

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Senior Planner

DATE: July 1, 2021

SUBJECT: **Project Name: 2161 Etting Road Apartment Modifications;** Planning and Zoning Permit Nos. 21-550-02 (Major Modification to PZ 15-200-01 (Development Design Review - All Affordable Housing Opportunity Program) and 21-535-05 (Density Bonus Permit); Located at 2161 Etting Road (APN: 225-0-014-020)

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 15332 (In-Fill Development Projects); and
- b) Adopt Resolution 2021-XX approving Planning and Zoning Permit Nos. 21-550-02 (Major Modification to PZ 15-200-01 (Development Design Review - All Affordable Housing Opportunity Program “AAHOP DDR”)) and 21-535-05 (Density Bonus), subject to certain findings and conditions.

2) Project Description and Applicant: The Project includes modifications to a previously approved 100 percent affordable apartment project developed under the AAHOP Program to increase the number of units from 42-units to 58-units. The modified Project would allow for the construction of an all affordable 58-unit apartment complex with associated site improvements on a 1.98 acre site and adjacent infrastructure improvements offsite.

The modified apartment complex would include three 3-story connected buildings with one- to three-bedroom units ranging between 753 and 1,148 square feet in size. The southern building would also contain a 1,280 square-foot community area (sitting space, onsite laundry room, onsite management offices, and veteran and farm worker services). The three buildings will be constructed around an interior courtyard, which contains a seating area and play area. Additional onsite amenities include outdoor recreational areas for residents. The Project will provide 88 vehicle and 3 motorcycle parking spaces.

The Project has also been designed to retain ten Blue Gum Eucalyptus windrow trees onsite and protect the five located off-site during construction.

The site's Affordable Housing (AH) zoning overlay establishes a density at 24 units per acre for development projects proposing all affordable housing developments pursuant to the All-Affordable Housing Opportunity Program (AAHOP). In addition to the AH overlay, the Project also includes a 20% Density Bonus request to increase the maximum density unit count from 48-units to 58-units that includes one onsite manager units.

As shown in the following table, the Project includes a request for ten concessions, waivers, or reductions to development standards:

Project Deviations	
AAHOP concession (1)	1. 40 ft. parking lot access throat not required.
AAHOP 10 percent reduction in numerical standards (3)	2. Entry roof projection into front yard setback at 18 ft. 3. Balcony dimension reduced to 9 ft. in one dimension. 4. Unit storage reduced from 225 cf. to 202.5 cf.
Density Bonus concessions (4)	5. Reduce the front yard setback along Pleasant Valley Road from 20 ft. to 10 ft. for buildings, based on the anticipated location of the future right-of-way dedication (not the existing property line). 6. Convert three finger planters to parking spaces. 7. Reduced Interior Yard Space from 30% to 11.1%. 8. Eliminate private balcony requirement for 20 second-story units.
Housing Accountability Act (2)	9. Allow hardscape for lawn in open space area. 10. Allow the same projection for covered balconies as ground patios into front yard setbacks.

The Project will be a 100 percent affordable project and is proposing a mix of verteran and farm worker housing. The Project site is located at 2161 Etting Road within the Residential Low-Medium land use designation and Multi-Family Affordable Housing (R-2-AH) zone (Attachment A). For purposes of this staff report, the foregoing Project Description shall be referred to as the “**Project**”. Filed by Gustavo Almarosa, of Cabrillo Economic Development Corporation, 702 County Square Drive, Suite 200, Ventura, CA 93003 (the “**Applicant**” and “**Owner**”).

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

- 3) Existing & Surrounding Land Uses:** The Project site is currently vacant. The Project is located in the Mar Vista neighborhood. The following table lists and identifies the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low-Medium	Multiple-Family AAHOP (R-2-AH)*	Vacant
North	Mobile Home Park	Mobile Home Planned Development (MH-PD)	Sunny Acres Mobile Home Park across Pleasant Valley Road
South	Residential Low	Single-Family Zone (R-1)	Single family homes across Etting Road
East	Public Semi-Public Residential Low-Medium	Community Reserve (C-R) Multiple-Family AAHOP(R-2-AH)	Masonic Cemetery 101-unit apartments 70-unit seniors residential (approved)
West	Public Semi-Public	Community Reserve* (CR)	Japanese Cemetery, County Historical Landmark No. 17
* Zoning consistent with the 2030 General Plan.			

- 4) Background Information:** The existing project entitlements were granted in 2018. The existing entitlements include AAHOP DDR (PZ No. 15-200-01) which was approved on June 27, 2018, contingent upon approval of a Density Bonus permit (PZ No. 18-535-02), which was approved by the Planning Commission on August 2, 2018. These entitlements allowed for the development of 42 lower-income affordable apartments in four connected structures around a recreation area and community room/learning center; and 77 vehicle and 5 motorcycle parking spaces for a total of 82 resident parking spaces. The approvals also included nine concessions, waivers, or reductions to development standards not already included by its AAHOP status:

Approved Project Deviations

AAHOP concession	1) 40 ft. parking lot access throat not required.
AAHOP 10 percent reduction in numerical standards	2) Entry roof projection into front yard setback at 18 ft. 3) Balcony dimension reduced to 9 ft. in one dimension. 4) Unit storage reduced from 225 cf. to 202.5 cf.
Density Bonus concessions	5) Counting five motorcycle spaces as vehicle spaces. 6) Convert two finger planters to parking spaces. 7) Reduced Interior Yard Space from 30% to 14.6%.
Housing Accountability Act	8) Allow hardscape for lawn in open space area. 9) Allow the same projection for covered balconies as ground patios into front yard setbacks.

Following the approval of the original entitlements, on August 12, 2019, a Minor Modification was approved for the inclusion of a new solar carport over the west parking lot, as well as changes to the roof style from hip roofs to mansard roofs for the four proposed multi-family residential buildings. The change in roof style was necessary in order to accommodate the proposed rooftop solar panels. The existing entitlements were granted for a time period of 36-months and, therefore, are not set to expire until August 2, 2021. Due to the COVID-19 pandemic, Director Order 20-08 extended the term of the underlying entitlement by one additional year, therefore, the existing entitlements are not set to expire until August 2, 2022.

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

This modified Project includes revisions to a previously approved project that was previously found to be Categorical Exempt from the CEQA pursuant to Section 15332 of the CEQA Guidelines. The modified Project consists of the construction of the apartment complex with non-residential space, parking, landscaping and infrastructure improvements that are designed to be consistent with the General Plan land use designation of Residential Low-Medium and the zoning designation of Multiple-Family AAHOP. The Major Modification (MJMD) to the AAHOP DDR would allow for an increase in the number of units from 42-units to 58-units and associated site changes. The ministerial Density Bonus request would allow for a 20 percent density bonus, four concessions, and two Housing Accountability Act waivers under State Density Bonus Law. The proposed development is located on a 1.98-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species.

A row of mature Eucalyptus windrow trees (*Eucalyptus globulus*) along the southeast corner of the Project site is designated County Landmark No. 15. Under the prior approval, the original Project was granted a Certificate of Appropriateness by the County Cultural Heritage Board (CHB) to remove 16 of the 32 Blue Gum trees located on the Project property that were either dead, in poor health and a safety hazard, or needed to be removed for the development. Since the approval of the prior Project, the site has remained undeveloped. Given the amount of time since the original arborist report was prepared and reviewed, an updated arborist report was prepared for the modified Project. The updated arborists report was completed in 2021, and was submitted to the County Cultural Heritage Board (CHB) staff for review. The update report identified a total of 33 Blue Gum trees, fourteen of which are living and would be removed by the Project and four dead trees which would also be removed. The remaining 15 trees would be preserved, five of which are actually located off-site on the adjacent property. While there were slight changes due to the passage of time, the modified Project will have no greater impact on the Eucalyptus windrow than the original Project as the overall footprint has remained the same. The modified Project would be removing 18 of the 33 Blue Gum trees. The additional two trees being removed are the result

of the death of an additional tree, and a corrected tree count (what was previously thought to be a single tree to be removed is actually two separate trees that must be removed). After reviewing the modified plans and arborist report, CHB staff issued a cover letter to the previously approved Certificate of Appropriateness (Attachment C), confirming a new Certificate of Appropriateness was not required and all prior recommended conditions are sufficient and remain in effect. These conditions of approval require the Project to monitor and report annually on the health and safety of the 15 trees that would remain. If any of the 15 protected trees should fail, the Project would replace them at a ratio of 4:1 with another species selected in consultation with the CHB and the City. The CHB's Certificate of Appropriateness condition is included as Condition of Approval No. 29.

Given the large Eucalyptus windrow, which is a potential indicator of Monarch Butterfly Habitat, a Focused Monarch Butterfly Assessment (Assessment) was prepared for the site by a qualified biologist. The Assessment concluded that the Project site does not currently provide habitat for monarch butterflies, although monarchs may occasionally visit the site, nor does it provide monarch overwintering habitat. Therefore, it can be determined that the Project site has no value as habitat for endangered, rare, or threatened species. While the site is not Monarch Butterfly habitat, the landscape plan for the modified Project has been modified to incorporate Monarch Butterfly friendly plants, which will support any Monarchs should they visit the site. The landscape plan was reviewed as part of the Assessment and was determined to be suitable for adult Monarchs. Based on the conclusion of the Assessment and the revisions to the landscape plan, the modified Project will have no impact on Monarch Butterfly habitat.

As determined under the original project the modified Project would remain compatible with the Japanese Cemetery bordering on the Project's west side and Masonic Cemetery on the Project's east side. As with the original Project the modified Project will be designed so that fencing, landscaping, and parking total approximately 80 ft. between Building Nos. 2 and 3 and the Masonic Cemetery (east property line), and approximately 85 ft. between Building No. 1 and the Japanese Cemetery (west property line). As designed the Project definition, approved plans, and conditions of approval these environmental issues are resolved and do not disqualify the Project from use of the Section 32 "In-fill Development Project" Categorical Exemption. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply. 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 D) 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) Project Analysis:

- a) **General Discussion:** As discussed below, the Project has been found to be consistent with both the 2030 General Plan and the Oxnard City Code (OCC).

Pursuant to §16-420F(F) and (G) of the OCC, the approving body for the original AAHOP Project was the Community Development Director via a Development Design Review Permit (DDR) permit (OCC §16-181), and pursuant to OCC §16-410F(E) the Planning Commission is the decision maker for Density Bonus permit. Additionally, the Planning Commission is the decision maker for Major Modifications pursuant to OCC §16-561(A). The modified Project is being processed with a Major Modification and Density Bonus permit; therefore, the Planning Commission is the decision maker for the project. The table below provides a brief comparison of the key changes between the Approved Project and the proposed Modified Project.

Table of Changes

	Approved Project	Proposed Modified Project	Change
Number of Units	42-units (1-Managers unit)	58-units (1-Managers unit)	+16
Parking Spaces Required, per Density Bonus Law	62-spaces	77-spaces	+15
Parking Spaces Provided	82-spaces	91-spaces	+9
Max Building Height	36'-3"	36'-9"	+6"
Interior Yard Space	12,646 SF	9,606 SF	-3,040 SF
Number of Bedrooms	100-bedrooms	114-bedrooms	+14 bedrooms

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely-low-, very-low-, or low-income households with the exception of a manager's unit. The AAHOP designation for this site allows for a density of 24 dwelling units per acre instead of the 7-12 dwelling units/acre. The DB would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.8 units per acre, the 1.98 acre site is allowed 58 residential units. As a 100 percent affordable project, the Project would be eligible for up to a 50 percent density bonus which would allow for up to 72 units on

the site. The 58-unit Project is found consistent with the General Plan land use designation with the density allowed by both the AAHOP designation and the State Density Bonus.

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

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5 CD-16.6	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. Provide for a Diversity of Housing Choices Provide for a range of housing choices for current and future residents in compliance with State housing element planning through a variety of land use designations and zoning classifications.	The Project consists of 20 one-bedroom units, 20 two-bedroom units, and 18 three-bedroom units. The modified Project also helps to meet the housing needs of the City's Veterans and Farmworkers.
CD-8.1	I	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The Project is adjacent to existing utilities in Pleasant Valley Road and Etting Road that adequately serve the proposed Project.
CD-14.2	I	Development Advisory Committee (DAC) Function Continue to require that a staff Development Advisory Committee review new development projects for consistency with the City's development policies and appropriateness for the proposed sites.	The Project includes development and performance conditions recommended by the Development Advisory Committee (DAC) to ensure that the Project complies with City permitting expectations and policies.

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).	The Project would tie into existing infrastructure which has the capacity to provide service to the proposed residential dwellings.
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 Project preserves 15 windrow trees and utilizes surface parking lots and landscaping and fencing to buffer the residential use from the adjoining Japanese Cemetery on the west and Masonic Cemetery on the east. The removal of 18 Eucalyptus windrow trees (County Landmark No. 15) was approved by the County Cultural Heritage Board (CHB) on April 13, 2017. On June 22, 2021, the CHB staff provided a memo on the modified Project.
ICS-8.5		Public Sidewalks and Pedestrian Orientation Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works Projects, especially for public sidewalks.	The proposed site design includes pedestrian and bicycle amenities and improves the Etting Road sidewalk connection to the Mar Vista Elementary School, Ocean View Junior High School, and Ocean View Early Education School.
CD-3.4 CD-14.1 CD-14.3 ICS-11.1 0 ER-9.4 ER-10.1	II	Neighborhood Quality of Life Design Review Process Functions Quality of Design Water Supply Findings for Smaller Projects Human Scale Development Promote Use of Native and Water Wise Plants	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
All others	III	Policies not listed as Class I or II	The Project does not conflict with Class III policies per General Plan, Chapter 9.

- c) **Conformance with Zoning Development Standards:** The proposed Project is located in the Multi-Family Residential - Affordable Housing (R2-AH) zoning district. Note that the Project has two front yard setbacks because the parcel is a through lot facing two streets. The Project is found consistent with the applicable development standards with application of concessions, reductions, and waivers listed below and as applied in the following two tables.

1. Parking (Density Bonus Law), Density (OCC 16-420E(B)), and Height (OCC 16-420F(B))
2. One AAHOP concession if over 16 units (OCC 16-420F(D)),
3. AAHOP 10 percent reduction in numerical standards (OCC 16-420F(E)),
4. Four Density Bonus concessions (Density Bonus Law), and
5. Housing Accountability Act (HAA) waivers (OCC 16-4100(E)).¹

R-2, Division 3, OCC Sections 16-40 through 16-50			
DEVELOPMENT STANDARD	REQUIRED	PROPOSED	COMPLIES?
Max. building height OCC 16-43	2 stories, not to exceed 25 feet	3 stories, 36' 9"	YES AAHOP OCC 16-420F(B)
Density OCC 16-44	3,500 SF per DU. No more than 6 units per building. No more than 1 one unit on lots < 50 feet avg. width or < 7000 SF.	AAHOP designation allows 24 units/acre. Density Bonus Law allows for a 50 percent density bonus = 72 units Project proposed 58 units.	YES AAHOP OCC 16-420E(B) and Density Bonus Law
Front yard setback on Pleasant Valley Rd. (only Buildings No. 2 and No. 3) OCC 16-45(B)	Setbacks may average 20 ft. provided the houses are staggered between 15' – 25' & provided that there is a min. 20' measured at the center line of the driveway between the garage door and the front property line.	Bldgs. 1 to 4 walls at 11 ft minimum Bldg. 2 ground patio at 14 ft. Bldg. 3 corner patio at 17 ft. Bldg. 2 balcony at 14 ft.	YES, Density Bonus concession #1 for reduced front yard setback YES (OCC 16-307 allows 6 ft. projection for ground patios with an open railing not to exceed 42 in. in height YES HAA to allow 6 ft. projection for covered balcony into front yard setback, same as patios.
Front yard setback on	Setbacks may average 20 ft. provided the houses are staggered between	All structure walls at 22.5 ft.	YES YES

¹ GC 65589.5(d) is the Housing Accountability Act which requires waiver of affordable housing design review standards unless findings are made that granting a waiver would have a specific adverse impact on public health or safety. OCC 16-4100(E) incorporates the same waiver requirement.

