Downtown Code "Allowed Uses" Table 16-148, but is casually referred to as "commercial" for the remainder of this report) 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 City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and	Project is a mixed use in-fill development that will revitalize the Downtown area.

		objectives.	
CD-19.5	**I**	**Attract Downtown Investment** Encourage investors to purchase downtown property and help property owners lease space.	Project includes 20 residential units and 357 sq ft of commercial 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 commercial space that can be used for new startup businesses.
ICS-8.1	**I**	**Improved Bicycle and Pedestrian Safety** Promote safety by minimizing conflicts between automobiles, bicycles, and pedestrians with special attention to lighting resources on	Project includes improvements to the adjacent alleyway. The project will also provide sidewalk improvements and the

ICS-8.5		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.	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 landscaping 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 E.

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 20 residential units and 357 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	1,059 Units[1]
Non-Residential	1,150,805 Gross Square-Feet[2]

d) ***Site Design:*** The proposed mixed use apartment / commercial building is designed as a podium building. The ground floor has a single commercial space on the front (facing South B Street) and the entry for the apartment building. The ground floor includes a parking area behind the commercial and lobby spaces which are completely screened from the street frontage. The top four floors include residential units. The entry to each unit faces the south side of the building. The southside of the second floor includes an outdoor common area with seating areas that are available for the enjoyment of all the residents. In addition, each unit has a private patio/balcony. The upper floors are centered on the ground floor to allow for light and ventilation for each of the units and to respect the required setbacks (Attachment B).

e) ***Circulation and Parking:*** The proposed apartment building includes frontage on, and pedestrian access from, South B Street. The rear of the building faces an alleyway. Vehicular access to the parking garage is provided from the alleyway, consistent with the Downtown Code. The ground floor vehicle access includes one two way vehicle drive aisle which allows access to a total of 10 vehicle parking spaces (9 standard spaces and 1 ADA accessible spaces), 5 of the spaces are provided via a rotating car lift. The rotating car lift will allow access to each vehicle independently without needing access to the keys of other vehicles in the car lift. As each vehicle in the car lift can be accessed independently of other vehicles, the parking spaces in the rotating car lift are not

[1] 2,284 units (Build-out) less: Existing 1,094 units; Proposed 20 units (PZ 20-200-15); Approved 111 units; and Constructed 0 units.
[2] 3,025,370 square feet (Build-out) less: Existing 1,853,600; Proposed 357 square feet (PZ 20-200-15); Approved 20,608 square feet; and Constructed 0 square feet.

considered to be tandem parking spaces. In the case of a power outage, a backup battery system would be utilized to move vehicles. 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 10 spaces that count toward the 21 required parking spaces (20 residential and 1 commercial). No commercial spaces are being provided on site, so the project will be conditioned to pay a in-lieu fee for 100% of the commercial spaces. The proposed project is subject to a condition of approval that requires a Parking Management Plan to designate residential and provide for the allocation of the residential spaces to residents. (Attachment F).

f) ***Building Design:*** The proposed project includes the construction of a 5-story mixed use apartment / commercial building that has frontage on South B 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 entry to the upper floors, commercial space, and parking while the top four floors are designed for residential units. The ground floor is designed with commercial space along the front (facing South B Street). The parking area for residential units is located on the ground floor behind the commercial space.

The commercial spaces are designed with shopfront frontages. The shopfronts feature full length windows. The first floor features a stone facade and the top four floors have a combination of a wood, metal and, 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 "URBAN LOFTS" vertically integrated into front elevation on the western facades. The features help to break up the massing of the front elevation and provide additional visual interest. 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, with a separate entrance provided for the commercial space. The vehicle entrance to the building is located off the alleyway, where a gated drive aisles lead directly into the parking area with 10 vehicle spaces.

The 357 square-foot commercial space along the building frontage can be used as a small commercial space. The residential units are designed as either 1-bedroom and 1-bathroom units (4 units) or 2-bedroom and 1-bathroom units (16 units).

The top four floor plans for the building are generally the same, with the exception of the second floor which has larger private decks and a shared deck space. The entrance of

each apartment faces south, where a courtyard is located on the second floor. The second floor features an approximately 510-square foot landscaped deck for the use of all residents.

g) ***Landscaping and Open Space:*** The project site includes landscaping in the parkway along the front (facing South B Street) and the second for common deck space. The parkway on the front includes three new street trees that will provide canopy and shading to be consistent with the Oxnard Downtown Code.

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 crepe myrtle trees, and small shrubs. The common area includes bench seating, tables, bike parking, and decorative hardscape.

7) Development Advisory Committee: The Project was reviewed by the Development Advisory Committee (DAC) on October 7, 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 Wilson Neighborhood. On December 21, 2020, the project was presented to the public during a Community Workshop meeting. The meeting was attended by six members of the public to provide comments regarding the project. The primary concern was the availability of parking. As discussed above the proposed parking is consistent with the Downtown Code parking requirements. 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.

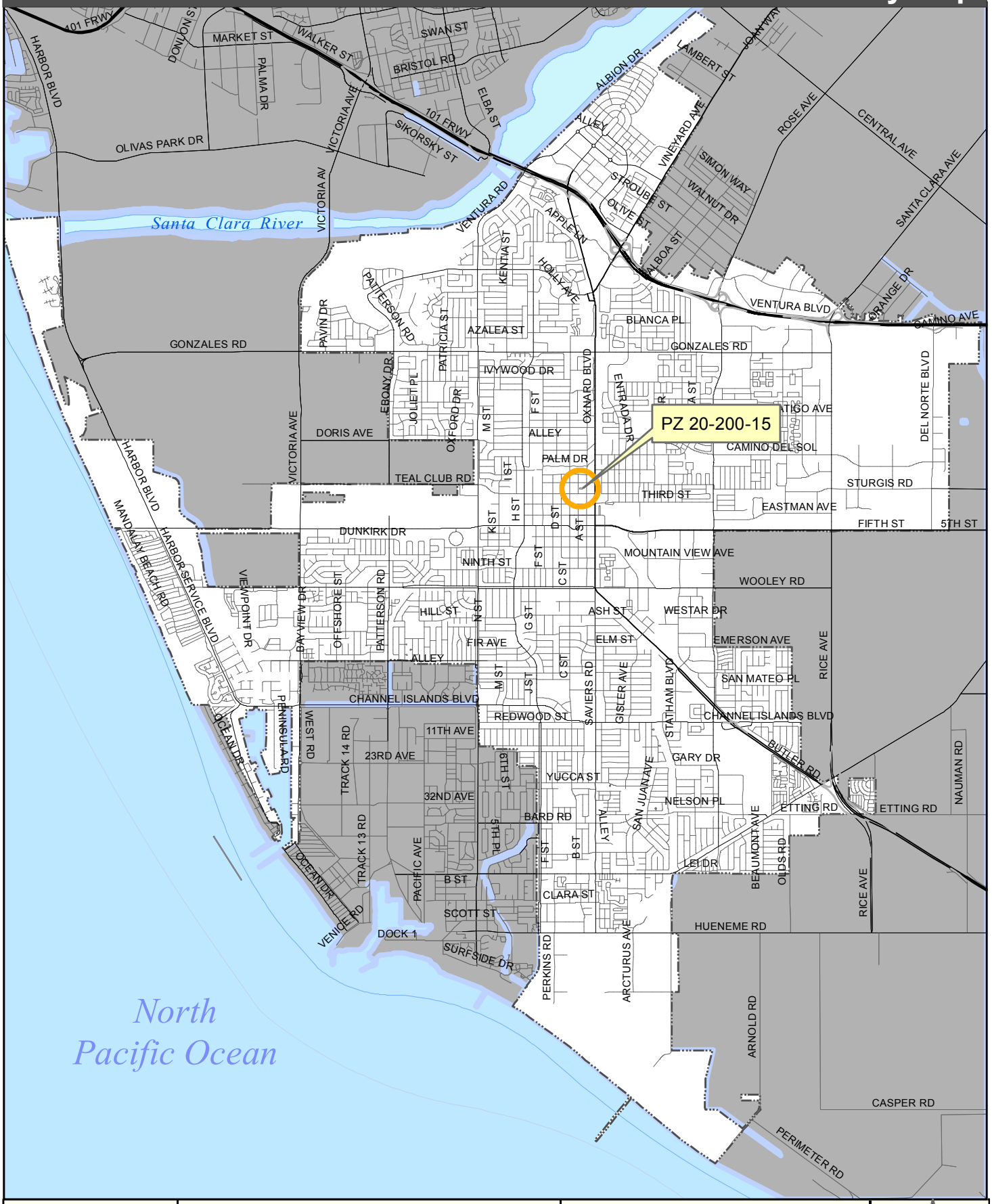
Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. 2030 General Plan EIR Addendum No. 5
D. Notice of Exemption
E. Downtown Code Consistency Table
F. Downtown Design Review Resolution

ATTACHMENT
A

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

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 28, 2021

PZ 20-200-15
Location: 136 S B St
APN: 2020054090
Urban Lofts

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

April 28, 2021

PZ 20-200-15
Location: 136 S B St
APN: 2020054090
Urban Lofts

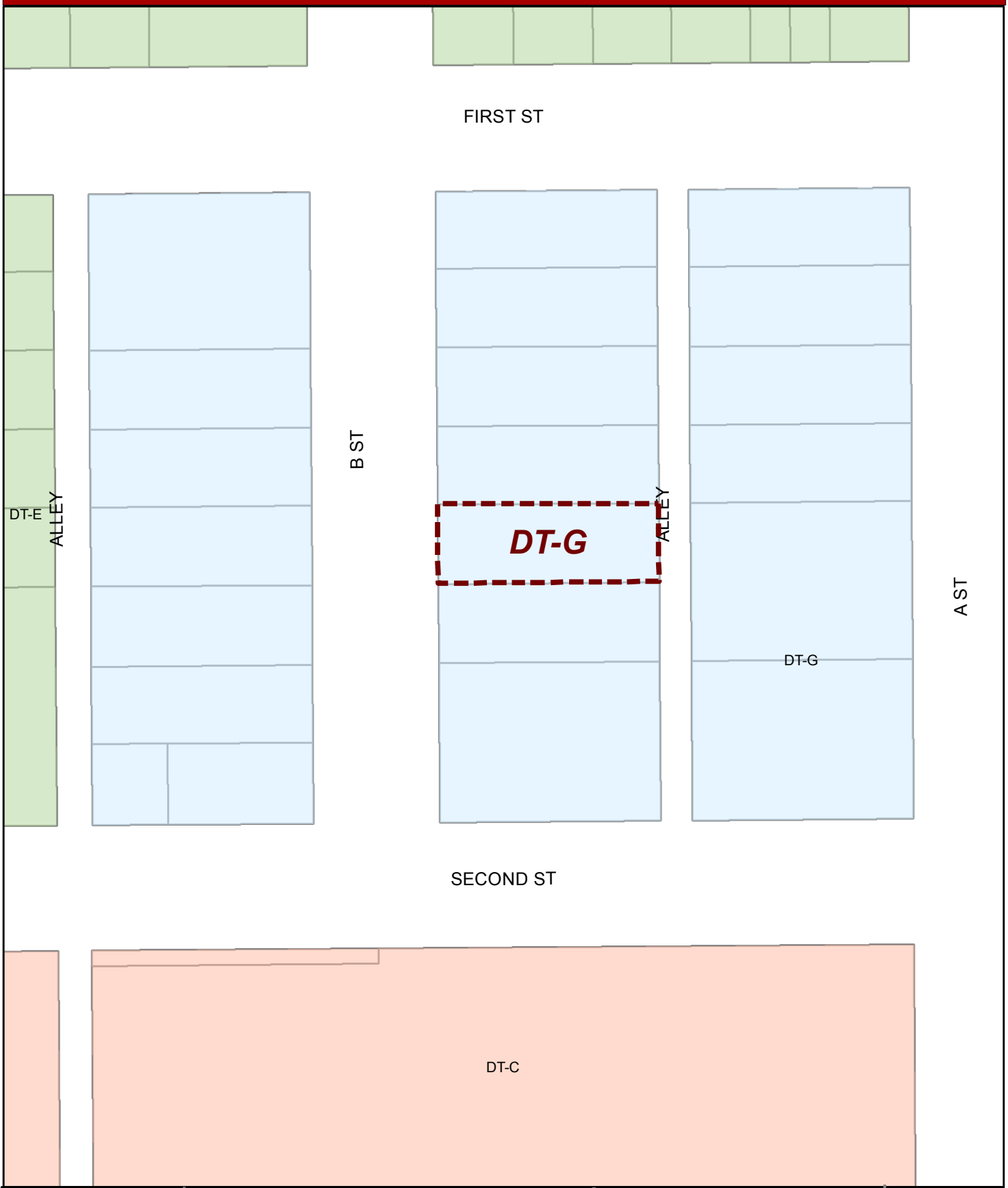
0 25 50 100 Feet

2030 General Plan Land Use Map

N W E S

1:1,161

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 28, 2020

PZ 20-200-15
Location: 136 S B St
APN: 2020054090
Urban Lofts

0 12.5 25 50 75 100 Feet

Zoning/Specific Plan Map

N W E S

1:1,000

Aerial Map

OXNARD
CALIFORNIA

Oxnard Planning
April 28, 2021

PZ 20-200-15
Location: 136 S B St
APN: 2020054090
Urban Lofts

0 10 20 40 60 80 Feet

Aerial Map

N
W E
S

ATTACHMENT
B

REDUCED PROJECT PLANS

136 SOUTH B STREET
OXNARD, CA 93030

GOVERNING AGENCY

CITY OF OXNARD BUILDING DEPARTMENT & PLANNING DEPARTMENT
214 S C ST, OXNARD, CA 93030
(805) 677-3941

SCOPE OF WORK

NEW 5 STORY 20,063 SF MIXED USE BUILDING; 20 UNITS MULTI-FAMILY OVER PARKING GARAGE AND COMMERCIAL SPACE.

PROJECT INFORMATION

PROJECT ADDRESS	136 SOUTH B STREET OXNARD, CA 93030
ASSESSOR'S PARCEL NUMBER	202-0-054-090
GROSS LOT AREA	7,000 SF (0.16 ACRES)
ZONE	DT-G
OCCUPANCY	MULTI-FAMILY (R-2), COMMERCIAL (B/A-2)
CONSTRUCTION TYPE	IA & VA
FIRE SPRINKLERS REQUIRED	NFPA 13
FIRE ALARM REQUIRED	NFPA 72
BUILDING HEIGHT	62 FT
SETBACKS	5 FT REAR (WEST) 0 FT FRONT (EAST) 0 FT SIDE (SOUTH) 0 FT SIDE (NORTH) 10 FT SIDE UPPER LEVEL (NORTH)
GROSS FLOOR AREA	20,361 SF
RESIDENTIAL UNITS	20 UNITS
PARKING SPACES	4 STANDARD 5 CAR STACKING SPACES 1 ACCESSIBLE (1 VAN)
BUILDING COVERAGE	93.2 %
LANDSCAPE AREA	1.0 %

SITE AREAS

DESCRIPTION	EXISTING		PROPOSED	
BUILDING	428 SF	6.1%	6,523 SF	93.2%
LANDSCAPE	650 SF	9.3%	67 SF	1.0%
HARDSCAPE	5,922 SF	84.6%	410 SF	5.8%
TOTAL	7,000 SF	100%	7,000 SF	100%

BUILDING AREAS

	BLD	TYPE	OCCUPANCY	GROSS
1ST FLOOR	A	IA	S-2,A-2,B	6,523 SF
2ND FLOOR	B	VA	R-2	3,385 SF
3RD FLOOR	B	VA	R-2	3,385 SF
4TH FLOOR	B	VA	R-2	3,385 SF
5TH FLOOR	B	VA	R-2	3,385 SF
TOTAL				20,063 SF

PARKING ANALYSIS

PARKING SPACES REQUIRED	CODE REFERENCE	REQ'D	PROV'D
VEHICLE RESIDENTIAL	ODTC FIG 16-147.4.E	10	10
VEHICLE COMMERCIAL	ODTC FIG 16-147.4.E	1	0*
ACCESSIBLE SPACES	CBC, 1109A.1	1	1
EV CHARGING STATIONS	CGBC 4.106.4.2	1	1
BICYCLE RESIDENTIAL LONG TERM	OXNARD BICYCLE PLAN A-38	6	8
BICYCLE RESIDENTIAL SHORT TERM	OXNARD BICYCLE PLAN A-38	2	2
BICYCLE COMMERCIAL SHORT TERM	CGBC 5.106.4.1.1	2	2
BICYCLE COMMERCIAL LONG TERM	CGBC 5.106.4.1.2	0	0

* IN-LIEU PARKING FEE PER CITY OF OXNARD DOWNTOWN CODE

UNIT SUMMARY

	PROV'D
1 BEDROOM	4
2 BEDROOMS	16
TOTAL	20

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE PROTECTION CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE

CITY OF OXNARD MUNICIPAL CODE
CITY OF ONXARD DOWNTOWN CODE
CITY OF OXNARD BICYCLE MASTER PLAN

SEPARATE PERMITS

SEPARATE PERMITS REQUIRED FOR:

1. FIRE SPRINKLER AND FIRE ALARM SYSTEMS.
2. INDIVIDUAL COMMERCIAL TENANT SIGNAGE

SHEET INDEX

NUMBER	SHEET NAME
GENERAL	
G1.00	TITLE SHEET
G3.10	ZONING SUMMARY
G3.11	SITE PHOTOS
G3.12	FIRE HYDRANT EXHIBIT
G3.14	RENDERINGS
G4.10	BUILDING CODE SUMMARY
G8.20	SURVEY
ARCHITECTURAL	
A1.10	SITE PLAN
A2.10	FLOOR PLAN FIRST AND SECOND
A2.11	FLOOR PLAN THIRD, FOURTH, AND FIFTH
A2.20	ROOF PLAN
A3.10	ELEVATIONS SOUTH AND WEST
A3.11	ELEVATIONS NORTH AND EAST
A4.10	SECTIONS
A4.11	SECTIONS
A5.20	ENLARGED STAIR PLANS
A5.48	ENLARGED UNIT PLANS
A6.00	DETAILS SITE
CIVIL	
C2.1	GRADING AND DRAINAGE PLAN
C5.1	EROSION CONTROL PLAN
LANDSCAPE	
L1.0	LANDSCAPE PLAN

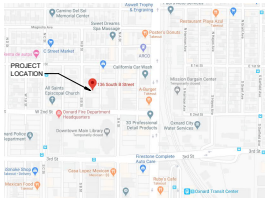
STORMWATER / WASTERWATER NOTES

1. LAUNDRY ROOM WILL BE REQUIRED TO HAVE A LINT TRAP.
2. ALL COMMERCIAL AREAS SHOULD CONNECT TO ONE OR MORE GREASE INTERCEPTORS TO ACCOMMODATE FUTURE FOOD SERVICE ESTABLISHMENTS.
3. TRASH ENCLOSURE SHALL INCORPORATE A DRAIN THAT CONNECTS TO THE SANITARY SEWER SYSTEM.
4. PROJECT SHOULD CONSIDER SOLAR PANELS AND/OR GREEN ROOF CONCEPT TO REDUCE THE AMOUNT OF RUNOFF FROM SITE.

POLICE DEPARTMENT NOTES

1. AN ACCESS CONTROL SYSTEM WILL NEED TO BE USED TO RESTRICT ACCESS TO APARTMENTS, LOBBY, LAUNDRY ROOM AND SIMILAR AMENITIES.
2. SECURE MAIL ROOM OR LOCKERS SHALL BE PROVIDED FOR USPS AND PACKAGE DELIVERY SERVICES. DESIGN SHALL BE CONSISTENT WITH USPS REQUIREMENTS.
3. SECURITY CAMERA SYSTEM WILL BE REQUIRED.
4. A SECURITY SITE PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE PLAN SHALL INCLUDE DETAILS OF SECURITY CAMERA & ACCESS CONTROL.
5. A CONSOLIDATED LANDSCAPE/LIGHTING/PHOTOMETRIC PLAN WILL BE REQUIRED SHOWING THAT TREE CANOPIES WILL NOT INTERFERE WITH LIGHTING INSTRUMENTS.

VICINITY MAP



PROJECT TEAM

OWNER	**SPM SANTA BARBARA, LLC** **JUSTIN EGERER** 1811 STATE STREET SANTA BARBARA, CA. 93101 805-487-0099
ARCHITECT	**CHAPPELL ARCHITECTURE** **DYLAN CHAPPELL** 179 S. VENTURA AVE, UNIT 104 A VENTURA, CA 93001 805.205.4760
CIVIL ENGINEER	**ASHLEY & VANCE ENGINEERING** **JASON J. GOTSIS** 210 E. COTA ST. SANTA BARBARA, CA 93101 (805) 962-9968 X160
LANDSCAPE ARCHITECT	**NATIRA JONES** **LANDSCAPE ARCHITECTURE** 315 MEDIS ROAD SUITE A185 SANTA BARBARA, CA 93109

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
175 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
805.852.1677

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136 SOUTH B STREET
OXNARD
CALIFORNIA
DDR RESUBMITTAL #1

△ REVISIONS:

NO	DESCRIPTION	DATE
1	DDR REV. 1	12/07/20

TITLE SHEET

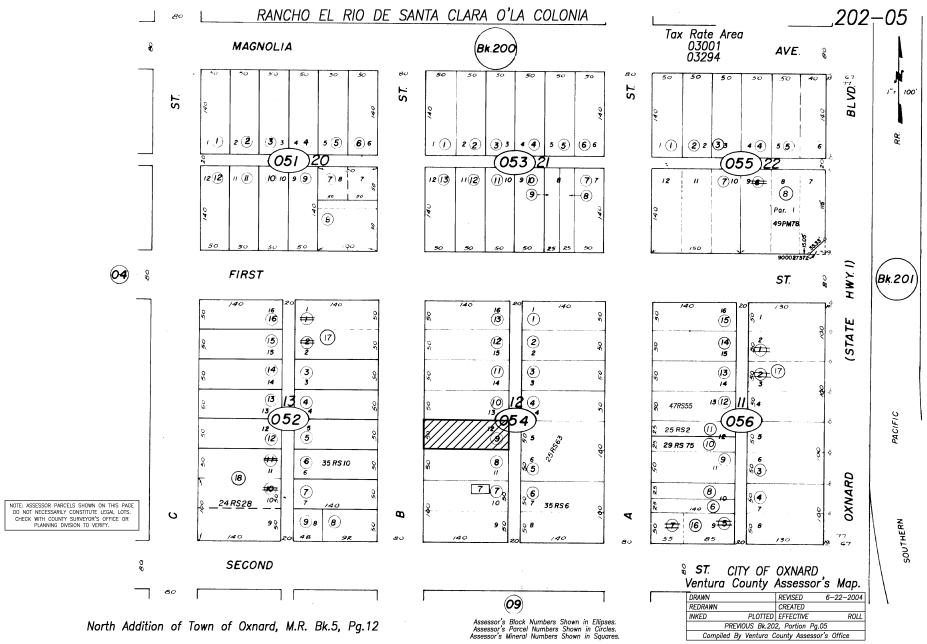
G1.00

1/24/2021 7:13:35 AM

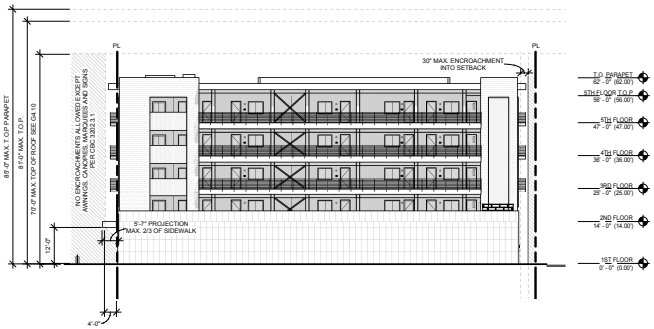
30X42

C:\Users\Dylan\Dropbox\PROJECTS\136 S. B Street\02 Drawings - CAD\01 Model\136 S.B Street.rvt

PARCEL MAP



HEIGHT AND ENCROACHMENT STUDY



OXNARD DOWNTOWN CODE ANALYSIS

CODE SECTION	DESCRIPTION	REQUIRED COMMERCIAL	REQUIRED RESIDENTIAL	PROVIDED COMMERCIAL	PROVIDED RESIDENTIAL	COMPLIANCE?
16-147.4 C.1.C	**BUILDING SETBACKS**					
FIG. 16-147.4.B	**GROUND FLOOR**					
	1. PRIMARY STREET	0' OR 10'	0' OR 15'	0'	0'	YES
	2. SIDE STREET	0' OR 10'	10' OR 15'	0'	0'	YES
	3. SIDE YARD	0'	7'	0'	0'	YES
	4. REAR WITH ALLEY	5'	5'	5'	N/A	YES
	FACADE AT BUILD-TO LINE	70%	70%	80%	N/A	YES
	UPPER FLOORS					
	3. SIDE YARD	N/A	10'	N/A	10'	YES
16-147.4 C.1.E	**BUILDING HEIGHTS**					
FIG. 16-147.4.C	1. HIGHEST TOP PLATE	81' MAX.		N/A	56'	YES
	2. TOP OF PARAPET	85' MAX.		N/A	62'	YES
	4. GROUND FLOOR ABOVE GRADE	0'	1.5' TO 4' MAX.	0'	N/A	YES
	5. GROUND STORY HEIGHT	12' MIN.	12' MIN.	14'	N/A	YES
16-147.4 C.1.F	**MASSING REQUIREMENTS**					
FIG. 16-147.4.C	6. GROUND STORY DEPTH BUILDINGS THAT EXCEED 75' IN LENGTH ARE REQUIRED TO BE ORGANIZED INTO MULTIPLE TOWN-SCAPE VOLUMES THROUGH FACADE ARTICULATION	30' MIN.		N/A		N/A
16-147.4 C.1.F	**ARCHITECTURAL STYLE**					
16-157	ARCHITECTURAL STYLES ALLOWED FOR ZONE DT-G	NEW TRADITIONAL SPANISH REVIVAL VICTORIAN CRAFTSMAN CONTEMPORARY ART DECO		CONTEMPORARY		YES
16-147.4 C.2.A	**BUILDING ACCESS**					
	ACCESS TO EACH BUILDING AND GROUND FLOOR SPACE/DWELLING IS REQUIRED FROM THE SIDEWALK VIA THE ALLOWED FRONTAGE. MAXIMUM DISTANCE BETWEEN ENTRIES:	50' MAX.	50' MAX.	40'	40'	YES
16-147.4 C.2.B	**UPPER FLOOR ACCESS**					
	ACCESS TO UPPER FLOOR DWELLINGS AND COMMERCIAL SPACES IS REQUIRED FROM THE STREET VIA:	N/A	COURTYARDS PASEOS LOBBY	N/A	LOBBY	YES
16-147.4 C.2.C	**SIDE STREET FACADES**					
	THESE FACADES MUST BE DESIGNED TO SAME LEVEL OF ARCHITECTURAL TREATMENT AND MATERIALS AS THE FRONT FACADE.	-	-	-	-	YES
16-147.4 C.3	**PRIVATE FRONTAGE**					
TABLE 16-150	**COMMON ENTRY**					
	A. HEIGHT TO B.O. AWNING / CANOPY	10' MIN. - 25' MAX.		12'		YES
	A. AWNING / CANOPY DEPTH	4' MIN. TO 2' FROM CURB MAX.		5'		YES
	B. ENTRY DISTANCE TO SIDEWALK	8' MIN. - 20' MAX.		8'		YES
	C. AREA OF OUTDOOR SPACE	150 SF MIN.		150 SF		YES
	D. GLASS AREA OF LOBBY WALL	70% MIN.		95%		YES
16-147.4 C.4	**SIGNAGE**					
TABLE 16-154	**FACADE SIGN**					
	A. HEIGHT	10' MIN. - 24' MAX.				YES
	B. WIDTH AS % OF FACADE WIDTH	60% MAX.				YES
	C. CLEARANCE FROM OPENINGS	24" MIN.				YES
16-147.4 C.5	**PRIVATE OPEN SPACE**					
TABLE 16-152	5% OF TOTAL LOT AREA FOR LOTS > 8,000 SF. THE MINIMUM USABLE SPACE AREA IS IN ADDITION TO SETBACKS. THE MINIMUM AREA MAY BE PROVIDED BY ENARGEING ANY OR ALL ALLOWABLE USABLE OPEN SPACES BEYOND THE MINIMUM OR BY PROVIDING MULTIPLE OPEN SPACES WITH A MINIMUM DIMENSION AS IDENTIFIED IN THE TABLE.	REAR YARD 15' X 15' MIN. COURT 15' X 25' MIN. SIDE YARD 12' X 20' MIN. ROOF DECK 15' X 15' MIN. PASSAGE 10' MIN. BACLONY 6' X 8' MIN.		ROOF DECK 510 SF (7%) PROVIDED 15'X15' MIN. PROVIDED		YES
16-147.4 C.6	**USES**					
TABLE 16-148	ALLOWABLE USAGES AS DEFINED IN THE ZONING CODE	SEE TABLE	SEE TABLE	TBD	DWELLING, MULTIFAMILY	YES
16-147.4.E	**PARKING PLACEMENT**					
	SETBACK					
	1. PRIMARY STREET	18'		26'		YES
	2. SIDE ST., 75' FROM FRONT PL	18'		36'		YES
	3. SIDE ST., 75 BACK FROM FRONT PL	5'		N/A		N/A
	4. SIDE YARD	5'		N/A		N/A
	5. REAR YARD	5'		5.5'		YES
				PROVIDED IN ENCLOSED GARAGE		
16-147.4.E	**REQUIRED PARKING MIN.**					
	COMMERCIAL (ALL)	1 SPACE PER 1,000 SF		100% IN-LIEU FEE		YES
	RESIDENTIAL MULTIFAMILY		0.5 SPACES PER UNIT MIN. TO 1.65 SPACES PER UNIT MAX		0.5 SPACES PROVIDED 0.5 SPACES IN-LIEU FEE	YES
16-149.B	**PODIUM AND SUBTERRANEAN PARKING**					
	VEHICULAR ACCESS SHALL BE LOCATED IN THE REAR OR ON THE SIDE OF A LOT, AND ACCESSED BY AN ALLEY, LANE, OR DRIVE.	-	-	-	ACCESSED BY ALLEY	YES

OXNARD ZONING CODE PARKING REQUIREMENTS

CODE SECTION	DESCRIPTION	REQUIRED COMMERCIAL	REQUIRED RESIDENTIAL	PROVIDED COMMERCIAL	PROVIDED RESIDENTIAL	COMPLIANCE?
16-638	**DIMENSIONS OF PARKING SPACES**					
	FULL SIZE SPACE	9' X 19'	9' X 19'	9' X 19'	9' X 19'	YES
	MOTORCYCLE SPACE	4.5' X 7'	4.5' X 7'	N/A	N/A	N/A
	SINGLE CAR GARAGE	10.5' X 20'	10.5' X 20'	N/A	N/A	N/A
	INTERIOR HEIGHT	7'	7'	N/A	14'	YES
16-639	**DIMENSIONS OF PARKING BAY & AISLE**					
FIG. 5	**FULL SIZE SPACE**					
	DRIVE AISLE 90 DEG	25'	25'	25'	25'	YES
	DRIVE AISLE 60 DEG	18'		N/A	N/A	N/A
16-645	**DISTANCE TO PARKING SPACES**					
	APARTMENTS					
	RESIDENTIAL PARKING	N/A	200'	N/A	175'	YES
	WHEN A STAIRWAY OR ELEVATOR PROVIDES ACCESS TO DWELLING UNITS THAT STAIRWAY OR ELEVATOR SHALL BE CONSIDERED TO BE THE ENTRANCE TO THE DWELLING UNITS.					

SOLID WASTE COLLECTION ESTIMATES

SECTION	DESCRIPTION	PERSONS OR EMPLOYEES	WEEKLY YDS³ / PERSON *	TOTAL WEEKLY YDS³	SERVICE NEEDS	PROVIDED
MULTIFAMILY RESIDENTIAL	RECYCLING	47	0.13	6.11		
	FOOD WASTE	47	0.05	2.35		
	RESIDENTIAL TRASH	47	0.08	3.76		
	TOTAL			12.22		
COMMERCIAL **	RECYCLING	2	0.23	0.46		
	FOOD WASTE	2	0.03	0.06		
	RESIDUAL TRASH	2	0.20	0.40		
	TOTAL		0.46	0.92		
TOTAL COMBINED	RECYCLING			6.57	(1) 4 YD 3X/WEEK	(1) 4 YD
	FOOD WASTE			2.41	(3) 64 GAL(0.31) 3X/WEEK	(3) 64 GAL
	TRASH			4.16	(1) 2 YD 3X/WEEK	(1) 4 YD

* THE YDS³ HAVE BEEN ADJUSTED TO SHOW THE LOAD OF 1 PERSON PER THE CITY OF OXNARD SOLID WASTE DESIGN GUIDELINES. CALCULATED BASED ON AN AVERAGE OF 2.6 PERSON PER HOUSEHOLD FOR A TYPICAL 2 BEDROOM APPARTMENT.

** BASED ON THE BUSINESS TYPE 'SERVICES - MANAGEMENT, ADMINISTRATION, SUPPORT & SOCIAL' .46 YDS³ PER WEEK.

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805.852.1677

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136 SOUTH B STREET
OXNARD CALIFORNIA
DDR RESUBMITTAL #1

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ZONING SUMMARY

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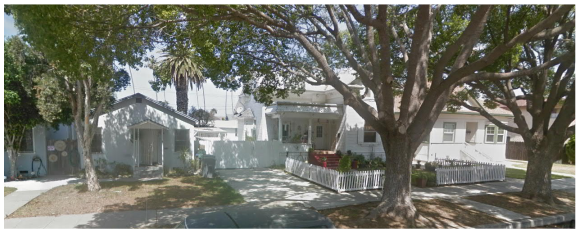
NEIGHBOR LOT 07
6" = 1'-0"

NEIGHBOR LOT 06
6" = 1'-0"



NEIGHBOR LOT 05
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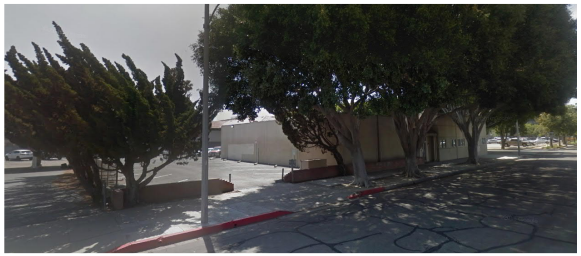
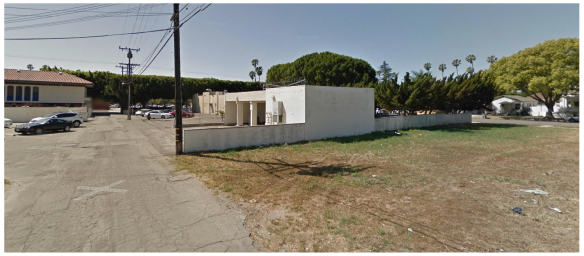
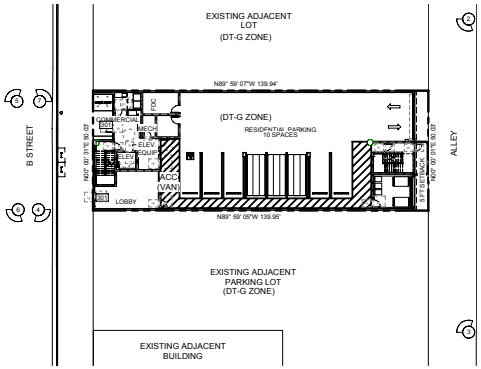


NEIGHBOR LOT 04
6" = 1'-0"

ALLEY VIEW 03
6" = 1'-0"



ALLEY VIEW 02
6" = 1'-0"



SITE PHOTO KEY 01
1" = 20'-0"

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136 SOUTH B STREET

OXNARD
CALIFORNIA

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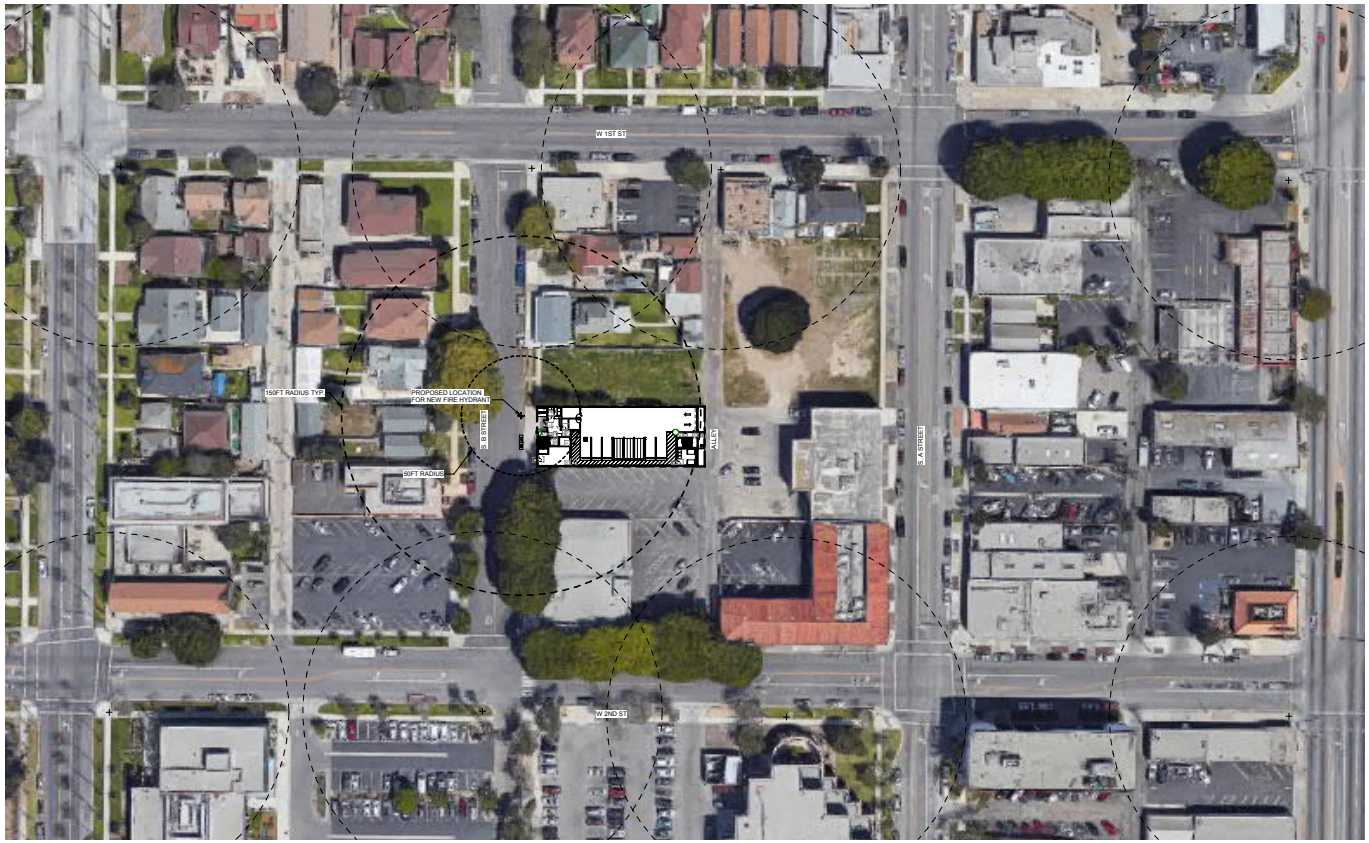

FIRE HYDRANT EXHIBIT
1" = 40'-0"

01

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FIRE HYDRANT EXHIBIT

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NORHT EAST CORNER VIEW FROM A STREET 06
1/16" = 1'-0"

SOUTH WEST CORNER 03
1/16" = 1'-0"

NORTH EAST CORNER VIEW FROM ALLEY 05
1/16" = 1'-0"

SOUTH EAST CORNER VIEW FROM 2ND AND A STREET 02
1/16" = 1'-0"

ENTERANCE 2ND AND A STREET 04
1/16" = 1'-0"

ENTERANCE 2ND AND A STREET 01
1/16" = 1'-0"

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136 SOUTH B STREET

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FIRE PROTECTION AND LIFE SAFETY SYSTEMS

DESCRIPTION	REFERENCE	REQUIREMENTS
STANDPIPE SYSTEMS	905.3.1	STANDPIPE IS REQUIRED WHERE HIGHEST STORY IS 30FT ABOVE OR BELOW FIRE DEPARTMENT VEHICLE ACCESS.
	905.3.1 EXCEPTION 1	CLASS 1 STANDPIPES ARE ALLOWED IN BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM.
	905.4(1)	CLASS 1 STANDPIPE SHALL BE PROVIDED IN EVERY REQUIRED INTERIOR EXIT STAIRWAY. HOSE CONNECTION AT INTERMEDIATE LANDING BETWEEN STORIES.
	905.4(5)	A HOSE CONNECTION SHALL BE LOCATED TO SERVE ROOFS WITH SLOPES LESS THAN 4/12. CAN BE LOCATED AT HIGHEST LANDING.
	905.4.2	IN BUILDING WITH MORE THAN ONE STANDPIPE, THE STANDPIPES SHALL BE INTERCONNECTED.
	905.8	DRY STANDPIPES SHALL NOT BE INSTALLED.
FIRE EXTINGUISHERS	TABLE 906.3(1)	MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER IS 75FT. MAXIMUM 11,250 SQ. FT. OF FLOOR AREA PER EXTINGUISHER

CALIFORNIA ENERGY CODE MANDATORY REQUIREMENTS

DESCRIPTION	REFERENCE	REQUIREMENTS
LOW-RISE MULTIFAMILY BUILDINGS	CEC 110.10	BUILDINGS THAT DO NOT HAVE PHOTOVOLTAIC SYSTEM INSTALLED SHALL COMPLY WITH SECTION CEC 110.10(B) THROUGH 110.10(D).
SOLAR ZONE AREA	CEC 110.10(B)	TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA. THE SOLAR ZONE REQUIREMENT IS APPLICABLE TO THE ENTIRE BUILDING, INCLUDING MIXED OCCUPANCY.

