CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Jay Dobrowalski, Senior Planner

DATE: June 3, 2021

SUBJECT: **Project Name: Catamaran Duplex**; Planning and Zoning Permit No. 21-400-01 (Coastal Development Permit) to authorize the construction of a residential duplex totaling 4,728 square-feet, located at 1001 Catamaran Street (APN: 196-0-031-065)

1) Recommendation: That the Planning Commission ("**Commission**"):

a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303(New Construction or Conversion of Small Structures); and
b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-400-01 (Coastal Development Permit), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a two-story 4,728 square-foot residential duplex building consisting of two, attached three-bedroom dwelling units which are each 1,943 square feet with an attached 421 square-foot two-car garage, and will also include an 85 square-foot balcony and a 263 square-foot terrace on a 7,900 square-foot vacant lot.

The Project is located at 1001 Catamaran Street within the Coastal Multiple-Family (R-2-C) zone within the Oxnard Dunes Neighborhood (Attachment A). For the purposes of this Staff Report, the foregoing project description shall be referred to as the **"Project."** Filed by Zareh Keshmeshian, on behalf of property owner TMZN Holding, LLC, 6735 Yucca Street, Unit 202, Los Angeles, California, 90028 (the **"Applicant"**).

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

3) Existing & Surrounding Land Uses: The project site is presently vacant with an Assessor's Parcel Number of 196-0-031-065 and legal description of Lot 16, Tract 1567-1 as recorded in book 41, page 83 of Miscellaneous Records. The 7,900 square-foot (0.18 acre) lot is located in the Oxnard Dunes Neighborhood.

The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated on Attachment A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Vacant
North	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Single-family dwelling
South	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Apartment building
East	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Catamaran Street, residential duplexes
West	Residential Existing (REX)	Coastal Multiple-Family (R-2-C)	Residential duplexes

4) Background Information:

a) In 1964, the subject lot was created by Tract No. 1567-1; this map created 99 lots, drive lanes, and streets within the Dunes Neighborhood. Over the past 50+ years, the lots have been independently developed with mostly single and duplex dwelling units; some duplex developments have been subdivided for condominium purposes to accommodate home ownership opportunities. Additionally, when the tract map was approved in 1964, the City Council passed Resolution No. 3349 approving varying front yard setbacks for the entire tract from 25 feet to not less than 15 feet.

b) On January 12, 1982, the City Council adopted Resolution No. 8289, establishing design and development standards for duplex residential structures within the Dunes Neighborhood.

c) The subject property is vacant and has no permit history.

5) Environmental Determination: In accordance with Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving "construction of small structures such as a duplex" may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 3 Categorical Exemption because it consists of a duplex totaling two units, which is less than the allowable limit of six units in urbanized areas. The Applicant has also submitted evidence from a biologist that demonstrates it is unlikely that any special status species would occur on the site due to the prior grading, the size of the property, the property's decades-long isolation from the dune system, and surrounding development and human activity. 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 Planning Commission direct the Planning & Environmental Services Manager to file the Notice of Exemption (Attachment C) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

6) Analysis:

a) General Discussion: The proposed residential duplex project will result in the construction of two residential units which will be constructed side-by-side on a single parcel. Both units will be 1,943 square-feet three (3) bedrooms and three (3) bathrooms

homes. Each unit also has an 85 square-foot balcony, a 263 square-foot terrace, and attached 421 square-foot two-car garage facing Catamaran Street. No Affordable residential units are included in the Project as Oxnard's Affordable Housing Program does not apply to projects with fewer than 10 residential units.

b) General Plan and Local Coastal Program (LCP) Consistency: The project site has a 2030 General Plan land use designation of Residential Existing (REX) which allows residential uses. The proposed use of the site is for a residential duplex on an existing lot of record consistent with the density indicated by the land use designation, and consistent with surrounding development; therefore, the project is consistent with the City's 2030 General Plan and complies with all applicable Coastal Land Use Plan Policies (see below consistency tables).

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

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

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	**I**	**Housing Variety** Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	The Project is proposed on a vacant 7,900 square-foot parcel. Site improvements and new homes will add to the housing stock in the immediate area and create uses on an underutilized property.
CD-8.1	**I**	**Limiting Development** Continue to limit development to these areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project will be served by existing utilities already serving the Dunes Neighborhood that can adequately

			serve the proposed Project.
CD-9.1	**I**	**Neighborhood Identity** Recognize, preserve, and improve the visual character of existing neighborhoods.	Project is within an existing neighborhood subject to design and development standards. The project is consistent with City Council Resolution No. 8289 (see below table).
ICS-1.2	**I**	**Development Impacts to Existing Infrastructure** Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which has the capacity to provide service to the proposed residential units. The project includes standards and special development project conditions by City Department representatives.
ER-9.2	**I**	**Enhance Neighborhood Diversity** Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed projects.	The proposed development will maintain existing neighborhood characteristics (see below table).
ICS-8.5	**I**	**Public Sidewalks and Pedestrian Orientation** Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private	The project includes improvements to the existing public sidewalk and parkway along the front of the site that will contribute

		development and public works projects, especially for public sidewalks.	to the streetscape of the community.
CD-3.4 **CD-14.1** **CD-14.2** **CD-14.3** **ICS-11.10** **ER-9.4** **ER-10.1**	**II**	**Neighborhood Quality of Life** **Design Review Process** **Development Advisory Committee Functions** **Quality of Design** **Water Supply Findings for Smaller Projects** **Human Scale Development,** **Promote Use of Native and Water Wise Plants.**	The project is subject to 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.

In addition to being subject to the 2030 General Plan, the proposed development is subject to the Coastal Act and Local Coastal Plan. The applicable policies have been compared with the proposed project as follows:

Coastal Act Policies (CA) and Local Coastal Plan (LCP) Policies

POLICY NO.	POLICY	EXPLANATION
CAP 30250	New development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it.	The project is within the Dunes area (an approved residential area designated for in-fill development) of the Local Coastal Plan. The surrounding development is mostly duplexes located on similarly sized lots.
CAP 30251	Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural landforms, and to be visually compatible with the character of the surrounding areas.	The Project site is not immediately adjacent to the ocean, but is within a designated scenic coastal area. The project has been designed in accordance with the Oxnard Duplex Resolution (No. 8289).

LCP 37	All new development in the coastal zone shall be designed to minimize impacts on the visual resources in the area.	Therefore, the project is consistent with these policies.

The proposed Project complies with the above CAP and LCP policies and, as shown below, the Project is fully consistent with the development standards of the Coastal Multiple-Family (R-2-C) zone which implements the above LCP policies.

c) Conformance with Zoning Development Standards: The proposed duplex is subject to the policies and development standards of the Coastal Multiple-Family (R-2-C) zone. Pursuant to Section 17-13(C) (Coastal Multiple-Family Zone) of the Coastal Zoning Code, a duplex or multiple-family dwelling unit either in separate buildings or combined in one or more main buildings is permitted and subject to the Planning Commission's approval of a Coastal Development Permit. The proposed development has been reviewed for consistency with the development standards of the Coastal Zoning Code as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height 17-13(D)(1)	2 stories, 25 feet max.	21 feet and 3 inches	YES
Minimum Lot Area 17-13(D)(2)	3,500 square feet per dwelling unit.	7,900 square feet existing	YES
Lot Width 17-13(D)(3)	50 feet	60 feet existing	YES
Interior Yard Space 17-13(D)(4)	1,975 square feet (25% of lot area); minimum dimension of 15 feet X 15 feet	2,494 sf (32%), 59 feet x 54 feet	YES
Front Yard Setback 17-13(D)(5)	20 feet	20 feet	YES
Rear Yard Setback 17-13(D)(6)	25 feet	26 feet	YES
Side Yard Setback 17-13(D)(7)	5 feet	8 feet	YES
Building Lot	Not to exceed 60%	45%	YES

Coverage			
Off Street Parking 16-622(F)	2 garage spaces per unit 1 visitor space per unit	2 garage spaces and 1 visitor spaces per unit	YES

In 1982, the City adopted design and development standards for duplex developments within the Oxnard Dunes Neighborhood (Attachment D).

The proposed residential development has been reviewed for consistency with the adopted development and design standards referenced in City Council Resolution No. 8289 applicable to the subject site as follows:

DEVELOPMENT STANDARD	**REQUIREMENT**	**PROPOSED**	**COMPLIES?**
Building Lot Coverage	Not to exceed 60 percent	45 percent	YES
Design & Architecture	1. Wood and natural materials 2. Fire resistant roofing 3. Duplex to appear as one unit from street 4. Decorative wood garage door	1. A mix of finishes to include a blue/grey vertical siding, smooth white stucco and natural wood. 2. Flat roof with roof membrane 3. The elevations share common design treatments with front entrances along the sides. 4. Garage has a natural decorative wood door	YES
Driveway & Curb Cut	1. Maximum 32 feet wide curb cut 2. Textured surface driveway required 3. Dual driveways separated by 3 feet wide planter	1. Two 16 foot wide curb cuts 2. Broom finish driveways 3. Dual driveways separated by 4 feet and 10 inch planter	YES

Landscape	1. Landscape plans required 2. One 24 inch box tree in front of each unit	1. Landscape plans submitted 2. One 24 inch box tree in front of each unit	YES
Recommended Architectural Standards (Resolution No. 8289)	1. Minimize garage door exposure 2. Comparable scale & bulk 3. Appropriate roof for community 4. Appropriate color & materials 5. Varied entry orientations Single-family character	1. Garages are recessed to break linear appearance from the street. 2. The units are identical to each other and as a whole are comparable in size and bulk to the nearby buildings. 3. Flat membrane roof 4. Contrasting colors lend depth and dimension to design 5. Entry to each unit is from the side	YES

As conditioned, the project is consistent with the Coastal Zoning Ordinance and Resolution No. 8289.

d) Site Design: The site design is similar to other existing duplex type developments within the Oxnard Dunes neighborhood. Pedestrian and vehicular entry will be provided from Catamaran Street. The side-by-side design of the homes are designed to face and front onto Catamaran Street with direct vehicular access from Catamaran Street. Each unit's front entry door will be on opposite sides from one another. The floor plan design of the two homes are the mirror images of each other with the first floor of each dwelling unit comprised of a family room, kitchen, dining area, full bathroom and the garage. The second floor will have three bedrooms and two full bathrooms.

f) Circulation and Parking: Vehicular access to the two dwelling units is via 16-foot wide curb cuts and driveway approaches from Catamaran Street. The driveway aprons along the street are consistent with the City's design and construction standards.

g) Building Design: The two-story building will have three primary finish materials. The predominant finish will be a white smooth stucco with accents at the roof line and in panels on the side elevations of vertical fiber cement siding and natural wood. The trim around the windows, roof lines and railings will be black. The roofing material will not be visible as the home features a flat roof. The contrasting colors provide depth to the facades and the vertical siding gives the illusion of height. The natural wood finishes provide an element of natural color.

7) Community Workshop and Public Input: The project site is located within the Dunes Neighborhood. On March 15, 2021, the project was presented to the public during a Community Workshop meeting. A notice of this meeting was posted on the Project site with a brief description and contact information. During the meeting, staff did not receive any comments regarding the project.

Consistent with public noticing requirements, the Planning Commission Hearing was advertised in the newspaper, with an on-site posting and by mail to property owners within 300 feet of the project site, and residents within 100 feet of the project site. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed project.

8) Appeal Procedure: In accordance with Section 17-58(J) of the City Code, the Planning Commission's action may be appealed to the City Council within 10 working days after the decision is made. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 10 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final and a Notice of Final Action shall be filed on the 11th working day with the Coastal Commission.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Development Project Plans
C. Notice of Exemption
D. City Council Resolution No. 8289
E. Resolution (Coastal Development Permit)
F. Staff Presentation