Etting Road (only Buildings No. 1 and No. 4) OCC 16-45(B)	15' – 25' & provided that there is a min. 20' measured at the center line of the driveway between the garage door and the front property line.	Bldg. 1 balconies at 13 ft. Bldg. 4 entrance roofing at 18.5 ft.	HAA for 6 ft. projection for covered balcony into front yard setback with an open railing not to exceed 42 in. in height YES. AAHOP 10% reduction in setback to 18 ft.
Side yard setback OCC 16-46(A)	10% of lot width, not less than 3 feet or more than 5.	10 ft. on east parcel lot line 9 ft. on west parcel lot line	YES
Rear yard setback OCC 16-47	25% of lot depth, not to exceed 25 feet.	No rear yard (through parcel)	Not Applicable
Interior yard space (IYS) OCC 16-48	30% of lot area, min. dimension of 15' x 15'. Area open from ground to sky (see exceptions 16-304 to 16-307).	11.1% (9,606 sf) qualifying patios and open space not counted towards parking lot landscaping or attached dwelling unit open space	YES Density Bonus concession #3 for reduced IYS.
Accessory buildings OCC 16-49	May be in required rear yard. Must be at least 6 feet from main building. Only 1 story high.	2 trellis structures are outside the setbacks.	YES
Fences/hedges - front yard OCC 16-308	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, and then may not exceed 18 inches.	Fence and gate at east parking lot exit to Pleasant Valley Rd is at 6 ft. in front setback. Fencing considered necessary by Police Dept.	YES. OCC 16-316 allows higher fence height in front setback for public safety
Fences/hedges - side & rear yards OCC 16-309	Not to exceed 7 feet in height.	6 ft. wrought iron fencing along east and west lot lines	YES
Parking spaces Resident OCC 16-622	1 space in a garage for each 1-bedroom unit, and 2 spaces in a garage for each unit with 2 -5 bedrooms. 3 garage spaces for 6 bedrooms; 4 garage spaces for 7 bedrooms, 5 garage spaces for 8+ bedrooms.	State Density Bonus parking requirements apply. 1BR X 20 X 1 = 2 spaces 2BR X 20 X 1.5 = 30 spaces 3BR X 18 X 1.5 = 27 TOTAL = 77 Cannot require garage or covered spaces. Must allow tandem spaces.	YES Density Bonus parking
Parking spaces Visitor OCC 16-622	For 1 st 30 units, 1 visitor space for each unit, and 0.5 visitor spaces per unit thereafter.	None	YES AAHOP parking

Parking landscaping OCC 16-641 (A) to (E)	5 feet along property line 10-foot wide strip along any street or alley. 5% of parking area. For every 10 spaces, 9 foot finger w/2 trees	5 ft. and 5.6% on east lot, 5 ft. and 7.9% on west side, 10 ft. planters provided per 10 spaces, three less finger planters than required (used for additional parking)	YES, Density Bonus Concession #2 three less parking lot finger planters.
Parking Lot Throat OCC 16-636(F)	with 40+ spaces, provide 40-foot deep throat	Not provided. (City Traffic Engineer determined there is no safety issue if not provided.)	YES AAHOP Concession

ATTACHED DWELLING UNIT STANDARDS Division 2 Section 16-360 through 16-363			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Min. Dwelling Unit Size OCC 16-362(A)	One bedroom: 450 sq.ft. Two bedroom: 800 sq.ft	1BR = 753 sf 2BR = 965 sf	YES
Building Separation OCC 16-362 (B)	Equal to the half the height of the taller structure unless otherwise determined by health and safety requirements during the DAC review process.	All buildings connected by second and third floor walkways creating a single structure	YES
Recreation Facilities (12 units or more only) OCC 16-362 (C)	Include at least one of the following: Swimming pool, spa, tennis, basketball, or volleyball courts, BBQ/picnic area, recreation building, exercise course, children's play equipment, or other's as approved by Planning Commission	Tot lot and BBQ area.	YES
Open Area (12 units or more) OCC 16-362 (D)	One "lawn area" of not less than 2,500 sq.ft. with minimum dimension of not less than 35'	Proposed area largely hardscape. Central recreation area is 2,500 sf 35 ft. dimensions provided.	YES HAA to allow hardscape for "lawn"
Distance to garage from DU OCC 16-362 (E)	75'	No garages	YES Density Bonus parking
Balconies & Patios OCC 16-362 (F)	All 2 nd story dwelling units shall have at least one patio or balcony having a minimum dimension of 10'	9 X 15 ft. = 135 sf is minimum sized patio. All patios have 9 ft. dimension.	YES AAHOP 10% dimension reduction to 9 ft. in one direction.

		Eliminate private balcony requirement for 20 second story units.	Yes, Density Bonus Concession #4 Eliminate private balcony requirement for 20 second story units.
Balcony Enclosure OCC 16-362 (G)	All balconies and patios shall have railings or walls which provide at least 50% enclosure	Fully enclosed railing wall	YES
Storage Areas OCC 16-362(H)	Each unit shall have a storage area of at least 225 cubic ft. not to intrude into the minimum garage dimensions	Range from 202.5 to 210 sf.	YES AAHOP reduction by 10%
Utility Meters OCC 16-362 (J)	Wall mounted meters shall be screened or integrated into the building design	All wall mounted meters shall be screened.	YES with condition of approval.
Refuse Enclosures OCC 16-362 (K)	Designed to reflect the major design elements or details of the residential units & provide pedestrian access.	Similar style with flat roof and stucco walls, painted to match.	YES

In summary, the Project relies on the following for compliance with Ten development standards not already included by its AAHOP status:

AAHOP entitled density, height, and parking at this site	• Height up to six stories • Density up to 24 units/acre • 1 parking space for efficiency and 1-bedroom units • 2 spaces for 2 or more bedrooms units • Covered or garage parking not required • Guest parking not required
AAHOP concession (1)	1) 40 ft. parking lot access throat not required.
AAHOP 10 percent reduction in numerical standards (3)	2) Entry roof projection into front yard setback at 18 ft. 3) Balcony dimension reduced to 9 ft. in one dimension 4) Unit storage reduced from 225 cf. to 202.5 cf.
Density Bonus concessions (4)	5) Reduce the front yard setback along Pleasant Valley Road from 20 ft. to 11 ft. for buildings, based on the anticipated location of the future Right Of Way dedication (not the existing property line). 6) Convert 3 finger planters to parking spaces

	7) 8)	Reduced Interior Yard Space from 30% to 11.1% Eliminate private balcony requirement for 20 second story units.
Housing Accountability Act (2)	9) 10)	Allow hardscape for lawn in open space area Allow same projection for covered balconies as ground patios into front yard setbacks

Staff concurs with the Applicant that the aforementioned development modifications are necessary to feasibly achieve the AAHOP density and a site design, range of unit sizes, and amenities designed for families that also respects the neighboring cemetery uses and retention of 15 landmark windrow trees.

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

On July 16, 2013, the City adopted Ordinance No. (#2870) implementing the AAHOP-program establishing requirements and procedures. In December of 2016, the City updated and codified (OCC Division 7C, §420A-420H) the AAHOP-program by adopting Ordinance No. 2913 and designated additional AAHOP sites.

The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely low, very low-, or low-income households with the exception of a manager's unit. As described above in the General Plan Consistency section, the AAHOP designation for this site allows for a density of 24 dwelling units per acre. The DB would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.8 units per acre, the 1.98 acre site is allowed 58 residential units. However, as a 100 percent affordable project, the Project would be eligible for up to a 50 percent density bonus which would allow for up to 72 units on the site.

The modified Project is consistent with the AAHOP standards (OCC §16-420A to 16-420H) and parking pursuant to Density Bonus State Law, Government Code Section 65915(p). This Government Code section provides relief and preempts the City's off street parking requirements for bedroom vs number of parking stalls required, garage parking, and visitor parking. The following table provides a tabulation showing how the Project compares with the State Density Bonus Law.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(1)					
BEDROOM COUNT	# OF UNITS	OFF-STREET REQUIRED	PARKING		NOTE
			REQUIRED	PROVIDED	
1-Bed	20	1 Parking Stall	20	91	Pursuant to §65915(p)(1), the project provides 14 more parking stalls than required by Government Code
2 to 3 Bedrooms	38	1.5 Parking Per Unit	57		

Visitor Parking		No Visitor Parking Required	0		Section 65915
		Total:	77	91	

Pursuant to the State Density Bonus Law, the City must grant up to four (4) concessions for this 100% affordable project per Government Code Section 65915. As noted above, the Project is requesting four concessions as identified above. Pursuant to Density Bonus Law each concession must result in actual and identifiable cost reductions related to the provision of affordable housing. Justification for each concession is discussed in the following paragraph.

As a result of the City requesting a right-of-way dedication along Pleasant Valley Road to provide for pedestrian improvements, a reduction of the front setback along Pleasant Valley Road is required. The setback reduction would allow for the buildings to remain in their current configuration, while not creating a non-conforming issue. Additionally, should the buildings be required to be reduced in size to meet the new setback requirements, the number of units would be reduced, potentially increasing the fixed cost per unit, as discussed in more detail below. The initial cost for the installation of the finger planters is approximately \$7,750 per finger planter or approximately \$23,250 for the three finger planters. The cost of asphalt paving for the three parking spaces is roughly \$4,374, based on the estimated cost of \$9.00 per square foot for the paving. This would result in an immediate savings of approximately \$18,876. Private balconies have an estimated construction costs of approximately \$20/SF. Eliminating the 20 balconies from this Project would result in actual, identifiable cost reductions of approximately \$54,000 from the total development costs. Lastly, in order to provide the 30 percent interior yard space the project would need to eliminate buildings to allow for additional yard spaces. To provide sufficient space the Applicant estimates they would need to eliminate approximately 28-units, raising the fixed cost per unit from \$201,035 for a 58-unit project to \$388,667 for a 30-unit project. Based on the applicant's analysis of fixed cost, increasing the density from 30 units to 58 units creates a cost savings of approximately \$187,632 per unit. Therefore, the requested concessions would result in identifiable and actual cost reductions.

Pursuant to Section 16-410F, the Density Bonus is non-discretionary and falls under the approving authority of the Planning Commission. The Density Bonus (PZ 20-535-01) is a companion permit to the MJMD, which is also before the Planning Commission. As conditioned, and in-compliance with state law the project shall be 100 percent affordable to at least low-income households and shall be granted four (4) concessions or incentives. The Resolution approving the requested Density Bonus permit is included as Attachment E.

- e) **Oxnard Cultural Heritage Board:** The windrow trees along the east and south edges of the property are designated as County Landmark No. 15, a remnant of the many windrows that once crisscrossed the area prior to urban development. Under the approved

project the Applicant applied for and received approval of a Certificate of Appropriateness (COA) for the removal of 16 of the Eucalyptus trees that were either dead, in poor condition, or in the footprint of the proposed development. While the modified Project is not expanding its overall footprint, due to the continued deterioration of the trees onsite, an updated arborist report identified 18 trees that would need to be removed, with 15 to be maintained, ten of which are located on the Project site. The COA requires that 15 other Eucalyptus trees be pruned and maintained unless an arborist determines that removal is required. This COA condition of approval is fully incorporated within the conditions of approval.

- f) Site Design:** The Project parcel, trapezoidal in shape, is a through lot situated between two cemeteries. The proposed site design places three connected structures in the center of the parcel around a secured recreation area with a children's playground and landscaped seating area. Building No. 3, oriented east-west, is three-stories, and contains 22 units. Buildings Nos. 1 and 2, located on the northern portion of the Project site, are three stories and have 18 units each. The total number of apartments is 58, one of which is a manager's unit. The three apartment buildings have hip roofs, stucco finishes, and both interior and exterior staircases. A common elevator located between buildings 2 and 3 serves all of the buildings through the shared walkway, and Building 3 has a community room and laundry. With the exception of three parking lot finger planters and a reduction of interior yard space from 30% to 11.1% of lot area, landscaping is provided within and around the structures in compliance with R-2, Attached Dwelling Unit, and parking lot standards. Wrought iron fencing is to be installed along the Pleasant Valley Road frontage and along both parking lots abutting the adjoining cemeteries.
- h) Etting Road and Pleasant Valley Road Improvements:** The Project will dedicate approximately 11 ft. for widening of Pleasant Valley Road and a six-foot wide sidewalk within the public right-of-way on Etting Road fronting the Project. New curbs, gutters, and sidewalks will be developed along both frontages that connect to existing curbs, gutters, and sidewalks. The Project will continue the improvements to portions of Etting Road east of Olds Road to the City limit begun by the 101-unit apartment project at 2250 East Pleasant Valley Road to the east of the Project. Project Condition of Approval No. 221 includes Etting Road improvements that are required.
- i) Circulation and Parking:** In accordance with AHHOP, the Applicant is requesting the State Density Bonus (GC 65915(p)) parking standards that do not require covered or garage resident parking or any guest parking. Pursuant to these standards the Project is only required to provide 77 parking spaces, however, the Project is providing 91 spaces of which three are motorcycle spaces. As approved under the approved project, resident access to the two Project parking lots is only from Etting Road. Each parking lot has a gated exit onto Pleasant Valley Road for emergency vehicles and trash vehicle access.

- 7) Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on April 28, 2021 and June 9, 2021. Conditions of approval from DAC are included in the attached Resolution.
- 8) Community Workshop and Public Input:** The Project site is located within the Mar Vista Neighborhood. On May 26, 2021, the Project was presented to the Mar Vista Neighborhood. The primary comments received were related to concern regarding the amount of traffic and general questions regarding the Project.

On June 2, 2021, the applicant made a presentation to the Inter-Neighborhood Council Organization (INCO). Representatives from various neighborhoods attended the meeting where the Applicant made a presentation and thoroughly described the development proposal while showing details and answering questions. Persons in attendance raised questions and concerns regarding the lack of affordable housing in the community.

On June 21, 2021, the Project was presented to the public during the City's Community Workshop meeting. Notices were mailed out to property owners of the Mar Vista, College Park, and Terra Vista neighborhoods. Approximately 813 meeting notices were mailed by the applicant, and the Project site was posted with Project details and Community Workshop information. The meeting was attended by 22 members of the public to provide comments regarding the Project. The primary concerns were traffic and the availability of parking. As discussed above the parking is subject to a Density Bonus request, and the project is in compliance with parking standards. With regard to traffic, the City Traffic Engineer reviewed the Project for circulation and turning conflicts. The modified Project only includes a request for an additional 16-units, and as the overall Project is below the 90 unit threshold, a traffic study was not required pursuant to City standards.

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 subject property. To date, Staff has not received any concerns or public comments regarding the proposed Project.