TRAVEL DISTANCE

DESCRIPTION	REFERENCE	REQUIREMENTS
EXIT ACCESS TRAVEL DISTANCE	1017.2	R: 250 FT NFPA 13 A: 250 FT NFPA 13 B: 250 FT NFPA 13 S-2: 400 FT NFPA 13
COMMON PATH OF TRAVEL	1006.2.1	R-2: 125 FT NFPA 13 A: 75 FT NFPA 13 B: 100 FT NFPA 13 S: 100 FT NFPA 13
COMMON PATH SINGLE EXITS FROM 1ST STORY	1006.3.3	A: 75 FT NFPA 13 B: 75 FT NFPA 13 S: 75 FT NFPA 13

MEANS OF EGRESS

DESCRIPTION	REFERENCE	REQUIREMENTS
OCCUPANT LOAD	1004.2.1	DESIGN OF EGRESS PATH CAPACITY SHALL BE BASED ON THE CUMULATIVE PORTION OF OCCUPANT LOADS OF ALL ROOMS, AREAS OR SPACES TO THAT POINT ALONG THE PATH OF EGRESS TRAVEL.
	1004.4	WHERE TWO OR MORE OCCUPANCIES UTILIZE PORTIONS OF THE SAME MEANS OF EGRESS SYSTEM, THOSE EGRESS COMPONENTS SHALL MEET THE MORE STRINGENT REQUIREMENTS
	1004.7	WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, THE LOAD SHALL INCLUDE THE OUTDOOR AREA.
STAIRWAYS	1028.1	INTERIOR EXIT STAIRWAYS SHALL LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING.
	1028.1.1	NOT MORE THAN 50 PERCENT OF THE NUMBER AND WITH OF THE EXITS IS PERMITTED TO EGRESS THROUGH A LOBBY.
	1028.5	THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.
EGRESS CAPACITY	1005.3.1	EGRESS CAPACITY FOR STAIRWAYS = 0.3 INCH PER OCCUPANT. ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY.
	1005.3.1	EGRESS COMPONENTS OTHER THAN STAIRWAYS = 0.2 INCH PER OCCUPANT.
	1005.3.1	WHERE MORE THAN ON EXIT IS REQUIRED, 50 PERCENT OF THE REQUIRED CAPACITY SHALL BE AVAILABLE IF LOSS OF ONE EXIT.
	1009.3.2.1	48 INCH CLEAR WIDTH IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS.
CONTINUITY	1005.4	THE MIN. WIDTH SHALL NOT BE REDUCED ALONG THE EGRESS PATH UNTIL ARRIVAL AT THE PUBLIC WAY.
ENCROACHMENT	1005.7	DOORS WHEN FULLY OPEN SHALL NOT REDUCE WIDTH MORE THAN 7 INCHES. THE RESTRICTIONS ON DOOR SWING SHALL NOT APPLY TO DOORS WITHIN INDIVIDUAL DWELLING UNITS
	1005.7.2	TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH NOT MORE THAN 11/2 INCHES ON EACH SIDE.
AREA OF REFUGE	1009.3.3	AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
MEANS OF EGRESS DOORS AND LANDINGS	1010.1.1	MIN. CLEAR OPENING OF 32" WITH 48" MAX. DOOR LEAF. DOOR HEIGHT 80" MIN.
	1010.1.2	DOORS SHALL BE PIVOTED OR SIDE-HINGES TYPE. DOES NOT APPLY TO INDIVIDUAL DWELLING UNIT DOORS. DOORS SHALL SWING IN THE DIRECTION OF TRAVEL IF SERVING MORE THAN 50 OCCUPANTS.
	1010.1.2	DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT REDUCE THE LANDING TO LESS THAN 1/2 ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH OF 44" MIN.
	1010.1.9.12	INTERIOR STAIRWAY DOORS SHALL BE OPERABLE FROM BOTH SIDES. STAIRWAY DISCHARGE DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE.
STAIRWAYS	1011.6	LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE STAIRWAY. DEPT OF LANDING SHALL BE EQUAL TO THE WIDTH OF THE STAIRWAY OR 48", WHICHEVER IS LESS.
	1011.12.1 1011.15	SHIPS LADDERS SHALL BE PERMITTED TO UNOCCUPIED ROOFS.
	1011.15.1	HANDRAILS ON BOTH SIDES REQUIRED.
	1011.15.1	MIN. TREAD DEPTH OF 5", TOTAL TREAD DEPTH PLUS NOSING SHALL BE NOT LESS THAN 8 1/2". MAXIMUM RISER HEIGHT SHALL BE 9 1/2".
	1011.15.1	WHERE ROOF ACCESS IS LOCATE WITHIN 10FEET OF THE ROOF EDGE, SUCH ROOF ACCESS OR ROOF EDGE SHALL BE PROTECTED BY GUARDS.
ELEVATOR	3002.4	WHERE SERVING FOUR OR MORE STORIES AT LEAST ONE ELEVATOR SHALL ACCOMMODATE AN AMBULANCE STRETCHER 24IN X 84IN.

SIGNAGE

DESCRIPTION	REFERENCE	REQUIREMENTS
OCCUPANT LOAD	1004.9	EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING, OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE
ELEVATOR	3002.4	'STAR OF LIFE' SYMBOL 3IN SIZE ON BOTH SIDES OF HOISTWAY JAMBS SHALL BE PROVIDED AT EMERGENCY ACCESS ELEVATOR THAT ACCOMMODATE A STRETCHER

FIRE RESISTANCE RATED CONSTRUCTION

DESCRIPTION	REFERENCE	REQUIREMENTS
FIRE PARTITIONS	708.1	APPLIES TO GROUP R SEPARATION WALLS, CORRIDOR WALLS, EGRESS BALCONIES, WALLS SEPARATING GROUP A TENANT SPACES.
	708.4	FIRE PARTITIONS SHALL EXTEND FROM TOP OF FLOOR/CEILING ASSEMBLY TO UNDERSIDE OF THE FLOOR/ROOF/SLAB ABOVE. IF PARTITION IS NOT CONTINUOUS SPACE BETWEEN CEILING AND SHEATHING PROVIDE FIREBLOCKING OR DRAFTSTOPPING PER 708.4.2
	708.7	PENETRATIONS SHALL COMPLY WITH CBC 714.
	708.8	JOINTS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF PER CBC 715. NOT REQUIRED AT WALLS PERMITTED TO HAVE UNPROTECTED OPENINGS.
FIRE BARRIERS	707.1	APPLIES TO SHAFT ENCLOSURES, INTERIOR EXIT STAIRWAYS, EXIT PASSAGES WAYS, HORIZONTAL EXITS, SEPARATED OCCUPANCIES.
	707.5	FIRE BARRIERS SHALL EXTEND FROM TOP OF FLOOR/CEILING ASSEMBLY TO UNDERSIDE OF THE FLOOR/ROOF SHEATHING ABOVE. SHALL BE CONTINUOUS THROUGH CONCEALED SPACE.
	707.7	PENETRATIONS SHALL COMPLY WITH CBC 714.
	707.8	JOINTS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF PER CBC 715. NOT REQUIRED AT WALLS PERMITTED TO HAVE UNPROTECTED OPENINGS.
CONTINUITY	708.4.2	WHERE FIRE PARTITIONS DO NOT EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING: PROVIDE FIRE BLOCKING OR DRAFTSTOPPING IN ACCORDANCE WITH CBC 718.2.1, CBC 718.3.1 OR CBC 718.4.1 FOR ATTICS.
	708.4.2(5)	IF BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM AND THE ATTIC SPACE IS SPRINKLERED FIRE BLOCKING AND DRAFTSTOPPING SHALL NOT BE REQUIRED.
HORIZONTAL ASSEMBLY	711.2.3	MIN. 1HR SEPARATION AT DWELLING UNITS PER CBC 420.3.
	711.2.6	IN 1 HOUR ROOF ASSEMBLIES, THE FLOOR MEMBRANE IS NOT REQUIRED TO BE INSTALLED WHERE UNUSABLE ATTIC SPACE OCCURS ABOVE
PENETRATIONS	717.5.4 717.5.4.1.2	FIRE DAMPERS NOT REQUIRED WHEN PENETRATING CORRIDORS FIRE PARTITIONS WHERE NOT SERVING THE CORRIDOR AND THE DUCT IS MIN 0.019 IN STEEL PROTECTED AS A THROUGH PENETRATION IN ACCORDANCE WITH CBC 713.
	717.6	HORIZONTAL PENETRATION BY DUCT AND AIR TRANSFER OPENINGS SHALL BE PROTECTED BY SHAFT ENCLOSURE.
	712.1.13.2	HORIZONTAL PENETRATION BY ACCESS DOORS SHALL BE PERMITTED IF DOOR IS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.
	714.1.1	PENETRATIONS OF HORIZONTAL ASSEMBLIES NOT PROTECTED WITH A SHAFT AND NOT REQUIRED TO BE PROTECTED WITH FIRE DAMPERS SHALL COMPLY WITH SECTIONS 714.5 THROUGH 714.6.2.
VERTICAL EXIT ENCLOSURES	1023.7	EXTERIOR WALLS SHALL COMPLY WITH SECTION 705. WHERE NON-RATED OR UNPROTECTED WALLS OR OPENINGS ENCLOSE THE EXTERIOR OF THE STAIRWAY AND WALLS OR OPENINGS ARE EXPOSED BY OTHER PARTS OF THE BUILDING AT AN ANGLE LESS THAN 180 DEGREES, 1 HOUR FIRE RESISTANCE RATING IS REQUIRED WITHIN 10 FEET.
	1023.2	ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS.
	1023.2	FIRE RESISTANT RATING OF NOT LESS THAN 2 HOURS IF CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED.
FIREBLOCKING	718.2.2	FIREBLOCKING SHALL BE PROVIDED VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT. BETWEEN VERTICAL STUD WALL AND FLOOR JOISTS OR TRUSSES.
	718.2.3	FIREBLOCKING SHALL BE PROVIDED BETWEEN VERTICAL STUD WALL AND FLOOR JOISTS OR TRUSSES.
	718.2.5	FIREBLOCKING SHALL BE PROVIDED AT FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL.
	718.2.6	FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALLS.

CONSTRUCTION TYPE IA

DESCRIPTION	REFERENCE	ELEMENT	RATING
GENERAL FIRE RESISTANCE RATING	CBC TABLE 601	PRIMARY STRUCTURAL FRAME	3 HOUR
		BEARING WALLS EXTERIOR	3 HOUR
		BEARING WALLS INTERIOR	3 HOUR
		NON BEARING WALLS INTERIOR	0 HOUR
		FLOOR CONSTRUCTION INCL. BEAMS AND JOIST	2 HOUR
		ROOF CONSTRUCTION INCL. BEAMS AND JOIST	1.5 HOUR
GENERAL FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE	CBC TABLE 602	LESS THAN 5 FT	1 HOUR
		5 TO LESS THAN 10 FT	1 HOUR
		10 TO LESS THAN 30 FT	1 HOUR
		30 FT AND GREATER	0 HOUR

CONSTRUCTION TYPE VA

DESCRIPTION	REFERENCE	ELEMENT	RATING
GENERAL FIRE RESISTANCE RATING	CBC TABLE 601	PRIMARY STRUCTURAL FRAME	1 HOUR
		BEARING WALLS EXTERIOR	1 HOUR
		BEARING WALLS INTERIOR	1 HOUR
		NON BEARING WALLS INTERIOR	0 HOUR
		FLOOR CONSTRUCTION INCL. BEAMS AND JOIST	1 HOUR
		ROOF CONSTRUCTION INCL. BEAMS AND JOIST	1 HOUR
GENERAL FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE	CBC TABLE 602	LESS THAN 5 FT	1 HOUR
		5 TO LESS THAN 10 FT	1 HOUR
		10 TO LESS THAN 30 FT	1 HOUR
		30 FT AND GREATER	0 HOUR

DESCRIPTION

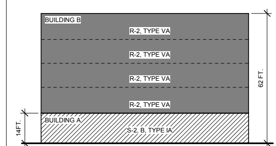
FIRE RESISTANCE RATED CONSTRUCTION

FIRE RESISTANCE RATINGS	REFERENCE	REQUIREMENTS	
EXTERIOR WALLS EXTERIOR WALL OPENINGS FOR EACH INDIVIDUAL STORY. UNPROTECTED, SPRINKLERED	CBC 705.5	FIRE RATING IS REQUIRED FROM BOTH SIDES OF THE WALL.	
	TABLE 705.8 PER 705.8.1	FIRE SEPARATION DISTANCE	PERCENTAGE OF EXTERIOR WALL AREA
		0 TO LESS THAN 3 FT	0 %
		3 TO LESS THAN 5 FT	15%
		5 TO LESS THAN 10 FT	25%
		10 TO LESS THAN 15 FT	45%
		15 T0 LESS THAN 20 FT	75%
		20 FT AND GREATER	NO LIMIT
SHAFT ENCLOSURES	705.8.5 EXCEPTION 2	VERTICAL SEPARATION NOT REQUIRED PROVIDED FIRE SPRINKLER PER 903.3.1.1	
	713.2	SHAFT SHALL BE CONSTRUCTED AS FIRE BARRIERS.	
	713.4	SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, OR NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES	
	713.6	REQUIRED FIRE RESISTANT RATING FOR SHAFT ENCLOSURES SHALL NOT APPLY AT EXTERIOR WALLS.	
	713.7	DOORS SHALL BE SELF CLOSING	
WASTE CHUTES	713.11	ENCLOSURE AT BOTTOM SHALL BE ENCLOSED AT THE LOWEST LEVEL WITH CONSTRUCTION OF THE SAME FIRE RESISTANT RATING AS THE LOWEST FLOOR BUT NOT LESS THAN THE RATING OF THE SHAFT.	
	713.13	WASTE CHUTES SHALL MEET THE REQUIREMENTS OF NFPA 82, CHAPTER 6 AND CBC 712 AND 713.13.5 THROUGH 713.13.1.	
	713.13.1	OPENINGS SHALL NOT BE LOCATED IN CORRIDORS. DOORS SHALL BE SELF CLOSING.	
	713.13.3	ACCESS ROOMS SHALL BE 1HR FIRE BARRIER. DOORS SHALL HAVE A 3/4 HR FIRE RATING AND BE SELF CLOSING.	
ELEVATOR	713.13.4	DISCHARGE TRASH ROOM SHALL BE CONSTRUCTED AS FIRE BARRIER NOT LESS THAN THE RATING OF THE SHAFT.	
	713.13.6	FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH CBC 903.2.11.2	
	3002.1	ELEVATORS SHALL BE SHAFT ENCLOSURES COMPLYING WITH CBC 713	
	3006.3.5	ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE HOISTWAY DOOR HAS A FIRE RATING PER CBC 708.7 AND PROTECTED BY A LISTED SMOKE CURTAIN SYSTEM.	
	3005.4.1	MACHINE ROOM NOT ATTACHED TO THE HOISTWAY IS ALLOWED TO BE 1HR FIRE BARRIER.	

PROJECT INFORMATION

PROJECT ADDRESS	136 SOUTH B STREET OXNARD, CA 93030
ASSESSOR'S PARCEL NUMBER	202-0-054-090
GROSS LOT AREA	7,000 SF (0.16 ACRES)
ZONE	DT-G
OCCUPANCY	MULTI-FAMILY (R-2), COMMERCIAL (B/A-2)
CONSTRUCTION TYPE	IA & VA
FIRE SPRINKLERS REQUIRED	NFPA 13
FIRE ALARM REQUIRED	NFPA 72
BUILDING HEIGHT	62 FT
SETBACKS	5 FT REAR (WEST) 0 FT FRONT (EAST) 0 FT SIDE (SOUTH) 0 FT SIDE (NORTH) 10 FT SIDE UPPER LEVEL (NORTH)
GROSS FLOOR AREA	20,361 SF
RESIDENTIAL UNITS	20 UNITS
PARKING SPACES	4 STANDARD 5 CAR STACKING SPACES 1 ACCESSIBLE (1 VAN)
BUILDING COVERAGE	93.2 %
LANDSCAPE AREA	1.0 %

PROJECT KEY SECTION



BUILDING AREAS

	BLD	TYPE	OCCUPANCY	GROSS
1ST FLOOR	A	IA	S-2,A-2,B	6,523 SF
2ND FLOOR	B	VA	R-2	3,385 SF
3RD FLOOR	B	VA	R-2	3,385 SF
4TH FLOOR	B	VA	R-2	3,385 SF
5TH FLOOR	B	VA	R-2	3,385 SF
TOTAL				20,063 SF

SPECIAL PROVISIONS

HORIZONTAL BUILDING SEPARATION ALLOWANCE PER CBC 510.2

BUILDING BELOW	CBC 510.2.2	TYPE IA
HORIZONTAL SEPARATION	CBC 510.2.1	3 HOUR
SHAFT ENCLOSURES THROUGH PODIUM	CBC 510.2	2 HOUR (5 STORIES)
SHAFT OPENINGS	CBC 716	1.5 HOUR
MAX BUILDING HEIGHT	CBC 510.2.6	MOST STRINGENT REQUIREMENT FROM GRADE PLANE
OCCUPANCY BELOW	CBC 510.2.5	ANY EXCEPT H
OCCUPANCY ABOVE		A (< 300 SF EA.), B, M, R, S

BUILDING 'A' DATA

1-STORY PARKING GARAGE AND COMMERCIAL SPACE

OCCUPANCY	CBC 302	S-2, B, A-2
CONSTRUCTION	CBC 601	TYPE I-A
SPRINKLERS	CBC 903.2.8	NFPA 13
MIXED-USE SEPARATION	CBC 508.3	NONSEPARATED
ALLOWABLE HEIGHT	CBC 504.3	70 FT FROM GRADE PLANE
ALLOWABLE STORIES	CBC 504.4	3 STORIES
BASIS ALLOWABLE AREA	CBC 506.2	34,500 SF
FRONTAGE INCREASE	CBC 506.2.1	NOT USED
TOTAL ALLOWABLE AREA		34,500 SF

BUILDING 'B' DATA

4-STORY MULTI-FAMILY DWELLING UNITS

OCCUPANCY	CBC 302	R-2
CONSTRUCTION	CBC 601	TYPE V-A
SPRINKLERS	CBC 903.2.8	NFPA 13
MIXED-USE SEPARATION	CBC 508.2	ACCESSORY
DWELLING UNIT SEPARATION	CBC 508.2.4	1 HR
ALLOWABLE HEIGHT	CBC 504.3	70 FT FROM GRADE PLANE
ALLOWABLE STORIES	CBC 504.4	4-STORIES
BASIS ALLOWABLE AREA	CBC 506.2	36,000 SF
FRONTAGE INCREASE	CBC 506.2.1	NOT USED
TOTAL ALLOWABLE AREA		36,000 SF

DEFINITIONS

HEIGHT BUILDING	CBC 2	THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.

SOLAR ZONE

DESCRIPTION	
TOTAL ROOF AREA	3,500 SF
REQUIRED SOLAR READY FACTOR	0.15
REQUIRED SOLAR READY AREA	525 SF
SOLAR READY AREA PROVIDED	540 SF

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
175 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
805.852.1677

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136 SOUTH B STREET

OXNARD CALIFORNIA

DDR RESUBMITTAL #1

△ **REVISIONS:**

NO	DESCRIPTION	DATE

BUILDING CODE SUMMARY

G4.10

1/24/2021 7:13:51 AM

30X42

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LEGAL DESCRIPTION:

Lot 12, Block 12, in the City of Oxnard, County of Ventura, State of California, as the same are designated and delineated upon that certain map entitled "Map No. 4 of the Town of Oxnard, and North Addition to the Town of Oxnard" and recorded in Book 5, Page 9 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No.: 202-0-054-090

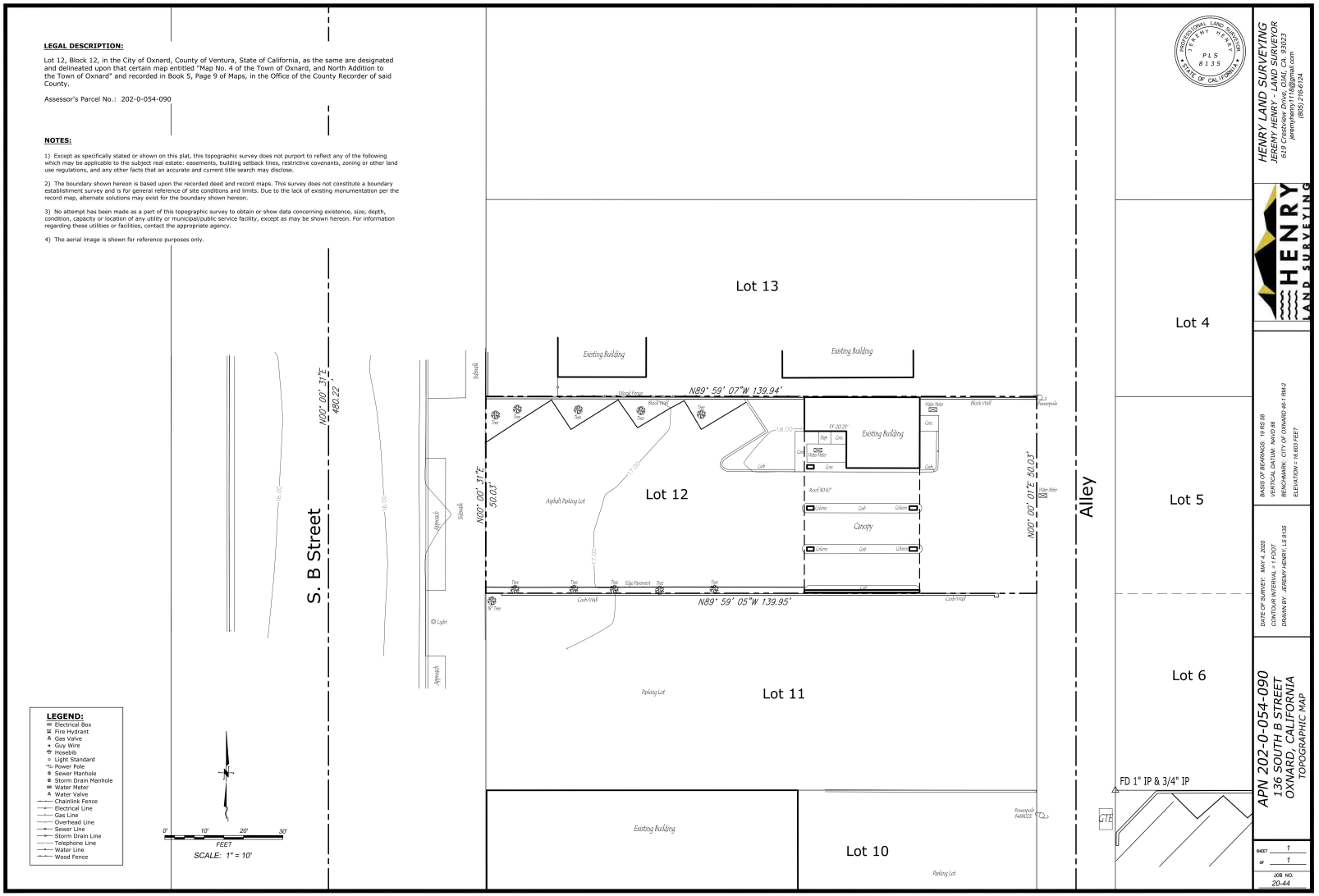
NOTES:

1) Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

2) The boundary shown hereon is based upon the recorded deed and record maps. This survey does not constitute a boundary establishment survey and is for general reference of site conditions and limits. Due to the lack of existing monumentation per the record map, alternate solutions may exist for the boundary shown hereon.

3) No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency.

4) The aerial image is shown for reference purposes only.



REVISED: 6-14-2020

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HENRY LAND SURVEYING
JEREMY HENRY - LAND SURVEYOR
619 Crestwood Place, Oxnard, CA 93023
jeremyhenry1148@gmail.com
(805) 216-6124

HENRY LAND SURVEYING

BASIS OF BEARINGS: 19 RS 38
VERTICAL DATUM: NAVD 88
BENCHMARK: CITY OF OXNARD B6-1 RM-2
ELEVATION = 16.803' FEET

DATE OF SURVEY: MAY 4, 2020
CONTOUR INTERVAL = 1' FOOT
DRAWN BY: JEREMY HENRY, LS 8135

APN 202-0-054-090
136 SOUTH B STREET
OXNARD, CALIFORNIA
TOPOGRAPHIC MAP

SHEET 1 OF 1

JOB NO. 20-44

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
175 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
805.852.1677

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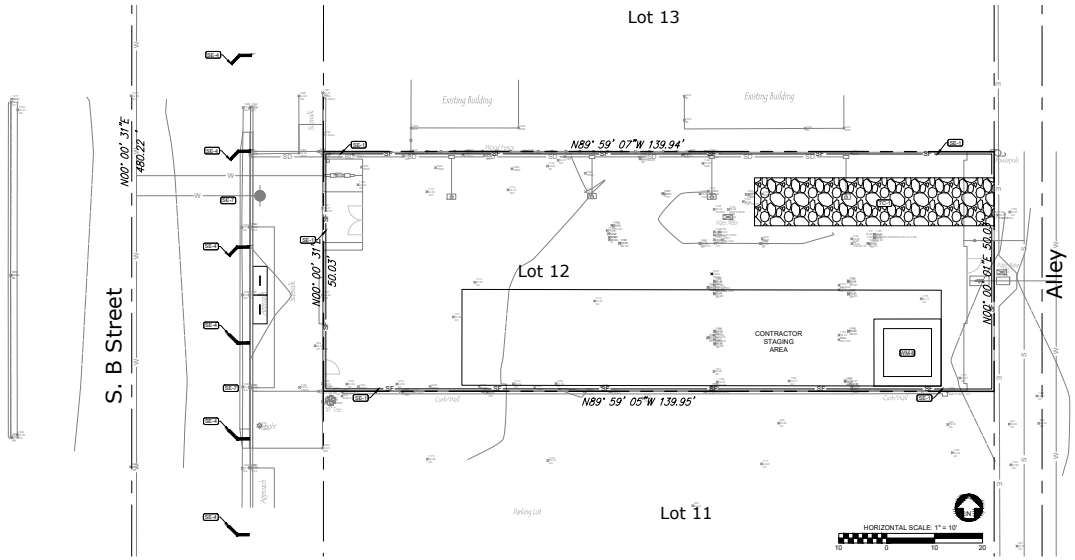
136 SOUTH B STREET
OXNARD
CALIFORNIA
DDR RESUBMITTAL #1

REVISIONS:

NO	DESCRIPTION	DATE

SURVEY
G6.20
1/24/2021 7:13:52 AM
30X42



EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE AUTHORITY HAVING JURISDICTION OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THEIR DISCRETION OVER THE LIFE OF THE PROJECT TO PREVENT THE RUNOFF OF SEDIMENT AND POLLUTANTS FROM THE PROJECT SITE. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE, ENGINEER OF WORK, INSPECTOR, QUALIFIED SWPPP PRACTITIONER (QSP) (IF A SWPPP IS IN PLACE FOR THE PROJECT), OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. WET WEATHER EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED BETWEEN OCTOBER 15 AND APRIL 15 OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS, THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH THE LAND USE ORDINANCE.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. THE AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.

BMP SELECTION & LEGEND:

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE JANUARY 2015 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

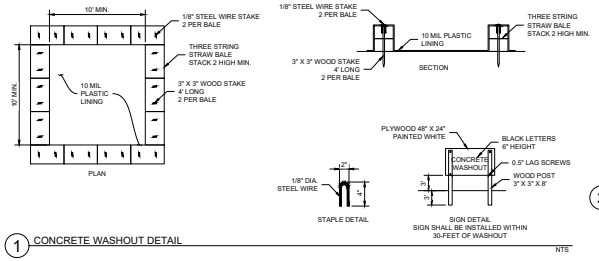
- EC-1 PROJECT SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- NS-1 WATER CONSERVATION
- NS-3 PAVING AND GRINDING
- NS-4 DISCHARGE REPORTING
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE CLEANING
- NS-9 VEHICLE FUELING
- NS-10 VEHICLE MAINTENANCE
- WE-1 WIND EROSION CONTROL

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- WM-1 MATERIAL STORAGE
- WM-2 MATERIAL USAGE
- WM-3 STOCK PILE MANAGEMENT
- WM-4 SPILL PREVENTION KIT
- WM-5 SOLID WASTE (TRASH)
- WM-8 CONCRETE WASTE (WASH OUT), SEE DETAIL 1, THIS SHEET.
- WM-9 SEPTIC / SANITARY FACILITIES

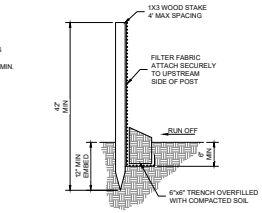
THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN AND ARE TO BE INSTALLED OR CONSTRUCTED PER DETAIL REFERNECES:

- EC-4 HYDROSEEDING
- EC-5 STRAW MULCH
- SE-1 SILT FENCING, SEE DETAIL 3, THIS SHEET.
- SE-4 CHECK DAM, SEE DETAIL 4, THIS SHEET.
- SE-7 STREET SWEEPING AND VACUUMING
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL 2, THIS SHEET.



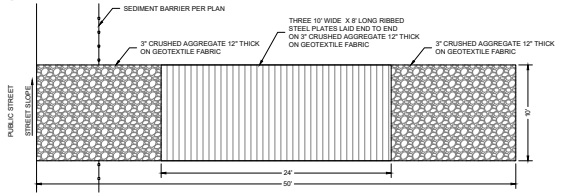
1 CONCRETE WASHOUT DETAIL

NTS



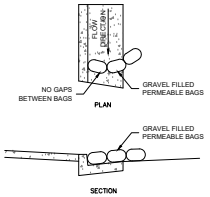
3 SILT FENCE DETAIL

NTS



2 STABILIZED CONSTRUCTION ACCESS DETAIL

NTS



4 GRAVEL CHECK DAM DETAIL

NTS

DIGALERT
DIAL TOLL FREE 811 OR (1-800-227-2600) AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
1410 Marsten Street
San Luis Obispo, CA 93401
(805) 545-0010
www.ashleyvance.com
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136 SOUTH B STREET
136 SOUTH B STREET
OXNARD, CA 93030

Revisions:
1
2
3
4
5

Project Engineer: BWV	Ext: 130
Project Manager: JJG	
Date: 12.08.2020	Scale: PER PLAN
AV Job No: 20776	Sheet Size: 30" x 42"

EROSION CONTROL PLAN

C-5.1

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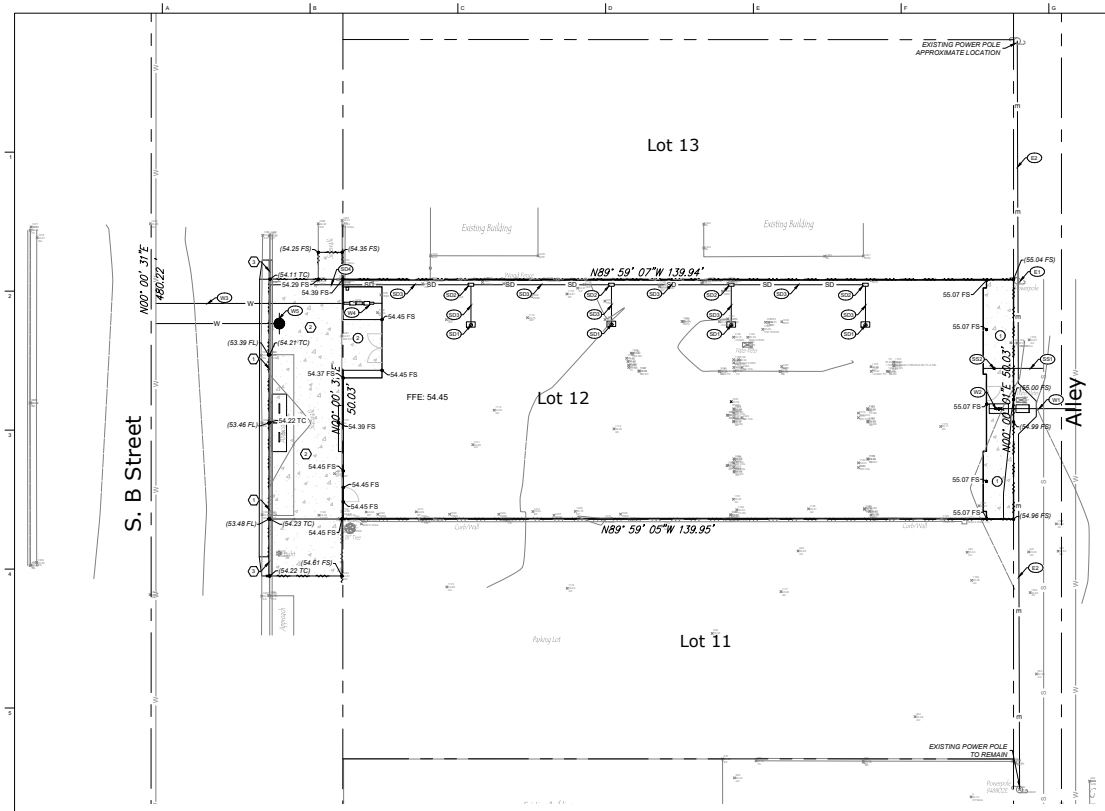

RIGHT OF WAY CONSTRUCTION NOTES:

1. CONSTRUCT A2-8 CURB AND GUTTER PER CITY OF OXNARD STANDARD PLATE 111.
2. CONSTRUCT CONCRETE SIDEWALK PER CITY OF OXNARD STANDARD PLAN PLATE 113.
3. CONSTRUCT 4-FT TRANSITION BETWEEN PROPOSED A2-8 CURB AND GUTTER AND EXISTING CURB AND GUTTER.

SITE CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE DRIVEWAY SECTION
2. CONSTRUCT CONCRETE WALKWAY SECTION

STORM DRAIN CONSTRUCTION NOTES:

SD1 INSTALL DOWNSPOUT CONNECTION

SD2 INSTALL DOWNSPOUT FILTER.

SD3 INSTALL 6-INCH CLASS 100 PVC STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS

SD4 CONSTRUCT RECTANGULAR PARKWAY DRAIN PER CITY OF OXNARD STANDARD PLAN PLATE 124.

SANITARY SEWER CONSTRUCTION NOTES:

S1 CONSTRUCT SANITARY SEWER LATERAL

S2 CONSTRUCT SANITARY SEWER CLEANOUT

WATER CONSTRUCTION NOTES:

W1 INSTALL WATER SERVICE WITH METER PER CITY OF OXNARD STANDARD PLAN PLATE 304.

W2 INSTALL BACKFLOW PREVENTION DEVICE PER CITY OF OXNARD STANDARD PLAN PLATE 309.

W3 INSTALL SCH 40 FIRE WATER SERVICE LINE PER CITY OF OXNARD STANDARD PLAN PLATE 311.

W4 INSTALL DOUBLE DETECTOR CHECK ASSEMBLY PER CITY OF OXNARD STANDARD PLAN PLATE 311.

W5 INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF OXNARD STANDARD PLAN PLATE 300.

ELECTRICAL NOTES:

E1 REMOVE EXISTING UTILITY POLE.

E2 UNDERGROUND EXISTING OVERHEAD ELECTRICAL AND COMMUNICATIONS LINES.

GRADING INFORMATION*

CUT QUANTITY: 175 CUBIC YARDS
FILL QUANTITY: 10 CUBIC YARDS
NET QUANTITY: 165 CUBIC YARDS EXPORT

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIGALERT
DIAL TOLL FREE
811 OR
(1-800-227-2600)
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'
10 0 10 20

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Santa Barbara, CA 93101
(805) 962-9068
www.ashleyvance.com

Plan Prepared By:

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Engineer of Record:

PLANS NOT REVIEWED FOR CONSTRUCTION

136 SOUTH B STREET

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OXNARD, CA 93030

Revisions:

Project Engineer: BWV	Ext: 130
Project Manager: JJG	
Date: 12.08.2020	Scale: PER PLAN
AV Job No: 20776	Sheet Size: 30" x 42"

GRADING AND DRAINAGE PLAN

C-2.1

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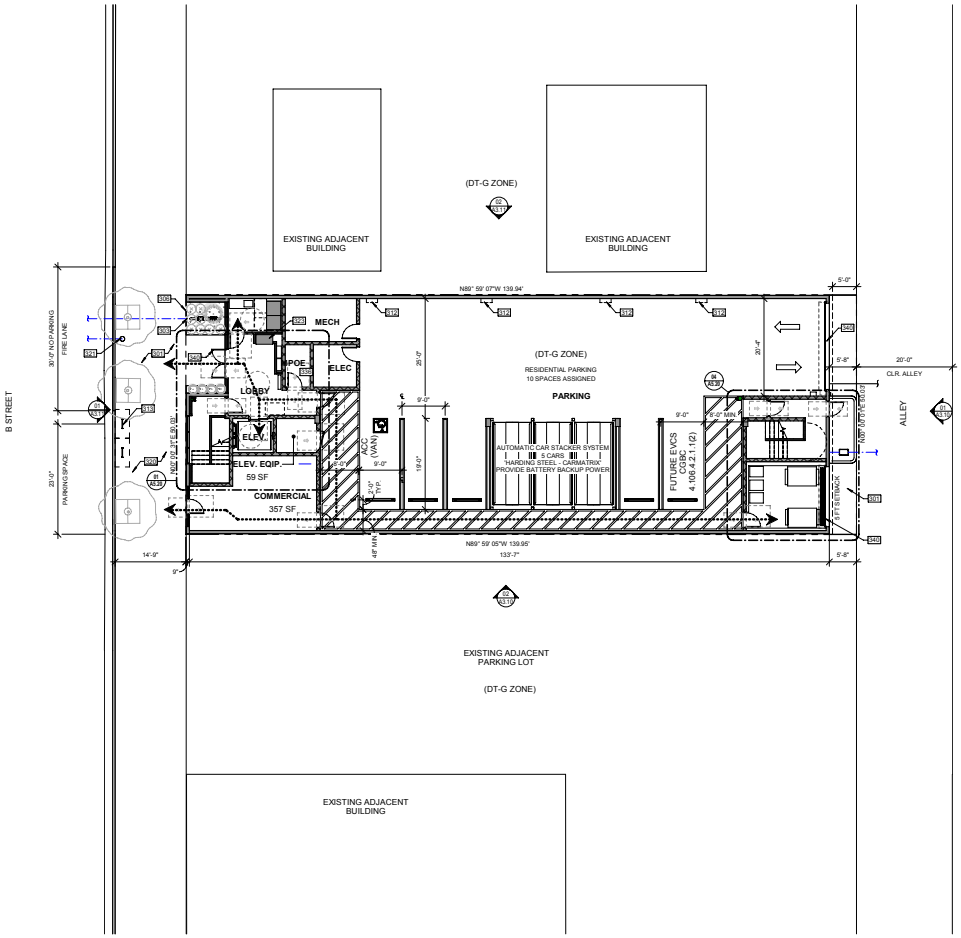

1ST FLOOR PLAN 01
1" = 10'-0"

GENERAL NOTES

1. SEE SHEET G2.0 FOR GENERAL SITE PLAN NOTES.
2. ALL EXISTING SEWER AND WATER LATERALS THAT WON'T BE USED MUST BE PROPERLY ABANDONED.

KEYNOTES

NO.	DESCRIPTION
301	SIDEWALK / GRADE SLOPE AWAY FORM BUILDING, SEE CIVIL DRAWINGS.
303	FIRE DEPARTMENT CONNECTION
306	NEW LANDSCAPING PER LANDSCAPE DRAWINGS.
312	STORMWATER DOWNSPOUT FILTER, SEE CIVIL DRAWINGS.
313	BIKE RACK, INVERTED U, 2 SHORT TERM PARKING SPACES PER RACK.
320	REPLACE ALL EXISTING MISSING, BROKEN, OR LIFTED CURBS THAT IS ADJACENT TO THE PROPERTY TYP. SEE CIVIL DRAWINGS.
321	PROPOSED LOCATION FOR NEW FIRE HYDRANT, SEE FIRE HYDRANT EXHIBIT SHEET G3.12.
323	MAIL LOCKER SYSTEM, "PARCEL PENDING" LITE LOCKER OR APPROVED EQUAL
336	CONNECTION TO CITY FIBER OPTICS REQUIRED. CONTRACTOR TO COORDINATE FIBER OPTICS INFRASTRUCTURE WITH CITY.
340	DOOR LEADING TO A SECURE ROOM, PROVIDE KEYLESS ENTRY FOR TENANTS ONLY.