Vicinity Map

CITY OF OXNARD CALIFORNIA
Oxnard Planning
March 11, 2021

21-400-01
Location: 1001 Catamaran St
APN: 1960031065
Catamaran Duplex

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

March 11, 2021

21-400-01
Location: 1001 Catamaran St
APN: 1960031065
Catamaran Duplex

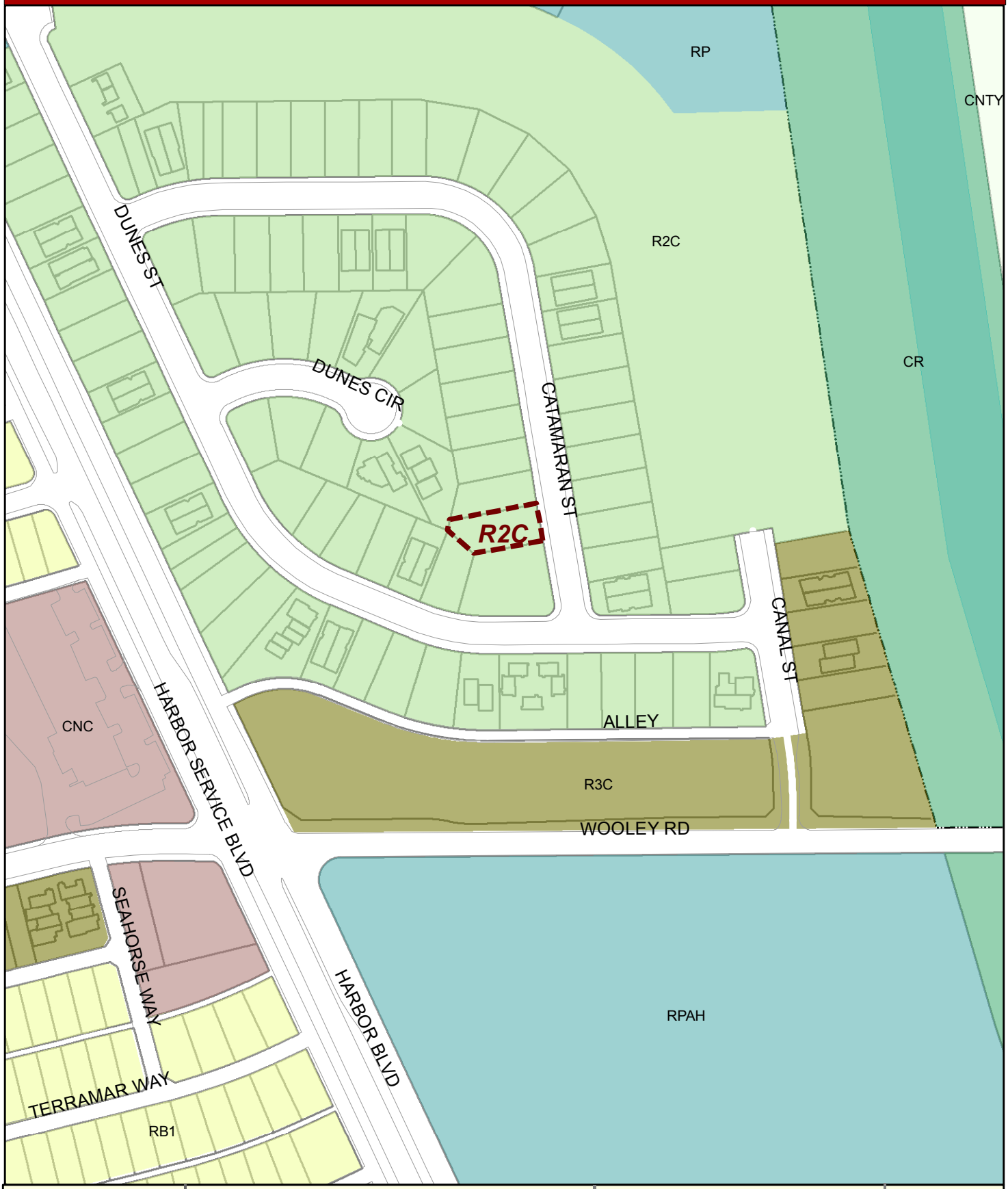
0 75 150 300 Feet

2030 General Plan Land Use Map

N W E S

1:2,500

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

March 11, 2021

21-400-01
Location: 1001 Catamaran St
APN: 1960031065
Catamaran Duplex

0 37.575 150 225 300 Feet

Zoning/Specific Plan Map

N W E S

1:2,500

Aerial Map

OXNARD
CALIFORNIA

Oxnard Planning
March 11, 2021

21-400-01
Location: 1001 Catamaran St
APN: 1960031065
Catamaran Duplex

0 12.525 50 75 100 Feet

Aerial Map

N
W E
S

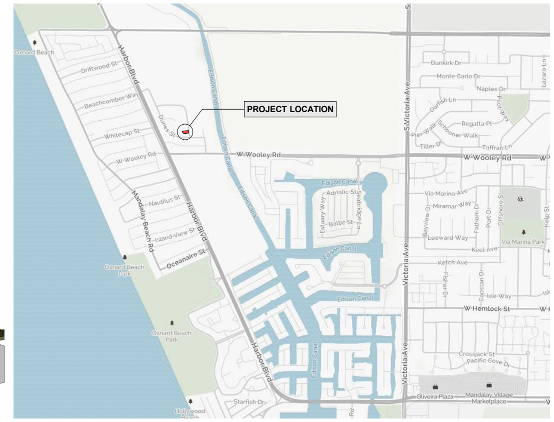
RESIDENTIAL DUPLEX

1001 SOUTH CATAMARAN STREET, OXNARD, CA 93035

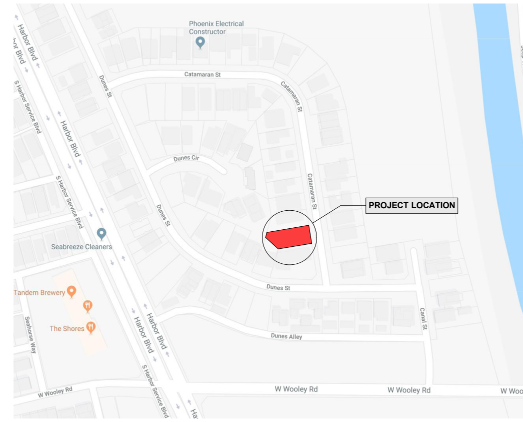
February 09, 2019

PROPOSED BUILDING

LOCATION MAP



AREA MAP



ABREVATIONS

A.F.F.	Above Finished Floor
@	At
BK	Back of Walk
BR	Bedroom
BLK.	Block or Blocking
BD.	Board
BRK.	Brick
BLDG.	Building
CAB.	Cabinet
C.F.	Cement Fiber
CLG.	Ceiling
CTR.	Center
CLR	Clear
C.M.U.	Concrete Masonry Unit
COL	Column
CONC	Concrete Masonry Unit
CONT.	Continuous
CTRL.	Control
C.J.	Control Joint
DEM.	Demolish
D.B.I.	Dept. of Bldg. Inspection
DET.	Detail
DIA.	Diameter
DIM.	Dimension(s)
DR	Dining Room
DBL.	Double
D.F.	Douglas Fir
DWG.	Drawing
EA.	Each
E.J.	Expansion Joint
EQ.	Equal
[E]	Existing
EXT.	Exterior
F.O.S.	Face of Studs
FIN.	Finish
F.F.	Finished Floor
FRPL	Fireplace
FLR.	Floor
F.D.	Floor Drain
FT.	Foot or Feet
FTG.	Footing
FDN.	Foundation
FURN.	Furnace
GAR	Garage
G.B.	Gypsum Board
HD	Hold Down
HDR.	Header
H.W.	Hot Water Heater
INCL.	Include
INS.	Insulation
INT.	Interior
JST.	Joist
K.	Kitchen
LAV.	Lavatory
L.F.	Linear Foot or Feet
LR	Living Room
LVL	Laminated Vertical Lumber
M.B.	Metal Bolt
[N]	New
<N.I.C.>	Not in Contract
N.T.S.	Not to Scale
O.C.	On Center
O.H.	Opposite Hand
OPG.	Opening
OPP.	Opposite
OSB	Oriented Strand Board
P.T.	Pressure Treated
PL.	Plate
PLYWD	Plywood
PSL	Parallel Strand Lumber
QTY.	Quantity
REQ.	Required
REV.	Revision
RM	Room
R.O.	Rough Opening
S.A.D.	See Architectural Drawings
S.S.D.	See Structural Drawing
SIM.	Similar
SIMP.	Simpson Strong Tie
SGL.	Single
S.D.	Smoke Detector
S.F.	Square Foot or Feet
SW	Shear Wall
TEMP.	Tempered
T.C.	Top of Curb
T.O.P.	Top of Plate
T.F.	Top of Footing
T.W.	Top of Wall
TS	Tube Steel
TYP.	Typical
UNO	Unless Noted Otherwise
V.I.F.	Verify in Field
WD.	Wood

GENERAL NOTES

1. THE WORD CONTRACTOR AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
2. THE TERM CONSTRUCTION DOCUMENTS SHALL MEAN ALL OF THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AND OTHER WRITTEN ORDERS ISSUED BY THE ARCHITECT'S, ENGINEERS' AND OTHER DESIGN PROFESSIONALS FOR THE PURPOSE OF CONSTRUCTING THE PROJECT.
3. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF THE CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE WITH APPLICABLE CODE REQUIREMENTS. IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES INCLUDING WITHOUT LIMITATION THE COSTS OR CORRECTING DEFFECTIVE WORK.
4. CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.) AS AMENDED AS OF THE DATE OF THESE DRAWINGS AND WITH LOCAL ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
5. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.
6. **DO NOT SCALE DRAWINGS**. WRITTEN DIMENSIONS TAKE PRECEDENCE. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. ELEVATION DIMENSIONS ARE TO SUBFLOORS AND PLATES U.O.N. LARGER SCALE DRAWINGS TAKE PRECEDENCE OUT SMALLER SCALE DRAWINGS.
7. CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER AND SHALL PROMPTLY REPORT TO OWNER'S REPRESENTATIVE ANY ERRORS INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR. IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY WHICH HE KNOWS OR SHOULD KNOW INVOLVES AN ERROR, INCONSISTENCY OR OMISSION REFERRED TO ABOVE WITHOUT NOTIFYING AND OBTAINING THE WRITTEN CONSENT OF OWNER'S REPRESENTATIVE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTANT LOSSES INCLUDING, WITHOUT LIMITATION, COSTS OF CORRECTING DEFECTIVE WORK.
8. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR THE COORDINATION OF ALL SUB-CONTRACTORS WORK AND THE COMPLETION OF SAID WORK. CONTRACTOR SHALL REVIEW ALL MATERIALS AND WORKMANSHIP AND REJECT DEFECTIVE WORKMANSHIP WITHOUT WAITING FOR THE ARCHITECT OR OWNER TO REJECT THE WORK.
10. CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTIBLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
11. BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
12. ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY OWNER.
13. WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT ARE NOT SHOWN, THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
14. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR SCHEDULING AND THE WORK CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR THE COMPLIANCE OF APPLICABLE OSHA SAFETY STANDARDS. JOB SITE OBSERVATIONS BY THE OWNER OR ARCHITECT ARE NOT INTENDED TO INCLUDE CHECKING THE CONTRACTOR'S SAFETY STANDARDS.
15. CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND MATERIALS STORED ON THE SITE FROM RAIN OR ANY ADVERSE WEATHER CONDITIONS, VANDALISM AND THEFT. ANY MATERIALS OR WORK LEFT UNPROTECTED AND THEN DAMAGED OR STOLEN SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
16. CONTRACTOR SHALL OBTAIN ALL CHANGE ORERS IN WRITING PRIOR TO COMMENCING ANY WORK NOT INCLUDED IN THE ORIGINAL CONTRACT. FAILURE TO OBTAIN SUCH AUTHORIZATION MAY INVALIDATE CONTRACTOR'S CLAIM TO ADDITIONAL COMPENSATION.
17. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AGAINST GRAVITY AND SEISMIC LOADS - AND TAKE COMPLETE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF SUCH BRACING - UNTIL ALL STRUCTURAL ITEMS HAVE BEEN COMPLETELY INSTALLED AS PER THE CONSTRUCTION DOCUMENTS.
18. CONTRACTOR SHALL GUARANTEE HIS WORK AND THAT OF HIS SUB-CONTRACTOR'S FOR MINIMUM OF ONE YEAR FROM THE DATE OF "SUBSTANTIAL COMPLETION." CONTRACTOR'S GUARANTEE SHALL NOT VOID OR SHORTEN ADDITIONAL WARRANTIES THAT MAY BE AVAILBALE TO THE OWNER THROUGH PRODUCT MANUFACTURERS OR CONSUMER LAW.
19. THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.

PROJECT DESCRIPTION

THE PROJECT IS A NEW RESIDENTIAL DUPLEX BUILDING WITH TWO UNITS 2010sf EACH ON EMPTY PARCEL NUMBER 196 00 21 045 SEPARATED BY ONE-HOUR RATED DEMISING WALL.
TOTAL BUILDING AREA 4.020 sf

PROJECT DATA

LOCATION:	~~**861 DUNES STREET**~~ 1001 Catamaran Street **OXNARD, CA 93035**
PARCEL ID (APN):	~~**196 0 021 045**~~ 196-0-031-065
TRACK:	**1567 01**
MAP NUMBER:	**041MR083**
LOT SIZE:	~~**6,480 sf**~~ 7,900 sf
ZONE:	**R2C (COASTAL MULTI-FAMILY)**
OCC:	**R-3/U-1**
PROPOSED FLOOR AREA:	**3898sf (1949sf x 2)**
LOT COVERAGE:	**44%**
USE:	**DUPLEX WITH ATTACHED GARAGE**
HEIGHT:	**22'-10"**

DEFERRED SUBMITTALS

SPRINKLER SYSTEM

APPLICABLE CODES & REGULATIONS

2016 California Building Standards Code
2016 California Residential Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Electrical Code
2016 California Energy Code
2016 California Fire Code
2016 California Green Building Standards Code

ADDITIONALLY,CONFORM TO ALL LOCAL ORDINANCES AND REQUIREMENTS

PROJECT CONTACTS

OWNER
TMZN HOLDING LLC
N Glendale Ave.
Glendale, CA 91206
(818) 521-4900

ARCHITECT
Eloyan Architects
Avik Eloyan.
1038 2-nd Street Dr,
Lafayette, CA 94549
(415) 966-1110

ENGINEER
MLB Engineering
Gegam Burnazyan
5832 Jamieson Ave.
Encino, CA 91316
(818) 522-3181

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eloyan architects
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REN. 05/30/2019

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PERMIT SET

RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

Revisions/Issue	
No.	Date:
0	09/02/19

TITLE

Project: 18022

SHEET NUMBER
A0.0

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REN. 01/31/2013
STATE OF CALIFORNIA

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No.	Date:
0	09/02/19

STREET VIEWS

Project: 18022

SHEET NUMBER
A0.2

REAR OF THE BUILDING. 3D MODEL

VIEW FROM CATAMARAN STREET. PHOTORENDERING

SIDE OF THE BUILDING. 3D MODEL

VIEW OF ENTRY ALLEY AND ENTRANCE. 3D MODEL

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Revisions/Issue

No.	Date:
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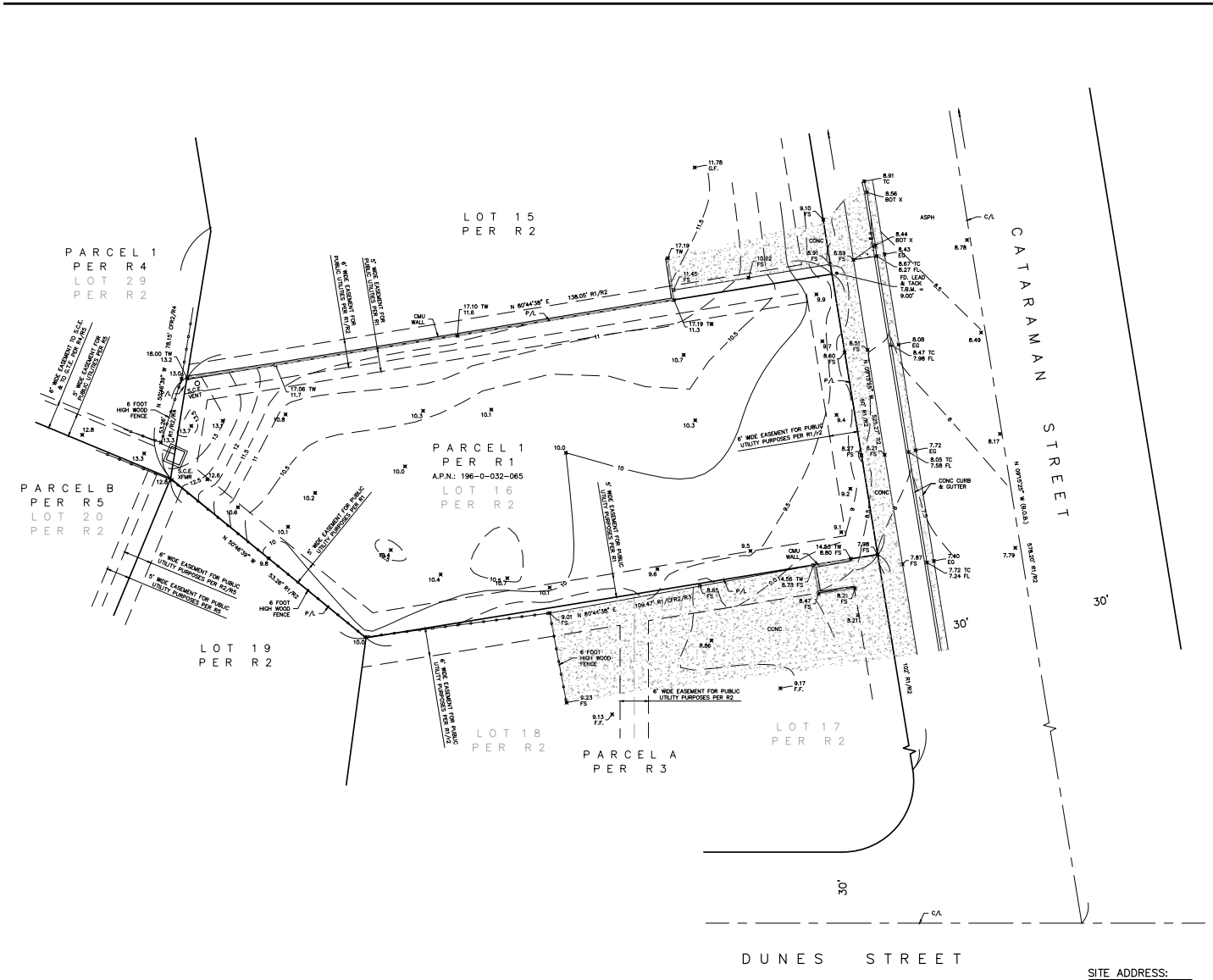
PERSPECTIVE VIEWS

Project: 18022

SHEET NUMBER
A0.3



SCALE: 1" = 10'-0"

SEPTEMBER 25, 2018

LEGEND:

SPOT ELEVATION	x 10.4
CENTERLINE	
CHAINLINE FENCE	x
CMU WALL	
EASEMENT LINE	
MAJOR CONTOUR	10
MINOR CONTOUR	9.5
PROPERTY LINE	
WOOD FENCE	
DENOTES FD. MON. AS NOTED	
RECORD	R
R1	38 P.M. 68
R2	41 M.R. 83/85
R3	23 P.M. 72
R4	31 P.M. 84/85
R5	63 P.M. 61/62
ASPHALT	ASPH
ASSESSORS PARCEL NUMBER	A.P.N.
BASIS OF BEARINGS	B.O.B.
CALCULATED FROM	CF
CENTERLINE	C/L
CONCRETE	CONC
CONCRETE MASONRY UNIT	CMU
EDGE OF GUTTER	EG
FINISHED FLOOR	FF
FINISHED SURFACE	FS
FLOWLINE	FL
FOUND	FD.
GARAGE FLOOR	G.F.
GENERAL TELEPHONE	G.T.E.
MISCELLANEOUS RECORD	M.R.
MONUMENT	MON.
PARCEL MAP	P.M.
POWER POLE	P.P.
PROPERTY LINE	P/L
SOUTHERN CALIFORNIA EDISON	S.C.E.
TOP OF CURB	TC
TOP OF WALL	TW
TRANSFORMER	XFER

BASIS OF BEARINGS:

THE BEARING OF N 09°15'25" W ALONG THE CENTER LINE OF CATAMARAN STREET PER MAP RECORDED IN BOOK 41 M.R. 83/85 WAS USED AS THE BASIS OF BEARINGS FOR THIS SITE PLAN.

TOPOGRAPHIC SITE PLAN

OF

PARCEL 1 OF PARCEL MAP NO. 80-22, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN IN RECORDED PARCEL MAP IN BOOK 35, PAGE 68, IN THE OFFICE OF SAID COUNTY RECORDER

BENCH MARK:

VENTURA COUNTY BENCH: 100-9 TBM 1 (VC P.I.D. 425) AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF HARBOR BOULEVARD AND WOOLEY ROAD, 89.4 FEET WESTERLY FROM THE CORNER OF HARBOR BOULEVARD, ELEVATION: 14.22 FEET (NAVD 88 DATUM)

SITE ADDRESS:

VACANT LOT
1001 SOUTH CATAMARAN STREET
OXNARD, CA 93035
A.P.N.: 196-0-032-065 (VENTURA COUNTY)

TEMPORARY BENCH MARK:

ELEVATION OF 9.00 FEET FOR THE LEAD & TACK LOCATED UPON CONCRETE SIDEWALK ALONG CATAMARAN STREET AS SHOWN HEREON

ACCURATE SURVEYING & ENGINEERING
1911 FULMAR AVE.
San Buenaventura
California 93003
PH: (805) 218-7544
FAX: (805) 676-1527

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF SHOWN, ARE LOCATED FROM RECORD INFORMATION ONLY. OTHER EASEMENTS MAY EXIST WHICH WE ARE NOT AWARE OF.