- 9) Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action on PZ 21-550-02 (MJMD) and 21-535-05 (Density Bonus) may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal is not filed within 18 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Cultural Heritage Board Letter
- D. Notice of Exemption
- E. Draft Planning Commission Resolution Approving Planning and Zoning Permit Nos. 21-550-02 (Major Modification to PZ 15-200-01 (Development Design Review - All Affordable Housing Opportunity Program “AAHOP DDR”)) and 21-535-05 (Density Bonus), subject to certain findings and conditions.
- F. Staff Presentation

ATTACHMENT A

MAPS

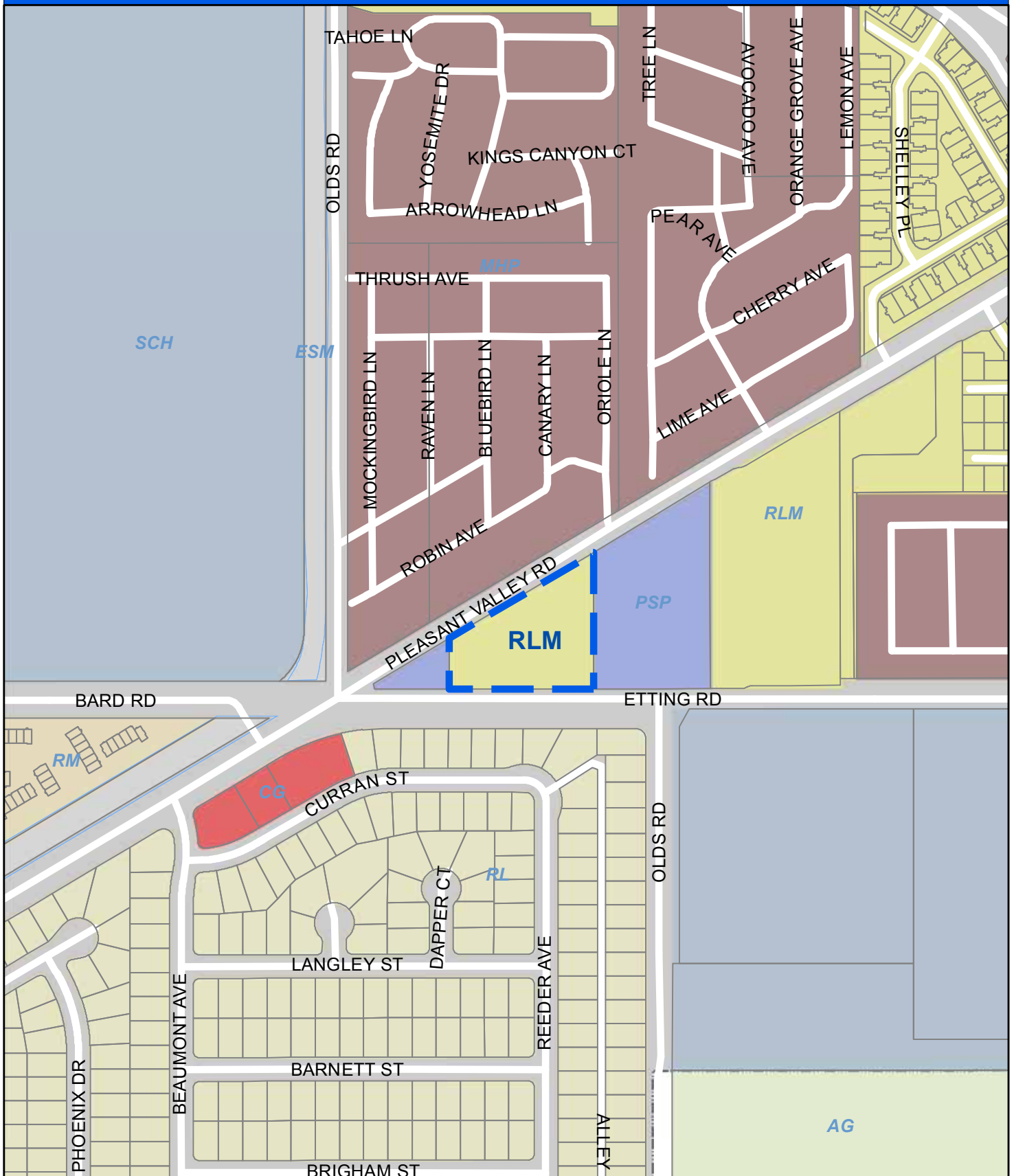
(VICINITY, AERIAL, GENERAL PLAN, ZONING)

Vicinity Map





2030 General Plan Land Use Map



Oxnard Planning
June 3, 2021

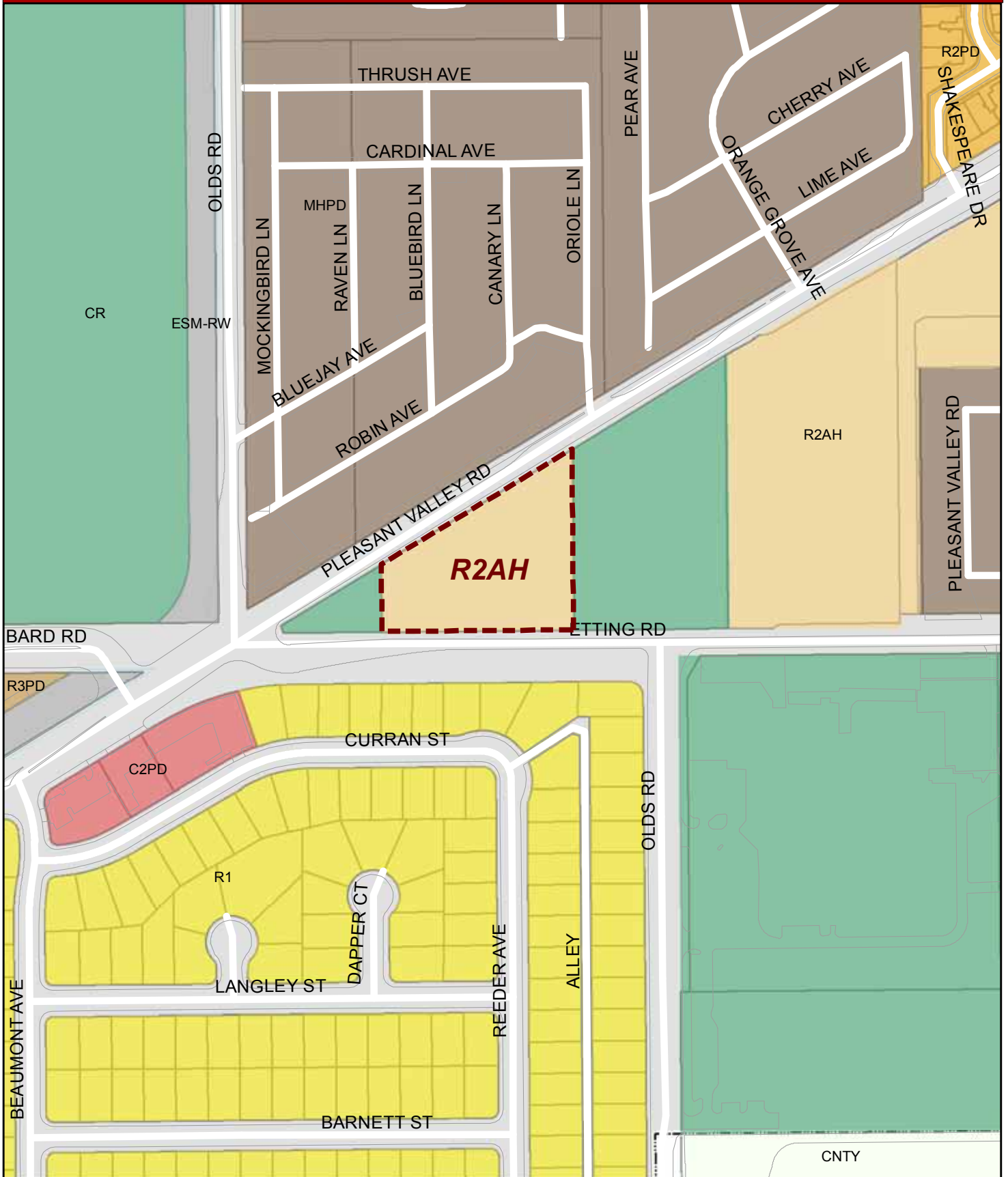
PZ 21-550-02
Location: 2161 Etting Rd
APN: 2250014020
Etting Road Project Revision
0 100 200 400 Feet

2030 General Plan Land Use Map



1:4,000

Zoning/Specific Plan Map



Oxnard Planning

June 3, 2021

PZ 21-550-02
 Location: 2161 Etting Rd
 APN: 2250014020
 Etting Road Project Revision
 0 50 100 200 300 400 Feet

Zoning/Specific Plan Map



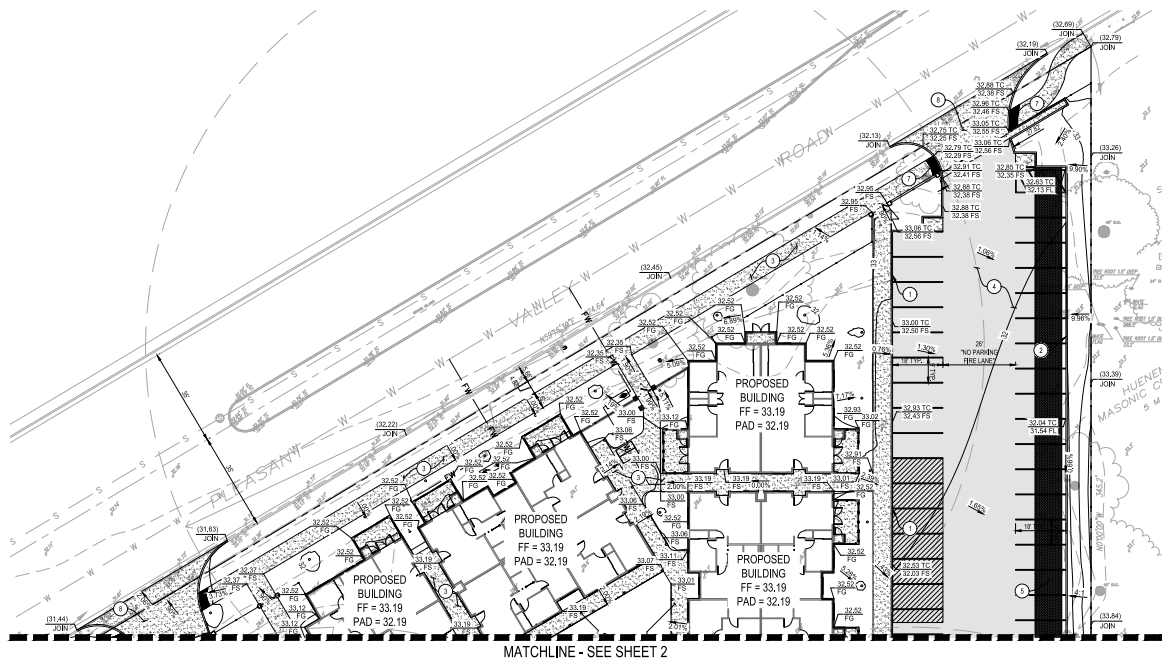
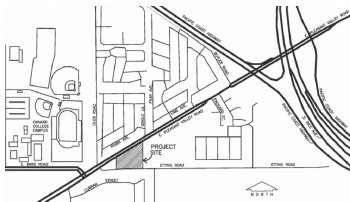
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ATTACHMENT B

REDUCED PROJECT PLANS

PRELIMINARY GRADING PLAN

APN: 225-0-014-020



GRADING CONSTRUCTION NOTES / LEGEND

1. CONSTRUCT 6" CURB TYPE A-4 PER CITY OF OXNARD STANDARD PLATE NO. 111.
2. CONSTRUCT 6" CURB AND BUTTER TYPE A24 PER CITY OF OXNARD STANDARD PLATE NO. 111.
3. CONSTRUCT P.C.2 SIDEWALK, MIN. 4" THICK PER CITY OF OXNARD STANDARD PLATE NO. 112 & 113.
4. CONSTRUCT A.C. PAVEMENT: 5" ASPHALT CONCRETE OVER 6" CLASS II BASE.
5. CONSTRUCT PERMEABLE PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. CONSTRUCT ENHANCED COLORED SCORED CONCRETE. SEE LANDSCAPE PLANS FOR DETAILS.
7. CONSTRUCT CURB RAMP PER CITY OF OXNARD STANDARD PLATE NO. 110.
8. CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 116.
9. CONSTRUCT SCORED CONCRETE. SEE ARCHITECTURAL PLANS FOR DETAILS.

GRADING NOTES

1. PROVIDE 8-INCHES MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION IS NOT MET.
2. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
3. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
4. TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS. BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.
5. CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND THEREBY COLLECTED NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
7. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
9. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40" BELOW FINISH GRADE AND 90% OF MAX. DRY DENSITY DEEPER THAN 40" BELOW FINISH GRADE. UNLESS A LOWER RELATIVE COMPACTION NOT LESS THAN 90% OF MAX. DRY DENSITY IS JUSTIFIED BY THE SOILS ENGINEER.
10. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
11. FINISHED GRADE NOT TO EXCEED A FOUR INCH VERTICAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.

ABBREVIATIONS

BFP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLOG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CD	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	PV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	R	RECEDE
ESMT	EASEMENT	RM	RISE ELEVATION
EG	EXISTING GRADE	RO	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRASH ENCLOSURE
FI	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL H, SUBDIVISION TO RANCHO EL RIO DE SANTA CLARA O LA COLOMA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, IN BOOK 3, MISCELLANEOUS RECORDS AT PAGE 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/4 INCH IRON PIPE SET IN THE SOUTHERLY LINE OF PLEASANT VALLEY ROAD DISTANT THEREON NORTH 91° 15' 30" EAST 250.73 FEET FROM A 4" X 4" POST SET AT THE MOST WESTERLY CORNER OF SAID PARCEL H, THENCE FROM SAID POINT OF BEGINNING,
1ST: NORTH 91° 15' 30" EAST 424.64 FEET ALONG THE SOUTHERLY LINE OF SAID PLEASANT VALLEY ROAD TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB LS 1848; THENCE,
2ND: SOUTH 345.13 FEET TO A NAIL AND METAL TAG STAMPED SGB LS 1948 SET IN THE SOUTH SIDE OF A LARGE EUCALYPTUS TREE IN THE NORTH LINE OF ETTING ROAD; THENCE ALONG SAID NORTH LINE,
3RD: WEST 365.00 FEET TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB LS 1842; THENCE,
4TH: NORTH 138.2 FEET TO THE POINT OF BEGINNING, CONTAIN INGRESS AND EGRESS 1.572 ACRES,
RESERVING UNTO THE GRANTOR HEREIN ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO ALL OIL, GAS, MINERALS, HYDROCARBONS AND ASSOCIATED SUBSTANCES IN, UNDER OR PRODUCED AND SAVED FROM SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF THE PROPERTY OR THE TOP FIVE HUNDRED (500) FEET OF THE SUBSURFACE THEREOF MEASURED VERTICALLY FROM THE SURFACE (COLLECTIVELY "MINERAL RIGHTS").

LEGEND

NEW	EXISTING

PREPARED BY:

CCE DESIGN ASSOCIATES, INC.
711 E. Daily Drive • Ste 107 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com

JAMES C. ADAMS, P.E.
R.C.E. No. 86086

DATE

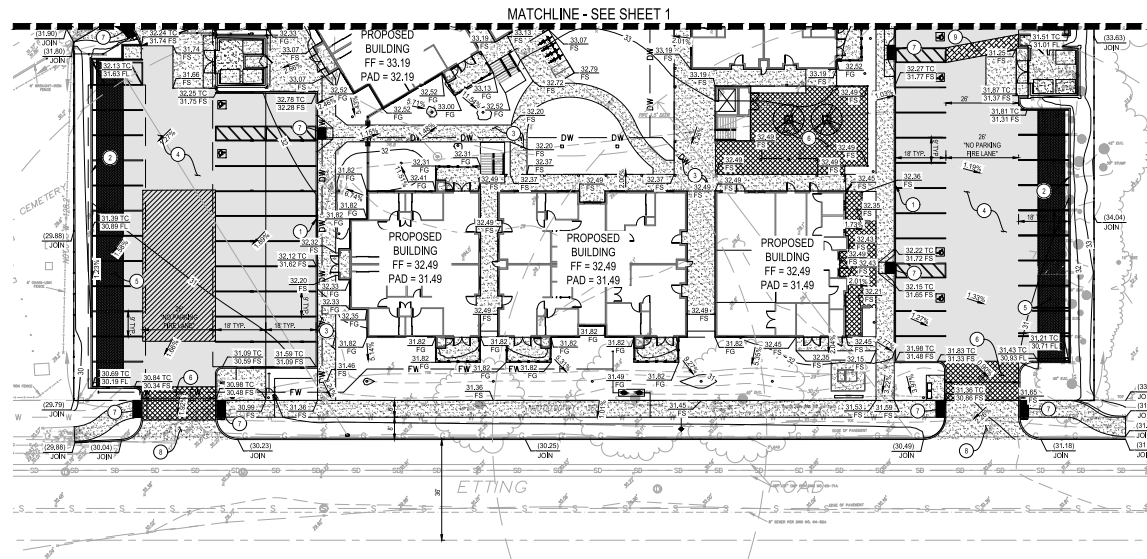
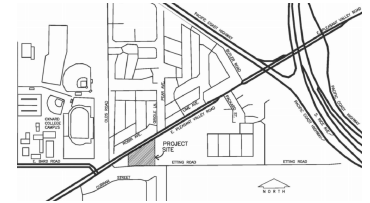


REVISIONS

NO.	DATE	DESCRIPTION	BY

ACCEPTED BY: DATE:
CITY ENGINEER: R.C.E. DATE:
SHEET NO. 1 OF 4
DRAWING NUMBER: XX-XXX
CHECKED BY: JC

APN: 225-0-014-020

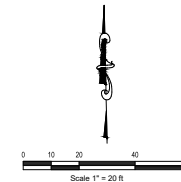


	①	CONSTRUCT 1' CURB TYPE A4 PER CITY OF ONTARIO STANDARD PLAN NO. 111.
	②	CONSTRUCT 1' CURB BUILT-UPPER TYPE A34 PER CITY OF ONTARIO STANDARD PLATE NO. 111.
	③	CONSTRUCT P.C.C. SIDEWALK 18" x 4" THICK PER CITY OF ONTARIO STANDARD PLATE NO. 112 & 113.
	④	CONSTRUCT A.C. PAVEMENT 5" ASPHALT CONCRETE OVER 9" CLASS II B.
	⑤	CONSTRUCT PERMEABLE PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
	⑥	CONSTRUCT ENHANCED COLORED SERRATED CONCRETE. SEE LANDSCAPE PLANS FOR DETAILS.
	⑦	CONSTRUCT CURB RAMP PER CITY OF ONTARIO STANDARD PLATE NO. 110.
	⑧	CONSTRUCT DRIVEWAY PER CITY OF ONTARIO STANDARD PLATE NO. 116.
	⑨	CONSTRUCT SLOPED CONCRETE. SEE ARCHITECTURAL PLANS FOR DETAILS.