SITE PLAN LEGEND

- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- DRAINAGE ARROW
- EXISTING FOOTPRINT
- SETBACK
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
  48" MIN. WIDTH
  5% RUNNING SLOPE MAX.
  2% CROSS SLOPE MAX.
  4" MAX DROP TO ADJACENT GRADE
- PROPOSED LANDSCAPING

SITE AREAS

DESCRIPTION	EXISTING		PROPOSED	
BUILDING	428 SF	6.1%	6,523 SF	93.2%
LANDSCAPE	650 SF	9.3%	67 SF	1.0%
HARDSCAPE	5,922 SF	84.6%	410 SF	5.8%
TOTAL	7,000 SF	100%	7,000 SF	100%

PARKING ANALYSIS

PARKING SPACES REQUIRED	CODE REFERENCE	REQ'D	PROV'D
VEHICLE RESIDENTIAL	ODTC FIG 16-147.4.E	10	10
VEHICLE COMMERCIAL	ODTC FIG 16-147.4.E	1	0*
ACCESSIBLE SPACES	CBC 1109A.1	1	1
EV CHARGING STATIONS	CGBC 4.106.4.2	1	1
BICYCLE RESIDENTIAL LONG TERM	OXNARD BICYCLE PLAN A-38	6	8
BICYCLE RESIDENTIAL SHORT TERM	OXNARD BICYCLE PLAN A-38	2	2
BICYCLE COMMERCIAL SHORT TERM	CGBC 5.106.4.1.1	2	2
BICYCLE COMMERCIAL LONG TERM	CGBC 5.106.4.1.2	0	0

* IN-LIEU PARKING FEE PER CITY OF OXNARD DOWNTOWN CODE

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136 SOUTH B STREET

OXNARD
CALIFORNIA

DDR RESUBMITTAL #1

REVISIONS:

NO	DESCRIPTION	DATE
1	DDR REV. 1	12/07/20

SITE PLAN

A1.10

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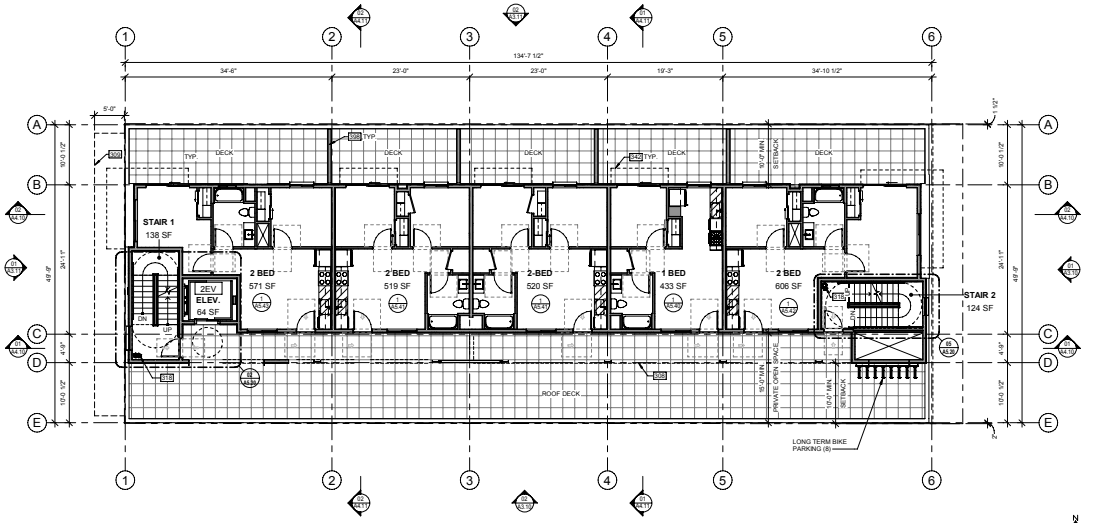
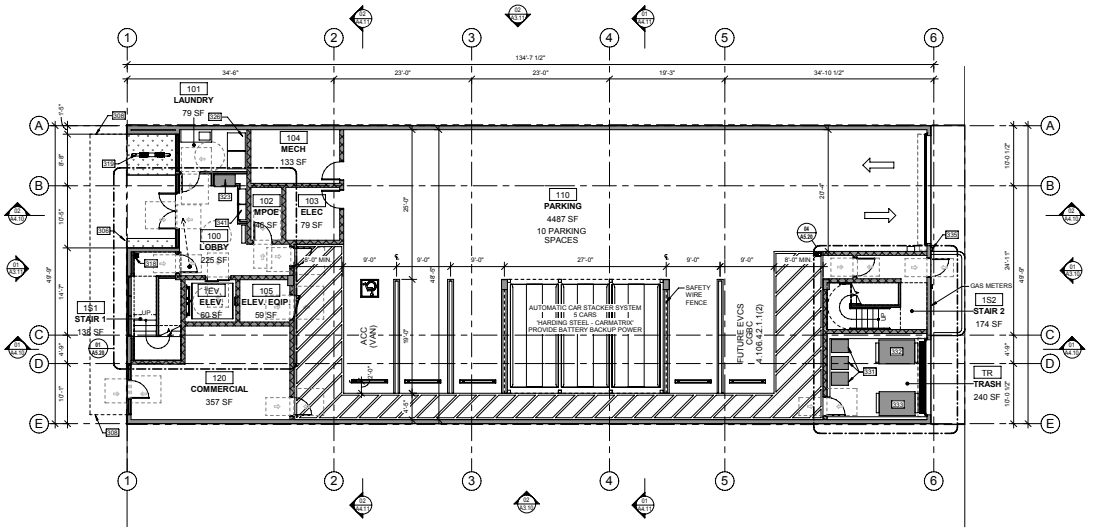


2ND FLOOR PLAN 1/8" = 1'-0" **02**



1ST FLOOR PLAN 1/8" = 1'-0" **01**

GENERAL NOTES

1. SEE SHEET G2.0 FOR GENERAL FLOOR PLAN NOTES.

KEYNOTES

NO.	DESCRIPTION
306	NEW LANDSCAPING PER LANDSCAPE DRAWINGS.
308	AWNING ABOVE.
309	AWNING BELOW.
318	FIRE DEPARTMENT STANDPIPE, MAX 4" PROTRUSION INTO CIRCULATION PATH. COORDINATE WITH FIRE PROTECTION PLANS.
319	DOUBLE DETECTOR CHECK ASSEMBLY WITH FIRE DEPARTMENT CONNECTION. COORDINATE WITH FIRE SPRINKLER PLANS.
323	MAIL LOCKER SYSTEM. "PARCEL PENDING" LITE LOCKER OR APPROVED EQUAL.
326	COMMERCIAL WASHER AND DRYER UNIT STACKABLE. PROVIDE LINT TRAP FOR CLOTHES DRYERS TYP.
331	64GAL ORGANIC WASTE BIN.
332	4 YARD TRASH CONTAINER.
333	4 YARD RECYCLE CONTAINER
335	PROVIDE 'CLICK-2-OPEN' AND KNOX BOX FOR FIRE DEPARTMENT ACCESS. CONTRACTOR TO VERIFY REQUIREMENTS WITH FIRE MARSHAL.
341	ACCESSIBLE MAIL BOXES
342	BALCONY ABOVE
398	7FT HIGH FAUX GREEN SCREEN PRIVACY WALL.

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136 SOUTH B STREET

OXNARD CALIFORNIA

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1	DDR REV. 1	12/07/20

FLOOR PLAN FIRST AND SECOND

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GENERAL NOTES

1. SEE SHEET G2.0 FOR GENERAL FLOOR PLAN NOTES.

KEYNOTES

NO.	DESCRIPTION
318	FIRE DEPARTMENT STANDPIPE. MAX 4" PROTRUSION INTO CIRCULATION PATH. COORDINATE WITH FIRE PROTECTION PLANS.

LEGEND

EXISTING

PROPOSED

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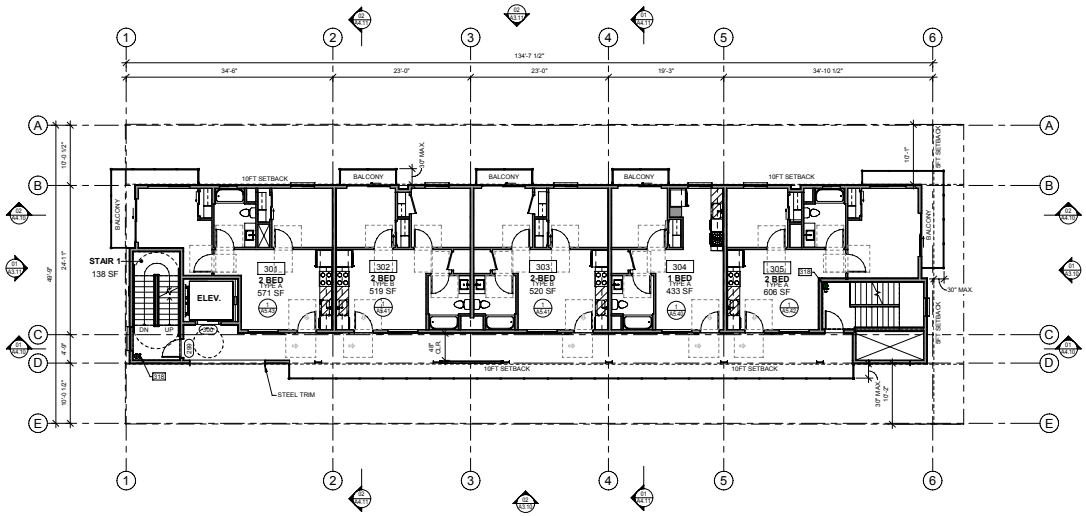

3RD TO 5TH FLOOR PLAN 01
1/8" = 1'-0"

136 SOUTH B STREET
OXNARD
CALIFORNIA
DDR RESUBMITTAL #1

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1	DDR REV. 1	12/07/20

FLOOR PLAN THIRD, FOURTH, AND FIFTH

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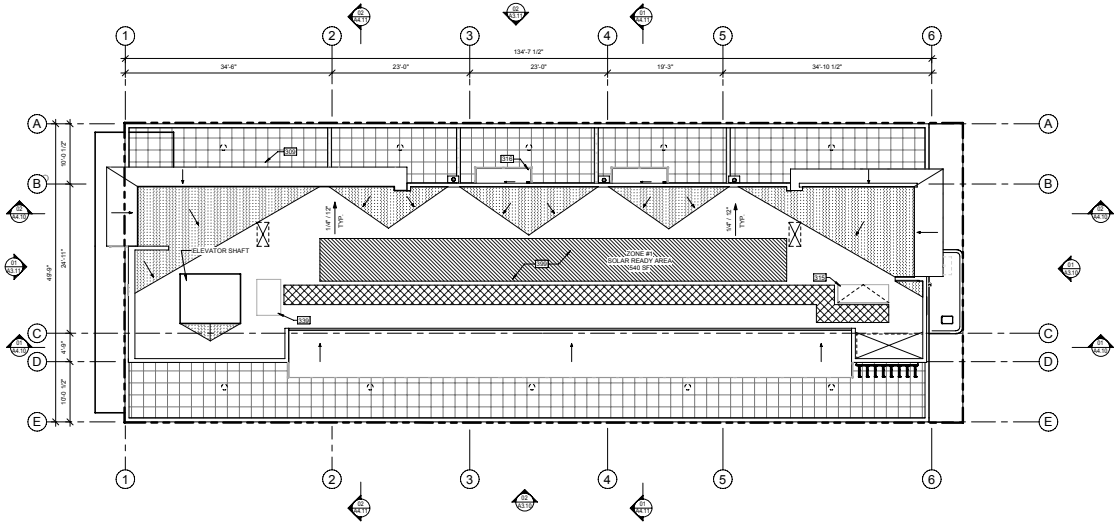

ROOF PLAN 1/8" = 1'-0" **01**

GENERAL NOTES

1. SEE SHEET G2.0 FOR GENERAL ROOF PLAN NOTES.

KEYNOTES

NO.	DESCRIPTION
309	AWNING BELOW.
315	ROOF HATCH WITH FALL PROTECTION GUARDS.
316	BALCONY BELOW.
339	ROOF TOP EQUIPMENT.
399	ROOFING MATERIAL WHITE TPO.

LEGEND

ROOF CRICKETS 1/4" PER FOOT SLOPE MIN.

ROOF WALKING SURFACE

AREA DEDICATED TO SOLAR PANELS.

SOLAR ZONE

DESCRIPTION	
TOTAL ROOF AREA	3,500 SF
REQUIRED SOLAR READY FACTOR	0.15
REQUIRED SOLAR READY AREA	525 SF
SOLAR READY AREA PROVIDED	540 SF

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ROOF PLAN

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SOUTH ELEVATION 1/8" = 1'-0" **02**

GENERAL NOTES

1. SEE SHEET G2.0 FOR GENERAL ELEVATION NOTES.

KEYNOTES

NO.	DESCRIPTION
314	LONG TERM BIKE WALL RACK STAND.
317	SS CABLE RAIL SYSTEM, BLACK POSTS AND TOP RAIL
330	GARAGE SECURITY GRILLE, CORNELL MICRO COIL OR APPROVED EQUAL, STAINLESS STEEL
335	PROVIDE "CLICK-2-OPEN" AND KNOX BOX FOR FIRE DEPARTMENT ACCESS. CONTRACTOR TO VERIFY REQUIREMENTS WITH FIRE MARSHAL
344	LED WALL SCONCE, DARK SKY COMPLIANT, COLOR BLACK. TECH LIGHTING MODEL# 700WSPIT-S-B-LED827
390	6" TRESPA WOOD SIDING, ELEGANT OAK #NW02
391	WHITE STUCCO, SMOOTH FINISH LAHAMBRA CRYSTAL WHITE.
392	METAL ELEMENTS, PAINTED, DUNN EDWARDS, DE187 BLACK.
394	GLAZING, SEALED CLEAR UNITS, T.24 COMPLIANT
395	DOORS AND WINDOWS: MILGARD TRINSIC, COLOR, BRONZE
396	EXPOSED CONCRETE, SMOOTH FORM FINISH.
397	METAL WALL SIDING, CORRUGATED METALS (CMI), SINEWAVE, ALUMINIZED STEEL

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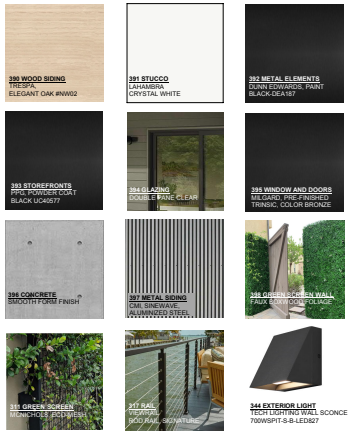

MATERIAL BOARD 12" = 1'-0"

EAST ELEVATION 1/8" = 1'-0" **01**

136 SOUTH B STREET
OXNARD
CALIFORNIA
DDR RESUBMITTAL #1

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ELEVATIONS SOUTH AND WEST

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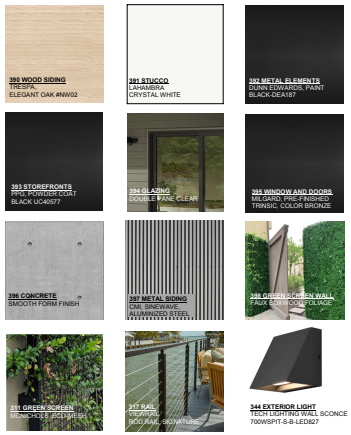
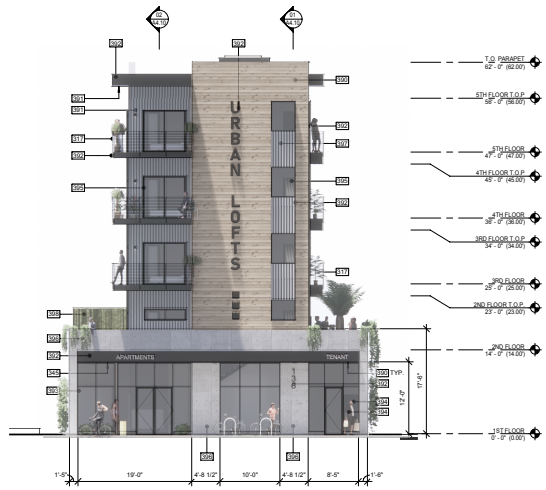
NORTH ELEVATION 1/8" = 1'-0" **02**



MATERIAL BOARD
12" = 1'-0"



WEST ELEVATION 1/8" = 1'-0" **01**

GENERAL NOTES

1. SEE SHEET G2.0 FOR GENERAL ELEVATION NOTES.

KEYNOTES

NO.	DESCRIPTION
317	SS CABLE RAIL SYSTEM, BLACK POSTS AND TOP RAIL.
344	LED WALL SCONCE. DARK SKY COMPLIANT, COLOR BLACK. TECH LIGHTING MODEL# 700WSPIT-S-8-LED827
345	CEILING MOUNTED RECESSED LIGHTING.
390	4" TRESPA WOOD SIDING, ELEGANT OAK #NW02
391	WHITE STUCCO, SMOOTH FINISH LAHAMBRA CRYSTAL WHITE.
392	METAL ELEMENTS, PAINTED, DUNN EDWARDS, DE187 BLACK.
393	STOREFRONT, US ALUMINUM PPG, BLACK.
394	GLAZING, SEALED CLEAR UNITS, T-24 COMPLIANT.
395	DOORS AND WINDOWS: MILGARD TRINSIC, COLOR, BRONZE
396	EXPOSED CONCRETE, SMOOTH FORM FINISH.
397	METAL WALL SIDING, CORRUGATED METALS (CMI), SINEWAVE, ALUMINIZED STEEL.
398	7FT HIGH FAUX GREEN SCREEN PRIVACY WALL.

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ELEVATIONS NORTH AND EAST

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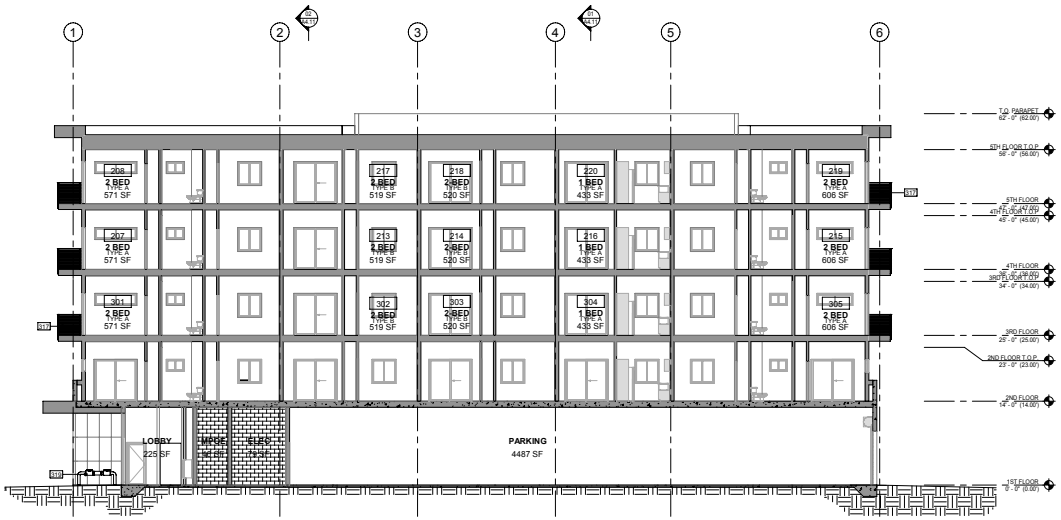
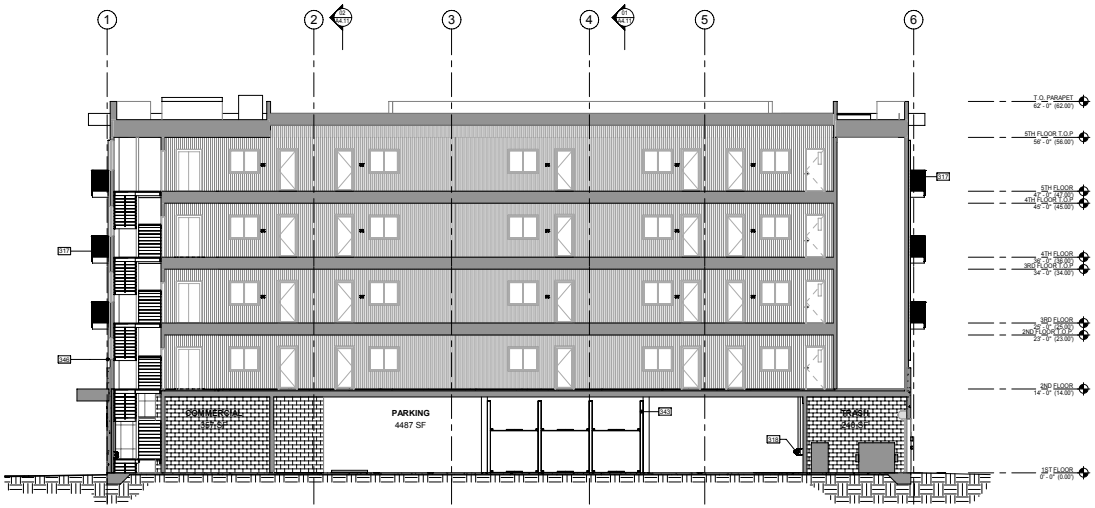


BUILDING SECTION 1/8" = 1'-0" **02**



BUILDING SECTION 1/8" = 1'-0" **01**

GENERAL NOTES

1. INSULATION PER ENERGY CALCS SEE SHEET T-24.1 AND T24.2 U.N.O.
2. INTERIOR FINISHES: ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD WITH PAINTED FINISH
3. SEE G2.0 FOR ADDITIONAL NOTES.

KEYNOTES

NO.	DESCRIPTION
317	SS CABLE RAIL SYSTEM, BLACK POSTS AND TOP RAIL
319	FIRE DEPARTMENT STANDPIPE, MAX 4" PROTRUSION INTO CIRCULATION PATH. COORDINATE WITH FIRE PROTECTION PLANS.
319	DOUBLE DETECTOR CHECK ASSEMBLY WITH FIRE DEPARTMENT CONNECTION. COORDINATE WITH FIRE SPRINKLER PLANS.
343	2-LEVEL CAR STACKER BY CITY LIFT (ZLHS-6000)
346	THIN PROFILE STEEL TRIM, BLACK.

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136 SOUTH B STREET

OXNARD CALIFORNIA

DDR RESUBMITTAL #1

△ REVISIONS:

NO	DESCRIPTION	DATE

SECTIONS

A4.10

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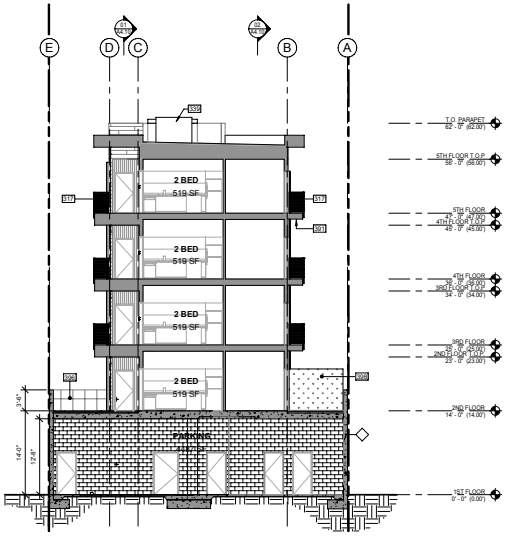
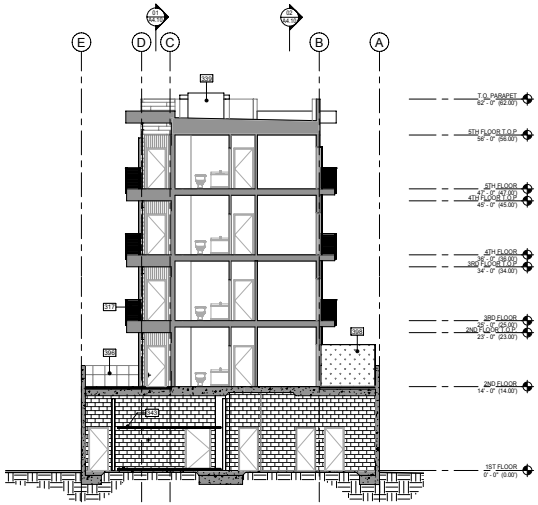


BUILDING SECTION 02
1/8" = 1'-0"



BUILDING SECTION 01
1/8" = 1'-0"

GENERAL NOTES

1. INSULATION PER ENERGY CALCS SEE SHEET T-24.1 AND T24.2 U.N.O.
2. INTERIOR FINISHES: ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD WITH PAINTED FINISH
3. SEE G2.0 FOR ADDITIONAL NOTES.

KEYNOTES

NO.	DESCRIPTION
317	SS CABLE RAIL SYSTEM, BLACK POSTS AND TOP RAIL.
339	ROOF TOP EQUIPMENT.
343	2-LEVEL CAR STACKER BY CITY LIFT (ZLHS-6000)
391	WHITE STUCCO, SMOOTH FINISH LAHAMBRA CRYSTAL WHITE.
396	EXPOSED CONCRETE, SMOOTH FORM FINISH.
358	7FT HIGH FAUX GREEN SCREEN PRIVACY WALL.

LEGEND

COCNRETE

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SECTIONS

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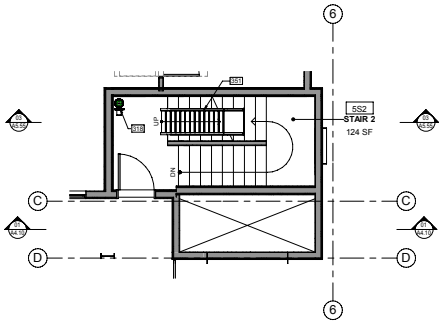
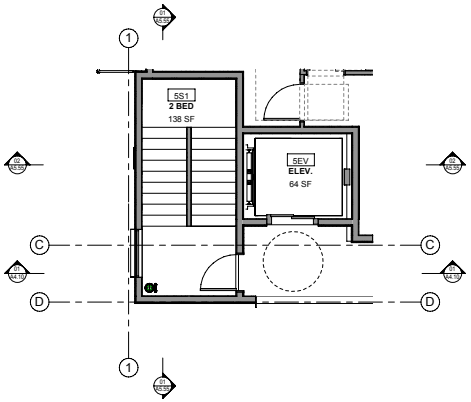


Stair Plan Stair 2 5th
1/4" = 1'-0" **06**



Stair Plan Stair 1 5th
1/4" = 1'-0" **03**

STAIR PLAN NOTES

1. SEE SHEET G2.0 FOR GENERAL NOTES.
2. CONTRACTOR TO VERIFY THAT A STAIRWAY WIDTH OF 44" MIN. IS MAINTAINED THROUGHOUT THE STAIRCASE.

KEYNOTES

NO.	DESCRIPTION
310	TRENCH DRAIN IN TRASH ROOM WITH CONNECTION TO SANITARY SEVER AND GREASE INTERCEPTER.
318	FIRE DEPARTMENT STANDPIPE. MAX 4" PROTRUSION INTO CIRCULATION PATH. COORDINATE WITH FIRE PROTECTION PLANS.
323	MAIL LOCKER SYSTEM, "PARCEL PENDING" LITE LOCKER OR APPROVED EQUAL
331	64GAL ORGANIC WASTE BIN.
332	4 YARD TRASH CONTAINER
333	4 YARD RECYCLE CONTAINER
334	TRASH ROOM PER OXNARD STANDARD PLATE #608. PROPERTY MANAGER WILL BE RESPONSIBLE FOR MAKING CONTAINERS ACCESSIBLE ON APPROPRIATE SERVICE DAYS.
337	TRANSPORTATION INFORMATION CENTER
338	WARNING CURB AT VEHICULAR WAY.
341	ACCESSIBLE MAIL BOXES
351	ROOF ACCESS LADDER SEE DETAIL 09.12/A6.40

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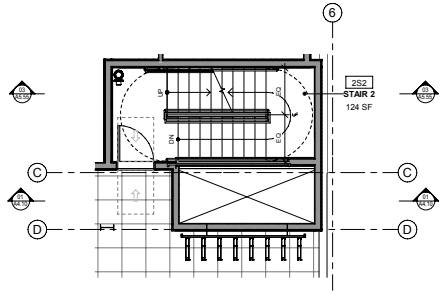
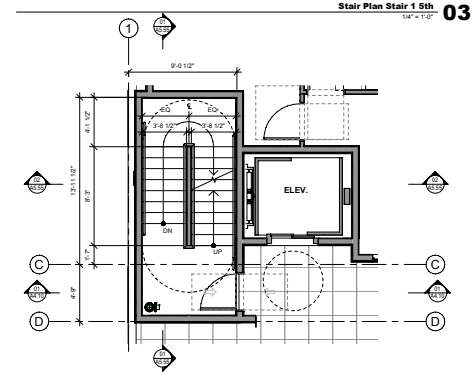


2ND FLOOR PLAN
1/4" = 1'-0" **05**



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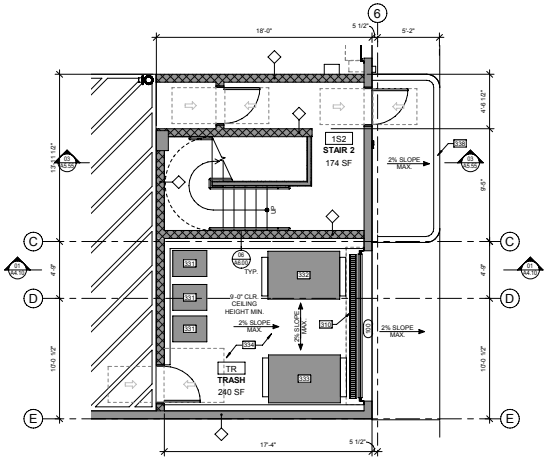

1ST FLOOR PLAN
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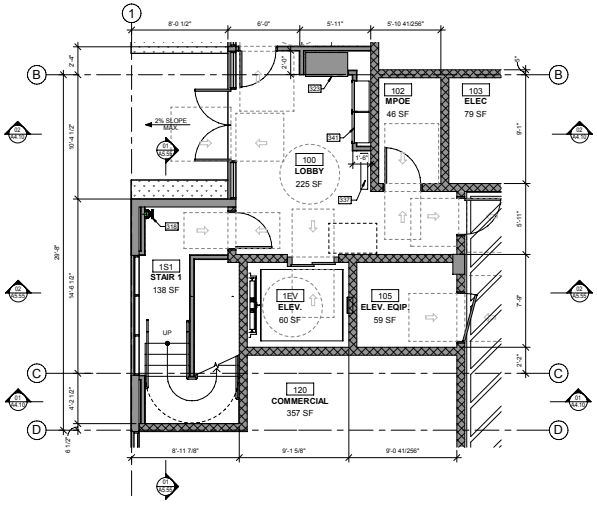

1ST FLOOR PLAN
1/4" = 1'-0" **01**

136 SOUTH B STREET
OXNARD
CALIFORNIA
DDR RESUBMITTAL #1

REVISIONS:

NO	DESCRIPTION	DATE
1	DDR REV. 1	12/07/20

ENLARGED STAIR PLANS

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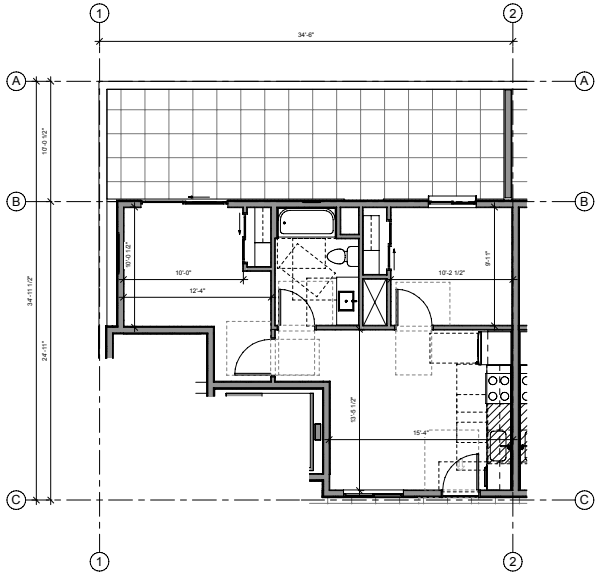

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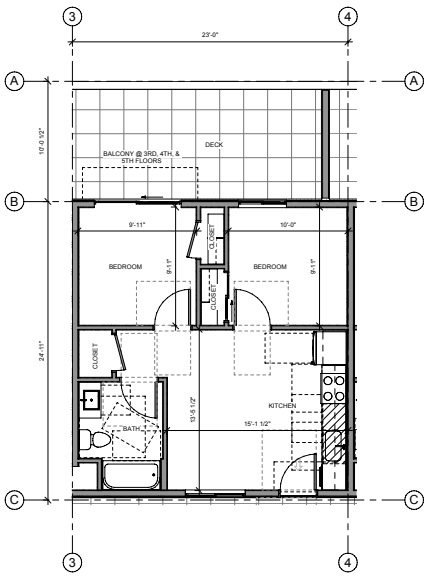

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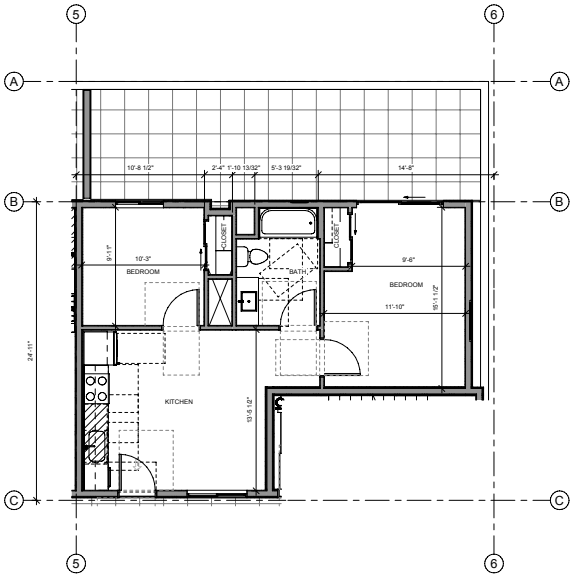

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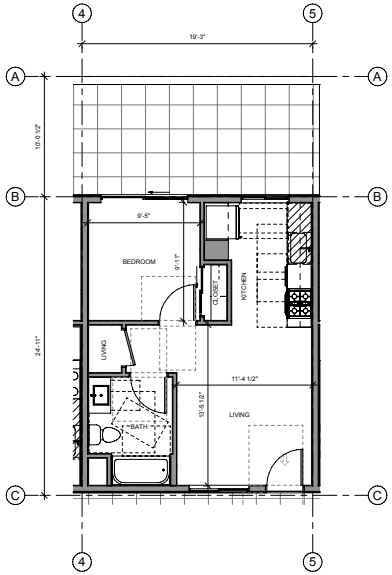
1/4" = 1'-0"



1 BED TYPE A FLOOR PLAN 01
1/4" = 1'-0"

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136 SOUTH B STREET
OXNARD
CALIFORNIA
DDR RESUBMITTAL #1

REVISIONS:

NO	DESCRIPTION	DATE

ENLARGED UNIT PLANS

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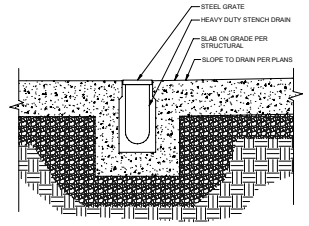
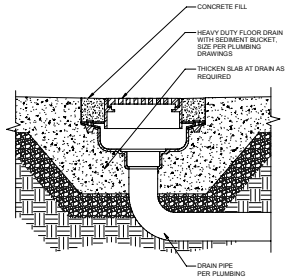


TRENCH DRAIN 08
1 1/2" = 1'-0"



AREA DRAIN 04
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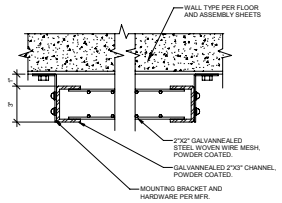
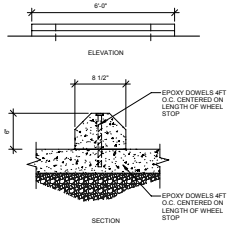
DESIGN BASED ON MCNICHOLS ECO-MESH



GREEN SCREEN 07
3" = 1'-0"



WHEEL STOP 03
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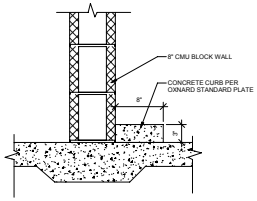

TRASH ROOM CURB 06
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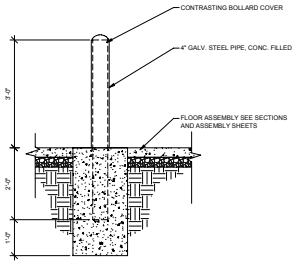

PIPE BOLLARD 02
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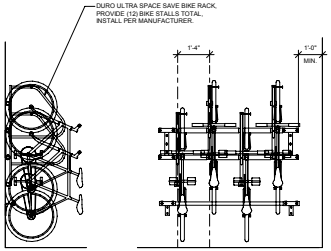
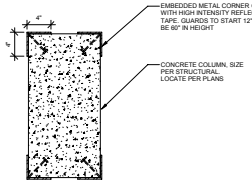


BIKE RACK 05
1/2" = 1'-0"



CONCRETE COLUMN GUARDS 01
1 1/2" = 1'-0"

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136 SOUTH B STREET

OXNARD CALIFORNIA

DDR RESUBMITTAL #1

REVISIONS:

NO	DESCRIPTION	DATE
1	DDR REV. 1	12/07/20

DETAILS SITE

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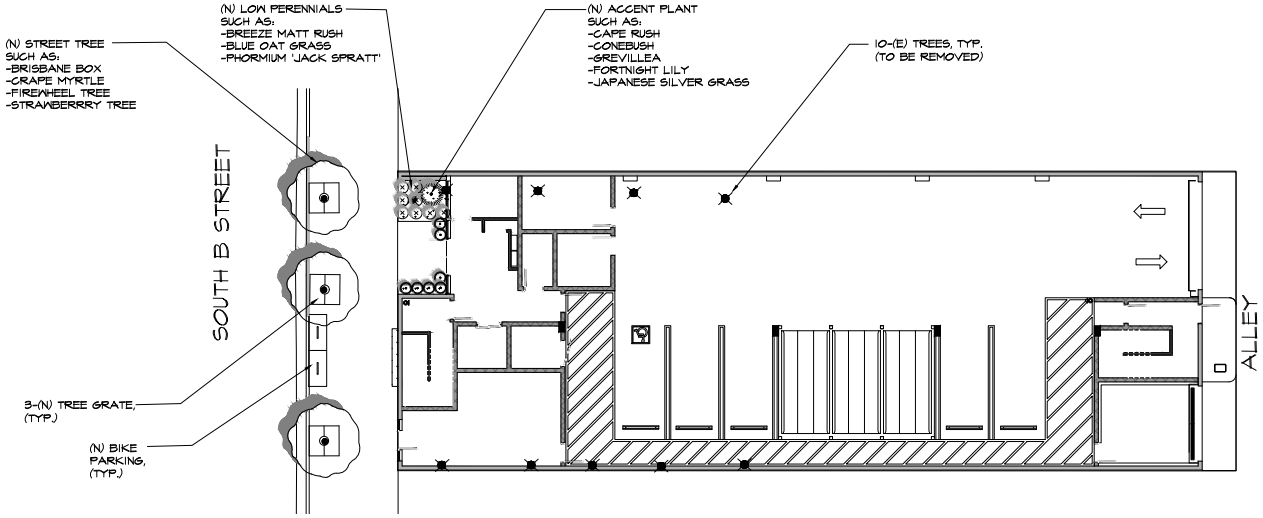


NORTH SCALE: ⅛ " = 1'-0"

CONCEPT_PLANT_SCHEDULE

UPRIGHT TREE
Arbutus x 'Marina' / Arbutus Standard
Lagerstroemia indica / Crape Myrtle
Stenocarpus sinuatus / Firewheel Tree
Tristania conferta / Brisbane Box

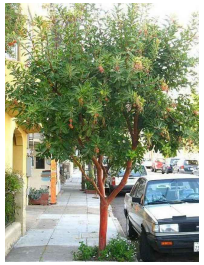
TALL UPRIGHT PERENNIALS
Agapanthus praecox orientalis / Lily of the Nile
Anigozanthos x 'Big Red' / Big Red Kangaroo Paw
Dianella tasmanica 'Becca' / Becca Flax Lily
Dianella tasmanica 'Variegata' / Variegated Flax Lily
Dietes bicolor / Forthight Lily

PERENIALS
Dianella revoluta 'Variegated' / Variegated Flax Lily
Dianella tasmanica 'Silver Streak ' / Silver Streak Flax Lily
Hemerocallis x 'Red Velvet' / Red Daylily
Hemerocallis x 'Stella de Oro ' / Stella de Oro Daylily
Lomandra longifolia 'Breeze ' TM / Breeze Mat Rush
Phormium tenax 'Jack Spratt' / New Zealand Flax

LOW PERENNIALS
Geranium x cantabrigiense 'Biokovo ' / Biokovo Cranesbill
Lomandra longifolia 'Breeze ' TM / Breeze Mat Rush
Phormium tenax 'Jack Spratt' / New Zealand Flax

STREET TREES

Brisbane Box


Stranberry Tree

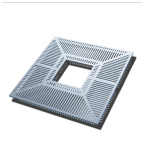
Firewheel Tree

Crape Myrtle

PERENNIALS

ACCENT PLANTS

TREE GRATE
Manufacturer: Ironsmith
Model: ADA
Size: 48" x 48" with ½" slots



BIKE RACKS
BELSON OUTDOORS
WINDER PLUS COMMERCIAL
BIKE RACK
MODEL WP36-7-SF-P FOREST GREEN

NOTES
-Plant palette is a representation of landscape design final plants and location will be shown on Planting Plan.
-All landscaping will comply with the applicable City of Oxnard Landscape Standards.
-Landscaping and Irrigation will comply with the City of Oxnard and Water Efficient Landscape Ordinance (City Ordinance No. 2822) & Landscape Water Conservation Standards.

DATE: JANUARY 25, 2021

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Natira Jones
landscape architecture
California RLA #5801 • Oregon RLA #815
315 Meigs Rd., Suite A300 • Santa Barbara, CA 93109
natirajones@gmail.com • (541) 520-3097

PRELIMINARY LANDSCAPE PLAN

136 SOUTH B STREET
OXNARD
CALIFORNIA, 93030

PLANNING SUBMITTAL 05/18/2020

REVISIONS:

NO	DESCRIPTION	DATE
		9-8-20

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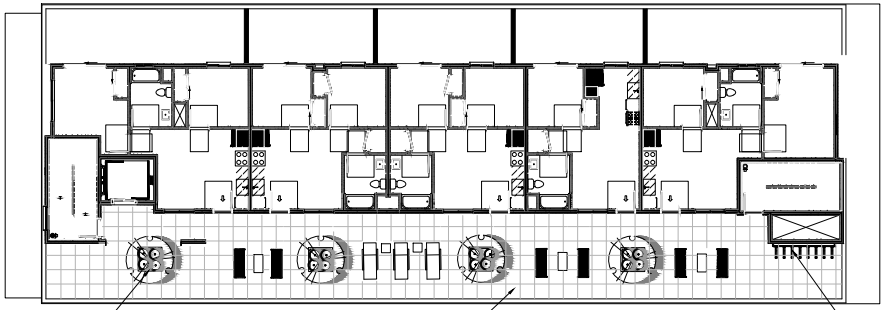
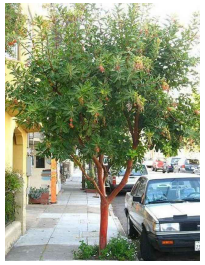


NORTH SCALE: ⅛ " = 1'-0"

PLANT_SCHEDULE_ROOF

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Lagerstroemia indica / Crape Myrtle	15 gal	3

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Lomandra longifolia 'Breeze' TM / Breeze Mat Rush	1 gal

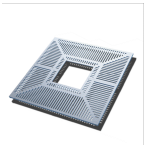

Stranberry Tree

Crape Myrtle

PERENNIALS

ACCENT PLANTS

TREE GRATE
Manufacturer: Ironsmith
Model: ADA
Size: 48" x 48" with ½" slots



BIKE RACKS
BELSON OUTDOORS
WINDER PLUS COMMERCIAL
BIKE RACK
MODEL WP36-7-SF-P FOREST GREEN

NOTES
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DATE: JANUARY 25, 2021

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landscape architecture
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315 Meigs Rd., Suite A300 • Santa Barbara, CA 93109
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PRELIMINARY LANDSCAPE PLAN

136 SOUTH B STREET
OXNARD
CALIFORNIA, 93030

PLANNING SUBMITTAL 05/18/2020

△ REVISIONS:

NO	DESCRIPTION	DATE
		9-8-20

SHEET NAME
L2.0

ATTACHMENT
C

2030 General Plan EIR Addendum No. 5

Comprehensive Downtown Code Update and Land Use Guidelines

General Plan Amendment
PZ No. 18-620-01

Oxnard City Code Amendment
PZ No. 18-580-01

Zone Change
PZ No. 18-570-02

2030 General Plan Program Environmental Impact Report Addendum No. 5

SCH No. 2007041024

Prepared by:

City of Oxnard
Community Development Department
Planning Division
214 South C Street
Oxnard, California 93030

June 1, 2019

I. PURPOSE, SCOPE, AND LEAD AGENCY DESIGNATION

This Addendum No. 5 to the City of Oxnard 2030 General Plan Program Environmental Impact Report (Program EIR) (State Clearinghouse No. 2007041024) was prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 for the adoption of the Downtown Code and Land Use Guidelines. Entitlement permits being requested to implement this project include a General Plan Amendment (GPA), Oxnard City Code (OCC) Amendment, and Zone Change (Planning and Zoning Permit Nos. 18-620-01, 18-580-01, and 18-570-02, respectively).

In summary, the proposed Downtown Code and Land Use Guidelines (herein referred to as "Downtown Code") will replace in its entirety OCC Chapter 16 (Zoning), Division 11 (Central Business District [CBD]) by establishing new zoning designations, uses, development standards, and architectural guidelines for the area currently General Plan-designated and zoned CBD. The new downtown area is proposed to be expanded in area by about 39% to the north and west of the current CBD-designated downtown (herein referred to as "Project Area"). The 2030 General Plan maps as well as the zoning maps will be amended to be consistent with the geographic area of the Project Area.