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A.P.N.: 196-0-031-065

Revisions/Issue No.	Date:
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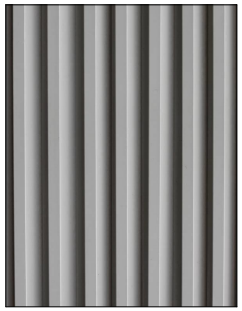
SURVEY

Project: 18022

SHEET NUMBER
A0.4



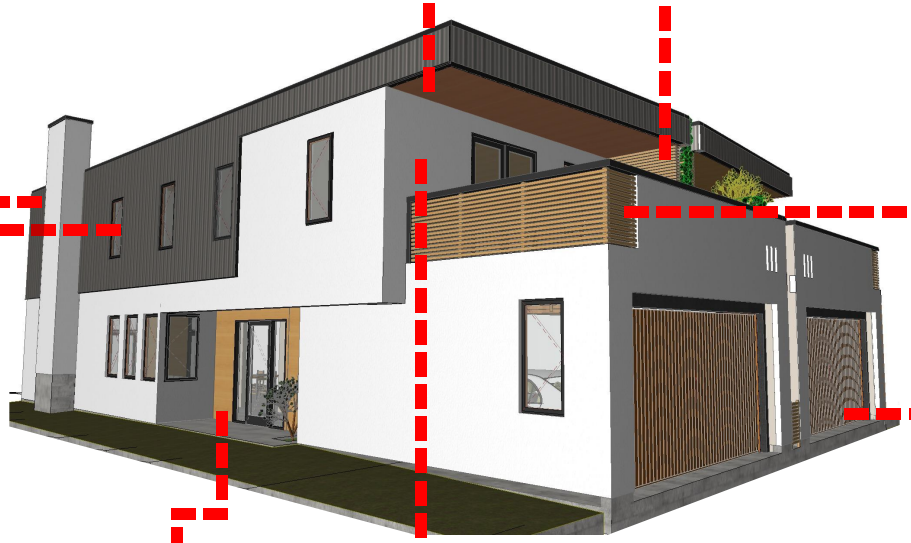
FIBER CEMENT BOARDS

EXAMPLE OF CORRUGATED MATERIAL USE

WOOD SOFFIT ROOF OVERHANGS

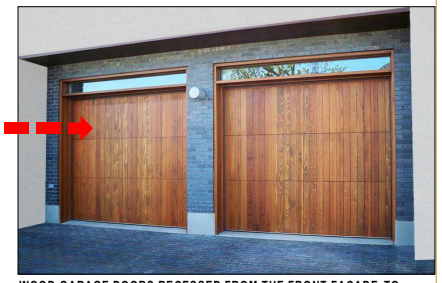
TRELLIS WITH CLIMBING VINES USED AS UNIT SEPARATION AT FRONT BALCONY

WINDOW FRAME AND OPENING TREATMENT



WOOD RAILINGS. BOARDS LAYED FLAT CREATE ATTRACTIVE REPETITIVE PATTERN CONTRAPOSED AGAINST SMOOTH STUCCO

CONTRAST BETWEEN CORRUGATED METAL AND RECESSED PLAIN SURFACES



WOOD GARAGE DOORS RECESSED FROM THE FRONT FACADE, TO DOWNPLAY THE APPEARANCE.

ENTRY AREA TREATED WITH WOOD SIDING MAKES IT MORE INVITING

EXAMPLES OF DEEP RECESSED SHADED AREAS THAT ACCENTUATE THE VOLUMES

VERTICAL PATTERN BALLANCES OUT THE LARGE WALL SURFACES

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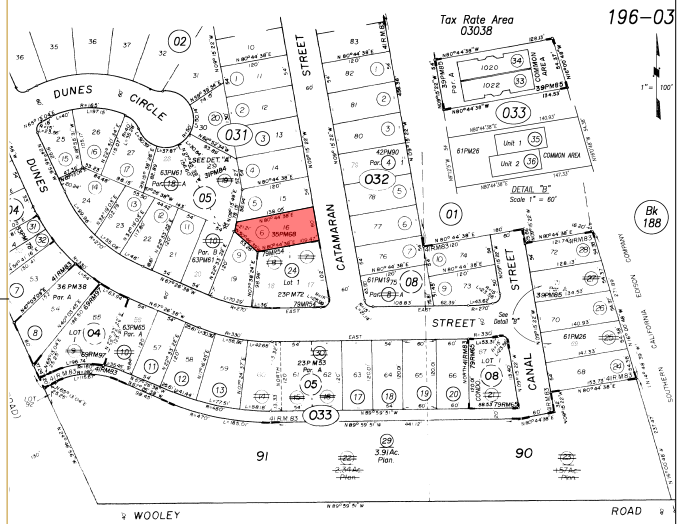
AESTHETICS

Project: 18022

SHEET NUMBER
A0.5

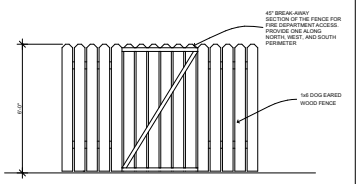


Parcel Map, P.M. Bk.61, Pg.28 (Condo. Plan 030009631)
Parcel Map, P.M. Bk.36, Pg.6 (Condo. Plan 830077225)
Portion Tract 1567-1, M.R. Bk.41, Pg.83

5 PLAT PLAN SCALE: 1'=150'

SYMBOL	QUANTITY	NAME-SCIENTIFIC/COMMON	SIZE	WATER USE CLASSIFICATION LANDSCAPE SPECIES (WUCOLS)	CROWN SPREAD @5YRS MATURITY	PLANT FACTOR
		TREE				
T-1	2	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	LOW	18'-22'	0.30
		SHRUBS				
S-1	6	CEANOTUS 'JULIA PHELPS'/ CALIFORNIA LILAC	5 GAL	LOW	3'-6'	0.30
S-2	2	CEANOTHUS GRISEUS HORIZONTALIS/ CARMEL CREEPER	5 GAL	LOW	4'-5'	0.30
		GROUND COVER				
G-1	AS NEEDED	BACCHARIS PILULARIS TWIN PEAKS/ DWARF COYOTE BRUSH		LOW		0.30

6 LANDSCAPING PLANT SCHEDULE



3 FENCE ELEVATION. NORTH, WEST, & SOUTH SIDES

1. LOT AREA:	7,900 sf
2. INTERIOR YARD SPACE REQUIRED (I.Y.S): 25% OF LOT AREA:	1,975 sf
3. INTERIOR YARD SPACE PROVIDED DIMENSIONS:	2,494 sf 59'-10" x 54'-5"
3. BUILDING COVERAGE:	2,856 sf
4. PAVING COVERAGE:	670 sf
5. TOTAL LOT COVERAGE: REQUIRED: PROVIDED:	60% MAX (of lot area) 44.6% (2,856 sf+670 sf)
6. LANDSCAPING COVERAGE:	700 sf
7. OPEN AIR SPACE:	61% (4,833 sf)

4 LOT COVERAGE INFORMATION

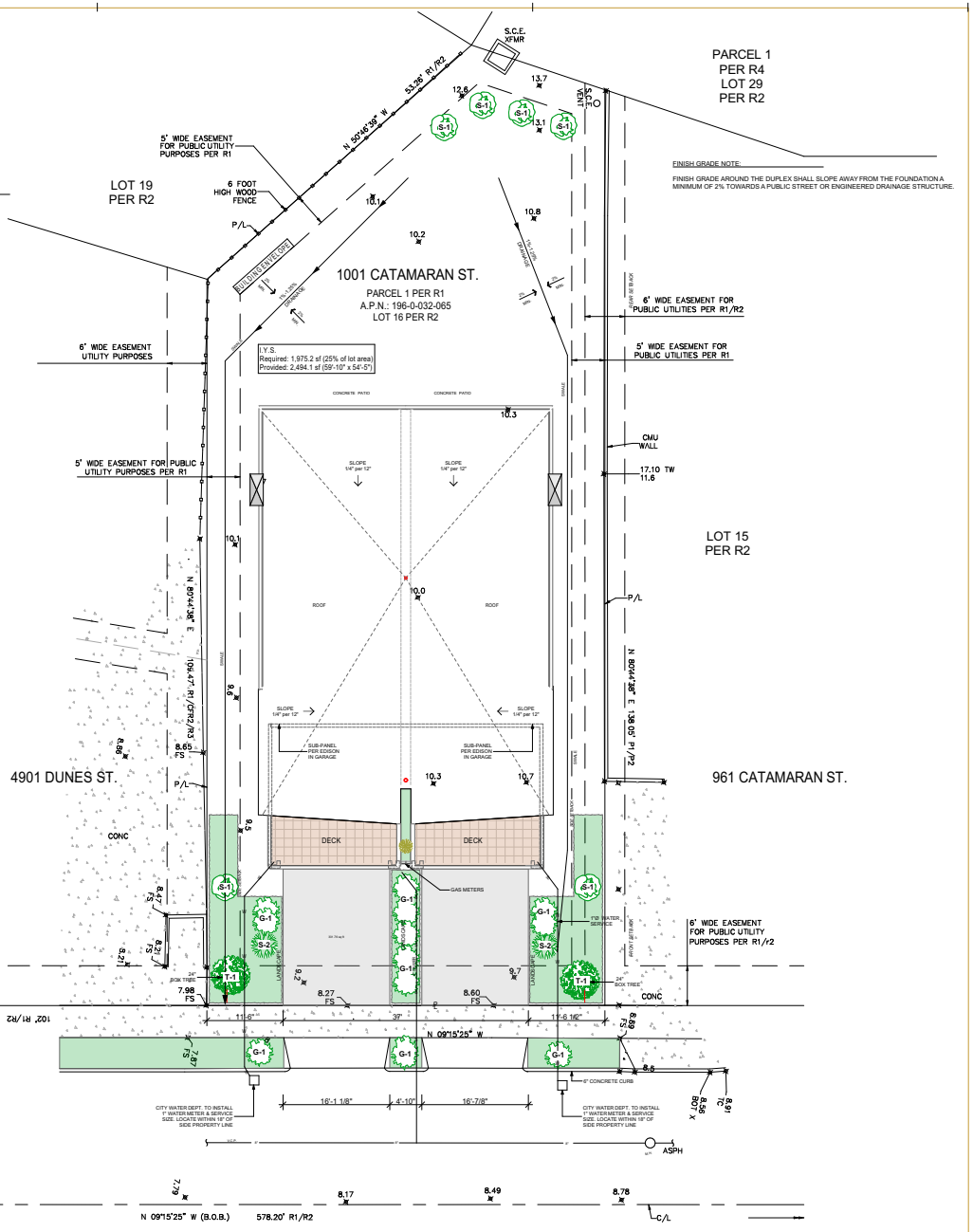
UNIT #1

1.	FIRST FLOOR:	836.5 sf
2.	SECOND FLOOR:	1,112.5 sf
	TOTAL:	1,949 sf
3.	PATIO:	85 sf
4.	BALCONY:	263 sf
5.	GARAGE:	429 sf
	TOTAL (HOUSE+GARAGE):	**2,378 sf**

UNIT #2

1.	FIRST FLOOR:	836.5 sf
2.	SECOND FLOOR:	1,112.5 sf
	TOTAL:	1,949 sf
3.	PATIO:	85 sf
4.	BALCONY:	263 sf
5.	GARAGE:	429 sf
	TOTAL (HOUSE+GARAGE):	**2,378 sf**

2 AREA CALCULATIONS



1 SITE PLAN 1/8" = 1'-0"

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0	09/02/19

SITE PLAN

Project: 18022

SHEET NUMBER
A1.0

PLUMBING NOTES

1. WATER HEATERS LOCATED IN AN ATTIC OR FURRED SPACE SHALL HAVE A WATER TIGHT PAN INSTALLED BENEATH THE HEATER PER 1997 EDITION OF THE UPC, SECTION 510.7.
2. WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN, PER 1997 UPC, SECTION 608.5.
3. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT, DUE TO EARTHQUAKE MOTION, PER 1997 UPC, SECTION 510.5.
4. THE CITY SHALL INSTALL ALL WATER SERVICES AND METERS.

PLUMBING FIXTURES

1. 26 FIXTURE UNITS EACH SIDE : TOTAL 52
2. ALL FIXTURE TO BE WATER SAVING
3. WASTE & VENT MATERIAL TO BE ABS PIPE & FITTING
4. POTABLE WATER TO BE COPPER: TYPE "L" UNDER SLAB, TYPE"M" ABOVE GROUND

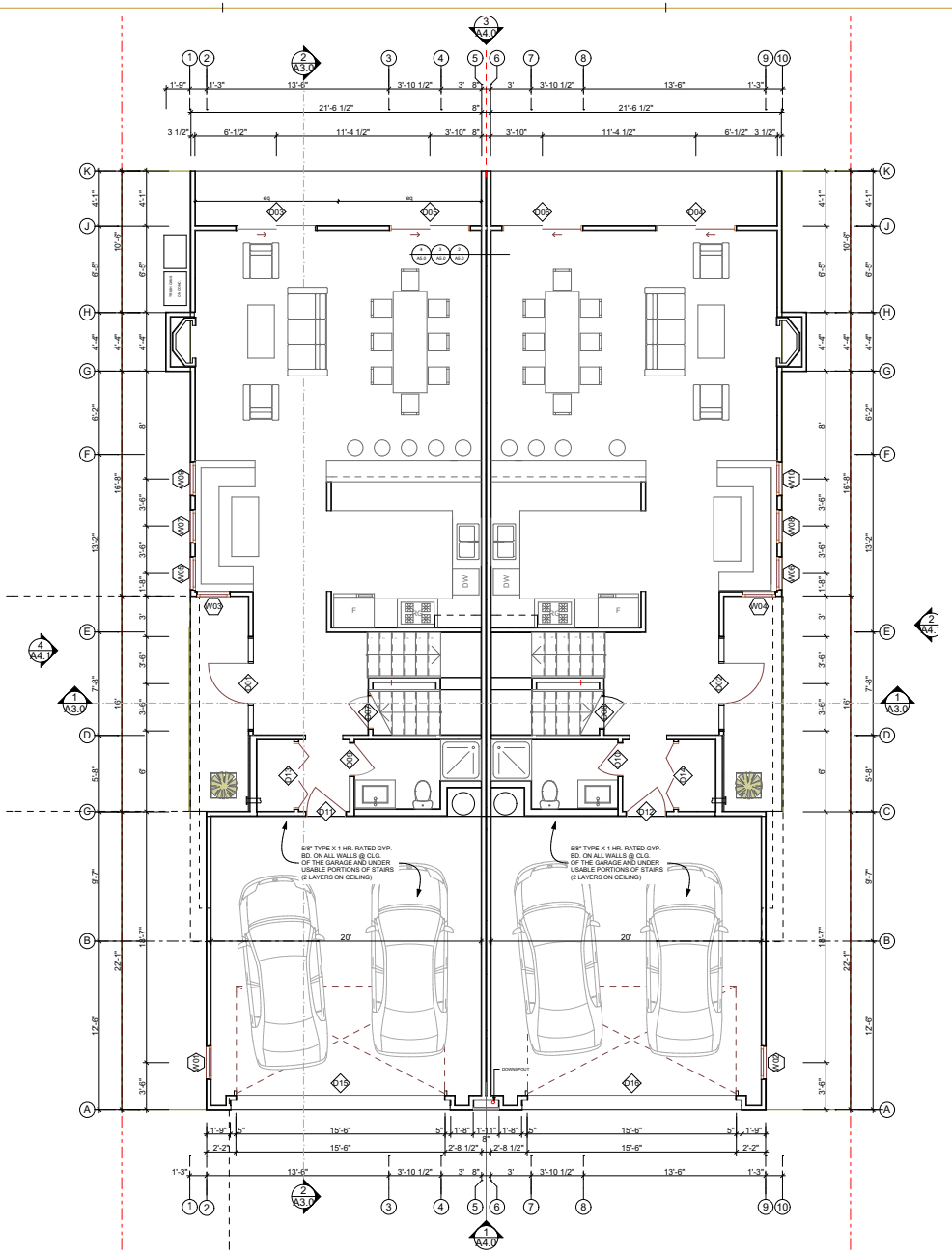
ELECTRICAL NOTES

1. ALL OUTLETS IN A GARAGE (NOT DEDICATED), OUTDOORS, KITCHEN COUNTERS AND IN BATHROOMS SHALL BE GROUND-FAULT-CIRCUIT-INTERRUPTER (GFCI) PROTECTED. NEC, ARTICLE 210-8.