1. PROVIDE MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION IS NOT MET.
2. RETAINING WALLS LOCATED CLOSE TO THE PROPERTY LINE THAT THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY REGISTERED PROFESSIONAL ENGINEER.
3. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPS ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
4. TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS. BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.
5. CLEANING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STEMS, ROOTS OF TREES AND OTHERS DETRIMENTAL MATERIALS FROM THE AREAS TO BE GRADED, CLEANING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLED.
7. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
9. MANHOLE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 80% MAX. DRY DENSITY WITHIN OF BELOW EXISTING GRADE TO 10% OF MAX. DRY DENSITY OF EXISTING GRADE TO 10% FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 80% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOIL ENGINEER.
10. TEMPORARY EROSION CONTROL, TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15, OBTAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
11. FINISHED GRADE NOT TO EXCEED A FOURFOUR HORIZONTAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.

BPF	BACKFLOW PREVENTION DEVICE	FF	FISHED FLOOR
BO	BLOWOFF	FG	FISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FB	FISHED BASE
BW	BATCH OF WALL	GB	GRADE BREAK
BLD	BUILDING	HP	HEAD POINT
CB	CATCH BASIN	IV	INVERT ELEVATION
CL	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORROGATED METAL PIPE	PIV	PIST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOT	R	RIDGE
ESMT	EASTING	RH	RM ELEVATION
E	EXISTING GRADE	RD	ROAD DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FH	FISHED FLOOR	TE	TRENCH ENCLOSURE
FDC	FIRE DEPARTMENT CONNECTION	WW	WATER WELL
FL	FIRE HYDRANT	WT	WATER TANK
FL	LOW LINE		

NEW	EXISTING	
		ASPHALT BERM BLOCK RETAINING WALL BUILDING CONCRETE CURB CONCRETE CURB CUT CONCRETE CURB & GUTTER CONTOUR LINE DEVELOPMENT EDGE OF PAVEMENT FENCE LINE GRADE BREAK LOT LINE MOSE LINE SANITARY SEWER SIDEWALK STORM DRAIN & CATCH BASIN TRACT BOUNDARY WATER AND WASTE METER

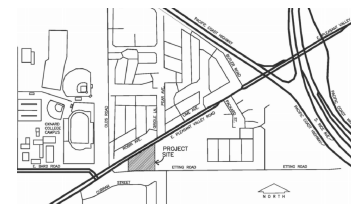


DATE _____



MARK	DATE	DESCRIPTION	BY	 Development Services Department
GRADING PLAN				ACCEPTED BY: <u> </u> CITY ENGINEER <u> </u> E.C.E. <u> </u> DATE <u> </u>
SHEET DRAWING NUMBER <u> </u>				REMOVED BY: <u> </u>
SCALE: HORIZ. <u>1"=40'</u> VERT. <u>1"=4'</u>				SHEET NO. <u>2</u> OF <u>4</u>
DATE <u> </u>	DRAWN BY: <u> </u>	CHECKED BY: <u> </u>	DRAWING NUMBER <u> </u> XXX-XXXX	

APN: 225-0-014-020



— S —	① INSTALL IF SEVERAL LATERAL SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLAN SHOWN FOR REFERENCE HEREON. REVIEW AND BACKFILL PER CITY OF OAKLAND STD. PLATE NO. 407. ② CONSTRUCT TERMINAL CLEANOUT PER CITY OF OAKLAND STD. PLATE NO. 407.
— SD —	① INSTALL PVC 8" SDR-35 STORM DRAIN PIPE (12" UNLESS NOTED OTHERWISE) PER LENGTH AND SLOPE PER PLAN. ② INSTALL NYLOPLAST 4" AREA DRAIN WITH METAL GRATE. ③ INSTALL BROOKS PRODUCTS CATCH BASIN (12") OR APPROVED EQUAL. ④ INSTALL BROOKS PRODUCTS CATCH BASIN (18") OR APPROVED EQUAL. ⑤ INSTALL CONTECH 18" CMP INFILTRATION SYSTEM OR APPROVED EQUAL. ⑥ INSTALL CONTECH 18" CMP INFILTRATION SYSTEM OR APPROVED EQUAL. ⑦ INSTALL CONTECH COS UNIT 15150 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT. ⑧ INSTALL CONTECH COS UNIT 20154 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT.

1. BACKFILLING AND COMPACTOR FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. WORK SHALL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE TRENCH. UPON THE COMPLETION OF THE TRENCH, THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMIT TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 4" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTAL AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
5. FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
7. MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
8. WATER LINES SHOWN HEREIN FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
9. FIRE HYDRANTS SHALL BE JONES 4.005 4042-0.2.
10. ALL CATCH BASINS SHALL HAVE A NO DUMPING DRAIN TO OCEAN PLACARD.

BF	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOV	BOTTOM OF WALL (AT GROUND)	GH	FINISHED GRADE
BW	BANK OF WALK	GB	GRADE BREAK
BL	BUILDING	HP	HEAD POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CO	CONCRETE	LP	LOW POINT
CONC	CONCRETE	NH	MANHOLE
COR	CORRODED METAL PIPE	PO	POST INDICATOR BOLT
DR	DRAIN	POC	POINT OF CONNECTION
DS	DRAIN SPOUT	RM	ROAD
ESBT	EGG SPOUT	RME	RIM ELEVATION
EG	EGGING GRADE	RO	ROOF
FC	FACE OF CURB	TOP	TOP OF CURB
FF	FINISHED FLOOR	TOP	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TDW	TRANSVERSE DRAIN
FH	FIRE HYDRANT	WW	WATER WALL
FL	FLOW LINE	WV	WATER VALVE

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

A PORTION OF PARCEL H, SUBDIVISION 72 RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, IN BOOK 3, MISCELLANEOUS RECORDS AT PAGE 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

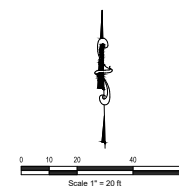
BEGINNING AT A 3/4 INCH IRON PIPE SET IN THE SOUTHERLY LINE OF PLEASANT VALLEY ROAD DISTANT THEREON NORTH 69° 15' 30" EAST 250.73 FEET FROM A 4' X 4' POST SET AT THE MOST WESTERLY CORNER OF SAID PARCEL H; THENCE FROM SAID POINT OF BEGINNING,

1ST: NORTH 99° 15' 30" EAST 424.64 FEET ALONG THE SOUTHERLY LINE OF SAID PLEASANT VALLEY ROAD TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB LS 1848; THENCE,
2ND: SOUTH 345.13 FEET TO A NAIL AND METAL TAG STAMPED SGB LS 1848 SET IN THE SOUTH SIDE OF A LARGE EUCALYPTUS TREE IN THE NORTH LINE OF ETING ROAD; THENCE ALONG SAID NORTH LINE,
3RD: WEST 365.00 FEET TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB LS 1842; THENCE,

4TH: NORTH 128.2 FEET TO THE POINT OF BEGINNING, CONTAIN INGRESS AND EGRESS 1.972 ACRES.

RESERVING UNTO THE GRANTOR HEREIN ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO ALL OIL, GAS, MINERALS, HYDROCARBONS AND ASSOCIATED SUBSTANCES IN, UNDER OR PRODUCED FROM AND SAVED FROM SAND LAND, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF THE PROPERTY OR THE TOP FIVE HUNDRED (500) FEET OF THE SUBSURFACE THEREOF MEASURED VERTICALLY FROM THE SURFACE (COLLECTIVELY "MINERAL RIGHTS").

NEW	EXISTING	
		ASPHALT BERM BLOCK RETAINING WALL SIDE CURB LINE CONCRETE CURB CONCRETE CURB CUT CONCRETE CURB & GUTTER CROWN LINE DRAINAGE EDGE OF PAVEMENT FENCE LINE GRADE BREAK LOT LINE NECE LINE SANITARY SEWER SIDEWALK STORM CATCH & BASSIN TRACT BOUNDARY WATER LINE AND WATER METER
NEW 100' CL CB S SD ☒ S ☐	EXISTING 100' CL CB S SD ☐ S ☐	



PREPARED BY:

CCE DESIGN ASSOCIATES, INC.

711 E. Daily Drive • Ste 107 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com

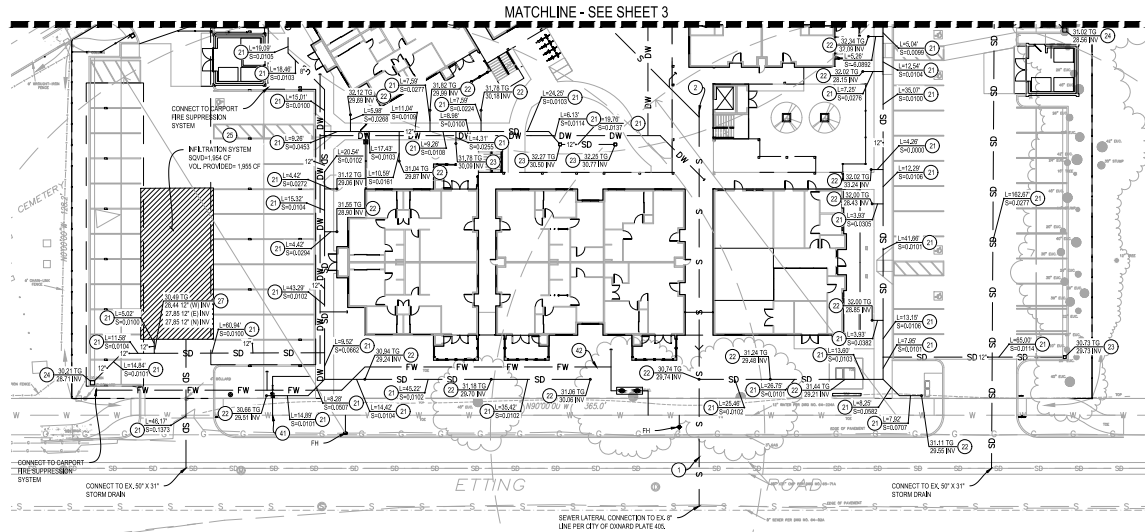
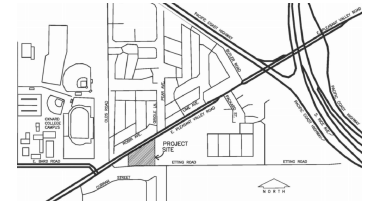


REVISIONS

[illegible]

PRELIMINARY UTILITY PLAN

APN: 225-0-014-020



UTILITY CONSTRUCTION KEYNOTES / LEGEND

- S** — ① INSTALL 8" SEWER LATERAL, SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS, SHOWN FOR REFERENCE HEREIN. TRENCH AND BACKFILL PER CITY OF OXNARD STD. PLATE NO. 602.
- ② CONSTRUCT TERMINAL CLEANOUT PER CITY OF OXNARD STD. PLATE NO. 407.
- SD** — ③ INSTALL PVC SDR-35 STORM DRAIN PIPE (12" UNLESS NOTED OTHERWISE), LENGTH AND SLOPE PER PLAN.
- ④ INSTALL NYLOPLAST 4" AREA DRAIN WITH METAL GRATE.
- ⑤ INSTALL BROOKS PRODUCTS CATCH BASIN (1212) OR APPROVED EQUAL.
- ⑥ INSTALL BROOKS PRODUCTS CATCH BASIN (1818) OR APPROVED EQUAL.
- ⑦ INSTALL CONTECH 18" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
- ⑧ INSTALL CONTECH 24" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
- ⑨ INSTALL CONTECH CDS UNIT 1515-3 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT.
- ⑩ INSTALL CONTECH CDS UNIT 2015-4 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT.
- DW** — ⑪ INSTALL 3" DOMESTIC WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 310.
- FW** — ⑫ INSTALL 8" FIRE WATER LINE WITH DDOV / FDC PER CITY OF OXNARD STD. PLATE NO. 311.

UTILITY NOTES

- BACKFILLING AND COMPACT FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- ALL WORK ON-DATE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES, PROVIDE A MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
- FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
- WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
- MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
- WATER LINES SHOWN HEREIN FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
- FIRE HYDRANTS SHALL BE JONES J-405 4"X42-12.
- ALL CATCH BASINS SHALL HAVE A "NO DUMPING DRAINS TO OCEAN" PLACARD.

ABBREVIATIONS

BPP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLDG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CD	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	R	REDUCE
ESMT	GASMENT	RM	RAIN ELEVATION
EG	EXISTING GRADE	RO	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRASH ENCLOSURE
FI	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

LEGAL DESCRIPTION

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

A PORTION OF PARCEL H, SUBDIVISION 1, RANCHO EL RIO DE SANTA CLARA O LA COLIMA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF VENTURA COUNTY, IN BOOK 3, MISCELLANEOUS RECORDS AT PAGE 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE SET IN THE SOUTHERLY LINE OF PLEASANT VALLEY ROAD DISTANT THEREON NORTH 91° 15' 30" EAST 250.73 FEET FROM A 4" X 4" POST SET AT THE MOST WESTERLY CORNER OF SAID PARCEL H, THENCE FROM SAID POINT OF BEGINNING,

1ST: NORTH 91° 15' 30" EAST 424.64 FEET ALONG THE SOUTHERLY LINE OF SAID PLEASANT VALLEY ROAD TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB L5 1848; THENCE,

2ND: SOUTH 345.13 FEET TO A NAIL AND METAL TAG STAMPED SGB L5 1948 SET IN THE SOUTH SIDE OF A LARGE EUCALYPTUS TREE IN THE NORTH LINE OF ETTING ROAD; THENCE ALONG SAID NORTH LINE,

3RD: WEST 365.00 FEET TO A 3/4 INCH IRON PIPE MARKED WITH A METAL TAG STAMPED SGB L5 1842; THENCE,

4TH: NORTH 138.2 FEET TO THE POINT OF BEGINNING, CONTAINING HEREIN AND EGRESS 1.572 ACRES.

RESERVING UNTO THE GRANTOR HEREIN ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO ALL OIL, GAS, MINERALS, HYDROCARBONS AND ASSOCIATED SUBSTANCES IN, UNDER OR PRODUCED AND SAVED FROM SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY TO THE PROPERTY OR THE TOP FIVE HUNDRED (500) FEET OF THE SUBSURFACE THEREOF MEASURED VERTICALLY FROM THE SURFACE (COLLECTIVELY "MINERAL RIGHTS").