The Downtown Code identifies the following principles:

- Generate appropriately-scaled buildings for the intended physical character;
- Protect the character of established neighborhoods, especially the Henry T. Oxnard Historic District;
- Provide neighborhood main streets for vibrant social and commercial focal points within walking distance of many homes and transit;
- Provide diverse and high quality housing choices;
- Provide walkable neighborhood patterns through a network of well-designed streets that are safe for motorists, pedestrians and bicycles; and
- Provide and manage parking facilities that serve an area rather than lot by lot to create a park-once pedestrian district.

The City of Oxnard (City) is designated as the Lead Agency for purposes of environmental review under CEQA. The purpose of this Addendum No. 5 is to demonstrate that the environmental analyses and findings contained in the previously-certified 2030 General Plan Program Environmental Impact Report (Program EIR) adequately addressed the potential physical impacts associated with implementation of the Project and that none of the conditions described in CEQA Guidelines Sections 15162 and 15164 which call for the preparation of a subsequent or supplemental EIR are present. If none of the Sections 15162 and 15164 conditions are triggered, then Section 15183 applies and no additional environmental review is required. The Program EIR is a type of EIR (CEQA Guidelines Section 15168) for large-scale, long-term projects where detailed development characteristics, timing, and locations are not known. Instead, the Program EIR cites one or more General Plan policies that direct the City to avoid and/minimize significant environmental impacts, usually through application of uniformly applied development review and standards and/or subsequent site-specific CEQA review, if warranted. An Addendum does not need to repeat the Program EIR's list of policies for each CEQA topic. The reader is referred to the Program EIR, incorporated by reference, for the specific policies associated with each CEQA topic.

An EIR addendum does not have to be separately circulated to the public prior to consideration by the Planning Commission or the City Council pursuant to CEQA Guidelines Section 15164(c).

II. CEQA TESTS FOR ADDITIONAL ENVIRONMENTAL REVIEW

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations, respectively) set forth the criteria for determining whether a subsequent or supplemental EIR or negative declaration should be prepared in support of further Lead Agency action on a previously approved project. Under these guidelines, a subsequent or supplemental EIR or negative declaration shall be prepared if any of the following criteria are met:

(a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

(1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

(2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

(3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

(A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

(B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

(C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

(D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

(b) *If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall*

determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

In determining whether an Addendum to a previously certified Program EIR is the appropriate document, CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

III. OXNARD 2030 GENERAL PLAN CERTIFIED PROGRAM EIR

The 2030 General Plan was developed between 2005 and 2011. The 2030 General Plan's Land Use and Circulation Diagram designated the proposed general location, distribution, and extent of land uses through the theoretical buildout of the City by the year 2030. Development would occur within the city limits and/or City Urban Restriction Boundaries (CURB) with a focus on infill development. At the beginning of the General Plan process in 2006, there were 50,017 housing units in the City and a population of 190,000. The 2030 General Plan estimated that an additional 12,250 to 23,881 housing units could be added by 2030 (Alternatives Report, 2006, Table 27). As of January 1, 2018 the City had 55,135 housing units and an estimated population of 206,499 (CA Dept. of Finance, Report E-5), indicating an annual average increase of about 425 housing units and approximately 1,400 population between 2006 and 2018, a 12-year period. If these rates were to continue for an additional 12 years, the City's 2030 housing unit count would be about 60,200, an increase between 2006 and 2030 of about 10,000 units, and the population would be about 223,000, an increase of about 33,000. The increases represent about 20% growth in housing and 17.3% in population between 2006 and 2030, lower than the lowest projection in the 2030 General Plan. Clearly, actual growth and development is occurring much slower than projected and most environmental impacts are generally lower than projected.

The 2030 General Plan Program EIR evaluated the potential environmental effects of implementing the 2030 General Plan for the following impact areas: land use; circulation, traffic, and transportation; utilities; public facilities and services; parks and recreation; biological resources; aesthetic resources; cultural resources; agriculture and soil resources; mineral resources; air quality and climate change; energy and resource conservation; geologic, seismic, and soil hazards; natural hazards; noise; and hazardous materials and uses (Oxnard 2009a,

2009b). Applying the 2030 General Plan goals and policies mitigated environmental effects to less than then-adopted significant thresholds, with five exceptions:

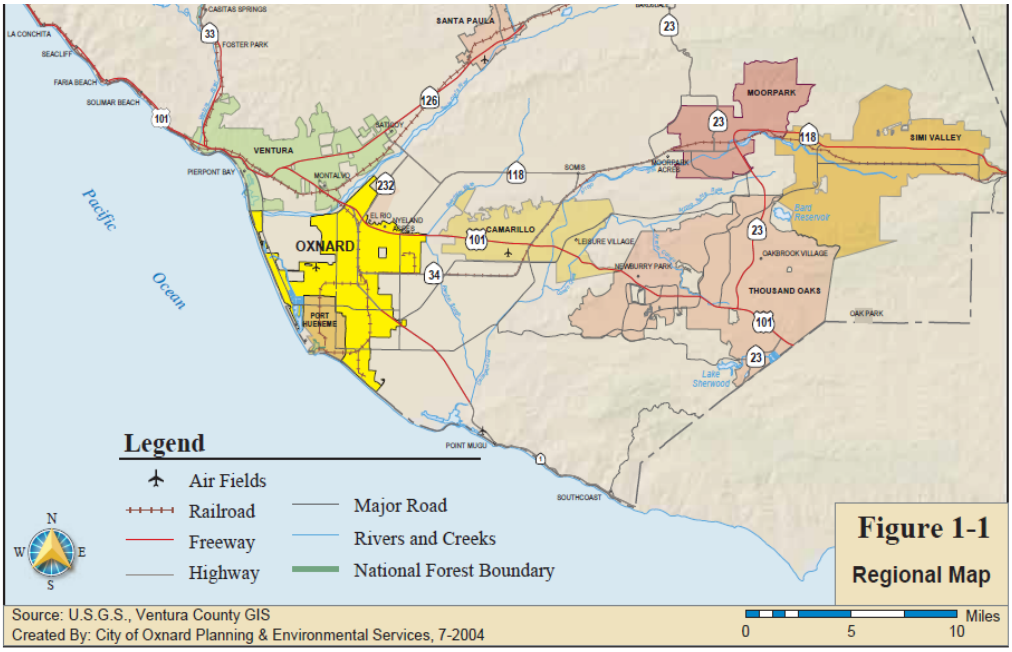
1. Conversion of farmland to agricultural uses;
2. Cumulative increase of criteria air pollutants in a nonattainment air basin;
3. Conflict with state goals for reducing greenhouse gas emissions;
4. Exposure to traffic noise and railroad noise and excessive vibration; and
5. Operation of five intersections at below Level of Service (LOS) C:
    a. C Street and Wooley Road,
    b. Oxnard Boulevard and Vineyard Avenue,
    c. Oxnard Boulevard and Gonzales Road,
    d. Gonzales Road and Rose Avenue, and
    e. Five Points (Oxnard Boulevard/Saviers Road/Wooley Road).

The City Council certified the 2030 General Plan Program EIR on February 2, 2010 (Resolution No. 13,770). In 2011, the City adopted Addendum No. 1 to the Program EIR, which addressed land use designation changes and policy revisions that occurred after the 2030 General Plan Program EIR was initially certified after which changes were made within the 2030 General Plan before its final adoption in October, 2011 (Resolution No. 14,118). The land use changes reduced the net amount of development in the City's planning area relative to that originally analyzed in the Program EIR. Addendum No. 2 was adopted in 2016 (Resolution No. 14,925) for adoption of a 2030 General Plan Amendment related to the City's Local Coastal Program concerning sea level rise and electricity-generating facilities larger than 50 MW capacity in the coastal zone. Addendum No. 3 was adopted in December 2016 (Resolution No. 14,982) for the 2013-2021 Housing Element, All-Affordable Housing Opportunity Program (AAHOP) site designations, and related zone text amendments. Addendum No. 4 was adopted in October, 2017 (Resolution No. 15,060) for the 2013-2021 Mid-Cycle Housing Element and related zone text amendments.

IV. DOWNTOWN OXNARD: BACKGROUND

The City of Oxnard is located about 60 miles northwest of Los Angeles along a nine-mile stretch of the Pacific Ocean coastline. The largest city within Ventura County, Oxnard is the center of a regional agricultural industry and a progressive business center while, at the same time, a relaxed seaside destination with a variety of neighborhoods and community services. Bordered by mountains and the Pacific Ocean, West Ventura County provides a seaside environment with expansive mountain views. Oxnard incorporates many attributes through its pattern of relatively compact urban development focused on the downtown, coastline and harbor, and the Highway 101 corridor. The moderate Mediterranean climate, fertile topsoil, and relatively available groundwater supply lead to year-round agricultural production in the surrounding Oxnard Plain (see Figure 1).

Figure 1: City of Oxnard Regional Location



In 1897, ranchers Albert Maulhardt and Johannes Borchard determined sugar beets would be a profitable crop and invited Henry Oxnard to construct a local factory to process the harvests. Encouraged by a pledge of 18,000 acres of sugar beets from local farmers, Oxnard and his three brothers built a factory in the fertile Oxnard Plain. With the development of the factory, the Southern Pacific Railroad constructed a spur to the factory site to transport the processed beets. A town quickly developed in close proximity to the Oxnard sugar beet factory to provide services for the factory and its workers. The Oxnard Improvement Company was created in 1898 to design the town site, focused around a town square called "the Plaza" (presently Plaza Park). Businesses and residences were constructed around the town square, with schools and churches following. Incorporated in 1903, the City of Oxnard took its name from the Oxnard brothers who founded the local sugar beet factory.

Oxnard remained a relatively modest farming town largely contained in and around what is now the CBD with the Henry T. Oxnard Historic District to the west, agricultural processing and UPRR railroad station to the east, and the "Colonia" working class neighborhood to the north. Like other California cities founded in that period, the 1920's saw expansion followed by little growth during the 1930's and 1940's. During WWII, the Army Air Force established a training airfield at what is now the Oxnard Airport with an approach flight path that passes over the north end of the CBD. Naval Base Ventura County was created to the south of Oxnard and remains a major U.S. Navy installation and the area's largest employer.

After WWII, the City expanded south to border the City of Port Hueneme, west to the Pacific Ocean, then north and northeast to incorporate and develop regional commercial and industrial areas along the expanded Rte. 101 Ventura Freeway corridor. During the expansions, the original CBD struggled and the City's Redevelopment Agency played a major role in revitalizing the CBD with development of the Oxnard Transit Center, Plaza Stadium 14 Cineplex and City parking garage, several new City facilities, Heritage Square and Plaza Park, Henry T. Oxnard National Register Historic District, streetscape enhancements, and several new housing

developments. In 2011, the California State Budget Act dissolved redevelopment agencies which, combined with the Great Recession of 2007 to 2009, reduced development activity in the CBD. The 2030 General Plan vision is to have a vibrant mixed use CBD that helps achieve a range of quality of life and environmental goals. To that end, in 2017 the City initiated a program to comprehensively replace the traditional CBD land use and zoning regulations with a form-based Downtown Code.

V. PROPOSED DOWNTOWN CODE (PROJECT)

Discretionary Actions

The proposed project consists of the following six discretionary actions by the City Council:

1. Repeal Oxnard City Code (OCC) Sections 16-145 to 16-155, inclusive, and replace with:
    a. Three land use zone designations (Downtown Core, Downtown General, Downtown Edge), an Open Sub-Zone, and a Shopfront Overlay zone; and
    b. Development Standards for each zone, respectively.
2. Amend OCC Section 16-10, Definitions.
3. Rezone approximately 125 acres that is the currently-zoned CBD and rezone an additional approximately 49 adjacent acres generally to the north and west of the CBD generally with the Downtown Edge designation in No. 1(a), above.
4. Amend the 2030 General Plan, Goals and Policies: Land Use Map (Figure 3-1) consistent with the rezoning in No. 3, above: General Plan/Zoning Consistency table (Table 3.2) consistent with new zoning designations listed in No. 1(a), above; revise Chapter 3, Section 3.5, "Land Use Designations and Standards" as appropriate; and change "Central Business District" and "CBD" to "Downtown - [General, Core, or Edge]" within all chapters, as appropriate.
5. Adopt Architectural Guidelines that would apply to the rezoned area in No. 3, above.
6. Amend the 2030 General Plan Land Use Map (Figure 3-1) and Policy CD-7(2) to revert the CBD land use designation for the Downtown East Transit Oriented District (DETOD) area (generally east of Meta Street, not currently zoned as CBD but with a conditional General Plan CBD designation, to its previous Central Industrial Area land use designation that is consistent with current non-CBD zoning.

There are no actions required by other local or State agencies. Oxnard Boulevard and Fifth Street, previously State Highways 1 and 34, respectively, were relinquished to the City in 2013.

Actions 1 to 5: Proposed Downtown Code, Parts I and II

Part I of the Downtown Code (dated May 16, 2019) is the proposed Zone Text Amendment (PZ No. 18-580-01) that replaces the CBD zone with three zoning designations and associated development standards. Part II is the proposed Architectural Guidelines with proposed terms and definitions included in Downtown Code Section 7. The General Plan Land Use Map and Goals

and Policies text amendments are incorporated by reference. Downtown Code Figure 2 (next page), depicts the Project's geographic extent and new zoning designations.

Project Defined as Program-Level

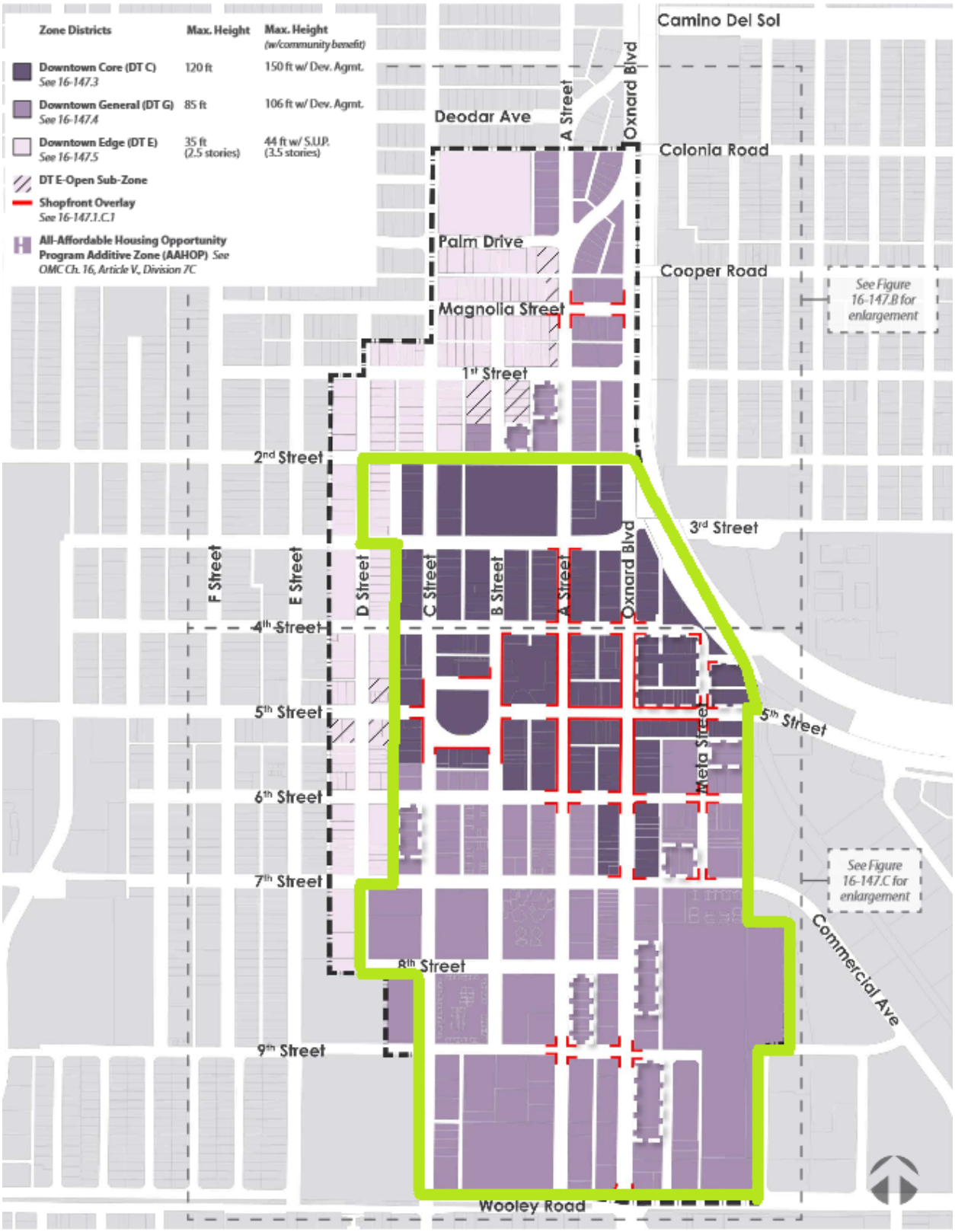
CEQA Guidelines Section 15168(a) directs a lead agency to prepare a Program EIR rather than a Project EIR when the agency is considering a series of geographically linked related actions or plans that govern under the same authorizing regulatory authority and having generally similar environmental effects (Guidelines §15168(a)). The Downtown Code Project meets the CEQA Guidelines criteria as a program-level project as the proposed Downtown Code would adopt land use and development regulations for a compact geographic area that meets the CEQA criteria for a program-level type of analysis such as was completed and certified for the 2030 General Plan with the 2030 General Plan Program EIR.

Two Formats to Define the Project

The Project is defined as the net difference in expected development during the period 2019 and 2030 between not adopting the Downtown Code (i.e., no action, current CBD zoning remains) and adoption of the Downtown Code. To fully consider potential environmental impacts, this addendum examines the Project in two formats: 1) plan level and 2) reasonably foreseeable development based on recent development activity, AAHOP-designated sites, development proposals, relative feasibility of development of vacant and/or under-utilized properties, and/or development on City-owned parcels.

As a reminder, development under the current General Plan and CBD zoning compared to the on-the-ground development in 2006 was already evaluated in the certified Program EIR.

Figure 2: Project Area



1. Plan-to-Plan Level Comparison:

The 2030 General Plan is the current plan for the Project area. The majority of the Project area is designated as the CBD. To the north and west of the CBD are areas with land use designations of Park, Commercial General, Residential Low Medium, Residential Medium, and Commercial Office. The number of parcels, approximate acreage, and theoretical maximum development based on the current 2030 General Plan land use designations are shown in Figure 3.

Figure 3: Current 2030 General Plan Land Use Designations Buildout

Land Use Designation	No. of Parcels	Acres	Maximum Non-Residential Development* (gross square feet)	Maximum Residential Development* (units)
CENTRAL BUSINESS DISTRICT	565	125	3,267,000	2,925
Wilson Park	1	5	0	0
Commercial General (CG)	71	13	79,300	140
Residential Low Medium (RLM)	122	23	0	276
Residential Medium (RM)	3	0.3	0	5
Commercial Office (CO)	18	4	104,500	0
Churches	4	4	67,000	0
SUBTOTAL NON-CBD	219	49	250,800	421
TOTAL PROJECT AREA	784	174	3,517,800	3,346

* Based on General Plan Floor Area Ratios: CBD = 1.5:1, CG = 0.35:1, CO = 0.6:1
Based on maximum units per acre: CBD = 39, CG = 18, RM = 18, RLM = 12 (no Density Bonus, not AAHOP).
CG and CBD are assumed 40% commercial and 60% residential includes AAHOP sites.

The proposed Downtown Code would re-designate the parcels listed in Figure 3 as shown in Figure 2. The proposed Downtown Code establishes the build out scenario listed in Figure 4.

Figure 4: Proposed Project (Downtown Code) Plan Buildout

Land Use Designation	No. of Parcels	Acres	Maximum Non-Residential Development* (gross square feet)	Maximum Residential Development* (units)
Downtown (all areas)	780	174	3,025,370	2,284

* see Figure 7 footnotes.

With certain types of land use plans, buildout does occur and is an appropriate basis for analysis. For example, the majority of the City is designated for Residential Low (RL) development of single family housing, and these RL areas are fully developed to their 2030 General Plan buildout with the exception of a few infill sites. The Downtown outlined in Figure 2 is different as both the 2030 General Plan and Project allow a wide range of civic, commercial, and residential uses to develop in response to changing market demand. A comparison of Tables 3 and 4 demonstrates that the proposed Project has a less projected buildout as the current 2030 General Plan land use designations for the same area. The Project's potential number of housing units is 32% less (2,284 compared to 3,346 units) and the potential commercial development is 14% less (3.025 million gsf compared to 3.517 million gsf) than the 2030 General Plan housing and commercial potential, respectively.

2. *Reasonably Foreseeable Development:*

Existing 2016 Conditions

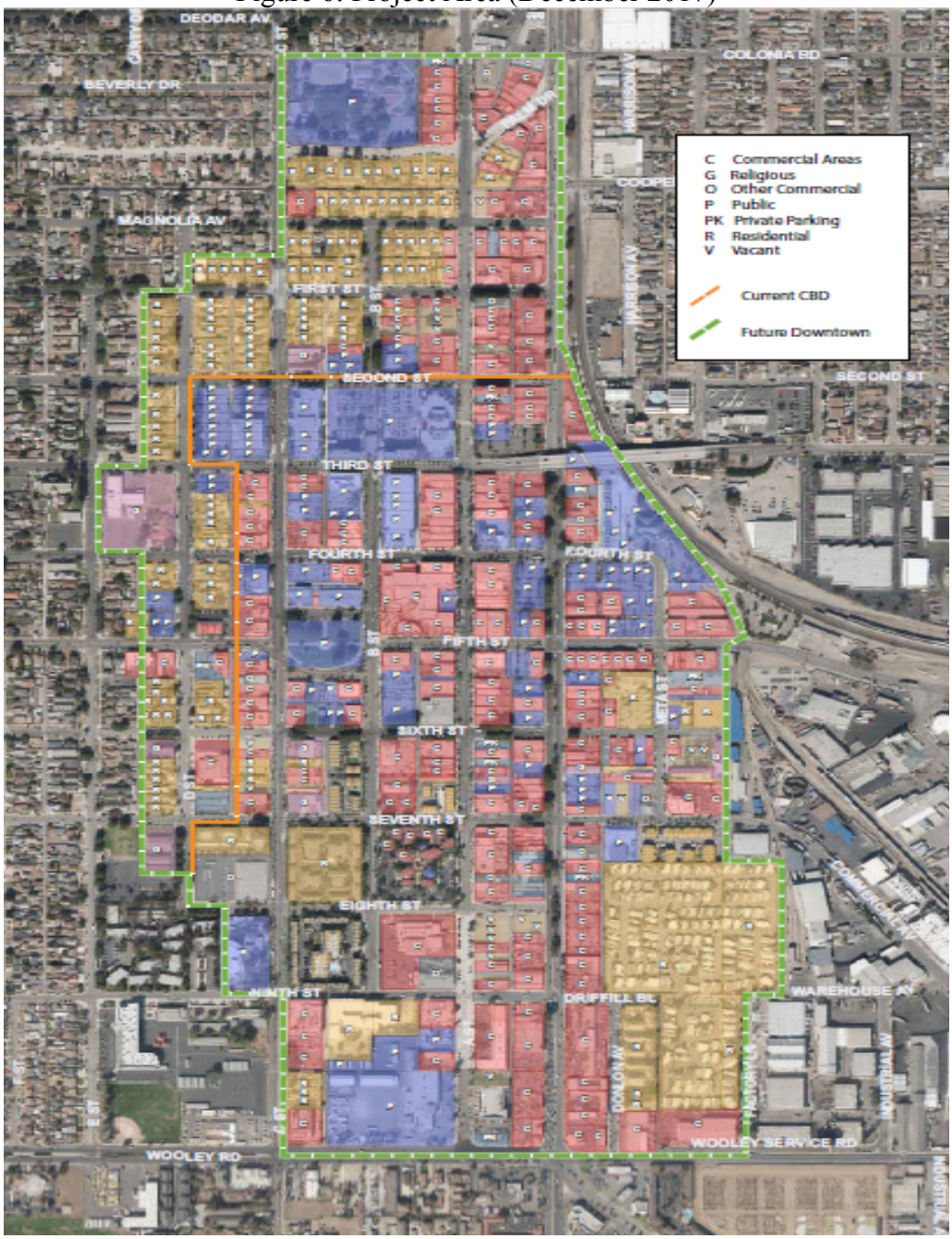
The CBD has developed with a range of public and private structures on a rectangular grid of blocks on a north-south/east-west orientation. Plaza Park is considered the center of the CBD while "A" Street is the principal commercial street. Oxnard Boulevard is a high volume arterial, formerly State Highway Rte. 1, and is somewhat of a barrier between most of the CBD and the Oxnard Transit Center, Meta Street area, and Royal Palms residential area on the east side of Oxnard Blvd.. The CBD is largely commercial between Oxnard Blvd. and C Street. The CBD transitions to largely residential uses west of C Street and north of Second Street. The Five Points intersection and Wooley Road form the south edge of the CBD. Figure 6 shows how the CBD is developed with mostly one- and two-story commercial structures and two and three-story residential buildings.

The Project area has existing (2016) uses that range from relatively low-value older commercial buildings and vacant lots (likely available for private redevelopment) to more contemporary and fully developed projects not likely to be feasible for redevelopment for several decades. Therefore, the more appropriate analysis is to examine reasonably foreseeable development that would likely occur under the current 2030 General Plan verses the proposed Project, if adopted. This analysis is to determine if adoption of the Project results in more and/or substantially different development than is expected to occur under the current General Plan and zoning designations.

Figure 5: Existing Uses in the Project Area

Land Use Designation	No. of Parcels	Acres	Current Non-Residential Development (gross square feet)	Current Residential Development (units)
Project Area	780	174	1,853,600	1,094

Figure 6: Project Area (December 2017)



A. Reasonably Foreseeable Development under the 2030 General Plan

In 2018, City staff reviewed and updated land use information prepared by the Southern California Association of Governments (SCAG) for use in development of the 2045 Regional Transportation Plan (RTP) through a program named "Bottom-Up Input & Envisioning Process." SCAG developed parcel-based land use maps and population, household, and employment metrics for a 2016 base year and for the intermediate planning year of 2030. City staff reviewed and revised the SCAG land use classifications. City staff also reviewed the existing CBD downtown and proposed additional areas using County assessor data, building permit records, and City residential addresses. Staff then projected likely development for the 2016 through 2030 15-year period by assuming all vacant parcels would be developed (about 5 acres), seven AAHOP sites would be developed, and existing commercial and housing development would increase by ten percent (10%) overall, all permitted under the existing CBD zoning regulations. As shown in Figure 7, about 1,100 housing units are projected, an increase of about 102 % above existing residential uses over 15 years, and about 481,000 gsf of commercial development would be added, an increase of about 26% above existing commercial uses. Both projected commercial and residential development are less than the 2030 General Plan theoretical buildout (Figure 3).

Figure 7: Reasonably Foreseeable Development to 2030

Project Area SCAG Land Use Data	Non-Residential Development (gross sq. ft.)	Residential Development (units)
2016 Baseline Land Uses	1,853,600	1,094
Foreseeable Development to 2030		
- Development of vacant parcels*	196,000	195
- Seven AAHOP Sites**	0	384
- City Revitalization Sites***	100,000	430
- 10% overall existing commercial	185,300	-
- 10% overall existing residential	-	109
Projected Net New Development	481,300	1,118
Total Net Baseline and Foreseeable	2,334,900	2,212
2016 to 2030 Percent Change	26%	102%
General Plan Buildout (Figure 3)	3,517,800	3,346
Project Buildout (Figure 4)	3,025,370	2,284

* 5 acres, assumes 39 units per acre, first floor commercial, 90% lot coverage.
** A-03, B-03, B-04, B-14, B-18, D-08, and D-09 in current Housing Element.
*** North and South Plaza project

C. Reasonably Foreseeable Development under Proposed Project

The proposed Project increases the geographic area considered the CBD and replaces the existing zoning regulations with a form-based code. The proposed code allows for smaller sized housing units, better integrates current and future public and private parking resources and provides for an in-lieu parking fee with which the City would develop a second parking garage within the Downtown. The Project's design standards provide specific direction for the minimum quality of architecture that will be permitted. These requirements include a continuous pedestrian-oriented street frontage in the three downtown zones, as well as massing and projection requirements. The Project's design standards generally enhance the minimum quality of architecture by requiring a continuous pedestrian-oriented street frontage in the Downtown Core and General areas. The areas added to the north and west of the current CBD and designated Downtown Edge have regulatory standards that will create a transition from the Downtown to adjacent low-scale residential neighborhoods and protect the integrity of the Henry T. Oxnard Historic Neighborhood. The proposed code creates more certainty and less discretionary review in the design and entitlement process which should attract developers to the Downtown relative to other available areas.

Adoption of the proposed Downtown Code would lead to the same reasonably foreseeable development of about 1,100 housing units and about 481,000 gsf of commercial development by 2030, the same as would occur without adoption of the Project. Projected commercial development is less than the 2030 General Plan theoretical buildout while residential is about the same. With the Project, new development would be of higher quality and a more desirable aesthetic compared to continuing with the existing code and permitting process. The intent is that the Downtown would gradually become more attractive to residents and businesses as new development is completed that would, at a minimum, stabilize the Downtown and, over time, increase the area's residential appeal and economic activity. The Project does not propose more development than the existing plan and zoning but may lead to more of the projected Downtown development occurring sooner and of better quality than would otherwise occur by 2030. It would be speculation to project additional development by 2030 due to just the adoption of the Project. In any event, whether development occurs before or after 2030, total reasonably foreseeable development is the metric for CEQA analysis. Reasonably foreseeable development, as presented in Figure 7, is based on known and projected market demand and development opportunity sites, neither of which changes due to the Project itself.

D. Project Definition for CEQA Purposes

Given the information presented above, the following is the Project impact description:

> *Project approval would incrementally direct Downtown General- and Downtown Core-designated new and re-development of 1,100 housing units and 481,000 gsf of commercial development by 2030 (the same or less development as anticipated under the current General Plan and CBD zoning regulations) towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. Development in the Downtown Edge area would be of lower scale compatible with existing housing and historic context.*

VI. REVERSION OF DOWNTOWN EAST TRANSIT ORIENTED DISTRICT (DETOD) TO CENTRAL INDUSTRIAL AREA (CIA)

Action 6: Reversion of DETOD to Central Industrial Area

The "DETOD Reversion" related and companion General Plan Land Use Map and text amendments action would re-designate the 2030 General Plan land use designation of the approximately 150 acre area east of Meta Street, south of Fifth Street, north of Wooley Road, and west of Mountain View Ave. collectively designated the Downtown East Transit Oriented District (DETOD) from Central Business District (CBD) to Central Industrial Area (CIA) and remove that portion of Policy CD-7 related to the DETOD Urban Village. Figure 7 is the proposed DETOD Reversion map change and Figure 8 is the Policy CD-7 text amendment.

Figure 7 DETOD Land Use Map Change

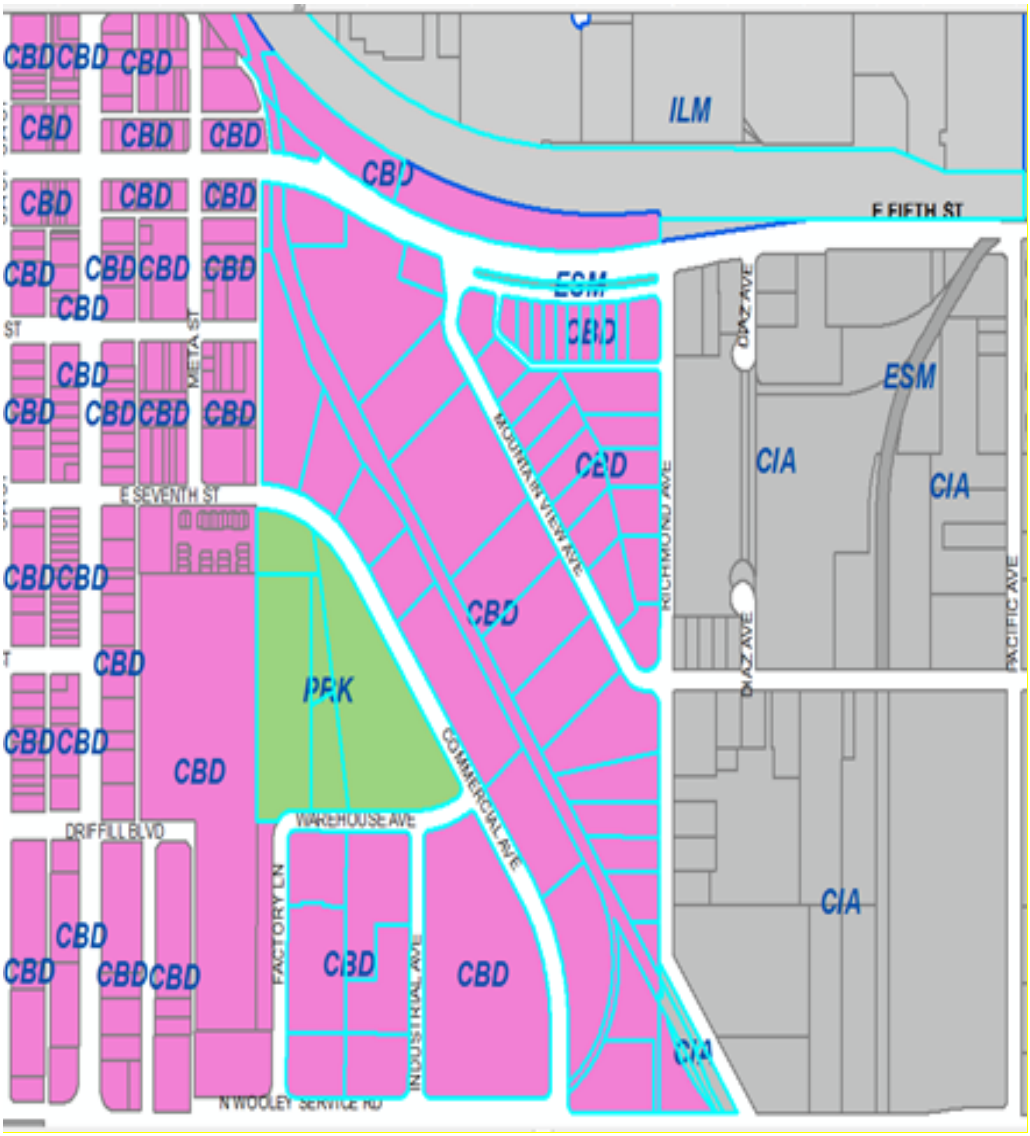


Figure 8 Policy CD-7 Text Amendments

2. ~~**DOWNTOWN EAST TRANSIT ORIENTED DISTRICT (DETOD)**~~

- ~~**Location.** Area bounded by the Oxnard Transit Center, Oxnard Boulevard, Fifth Street, Wooley Road and Richmond Avenue.~~
- ~~**Land Use.** Transit-oriented medium to high density residential; Central Business District uses; offices; open space; possible school.~~
- ~~**Overview.** Planned in cooperation with property owners and businesses and if found feasible by expert review, the DETOD could evolve into an expansion of the CBD to take advantage of the transportation opportunities provided by its proximity to the Oxnard Transit Center, meeting SCAG objectives for the development of transit-oriented development, and phase out older industrial uses that would then reduce truck traffic in and near the CBD. Residential development will be encouraged at sufficient densities to provide feasibility for transit services and private redevelopment. Both horizontal and vertical mixed use development is encouraged. Existing affordable housing and designated historic structures would remain with possible adaptive reuse. The existing mobile home park could possibly be relocated and/or closed with appropriate compensation and relocation for all residents. Until and unless the DETOD is found to be financially feasible and the City Council adopts a DETOD strategic or specific plan, existing uses are considered conforming uses, current zoning would remain, and uses may expand and reinvest. A Meta District Plan may be adopted within the DETOD that would be incorporated into a subsequent DETOD specific or strategic plan.~~

DETOD was designated within the 2030 General Plan as a possible Urban Village and expansion of the CBD conditioned on a feasibility study. The implementation of the DETOD urban village was conditioned on a feasibility study. SCAG funded a feasibility study in 2012 that found that the DETOD concept not financially feasible. The majority of existing industrial uses in the DETOD area are agricultural processors with significant infrastructure and that benefit from their location near the Union Pacific RR and various spur lines. The majority of existing industrial uses in the DETOD area were agricultural processors with significant infrastructure and location benefits near the Union Pacific RR and various spur lines. The study found that the costs of these businesses to relocate to the only viable area within City limits that had enough vacant land and rail access, the Sakioka Farms Specific Plan (Sakioka), would not be recovered by the DETOD land values if subsequently developed as mixed use residential after accounting for land remediation and all new infrastructure at both Sakioka and DETOD locations. Policy CD-7 states that if DETOD is found infeasible, then the DETOD area designation would revert to its previous land use designation and that portion of Policy CD-7 will be considered implemented. DETOD Revision, then, is an anticipated action required by the General Plan.

As stated in General Plan Policy CD-7, the change in land use designation to DETOD was deemed consistent with the CIA zoning (M-2) and the DETOD designation did not change any regulations in the DETOD area compared to its previous CIA designation. Therefore, DETOD was only a nominal change that had no effect on the environment. Reversion to the previous CIA General Plan land use designation is also a nominal change with no effect on the

environment. Nominal changes would normally be classified as 'Not a Project' under CEQA Guidelines Section 15061(b)(3) (the "common sense rule") which indicates that CEQA only applies to projects that have a "significant effect on the environment" as defined in Public Resources Code section 21068.

VII. Consideration of Environmental Topics

This section reviews each of the CEQA environmental topics relative to adoption of the Downtown Code Project and the DETOD Reversion to determine if any of the criteria in Public Resources Code Section 21166 and/or CEQA Guidelines Section 15162 are met that would require a Subsequent EIRs for the Downtown Code Project and the companion DETOD Reversion Amendment.

The 2030 General Plan Program EIR in its entirety in incorporated by reference along with implementing plans and programs and/or studies listed below (but not limited to) as each plan or program may each be independently updated and/or re-adopted, remaining consistent with the General Plan, and may apply to City and/or private development projects on specific sites within the Project areas, such as utility capacity improvements, required to support development.

- Public Works Integrated Master Plan
- Parks and Recreation Master Plan
- Downtown Mobility and Parking Plan
- 2013-2021 Mid-Cycle Housing Element
- Bicycle and Pedestrian Master Plan
- Oxnard Corridor Community Transportation Improvement Plan (study)

This evaluation includes proposed CEQA Guidelines changes that became effective December 28, 2018, where noted, that were not separate sections in the 2030 General Plan Program EIR.

1. AESTHETICS

The Downtown Code Project would incrementally direct about the same amount of development in the Downtown General-, Downtown Core-, and Downtown-Edge as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project would improve aesthetics through application of new Design Guidelines and does not lead to any additional impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

2. AGRICULTURE AND FORESTRY RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not directly or indirectly increase conversion of agricultural land and is not located in or near a forest, the Project does not lead to any additional impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

3. AIR QUALITY

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 5.7) evaluated impacts related to construction air emissions, long-term operational emissions, odors, toxic air contaminant (TAC) emissions, and greenhouse gas (GHG) emissions. Construction emissions associated with future development under the 2030 General Plan, particularly large-scale projects with extensive ground disturbance, could result in emissions exceeding Ventura County Air Pollution Control District (VCAPCD) thresholds. With implementation of 2030 General Plan policies and compliance with VCAPCD regulations, impacts would be reduced to less than significant. Operational impacts would primarily result from local and regional vehicle emissions generated by future population growth and area source emissions associated with buildout of the 2030 General Plan. Although 2030 General Plan policies, implementation measures and compliance with VCAPCD regulations would help reduce emissions, the PEIR concluded that operational criteria air pollutant, TAC emissions, and climate change impacts would remain significant and unavoidable. The City adopted a CEQA Statement of Overriding Considerations for these operational impacts.

As the Project does not increase or change the amount of development, the Project does not lead to any additional air quality impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with

new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

4. BIOLOGICAL RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development or the existing urban biological context, the Project does not lead to any additional biology impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

5. CULTURAL RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 5.4) evaluated impacts on historic, archaeological, and paleontological resources. The planning area contains 31 recorded resources, including historic districts, historic structures, and sites that are eligible for National Register of Historic Places listing. The PEIR determined that historic sites, particularly those in the city's downtown area, may be vulnerable to development activities accompanying infill activities associated with future development under the 2030 General Plan. The planning area also contains known archaeological resources. Potential impacts

would be the result of ground disturbance. With implementation of General Plan policies that require evaluation of projects for consistency with historic district design standards and/or evaluation of potential impacts to historic or cultural resources through the Ventura County Cultural Heritage Board, and CEQA requirements pertaining to resource protection if a CEQA review was conducted, impacts would be mitigated to less than significant.

As the Project does not increase or change the amount of development and specifically includes the Downtown Edge zone to ensure compatibility with the Henry T. Oxnard Historic District, the Project does not lead to any additional cultural resource impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

6. ENERGY

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 5.8) evaluated impacts concerning energy demand and concluded that impacts would be less than significant with implementation of 2030 General Plan policies addressing energy conservation. New development (i.e., residential units, commercial centers, etc.) anticipated with buildout of the 2030 General Plan would be the primary contributors to increased energy use in the planning area, which could place increased demand on regional energy generation, transmission, and distribution facilities. The PEIR concluded that local energy providers have sufficient infrastructure and supplies in place to meet the modest increase in demand resulting from implementation of the 2030 General Plan, but individual development/infrastructure projects may require evaluation of potential impacts in accordance with CEQA at the time such projects, if any, are proposed.

As the Project does not increase or change the amount of development, the Project does not lead to any additional energy impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR within other topic headings, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined

will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

7. GEOLOGY AND SOILS

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 6.2) evaluated impacts related to seismic and soils hazards such as ground shaking, liquefaction, subsidence, and expansive soils and concluded that future development under the 2030 General Plan could be exposed to these hazards, but impacts would be less than significant with implementation of 2030 General Plan policies and compliance with state and local building codes.

As the Project does not increase or change the amount of development, the Project does not lead to any additional geology or soils impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

8. GREENHOUSE GAS EMISSIONS

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. With regard to the significant and unavoidable GHG emissions, the PEIR included a determination of consistency with Assembly Bill (AB) 32 and associated 2008 Scoping Plan. Since certification of the PEIR in 2011, the Scoping Plan has been updated and additional legislation has been passed concerning GHG emissions. Most notably, Executive Order B3015 endorses the effort to set

interim GHG reduction targets for year 2030 (40 percent below 1990 levels). Senate Bill (SB) 32 codifies the 2030 target in Executive Order B-30-15 (40 percent below 1990 levels by 2030). Although this is new information, at the time of writing this Addendum, however, no specific policies or emissions reduction mechanisms have been established that would alter the conclusions of the PEIR with regard to the significant and unavoidable GHG impacts.