4. AIR SUPPLY OPENING OF 2 SQ. INCHES PER 1,000 BTU FOR BLOWER TYPES & 7 SQ. INCHES PER 1,000 BTU FOR GRAVITY FEED TYPE.

NOTES:

1. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/OR SLEEPING ROOM (S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ. FT. (821 SQ. IN.). MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR . FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR.
2. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW:
   WATER CLOSET = 1.6 GALLONS PER FLUSH MAX.
   SHOWER HEAD = 2.5 GPM MAX.
   SINK FAUCETS = 2.2. GPM MAX.
5. ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.



PROJECT NORTH

TRUE NORTH

1 | FIRST FLOOR PLAN 1/4" = 1'-0"

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FIRST FLOOR PLAN

Project: 18022

SHEET NUMBER
A2.0

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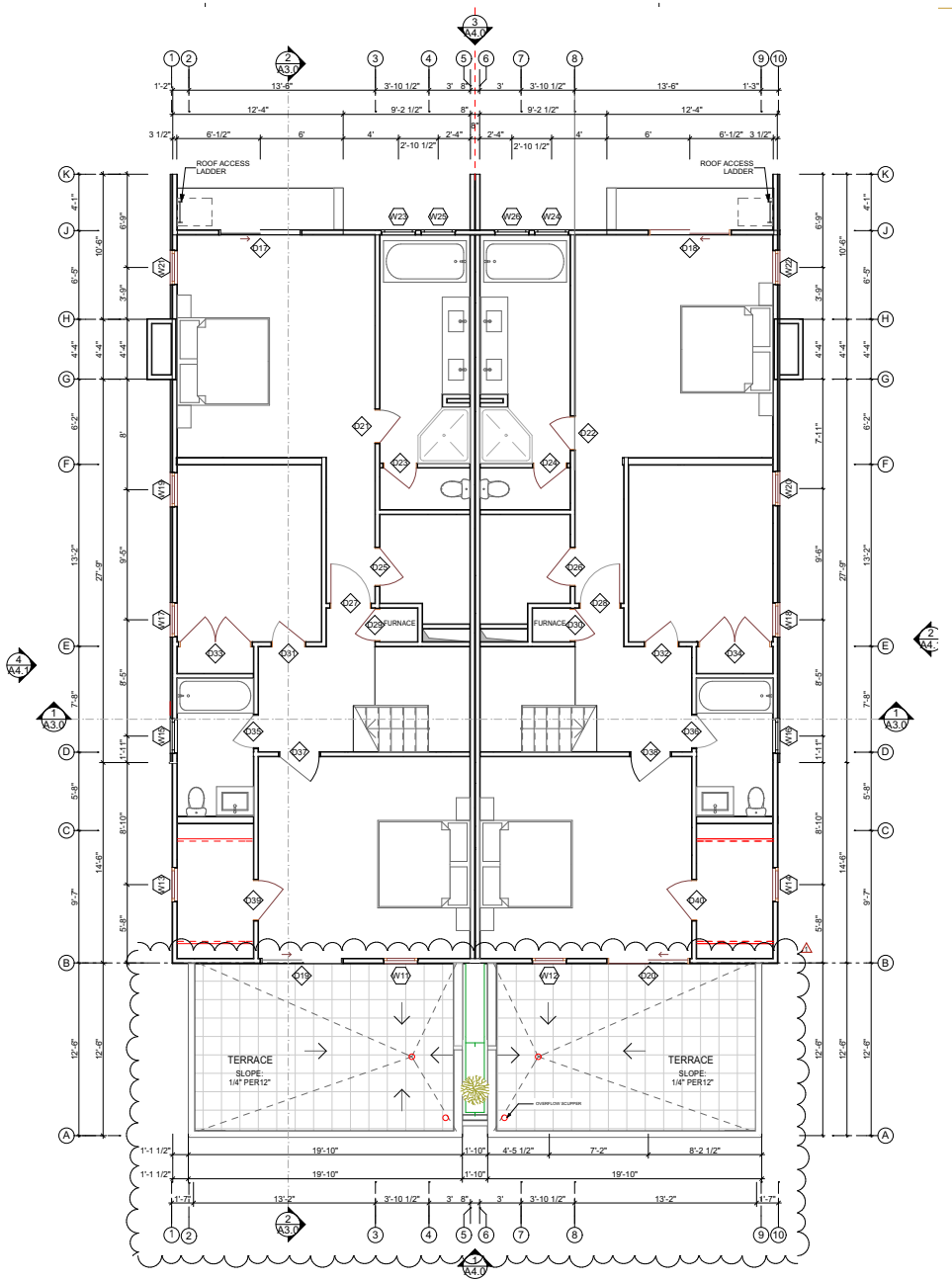
5. ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.

PROJECT NORTH

TRUE NORTH



1 SECOND FLOOR PLAN 1/4" = 1'-0"

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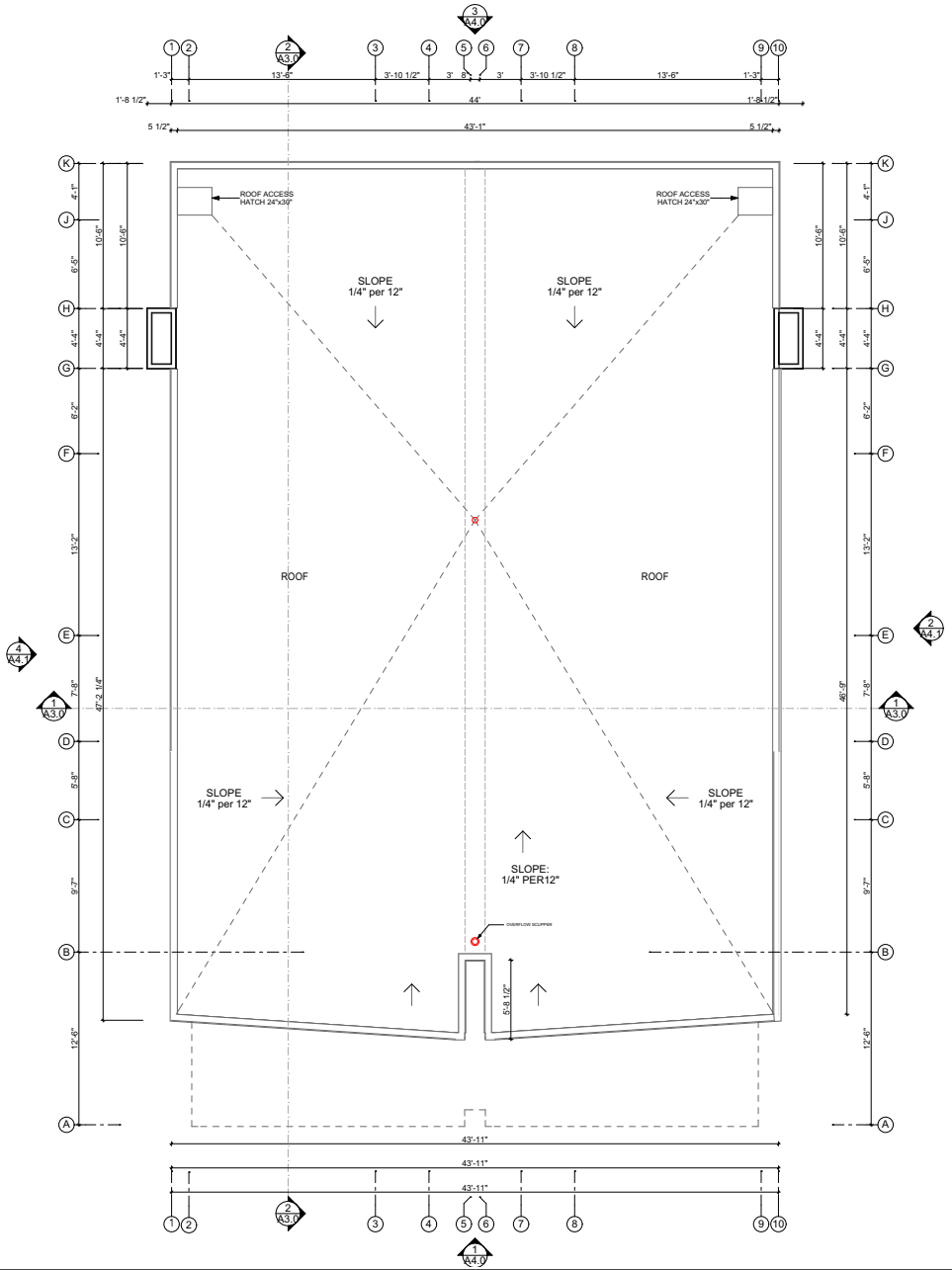
SECOND FLOOR PLAN

Project: 18022

SHEET NUMBER
A2.1

ROOFING NOTES

1. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 28 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL, AND SHALL EXTEND AT LEAST 8 INCHES FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4 INCHES. ALTERNATIVELY, THE VALLEY SHALL CONSIST OF WOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
2. PROVIDE A CONTINUOS METAL DRIP EDGE AT ROOF EDGE AT WITH A PITCH OF LESS THAN 5 IN 12. 4-1/2 CONTINUOS METAL STRIP WITH A 1-1/2" DRIP, 28 GAGE.



PROJECT NORTH

TRUE NORTH

1 ROOF PLAN 1/4" = 1'-0"

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ROOF PLAN

Project: 18022

SHEET NUMBER
A2.2

LUMBER NOTES

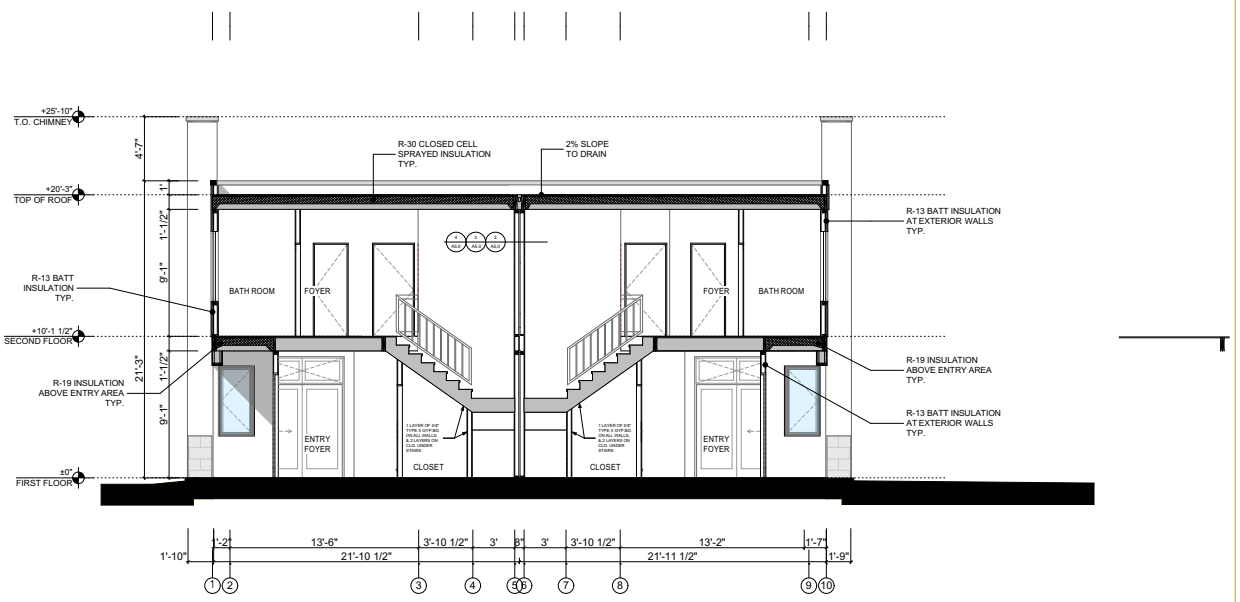
1. ALL LUMBER SHALL BE DOUGLAS FIR/LARCH AS FOLLOWS UNLESS NOTED OTHERWISE:
   A. VERTICAL MEMBERS; POSTS- #1 GRADE, STUDS- STUD GRADE.
   B. HORIZONTAL MEMBERS; 2x JOISTS/RAFTERS- #2 OR BETTER, BEAMS (3x OR LARGER)- #1 OR BETTER.
   C. SHEATHING; SOLID- STANDARD GRADE, PLYWOOD- STRUC I, GROUP 1. STRUC I, GROUP 1 C-C, GROUP 1 C-D W/ EXTERIOR GLUE, OR GROUP 1 OR 2 2-4-1 W/ EXTERIOR GLUE.
2. ALL LET-IN BRACING SHALL BE MIN. 1x4 CONTINUOUS AT NOT LESS THAN 45 DEG. FROM HORIZONTAL BUT NOT STEEPER THAN 60 DEGREES. BRACES SHALL BE AS CLOSE TO WALL ENDS AS POSSIBLE AND MIN. OF ONE PER 25 L.F. OF WALL AND, SHALL EXTEND FROM BOTTOM PLATE TO TOP PLATE. NAIL BRACES TO STUDS AND TO TOP AND BOTTOM PLATES WITH 2 8d NAILS EACH. APPROVED STEEL LET-IN TYPE "L" BRACES MAY BE SUBSTITUTED FOR ABOVE.
3. ALL HEADERS (LINTELS) OVER OPENINGS 4' WIDE OR LESS SUPPORTING JOISTS OR RAFTERS SHALL BE MIN. 4x4 OR EQUIVALENT UNLESS NOTED OTHERWISE
4. ALL LUMBER BEARING ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH EARTH SHALL BE PRESSURE TREATED OR DURABLE WOOD, FOUNDATION GRADE OR BETTER.
5. PROVIDE 2x FIRE-BLOCKING AT MID-HEIGHT OF STUD PARTITIONS WHERE THE STUDS EXCEED 8'-0" IN LENGTH.
6. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
7. NO NOTCHING OR CUTTING OF STUDS IN EXTERIOR WALLS OR BEARING PARTITIONS SHALL EXCEED 25% OF WIDTH OF STUD. NOTCHES SHALL NOT EXCEED 40% IN NON-BEARING PARTITION STUDS. BORED HOLES SHALL NOT EXCEED IN DIAMETER 40% OF STUD WIDTH IN BEARING WALLS NOR 60% IN NON-BEARING WALLS. BORED HOLES UP TO 60% OF STUD WIDTH ARE ALLOWED IN BEARING WALLS WHERE SUCH BORED STUDS ARE DOUBLED ARE SO BORED. IN NO CASE SHALL THE EDGE OF ANY BORED HOLE BE CLOSER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED IN THE SAME SECTION OF ANY PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS STUD AS A CUT OR NOTCH.
8. FLOOR JOISTS SHALL BE SOLID BLOCKED OR BRIDGED AT MAX. 8' o.c.
9. LATERALLY UNSUPPORTED 2x4 STUDS (STUD GRADE) SHALL NOT EXCEED 10' IN HEIGHT IN BEARING WALLS AND SHALL NOT BE SPACED MORE THAN 24" o.c. WHEN SUPPORTING ROOF AND CEILING ONLY AND 16" o.c. WHEN SUPPORTING ONE FLOOR, ROOF AND CEILING. SUCH STUDS SHALL NOT EXCEED 14' IN HEIGHT IN NON-BEARING WALLS. 2x6 STUDS AT 16" o.c. ARE TO BE USED FOR STUD WALLS OVER 14' AND UP TO 20' HIGH.
10. ALL DOUBLE TOP PLATES SHALL BE LAPPED MIN. 4'-0" WITH 16 16d NAILS. ALL BREAKS IN TOP PLATES SHALL BE STRAPPED WITH S.S.T. "MST-48" ON BOTH SIDES.
11. WHERE RAFTERS ARE NOT PARALLEL TO JOISTS MIN. 1x4 (NOM.) TIES AT 48" o.c. SHALL BE PROVIDED DIRECTLY ABOVE THE JOISTS. WHERE RAFTERS SUPPORT TILE ROOF TIES SHALL BE MIN. 2x4 (NOM.) WITH 3 16d NAILS PER CONNECTION.
12. BUILT-UP BEAMS SUCH AS MULTIPLE 2x JOISTS SHALL BE BOLTED TOGETHER WITH 1/2" DIAM. MACHINE BOLTS WITH FLAT WASHERS AT EACH END AND SPACED AT 18" o.c. STAGGERED, 3" FROM TOP AND 3" FROM BOTTOM OF MEMBERS.
13. WHERE STUD WALLS ABUT CONCRETE OR MASONRY WALLS THE END STUD SHALL BE DURABLE WOOD AS FOR SILL PLATES AND SHALL BE FASTENED TO THE CONCRETE OR MASONRY WALL WITH 1/2" DIAM. ANCHOR BOLTS NEAR THE TOP AND BOTTOM AND AT 4' o.c. BETWEEN.
14. METAL CONNECTORS SHOWN ON THE PLANS REFER TO SIMPSON STRONG TIE CO. PRODUCTS. NO SUBSTITUTES SHALL BE ACCEPTABLE UNLESS THEY HAVE I.C.B.O. APPROVAL, ARE EQUAL IN DESIGN LOAD CAPACITY AND ARE APPROVED BY THE LOCAL BUILDING OFFICIAL.
15. ALL NAILS USED FOR NAILING PLYWOOD SHEATHING SHALL BE RING-SHANK OR SPIRAL THREAD IN SIZES INDICATED ON PLAN AND IN ADDITION PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO JOISTS.
16. ALL FINISH CARPENTRY SHALL BE PER OWNER AND OF CLEAR WOOD, WELL JOINED WITH CONCEALED NAILS.