LEGEND

NEW	EXISTING

PREPARED BY:

CCE DESIGN ASSOCIATES, INC.
711 E. Daily Drive • Ste 107 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com

JAMES C. ADAMS, P.E.
R.C.E. No. 86086

DATE



REVISIONS

NO.	DATE	DESCRIPTION	BY

APPROVED BY: **OXNARD** Development Services Department

UTILITY PLAN

ACCEPTED BY: **CITY OF OXNARD**

DESIGN NUMBER: **007**

REVISIONS:

NO. DATE DESCRIPTION BY

1. 11/11/21 1. 11/11/21 1. 11/11/21 1. 11/11/21

2. 11/11/21 2. 11/11/21 2. 11/11/21 2. 11/11/21

3. 11/11/21 3. 11/11/21 3. 11/11/21 3. 11/11/21

4. 11/11/21 4. 11/11/21 4. 11/11/21 4. 11/11/21

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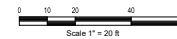
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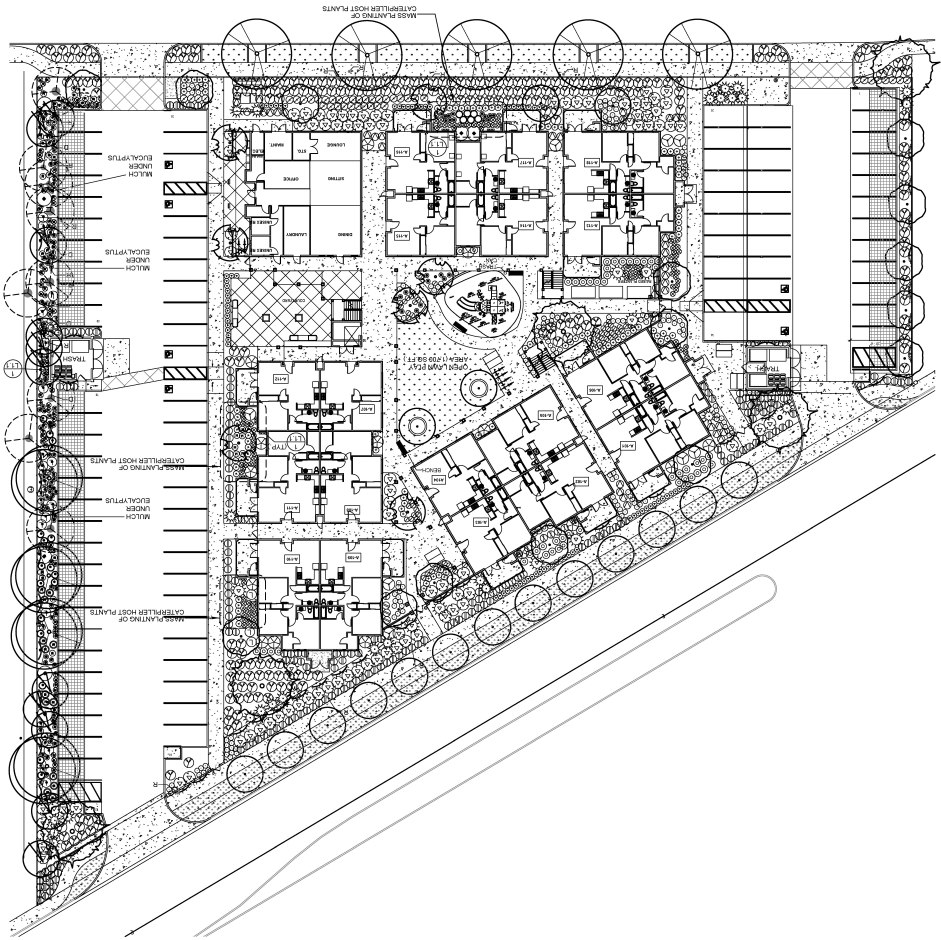
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10. 11/11/21 10. 11/11/21 10. 11/11/21 10. 11/11/21





1
L1-1

SCALE 1/4" = 1'-0"

CHESTNUT SUPPORT LEDGE

2x6 CEDAR POST ATTACHED TO THE TOP OF POST

4x4 CEDAR POST

FINISH GRADE

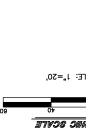
CRUSHED ROCK COMPACTED AROUND

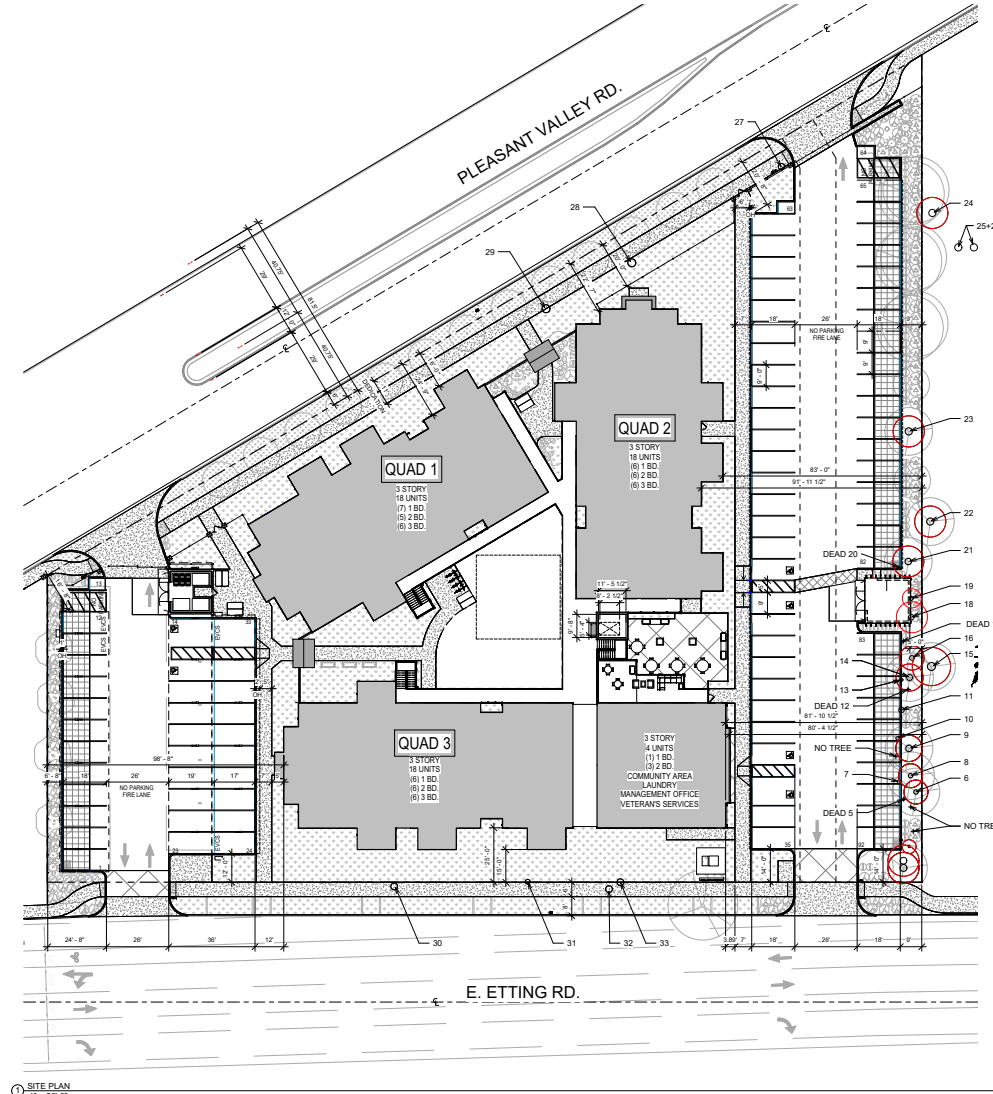
36"

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SYMBOL	DEFINITION
	EXISTING TREE TO REMAIN
	DEAD TREE TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	(see tree report)

EXISTING TREE LOCATIONS FOR REMOVAL AND FOR
PROTECTION IN PLACE ON THIS PLAN, ARE PER THE
TREE REPORT DATED 3-22-21 (SEE TREE REPORT)





1ST/ SITE PLAN AREAS		
NAME	AREA	% OF LOT
AMENITY		
COURTYARD	1469 SF	2
PLAY AREA	2707 SF	4
BUILDING		
QUAD 1	5725 SF	7
QUAD 2	5725 SF	7
QUAD 3	8125 SF	9
CIRCULATION		
ELEVATOR	87 SF	0.1
STAIR 1	64 SF	0.1
STAIR 2	64 SF	0.1
STAIR 3	64 SF	0.1
WALKWAY	9500 SF	10.6
DECKS/ PATIOS		
PATIO	1707 SF	2
HARDSCAPE		
CURB	615 SF	0.52
SIDEWALK	2351 SF	2.43
LANDSCAPE	19797 SF	22.93
PAVEMENT	27367 SF	32
TRASH ENCLOSURE	705 SF	0.1
UTILITY	130 SF	0.01
ELEVATOR EQ	48 SF	0.01
Grand total	86248 SF	100

LEGEND

- STORMWATER PERVIOUS PAVEMENT (SEE CIVIL PLANS)
- ENHANCED (COLORED) SOURED CONCRETE
- CONCRETE
- LANDSCAPING PER LANDSCAPE PLANS
- RIGHT OF WAY DEDICATION LINE
- PROPERTY LINE

1 SITE PLAN
1" = 20'-0"

LAUTERBACH & ASSOCIATES
ARCHITECTS
1000 10TH AVENUE, SUITE 100, DENVER, CO 80202
303.733.1111

ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
100 COUNTRY SQUARE, DENVER, CO 80202

TREE MAP

Print Date: 01/10/15 07:35 PM
Proj No: 05-201505

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2961 EAST ETTING ROAD, DENVER, CO 80202

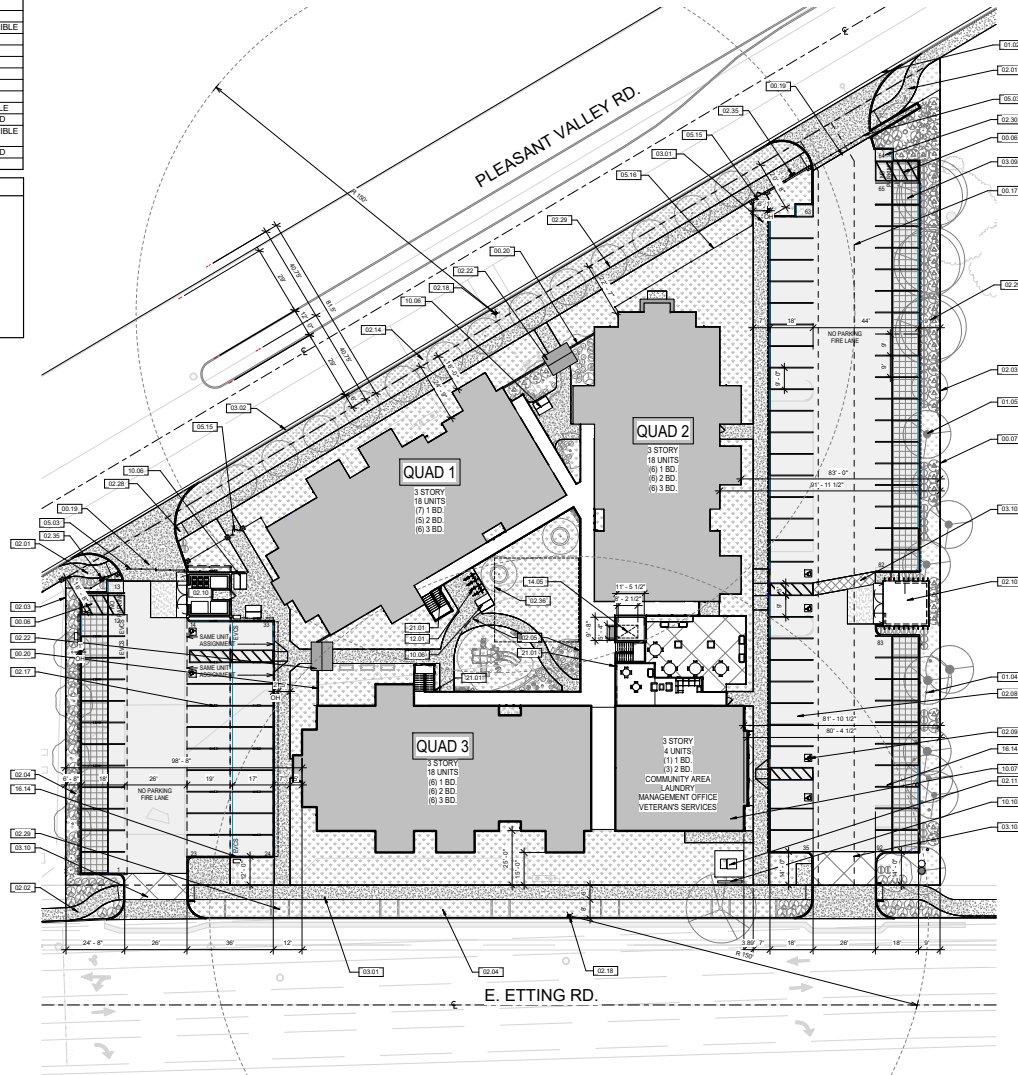
L2.1



LEGEND	
	STORMWATER PVIOUS PAVEMENT. SEE CIVIL PLANS
	ENHANCED (COLORED) SCORED CONCRETE
	CONCRETE
	LANDSCAPING PER LANDSCAPE PLANS
	RIGHT OF WAY DEDICATION LINE
	PROPERTY LINE

PARKING		
PARKING TYPE	COUNT	COMMENTS
ACCESSIBLE PARKING		
9' x 18'	1	(ASSGN)
9' x 18' (5' AISLE)	2	
12' x 18' (5' AISLE)	1	VAN ACCESSIBLE
MOTORCYCLE PARKING		
5' x 7'	3	
STANDARD PARKING		
9' x 18'	64	
TANDEM PARKING		
9' x 18'	9	
9' x 18'	1	ACCESSIBLE
9' x 18'	8	STANDARD
12' x 18' (5' AISLE)	1	VAN ACCESSIBLE (ASSGN)
12' x 18'	1	STANDARD
Grand Total	91	

PARKING CALCULATION	
2% OF THE NUMBER OF COVERED MULTIFAMILY DWELLING UNITS 58 PARKING SPACES ARE COVERED 58 X 0.03 = 1.74 SPACES	
2% OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS IN EACH TYPE OF PARKING FACILITY. 37 PARKING SPACES ARE COVERED 37 X 0.03 = 1.11 SPACES	
8% OF UNASSIGNED PARKING SPACES FOR GRADE-LEVEL ENTRANCES AND FACILITIES 53 SPACES ARE UNASSIGNED 53 X 0.08 = 4.24 SPACES	
TOTAL PARKING ADA SPACES REQUIRED = 6 SPACES TOTAL PARKING ADA SPACES PROVIDED = 6 SPACES	

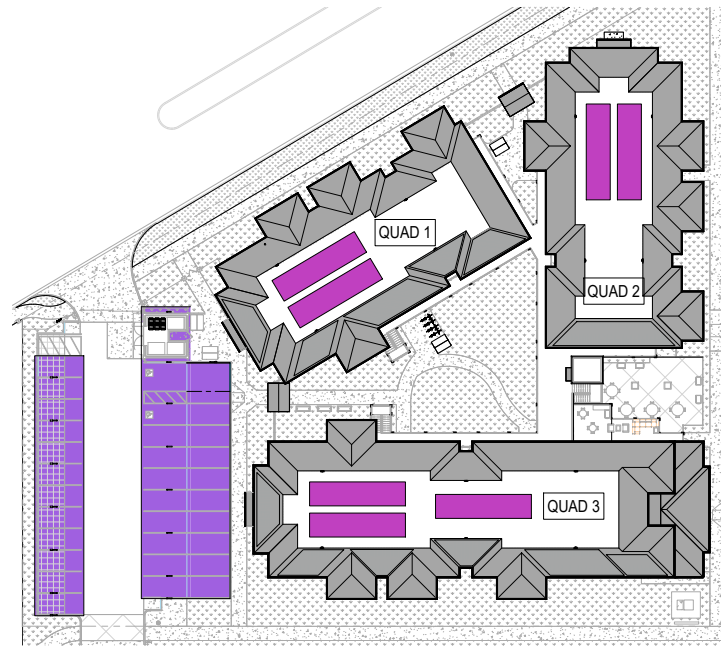


① SITE PLAN
1" = 20' 0"