As the Project does not increase or change the amount of development, the Project does not lead to any additional greenhouse gas emission impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR within other topic headings, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

9. HAZARDS AND HAZARDOUS MATERIALS

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development, the Project does not lead to any additional hazards or hazardous materials impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

10. HYDROLOGY AND WATER QUALITY

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated

under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 6.3) evaluated potential impacts related to 100-year flood hazards, levee and dam failure inundation, seiche and tsunami, and climate change–induced sea level rise. Development within or adjacent to flood-prone areas could expose housing and other development to flooding hazards. Structures placed within floodplains also have the potential to alter the historic course of floodwaters that could exacerbate flooding hazards downstream. With implementation of 2030 General Plan policies and the City's flood protection regulations, impacts would be less than significant.

As the Project does not increase or change the amount of development, the Project does not lead to any additional hydrology and water quality impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

11. LAND USE AND PLANNING

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 3.2) evaluated impacts related to consistency with adopted land use plans and physical division of an established community and concluded that impacts would be less than significant with implementation of 2030 General Plan policies. The PEIR determined that uses in development areas are expected to be compatible with one another because General Plan policies establish requirements for compatible development, including buffering, screening, controls, and performance standards. The Community Development Element also includes a number of policies designed with the intention of preserving established neighborhoods and community character. As the Project does not increase or change the amount of development and specifically includes the Downtown Edge zone to ensure compatibility with adjoining neighborhoods, the Project does not lead to any additional land use and planning impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects

previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

12. MINERAL RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development and does not involve mineral resource areas or operations, the Project does not lead to any additional mineral resource impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

13. NOISE

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 6.5) evaluated construction and operational noise impacts associated with development under the 2030 General Plan. The PEIR concluded that short-term noise impacts associated with demolition, site preparation, grading, and other construction-related activities, stationary sources of noise, and airport operational noise would be less than significant with implementation of 2030 General Plan policies. However, increased traffic-generated noise from future development would be significant and unavoidable, even with implementation of 2030 General Plan policies. Significant and unavoidable impacts were also identified for exposure of noise-sensitive uses to railroad noise and sources of groundborne vibration. The City adopted a Statement of Overriding Considerations to address these unavoidable impacts.

As the Project does not increase or change the amount of development, the Project does not lead to any additional noise impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

14. POPULATION AND HOUSING

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development and enhances affordability by allowing smaller unit sizes and introduces more certainty in the entitlement process, the Project does not lead to any additional negative population and housing impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area other than the general increase of housing costs and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

15. PUBLIC SERVICES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 4.4) evaluated impacts on public facilities and services and concluded that impacts would be less than significant with implementation of 2030 General Plan policies and payment of applicable fees. Although implementation of the 2030 General Plan would increase the overall

demand on law enforcement and fire protection services as a result of population increases, impacts would be less than significant because the additional personnel and materials costs would be offset through the increased revenue, and fees, generated by future development. In addition, future projects will be reviewed by the City on an individual basis and will be required to comply with the requirements (i.e., impact fees, etc.) in effect at the time building permits are issued. Increased population would also generate additional students, and new school facilities and personnel will be required to provide adequate service for future growth. Although the school districts have plans for the construction of new facilities, the continued provision of adequate funding sources (i.e., developer fees, etc.) and the dedication or purchase of future school sites will be necessary to ensure continued development of future school facilities. The California legislature has provided that developer payment of school impact fees constitutes full mitigation of new development on school facilities per Government Code Section 65996(b).

As the Project does not increase or change the amount of development, the Project does not lead to any additional public service impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. Other than additional State actions to initiate sustainable groundwater management and a period of drought that was within the scope of the City's Urban Water Management Plan and its drought mitigations, no substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

Various City plans and programs are incorporated by reference listed below (but not limited to), which may each be independently updated and/or re-adopted, that may apply to City and/or private development projects on specific sites within the Project areas, such as utility capacity improvements, required to support development.

- Public Works Integrated Master Plan
- Parks and Recreation Master Plan
- Downtown Mobility and Parking Plan
- 2013-2021 Mid-Cycle Housing Element
- Bicycle and Pedestrian Master Plan
- Oxnard Corridor Community Transportation Improvement Plan

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

16. RECREATION

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated

under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 4.5) evaluated impacts related to increased demand for parks and recreation facilities associated with development under the 2030 General Plan and concluded that impacts would be less than significant with implementation of various 2030 General Plan policies. These policies include ICS-1.1, Maintain Existing Service Levels, and ICS-1.3, Funding for Public Facilities, which require the City to plan and ensure that a variety of funding methods (including developer fees, grants, and public facility fees) are used to expand a variety of public services (including park and recreation facilities) consistent with community needs.

As the Project does not increase or change the amount of development, the Project does not lead to any additional recreation impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment. The DETOD area designated as a park was only needed if the DETOD area were found to be feasible, which it was not.

17. TRANSPORTATION

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 4.2) evaluated impacts related to the city's transportation facilities and concluded that implementation of the 2030 General Plan would result in less than significant impacts on public transit usage, bicycle/pedestrian activity, accessibility to cargo operations points, parking capacity, and alternative transportation programs with implementation of 2030 General Plan policies. However, development under the 2030 General Plan would result in significant and unavoidable level of service (LOS) impacts at six intersections, for which the City adopted a CEQA Statement of Overriding Considerations. Policies and implementation measures in the 2030 General Plan are designed to mitigate transportation impacts through the establishment of design and LOS standards for a variety of circulation, traffic, transit, and non-motorized transportation modes. Other policies including land use and circulation concepts are designed early during the design phases of citywide development to minimize land use conflicts. The PEIR also noted that substantial amounts of new development in the 2030 General Plan planning area would require parking areas based on the specific parking requirements generated by a particular land use. The City's Zoning Code contains a variety of parking standards to ensure

adequate levels of parking area are provided with all future development in the city. Policies included in the Infrastructure and Community Services Element ensure adequate levels of both on- and off-street parking are provided as part of all future development proposals and that excessive amounts of parking are also avoided.

As the Project does not increase or change the amount of development, the Project does not lead to any additional transportation impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects at five intersections projected to operate below Level of Service 'C' in 2030. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

Various City plans and programs are incorporated by reference listed below (but not limited to), which may each be independently updated and/or re-adopted, that may apply to City and/or private development projects on specific sites within the Project areas, such as utility capacity improvements, required to support development.

- Public Works Integrated Master Plan
- Parks and Recreation Master Plan
- Downtown Mobility and Parking Plan
- 2013-2021 Mid-Cycle Housing Element
- Bicycle and Pedestrian Master Plan
- Oxnard Corridor Community Transportation Improvement Plan

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

18. TRIBAL CULTURAL RESOURCES

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development, the Project does not lead to any additional impacts on the environment related to tribal cultural resources compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more

significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

19. UTILITIES AND SERVICE SYSTEMS

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. The PEIR (Section 4.3) evaluated impacts on water supply, wastewater, stormwater drainage systems, and solid waste facilities. The City has a comprehensive multifaceted water management program that outlines how the City plans to provide an adequate water supply to meet forecast water demands well into the future. The 2030 General Plan includes policies and implementation measures addressing a range of water supply and groundwater resource issues. With implementation of the applicable policies and implementation programs, the PEIR concluded that impacts on water resources and wastewater services would be less than significant. Land uses and development proposed under the 2030 General Plan would increase peak drainage flow rates, erosion, and downstream sedimentation in and around new development. Such increases would reduce the capacity of drainages and could result in flood flows that exceed existing downstream channel and stormwater system capacities. The PEIR concluded that the City had adequate system capacity to handle future development and that the implementation of policies and implementation measures contained in the 2030 General Plan would result in a less than significant impact on these systems. The 2030 General Plan includes several citywide policies designed to continue to reduce Oxnard's per capita waste flow. With implementation of the 2030 General Plan and continued efforts to provide regional solid waste disposal solutions, impacts were determined to be less than significant.

As the Project does not increase or change the amount of development, the Project does not lead to any additional utility and service system impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. Other than the City's joining the regional Clean Power Alliance (community choice aggregation) and the failed application by NRG to replace the Mandalay Generation Station, no substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

Various City plans and programs are incorporated by reference listed below (but not limited to), which may each be independently updated and/or re-adopted, that may apply to City and/or private development projects on specific sites within the Project areas, such as utility capacity improvements, required to support development.

- Public Works Integrated Master Plan
- Parks and Recreation Master Plan
- Downtown Mobility and Parking Plan
- 2013-2021 Mid-Cycle Housing Element
- Bicycle and Pedestrian Master Plan
- Oxnard Corridor Community Transportation Improvement Plan

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

20. WILDFIRE

The Downtown Code Project would incrementally direct Downtown General- and Downtown Core-designated new and re-development of the same amount of development as anticipated under the current General Plan and CBD zoning regulations towards a more pedestrian urban design and aesthetic with less surface parking compared to replaced regulations. As the Project does not increase or change the amount of development and is not in an area classified as a wildfire hazard area, the Project does not lead to any wildfire impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR within other topic sections, the Project is not a substantial change with new significant impacts or substantial increases in severity of previously identified significant effects. No substantial changes have occurred since 2011 in the CBD area and no new information of substantial importance shows the Project will have one or more significant effects not discussed in the Program EIR, no significant effects previously examined will be substantially more severe than shown in the Program EIR, mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or mitigation measures which are considerably different from those analyzed in the Program EIR would substantially reduce one or more significant effects on the environment.

The DETOD Reversion amendment is a nominal change required by the General Plan and has no impact on the environment.

VIII. Findings

As identified above, adoption of the Downtown Code Project and DETOD Reversion amendments to the 2030 General Plan does not constitute significant new information for the purposes of CEQA and therefore do not require substantive revisions to the Program EIR. There are no components of the Downtown Code Project and/or DETOD Reversion that would result in a new significant adverse environmental impact or in a substantial increase in the severity of any

impact previously adverse impacts disclosed in the Program EIR within the meaning of CEQA Guidelines Section 15164.

The following findings are made based on the whole of the record and incorporations by reference:

a. **ADDENDUM IS APPROPRIATE CEQA DOCUMENTATION**

This Addendum No. 5 to the 2030 General Plan Program EIR and inclusion with related action documents is found to be the appropriate documentation in compliance with the California Environmental Quality Act for the adoption of the proposed Downtown Code and associated General Plan Amendment and Zoning re-designations, and for the related and companion DETOD Reversion General Plan land use map and text amendment.

b. **PROJECT(S) MAY BE ADOPTED**

Based on the whole of the record presented herein and incorporated by reference, preparation of this Addendum No. 5 to the 2030 General Plan Program EIR and inclusion of implementing plans and programs allows the Oxnard Planning Commission to make a recommendation and the City Council to make a discretionary decision on the adoption of the proposed Downtown Code and associated General Plan Amendment and Zoning re-designations, and/or for the companion DETOD Reversion General Plan land use map and text amendment.

c. **CHANGES MAY REQUIRE SUBSEQUENT CEQA REVIEW**

Based on the whole of the record presented here and incorporations by reference, changes to the Project and/or DETOD Reversion and/or proposed projects and/or other discretionary actions may require a subsequent CEQA compliance process consistent with Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

d. **SUBSEQUENT CEQA REVIEW FOR CONSISTENT PROJECTS**

With adoption of the Project and this Addendum No. 5, subsequent ministerial and discretionary use and/or development applications that are found consistent with the Downtown Code would not require additional CEQA review under CEQA Guidelines Section 15183 except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site and, furthermore, and the Program EIR may be used as a basis for no requirement for further analysis of potential offsite and/or cumulative impacts, provided the proposed projects and/or actions are also consistent with applicable implementing City plans and programs incorporated by reference

REFERENCES AND INCORPORATIONS BY REFERENCE

- Oxnard, City of. 2009a. *City of Oxnard 2030 General Plan Update Draft Program Environmental Impact Report* (SCH #2007041024). [all related documents]. 2009b. *City of Oxnard 2030 General Plan Updated Recirculated Draft EIR* (SCH #2007041024).
- City of Oxnard 2030 General Plan, Goals and Policies
- 2011 to 2017, *Oxnard 2030 General Plan Program EIR Addendum Nos. 1 to 4.*
- 2017. *City of Oxnard 2013–2021 Mid-Cycle Housing Element*. Adopted October, 2017.
- Downtown Code, First Public Draft, November, 2018.
- Public Works Integrated Master Plan (current version)
- Parks and Recreation Master Plan (current version)
- Downtown Mobility and Parking Plan (current version)
- 2013-2021 Mid-Cycle Housing Element (current version)
- Bicycle and Pedestrian Master Plan (current version)
- Oxnard Corridor Community Transportation Improvement Plan (current version)

ATTACHMENT D

NOTICE OF EXEMPTION

COMMUNITY DEVELOPMENT DEPARTMENT
OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

OXNARD
CALIFORNIA

NOTICE OF EXEMPTION

Project Description: **Urban Lofts**; PZ No. 20-200-15 (Major Downtown Design Review Permit): The project request is to permit the construction of a 20,061 square foot 5-story mixed use apartment building with 20 residential units, 10 parking spaces, 357 square-feet of commercial space, and 510 square-feet of open space on a 0.16-acre project site. Proposed development includes commercial space, and parking for the residences on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with four 1-bedroom units and sixteen 2-bedroom units. All of the units open to the south side of the building. On the second floor, a 510 square foot roof deck over the first floor is provided as common spaces for the residents. This common will contain seating areas and planters. Additionally, each unit will have a small balcony for private use. The Project includes the demolition of the existing 1,500 square foot vacant building.

The Project is located at 136 South B Street (APN: 202-0-054-090) in the Downtown General (DT-G) zone. Filed by Dylan Chappell, of Chappell Architecture ("Agent") 175 South Ventura Avenue, Suite 104A, Ventura, CA 93001 on behalf of Justin Egerer, of Sandpiper Property Management ("Owner"), 1811 State Street, Santa Barbara, CA. 93101.

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

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

Supporting Reasons: In accordance with Sections 15332 (Infill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA. This proposal includes the construction of a mixed-use apartment building with commercial space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The proposed development is located on a 0.16-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site is currently developed and has no value as habitat for endangered, rare or threatened species. Additionally, the build out of the Downtown area was evaluated in Addendum No. 5 to the 2030 General Plan Environmental Impact Report (EIR). The build-out of the Downtown area was assumed to be 2,284 residential units and 3,025,370 square-feet of commercial space. Addendum No. 5 determined that the build-out of the Downtown area under the Downtown code would not result in any additional impacts on the environment compared to those anticipated and reviewed by the 2030 General Plan Program EIR. As this Project is consistent with the Downtown Code and is within the assumed buildout as analyzed, this Project will not result in any significant effects relating to traffic,

noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)	Scott Kolwitz Planning and Environmental Services Manager

ATTACHMENT
E

DOWNTOWN CODE CONSISTENCY TABLE

Attachment E

Oxnard Downtown Code – Downtown General Zone			
PZ-20-200-15: 136 South B Street – Urban Lofts Project			
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	50 ft
	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	140 ft
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	Consistent, 10 feet
	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 feet
	Ground Floor Side Street (Build-to Line)	0 feet to 10 feet	NA
	Ground Floor Side Yard	0 feet	Consistent, 0 feet
	Ground Floor Rear with Alley	5 feet minimum	Consistent, 5 ft
	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 Frontage	70 percent minimum	Consistent, 100%
	Roof Deck Setback From Facades	0 feet minimum	Consistent, 0 ft
Figure 16-147.4.E	**Above Ground Parking Placement Setbacks**		
	Primary Street	*30 feet minimum*	Consistent, 30 ft
	Side Street, within 75 feet of Front Property Line	*30 feet minimum* *18ft Director's (July 20*, 2020 *Interpretation)*	NA

	Side Street, 75 feet back from Front Property Line	*0 feet minimum*	NA
	Side Yard	*0 feet minimum*	Consistent, 4 ft
	Rear (With or Without Alley)	*5 feet minimum*	Consistent, 5 ft
Figure 16-147.4.E	**Fully-subterranean Parking Placement Setbacks**		
	Primary Street	*18 feet minimum*	NA
	Side Street, within 75 feet of Front Property Line	*18 feet minimum*	NA
	Side Street, 75 feet back from Front Property Line	*0 feet minimum (July 20, 2020 Interpretation)*	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, 56 ft
	Top of Parapet of Flat Roof	*85 feet maximum/106 feet maximum*[1]	Consistent, 62 ft
	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
	Ground Story Depth	*30 feet minimum*	Consistent, 20 ft minimum

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

		18 ft (July 20, 2020 Interpretation)	
Figure 16-147.4.D	**Massing Requirements**		
	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
	Allowable Architectural Styles	*new traditional spanish revival* *victorian* *craftsman* *contemporary/modern* *art deco*	Consistent, Contemporary/Modern
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	Shopfront
Section 16-147.4.C.2.a	**Distance Between Entries on Each Building**	*50 feet maximum between entries*	Consistent, less than 50 ft
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*	NA
Figure 16-147.4.E	**Required Parking Minimum**		
	Commercial	1 space/1,000 sf (minimum of 50% of the required parking must be in-lieu fee)	Consistent as conditioned, 357 sq ft commercial = 1 space total
	Residential (When Private Garages are Provided)	1. 1 space/unit for studios and 1-bedrooms	NA

		2. 2 spaces/unit for 2-bedrooms or more	
	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, 10 spaces provided on site and 10 spaces provided via in lieu fee
	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 (350 sq ft required)** 2. 10 percent of total lot area for lots >8,000sf (not including setback areas)	Consistent, Podium (roof deck) 510 Sq. Ft.
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	NA
	Court Architectural Encroachments	30 percent of width and/or length maximum	NA
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	Consistent, 15ft x 15 ft minimum
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, 2020 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
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, Pedestrian Routes, and Public Ways)**	1 foot candle minimum and 7 foot candle maximum.	Consistent, as conditioned

Table 16-152.I.6	**Lighting Height (From Bottom of Lamp)**	20 feet maximum above sidewalk or other path	Consistent, as conditioned
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	**Non-lined portion of garages**	5 foot setback 0ft (July 20, 2020 Interpretation)	NA

Table 16-149.B.2.b	**Primary Street and Side Street (within 75 feet of front property line) Frontages**	30 feet minimum depth of occupiable and usable space 18ft (July 20, 2020 Interpretation)	N/A
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*	*shopfront: awning and canopy up to 2 feet of 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*	Consistent, Shopfront

			Shopfront (November 23, 2020 Interpretation) *Gallery* (November 23, 2020 Interpretation) *Arcade*	
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 Adjacent Finished Grade)	18 inch minimum and 3 feet maximum	NA
		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, 10ft
	Awning/Canopy Depth	4 feet minimum and within 2 feet of curb maximum	Consistent, 5ft
	Entry Distance to Back of Sidewalk	8 feet minimum and 20 feet maximum	Consistent, 8ft
	Area of Outdoor Space (Does Not Include Public R.O.W)	150 square feet minimum	Consistent, 150 sq ft
	Glass Area of Ground Floor Lobby Wall Area	70 percent minimum	Consistent, 70 percent min.
Table 16-150.H	**Shopfront**		
	Height to (clear)/top of shopfront	12 feet minimum and 18 feet maximum	Consistent, 12ft
	Height to bottom of awning/canopy (clear)	8 feet minimum and 10 feet maximum	Consistent, 10ft.
	Width of shopfront base	10 feet minimum and 20 feet maximum	Consistent, 10ft

	Height of shopfront base	6 inch minimum and 3 feet maximum	Consistent, between 6inches
	Glass area of ground floor wall area (each facade)	70 percent minimum	Consistent, 70%
	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, 5ft
	Awning Location	located over shopfront opening only	Consistent
	Awning Design	quarter sphere or quarter cylinder configurations not allowed	Consistent, flat awning
	Distance between openings in wall	10 linear feet maximum(primary street frontage) 25 linear feet maximum (side street frontage)	Consistent, 5ft minimum
	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	NA, Contemporary design
	Shopfront Tint	10 percent maximum	Consistent, as conditioned
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, 9 ft min
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, as conditioned
Table 16-156.B.a	**Orientation to Public Space**	buildings must face open spaces and may not back on to open spaces.	NA
Table 16-156.B.d	**Residential Entry**	access from the sidewalk is required if the unit is within 5 feet of grade.	Consistent, no residential within 5 ft of grade
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 concrete, metal, wood, and 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, Vinyl
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 (Advisory)	Consistent, windows recessed 2 inches from facade
Table 16-156.F.1.e	**Balconies**	minimum of 5 feet in depth (Advisory)	Consistent, 2.5ft in depth
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 (recommended)	Consistent, Earthtone and natural colors are proposed Consistent, White, Black, Grey, and Wood.
Table 16-156.H.1.d	**Gutters and Downspouts**	should be made of: galvanized steel copper pre-finished aluminum	Downspouts will be aluminum finished in black
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 lots without alley access: must be screened and far from public view	Consistent, trash enclosure accessible from alley
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 (recommendation)**	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	Consistent

ATTACHMENT
F

DRAFT RESOLUTION

PZ 20-200-15
(DOWNTOWN DESIGN REVIEW RESOLUTION)

RESOLUTION NO. 20-200-15

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-15 (MAJOR DOWNTOWN DESIGN REVIEW PERMIT) FOR CONSTRUCTION OF A 5-STORY, 20-UNIT (TWO AFFORDABLE UNITS) MIXED USE APARTMENT BUILDING WITH 357 SQUARE FEET OF COMMERCIAL SPACE WITH 10 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.16-ACRE PROJECT SITE LOCATED AT 136 SOUTH B STREET (APN: 202-0-054-090), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DYLAN CHAPPELL, OF CHAPPELL ARCHITECTURE, ON BEHALF OF PROPERTY OWNER JUSTIN EGERER OF SANDPIPER MANAGEMENT.

WHEREAS, on September 17, 2020, Justin Egerer of SPM Santa Barbara, LLC (the **"Applicant"** and/or **"Permittee"**), submitted a request to allow the construction a 5-story, 20-unit, mixed use apartment building, located at 136 South B Street (APN: 202-0-054-090); and

WHEREAS, on May 12, 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. 20-200-15 (Major Downtown Design Review Permit) to authorize the construction of a 5-story, 20-unit mixed use apartment building with 10 parking spaces, 357 square-feet of commercial space, and 510 square-feet of open space and demolish a 1,500 square-foot vacant building on a 0.16-acre project site, located at 136 South B Street (APN: 202-0-054-090) (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 20 total units, one 2-bedroom unit is required to be affordable low-income units and one 1-bedroom units is 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 surrounded on all four sides by urban 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 mixed use apartment / commercial building is consistent with the General Plan, Downtown Code and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan, Downtown Code and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

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

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 7, 2021.

(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 1981 "Cultural Heritage Survey Phase 1 Oxnard and Santa Paula" 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 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 in the center of the block on an infill lot backing to an alley in the rear. The ground floor of the building includes a common entry providing pedestrian access to the residential units from a shared lobby with a separate entrance provided for the commercial space. 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 commercial entry, as well as the vehicular entrances. The upper floors of the building feature windows vertically stacked above the shopfronts to create a human element to the five story building.

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

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

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

The proposed mixed use building, as conditioned, features a steady building line at the ground floor to define a walkable street. The shopfronts on the ground floor are 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 upper story building setbacks allow light and airflow into the common and private deck space as well as the units. The sebacks also allow for 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 area that will be landscaped with trees, and shrubs. 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 d (Site Design), g (Landscaping and Open Space) and f (Building Design). Therefore, the project will improve the human scale urban character of the surrounding built environment.

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

The proposed mixed use building, as conditioned, has a strong ground floor base element in the form of shopfronts with a facade of concrete panels and glass. The vertically proportioned window bays vary in width from 8 feet to 19 feet to

modulate the ground floor. The top of the ground floor features a horizontal black 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 black metal awning which matches the accent that tops the ground floor. The black metal awning is also used for the private balconies helping to tie the building together. The horizontal accents help to visually differentiate the uses by creating a distinct base, while creating a common feature to tie together the upper stories, conveying a unified vision of a singular building.

The entrance to the residential units building is emphasized with a recessed facade and awning located at the frontage. The commercial entrance is brought forward to the property line providing direct access to the commercial use from the right of way. The recessed entry and balconies on the upper floors modulates the frontage of the building. The building features projections in the form of an awning over the shopfront, as well as an identification feature placed vertically on the upper floors.

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

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

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

The proposed building, as conditioned, features a simple design with a distinct ground floor made of concrete and glass and upper floor windows of apartments stacked above them on a metal, wood, and stucco facade. The project building includes materials that age well over time such as concrete, metal, wood, 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 f (Building Design). Therefore, the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.

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

The proposed mixed use building, as conditioned, includes architectural projections in the form of an awning that projects into the right of way. The building has been designed in the Contemporary style. The primary and rear facades contain vertical projections above the roof line providing a vertical emphasis. The proposed building colors generally consist of authentic material colors consistent with contemporary designs. The building features commercial shopfronts on the ground floor that are made of concrete and 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 setback. The ground floor concrete creates a strong base, with the lighter stucco, wood, and metal 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 d (Site Design), g (Landscaping and Open Space) and f (Building Design). Thus, the project substantially conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code.

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

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

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

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

The project site is located within the downtown area of the City of Oxnard, within city limits. The project site is approximately 0.16 acres and is substantially surrounded by urban uses (see above Section 1).

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

The project site is current development with a vacant commercial building which will be demolished as part of this project (see above Section 1). The project site has been previously disturbed, is substantially surrounded by urban development and thus is unlikely to be suitable habitat for endangered or threatened species.

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

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

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

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

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

SECTION 3. Based on the findings set forth herein, the Community Development Director hereby approves Planning and Zoning Permit No. 20-200-15 (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.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 20-200-15 (Major Downtown Design Review Permit), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL FOR MAJOR DOWNTOWN DESIGN REVIEW (DDR) PERMIT FOR URBAN LOFTS (PLANNING AND ZONING PERMIT NO. 20-200-15)

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 May 12, 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 establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, *PK-18*)

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

28. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES

requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

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

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

PLANNING DIVISION STANDARD CONDITIONS

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

32. Any application for a Minor 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. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)

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

51. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)

52. Developer shall pay 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*)

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

54. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)

55. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

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

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

PLANNING DIVISION SPECIAL CONDITIONS

58. 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.

59. 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.

60. The mechanical vehicle lift is required for the life of the project and shall be maintained in working condition at all times. The lift shall not require the removal of a vehicle in order to gain access to another vehicle. The vehicle lift must have a battery backup system sufficient to allow for continued operation of the lift in the event of a power outage, as approved by the Community Development Director.

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

62. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

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

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

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

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

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

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

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

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

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

72. 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

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

74. 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)

75. 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)

76. 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)

77. 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)

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

79. The 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)

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

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

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

Cultural Resources

83. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and (2) a field inspection of

the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. (MND, E-1)

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

85. If affordability covenants will be recorded against the property to satisfy other affordable housing requirements, that will require that at least one (1) 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 one (1) additional 2-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 # 86 below.

86. 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 #88 through #95 prior to submitting their first building permit application.

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

88. The affordable units must include: (1) 1-bedroom unit offered for rent at or below 50% AMI and (1) 2-bedroom unit offered for rent at or below 80% AMI, (Per section 4 of Ordinance 2980)

89. The owner/developer must offer at least one (1) of the two (2) affordable units for rent at or below 50% AMI and the additional one (1) units must be offered for rent at or below 80% AMI. (Per Section 4 and 5 of Ordinance 2980)

90. 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.

91. 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.

92. 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.

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

94. When determining the rent amount, the developer/owner must take into account that the rent may not be more than 30% of 80 % AMI for the 80% AMI units and for the 50% AMI units, the rent may not be more than 30% of 50% AMI. Developer/owner must also take a reasonable utility allowance into account when determining affordable rents. Contact the Housing Department to assist you in calculating maximum affordable rents by unit type.

95. 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

96. 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)

97. 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)

98. 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)

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

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

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

102. 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)

103. 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)

104. 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)

105. 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)

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

107. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the 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)

108. 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)

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

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

111. 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)

112. "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)

113. 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)

114. 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)

115. 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)

116. 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)

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

118. 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)

119. 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)

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

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

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

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

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 properly abandon all existing sewer and water laterals that are currently extended to the site that will not be used in the final design. Abandonment shall occur at the City Main. Existing services and meters intended for reuse shall be upgraded to meet the latest building codes and City standards. New sewer and water laterals shall be sized according to the latest California Building Code. (DS)

138. In accordance with City Code, Developer shall provide separate services and water meters for 1) Residential uses; 2) Commercial facilities; and 3) Landscape irrigation systems. (DS)

139. Developer shall be responsible for providing irrigation to all proposed trees in the right-of-way until said trees become mature and established. (DS)

140. This project will likely result in an increase in wastewater discharge from the site. The City is currently processing applications for additional projects that also have the potential to

increase discharge to the same downstream wastewater lines. As determined by the Oxnard Public Works Department wastewater computer model, Developer will be responsible for providing all downstream wastewater improvements determined necessary to provide capacity for this project. (DS)

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

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

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

144. Developer shall remove the existing driveway approach, curb, gutter, sidewalk, and replace them with new standard curb, gutter, and sidewalk per City Standards along the project's B Street frontage. Developer shall make a reasonable effort to coordinate, to the maximum extent feasible, the design of the sidewalk and planter area to match up with the proposed project on 241 West 2nd Street, PZ 20-200-13 & 20-310-18. (DS)

145. Developer shall design the trash bin storage room with dimensions, door configuration, interior curb, interior dimensions, ceiling height, and other design elements to City Standards and to the satisfaction of the City's Environmental Resources Division. (DS)

146. The finished floor of the building shall be designed to be at least 25" above the lowest adjacent street gutter or be protected from a 100-year storm event, whichever is greater. (DS)

147. The Hydrology Report shall be prepared per City Standards and meet the requirements of the Ventura County Technical Guidance Manual ('TGM'). If the Developer claims technical infeasibility or non-applicability for post-construction stormwater management control measures, provide clear justifications in the report with all necessary backup information. Technical infeasibility or non-applicability is subjected to review and approval by the City Engineer. (DS)

148. The project with 20 proposed units and 268 square feet of commercial space (high density residential and mixed-use urban) is identified as a Priority Land Use area under the Trash

Amendments. Downspout filters shall be installed to filter out trash and pollutants. Alternatively, the site storm drainage system may be designed with a junction box equipped with a state-certified screen located on private property sized to capture trash before discharging runoff into the public right-of-way. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

149. Developer shall retrofit one (1) existing High Pressure Sodium Vapor (HPSV) street light head along B Street to enhance pedestrian safety. The LED street light heads shall be per current standard. The City Traffic Engineer shall approve the final location and design of the street light. (TR)

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

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

ENVIRONMENTAL RESOURCES DIVISION

152. 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.

153. 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.

154. 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.

155. 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.

156. Waste enclosures must be sized and constructed according to the Materials Management and Design Guidelines. The City's Standard Plates are being phased out. The guidelines can be found at: oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf

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

158. All collection containers in the waste room must be accessible for use by tenants.

159. Property management will be responsible for making containers available to the service provider on appropriate days.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

160. 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*)

161. 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*)

162. 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*)

163. 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*)

164. 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*)

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

166. 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*)

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

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

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

170. 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.

171. 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*)

172. 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*)

173. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, F-12)

174. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F15)

175. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed.(FD, F-16)

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

177. 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

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

179. Developer shall place existing overhead utility lines on and adjacent to the project underground to provide for Aerial Ladder Access.

180. Class I standpipe is required in each stairwell.

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

182. Stairwells shall be sized to allow a 20 foot by 20 foot wide Fire Department ladder.

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

184. 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.

185. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

186. Stackable parking requires a secondary power source to operate in case of power failure.

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

POLICE DEPARTMENT STANDARD CONDITIONS

188. 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.

189. 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.
    a. 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.
    b. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

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

191. 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.

192. 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.

193. 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.

194. 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.

195. 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 and be able to identify persons conducting transactions or entering the business.
    d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
    e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
    f. Recorded images shall bear a date and time stamp that cannot be altered.
    g. 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.

m. Camera installations shall at a minimum include, but not be limited to:
   1. A dome camera installed at or near 7-feet above the floor on the east wall of the lobby to capture head and shoulder images of persons entering the building from the street.
   2. A dome camera installed at or near 7-feet above the floor to capture head and shoulder images of persons entering the lobby from the garage.
   3. A domed camera in the lobby to capture general activity and the mailboxes.
   4. A dome camera installed inside the garage to capture images of persons and vehicles entering the vehicle entrance.
   5. Domed cameras installed throughout each stairwell to capture any general activity.
   6. Domed cameras to capture activity on the front sidewalk
   7. Domed cameras to capture activity in the alley.
   8. A domed camera to capture activity at and around the bike parking on the second floor.

196. 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, and laundry rooms.

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

198. The access control system shall include a call system outside the lobby 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.

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

200. "Click-To-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public areas of the residential and garage portion of the site to provide access to first responders.

201. 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 identify each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).

c. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.

d. The Security Plan shall identify all the components of the access control system, their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model.

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

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

b. A sign posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.

c. Site management shall participate in crime prevention programs designed for multi-unit residential housing facilities.

d. The property owner shall inform the Oxnard Police Department changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.

203. 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.

204. 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.

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

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

207. 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.

208. 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.

209. 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.

210. Developer/owner/site management will enroll the 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.

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

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

213. Other than required signage, the residential lobby space shall not have any obstructions on or near the windows that impair clear sightlines below 72-inches above the floor.

214. Other than required signage, the commercial tenant space shall not have any obstructions on or near the windows that impair clear sightlines between 42-inches and 72-inches above the floor.

215. 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)

216. 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.

217. 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.

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

219. 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. The developer shall contact the Oxnard Postmaster for specific requirements to provide access to the mail/parcel system.
    b. The developer/property management shall provide tenants with a passcode for parcel delivery services.
    c. A secure mailbox shall be provided for each residential unit.
    d. A secure system for receiving parcel deliveries shall be established and maintained.
    e. 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 12th day of May, 2020.

_____
Vyto Adomaitis
Community Development Director

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Vyto Adomaitis, Community Development Director

FROM: Jay Dobrowalski, Senior Planner

DATE: May 12, 2021

SUBJECT: **Project Name: Santiago Industrial Suites**; Planning and Zoning Permit No. 20-200-07 (Development Design Review Permit) to authorize the construction of two industrial buildings totaling 74,770 square feet, located at 2301 Santiago Court (APN: 214-0-031-025).

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 No. 20-200-07 (Development Design Review Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** Applicant requests a Development Design Review (DDR) permit to authorize the construction of two industrial buildings on a vacant 4.16-acre lot. The two buildings are designed as follows: Building A has a 32,764 square-foot footprint with a 9,736 square-foot mezzanine (for a total of 42,500 square-feet) and is 35 feet tall; Building B has a 32,270 square-foot footprint and is 28 feet tall. The buildings total 74,770 square-feet of development. Both buildings have 12 separate tenant spaces. Each building has two 3,617 square-foot tenant spaces on the ends, and ten 2,553 square-foot tenant spaces in the middle. Building A has a mezzanine for each tenant space with a second restroom. Each tenant space includes an office space, a restroom, and open space. Each unit includes access from the pedestrian (outer facing) side with a door, and access from the vehicle (inward facing) side with a pedestrian door and a roll up garage door. The project includes two trash enclosures located between the buildings, a 170-space parking area around the perimeter of the lot with landscaping, and related on and off-site improvements.

   The Project is located at 2301 Santiago Court within the Limited Manufacturing (M-L) zone (Attachment A). For the purposes of this staff report, the foregoing project description shall be referred to as the "**Project**." Filed by Brian Poliquin, PK Architecture ("**Agent**"), 5126 Clareton Drive, Suite 110, Agoura Hills, California 91301.

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

3) **Existing & Surrounding Land Uses:** The Project site is undeveloped. The Project site is located northeast corner of Santiago Court and Graves Avenue. The following table

summarizes the General Plan Land Use Designations, Zoning designation, and existing land uses of the Project site and adjacent properties (Attachment B):

Location	**General Plan**	**Zoning**	**Existing Land Use**
Project Site	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Vacant
North	Business Research Park (BRP)	Business Research Park (BRP)	Nursing school, Buddhist Center
South	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Air conditioning contractor, fabricator
West	Residential Medium (RM)	Garden Apartment, Planned Development Overlay (R-3-PD)	Apartments
East	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Meathead Movers

(Project site is the vacant lot in middle of image)

4) **Background Information:** To date, there have been no discretionary Planning and Zoning Permits issued for the project site. Per the Zoning Ordinance (Section 16-525.A), a DDR Permit is required for the proposed industrial development on the lot.

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

   This proposal includes the construction of two industrial buildings with tenant spaces that is consistent with the General Plan land use designation of Industrial Limited (ILM) and the zoning designation of Limited Manufacturing (M-L). The proposed development is located on a 4.16-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:*** The project includes the construction of a two-building industrial development with an associated parking area and related on-and off-site improvements. The project includes a total of 74,770 square-feet of development. The 74,770 square-foot development will be used as follows: 18,650 square-feet of industrial space, 28,440 square-feet of warehouse space, 27,175 square-feet of office space, and 504 square-feet of electrical rooms.

      - *Access*- The project site consists of one 4.16-acre parcel. Access to the site will be provided from both Grave Avenue and Santiago Court with enhanced concrete driveways.

      - *DDR Permit*- Pursuant to the Zoning Ordinance, construction of the Project is subject to approval of a Development Design Review (DDR) permit by the Community Development Director. Attachment D, Resolution No. 20-200-07 provides the findings and conditions related to the DDR permit, including 161 conditions for the proposed on-site development and off-site improvements. Conditions were developed through discussions with the Development Advisory Committee (DAC) and ongoing discussion with City Staff and consultants to ensure a compatible design appropriate for the use, and that is compatible with surrounding development.

- *Sustainable Construction*- In keeping with the City's sustainability policies, the project will be constructed per the California Green Building Standards Code, and Title 24 of the California Code of Regulations. The proposed development provides multi-modal access opportunities with bicycle and motorcycle parking, and includes project conditions for public improvements from the project site to nearby public transit to encourage increased ridership.

b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Industrial Light Manufacturing (ILM) which allows for light manufacturing, industrial, research and office park and other similar uses. The proposed project includes the development of two industrial buildings. Thus, the proposed Project is 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 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-5.1	**I**	**Industrial Clustering** Encourage the clustering of industrial uses into areas that have common needs and are compatible in order to maximize their efficiency.	The project site is located adjacent to industrial development and can be served by existing utilities.
CD-5.3	**I**	**Available Services** Encourage industrial activities to locate where municipal services are available including adequate storm drainage and water facilities, as well as easy access to multiple modes of transportation.	The project site is located adjacent to industrial development and can be served by existing utilities.

CD-16.5	**I**	**Industrial and Commercial Development Standards** Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.	Project is in-fill development on a lot zoned for industrial uses. Project has been reviewed by the DAC.
ICS-11.7 **ER-10.1**	**I**	**Water Wise Landscapes** **Promote use of Native and Water Wise Plants**	The project includes drought tolerant landscaping throughout the site.
CD-3.4 **CD-4.4** **CD-14.1** **CD-14.3**	**II**	**Neighborhood Quality of Life** **Commercial Area Aesthetics** **Design Review Process** **Quality of Design**	Project was reviewed by the DAC. 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:*** The project site has a zoning designation of Limited Manufacturing (M-L). Pursuant to the Zoning Ordinance, the proposed industrial development may be permitted with an approved DDR Permit. The proposed project has been evaluated for consistency with the development standards of the M-L zone as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Min. lot area	15,000 square feet	4.16 acres existing	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Min. lot width	100 feet; Corner Lots 150 feet	367 feet existing	Yes
Min. lot depth	150 feet	461 feet existing	Yes
Max. building height	35 feet; may increase 1 foot for each additional one foot increase to required setbacks.	33 feet	Yes
Front yard setback	20 feet from property line; 30 feet from designated thoroughfares	64 feet and 11 inches	Yes
Street side yard setback	Same as Front Yard setback.	75 feet	Yes
Side yard setback	Interior side: Same as height of building; Zero setback allowed with approved development plan. 50 feet when abuts or is across alley from residential zone.	43 feet	Yes
Rear yard setback	Not less than height of building. Min. 50 feet if abuts or is across alley from residential zone.	55 feet	Yes
Max. lot coverage	50% of total area	35.8% (65,034/181,432)	Yes
Walls	Wall or other type of visual buffering required if site abuts or is across alley or street from residential zone.	Landscape buffering along Graves Avenue	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Site access	Typical from 74-foot wide collector street. Curb cuts min. 30 feet wide.	35 feet wide curb cuts	Yes
Site landscaping	Landscape plan required. Entire front yard setback area. 15% min. If abuts or is across alley from residential zone, min. 15 feet wide required.	Landscape plan submitted	Yes
Utilities, lighting, trash	In accordance with City Code.	Use existing utilities; lighting and trash designed per City Code.	Yes
Parking lot landscaping	5% min. Landscape fingers required every 10 spaces.	23%	Yes
Trash enclosures & transformers	To be screened	Screened	Yes
Parking spaces	Comply with City Code.	Consistent (see below)	Yes
Rooftop equipment	May not protrude above height of parapet.	Screened by parapet	Yes
Lighting	Comply with City Code.	20 foot high standards	Yes
Office space	Max 25%, or by DDR	34% with DDR	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Parking	Industrial 1/500 (18,650 = 37) Warehouse 1/1,000 first 20,000; 1/2,000 second 20,000 (28,440 = 24) Office 1/250 (27,175 =109) Total = 170	Industrial = 37 Warehouse = 24 Office = 109 Total =170	Yes
Motorcycle Parking	4 required	4 provided	Yes
Bicycle Parking	5 spaces required	20 spaces provided	Yes
Loading spaces	3 spaces required	4 spaces provided	Yes

As conditioned, the project is consistent with the Zoning Ordinance.

d) ***Site Design, Circulation and Parking:*** The Project site is located on the northeast corner of Graves Avenue and Santiago Court, south of East Gonzales Road and east of North Rice Avenue. The site can be accessed from Wankel Way and Solar Drive from East Gonzales Road or Latigo Avenue from North Rice Avenue. The project site has two direct pedestrian and vehicle access points. Direct access is provided by two enhanced concrete driveways each adjacent to a walkway, one from Graves Avenue and the other from Santiago Court. Both driveways are connected to the 170 space parking area located around both buildings. A drive aisle between the buildings provides vehicular access to each tenant space through a roll-up garage door, and includes four loading spaces and two trash enclosures.

Article X of the City of Oxnard Zoning Ordinance requires 170 on-site parking spaces for the project, based on the combined requirements for office, warehouse, and industrial uses. The proposed project includes 170 on-site parking spaces as follows: 160 standard spaces, 6 ADA-accessible spaces, and 4 motorcycle spaces. The project also includes short-term and long-term bicycle parking. The project includes 4 loading spaces, which exceeds the Zoning Ordinance minimum requirement of 3 loading spaces. The loading spaces are located near the ends of the middle drive aisle for access to each tenant space.