LAMINATED BEAM NOTES

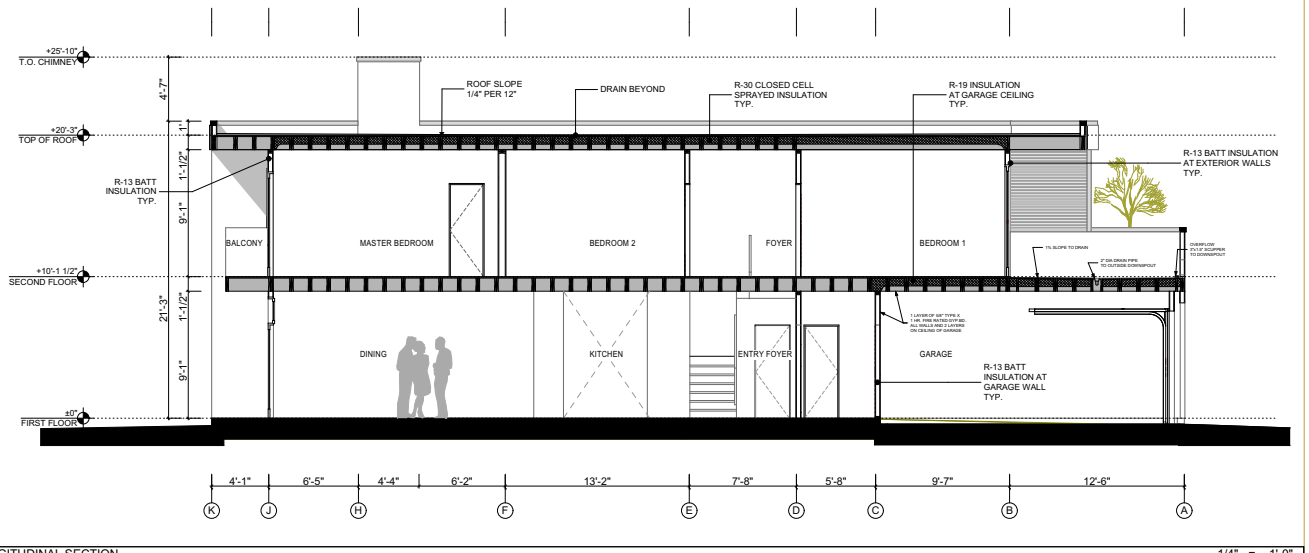
1. ALL LAMINATED BEAMS TO MEET THE REQUIREMENTS OF W.C.L.I.B. SPECIFICATIONS FOR COMBINATION LISTED. ALL POSTS TO MEET THE REQUIREMENTS OF W.C.L.I.B. SPECIFICATIONS FOR COMBINATION LISTED.
2. ALL LAMINATED BEAMS TO MEET THE REQUIREMENTS OF A.I.T.C. STD. A 190.1 SPECIFICATIONS FOR "INDUSTRIAL LAMINATED BEAMS".
3. WET-USE ADHESIVES SHALL BE USED AND SHALL COMPLY WITH THE REQUIREMENTS OF VOLUNTARY PRODUCT STANDARD PS 56-73.
4. MOISTURE CONTENT TO BE 7% MIN. TO 15% MAX.
5. PROVIDE COVER AND PROTECTION DURING TRANSIT. NO INDIVIDUAL WRAPPING.
6. THE FABRICATOR SHALL FURNISH A.I.T.C. CERTIFICATION THAT THE GLUE LAMINATED MEMBERS ARE PRODUCED IN ACCORDANCE WITH THE PROVISIONS OF A.I.T.C. "INSPECTION MANUAL FOR STRUCTURAL GLUED LAMINATED LUMBER".
7. ALL WORKMANSHIP AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE W.C.L.I.B. SPECIFICATIONS.
8. L. A. CITY BEAMS TO BE PRODUCED IN THE SHOP OF A LOS ANGELES CITY LICENSED FABRICATOR.
9. ALL BEAMS ARE TO BE FABRICATED WITH BOTH ENDS SHOP-MARKED AND LEFT WILD.
10. ALL END JOINTS SHALL BE PRE-GLUED FINGER JOINTS MEETING A.I.T.C. SPECIFICATIONS.
11. BEAMS TO BE COMB. 24F D F OR 2400f V3 DF/DF

CONCRETE NOTES

1. FOUNDATION DESIGNS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1000 PSI UNLESS NOTED OTHERWISE.
2. ALL CONCRETE SHALL BE MIN. 2500 P.S.I. COMPRESSION STRENGTH AT 28 DAYS EXCEPT CONCRETE FOR GRADE BEAMS AND PILES SHALL BE MIN. 3000 P.S.I. COMPRESSION STRENGTH AT 28 DAYS UNLESS NOTED OTHERWISE. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE V OR TYPE II. AGGREGATE FOR TESTS OF ASTM C-33. TRANSIT MIX CONCRETE SHALL CONFORM TO ASTM C-94.
3. ALL EXCAVATIONS, PREPARATIONS FOR SLAB-ON-GRADE, DEPTH HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND OF FOOTINGS, BACKFILL, ETC., SHALL BE PER LOCAL CODES.
4. ALL EXCAVATIONS FOR FOUNDATIONS SHALL BE SQUARE CUT, FREE OF STANDING WATER AND DEBRIS AND TAMPED FIRM PRIOR TO POURING CONCRETE.
5. ALL FOOTINGS SHALL REST ENTIRELY ON NATURAL FIRM SOIL OR ENTIRELY ON APPROVED COMPACTED FILL WITH PROPER REINFORCING AS REQUIRED BY THE LOCAL CODE.
6. THE BOTTOM OF ALL EXCAVATIONS FOR SEWERS, WATER, GAS, ELECTRICAL, DRAINAGE, TREES, ETC. SHALL BE MAINTAINED OUTSIDE AND ABOVE A LINE PROJECTED 45 DEG. DOWN AND AWAY FROM THE BOTTOM OF ANY BUILDING FOOTING.
7. NO PIPES, CONDUITS OR CHASES SHALL BE PLACED INTO FOOTINGS.
8. CONCRETE SLAB TYPE FOUNDATIONS MARKED 4" NOM. SHALL BE MIN. 3-1/2" P.C.C. CONCRETE SLAB WITH 6x6/10-10 W.W.F. AT MID POINT OVER 2" WASHED SAND OR PEA GRAVEL OVER 6 MIL. MIN. VAPOR BARRIER OVER 2" MIN. WASHED SAND OR PEA GRAVEL UNLESS NOTED OTHERWISE ON THE PLAN.
9. PERIMETER WALLS AND LOAD BEARING PARTITIONS SHALL BE PROVIDED WITH MIN. 5/8" DIAM. x 10" LONG ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE W/2x2x3/16" SQ. PLATE WASHER AND SPACED AT MAX. 48"o.c. BOLTS SHALL BE PLACED WITHIN 12" BUT NO CLOSER THAN 3" FROM PLATE ENDS. NO LESS THAN TWO BOLTS SHALL HOLD ANY ONE PLATE MEMBER.
10. INTERIOR, NON-BEARING PARTITIONS SHALL BE SECURED TO THE SLAB WITH APPROVED POWDER SHOT PINS AT 32" o.c. MAX. (OMARK R.R.2333 1/4" DIAM. x 4" LONG OR EQUIV.)
11. CONTRACTOR SHALL BE RESPONSIBLE FOR AND COORDINATE PLACEMENT OF ALL EMBEDDED OR COVERED STEEL, ANCHORS, FASTENERS, HOLDOWNS, PIPING, CONDUIT, SLEEVES, DUCTS ETC. PRIOR TO POURING CONCRETE.
12. FORMS SHALL NOT BE REMOVED LESS THAN 48 HOURS AFTER CONCRETE IS POURED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CURING OF CONCRETE PRIOR TO LOADING.



2 CROSS SECTION 1/4" = 1'-0"



1 LONGITUDINAL SECTION 1/4" = 1'-0"

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LICENSED ARCHITECT
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PERMIT SET

RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

Revisions/Issue	
No.	Date:
0	09/02/19

SECTIONS

Project: 18022

SHEET NUMBER
A3.0

SECURITY NOTES: RESIDENTIAL

1. KEYING REQUIREMENTS.

UPON OCCUPANCY BY THE OWNER OR PROPRIETOR, EACH SINGLE UNIT IN A TRACT OR COMMERCIAL DEVELOPMENT, CONSTRUCTED UNDER THE SAME GENERAL PLAN SHALL HAVE LOCKS USING COMBINATIONS WHICH ARE INTERCHANGE FREE FROM LOCKS USED IN ALL OTHER SEPARATE DWELLINGS, PROPRIETORSHIPS, OR SIMILAR OCCUPANCIES.

2. FRAMES, JAMBS, STRIKES, AND HINGES.

THE INSTALLATION AND CONSTRUCTION OF FRAMES, JAMBS, STRIKES AND HINGES SHALL BE AS FOLLOWS:

(A) DOOR JAMBS SHALL BE INSTALLED WITH SOLID BACKING IN SUCH A MANNER THAT NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF TWENTY-FOUR (24) INCHES EACH SIDE OF THE STRIKE.

(B) IN WOOD FRAMING, HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT DOOR LOCK HEIGHT FOR THREE (3) STUD SPACES EACH SIDE OF THE DOOR OPENINGS. TRIMMERS SHALL BE FULL LENGTH FROM THE HEADER TO THE FLOOR WITH SOLID BACKING AGAINST SOLE PLATES.

(C) DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB. JAMBS FOR ALL DOORS SHALL BE CONSTRUCTED OR PROTECTED SO AS TO PREVENT THE VIOLATION OF THE STRIKE.

(D) THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAMED DOORS SHALL BE CONSTRUCTED OF MINIMUM SIXTEEN (16) U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO (2) SCREWS, WHICH MUST PENETRATE AT LEAST TWO AND ONE HALF (2-1/2) INCHES INTO SOLID BACKING BEYOND THE SURFACE TO WHICH THE STRIKE IS ATTACHED.

(E) HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS.

3. WINDOWS AND SLIDING GLASS DOORS.

THE FOLLOWING REQUIREMENTS MUST BE MET FOR WINDOWS AND SLIDING GLASS DOORS:

(A) EXCEPT AS OTHERWISE SPECIFIED IN SPECIAL RESIDENTIAL BUILDING PROVISIONS ALL OPENABLE EXTERIOR WINDOWS AND SLIDING GLASS DOORS SHALL COMPLY WITH THE TESTS AS SET FORTH IN THE UNIFORM BUILDING CODE STANDARD 41-1 (TESTS).

(B) LOUVERED WINDOWS SHALL NOT BE USED IF ANY PORTION OF THE WINDOW IS LESS THAN TWELVE (12) FEET VERTICALLY OR SIX (6) FEET HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM, OR SIMILAR STRUCTURE, UNLESS AN APPROVED METAL WINDOW BARRIER IS INSTALLED.

4. GARAGE TYPE DOORS: ROLLING OVERHEAD, SOLID OVERHEAD SWING, SLIDING OR ACCORDION.

ROLLING OVERHEAD, SOLID OVERHEAD, SWING, SLIDING AND ACCORDION GARAGE-TYPE DOORS SHALL CONFORM TO THE FOLLOWING STANDARDS:

(A) WOOD DOORS SHALL HAVE PANELS A MINIMUM OF THREE-EIGHTHS (3/8) INCH IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORTING FRAMING.

(B) ALUMINUM SHALL BE A MINIMUM THICKNESS OF .0215 INCHES AND RIVETED TOGETHER A MINIMUM OF EIGHTEEN (18) INCHES ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL WIDTH HORIZONTAL MEMBER ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR FRAMING WITHIN THREE (3) INCHES OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR.

(C) FIBERGLASS DOORS SHALL HAVE PANELS A MINIMUM DENSITY OF SIX (6) OUNCES PER SQUARE FOOT FROM THE BOTTOM OF THE DOOR TO A HEIGHT OF SEVEN (7) FEET. PANELS ABOVE SEVEN (7) FEET AND PANELS IN RESIDENTIAL STRUCTURES SHALL HAVE A DENSITY OF NOT LESS THAN FIVE (5) OUNCES PER SQUARE FOOT.

(D) DOORS UTILIZING A CYLINDER LOCK SHALL HAVE A MINIMUM FIVE (5) PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE (1) INCH.

(E) DOORS THAT EXCEED TEN (10) FEET IN WIDTH SHALL HAVE TWO LOCK RECEIVING POINTS OR, IF THE DOOR DOES NOT EXCEED NINETEEN (19) FEET, A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER; OR TORSION SPRING COUNTER-BALANCE TYPE HARDWARE MAY BE USED.

(F) EXCEPT IN RESIDENTIAL BUILDINGS, DOORS SECURED BY ELECTRICAL OPERATION SHALL HAVE A KEYED-SWITCH TO OPEN THE DOOR WHEN IN A CLOSED POSITION, OR BY A SINGLE LOCKING DEVICE.

(G) DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF .120 INCHES IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE-HALF (1/2) INCH A PROTRUDE AT LEAST ONE AND ONE-HALF (1-1/2) INCHES INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE-EIGHTHS (3/8) INCH MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NON-REMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLIES.

(H) EXCEPT IN A RESIDENTIAL BUILDING, PADLOCKS USED WITH EXTERIOR MOUNTED SLIDE BOLTS SHALL HAVE A HARDENED STEEL SHACKLE, LOCKING BOTH AT HEEL AND TOE, AND A MINIMUM FIVE (5) PIN TUMBLER OPERATION WITH NON-REMOVAL KEY WHEN IN AN UNLOCKED POSITION. PADLOCKS USED WITH INTERIOR-MOUNTED SLIDE BOLTS SHALL HAVE A HARDENED STEEL SHACKLE WITH A MINIMUM FOUR (4) PIN TUMBLER OPERATION.