- KEYNOTES**
- 00.06 VEHICLE TURN AROUND OUT SPACE. APPROPRIATE SIGN & PAVEMENT STRIPING TO BE PROVIDED.
 - 00.07 PROPERTY LINE
 - 00.17 15" WATER EASEMENT. SEE CIVIL DRAWINGS
 - 00.19 EMERGENCY AND TRASH ACCESS ONLY. NO RESIDENT ACCESS FROM PLEASANT VALLEY ROAD DRIVEWAYS.
 - 00.20 ARCADE WALL. PROJECT IS ONE BUILDING CONNECTED AT GROUND FLOOR BY WALLS AND UPPER FLOORS BY COVERED ROOFS AND WALKWAYS.
 - 01.02 EXISTING SIDEWALK TO REMAIN. PLEASANT VALLEY ROAD AND ETTING ROAD) SEE CIVIL DRAWINGS
 - 01.04 EXISTING TREE TO BE REMOVED. SEE LANDSCAPE DRAWINGS
 - 01.05 EXISTING TREE TO REMAIN. SEE LANDSCAPE DRAWINGS
 - 02.01 EXTEND NEW SIDEWALK AND CONNECT TO EXISTING. SEE CIVIL DRAWINGS
 - 02.02 SIDEWALK WITH CURB AND GUTTER (OFF-SITE). JOIN TO EXISTING. SEE CIVIL DRAWINGS
 - 02.03 PROVIDE VINE PLANTING ON METAL FENCE AT EAST AND WEST PROPERTY LINES.
 - 02.04 LANDSCAPE AREAS. SEE LANDSCAPE DRAWINGS
 - 02.05 3,000 SF. LAWN AREA. SEE LANDSCAPE DRAWINGS
 - 02.08 PARKING SPACE. STANDARD.
 - 02.09 PARKING SPACE. ACCESS COMPLIANT.
 - 02.10 TRASH ENCLOSURE. SEE SHEET A-4.4
 - 02.11 PROPOSED ELECTRICAL TRANSFORMER LOCATION.
 - 02.14 ARTIFICIAL TURF. SEE LANDSCAPE DRAWINGS
 - 02.17 SOLAR CARPORT. TO BE FIRE SPRINKLERED AND 150' RADIUS. SEE CIVIL DRAWINGS
 - 02.22 ARCADE WALL WITH SECURITY ENTRANCE. SEE SHEET A-4.3
 - 02.28 TRUNCATED DOMES. SEE CIVIL DRAWINGS
 - 02.29 PROPOSED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS
 - 02.30 BARBEQUE AREA. OUTDOOR GRILL. SEATING
 - 02.35 EMERGENCY VEHICLE ONLY. NO ACCESS SIGN
 - 02.36 30' X 30' MINIMUM LAWN AREA DIMENSIONS
 - 03.01 CONCRETE SIDEWALK. SEE CIVIL DRAWINGS
 - 03.02 CONCRETE CURB. SEE CIVIL DRAWINGS
 - 03.09 PERVIOUS PAVING. SEE CIVIL DRAWINGS
 - 03.10 ENHANCED COLORED SCORED CONCRETE. SEE LANDSCAPE DRAWINGS
 - 05.03 20' MIN. SLIDING SECURITY GATE. METAL "WROUGHT IRON" STYLE. 6' HT. TO MATCH SITE FENCING. ELECTRIC CLICK-TO-ENTER KNOCK SWITCH
 - 05.15 PEDESTRIAN GATE. 3' 6" X 6' HIGH WITH KNOX BOX. TO MATCH SITE FENCING.
 - 05.16 METAL FENCING. "WROUGHT IRON" STYLE. 6' HT. SEE DETAIL A-4.3
 - 10.06 BICYCLE STORAGE LOCKERS, LONG TERM BICYCLE PARKING.
 - 10.07 CLUSTER MAIL BOXES
 - 10.10 MONUMENT SIGN. SEE SHEET A-4.3
 - 12.01 SHORT TERM BICYCLE PARKING.
 - 14.05 3-STOP GURNEY SIZED ELEVATOR. 1-HR RATED HOISWAY DOORS
 - 16.14 ELECTRIC VEHICLE CHARGING STATION. SEE ELECTRICAL DRAWINGS
 - 21.01 WET STANDPIPE WITH CONNECTION ON EACH FLOOR

1ST/ SITE PLAN AREAS		
NAME	AREA	% OF LOT
AMENITY		
COURTYARD	1489 SF	2
PLAY AREA	2707 SF	4
BUILDING		
QUAD 1	5725 SF	7
QUAD 2	5725 SF	7
QUAD 3	8125 SF	9
CIRCULATION		
ELEVATOR	87 SF	0.1
STAIR 1	64 SF	0.1
STAIR 2	64 SF	0.1
STAIR 3	64 SF	0.1
WALKWAY	5500 SF	10.6
DECKS/PATIOS		
PATIO	1707 SF	2
HARDSCAPE		
CURB	615 SF	0.52
SIDEWALK	2351 SF	2.43
LANDSCAPE		
LANDSCAPE	19797 SF	22.93
PAVEMENT		
PAVEMENT	27367 SF	32
TRASH ENCLOSURE		
TRASH ENCLOSURE	705 SF	0.1
UTILITY		
ELECTRICAL	130 SF	0.01
ELEVATOR EQ.	46 SF	0.01
GARAGE	86248 SF	100

NOTE: INCORPORATE A MAINTENANCE PROGRAM TO ENSURE LANDSCAPE TREES DO NOT BLOCK BEDROOM EMERGENCY WINDOW EXITS



2 ROOF AREAS
1" = 20'-0"

Building Area Legend (EXACT SIZES & LOCATIONS TBD)

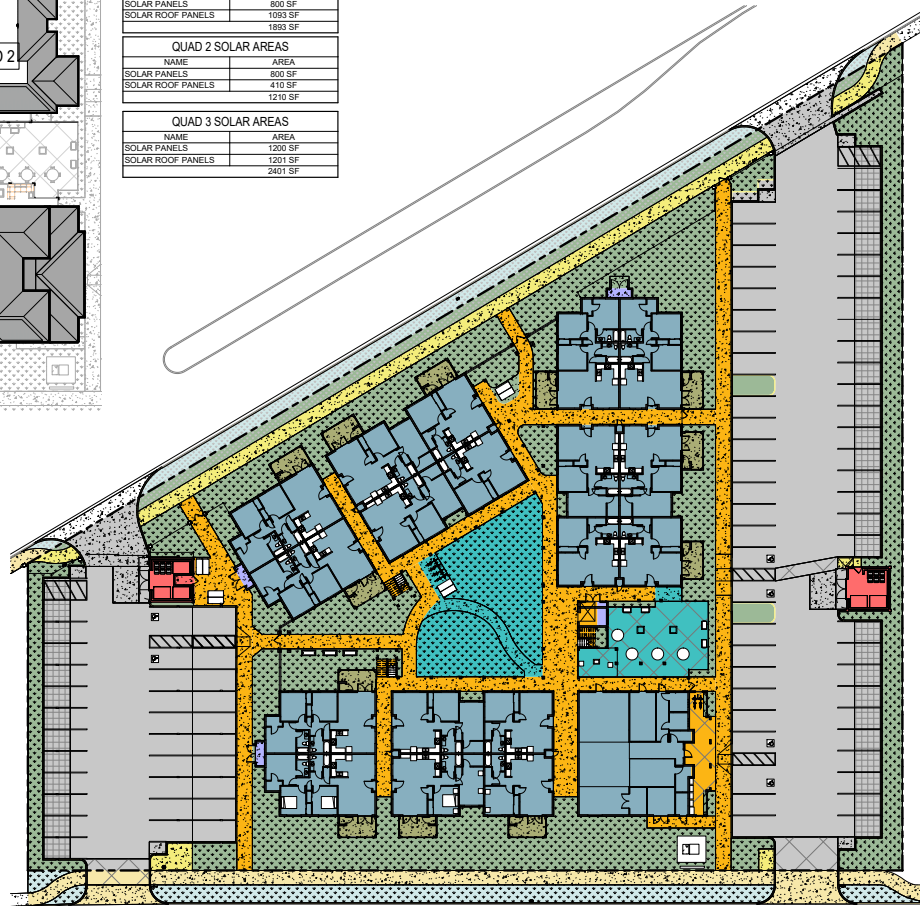
- SOLAR CARPORT
- SOLAR PANELS
- SOLAR ROOF PANELS

SOLAR CARPORT	
NAME	AREA
SOLAR CARPORTS	6348 SF

QUAD 1 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	800 SF
SOLAR ROOF PANELS	1093 SF
	1893 SF

QUAD 2 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	800 SF
SOLAR ROOF PANELS	410 SF
	1210 SF

QUAD 3 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	1200 SF
SOLAR ROOF PANELS	1201 SF
	2401 SF



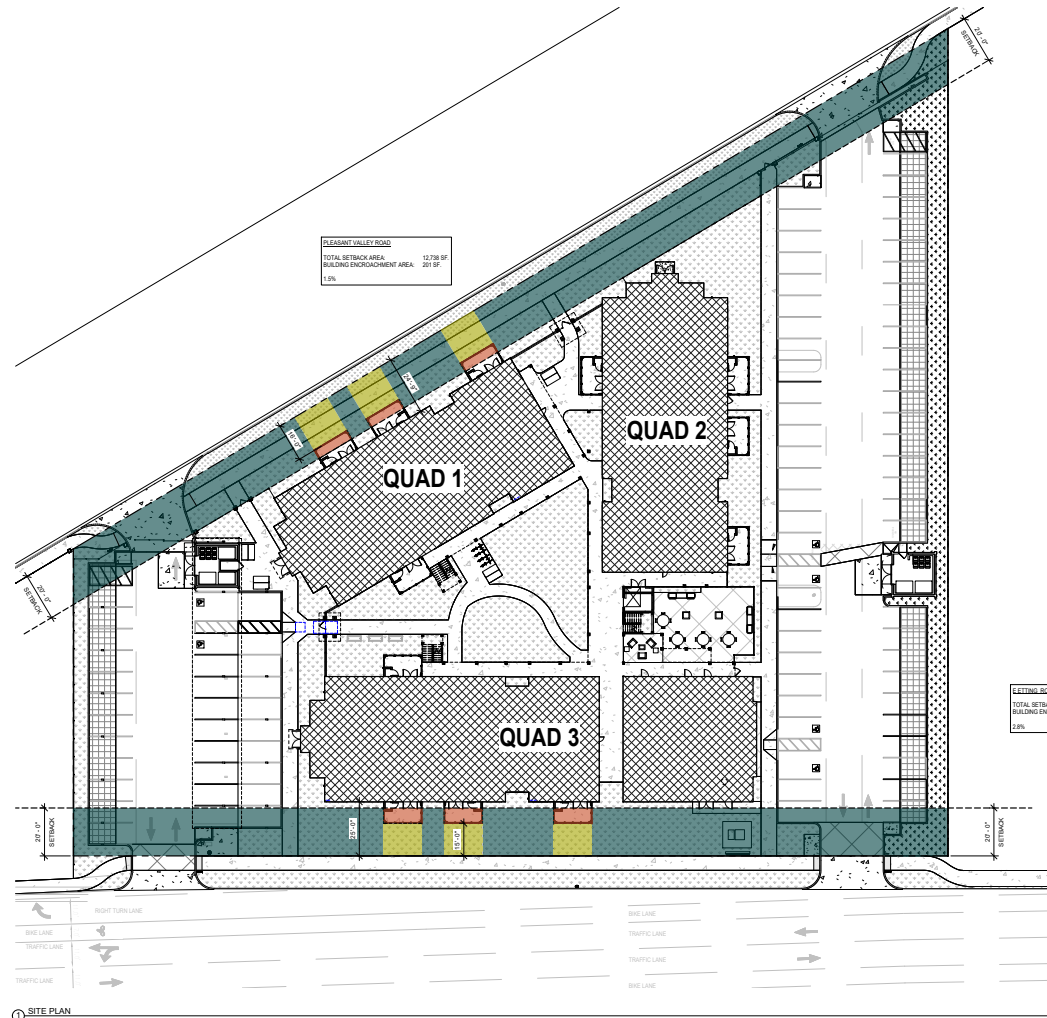
1 LEVEL 1 FF
1" = 20'-0"

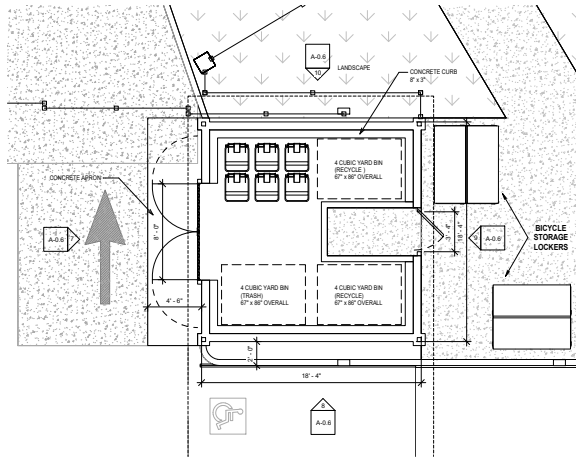
Building Area Legend

- AMENITY
- BUILDING
- CIRCULATION
- DECKS/PATIOS
- HARDSCAPE
- HARDSCAPE (OFF SITE)
- LANDSCAPE
- LANDSCAPE (OFF SITE)
- PAVEMENT
- TRASH ENCLOSURE
- UTILITY

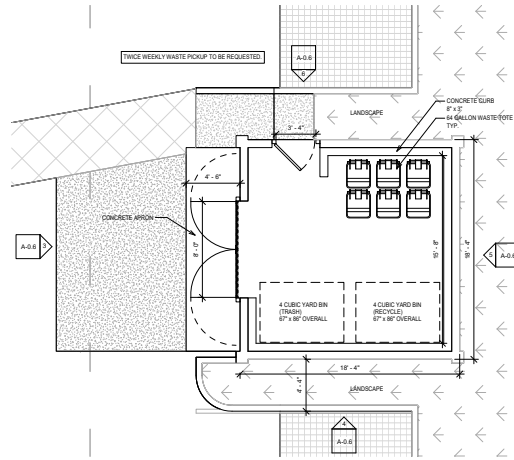
1ST/ SITE PLAN AREAS		
NAME	AREA	% OF LOT
AMENITY		
COURTYARD	1469 SF	2
PLAY AREA	3156 SF	4
BUILDING		
QUAD 1	5725 SF	7
QUAD 2	5725 SF	7
QUAD 3	8125 SF	9
CIRCULATION		
ELEVATOR	87 SF	0.1
STAIR 1	64 SF	0.1
STAIR 2	64 SF	0.1
STAIR 3	64 SF	0.1
WALKWAY	9051 SF	10.6
DECKS/PATIOS		
PATIO	1707 SF	2
HARDSCAPE		
CURB	615 SF	0.52
SIDEWALK	2351 SF	2.43
LANDSCAPE		
LANDSCAPE	19797 SF	22.93
PAVEMENT		
PAVEMENT	27387 SF	32
TRASH ENCLOSURE		
TRASH ENCLOSURE	705 SF	0.1
UTILITY		
ELECTRICAL	130 SF	0.01
ELEVATOR EQ.	46 SF	0.01
Grand total	86248 SF	100

OFF SITE AREAS		
Name	Area	% OF LOT
HARDSCAPE (OFF SITE)		
CURB	397 SF	
PAVEMENT	794 SF	
SIDEWALK	2597 SF	
LANDSCAPE (OFF SITE)		
LANDSCAPE	4099 SF	
Grand total	7887 SF	

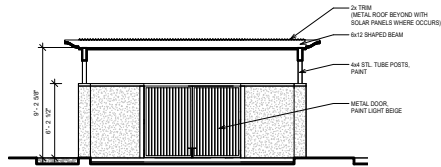




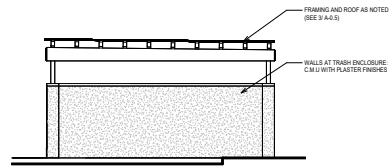
① TRASH ENCLOSURE - WEST
1/4" = 1'-0"



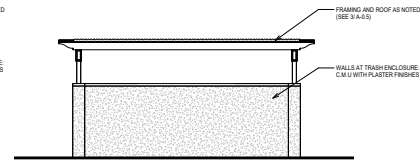
② TRASH ENCLOSURE - EAST
1/4" = 1'-0"



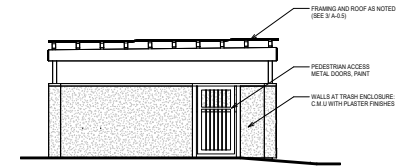
③ EAST T.E. - WEST
1/4" = 1'-0"



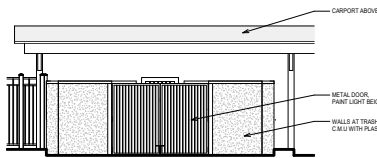
④ EAST T.E. - SOUTH
1/4" = 1'-0"



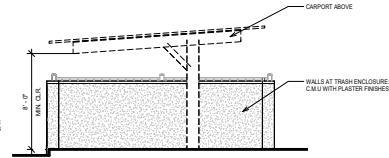
⑤ EAST T.E. - EAST
1/4" = 1'-0"



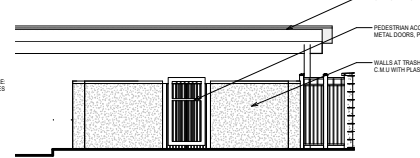
⑥ EAST T.E. - NORTH
1/4" = 1'-0"



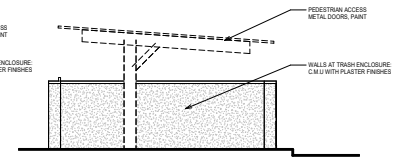
⑦ WEST T.E. - WEST
1/4" = 1'-0"



⑧ WEST T.E. - SOUTH
1/4" = 1'-0"