The proposed project includes various uses that each have a different rate of required on-site parking. The site is limited to the 170 provided parking spaces. Thus, the project will be subject to a condition of approval to require that the landlord demonstrate that each new tenant / use is consistent with the approved use for each tenant space, thereby demonstrating that the site is operating consistent with the Zoning Code parking requirements.

e) ***Building Design:*** The proposed industrial buildings share the same design features. The buildings include tilt-up concrete construction with a broom finish and corten steel panels. The exterior finish includes steel panels with a rust color appearance on the upper portion of the building, grey finish walls, a metal awning, and an aluminum storefront on the ground floor. The design creates an articulated facade with paint color, material variation and fenestration, providing prominent corner elements for the end tenant spaces that elevates the typical industrial building design to a more modern industrial building.

The exterior pedestrian amenities include concrete walkways along the front of each building with landscaping to soften the massing of the building exterior. A color palette of steel and different grays provide a visually interesting building surrounded by colorful landscaping around the building and the parking area.

f) ***Landscaping:*** The Project includes drought tolerant landscape areas around the perimeter of the site and in finger planters throughout the parking lot areas around the two buildings. The project includes landscaping within 23% of the parking area, which significantly exceeds the 5% minimum required by the Zoning Code. Pursuant to the Zoning Code, the project includes finger planters in the parking area every ten vehicle spaces. The perimeter landscaping features a variety of trees: Southern Magnolia along Graves Avenue, Ginkgo along Santiago Court, and a mixture of Evergreen Pear, Redbud, and New Zealand Christmas Trees within the parking area planters. The perimeter of the site includes a grass groundcover and a row of Stalked Bulbine, a perennial shrub, that will screen the parking area from the adjacent roadways.

7) Development Advisory Committee: The Project was reviewed by the Development Advisory Committee (DAC) on June 3, 2020. Conditions of approval from DAC are included in the attached Resolution No. 20-200-07.

8) Community Workshop and Public Input: Since the Project is not in a General Plan designated neighborhood, the project was not required to be presented to the community during a Community Workshop.

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 OCC Section 16-525(B) of the City Code, the Director's action on Planning and Zoning Permit No. 20-200-05 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the Planning Division 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 days of the Community Development Director's decision, then the decision of the Community Development Director shall be final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Reduced Project Plans
C. CEQA Notice of Exemption
D. Resolution No. 20-200-07

ATTACHMENT
A

Maps
(Vicinity, General Plan, Zoning, Aerial)

Vicinity Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 28, 2021

PZ 20-200-07
Location: 2301 Santiago Ct
APN: 2140031025

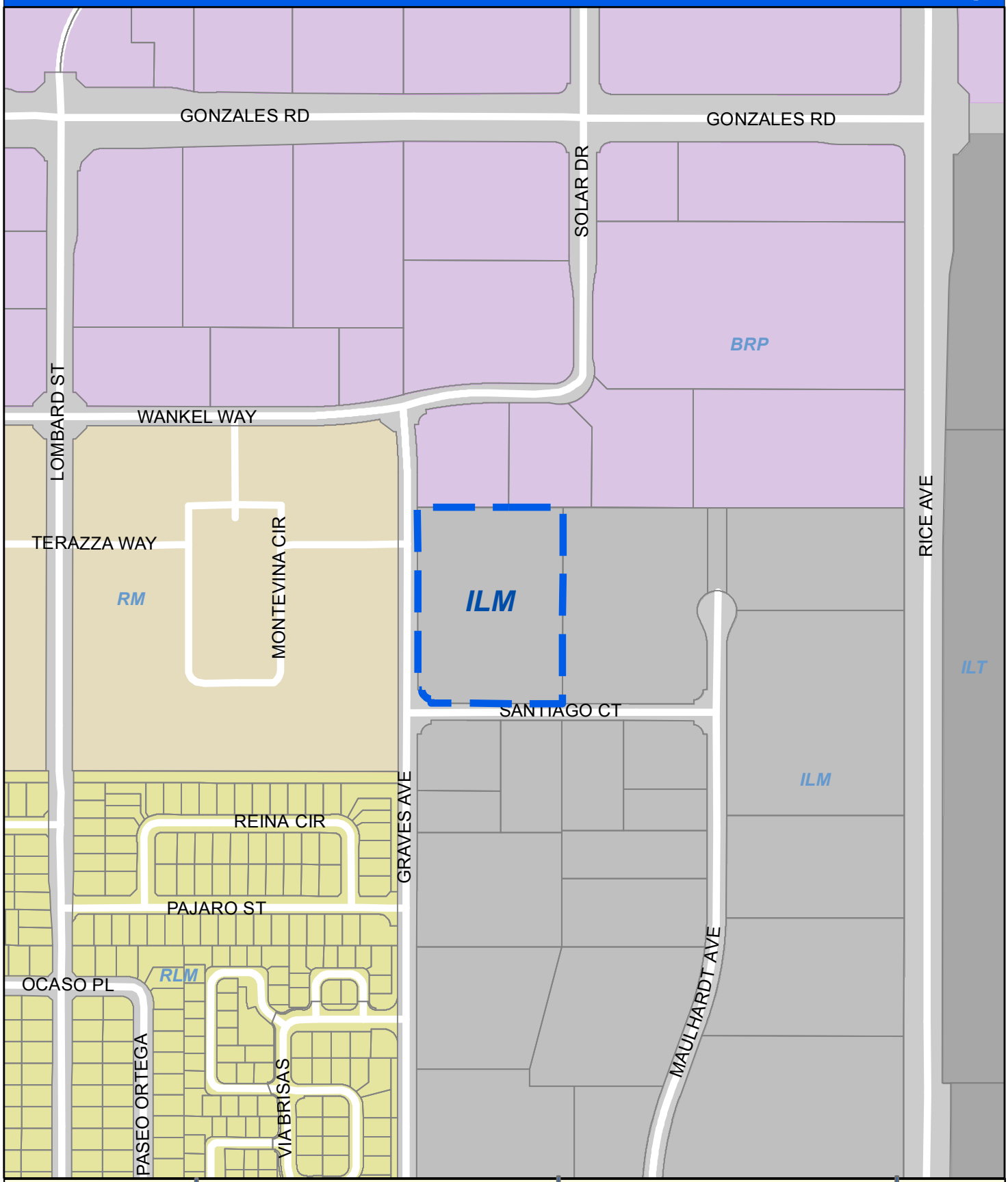
Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 28, 2021

PZ 20-200-07
Location: 2301 Santiago Ct
APN: 2140031025

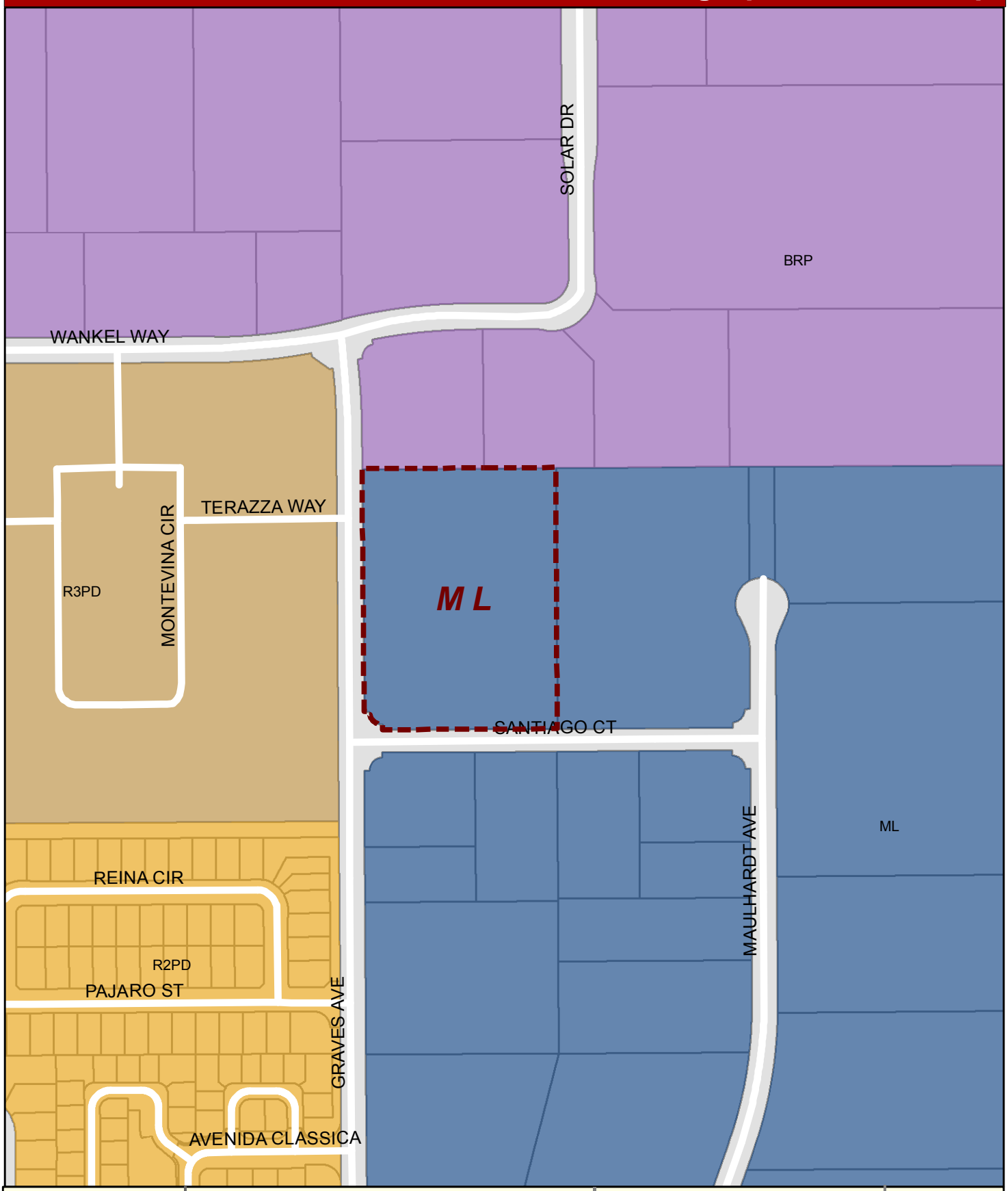
0 100 200 400 Feet

2030 General Plan Land Use Map

N W E S

1:4,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 28, 2021

PZ 20-200-07
Location: 2301 Santiago Ct
APN: 2140031025

0 50 100 200 300 400 Feet

Zoning/Specific Plan Map

N W E S

1:3,000

Aerial Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

April 28, 2021

PZ 20-200-07
Location: 2301 Santiago Ct
APN: 2140031025

0 40 80 160 240 320 Feet

Aerial Map

N W E S

ATTACHMENT
B

Reduced Project Plans

BUILDING STATISTICS:

BUILDING USE & OCCUPANCY TYPE: (PER 2019 CBC 306.2)	B & F-1 & S-2 MODERATE-HAZARD INDUSTRIAL FACTORY and LOW-HAZARD STORAGE
TOTAL BUILDING AREA: (PER 2019 CBC 307.4 & 705.3)	74,710 SF
CONSTRUCTION TYPE: (PER 2019 CBC TABLE 602)	TYPE V-B; FULLY SPRINKLERED
OCCUPANT LOAD (PER 2019 CBC TABLE 1004.1.2)	100
BUILDING HEIGHT:	BUILDING 'A' LOW PARAPET = 30'-0" HIGH PARAPET = 33'-0" BUILDING 'B' LOW PARAPET = 25'-0" HIGH PARAPET = 28'-0"

PARKING STATISTICS:

REQUIRED PARKING:	18,830 S.F. INDUSTRIAL AT 1/300 S.F. = 57 STALLS
	28,440 S.F. WAREHOUSING AT 1/1,000 S.F. FOR FIRST 20,000 S.F. = 20 STALLS 1/2,000 S.F. FOR SECOND 20,000 S.F. = 4 STALLS
	27,116 S.F OFFICE 1/250 S.F. = 109 STALLS
	504 S.F ELECTRICAL ROOMS (EXCLUDED) = 0 STALLS
	PARKING REQUIRED = 170 STALLS
TOTAL PARKING PROVIDED:	170 STANDARD STALLS
STANDARD STALLS:	160 STANDARD STALLS
ACCESSIBLE STALLS:	6 ACCESSIBLE STALLS (W/ 1 VAN STALL)
MOTORCYCLE STALLS:	4 STALLS
REQUIRED BICYCLE PARKING:	5 SPACES PER CITY OF OXNARD ZONING CODE SECTION 16-623
ACTUAL BICYCLE PARKING PROVIDED: PER CAL GREEN	14 BIKE RACKS & 6 BIKE STORAGE
LOADING SPACES REQUIRED:	3 SPACES
LOADING SPACES PROVIDED:	4 SPACES

PROJECT SUMMARY

PROJECT DESCRIPTION

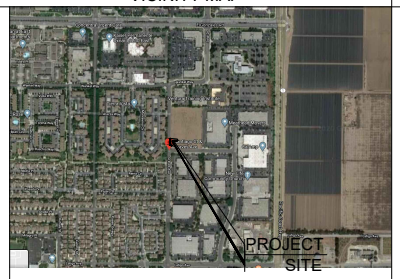
THE PROPOSED PROJECT WILL CONSIST OF TWO (2) MULTI-TENANT INDUSTRIAL CONCRETE TILT-UP BUILDINGS WITH SPEC SUITES, ONE (1) BUILDING WILL HAVE A PARTIAL MEZZANINE LEVEL. EACH BUILDING WILL HAVE TWELVE (12) UNITS FOR A TOTAL OF TWENTY FOUR (24) UNITS. TOTAL ON-SITE BUILDING AREA IS 65,054 SF FOR BOTH BUILDINGS AND 9,756 SF OF MEZZANINE LEVEL WITH A TOTAL DEVELOPMENT FLOOR AREA OF 74,710 SF. ON-SITE PARKING FACILITY AND LOADING SPACE WILL BE PROVIDED COMPLYING WITH CURRENT ACCESSIBILITY AND MUNICIPAL CODE REQUIREMENTS.

PROJECT ADDRESS:	2301 SANTIAGO COURT OXNARD, CA 93030
APN:	214-0-031-025
GENERAL PLAN LAND USE DESIGNATION:	ILM - INDUSTRIAL LIMITED
PROPERTY ZONE:	ML - LIMITED MANUFACTURING

SITE STATISTICS

LOT AREA:	4.16± AC (181,452 SF)	
MAX. LOT COVERAGE:	50%	
MAX. FLOOR AREA RATIO (F.A.R.):	60%	
TOTAL BUILDING FLOOR AREA:	74,710 SF	
BUILDING 'A' FLOOR AREA:		
GROUND FLOOR:	32,764 SF	
MEZZANINE:	9,736 SF	
TOTAL:	42,500 SF	
BUILDING 'B' FLOOR AREA:	32,210 SF	
TOTAL LANDSCAPE AREA PROVIDED:	21,567 SF	11.88%
TOTAL PARKING & DRIVE AISLES:	83,830 SF	46.20%
TOTAL HARDSCAPE:	10,711 SF	5.93%
MISC. (TRASH ENCLOSURES):	306 SF	0.16%

VICINITY MAP



PROJECT DIRECTORY

ARCHITECTURAL

ap-1	COVER SHEET / PROJECT INFORMATION
ap-2	SITE PLAN
ap-2.1	PARKING AREA LANDSCAPE PLAN
ap-2.2	MISC. SITE DETAILS
ap-3	FLOOR PLAN and MEZZANINE PLAN - BUILDING 'A'
ap-4	ROOF PLAN - BUILDING 'A'
ap-5	EXTERIOR ELEVATIONS - BUILDING 'A'
ap-6	FLOOR PLAN - BUILDING 'B'
ap-7	ROOF PLAN - BUILDING 'B'
ap-8	EXTERIOR ELEVATIONS - BUILDING 'B'
ap-9	LINE OF SIGHT STUDY
ap-10	SITE PHOTOS
ap-11	SITE PHOTOS

CIVIL

C1	PRELIMINARY ENGINEERING SITE PLAN
C2	PRELIMINARY UTILITY PLAN
C3	STORMWATER DRAINAGE AND INFILTRATION STORAGE SYSTEM

LANDSCAPE

L1.1	PRELIMINARY PLANTING PLAN
L1.2	PRELIMINARY PLANT LIST, IMAGES & MWELO CALCULATIONS AND NOTES

PROJECT DIRECTORY

OWNER:
SANTIAGO INVESTMENTS OZ, LP
4850 E. THOUSAND OAKS BLVD, SUITE 100
WESTLAKE VILLAGE, CA 91362
PHONE: (805)-445-8400
CONTACT: GARRY COLLETT
(collett@ccinvest.com)

ARCHITECT:
PIC ARCHITECTURE
5126 CLARETON DRIVE, SUITE 110
AGOURA HILLS, CA 91301
PHONE: (818) 584-0051
CONTACT: BRIAN POLIQUIN
(bpoliq@picarchitecture.net)

CIVIL ENGINEER:
THE 914 GROUP INC.
5501 NORTH COMMERCE AVENUE SUITE H
MOORPARK, CA 93021
PHONE: (805) 523-0210
CONTACT: KEVIN GARRITY
(kevin@914gp.com)

SOILS ENGINEER:
GORIAN & ASSOCIATES
2545 OLD CONEJO ROAD
THOUSAND OAKS, CA 91320
PHONE: (805) 373-4262
CONTACT: JEROME BLINCK
(jblinck@gorian.net)

LANDSCAPE ARCHITECT:
ERIN O CARROLL, LANDSCAPE ARCHITECT
109 WEST DE LA GUERRA STREET, UNIT J
SANTA BARBARA, CA 93101
PHONE: (805) 564-5073
CONTACT: ERIN O CARROLL
(erinocarroll@gmail.com)

PLANNING ISSUE 01.05.05 • PLANNING ISSUE 01.06.06 • PLANNING ISSUE 01.07.07

cover sheet

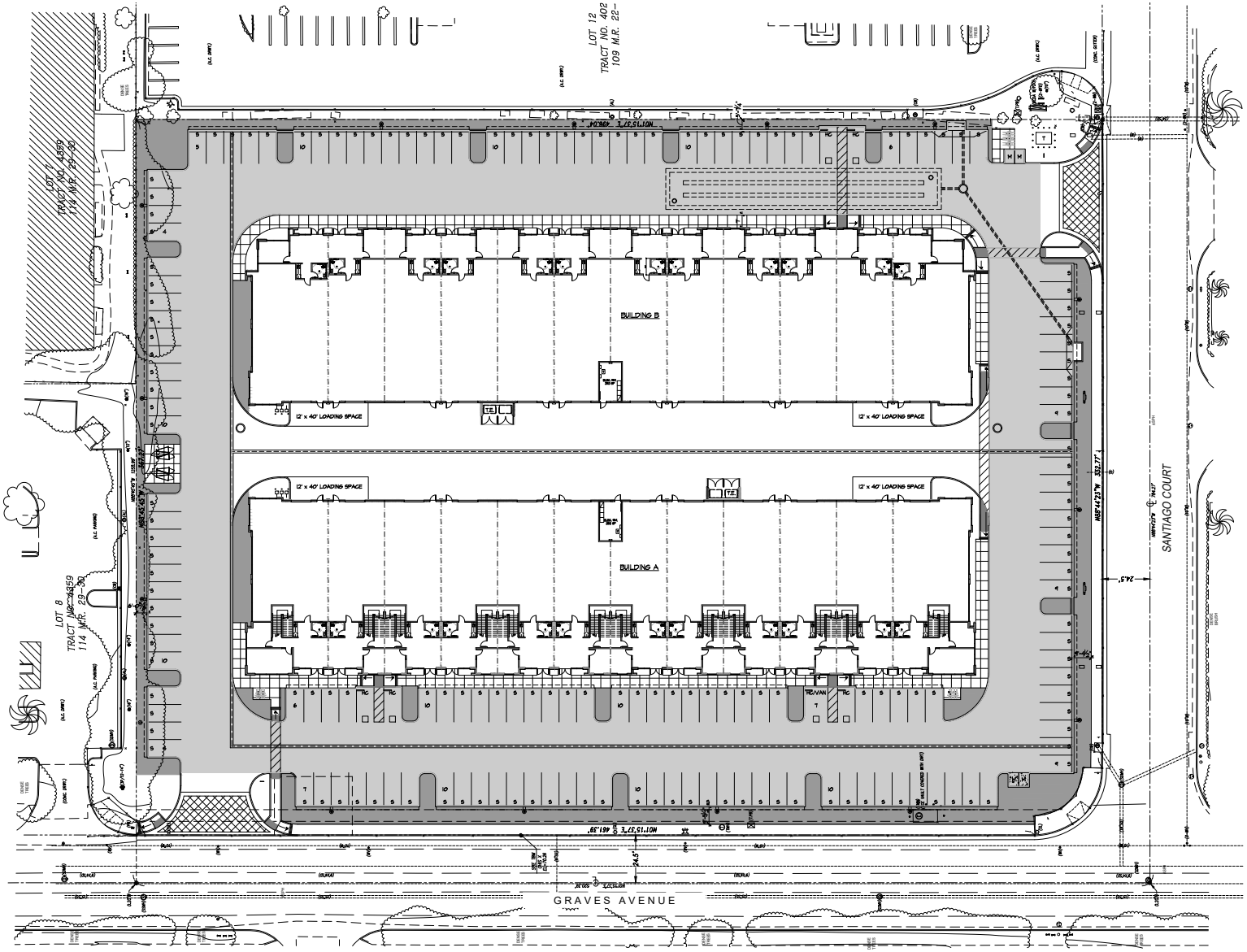
proposed industrial complex

santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

ap1

19-14.00



parking area landscape plan

scale: 1" = 20'-0"

NORTH

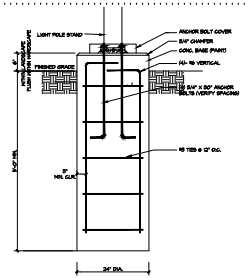
proposed industrial complex

santiago at graves

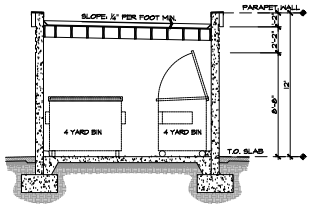
2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

ap2.1

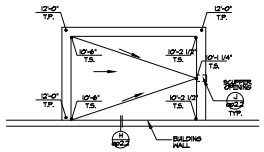
PLANNING ISSUE 03.06.06 · PLANNING REISSUE 03.08.06 · PLANNING REISSUE 03.07.07



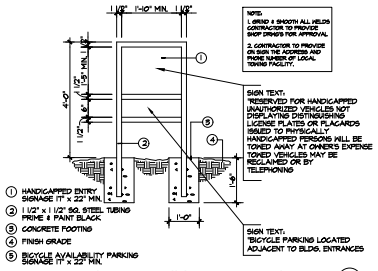
typical light standard (M)



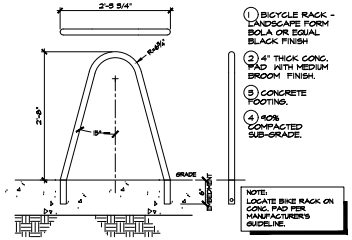
trash enclosure section (H)



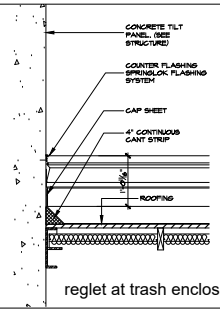
trash enclosure roof plan (E)



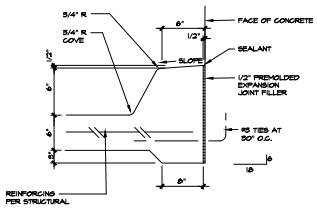
site accessible entrance signage (A)



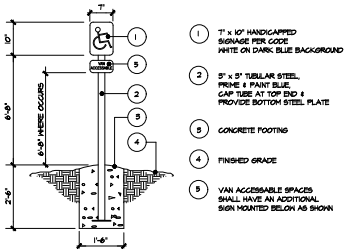
bike rack (N)



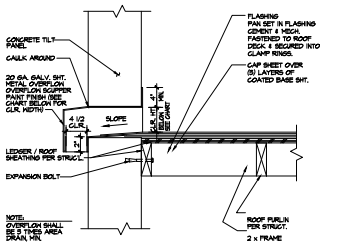
reglet at trash enclosure (J)



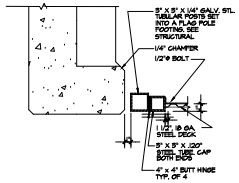
trash enclosure conc. curb (F)



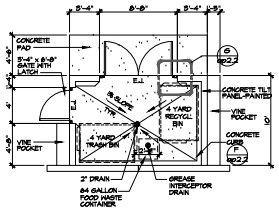
accessible parking stall signage (B)



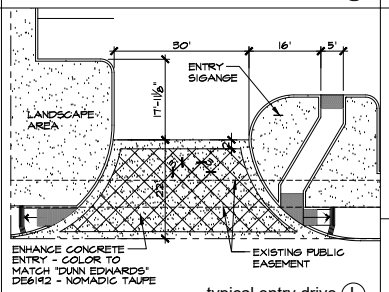
scupper at trash enclosure (K)



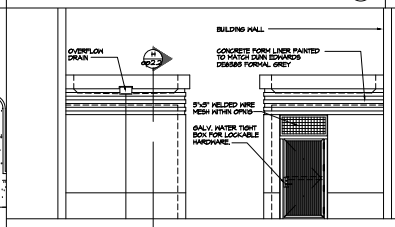
trash enclosure jamb (G)



trash enclosure plan (C)

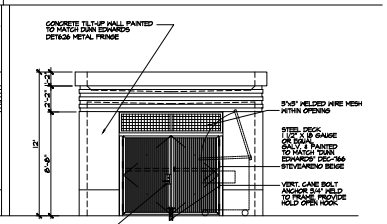


typical entry drive (L)



side elevation

side elevation



front elevation

trash enclosure elevation (D)

PLANNING ISSUE 03-056 PLANNING ISSUE 03-056 PLANNING ISSUE 03-0707

miscellaneous details

scale: as noted

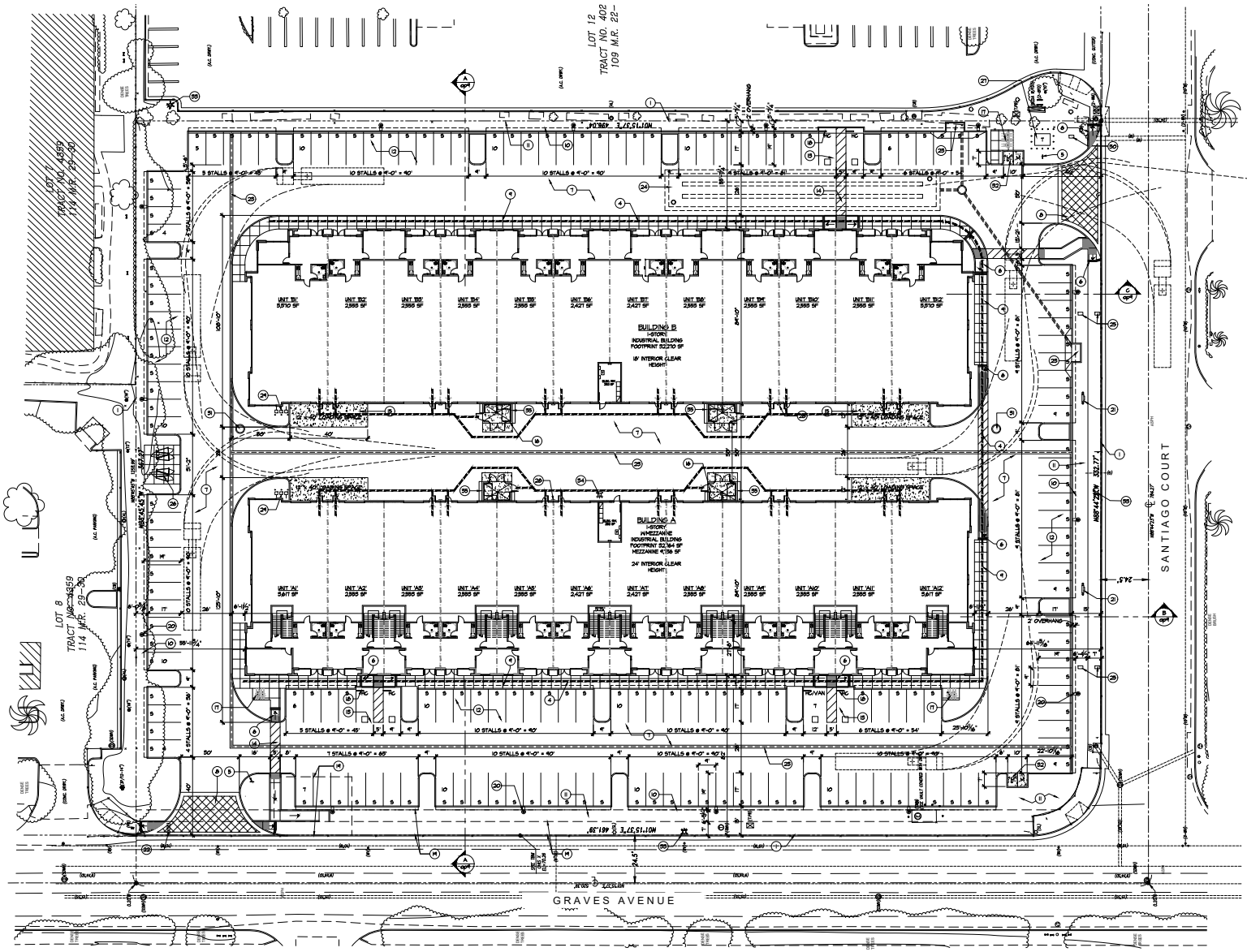
proposed industrial complex

santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

ap2.2

09-14-03



site plan keynotes

1. PROPERTY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
2. RIGHT-OF-WAY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
3. LINE OF ENHANCED PARKWAY, REFER TO LANDSCAPE DRAWINGS
4. ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUN, REFER TO CIVIL DRAWINGS
5. SITE ACCESSIBLE ENTRANCE SIGN REFER TO DETAIL 7/A ON SHEET ap2.2
6. ACCESSIBLE RAMP, 1:12 MAXIMUM SLOPE
7. PARKING AREA PAVING AND DRIVE AISLE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS
8. ENHANCED ENTRY PAVING AND PEDESTRIAN CROSSWALK - SCORED COLORED CONCRETE REFER TO L/ap2.2
9. ON-SITE CONCRETE SIDEWALK
10. LINE OF PARKING STALL OVERHANG
11. LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
12. SITE PARKING STRIPING PER CITY OF OXNARD STANDARDS
13. ACCESSIBLE STALL AND STRIPING, MAXIMUM 2% ALL DIRECTIONS
14. CLEAR SPACE STRIPING, PAINT 4" WIDE 45 DEGREE DIAGONAL STRIPING SPACED AT 3'-0" O.C. WITH (2) COATS HIGHWAY PAINT, COLOR PER LOCAL AGENCY
15. 12'-0" x 40'-0" GRADE LEVEL LOADING SPACE
16. TRASH AND RECYCLE ENCLOSURE, SEE c4d/ap2.2
17. BICYCLE RACKS, (8) BICYCLE SPACES
18. CONCRETE WHEEL STOP
19. EXISTING PUBLIC EASEMENT, REFER TO CIVIL DRAWINGS
20. PARKING LOT LIGHT FIXTURE AND CONCRETE BASE, MAXIMUM 20 FT HIGH MEASURED FROM GROUND TO LENS - LIGHT FIXTURE F3
21. FIRE BACKFLOW PREVENTOR
22. RELOCATE EXISTING STREET LIGHT REFER TO CIVIL DRAWINGS
23. CONCRETE SWALE AND CATCH BASINS, REFER TO CIVIL DRAWINGS
24. POST-CONSTRUCTION STORMWATER TREATMENT SYSTEM, REFER TO CIVIL DRAWINGS
25. NEW WATER METERS AND BACKFLOW DEVICE
26. BICYCLE LOCKERS, (6) LOCKERS
27. NEW ELECTRICAL TRANSFORMER WITH REQUIRED SAFETY BOLLARDS.
28. EXTERIOR WALL MOUNTED WALL PACK BY: HUBBEL OUTDOOR LIGHTING, GEOPACK SERIES TRAPEZOID
29. PROPOSED GAS METER LOCATION
30. NEW LANDSCAPE WATER METER AND BACKFLOW DEVICE
31. NEW SEWER MANHOLE
32. MOTORCYCLE PARKING - PROVIDE A CONCRETE SLAB
33. EXISTING FIRE HYDRANT TO REMAIN.
34. NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
35. VINE POCKET AT TRASH ENCLOSURES

site plan general notes

1. REMOVE ALL EXISTING ON-SITE CHAIN-LINK FENCING
2. IF THE UNITS ARE EVENTUALLY SOLD TO TENANTS AS PART OF A CONDOMINIUM MODEL, THE WASTE MANAGEMENT WILL NEED TO BE MANAGED CENTRALLY. EACH UNIT WILL NOT BE ABLE TO SIGN UP FOR WASTE SERVICE INDIVIDUALLY.
3. IF SECURITY CAMERA OR ALARM SYSTEMS ARE TO BE ADDED BY THE PERMITTEE, A SECURITY PLAN WILL BE NEEDED IDENTIFYING THESE FEATURES.

site plan legend

- ON-SITE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
- ENHANCED PAVING - SCORED COLORED CONCRETE
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- ACCESSIBLE PATH OF TRAVEL
- PARKING LOT LIGHT FIXTURE
- EXISTING OFF-SITE STREET LIGHTING

PLANNING ISSUE 01/05/05
PLANNING ISSUE 01/06/05
PLANNING ISSUE 01/07/07

site plan

scale: 1" = 20'-0"

NORTH

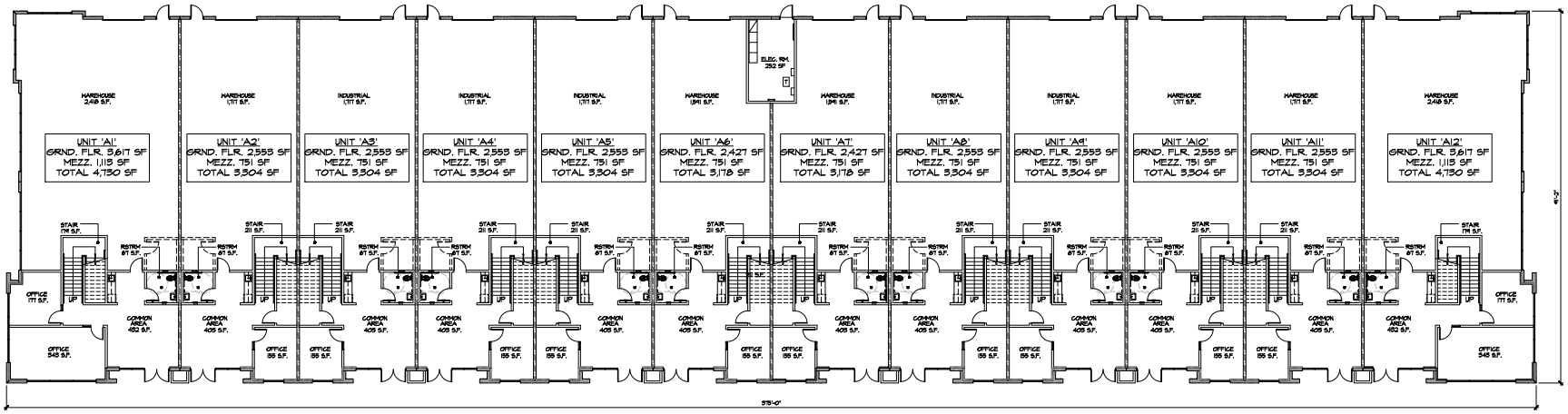
proposed industrial complex

santiago at graves

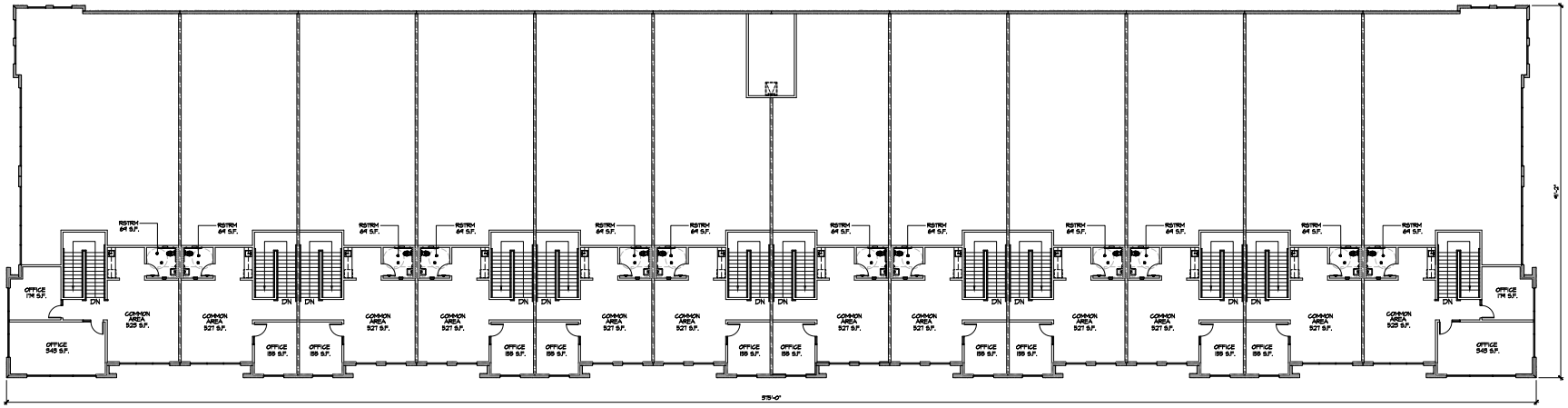
2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

19-1420

ap2



building 'A' ground floor plan (A)



building 'A' mezzanine floor plan (B)

building 'A' floor plans

scale: 3/32" = 1'-0"

NORTH

proposed industrial complex

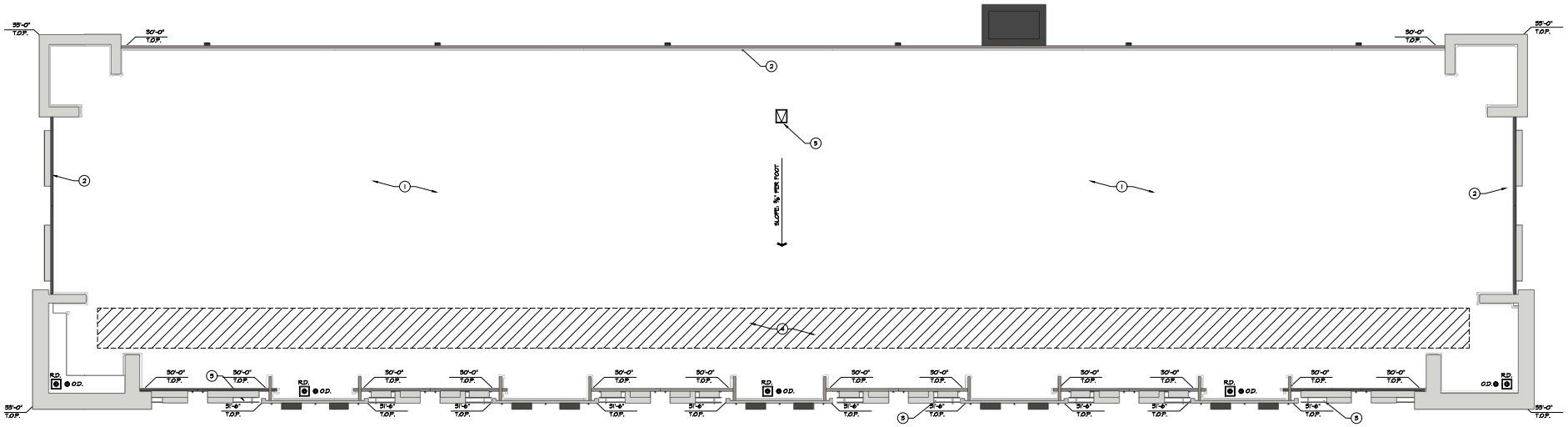
santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

PLANNING ISSUE 03-06-19
PLANNING ISSUE 03-08-19
PLANNING ISSUE 03-07-19

19-14-00

ap3



roof plan keynotes

1. CLASS 'A' 60 MIL SARNAFIL S410 ENERGY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
2. PARAPET WALL
3. METAL CANOPY
4. AREA FOR ROOFTOP MECHANICAL UNITS
5. ROOF ACCESS HATCH

roof plan legend

R.D.	ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
O.D.	OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
	GENERAL DIRECTION OF DRAINAGE
	AREA FOR ROOFTOP MECHANICAL UNITS. ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
T.O.P.	TOP OF PARAPET WALL
T.O.S.	TOP OF ROOF SHEATHING
XX'-X"	BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR

PLANNING ISSUE 03-12-07
PLANNING ISSUE 02-12-06
PLANNING ISSUE 02-05-05

[redacted]

building 'A' roof plan

scale: 3/32" = 1'-0"