MATERIAL LEGEND

1. HARDIE PANEL FIBER CEMENT VERTICAL SIDING
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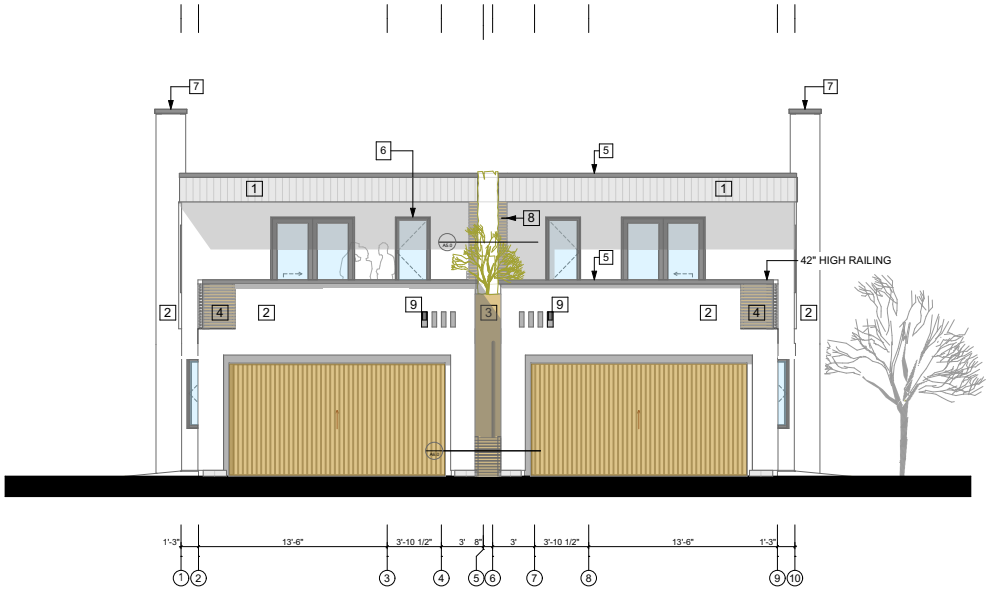

2 FRONT (EAST) ELEVATION 1/4" = 1'-0"

1 REAR WEST ELEVATION 1/4" = 1'-0"

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A.P.N.: 196-0-031-065

Revisions/Issue

No.	Date:
0	09/02/19

ELEVATIONS

Project: 18022

SHEET NUMBER
A4.0

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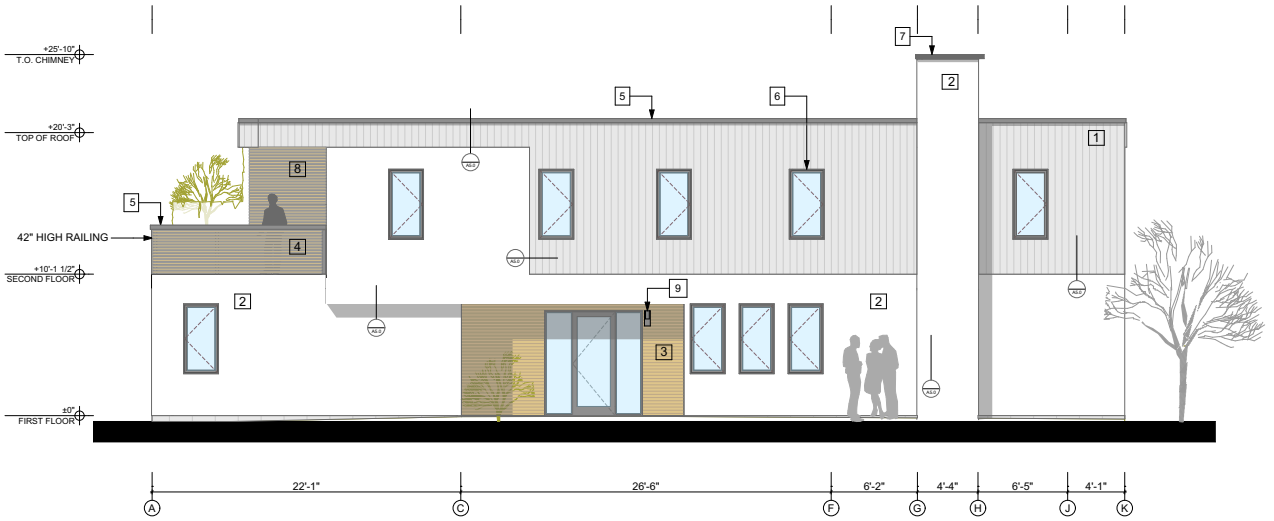
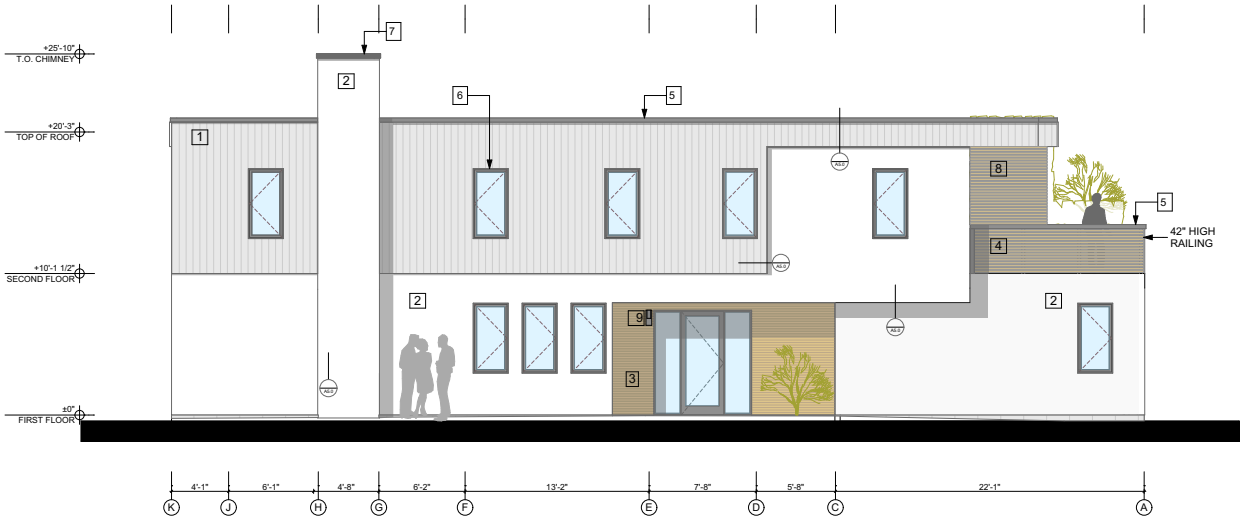


4 NORTH ELEVATION 1/4" = 1'-0"



3 SOUTH ELEVATION 1/4" = 1'-0"

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Revisions/Issue	
No.	Date:
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ELEVATIONS

Project: 18022

SHEET NUMBER
A4.1

OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Description: PZ No. 21-400-01 (Coastal Development Permit): A request to construct a 4,728 square-foot two-story residential duplex building consisting of two, attached three-bedroom dwelling units which are each 1,943 square feet with an attached 421 square-foot two-car garage, and will also include an 85 square-foot balcony and a 263 square-foot terrace on a 7,900 square-foot vacant lot. Filed by Zareh Keshmeshian, on behalf of property owner TMZN Holding, LLC, 6735 Yucca Street, Unit 202, Los Angeles, California, 90028

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

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

Supporting Reasons: In accordance with CEQA Guidelines, §15303 (Class 3, New Construction or Conversion of Small Structures), projects involving "construction of small structures such as a duplex" may be found to be exempt from the requirements of CEQA. This Project meets the requirements of a Class 3 Categorical Exemption because it consists of a duplex totaling two units, which is less than the allowable limit of six units in an urbanized area.This project qualifies for this exemption because the proposed use is allowed by zoning, the residential structure will provide two dwelling units, the project complies with all the development standards of the underlying zoning district, and the applicant has also submitted evidence from a biologist that demonstrates it is unlikely that any special status species would occur on the site due to the prior grading, the size of the property, the property's decades-long isolation from the dune system, and surrounding development and human activity. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)

Scott Kolwitz, Planning Manager
City of Oxnard

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 8289

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD ESTABLISHING DESIGN AND DEVELOPMENT STANDARDS FOR DUPLEX RESIDENTIAL STRUCTURES ON THE R-2-PD ZONED LOTS ON TRACT 1567 IN THE OXNARD DUNES NEIGHBORHOOD.

WHEREAS, the City Council and Planning Commission of the City of Oxnard have been concerned with the quality of residential development proposed for the Oxnard Dunes area; and

WHEREAS, the Planning Commission has considered several development alternatives for the Dunes area and has directed that a development standard be formulated for the Dunes area; and

WHEREAS, the City Council has found the development and design standards to be appropriate.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby adopts the attached Design and Development Standards for duplex residential structures on the R-2-PD lots of Tract 1567 in the Oxnard Dunes area.

Passed and adopted this 12th day of January, 1982, by the following vote:

AYES: Council members Maron, Maxwell, Takasugi, Kato, and Lopez

NOES: None

ABSENT: None

Tsujio Kato

Dr. Tsujio Kato, Mayor

ATTEST: Mabi Covarrubias

Mabi Covarrubias, City Clerk

RESOLUTION NO. 8289

DEVELOPMENT AND DESIGN STANDARDS FOR DUPLEX RESIDENTIAL STRUCTURES IN TRACT 1567 OXNARD DUNES NEIGHBORHOOD

MANDATORY STANDARDS

The following group of development standards are considered mandatory for application in all projects where physically possible.

1. Building Setbacks

   A. Rear and sideyard setbacks shall be governed by the R-2 (Multiple Family) zone of the Oxnard City Code.

   B. A fifteen foot frontyard setback is permitted for one story structures and the first story of any two story building, except that where a "head-in" driveway is used, there shall be a twenty (20) foot setback from the garage door to the front property line.

2. Interior Yard Space and Lot Coverage

   A. Twenty-five percent (25%) of the building lot area shall be devoted to interior yard space (I.Y.S.) in accordance with provisions of the R-2 zone. Minimum dimension of any area to be included for I.Y.S. shall be fifteen (15) feet. Interior yard space area shall be clear from ground to sky except that raised open ground decks and patios are permitted.

   B. Building Siting

      Total lot coverage for the area covered by structures shall not exceed 60%.

   C. All plans submitted for Planning permit processing and plan check review shall contain a summary of square footage and percentage of the following:

      1. Interior Yard Space
      2. Building Coverage
      3. Paving Coverage
      4. Total Lot Coverage (2 + 3)
      5. Landscaping Coverage

3. Residential Structure Design and Architecture

   A. Architectural styles shall be sensitive to the surrounding beach environment. Dwellings should stress the use of wood elements in an honest structural and architectural representation. Finish grade wood facades are encouraged. Wood elements shall be

treated to minimize weathering.

B. Roofing material shall be of a fire retardant or resistant material such as concrete or clay tile or slate. Heavily textured composition shingles may be used depending on architectural style and design review by the Design Review Committee and Planning Commission. Wood shakes or shingles are not acceptable due to fire hazard. However, final approval of roof materials shall be by the Fire Department.

C. Side-by-side units of a duplex residential structure shall be integrated by the use of common structural elements and continuous building facade treatments. The appearance from the street should be of a single family residence rather than two separate dwellings.

D. Maximum building height shall be 25 feet from the average adjacent curb height.

E. All garage doors shall use finish exterior grade wood in a decorative manner which is consistent with other major exterior structural elements.

F. The garage floor shall not be more than 18" above the adjacent alleyway or street from which access is taken.

4. Driveway and Curb Cut Design and Location

A. The total combined width of curb cuts on a duplex lot shall not exceed 32 feet.

B. To the maximum extent possible, there shall be at least 18 feet between curb cuts on adjacent lots. In any event, curb cut placement shall allow at least one on-street parking space. Plans submitted for Planning permit approval shall dimension the distance between curb cuts on adjacent lots.

C. Where dual head-in driveways are provided to separate garages, the dual driveways shall be separated by a landscape planter having a minimum dimension of three (3) feet.

D. All driveways and entry walks shall use textured surfaces such as stamped concrete, bominite, grasscrete, lawnblock or brick; or concrete driveways with inlaid brick or stamped concrete and brushed or rock salt concrete cement surfaces.

E. All garage doors shall be equipped with automatic openers.

F. For those lots abutting a public alley, all off-street parking and garage access shall be off the alley.

5. Landscaping

A. Preliminary landscape plans shall be included with plans submitted for Planning permit approval. Said plans shall show

location of trees, shrubs, and ground covers and shall indicate sizes of same.

B. All landscaping shall comply with the City's adopted Residential and Street Tree Landscape Guidelines.

C. In addition to the landscape requirements above, one 24 inch box tree shall be provided in the front yard of each unit.

D. Plant and tree species shall be types which flourish and thrive in sandy soils found in beach areas.

6. Combining of Two or More Lots

A. The combining of two or more lots (reversion to acreage) is permitted, however, the structures shall adhere to the setbacks from the original property lines unless the developer can demonstrate a better design concept and still maintain a low profile, single family character development.

B. The number of dwelling units shall not be increased over what could be built on the original individual lots.

7. Miscellaneous Standards

A. Garage and off-street parking requirements shall be in accordance with Section 34-5 of the Oxnard City Code.

B. Mezzanines, lofts, attics, or other third level areas shall not be permitted.

C. Identical appearing structures shall not be located next to each other, an no more than two identical structures shall be permitted within the Dunes area.

D. No off-street parking areas shall be located in required sideyards or front yards, except for permitted tandem driveway spaces.

8. Land Divisions

No land divisions or lot splits for townhouse or other purposes which would create a lot having an area of less than 6,000 square feet shall be permitted.

RECOMMENDED STANDARDS

The following design criteria, particularly the architectural standards, are strongly encouraged for application in appropriate projects. Failure to recognize or implement a majority of these criteria may result in a negative recommendation to the Planning Commission or City Council.

1. Residential Structure Design and Architecture

A. Building layouts which minimize exposure of garage doors to the street are encouraged (e.g., combination of swing driveways or garages facing away from the street).

B. The height and bulk of a proposed structure should relate to adjacent buildings. A combination of one and two story volumes and levels within the structure is encouraged to avoid a massive or bulky building appearance.

C. Roof styles and types should be appropriate for a beach community. Flat roofs are permitted only if used in an appropriate architectural context.

D. Colors and materials used on dwelling exteriors should take into account the existing fabric of the surrounding neighborhood. Colors should generally be limited to a basic range of earth tones. In general, no more than three different materials or colors should be used on the exterior of a duplex structure.

E. Individual units of a duplex should express some variations in details such as varied entry orientations.

F. The purpose of these requirements is to maintain a low profile single family character of residential structure.

2. Driveway Design and Curb Cut Location

A. Combining curb cuts to provide more vertical street curbs is encouraged.

B. The use of a combination head-in/swing driveway is encouraged to reduce paving area and garage door exposure to the street.

MGW:mp

dunesdesignstd

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-400-01 (COASTAL DEVELOPMENT PERMIT) TO AUTHORIZE CONSTRUCTION OF A TWO-STORY, 4,728 SQUARE-FOOT RESIDENTIAL DUPLEX BUILDING ON A 7,900 SQUARE-FOOT VACANT LOT LOCATED AT 1001 CATAMARAN STREET (APN: 196-0-031-065). IN THE COASTAL MULTIPLE-FAMILY (R-2-C) ZONE AND IS LOCATED WITHIN THE DUNES NEIGHBORHOOD, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ZAREH KESHMESHIAN, ON BEHALF OF PROPERTY OWNER TMZN HOLDING, LLC, 6735 YUCCA STREET, LOS ANGELES, CALIFORNIA 90028.

WHEREAS, on January 6, 2021, Zareh Keshmeshian, on behalf of property owner TMZN Holding, LLC (the **"Applicant"** and/or **"Permittee"**), submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to allow the construction of a two-story 4,728 square-foot residential duplex building consisting of two, attached three-bedroom dwelling units which are each 1,943 square feet with an attached 421 square-foot two-car garage, and will also include an 85 square-foot balcony and a 263 square-foot terrace on a 7,900 square foot vacant lot, located at 1001 Catamaran Street; and

WHEREAS, on June 3, 2021, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 21-400-01 (Coastal Development Permit) to allow the construction of a two-story residential duplex development and associated amenities and infrastructure on a 7,900 square foot vacant lot, located at 1001 Catamaran Street; 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 3 Categorical Exemption (Section 15303(b)). 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 2030 General Plan/Local Coastal Plan land use designation of Residential Existing (REX) and a Coastal Zoning designation of Coastal Multiple Family (R-2-C). The Project site is surrounded by residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Coastal Development Permit request for construction of a 4,728 square-foot two-story residential duplex building and associated amenities and infrastructure on a 7,900 square-foot undeveloped lot is consistent with the 2030 General Plan, Local Coastal Plan and the Oxnard City Code and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General, Local Coastal 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 Coastal Development Permit request for construction of a 4,728 square-foot two-story residential duplex building and associated amenities and infrastructure on a 7,900 square-foot undeveloped lot will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by residential 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 26, 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 is undeveloped and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission staff report and all attachments thereto, the Planning Commission finds:

(1) **The proposed use is conditionally permitted within the subject (R-2-C) subzone and conforms with all of the applicable provisions of this chapter.**

As specified in Section 17-13 (C) (1) of the Oxnard City Code (OCC), a multi-family residential use is a conditionally permitted use in the R-2-C subzone with a Coastal Development Permit. The project site has a General Plan and Local Coastal Plan land use designation of Residential Existing (REX). As discussed in the staff report, the proposed Project complies with all the development standards of the R-2-C subzone, applicable provisions of Chapter 17 of the Oxnard City Code, and the Oxnard Dunes Neighborhood design and development standards adopted by City Council Resolution No. 8289.

(2) **The proposed use will not impair the integrity and character of the subject sub-zone.**

The Project design and use complies with the development standards of the R-2-C sub-zone related to setbacks, building height, interior yard space, and parking. The Project also complies with the design provisions of Section 17-46 (B) of the Oxnard City Code related to architectural design, building mass, lighting, color, and privacy. The Project also complies with the Oxnard Dunes Neighborhood design and development standards adopted by City Council Resolution No. 8289. Similar multi-family development exists in the neighborhood. As proposed and conditioned, the Project is not expected to negatively affect the integrity or character of the R-2-C sub-zone or immediate neighborhood.

(3) **The location and intensity of use of the subject site would be physically suitable and would protect and maintain adjacent coastal resources.**

The Project site is surrounded by existing urban development, mainly multi-family residential uses. The Local Coastal Program planned for this lot to be developed with multi-family uses. The lot is not adjacent to a beach public access way nor is it a beachfront lot. The lot is undeveloped and devoid of any coastal resources.

As discussed in the staff report, the proposed Project and use are consistent with uses considered and permitted by the Coastal Multiple-Family (R-2-C) zone, including the design standards. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building and Fire Codes. The proposed use is compatible with existing surrounding uses and future development of the area. Therefore, the location and proposed intensity of the Project is suitable for the site and implementation would not affect coastal resources.

(4) The proposed use would be compatible with the land uses presently on the subject site.

The Project site is undeveloped and the lot was previously created for multi-family, condos, townhouses and other residential land uses. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-2-C zone requirements. Therefore, the proposed duplex would be compatible with the land use presently on, and anticipated for, the subject property.