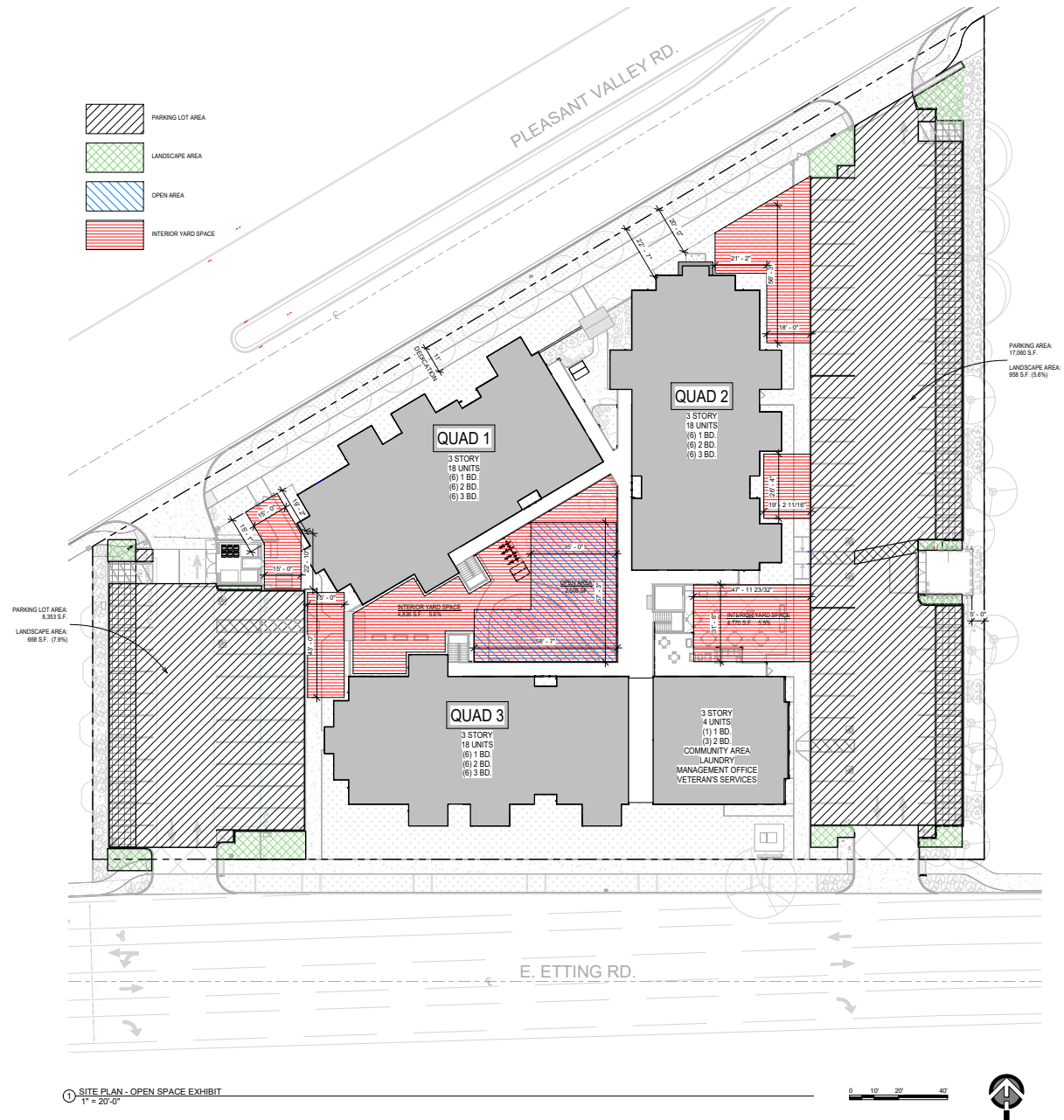
⑨ WEST T.E. - EAST
1/4" = 1'-0"

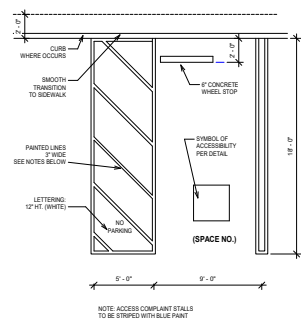


⑩ WEST T.E. - NORTH
1/4" = 1'-0"

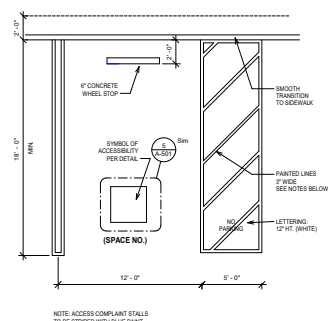
TRASH ENCLOSURES

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2961 EAST ETTING ROAD, OAKLAND, CA 94605

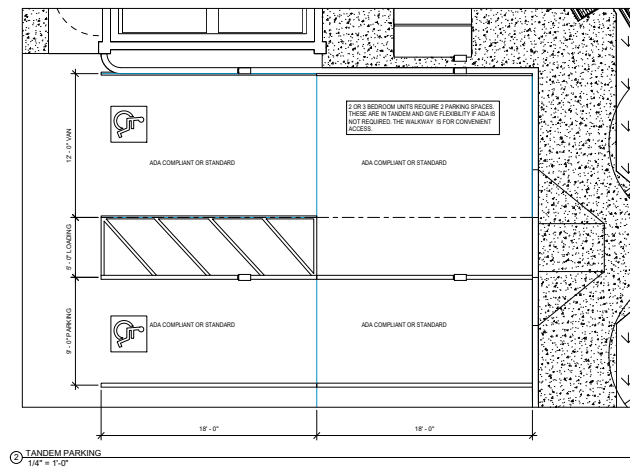




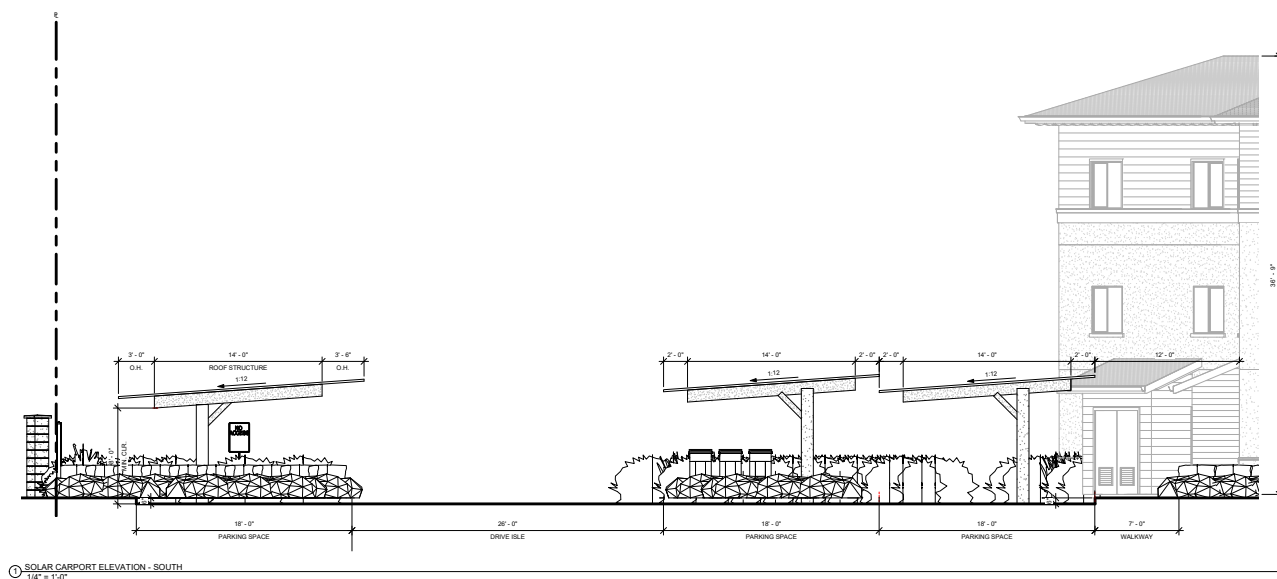
④ ACCESS - STANDARD PARKING STALL
1/4" = 1'-0"



③ ACCESS - PARKING STALL - VAN
1/4" = 1'-0"



② TANDEM PARKING
1/4" = 1'-0"

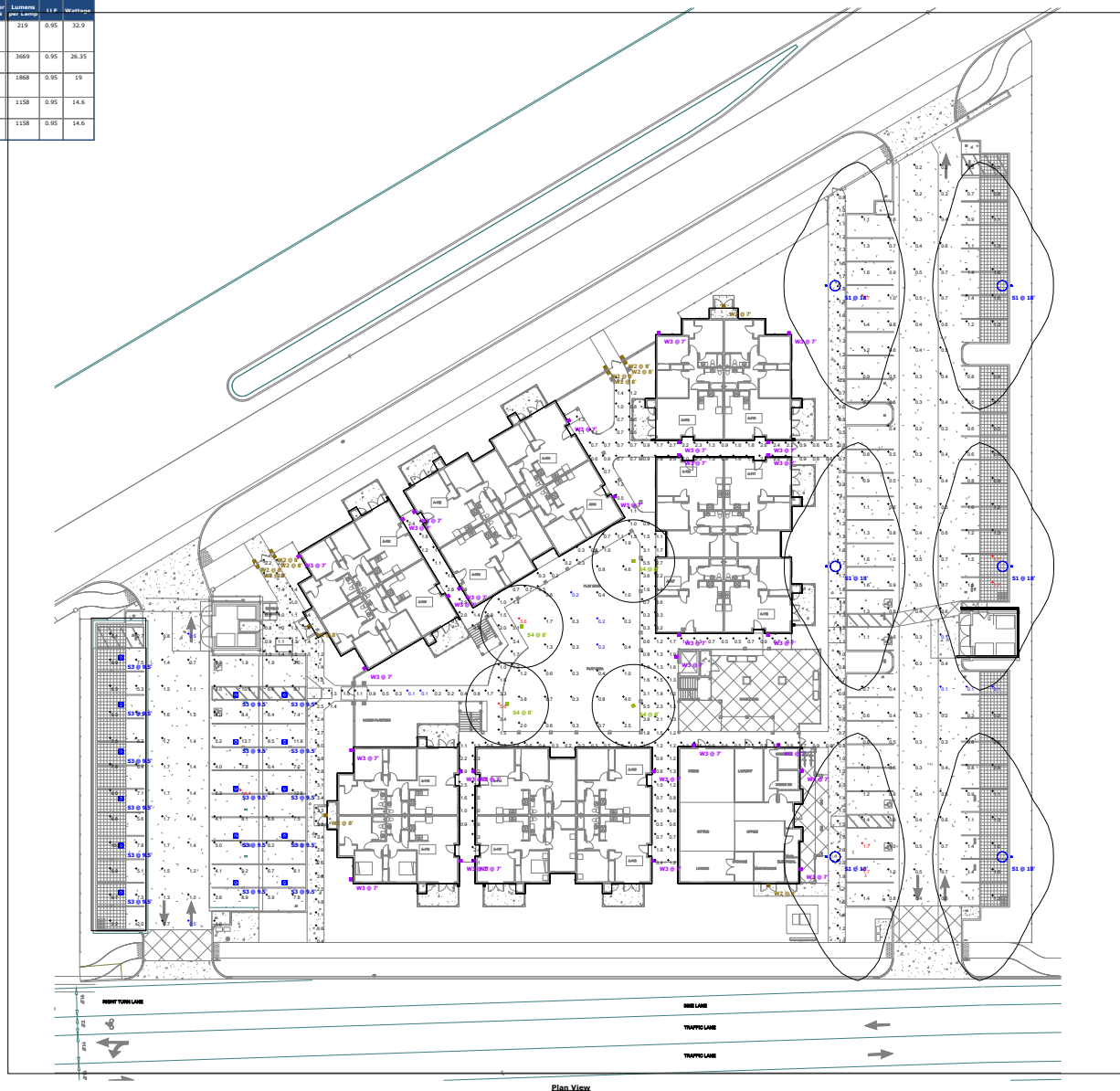


① SOLAR CARPORT ELEVATION - SOUTH
1/4" = 1'-0"

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Life Hours
	S1	6	U.S. ARCHITECTURAL LIGHTING	DS520 PLED PLED0 20	FABRICATED METAL HOUSING, 1 LED	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	219	0.95
	S3	16	Lithonia Lighting	CNY LED PO 40K MWLT XX	CNY LED Canopy RW=3.500m		168	3669	0.95
	S4	4	EVERGREEN	20120LS 20LED 2000	SERIES 20 POST MOUNT		1	1868	0.95
	W2	12	EVERGREEN	202212L 12LED 1200	SERIES 20 ARM MOUNT		1	1158	0.95
	W3	29	EVERGREEN	202212L 12LED 1200	SERIES 20 WALL MOUNT		1	1158	0.95

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST PARKING LOT	+	0.8%	1.7%	0.1%	17.0:1	8.0:1
PLAY AREA	+	1.3%	5.6%	0.3%	28.0:1	4.5:1
SIDEWALK	+	1.3%	5.6%	0.1%	56.0:1	13.0:1
WEST PARKING LOT	+	5.4%	14.4%	0.5%	28.8:1	10.8:1

Luminaire Locations						
No.	Label	X	Y	Z	MS	Orientation
1	S4	1063.70	709.51	8.00	8.00	57.83
2	S4	1015.34	710.37	8.00	8.00	0.00
6	S4	1020.89	739.52	8.00	8.00	0.00
7	S4	1063.72	764.94	8.00	8.00	0.00
148	S1	1137.35	870.48	18.00	18.00	0.00
78	S1	1137.95	651.58	18.00	18.00	0.00
79	S1	1137.67	762.90	18.00	18.00	0.00
80	S1	1208.62	870.48	18.00	18.00	0.00
81	S1	1208.62	651.58	18.00	18.00	0.00
82	S1	1208.74	762.90	18.00	18.00	0.00
36	S3	867.29	727.93	9.50	9.50	0.00
54	S3	867.29	709.93	9.50	9.50	0.00
15	S3	867.29	691.93	9.50	9.50	0.00
56	S3	867.29	673.93	9.50	9.50	0.00
57	S3	867.29	655.93	9.50	9.50	0.00
58	S3	867.29	637.93	9.50	9.50	0.00
75	S3	911.32	713.66	9.50	9.50	0.00
76	S3	911.32	695.66	9.50	9.50	0.00
77	S3	911.32	677.66	9.50	9.50	0.00
78	S3	911.32	659.66	9.50	9.50	0.00
79	S3	911.32	641.66	9.50	9.50	0.00
80	S3	930.03	713.66	9.50	9.50	0.00
81	S3	930.03	695.66	9.50	9.50	0.00
82	S3	930.03	677.66	9.50	9.50	0.00
83	S3	930.03	659.66	9.50	9.50	0.00
84	S3	930.03	641.66	9.50	9.50	0.00
3	W3	1071.56	650.08	7.00	7.00	0.00
4	W3	1071.51	684.34	7.00	7.00	0.00
9	W3	1073.37	852.34	7.00	7.00	0.00
21	W2	1098.35	862.62	7.00	7.00	0.00
27	W2	939.35	739.94	8.00	8.00	239.33
36	W2	945.24	642.53	8.00	8.00	275.00
38	W2	1062.90	839.32	8.00	8.00	329.04
40	W2	1056.16	837.10	8.00	8.00	148.83
41	W2	1059.37	843.09	8.00	8.00	329.04
44	W2	1060.62	840.07	8.00	8.00	148.83
45	W2	1115.52	1480.66	8.00	8.00	180.00
46	W2	818.41	764.92	8.00	8.00	329.04
47	W2	819.67	762.80	8.00	8.00	148.83
48	W2	104.68	768.79	8.00	8.00	329.04
49	W2	106.14	766.66	8.00	8.00	148.83
10	W3	1023.38	852.30	7.00	7.00	0.00
11	W3	1038.99	818.83	7.00	7.00	59.49
13	W3	935.33	766.73	7.00	7.00	236.73
14	W3	960.61	723.83	7.00	7.00	236.41
15	W3	953.35	642.98	7.00	7.00	275.00
16	W3	955.61	692.46	7.00	7.00	275.00
17	W3	1115.33	736.63	7.00	7.00	180.00
18	W3	1081.24	736.63	7.00	7.00	180.00
19	W3	1115.33	805.52	7.00	7.00	0.00
20	W3	1081.24	805.52	7.00	7.00	0.00
21	W3	1115.33	810.46	7.00	7.00	180.00
22	W3	1081.24	810.46	7.00	7.00	180.00
23	W3	1056.44	789.66	7.00	7.00	59.49
24	W3	975.24	762.64	7.00	7.00	59.49
25	W3	992.72	751.55	7.00	7.00	59.49
26	W3	996.99	754.42	7.00	7.00	240.23
27	W3	979.20	783.79	7.00	7.00	240.23
28	W3	997.56	650.08	7.00	7.00	90.00
29	W3	997.51	684.34	7.00	7.00	90.00
30	W3	1002.47	650.08	7.00	7.00	275.00
31	W3	1002.42	684.34	7.00	7.00	275.00
32	W3	1119.35	694.37	7.00	7.00	0.00
35	W3	1086.88	694.37	7.00	7.00	0.00
36	W3	1127.93	646.91	7.00	7.00	90.00
37	W3	1128.00	684.54	7.00	7.00	90.00
38	W3	1080.17	728.26	7.00	7.00	275.00



LAUTERBACH AND ASSOCIATES
ETTINGS ROAD APARTMENTS
081919

Designer
STEVE DOMINGUEZ
906-701-8156
6/15/2015
Scale
Not to Scale
Drawing No.
Summary



CS Lighting CNY LED Canopy Lighting

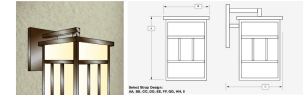


CS Lighting's CNY LED canopy lights are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.