NORTH

proposed industrial complex

santiago at graves

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oxnard, california 93030
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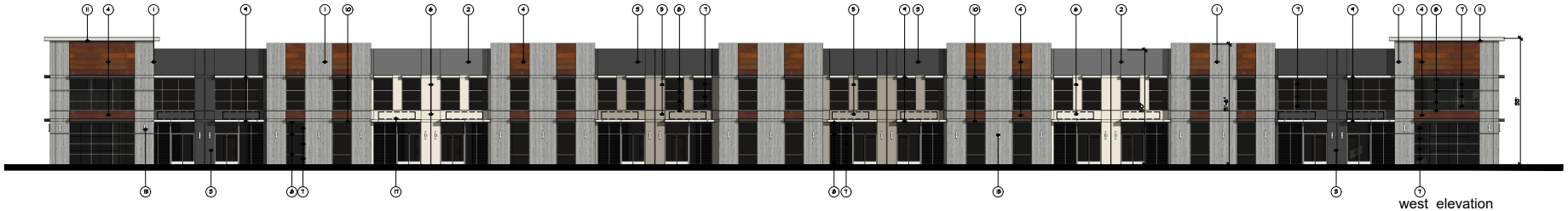
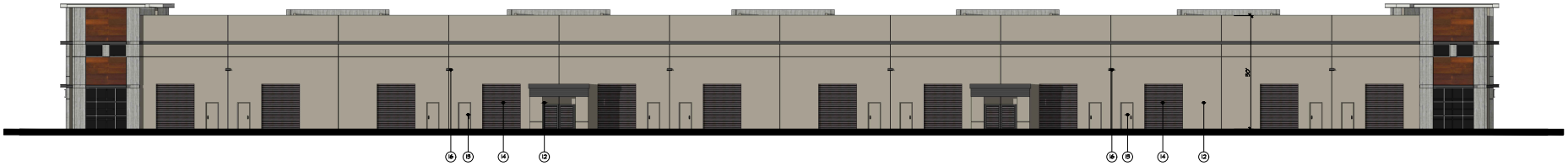
19-14-00

ap4



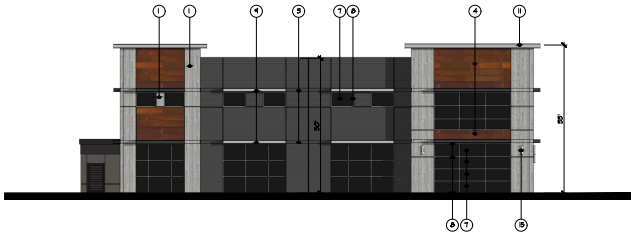
west elevation



east elevation

exterior materials & colors

1. CONCRETE TILT-UP WALL WITH SKIM COAT AND BRUSHED BROOM FINISH PAINTED TO MATCH DUNN EDWARDS DE6380 - CLOUDED VISION
2. CONCRETE FORM LINER PAINTED TO MATCH DUNN EDWARDS 6581 SILVER BULLET
3. CONCRETE FORM LINER PAINTED TO MATCH DUNN EDWARDS 6582 FORMAL GREY
4. CORTEN STEEL PANELS
5. CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET628 METAL FRINGE
6. CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET623 RECLAIMED WOOD
7. DUAL GLAZED GREEN TINT GLAZING
8. EXTRUDED ALUMINUM STOREFRONT SYSTEM, MILL FINISH
9. METAL AWNING TO MATCH ALUMINUM STOREFRONT FRAMES
10. METAL AWNING PAINTED TO MATCH DUNN EDWARDS DE6350 DARK ENGINE
11. METAL PARAPET CAP TO MATCH ALUMINUM STOREFRONT FRAMES
12. CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET628 METAL FRINGE
13. 8'X7' HOLLOW METAL DOOR AND FRAME COLOR TO MATCH DUNN EDWARDS DET628 METAL FRINGE
14. 10'X12' ROLL-UP DOOR COLOR TO MATCH DUNN EDWARDS DET628 METAL FRINGE
15. WALL MOUNTED EXTERIOR LIGHT FIXTURE BY: BRONZELE LIGHTING - BEAM LED ADA - MODEL 7171 - 54" BZ FINISH TO BE BLACK
16. EXTERIOR WALL MOUNTED WALL PACK BY: HUBBEL OUTDOOR LIGHTING, GEOPACK SERIES TRAPEZOID
17. PROPOSED TENANT SIGNAGE LOCATION SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN



north elevation

south elevation

PLANNING ISSUE 02.05.15 · PLANNING ISSUE 02.08.16 · PLANNING ISSUE 02.07.17

building A exterior elevations

scale: 3/32" = 1'-0"

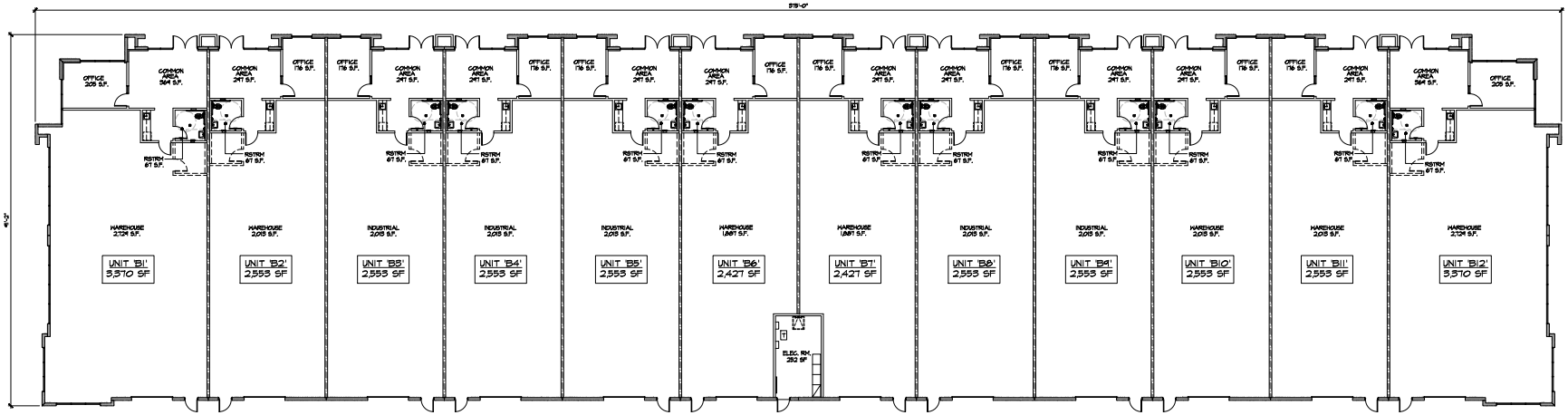
proposed industrial complex

santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

19-14.00

ap5



building 'B' ground floor plan (A)

PLANNING ISSUE 20.055 • PLANNING ISSUE 20.085 • PLANNING ISSUE 20.127

pke

building 'B' floor plan

scale: 3/32" = 1'-0"

NORTH

proposed industrial complex

santiago at graves

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oxnard, california 93030
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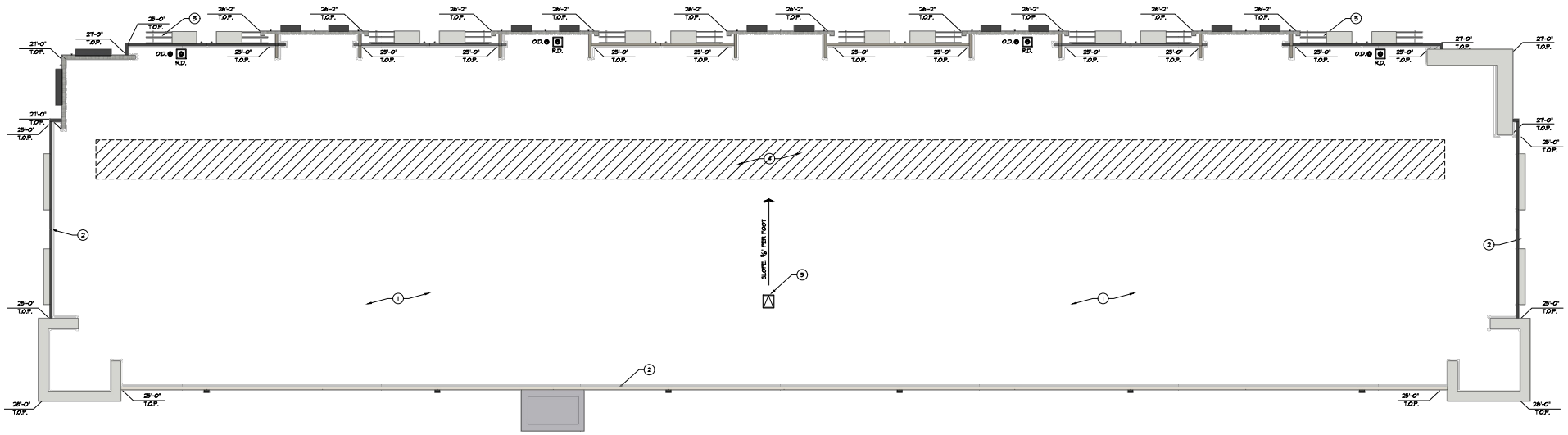
ap6



roof plan keynotes

1. CLASS 'A' 60 MIL SARNAFIL S440 ENERGY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
2. PARAPET WALL
3. METAL CANOPY
4. AREA FOR ROOFTOP MECHANICAL UNITS
5. ROOF ACCESS HATCH

roof plan legend

R.D.	ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
O.D.	OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
	GENERAL DIRECTION OF DRAINAGE
	AREA FOR ROOFTOP MECHANICAL UNITS. ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
T.O.P.	TOP OF PARAPET WALL
T.O.S.	TOP OF ROOF SHEATHING
XX'-X"	BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR

PLANNING ISSUE 03.12.07
PLANNING ISSUE 03.12.05
PLANNING ISSUE 02.05.05

pke

building 'B' roof plan

scale: 3/32" = 1'-0"

NORTH

proposed industrial complex

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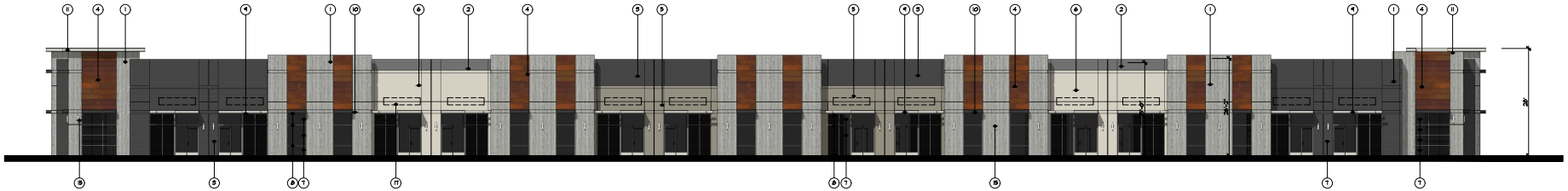
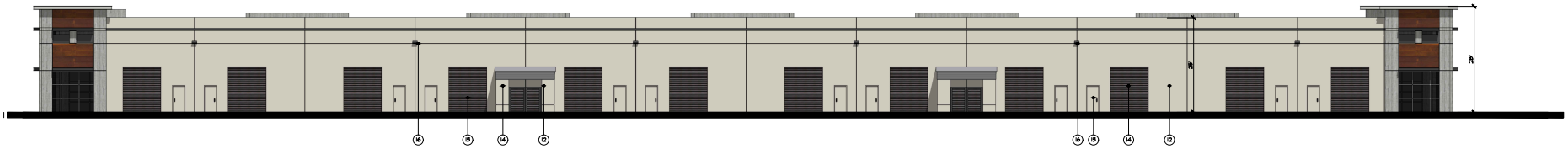
19-14.00

ap7



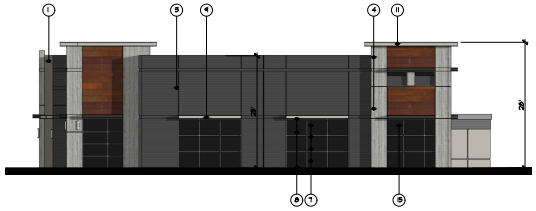
east elevation



west elevation

exterior materials & colors

1. CONCRETE TILT-UP WALL WITH SKIM COAT AND BRUSHED BROOM FINISH PAINTED TO MATCH DUNN EDWARDS DE5580 - CLOUDED VISION
2. CONCRETE FORM LINER PAINTED TO MATCH DUNN EDWARDS 6581 SILVER BULLET
3. CONCRETE FORM LINER PAINTED TO MATCH DUNN EDWARDS 6582 FORMAL GREY
4. CORTEN STEEL PANELS
5. CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET628 METAL FRINGE
6. CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET623 RECLAIMED WOOD
7. DUAL GLAZED GREEN TINT GLAZING
8. EXTRUDED ALUMINUM STOREFRONT SYSTEM, MILL FINISH
9. METAL AWNING TO MATCH ALUMINUM STOREFRONT FRAMES
10. METAL AWNING PAINTED TO MATCH DUNN EDWARDS DE6350 DARK ENSIGNE
11. METAL PARAPET CAP TO MATCH ALUMINUM STOREFRONT FRAMES
12. CONCRETE TILT-UP WALL PAINTED TO MATCH DUNN EDWARDS DET628 METAL FRINGE
13. 3'x7' HOLLOW METAL DOOR AND FRAME COLOR TO MATCH DUNN EDWARDS DET623 RECLAIMED WOOD
14. 10'x12' ROLL-UP DOOR COLOR TO MATCH DUNN EDWARDS DET623 RECLAIMED WOOD
15. WALL MOUNTED EXTERIOR LIGHT FIXTURE BY: BRONZELIE LIGHTING - BEAM LED ADA - MODEL 7171 - 54" BZ FINISH TO BE BLACK
16. EXTERIOR WALL MOUNTED WALL PACK BY: HUBBEL OUTDOOR LIGHTING GEOPACK SERIES TRAPEZOID
17. PROPOSED TENANT SIGNAGE LOCATION, SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.



north elevation

south elevation

PLANNING ISSUE 02.06.06 · PLANNING ISSUE 02.08.06 · PLANNING ISSUE 02.12.07

building 'B' exterior elevations

scale: 3/32" = 1'-0"

proposed industrial complex

santiago at graves

2301 santiago court
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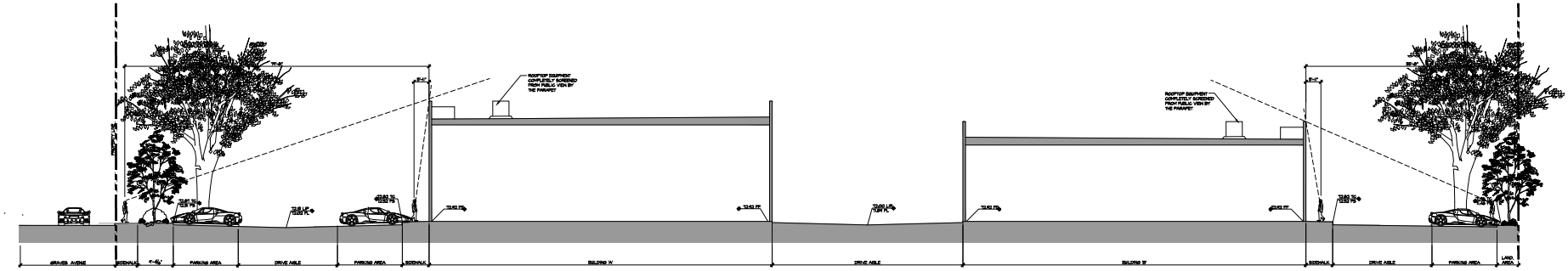
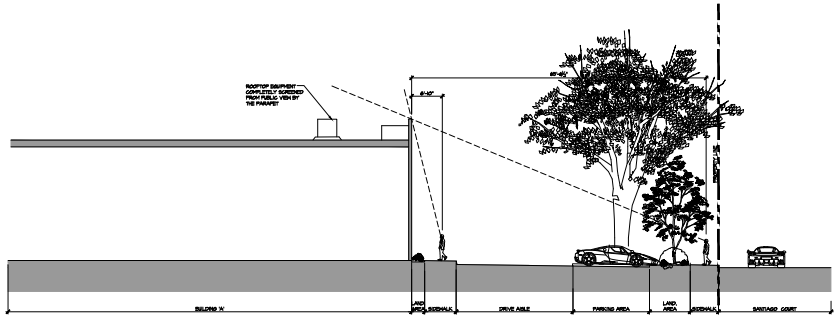
APN: 214-0-031-025

19-14.00

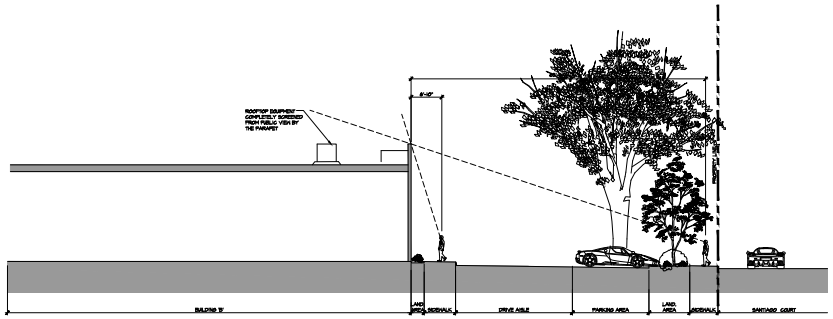
ap8



site section (A)



site section (B)



site section (C)

PLANNING ISSUE ID-0055 • PLANNING ISSUE ID-0085 • PLANNING ISSUE ID-0127

line of sight study

scale: 3/32" = 1'-0"

proposed industrial complex

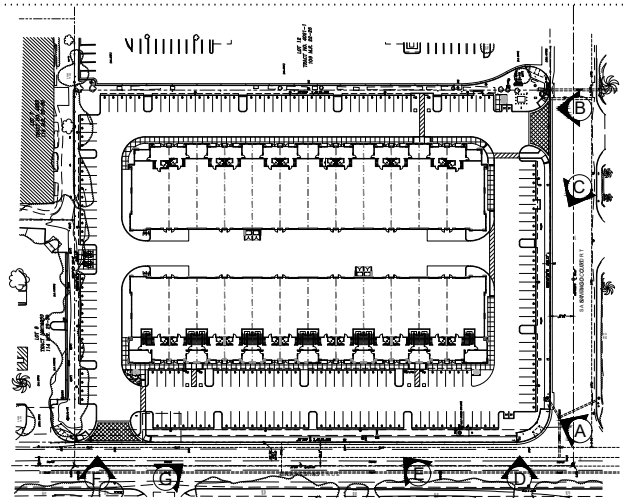
santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

19-14120

ap9

B



KEY MAP

C

A

PLANNING ISSUE, 03.05.05 , PLANNING ISSUE, 03.12.05 , PLANNING ISSUE, 03.12.07

site photos

scale: n.t.s.

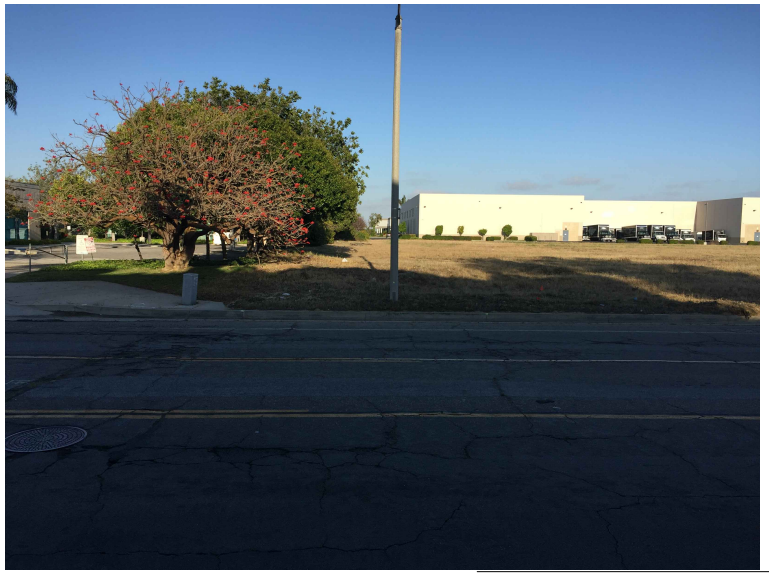
proposed industrial complex

santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

ap10

03-14-05



F

D

G

E

PLANNING ISSUE 02.05.19 , PLANNING ISSUE 02.08.19 , PLANNING ISSUE 02.12.19

pke

site photos

scale: n.t.s.

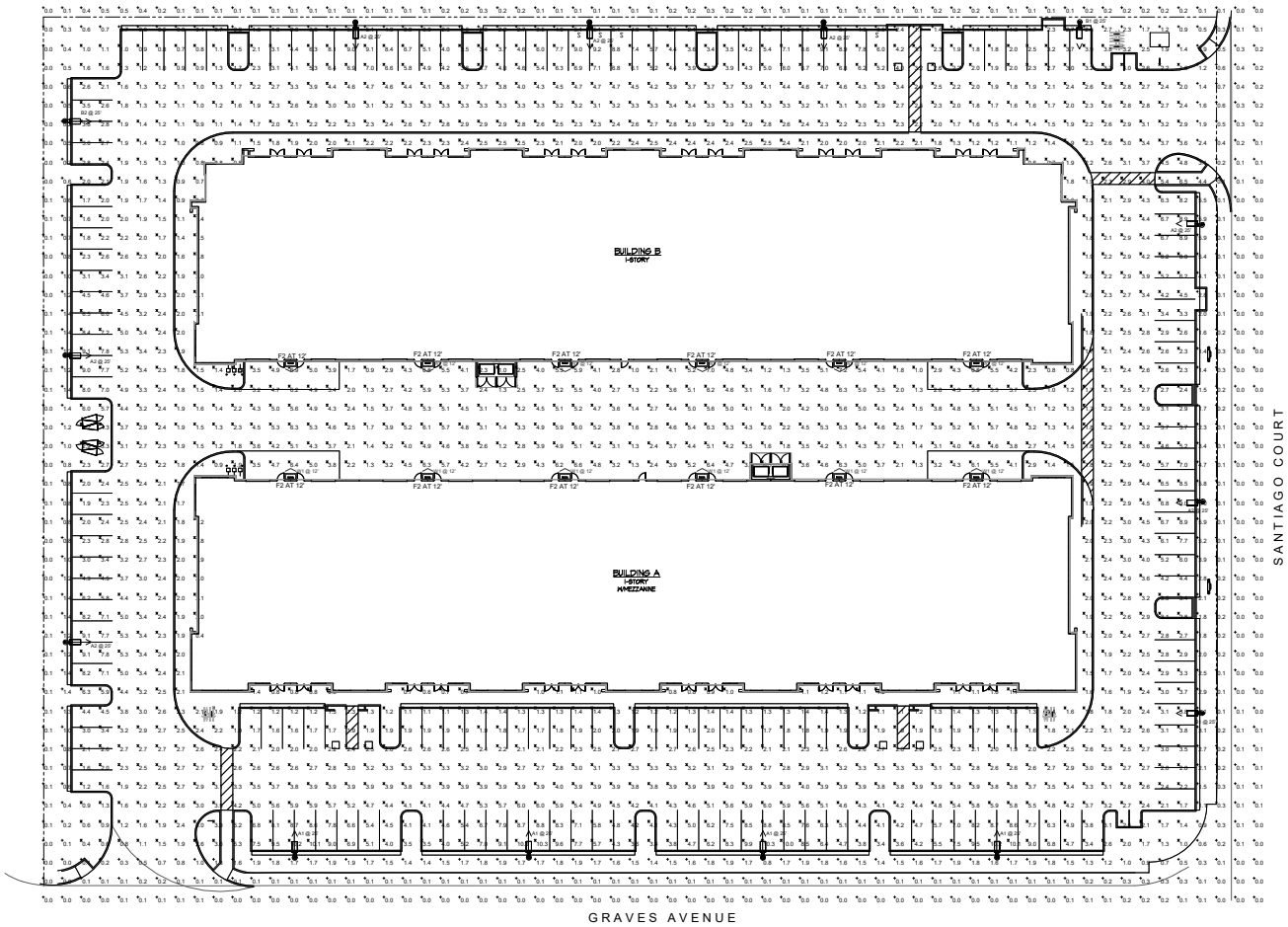
proposed industrial complex

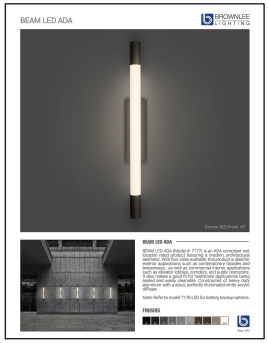
santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

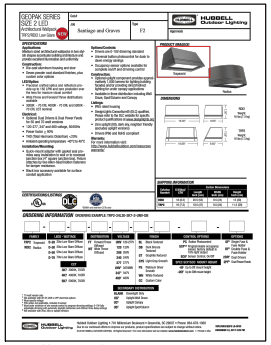
ap11

19-14.00

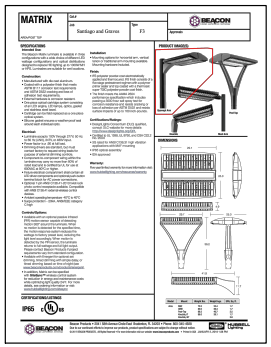




wall sconce



wall packs



parking lot fixture

PLANNING ISSUE, 03-05-19
PLANNING ISSUE, 03-08-19
PLANNING ISSUE, 03-07-19

pke

site photometric plan

scale: 1" = 20'-0"

NORTH

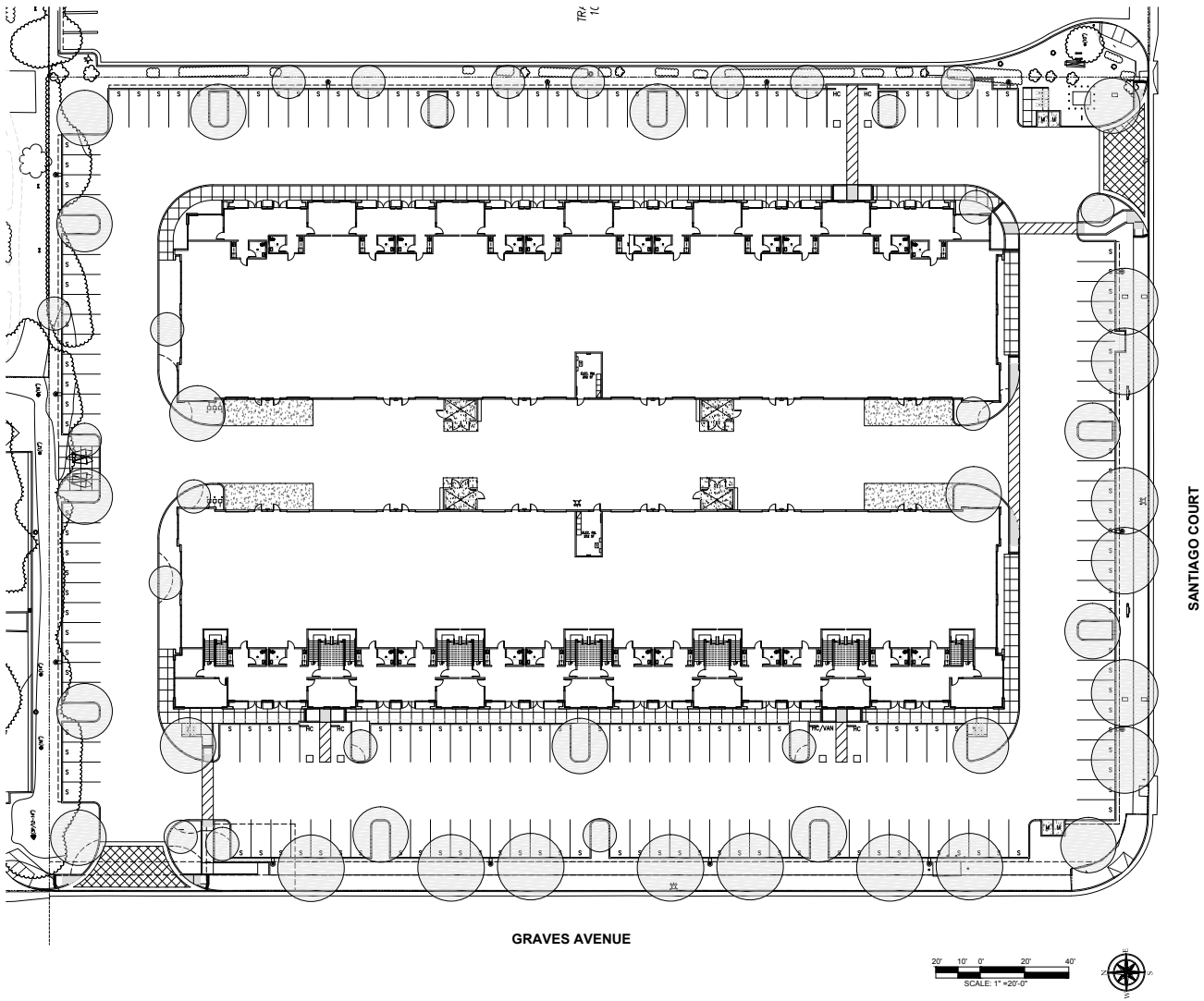
proposed industrial complex

santiago at graves

2301 santiago court
oxnard, california 93030
APN: 214-0-031-025

19-A120

se1



BRODERSEN ASSOCIATES
Landscape Architecture / Horticulture / Documentation
422 E. Main Street, Ventura, CA 93001
tel 805 201 5614
brodersenassoc@gmail.com
CA#4183

REGISTERED LANDSCAPE ARCHITECT
No. 4880
EXP. 4/30/21
STATE OF CALIFORNIA

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SANTIAGO AT GRAVES

2301 SANTIAGO COURT
OXNARD, CA 93030

Date: 07.13.20

20.20

Drawn by: DR
Checked by: BB

Sheet: 00

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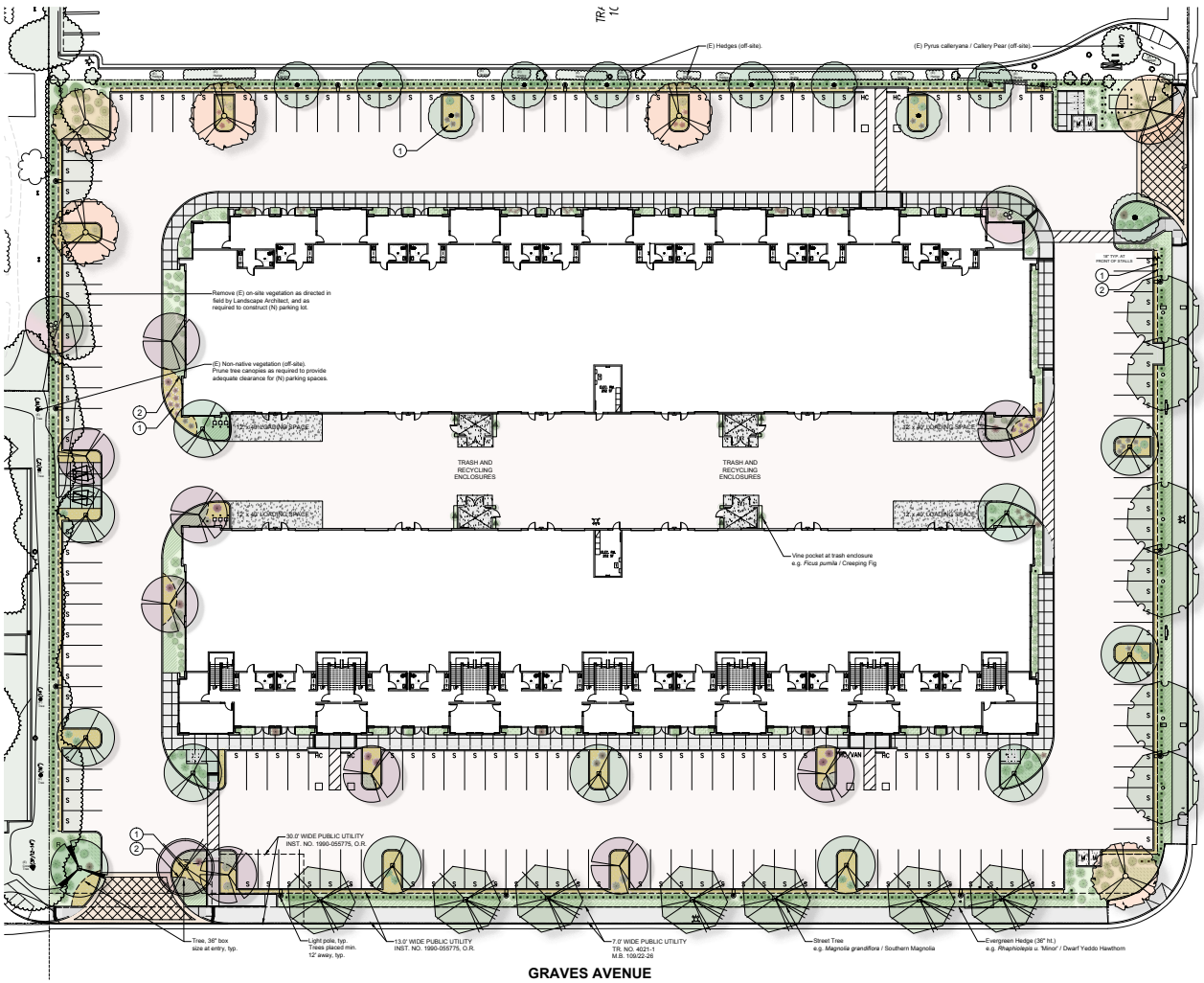

PLANTING LEGEND

TREES

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS	NOTES
	Arbutus 'Marina'	Strawberry Tree	24" box	5	L	
	Arbutus 'Marina'	Strawberry Tree	36" box	1	L	
	Cercis occidentalis	Western Redbud	24" box	2	L	
	Cercis 'Forest Pansy'	Redbud	24" box	9	M	
	Cercis 'Forest Pansy'	Redbud	36" box	1	M	
	Ginkgo biloba	Ginkgo	24" box	6	M	
	Magnolia grandiflora	Southern Magnolia	24" box	7	M	*Alt.: Cinnamomum camphora / Camphor*
	Metrosideros excelsa	NZ Christmas Tree	24" box	9	M	
	Metrosideros excelsa	NZ Christmas Tree	36" box	1	M	
	Pyrus kawakamii	Evergreen Pear	24" box	11	M	
	Pyrus kawakamii	Evergreen Pear	36" box	1	M	

SHRUBS, GRASSES

Aloe dorotheae	Sunset Aloe	5 gal	56	L	
Aloe vera	Aloe Vera	5 gal	3	L	
Bulbine frutescens	Stalked Bulbine	1 gal	11	L	
Callistemon viminalis 'Little John'	Dwarf Bottlebrush	5 gal	48	L	
Cordyline 'Design-a-line Burgundy'	Burgundy Cordyline	5 gal	17	M	
Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal	35	L	
Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal	29	M	
Lomandra 'Tropic Belle'	Tropic Belle Mat Rush	5 gal	12	M	
Muhlenbergia c. 'Pink Flamingo'	Pink Flamingo Muhly	1 gal	43	M	
Muhlenbergia dubia	Pine Muhly	1 gal	36	L	*Alt.: Lomandra 'Platinum Beauty'*
Pedilanthus bracteatus	Slipper Plant	5 gal	4	L	
Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	15 gal	435	L	
Rhus integrifolia	Lemonade Berry	5 gal	4	VL	
Ribes viburnifolium	Evergreen Currant	5 gal	5	VL	

GROUNDCOVERS (PLANTED)

Aeonium 'Jolly Green'	Dwarf Green Saucer	4" pots 12" o.c.	37 sf	L	
Carex divulsa	Berkeley Sedge	1 gal 2' o.c.	952 sf	L	
Echeveria agavoides 'Lipstick'	Wax Agave	4" pots 12" o.c.	218 sf	L	
Senecio mandraliscae	Blue Chalksticks	1 gal 12" o.c.	1057 sf	L	
Sesleria autumnalis	Autumn Moor Grass	1 gal	1867 sf	M	

VINES

Ficus pumila	Creeping Fig	5 gal	8	M	at trash enclosures

SITE IMPROVEMENT LEGEND

#	DESCRIPTION	MATERIALS / NOTES	DETAIL	QTY.
1	DG Paving	Decomposed granite paving with aluminum edging, stabilized.	-	-
2	Header	Aluminum edging, 1/8"x4", black, top of edging to be max of 1/2" above surface material	-	-

BRODERSEN ASSOCIATES
Landscape Architecture / Horticulture / Documentation
422 E. Main Street, Ventura, CA 93001
tel 805 201 5614
brodersenassoc@gmail.com
CA#4183

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. BRODERSEN
No. 4880
EXP. 4/30/21
STATE OF CALIFORNIA

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SANTIAGO AT GRAVES
2301 SANTIAGO COURT
OXNARD, CA 93030

Date 20.20
07.15.20

Drawn by SR
Checked by BB

Sheet L2.1

PLANTING PLAN

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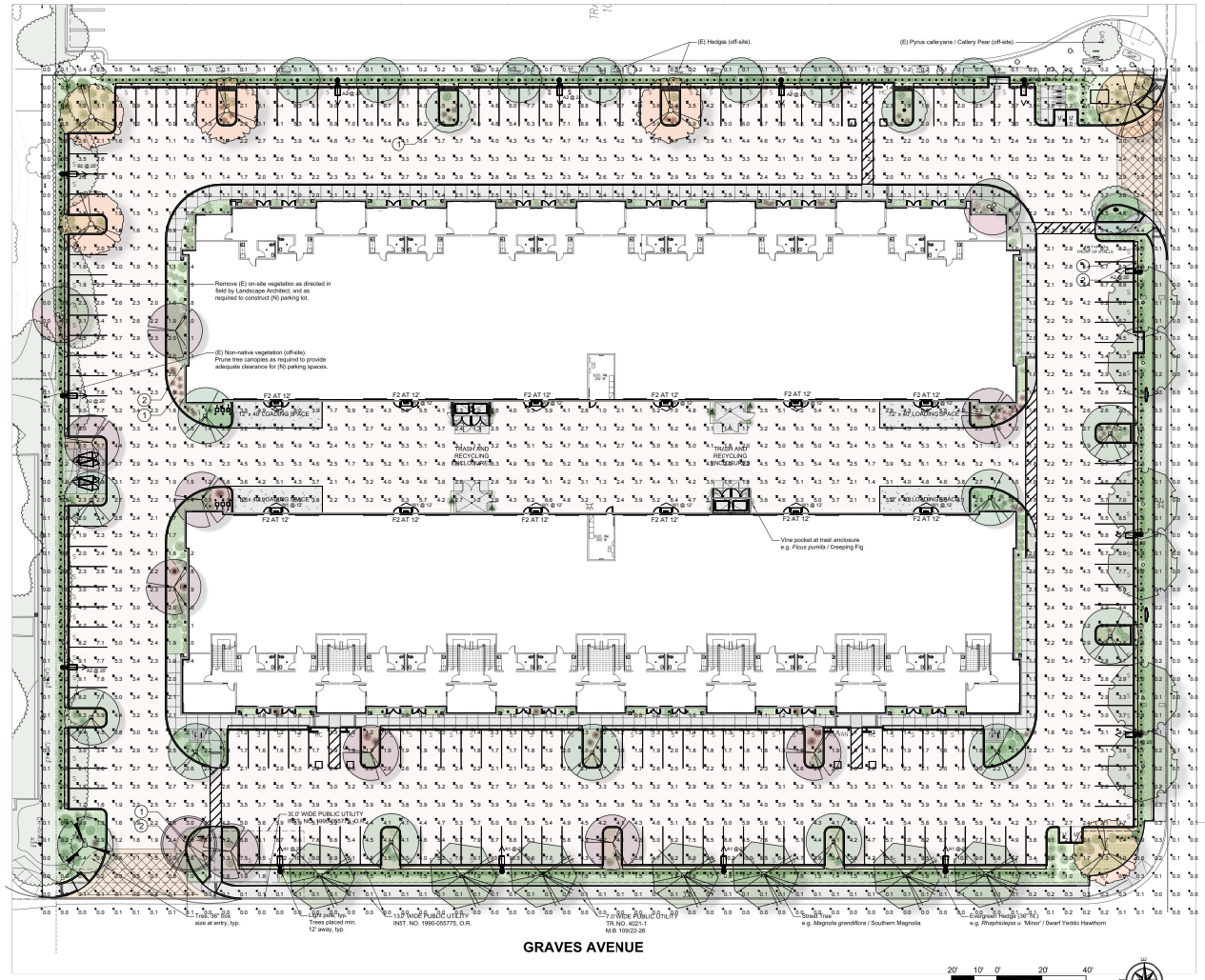

PLANTING LEGEND

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	Cercis occidentalis	Western Redbud	24" box	2	-	
	Cercis 'Forest Pansy'	Redbud	24" box	9	VI	
	Cercis 'Forest Pansy'	Redbud	36" box	1	VI	
	Ginkgo biloba	Ginkgo	24" box	6	VI	
	Magnolia grandiflora	Southern Magnolia	24" box	7	VI	Alt.: Cinnamomum camphora / Camphor
	Metrosideros excelsa	NZ Christmas Tree	24" box	9	VI	
	Metrosideros excelsa	NZ Christmas Tree	36" box	1	VI	
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	Pyrus kawakamii	Evergreen Pear	36" box	1	VI	

SHRUBS, GRASSES

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS	NOTES
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	Cordyline 'Design-a-line Burgundy'	Burgandy Cordyline	5 gal	17	M	
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal	35	L	
	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal	29	M	
	Lomandra 'Tropic Belle'	Tropic Belle Mat Rush	5 gal	12	M	
	Muhlenbergia c. 'Pink Flamingo'	Pink Flamingo Muhly	1 gal	43	M	
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VINES

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS	NOTES
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SITE IMPROVEMENT LEGEND

#	DESCRIPTION	MATERIALS / NOTES	DETAIL	QTY.
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2	Header	Aluminum edging, 1/8"x4" black, top of edging to be max of 1/2" above surface material	-	-

BRODERSEN ASSOCIATES
Landscape Architecture / Horticulture / Documentation
422 E. Main Street, Ventura, CA 93001
tel: 805 201 5614
e-mail: brodersenassociates@gmail.com
CA#4880

REGISTERED LANDSCAPE ARCHITECT
BRODERSEN
No. 4880
EXP. 4/30/21
STATE OF CALIFORNIA

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SANTIAGO AT GRAVES
2301 SANTIAGO COURT
OXNARD, CA 93030

Date: 20.20
E 14.20

Drawn by: SR | Checked by: BB

Sheet: L2.1

PLANTING PLAN

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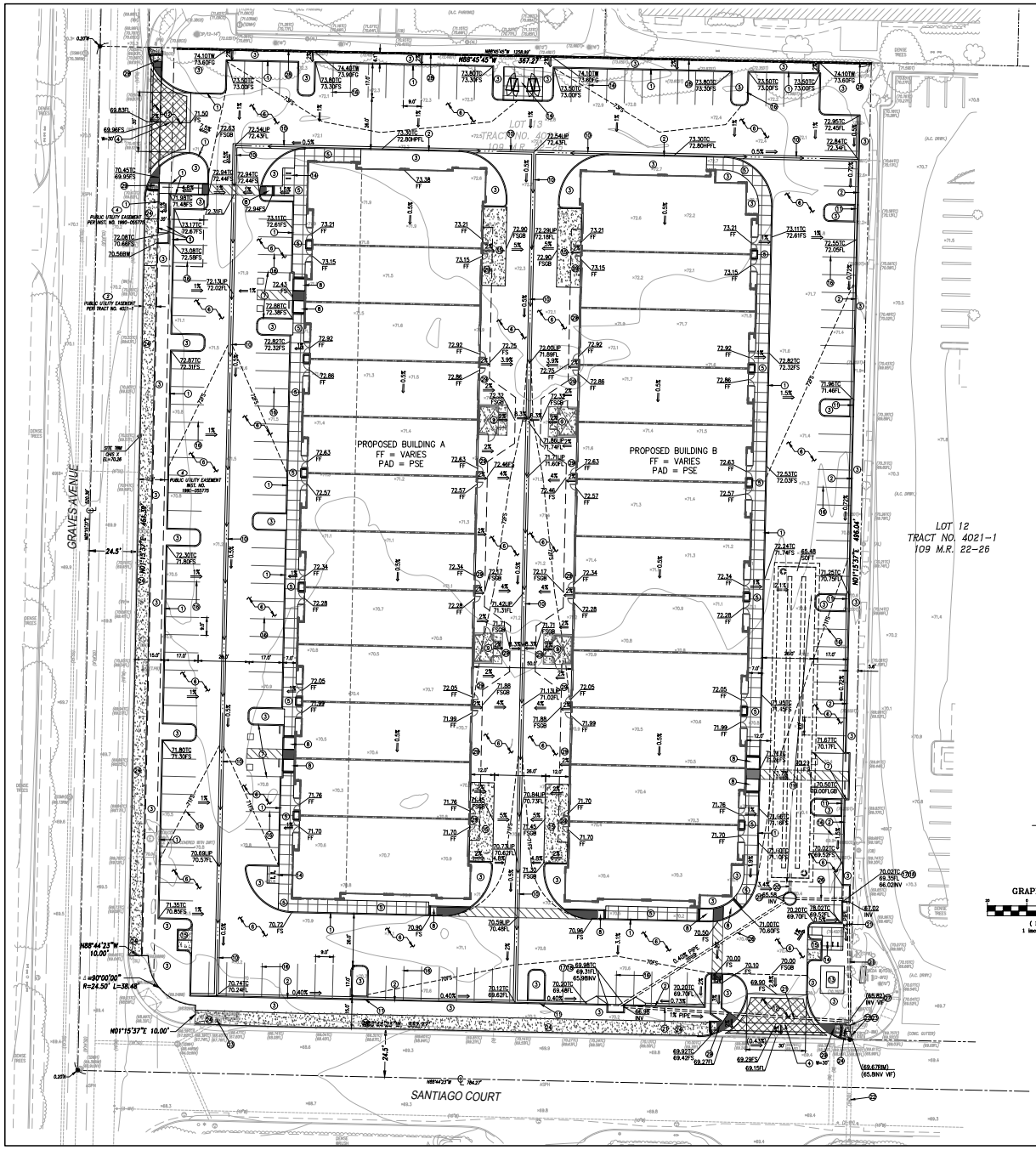


CONSTRUCTION NOTES:

1. CONSTRUCT 6" CONCRETE CURB
2. CONSTRUCT 6" CONCRETE CURB & GUTTER
3. LANDSCAPE PLANTER PER LANDSCAPE PLANS.
4. CONSTRUCT COMMERCIAL/INDUSTRIAL DRIVEWAY PER CITY OF OXNARD STANDARD PLATE 116 WIDTH PER PLAN.
5. CONSTRUCT CONCRETE SIDEWALK PER ARCHITECTS PLANS
6. CONSTRUCT AC PAVEMENT IN PARKING AND DRIVE AREA, THICKNESS OF PAVEMENT AND BASE MATERIAL TO BE DETERMINED BY SOILS ENGINEER
7. CONSTRUCT 4" WHITE PAINTED PARKING STRIPE
8. CONSTRUCT ACCESS RAMP PER ARCHITECTS PLANS AND CITY OF OXNARD STANDARD
9. TRASH ENCLOSURE PER ARCHITECTS PLAN
10. CONSTRUCT 24" RIBBON GUTTER
11. CONSTRUCT 12"CHANNEL DRAIN
12. CONSTRUCT DECORATIVE PAVEMENT, PER ARCHITECTS PLAN
13. TRANSFORMER AND PAD BY OTHERS
14. BICYCLE RACK PER ARCHITECTS PLAN
15. CONSTRUCT CONCRETE LOADING AREA, THICKNESS OF CONCRETE AND BASE MATERIAL TO BE DETERMINED BY STRUCTURAL ENGINEER
16. CONDIMENT
17. CONSTRUCT LOCAL DEPRESSION PER APWA STD. PLAN 313-3, CASE B
18. CONSTRUCT CURB OPENING CATCH BASIN PER APWA STD. PLAN 300-3
19. CONSTRUCT INFILTRATION TRENCH PER DETAIL 1 ON SHEET 3
20. PVC PIPE TO INFILTRATION TRENCH
21. PVC OVERFLOW PIPE TO EXISTING CATCH BASIN
22. EXISTING 24" RCP STUB PER CITY OF OXNARD DWG. NO. 88-504 TO REMAIN PROTECT IN PLACE
23. EXISTING CATCH BASIN PER CITY OF OXNARD DWG. NO. 88-504 TO REMAIN PROTECT IN PLACE
24. CONSTRUCT SIDEWALK PER CITY OF OXNARD STANDARDS
25. CONSTRUCT CDS UNIT PER CONTECH ENGINEERED SOLUTIONS, MODEL WILL BE CAPABLE OF REMOVING 80% OF 50 MICRON PARTICLES.
26. PVC PIPE TO CDS UNIT
27. CONNECT 18" PVC PIPE TO EXISTING 24" RCP STUB
28. CONDIMENT WALL PER CONTRACT
29. CONSTRUCT ACCESS RAMP PER CITY OF OXNARD STANDARD PLATE 110 TYPE 2

FOR UTILITIES SEE SHEET 2

REF: LAWYERS TITLE COMPANY UPDATED PRELIMINARY REPORT FILE NO. 417240326, DATED DECEMBER 18, 2017 AT 7:30 A.M.