(5) The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.

The proposed duplex is allowed in the R-2-C subzone. The surrounding lots are developed with residential development, and future uses on the adjacent R-2-C parcels include residential development.

As proposed and conditioned, the Project will meet the development standards of the Coastal Multiple-Family (R-2-C). The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-2-C zone requirements.

Therefore, the proposed duplex will be compatible with the surrounding residential development and future land uses within the subzone and general area in which the proposed project would be located.

(6) **There are adequate public services for the proposed use, including, but not limited to fire and police protection, water, sanitation and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety.**

The Project is planned infill development that has access to existing public services. Planned uses on and surrounding the site have been previously considered by the City in that the neighborhood has the needed services and utilities in place to accommodate residential development including the proposed Project. The Project will be served by existing water and sewer mains along Catamaran Street. The surrounding development has adequate fire, police, water, sanitation, and utility services. The Project has been reviewed by the City of Oxnard's technical staff, which include the Oxnard Police and Fire Departments; staff has determined that the Project would have no significant impact on the public health, safety, or welfare. Additionally, and in accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. Therefore, as proposed and as conditioned, there are adequate public services for the proposed use to ensure that the Project will not be detrimental to public health and safety.

(7) **The Proposed use will provide a type and level of public access consistent with the access policies and standards of the certified Oxnard Coastal Land Use Plan.**

Implementation of the proposed Project will not affect existing public access to the beach as the subject site is not a beach-front lot nor is it located adjacent to a

beach public access way. Therefore, present public access to the beach would remain unchanged by this Project.

(8) **The proposed use will be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan policies, applicable to the proposed location.**

The proposed Project would provide the City additional housing in the Coastal Zone. As indicated in Map 3 of the Oxnard Local Coastal Plan (LCP), the subject site is in the Oxnard Dunes Neighborhood, which is one of the Coastal Zone areas planned for residential development. The Project site is identified in both the LCP and the General Plan with a designation of Residential Existing. Continued construction of residential developments on undeveloped coastal lots indicates a market demand and active interest from individuals who desire to live near the beach. Therefore, the proposed use is appropriate in light of established need, based upon the goals and objectives in the LCP.

(9) **The proposed use would be consistent with all the applicable policies of the certified Oxnard Coastal Land Use Plan.**

The project site is an undeveloped lot surrounded by existing residential development. The proposed Project would provide the City additional housing in the Coastal Zone without endangering any natural habitats or resources. The Project would not impact public access to the beach. As discussed in the staff report, the Project complies with the zoning development standards and adheres to both General Plan and certified LCP policies for residential land uses.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15303(b) (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The Project consists of construction of a multi-family residential structure with fewer than six dwellings in an urbanized area with similar development, on a lot that is devoid of any natural resource value. 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 Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 21-400-01 (Coastal Development Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal

of the action is filed in accordance with the provisions of Section 17-58 of the Oxnard City Code.

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

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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 dated June 3, 2021, ("the plans") on file with the Planning Division.

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

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

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

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

11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (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*).

15. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial

loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the Project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, *G-16*)

16. The subject Coastal Development Permit shall become effective after 10 working days have elapsed without appeal to the Coastal Commission following the proper receipt by the Coastal Commission's Executive Director of the notice of permit issuance pursuant to Section 13316 of the Coastal Commission Code of Regulations or after 21 calendar days following the final city action. Notice to the Coastal Commission shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, *G-17*)

LANDSCAPE STANDARD CONDITIONS

17. 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*)

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

19. 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 ensure compliance (PK, *PK-4*)

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

21. 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*)

22. 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)

23. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, *PK-9*)

24. 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*)

25. At the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each occupant concerning the irrigation controller operation and the watering schedule. (PK, *PK-12*)

26. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

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. Prior to issuance of the third certificate of occupancy, Developer shall submit the final "as planted" Landscape Plan to the Planning Manager that includes: 1) WOCALS values for all trees and shrubs selected for the Project, 2) total landscape square footage, and 3) water compliance calculations and a statement 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)

31. If a trash enclosure is utilized on site, the enclosure walls must be screened by evergreen shrubs and/or a vine. All irrigation controllers, backflow devices, electrical vents, equipment enclosures must be screened by shrubs of a minimum size 5 gallons.

FIRE DEPARTMENT STANDARD CONDITIONS

32. 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*)

33. 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*)

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

35. 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*)

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

FIRE DEPARTMENT SPECIAL CONDITIONS

37. 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.

38. 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.

POLICE DEPARTMENT STANDARD CONDITIONS

39. All outdoor lighting shall comply with the Outdoor Lighting Code & Guidelines:
    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:
        i. 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.

ii. 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 top to keep light from shining directly up.

c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

40. 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.

41. Exterior lighting illuminating the driveways and walkways to front doors shall be operated with motion sensors from dusk to dawn to provide safe pedestrian paths during hours of darkness. Areas where the second-floor overhang provides the opportunity, canned ceiling lighting shall be utilized to meet 1 to 7-foot candle requirements.

42. Lighting instruments that are LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature) 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.

43. 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.

44. Landscape elements shall provide for clear sightlines from the public sidewalk to the front door alcove of each unit. Trees and shrubs shall be installed and maintained to provide sightlines from 24-inches to 78-inches above grade.

PLANNING DIVISION STANDARD CONDITIONS

45. 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)

46. 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*)

47. 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*)

48. During construction, Developer shall control dust by the following activates:

    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 subsections 23114(b)(2)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

    b. All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatments 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)*

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

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

51. 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*)

52. 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*).

53. 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)*

54. 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)*

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

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

57. 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*)

58. Developer shall provide a rear patio concrete slab of at least 100 square feet for each dwelling unit. (PL/B, *PL-26*)

59. Additions and patio covers shall conform to the requirements of the Coastal Multiple-Family (R-2-C) zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)

60. 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*)

61. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

PLANNING DIVISION SPECIAL CONDITION

62. Developer shall not obstruct pedestrian or vehicular traffic on Catamaran Street or the associated sidewalk during construction and maintenance activities. (PL)

63. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

64. 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.

65. 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)

66. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)

67. If pile driving will be utilized as a method of construction, Developer acknowledges and agrees to complete the following steps to mitigate the impacts associated with pile driving:

    a. Developer shall distribute a written notice to all property owners within a 300-foot radius of the subject property informing them of the upcoming pile driving and providing the name and contact information for the Foreman and/or Developer. This notice shall be distributed no less than 60 days prior to pile driving. The City shall furnish an updated mailing list with a 300-foot radius in an electronic format to the Developer within two weeks of the Developer requesting the mailing list. The City will not charge additional fees for the updated electronic mailing list. The Developer will be responsible for the costs associated with mailing the notifications. The Developer shall furnish a copy of the pile driving notification and a signed statement confirming mailed notices were sent to all property owners who were on the City furnished updated mailing list to the City at the preconstruction meeting referenced below. Developer shall also provide Planning Manager and Deputy Building Official with a written notification confirming that the notice has been completed prior to issuance of a building permit;

    b. Prior to issuance of a building permit, Developer shall coordinate and attend a preconstruction meeting with the Building and Engineering Division to verify and review all pile driving requirements. Attendees shall include the pile driving/drilling Foreman, Developer, Deputy Inspector, Deputy Building Official and Case Planner. The request for this meeting shall be made to the Building and Engineering Division by the Developer or their designee and include a minimum 72 hours notice in advance of the meeting;

    c. Developer shall prepare and submit a pre-drilling and noise mitigation plan for approval during the plan review process. This plan shall consist of: 1) an identification of methods used to reduce the driving duration, force, and resulting vibration impacts to surrounding properties during pile driving; and 2) an identification of methods used to reduce the noise impacts to surrounding properties during pile driving, including detailed description of any noise reduction techniques or equipment proposed, as verified by an acoustical report, technical report, or other objective data;

    d. Developer shall limit pile driving activities to the hours of 9:00 a.m. through 4:30 p.m., Monday through Friday; and

e. Developer acknowledges that the approval of the Building Official is conditional and may be revoked immediately if the aforementioned requirements are not completed and strictly adhered to during construction. (PL/B)

68. 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)

69. 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). (PL)

70. 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 APCD regularities regarding Asbestos (Rule 63.7). (MND, C-8)

71. During construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)

72. Plans submitted by Developer with building permit applications shall include mailbox design with details that incorporate architectural design features that complement the building, subject to approval by the Planning Manager. (PL)

ENVIRONMENTAL RESOURCES DIVISION

73. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

74. Developer shall follow the approved "City of Oxnard C&D Environmental Resources Management & Recycling Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the "City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed"

("Work Completed Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.

75. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

76. 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.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

77. 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)

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

79. 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)

80. 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)

81. 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)

82. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)

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

84. 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)

85. 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)

86. 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)

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

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

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

89. Developer shall construct driveways in compliance with the City Standard Plate 115 with an Americans with Disabilities Act (ADA) compliant pedestrian path along the public sidewalk. The sidewalk behind the driveway approaches shall be reconstructed to the required depth of 6-inches for vehicular crossing per the standard plate. (DS)

90. Separate water meters shall be provided for each unit and installed in the parkway between the curb and sidewalk. Each water meter shall be adequately sized to serve each unit in accordance with City standards in effect at the time of building permit issuance. (DS)

91. Developer shall submit a Letter of Drainage Assessment describing the disposition of surface runoff and any onsite best management practices implemented on the site. The project engineer shall certify that the structures will be protected from inundation during a 100-year event. (DS)

92. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare and submit an erosion control plan to the City for review and approval.(DS)

93. Developer shall coordinate with the Community Development Department and provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, and lot numbers. The City will assign all addresses for the two units.(DS)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of June 2021.

Daniel Chavez, Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 3rd day of June 2021, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary

“Catamaran Duplex”

Planning & Zoning Permit No. 21-400-01
(Coastal Development Permit)

1001 Catamaran Street

Zareh Keshmeshian, on behalf of TMZN Holding, LLC, Applicant

Planning Commission
June 3, 2021

CITY OF OXNARD CALIFORNIA

Project Request

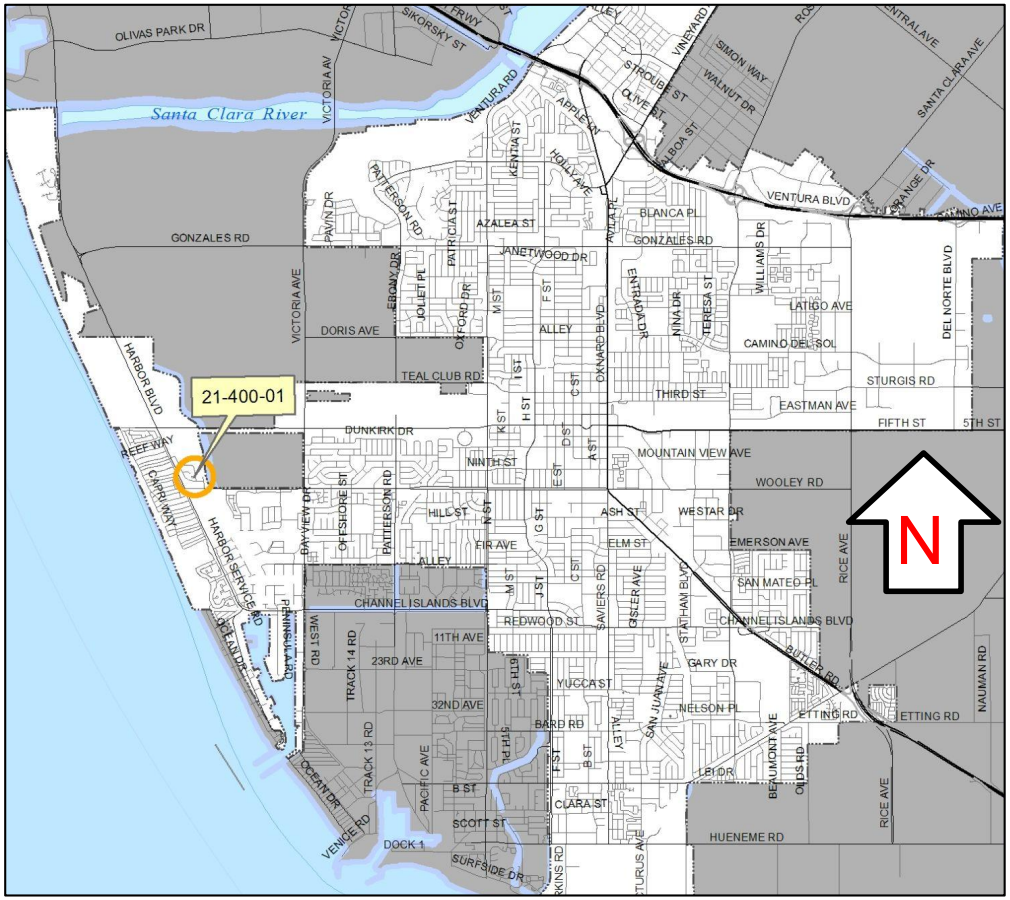
- Request to approve a Coastal Development Permit (CDP):
  - Construct an 4,728 square-foot residential duplex
    - 1,943 square feet units
    - Two-Car garage for each unit
    - One guest parking space for each unit
    - 85 square-foot balcony and 263 square-foot terrace for each unit
  - Undeveloped 7,900 square-foot lot

- Oxnard Dunes Neighborhood

Background

- Project site was created by a map recorded on in 1964.
- Design and development standards for duplex residential structures within the Dunes Neighborhood adopted in 1982.
- Project site is undeveloped today.
- Plans were presented at a Community Workshop on March 15, 2021.