LEGAL DESCRIPTION: FILE NO. 417240326

LOT 13 OF TRACT NO. 4021-1, LYING IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109, PAGE 22 THROUGH 26 OF MISCELLANEOUS MAPS AND AMENDED BY THAT CERTIFICATE OF CORRECTION RECORDED NOVEMBER 20, 1990 AS INSTRUMENT NO. 1990-173466 IN THE OFFICE OF THE COUNTY OF RECORDER OF VENTURA COUNTY.

EXCEPT AN UNDIVIDED 4/5THS INTEREST IN ALL OF THE OIL, HYDROCARBON SUBSTANCES AND OTHER MINERAL AND PROFITABLE RIGHTS, WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR WITHIN 500 FEET MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, AS CONVEYED IN THE DEED RECORDED MAY 19, 1955, IN BOOK 1291, PAGE 405 OF OFFICIAL RECORDS, AND IN RELEASE OF SURFACE ENTRY RECORDED JULY 25, 1967, IN BOOK 3172, PAGE 293 OF OFFICIAL RECORDS.

ALSO EXCEPT THE INTEREST RESERVED BY IN DEED RECORDED JULY 3, 1990 AS INSTRUMENT NO. 1990-099903 OF OFFICIAL RECORDS.

THE GRANTOR HEREBY EXCEPTS AND RESERVES ALL MINERAL, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, TOGETHER WITH RIGHT TO DIRECTIONALLY DRILL INTO AND/OR PASS THROUGH ANY OF SAID REAL PROPERTY AND/OR TO EXPLORE FOR AND PRODUCE THE SAME FROM THE SUBSURFACE OF SAID REAL PROPERTY OR OTHER LANDS WITH THE VICINITY OF SAID REAL PROPERTY, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON OR DRILL THROUGH THE SURFACE OF THE UPPER FIVE HUNDRED (500) FEET OF ANY OF THE REAL PROPERTY.

ASSESSOR'S PARCEL NO: 214-0-031-025

EASEMENT NOTES: FILE NO. 417240326

1. WATER RIGHTS; NOT SURVEY MATTERS.
2. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
   MAP/PLAT: TRACT NO. 4021-1
   RECORDING NO: IN BOOK 109, PAGE 22 OF MISCELLANEOUS MAPS
   PURPOSE: PUBLIC UTILITY EASEMENT
   AFFECTS: SHOWN HEREON.
3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
   RECORDING DATE: JUNE 23, 1987
   RECORDING NO: AS INSTRUMENT NO. 1987-097793, O.R.
   AFFECTS: BLANKET IN NATURE

   MODIFICATIONS OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
   RECORDING DATE: SEPTEMBER 12, 1997
   RECORDING NO: AS INSTRUMENT NO. 1997-119850, O.R.
4. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CALIFORNIA CORPORATION
   PURPOSE: PUBLIC UTILITY
   RECORDING DATE: APRIL 13, 1990
   RECORDING NO: AS INSTRUMENT NO. 1990-055775, O.R.
   AFFECTS: SHOWN HEREON.
5. INTENTIONALLY DELETED BY TITLE.
6. TO TO. TITLE NOTES; NOT SURVEY MATTERS.

PUBLIC UTILITIES:

CITY OF OXNARD 305 WEST 3rd STREET OXNARD, CA 93030	805-385-8280
SOUTHERN CALIFORNIA EDISON 800-655-4555 10060 TELEGRAPH ROAD VENTURA, CA 93004	
SOUTHERN CALIFORNIA GAS 1641 RICE ROAD OXNARD, CA 93036	800-427-2000
FRONTIER COMMUNICATIONS 1800 SOLAR DRIVE OXNARD, CA 93030	805-984-7080

SUBSTRUCTURES PLOTTED BASED ON SURFACE EVIDENCE AND CITY OF OXNARD RECORD PLANS 88-504. THEY ARE SHOWN SCHEMATIC IN NATURE FOR PRELIMINARY REVIEW PURPOSES ONLY. ADDITIONAL PLAN AND FIELD INVESTIGATION IS NEEDED PRIOR TO DESIGN.

PROJECT BENCH MARK:

CITY OF OXNARD BM RICE/LATIGO

ELEVATION = 68.08 NAVD 1988

A CITY OF OXNARD BRASS DISK STAMPED "RICE/LATIGO" SET IN THE CONC. SLAB OF EDISON VAULT. AT THE NORTHWEST CORNER OF RICE AVENUE AND LATIGO DRIVE.

SITE TBM SHOWN HEREON.

LEGEND:

AL	AREA LIGHT
AC	ASPHALT
BFD	BACKFLOW DEVICE
BW	BACK OF WALK
CB	CATCH BASIN
CONC	CONCRETE
CF	CURB FACE
CTV	CABLE TELEVISION
DCD	DOUBLE CHECK DETECTOR
EG	EXISTING GRADE
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GTE	GENERAL TELEPHONE
NG	NATURAL GRADE
PB	PULL BOX
PIV	POST INDICATOR VALVE
PM	PARKING METER
RD	ROOF DRAIN DOWN
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TC	TOP OF CURB
TS	TRAFFIC SIGNAL
TB	TOP OF BOLLS
WM	WATER METER
WV	WATER VALVE
XFMR	ELECTRIC TRANSFORMER
"A"	ASPHALT
"C"	STREET SIGN
	CONCRETE WHEEL STOP
	CONCRETE BLOCK WALL
●	FOUND MONUMENT PER P.M.
(X)	EXISTING
—(X)—	EXISTING CONTOUR
—X—	PROPOSED CONTOUR
⇐HR	DIRECTION & RATE OF FLOW
(E)	EXISTING

Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

CIVIL ENGINEER:
REGISTERED PROFESSIONAL ENGINEER No. C35 Exp. 06/20 CIVIL STATE OF CALIFORNIA
MARK ROGERS C35616 R.C.E. NO. DATE

PREPARED BY:
THE G4 GROUP INC
5301 NORTH COMMERCE AVE. SUITE H
MOORPARK, CA 93021
TEL: 805.523.0446
FAX: 805.523.0450
EMAIL: info@g4group.com

PREPARED FOR:
CALIFORNIA COMMERCIAL INVESTMENT GROUP
4545 LANG AVENUE, SUITE 100
THOUSAND OAKS, CA 91362
ATTN: RICKY FIGUEROA, 805-413-0604

PRELIMINARY EARTHWORK

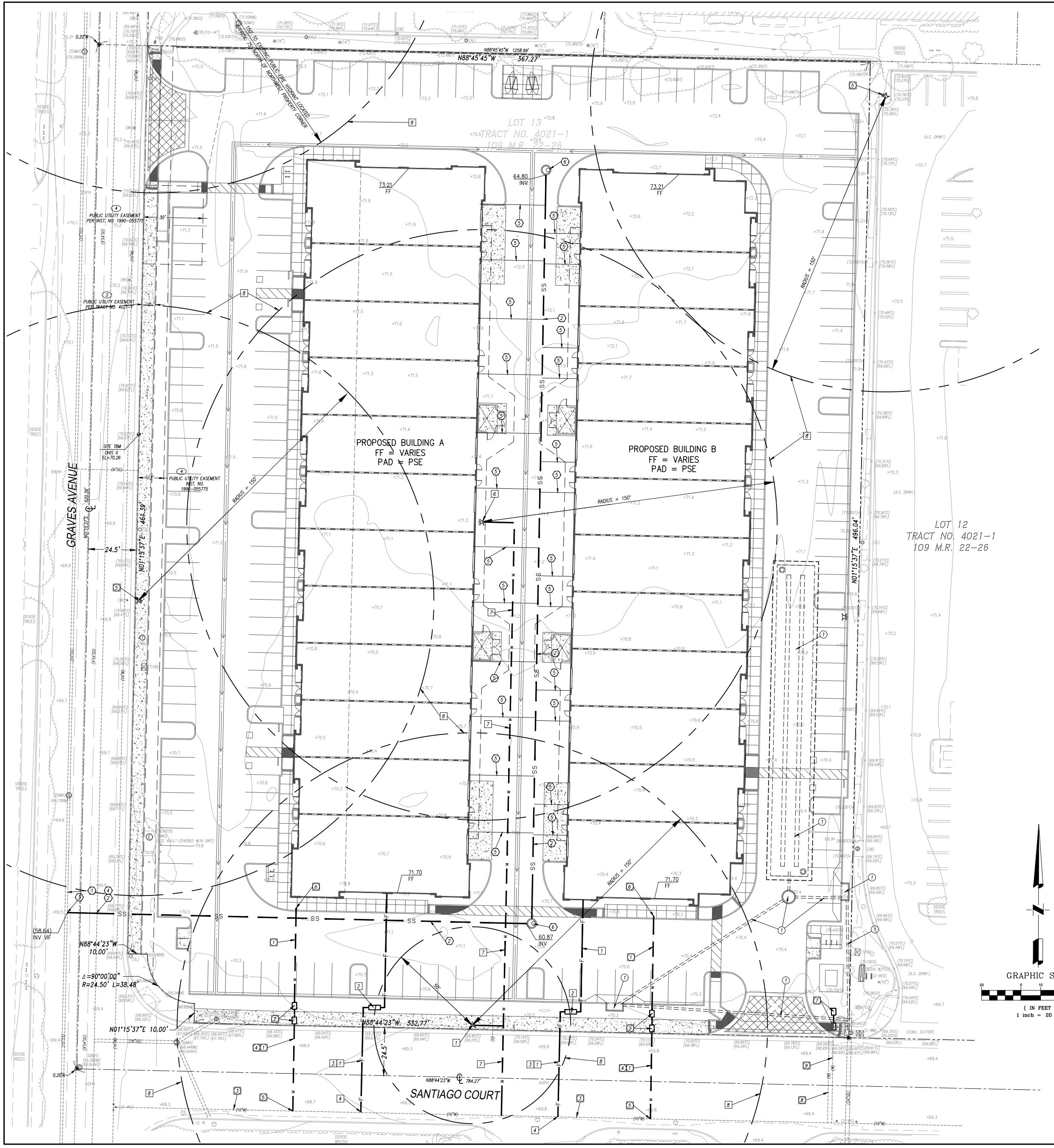
2301 SANTIAGO COURT, OXNARD

LOT 13, TRACT NO. 4021-1, 109 M.R. 22-26
IN THE CITY OF OXNARD, COUNTY OF VENTURA STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION OF REVISION

1 of 3

JOB NO. 1947
JULY 2020



DOMESTIC WATER CONSTRUCTION NOTES:

1. PROPOSED 4" DOMESTIC WATER SERVICE
2. PROPOSED 4" DOMESTIC WATER METER AND BACKFLOW DEVICE
3. EXISTING 10" WATERLINE
4. BACKFILL TRENCH DETAIL PER CITY STANDARDS
5. JOIN EXISTING 10" WATER MAIN PER CITY STANDARDS
6. JOIN BUILDING DOMESTIC WATER AT 5' OUTSIDE OF BUILDING PER PLUMBING PLANS
7. PROPOSED 2" LANDSCAPE WATER METER AND BACKFLOW DEVICE
8. EXISTING WATER SERVICE TO BE ABANDONED. MUST BE DISCONNECTED AT CORP. STOP NEXT TO MAIN
9. EXISTING WATER SERVICE TO BE USED FOR LANDSCAPE IRRIGATION

SEWER CONSTRUCTION NOTES:

1. EXISTING PUBLIC 15" SEWER MAIN
2. PROPOSED 8" ONSITE PRIVATE GRAVITY SEWER MAIN LINE SLOPED AT 1% MINIMUM
3. JOIN EXISTING SEWER VERIFY INVERT PRIOR TO CONSTRUCTION
4. BACKFILL TRENCH AND STREET PAVING PER CITY STANDARD DETAILS
5. BUILDING SEWER LATERAL
6. PROPOSED ONSITE PRIVATE SEWER MANHOLE

FIRE SERVICE CONSTRUCTION NOTES:

2. PROPOSED FIRE FDC/DCDA
3. BACKFILL TRENCH DETAIL PER CITY STANDARDS
4. JOIN EXISTING 10" WATER MAIN PER CITY STANDARDS
5. EXISTING FIRE HYDRANT TO REMAIN PROTECT IN PLACE
6. CONSTRUCT NEW FIRE HYDRANT PER CITY OF OXNARD STANDARDS
7. CONSTRUCT NEW ONSITE FIRE HYDRANT MAIN LINE PER CITY OF OXNARD STANDARDS
8. PROPOSED FIRE HYDRANT RADIUS, RADIUS LENGTH PER PLAN

STORM DRAIN CONSTRUCTION NOTES:

1. PROPOSED STORM DRAIN AND INFILTRATION SYSTEM PER SHEET NO. 1 AND 3

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND:

AL	AREA LIGHT
AC	ASPHALT
BFD	BACKFLOW DEVICE
BW	BACK OF WALK
CB	CATCH BASIN
CONC	CONCRETE
CF	CURB FACE
CTV	CABLE TELEVISON
DCD	DOUBLE CHECK DETECTOR
DS	DOWNSPOUT
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GTE	GENERAL TELEPHONE
NG	NATURAL GRADE
PB	PULL BOX
PIV	POST INDICATOR VALVE
PM	PARKING METER
SCE	SO. CAL. EDISON
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TC	TOP OF CURB
TS	TRAFFIC SIGNAL
TW	TOP OF WALL±
WM	WATER METER
WV	WATER VALVE
XFMR	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	STREET SIGN
	CONCRETE WHEEL STOP
	CONCRETE BLOCK WALL
	FOUND MONUMENT PER P.M.
(X)	EXISTING
—(X)—	EXISTING CONTOUR
— X —	PROPOSED CONTOUR
⟵5%	DIRECTION & RATE OF FLOW
(E)	EXISTING

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

PRELIMINARY UTILITY PLAN

2301 SANTIAGO COURT, OXNARD

LOT 13, TRACT NO. 4021-1, 109 M.R. 22-26
IN THE CITY OF OXNARD, COUNTY OF VENTURA STATE OF CALIFORNIA

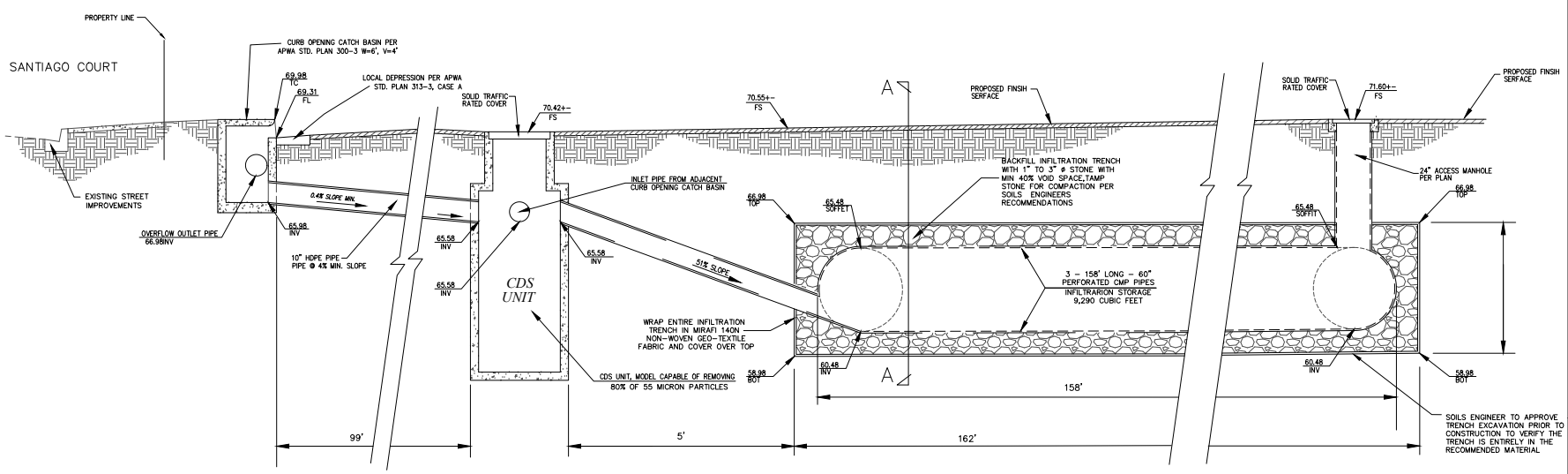
PREPARED FOR:
CALIFORNIA COMMERCIAL INVESTMENT GROUP
4530 THOUSAND OAKS BLVD. SUITE 100
THOUSAND OAKS, CA 91362
ATTN: RICKY FIGUEROA, 805-413-0604

PREPARED BY:
THE G4 GROUP INC. Consulting Engineers
5301 NORTH COMMERCE AVE., SUITE H
MOORPARK, CA 93021
PHONE: (805) 523-0010 FAX: (805) 523-0626

CIVIL ENGINEER:
MARK ROGERS 42848
R.C.E. NO. DATE
REGISTERED PROFESSIONAL ENGINEER MARK ROGERS No. 42848 Exp. 03/22 CIVIL STATE OF CALIFORNIA

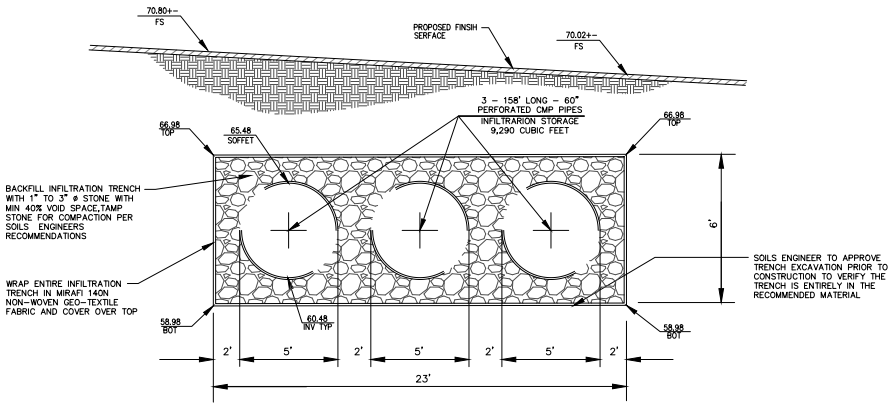
NO.	DATE	DESCRIPTION OF REVISION

JOB NO. 1947
JULY 2020



60" STROMWATER DRAINAGE AND INFILTRATION STORAGE SYSTEM

N.T.S.



SECTION A-A

N.T.S.

DRAINAGE AND INFILTRATION SYSTEM DETAIL

1
N.T.S.

CIVIL ENGINEER:

MARK ROGERS
R.C.E. NO.
DATE

PREPARED BY:

THE G4 GROUP
8301 NORTH COMMERCE AVE., SUITE H
TUJUNGA, CA 91042
818-951-5115
THE G4 GROUP

PREPARED FOR:

CALIFORNIA COMMERCIAL INVESTMENT GROUP
4455 TOURMALINE BLVD., SUITE 100
THOUSAND OAKS, CA 91362
ATTN: RICKY FIGUEROA, 805-413-0604

PRELIMINARY ENGINEERING SITE PLAN

2301 SANTIAGO COURT, OXNARD

LOT 13, TRACT NO. 4021-1, 109 M.R. 22-26
IN THE CITY OF OXNARD, COUNTY OF VENTURA STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION OF REVISION

3 of 3

JOB NO. 1947
JULY 2020

ATTACHMENT
C

CEQA Notice of Exemption

COMMUNITY DEVELOPMENT DEPARTMENT
OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Description: **Santiago Industrial Suites;** PZ No. 20-200-07 (Development Design Review Permit): A request to construct two industrial buildings on a vacant 4.16-acre lot. The two buildings are designed as follows: Building A is 42,500 square-feet and is 35 feet tall; Building B is 32,270 square-feet and is 28 feet tall. The buildings total 74,770 square-feet of development. Both buildings have 12 separate tenant spaces. Building A has a mezzanine for each tenant space with a second restroom. Each tenant space includes an office space, a restroom, and open space. The project includes two trash enclosures located between the buildings, a 170-space parking area around the perimeter of the lot with landscaping, and related on and off-site improvements. The Project is located at 2301 Santiago Court within the Limited Manufacturing (M-L) zone. Filed by Brian Poliquin, PK Architecture, 5126 Clareton Drive, Suite 110, Agoura Hills, California 91301.

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

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

Supporting Reasons: In accordance with Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA. This proposal includes the construction of two industrial buildings with tenant spaces that is consistent with the General Plan land use designation of Industrial Limited (ILM) and the zoning designation of Limited Manufacturing (M-L). The proposed development is located on a 4.16-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, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

_____ _____
(Date) Scott Kolwitz
Planning and Environmental Services Manager

ATTACHMENT
D

RESOLUTION NO. 20-200-07
(DEVELOPMENT DESIGN REVIEW PERMIT)

RESOLUTION NO. PZ 20-200-07

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-07 (DEVELOPMENT DESIGN REVIEW PERMIT) TO ALLOW FOR THE CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS DIVIDED INTO TENANT SPACES TOTALING 74,770 SQUARE FEET WITH 170 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 4.16 ACRE VACANT LOT LOCATED AT 2301 SANTIAGO COURT (APN: 214-0-031-025), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BRIAN POLIQUIN, PK ARCHITECTURE, 5126 CLARETON DRIVE, SUITE 110, AGOURA HILLS, CALIFORNIA 91301.

WHEREAS, on April 30, 2020, Brain Poliquin (the **"Applicant"** and/or **"Permittee"**), submitted a request to allow the construction a two-building industrial suite development, located at 2301 Santiago Court (APN: 214-0-031-025); and

WHEREAS, on May 12, 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. 20-200-07 (Develoment Design Review Permit) to authorize the construction of two industrial buildings divided into tenant spaces totaling 74,770 square-feet with 170 parking spaces on a 4.16-acre project site, located at 2301 Santiago Court (APN: 214-0-031-025) (the **"Project"**) in accordance with Section 16-525.A of the Oxnard City Code; and

WHEREAS, Section 16-525.A of the Oxnard City Code authorizes the Community Development Director to conditionally approve new buildings with the issuance of a Development 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 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 has a General Plan land use designation of Industrial Limited (ILM) and a zoning designation of Limited Manufacturing (M-L). The project is surrounded on all four sides by urban 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 industrial suites development is consistent with the General Plan 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 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 industrial suites development 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 industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by industrial 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 as confirmed by staff on May 7, 2021.

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

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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 proposes the construction of two industrial buildings with an associated parking area and related on- and off-site improvements. The proposed industrial buildings are designed as follows: Building A is 42,500 square-feet and Building B is 32,270 square-feet (for a total development of 74,770). Additionally, the project includes appurtenant structures (i.e. trash enclosures), 170 vehicle parking spaces (160 standard spaces, 6 ADA accessible spaces, and 4 motorcycle parking spaces), and associated landscaping and infrastructure improvements. As conditioned, the industrial development has been designed to meet the required development standards identified in the Zoning Code. Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

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

   Pursuant to the 2030 General Plan land use designation Industrial Limited (ILM), the proposed use of the project site as an industrial development with associated site improvements, is an allowed use. The surrounding uses are characterized by business research park, light industrial, and residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The proposed development will be consistent with the existing light industrial development adjacent to the project site. The project site is located across Graves Avenue from existing apartment buildings that are generally screened by landscape trees in the parkway. The proposed industrial development will also be screened from the roadway by landscaping along Graves

Avenue and Santiago Court. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

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

   The proposed development will be located on a vacant 4.16-acre (181,432 square-feet) lot. The Zoning Code allows a maximum of 50% lot coverage. The development includes 74,770 square-feet of development, which represents approximately 35.8% lot coverage. The proposed facility is consistent with applicable City standards (see Staff Report Section 6). The Project has been designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, parking standards, and equipment screening standards. The project site has direct access from Graves Avenue and Santiago Court via driveways to the 170 space parking area. The parking area and the perimeter of the site include landscaping to screen the proposed development from the roadways. Thus, the site for the proposed industrial facility is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

   The project will be accessed directly from Graves Avenue and Santiago Court via two private driveways. The parking area will provide parking for 170 vehicles (160 standard spaces, 6 ADA accessible spaces, and 4 motorcycle parking spaces). Per the Zoning Code, the proposed office/industrial/warehouse building requires 170 parking spaces, based on a formula of 1 space per 250 gross square feet of building area for office use, 1 space per 500 square feet of building area for industrial use, and the graduated requirements of 1 space for 1,000 square feet or 1 space for 2,000 square feet for warehouse structures over 20,000 square feet. Pursuant to review by City Traffic Engineering staff, the project is consistent with City parking requirements. The project also includes short and long term bicycle parking. Therefore, the site will be served by streets, highways, transit and bike facilities adequate to provide access to the proposed building and its anticipated uses.

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

   The project site is located on a vacant lot that is surrounded by development. The surrounding lots are currently served by utilities. The proposed project is an industrial development that can be connected to the existing utilities and does not require

expansion of the existing utilities. Thus, the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

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 Industrial Limited (ILM) and a zoning designation of Limited Manufacturing (M-L). 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 generally located within the northeastern area of the City of Oxnard, within city limits. The project site is approximately 4.16 acres and is surrounded by urban uses.

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

The project site is a vacant lot that is surrounded by urban development. The project site is located adjacent to industrial uses, business research uses, and residential uses. Given the amount of activity surrounding the project site, the site 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 General Plan and Zoning Ordinance allow for industrial uses on the project site. The proposed development will be consistent with the adjacent industrial development, and can be served by existing utilities and services. Thus, the project is not anticipated to create any new significant impacts, 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 on a vacant lot that is surrounded by development, where all required utilities and public services are available. The project can be

adequately served by, and does not require the expansion of, the existing utilities and services. Thus, 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. 20-200-07 (Development 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.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 20-200-07 (Development Design Review Permit), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL FOR DEVELOPMENT DESIGN REVIEW (DDR) PERMIT FOR SANTIAGO INDUSTRIAL SUITES (PLANNING AND ZONING PERMIT NO. 20-200-07)

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 Project permit is granted for the plans dated May 12, 2021, (collectively, "the plans") on file with the Planning Division and approved pursuant to this Resolution. The Project shall conform to the plans, except as otherwise specified in these conditions or a modification is approved pursuant to the approval of the Community Development Director. (PL, *G-2*)

3. This Project 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, or as extended by a Development Agreement. (PL, *G-3*)

4. The on-site improvements for the Project as shown in the approved Project plans, including structures, paving, and landscaping, shall be completed prior to issuance of a final Certificate of Occupancy for the Project unless approved by the Community Development Director. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to issuance of the Project's Certificate of Occupancy for the Project unless the Community Development Director allows the Master Developer or Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

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

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

7. Any covenants, conditions, and restrictions (CC&Rs) that are prepared and recorded in connection with the Master Project and that also are applicable to the Project shall be consistent with the terms of this Project permit and the City Code. If there is a conflict between the CC&Rs on the one hand and the City Code and this permit on the other hand, the City Code and this permit shall prevail. (CA, G-7)

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

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

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this Project permit to the extent a building permit is required pursuant to applicable provisions of the City Code.(B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Property. The owner of the Property will be required to adhere to all applicable laws and regulations regarding the same.(FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project Property, except as provided in a permit issued by the Fire Chief and any approved alternative means and methods, or unless otherwise handled in accordance with applicable laws and regulations. During Project operations, the owner of the Property will be required to adhere to all applicable laws and regulations regarding the same. (FD, *G-13*)

14. Prior to and during construction, Developer shall be required to satisfy all of the conditions of this Project permit as set forth herein. Once operational, the owner or tenant of the Property will be required to comply with any remaining applicable conditions of this Project permit and compliance therewith shall occur in accordance with the City Code's standard enforcement proceedings.

15. 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*)

PLANNING DIVISION CONDITIONS

16. 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)

17. Any future 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*)

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

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

20. Developer may not modify any use approved by this Project 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*)

21. 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 Project. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the Project without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

22. 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.

23. 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*)

24. 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*)

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

26. 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*)

27. 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*)

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

29. 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*)

30. 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*)

31. 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)*

32. 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)

33. 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*)

34. 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)*

Commercial/Industrial

35. Developer shall recess or screen, to the extent feasible as approved by the Community Development Director, roof heating and cooling systems and other exterior mechanical equipment visible 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, to the extent feasible as approved by the Community Development Director, 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)

36. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible, to the extent feasible as determined by the Community Development Director, on any exterior building elevations. (PL, *PL-42*)

37. For any exterior utility meter panels, Developer shall paint such panels (if permitted by the utility provider) 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 as determined by the Community Development Director. (PL, *PL-43*)

38. No later than 30 days after issuance of a final Certificate of Occupancy, Developer shall remove all construction materials and vehicles from the Property or relocate behind screened enclosures; provided, however, the foregoing shall not apply to any remaining work associated with punch list items or tenant fixtures or as authorized by the Community Development Director. (PL/B, *PL-47*)

39. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and shall also post signage to indicate that storage or other non-loading activity within the loading zone is prohibited. (PL/B, PL-49)

Landscape Standard Conditions

40. 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*)

41. Prior to issuance of building permits, 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*)

42. Prior to issuance of a Certificate of Occupancy, Developer shall install landscape and

automatic irrigation systems that have been reviewed by Parks and Facilities Superintendent. (PK, *PK-3*)

43. Developer (or its successor, as relevant) shall properly maintain landscape planting and all irrigation systems on the Property as required by the City Code and as specified by this Project permit. Failure of Developer (or its successor, as relevant) to do so may result in enforcement proceedings against Developer (or its successor, as relevant) to ensure compliance pursuant to the City Code applicable standard enforcement regulations which may result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)

44. Prior to the issuance of a Certificate of Occupancy, Developer shall provide a watering schedule to the Project's building owner or manager and to Planning Division or designee that outlines the recommended watering required to allow the plants and trees to receive adequate water to thrive. The irrigation system for the Property shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

45. 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)

46. 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)

<u>Undeveloped Land</u>

47. 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*)

48. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. In the event that such an assessment district is not formed, Developer agrees to establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance,

and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, *PK-18*)

Water Conservation

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

50. 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)

51. 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

52. A 36" high visual barrier shall be provided to screen, to the maximum extent feasible as determined by the Community Development Director, parked cars from City streets. Barrier may be a wall or earthen berm with additional planting to achieve 36" height as measured from the top of the parking lot curb. Suitable sight-distance shall be maintained at corners and driveways. Parking lot screen hedges adjacent to the roadway shall be 36" in height at time of planting.

53. Final construction planting and irrigation plans for the Project shall be reviewed by the City's landscape consultant to ensure:
    - Tree selections and placement are consistent with the approved plans;
    - Streetscape buffer planting consistency with specific plan
    - Final shrub and groundcover plant selections to include long-lived, low maintenance plants.
    - Screen plant selections to be of appropriate scale

54. Written confirmation shall be provided that the Landscape Architect has reviewed the civil engineer's construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements.

55. Plans shall include locations of light standards on landscape plan and tree locations on lighting plan. Plans shall be consistent with streetscape plans. Developer shall resolve any conflicts for lighting safety and crime prevention to the satisfaction of the City's Police

reviewer.

56. All hardware, equipment enclosures, trash enclosures, electrical vents, irrigation controllers, backflow devices, etc. located on the project site shall be completely screened with shrubs and/or vines, 5 gallon size minimum, to the maximum extent feasible as determined by the Community Development Director. Trash enclosure shall be screened with planting. Grading design shall provide adequate planting area.

57. The irrigation system for the Project shall comply with the City of Oxnard and State MWELO. Construction document plans shall comply with the following:
    a. Show Irrigation water metering at point(s) of connection.
    b. Metering shall be coordinated with the City of Oxnard Water. Dedicated irrigation water meter(s) required per State MWELO. Also coordinate metering with the Civil utility plan.
    c. Master valve function and pipe types compatibility shall be confirmed with Landscape consultant and Public Works.
    d. Plans are to comply with the guidelines and/or requirements set forth by:
        i. City of Oxnard Water Efficient Landscape Ordinance #2822
        ii. City of Oxnard (water purveyor)
        iii. State of California Recycled Water- Statutes and Regulations ("The Purple Book")
        iv. California Code of Regulations Title 23, Division 2, Ch. 2.7 Model Water Efficient landscape ordinance (State MWELO)

<u>Planning Division Special Conditions</u>

58. Subject to the applicable City of Oxnard standard conditions related to fees, these conditions of approval impose specific fees, dedications, reservations and/or other exactions in accordance with applicable laws and regulations. Pursuant to Government Code Section 66020, the 90-day period in which the Developer has to protest the imposed fees, dedications, reservations and/or other exactions shall begin as of the date of approval of the Project permit.

59. Developer shall remove any and all graffiti from the project premises, 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)

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

60. In accordance with City Council Resolution No. 14,124, Developer shall participate in the City's Public Art Program by paying a fee in the amount of $0.28 per gross square foot of the proposed development to the City prior to issuance of the Project's final Certificate of Occupancy. (PL)

61. The Design Development Permit (DDR) approval applies only to the industrial buildings described herein and in the approved plans. Any substantial changes in use or physical improvements may trigger additional review pursuant to applicable provisions of the City Code, as determined by the Community Development Director, and may require additional environmental analysis and any associated fees in place at the time the changes are approved. Such potential substantial project changes include but are not limited to: project description, type of operation, building design, square footage, circulation, parking, access, or intensification of use.

62. The location of all buildings, fences, parking areas, and other facilities for the Project or features shall be located and maintained substantially as shown on the plot plans for the above referenced Planning and Zoning Permit.

63. 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. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of the first Certificate of Occupancy.

64. In order to provide ongoing adequate on-site parking consistent with the Zoning Code, Landlord shall demonstrate that each new tenant is consistent with the approved Parking Management Plan, entitlement plans and the site is operated in compliance with Zoning Code parking requirements. Each new Zone Clearance application for the site shall be submitted with Landlord approval and a Parking Plan demonstrating compliance with Zoning Ordinance parking requirements.

<u>Air Quality</u>

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

66. 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)

67. 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)

68. 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)

69. 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)

70. 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)

71. 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)

72. 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)

73. 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)

<u>Cultural Resources</u>

74. 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)

75. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the

Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

FIRE DEPARTMENT CONDITIONS

76. Developer Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. 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*)

77. 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*)

78. 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*)

79. 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. The tests must be certified by a mechanical, civil, or fire protection engineer. 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*)

80. 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*)

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

82. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)

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

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

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

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

87. 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*)

88. Developer shall install in each structure in the project an 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 provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, *F-13)*

89. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

<u>Fire Department Special Conditions</u>

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

91. Before the City issues a Certificate of Occupancy, the Developer shall install a Knox key vault at a location to be determined by the Fire Department.

POLICE DEPARTMENT CONDITIONS

92. Project must comply with the Outdoor Lighting Code & Guidelines. 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. 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 following exceptions:
    a. 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.
    b. 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.

93. 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. 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. Instruments shall not create glare for motorists or pedestrians.

b. 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.
c. 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.
d. Exterior lighting should be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
e. 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.

94. 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 walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits.

<u>Alarms</u>

95. 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.

<u>Cameras</u>

96. Any security camera system installed and operated 24-hours a day to monitor the site or an individual tenant space shall comply with these minimum standards:
    a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
    b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
    c. Cameras shall have low light capability and able to identify persons conducting transactions or entering the business.
    d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
    e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
    f. Recorded images shall bear a date and time stamp that cannot be altered.
    g. Camera installations intended to capture images of faces shall target doorways and choke-points for foot traffic and shall be mounted at 7-feet above the floor.
    h. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.

Signage

97. At each vehicular entrance a sign 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)

98. The property owner shall establish tenant rules for outdoor storage of vehicles. These rules will specifically identify if a tenant is permitted to store vehicles outdoors, and that any unauthorized vehicles stored on the property will be subject to being towed away at the vehicle owner's expense.

99. A sign shall be posted at or near the primary entrance to the site that identifies the owner or property management company name, phone number and the email address dedicated to the site management office.

DEVELOPMENT SERVICES DIVISION CONDITIONS

100. 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)

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

102. 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)

103. 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)

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

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

106. 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)

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

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

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

110. 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)

111. 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)

112. 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)

113. 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)

114. 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)

115. 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)

116. 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)

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

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

119. 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)

120. "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)

121. 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)

122. 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)

123. 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)

124. 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)

125. 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)

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

127. 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)

128. 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)

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

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

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

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

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

134. 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)

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

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

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

138. Developer shall insure that no more than 25% of the leasable area within each tenant space will be utilized for office purposes. The aggregate of all office space shall not exceed nine percent of the lot area. (TR-75)

139. In non-residential developments where fifty or more persons are employed, Developer shall include a transportation information center stocked with bus schedules, rideshare information, and related information on alternative methods of transportation. Developer or owner shall update such information at least once a month. (TR-77)

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

141. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-79)

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

143. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this

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

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

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

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

147. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

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

149. 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)

<u>Development Services Division Special Conditions</u>

150. This site is subject to limitations of stormwater runoff and on-site detention in conformance with the "Agreement for Stormwater Retention within Rice Road Drain Watershed" and the approved drainage report for Tract 4021. The limited release and detention requirements were provided by the original Tract improvements and no additional detention is required. (DS)

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

152. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration basins after all grading has been completed and no further compaction is expected. Geotechnical engineer shall provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer. (DS)

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

154. 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)

155. Developer shall construct a 7-foot wide concrete sidewalk along both the Santiago Court and Graves Avenue frontages of the project. Sidewalk improvements shall include upgrading (or replacing) the existing access ramp at the northeast corner of Santiago Court and Graves Avenue to meet current City standards. (DS)

156. Prior to issuance of a grading/site improvement permit, Developer shall dedicate to the City a sidewalk easement to the City that encompasses the required sidewalks along Santiago Court and Graves Avenue. (DS)

157. Prior to issuance of a grading/site improvement permit, Developer shall dedicate to the City a 7-foot wide public utility and roadway signage easement along the Santiago Court frontage of the project. (DS)

158. An additional disabled access compliant path will be required to connect the northerly ends of the proposed buildings so that the units at the northeast corner of the site can be readily accessed from the Graves Avenue disabled access path. (DS)

159. Developer shall retrofit the existing High Pressure Sodium Vapor (HPSV) intersection safety lighting at the intersection of Gonzales Road and Solar Drive with LED lighting to enhance pedestrian and motorist safety. Final location and design of the lights shall be approved by the City traffic Engineer. (TR)

160. Developer shall retrofit existing street lights along Santiago Court and Graves Avenue project frontage with LED street light heads to enhance pedestrian as well as motorist safety. The LED street light heads shall be per current standard. Final location and design of the street lights shall be approved by the City Traffic Engineer. (TR)

161. Developer shall install traffic control signage and appurtenances along Graves Avenue and Santiago Court project frontage. Graves Avenue will require posting of R7-9a (No Parking, Bike Lane) or R26(S) signs to remove all stopping. Other regulatory signs will be required and final location shall be approved by the City Traffic Engineer. (TR)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this May 12th, 2021.

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Date

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Vyto Adomaitis
Community Development Director