Location Map



Local Coastal Program / 2030 General Plan & Zoning

Local Coastal Program /
General Plan: Residential Existing

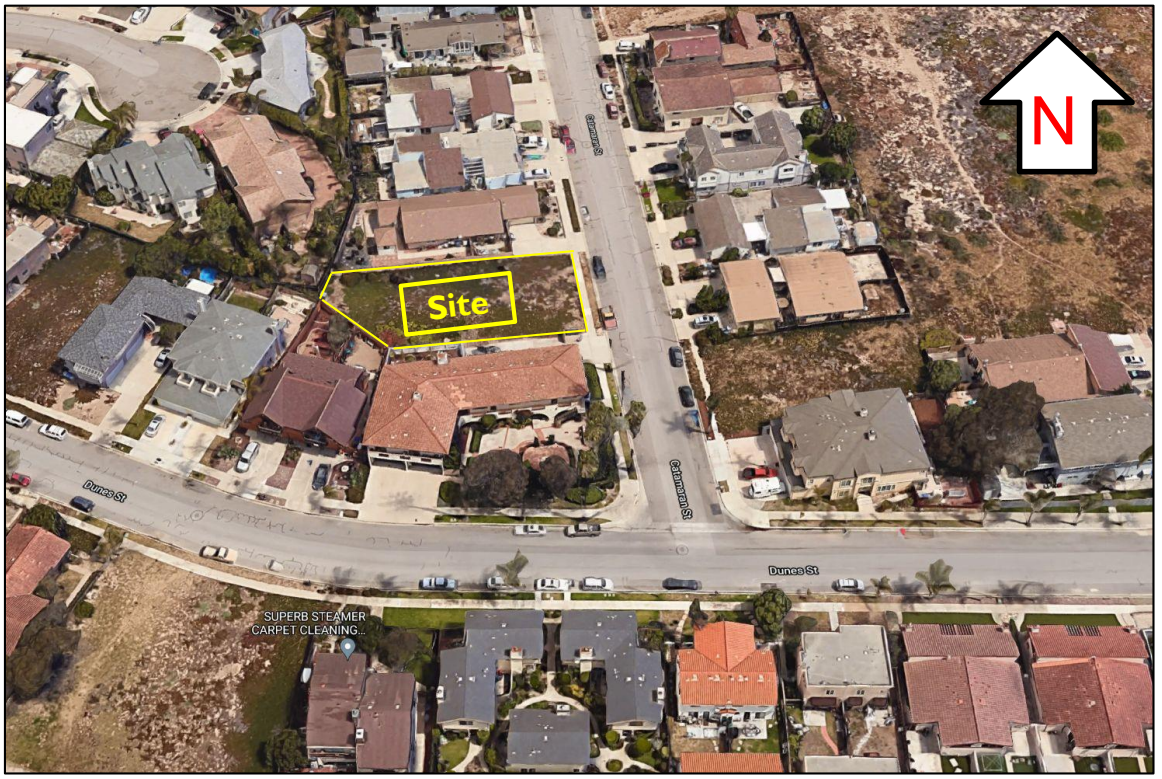
Zoning: Coastal Multi-Family

Street View

View from Catamaran Street looking west

Surrounding Uses

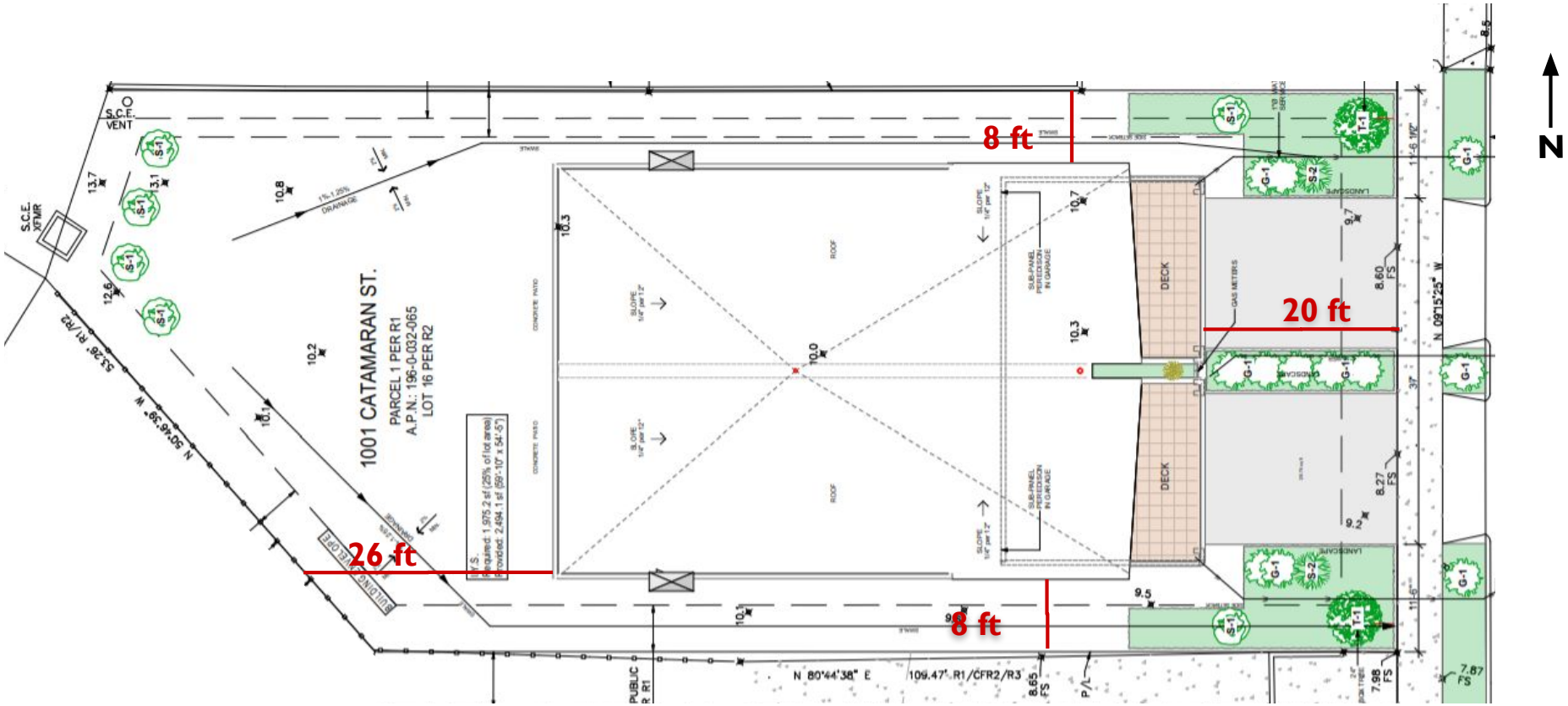
- **North:** Single-Family Dwelling
- **East:** Catamaran Street, Residential Duplexes
- **South:** Apartment Building
- **West:** Residential Duplexes



Consistency with Standards

- The project is consistent with all applicable standards:
  - General Plan
  - Local Coastal Program
  - Coastal Multiple Family (R-2-C) zone
  - Design and development standards for duplex residential structures within the Dunes Neighborhood

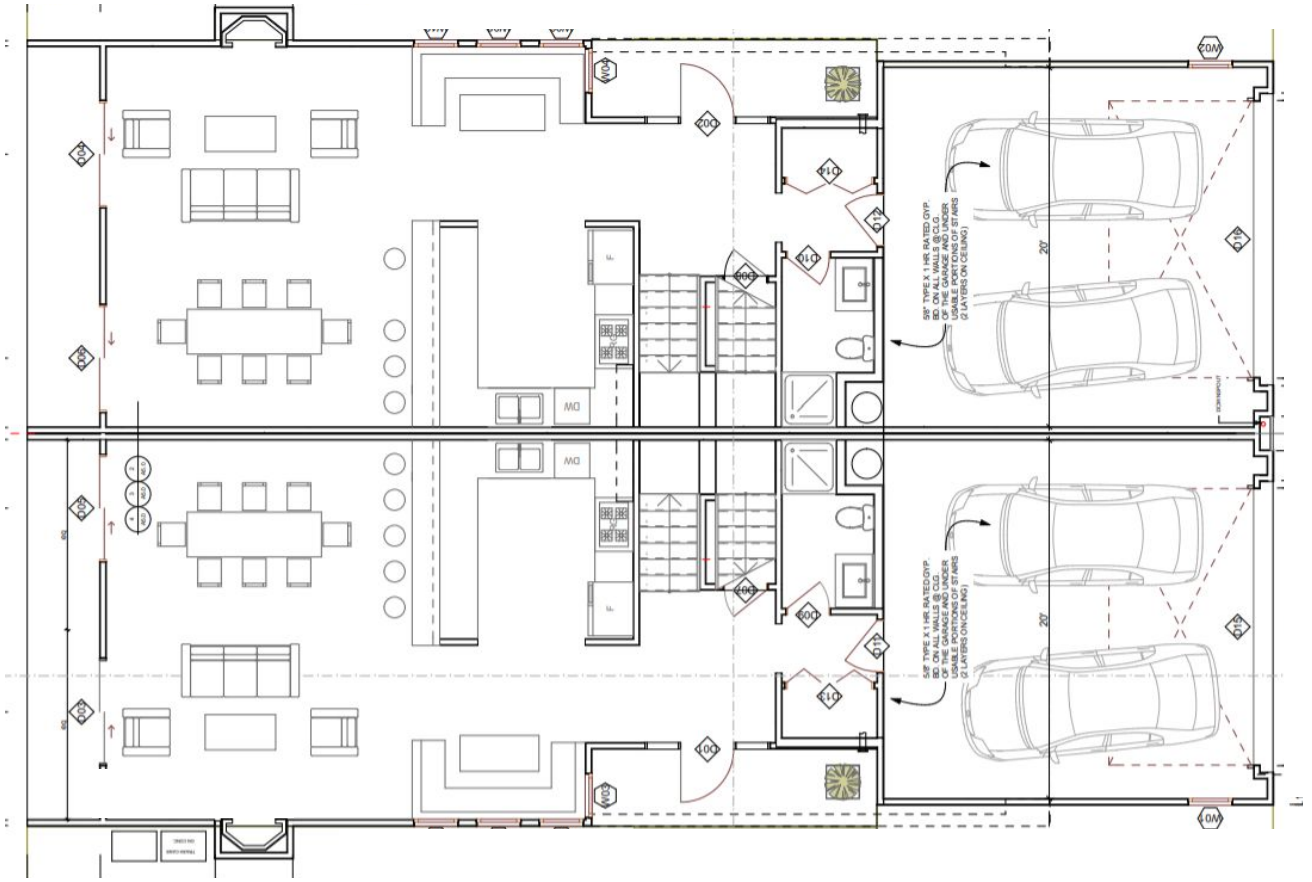
Site Plan


8 ft
20 ft
26 ft
8 ft
1001 CATAMARAN ST.
PARCEL 1 PER R1
A.P.N.: 196-0-032-065
LOT 16 PER R2
DECK
DECK
ROOF
ROOF
S.C.E. VENT
S.C.E. XFMR
N 80°44'38" E 109.47' R1/CFR2/R3
N

First Floor Plan

835 sq.ft. Living Space

421 sq.ft Garage

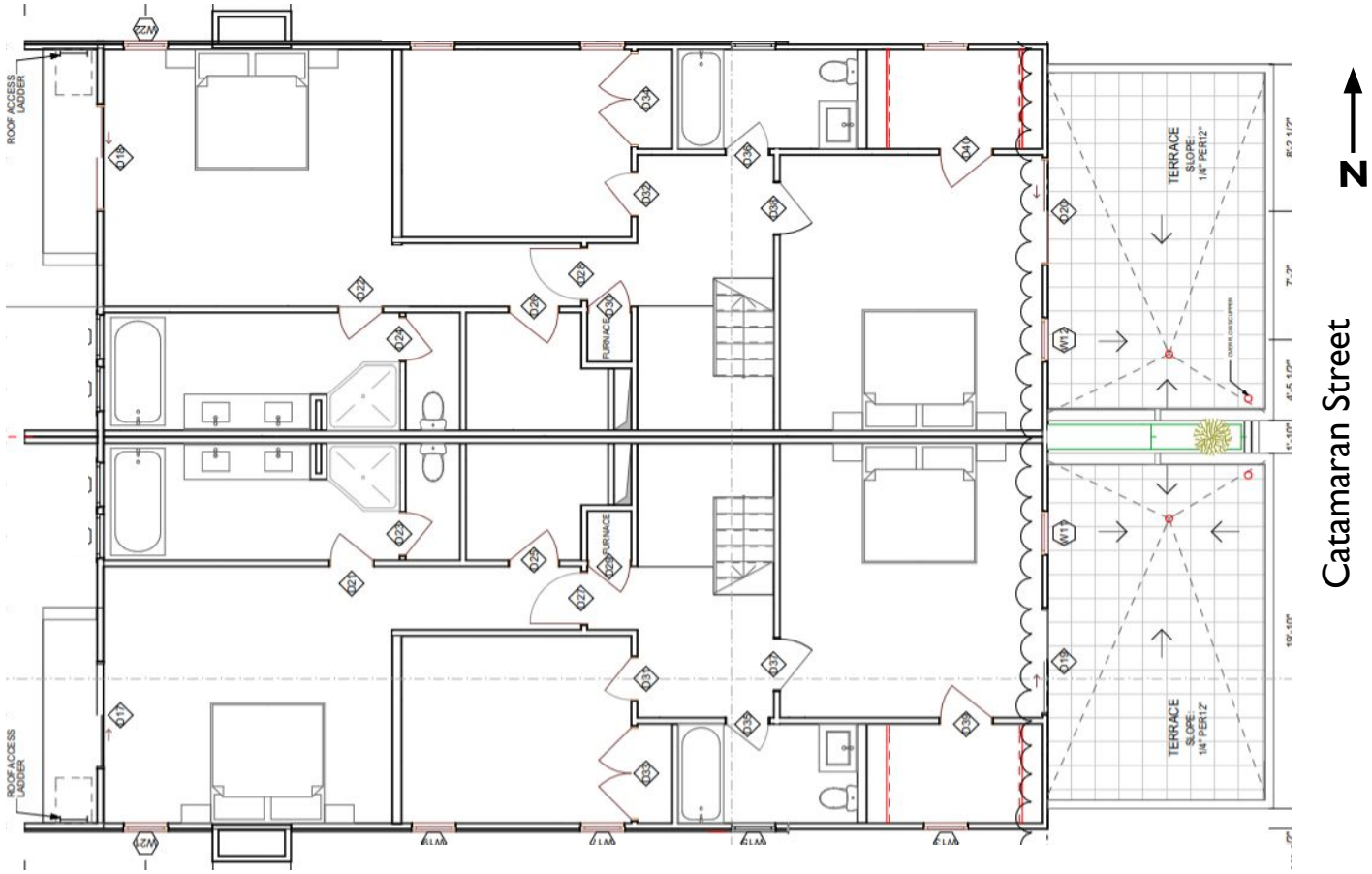


Second Floor Plan

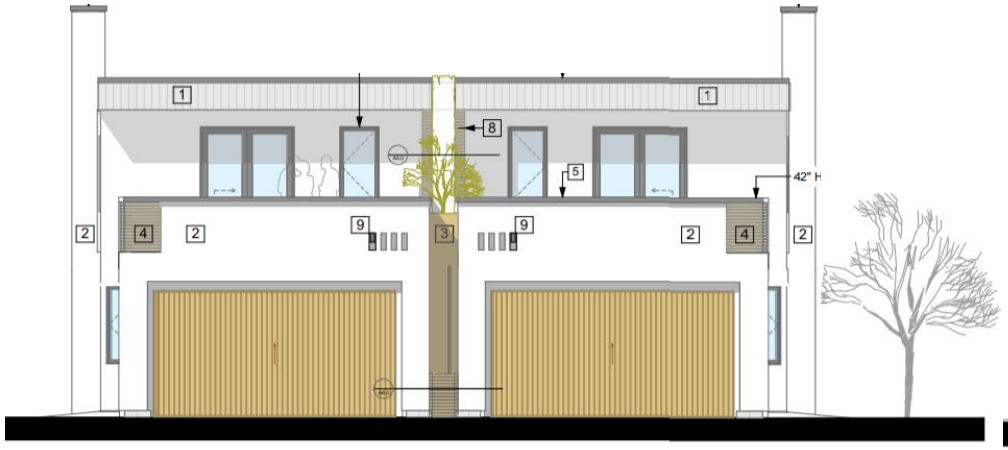
1,108 sq.ft.
Living Space

85 sq.ft.
Balcony

263 sq.ft
Terrace



Elevations



Front

Rear

Elevations

South

North

Renderings

REAR OF THE BUILDING. 3D MODEL

VIEW FROM CATAMARAN STREET. PHOTORENDERING

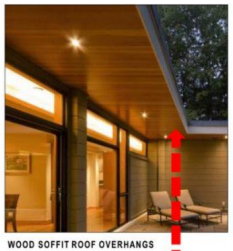
SIDE OF THE BUILDING. 3D MODEL

VIEW OF ENTRY ALLEY AND ENTRANCE. 3D MODEL

Materials

FIBER CEMENT BOARDS

EXAMPLE OF CORRUGATED MATERIAL USE

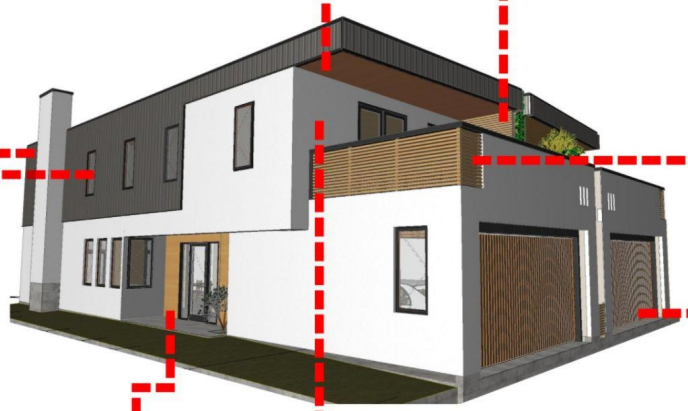


WOOD SOFFIT ROOF OVERHANGS

TRELLIS WITH CLIMBING VINES USED AS UNIT SEPARATION AT FRONT BALCONY

WINDOW FRAME AND OPENING TREATMENT

CONTRAST BETWEEN CORRUGATED METAL AND RECESSED PLAIN SURFACES



WOOD RAILINGS. BOARDS LAYED FLAT CREATE ATTRACTIVE REPETITIVE PATTERN CONTRAPOSED AGAINST SMOOTH STUCCO

WOOD GARAGE DOORS RECESSED FROM THE FRONT FACADE, TO DOWNPLAY THE APPEARANCE.

ENTRY AREA TREATED WITH WOOD SIDING MAKES IT MORE INVITING

EXAMPLES OF DEEP RECESSED SHADED AREAS THAT ACCENTUATE THE VOLUMES

VERTICAL PATTERN BALLANCES OUT THE LARGE WALL SURFACES

Community Input

- March 15, 2021, Community Workshop was conducted.
  - Oxnard Dunes Neighborhood Noticed
    - Staff did not receive any comments regarding this project

Conditions of Approval

- Condition No. 3:

  Up to 36-months to start construction if CDP is approved.

- Condition No. 61:

  Construction Days & Time: Construction activities to occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday.

- Condition No. 67:

  Pile driving notification

  300-foot radius of the property

  60-days prior to the start of construction

Environmental Review

Exempt for California Environmental Quality Act (CEQA):

1. Section 15303 (b), “New Construction or Conversion of Small Structures”;
2. Project consists of less than 6 units;
3. Evidence from biologist submitted that demonstrates that it is unlikely that any special status species would occur on the site;
4. As proposed Project will not have significant environmental impacts;
5. No Exceptions to the Exemption apply.

Recommendation

That the Planning Commission:

a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303(New Construction or Conversion of Small Structures); and

b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-400-01 (Coastal Development Permit), subject to certain findings and conditions.

CITY OF OXNARD CALIFORNIA

Questions?