- Features:**
- Long life span - up to 50,000 hours (typical)
 - Low energy consumption - up to 80% energy savings
 - Easy installation and maintenance
 - Available in a variety of sizes and finishes

Model	Wattage	Size	Finish	Weight	Height	Depth	Price
CNY-LED-100-100-100	100W	10" x 10" x 10"	White	1.5 lbs	10"	10"	\$120.00
CNY-LED-150-150-150	150W	15" x 15" x 15"	White	2.5 lbs	15"	15"	\$180.00
CNY-LED-200-200-200	200W	20" x 20" x 20"	White	3.5 lbs	20"	20"	\$240.00
CNY-LED-300-300-300	300W	30" x 30" x 30"	White	5.5 lbs	30"	30"	\$360.00
CNY-LED-400-400-400	400W	40" x 40" x 40"	White	7.5 lbs	40"	40"	\$480.00

CS Lighting is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.



Standard Features:

- 100W LED
- 10" x 10" x 10"
- White finish
- 10' height
- 10" depth
- 10" width
- 10" height
- 10" depth
- 10" width

Part #	Length	Width	Height	Weight	Price
20-100-100-100	100"	100"	100"	1.5 lbs	\$120.00
20-150-150-150	150"	150"	150"	2.5 lbs	\$180.00
20-200-200-200	200"	200"	200"	3.5 lbs	\$240.00
20-300-300-300	300"	300"	300"	5.5 lbs	\$360.00
20-400-400-400	400"	400"	400"	7.5 lbs	\$480.00

Evergreen Lighting is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.



Standard Features:

- 100W LED
- 10" x 10" x 10"
- White finish
- 10' height
- 10" depth
- 10" width
- 10" height
- 10" depth
- 10" width

Part #	Length	Width	Height	Weight	Price
20-100-100-100	100"	100"	100"	1.5 lbs	\$120.00
20-150-150-150	150"	150"	150"	2.5 lbs	\$180.00
20-200-200-200	200"	200"	200"	3.5 lbs	\$240.00
20-300-300-300	300"	300"	300"	5.5 lbs	\$360.00
20-400-400-400	400"	400"	400"	7.5 lbs	\$480.00

Evergreen Lighting is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.

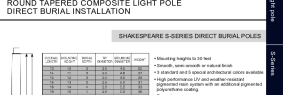


Standard Features:

- 100W LED
- 10" x 10" x 10"
- White finish
- 10' height
- 10" depth
- 10" width
- 10" height
- 10" depth
- 10" width

Part #	Length	Width	Height	Weight	Price
20-100-100-100	100"	100"	100"	1.5 lbs	\$120.00
20-150-150-150	150"	150"	150"	2.5 lbs	\$180.00
20-200-200-200	200"	200"	200"	3.5 lbs	\$240.00
20-300-300-300	300"	300"	300"	5.5 lbs	\$360.00
20-400-400-400	400"	400"	400"	7.5 lbs	\$480.00

Evergreen Lighting is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.



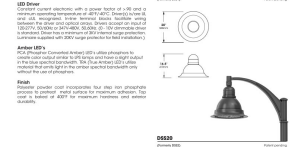
Standard Features:

- 100W LED
- 10" x 10" x 10"
- White finish
- 10' height
- 10" depth
- 10" width
- 10" height
- 10" depth
- 10" width

Part #	Length	Width	Height	Weight	Price
20-100-100-100	100"	100"	100"	1.5 lbs	\$120.00
20-150-150-150	150"	150"	150"	2.5 lbs	\$180.00
20-200-200-200	200"	200"	200"	3.5 lbs	\$240.00
20-300-300-300	300"	300"	300"	5.5 lbs	\$360.00
20-400-400-400	400"	400"	400"	7.5 lbs	\$480.00

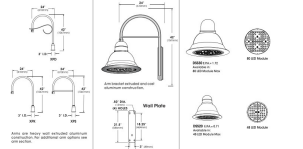
Shakespeare Lighting is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.

SOLID STATE AREA LIGHTING DSS SERIES-PLED



DSS Series-PLED is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.

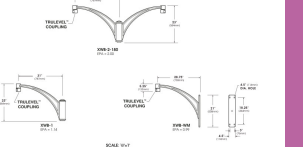
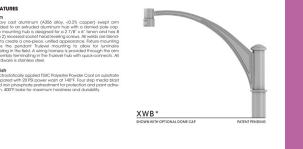
DSS SERIES - PLED SPECIFICATIONS



Part #	Length	Width	Height	Weight	Price
DSS-100-100-100	100"	100"	100"	1.5 lbs	\$120.00
DSS-150-150-150	150"	150"	150"	2.5 lbs	\$180.00
DSS-200-200-200	200"	200"	200"	3.5 lbs	\$240.00
DSS-300-300-300	300"	300"	300"	5.5 lbs	\$360.00
DSS-400-400-400	400"	400"	400"	7.5 lbs	\$480.00

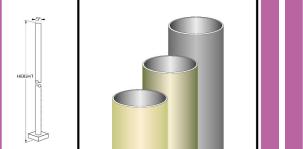
DSS Series-PLED is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.

PENDANT MOUNTED ARM XWB



XWB is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.

RNTA 500



Part #	Length	Width	Height	Weight	Price
RNTA-100-100-100	100"	100"	100"	1.5 lbs	\$120.00
RNTA-150-150-150	150"	150"	150"	2.5 lbs	\$180.00
RNTA-200-200-200	200"	200"	200"	3.5 lbs	\$240.00
RNTA-300-300-300	300"	300"	300"	5.5 lbs	\$360.00
RNTA-400-400-400	400"	400"	400"	7.5 lbs	\$480.00

RNTA 500 is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.

RNTA SERIES ENGINEERING DATA

Part #	Length	Width	Height	Weight	Price
RNTA-100-100-100	100"	100"	100"	1.5 lbs	\$120.00
RNTA-150-150-150	150"	150"	150"	2.5 lbs	\$180.00
RNTA-200-200-200	200"	200"	200"	3.5 lbs	\$240.00
RNTA-300-300-300	300"	300"	300"	5.5 lbs	\$360.00
RNTA-400-400-400	400"	400"	400"	7.5 lbs	\$480.00

Part #	Length	Width	Height	Weight	Price
RNTA-100-100-100	100"	100"	100"	1.5 lbs	\$120.00
RNTA-150-150-150	150"	150"	150"	2.5 lbs	\$180.00
RNTA-200-200-200	200"	200"	200"	3.5 lbs	\$240.00
RNTA-300-300-300	300"	300"	300"	5.5 lbs	\$360.00
RNTA-400-400-400	400"	400"	400"	7.5 lbs	\$480.00

RNTA SERIES is a leading manufacturer of commercial lighting fixtures. Our products are designed to provide uniform, glare-free illumination for parking garages, multi-level parking structures, and other large-scale parking facilities. The fixture is designed for easy installation and maintenance, and is available in a variety of sizes and finishes to meet your specific needs.



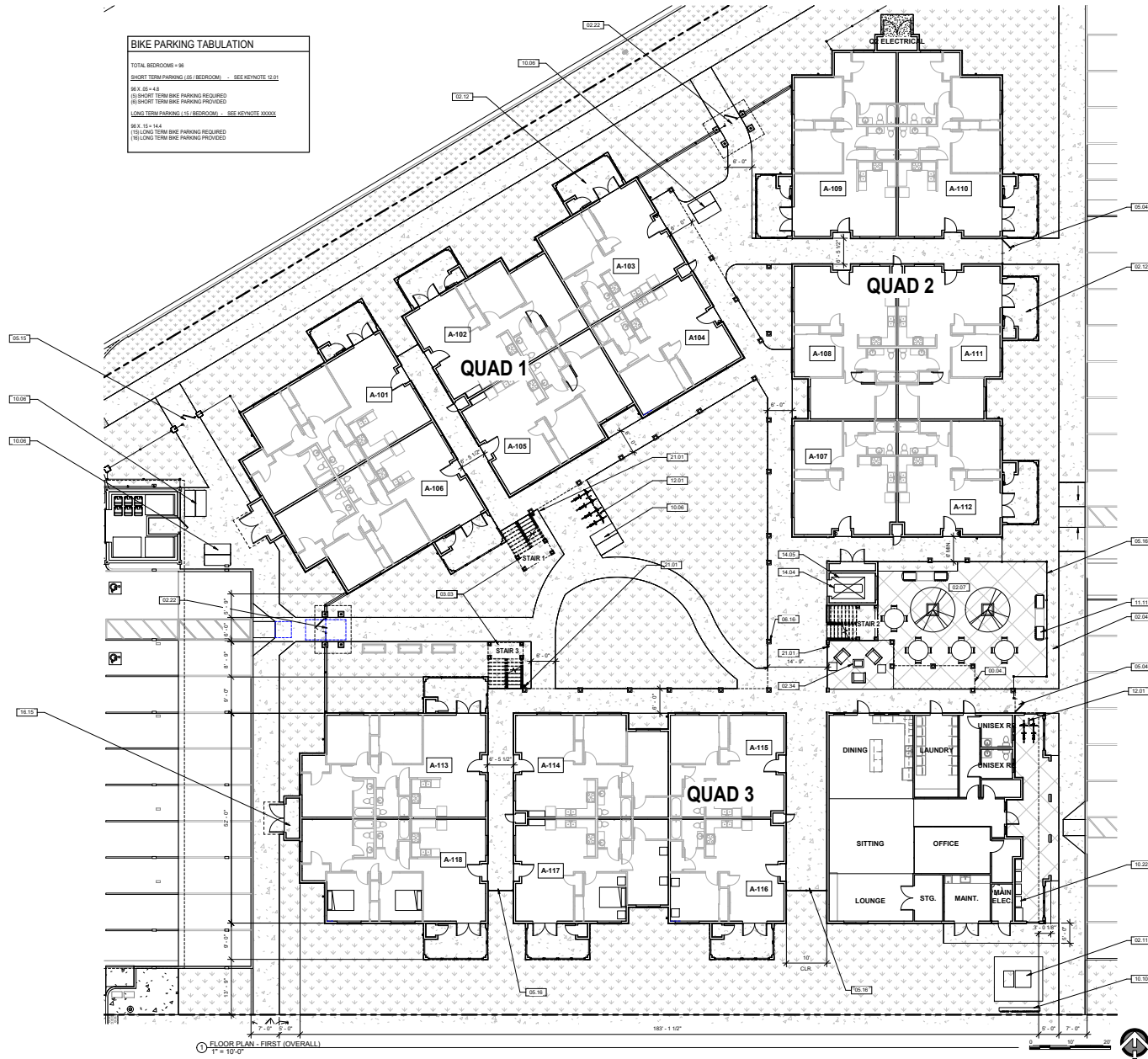
ETTINGS ROAD APARTMENTS
SITE PLAN
OXNARD, CA
082019

Designer
STEVE DOMINGUEZ
806-701-8156
8/12/2019
Scale
Not to Scale
Drawing No.

Summary

BIKE PARKING TABULATION

TOTAL BEDROOMS = 96
 SHORT TERM PARKING (30 BEDROOM) - SEE KEYNOTE Q-11
 96 X 10-14.5
 (5) SHORT TERM BIKE PARKING REQUIRED
 (5) SHORT TERM BIKE PARKING PROVIDED
 LONG TERM PARKING (15 BEDROOM) - SEE KEYNOTE XXXXX
 96 X 10-14.5
 (15) LONG TERM BIKE PARKING REQUIRED
 (15) LONG TERM BIKE PARKING PROVIDED



FLOOR PLAN - FIRST (OVERALL)
 1" = 10'-0"

KEYNOTES

- 00.04 LINE OF ROOF/DECK ABOVE. TYP.
- 02.04 LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
- 02.07 PARKING SPACE: MOTORCYCLE
- 02.11 PROPOSED ELECTRICAL TRANSFORMER LOCATION
- 02.12 RESIDENTIAL PATIO, TYPICAL. CONCRETE FLOORS SLOPED TO DRAIN
- 02.22 ARCADE WALL WITH SECURITY ENTRANCE. SEE SHEET A-4.3
- 02.34 OUTDOOR SEATING/ READING AREA. SEE LANDSCAPE DRAWINGS
- 03.03 PRE-CAST CONCRETE TREADS AND RISERS
- 05.04 PEDESTRIAN GATE: 3'-0" x 3'-0" WITH KNOX BOX. STYLE TO MATCH SITE FENCING
- 05.15 PEDESTRIAN GATE: 3'-0" x 6' HIGH WITH KNOX BOX. TO MATCH SITE FENCING.
- 05.16 METAL FENCING: "WROUGHT IRON" STYLE, 6' HT. SEE DETAIL 3/A-0.3
- 06.16 FIRE RATED SQUARE POST WITH 6" MIN. BASE
- 10.06 BICYCLE STORAGE LOCKERS, LONG TERM BICYCLE PARKING
- 10.10 MONUMENT SIGN. SEE SHEET A-4.3
- 10.22 SECURED MAIL AND PARCEL PENDING (WITH VIDEO SURVEILLANCE)
- 11.11 BBQ GRILL (GAS)
- 12.01 SHORT TERM BICYCLE PARKING
- 14.04 GOURNEY CLEARANCE: 24"x84" WITH 5" MAX RADIUS AT CORNERS
- 14.05 3-STOP GOURNEY SIZED ELEVATOR. 1-HR RATED HOISWAY DOORS
- 16.15 ELECTRICAL ROOM
- 21.01 WET STANDPIPE WITH CONNECTION ON EACH FLOOR

QUAD 1 - 1ST FLOOR UNITS

UNIT	AREA	UNIT TYPE
A-101	1147 SF	3 BDRM
A-102	965 SF	2 BDRM
A-103	753 SF	1 BDRM
A-104	753 SF	1 BDRM
A-105	965 SF	1 BDRM
A-106	1148 SF	3 BDRM

QUAD 2 - 1ST FLOOR UNITS

UNIT	AREA	UNIT TYPE
A-107	753 SF	1 BDRM
A-108	965 SF	2 BDRM
A-109	1148 SF	3 BDRM
A-110	1147 SF	3 BDRM
A-111	965 SF	2 BDRM
A-112	753 SF	1 BDRM

QUAD 3 - 1ST FLOOR UNITS

UNIT	AREA	UNIT TYPE
A-113	1147 SF	3 BDRM
A-114	965 SF	2 BDRM
A-115	753 SF	1 BDRM
A-116	753 SF	1 BDRM
A-117	965 SF	2 BDRM
A-118	1148 SF	3 BDRM

SITE AREAS

NAME	AREA
COURTYARD	1462 SF
PLAY AREA	3159 SF
Grand total	4624 SF

QUAD 3 - COMMON AREAS

NAME	AREA
COMMUNITY AREA	
DINING	429 SF
LAUNDRY	218 SF
LOUNGE	244 SF
SITTING	389 SF
OFFICE	
OFFICE	221 SF
OUTDOOR AREAS	
COVERED OUTDOOR SEATING	198 SF
ELEV. EQ.	20 SF
ELEVATOR	83 SF
OUTDOOR BBQ	1254 SF
STAIR 2	160 SF
REST ROOM	
UNISEX RR	81 SF
UNISEX RR	55 SF
STORAGE	
STG.	80 SF
UTILITIES	
NAME	AREA
MAIN ELEC.	47 SF
MAINT.	129 SF
Q1 ELECTRICAL	33 SF
Q2 ELECTRICAL	33 SF
Q3 ELECTRICAL	33 SF

FIRST FLOOR PLAN

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
 ETING ROAD APARTMENTS
 1981 EAST ETING ROAD, OAKLAND, CA 94612

LAUTERBACH & ASSOCIATES
 ARCHITECTS INC.
 1000 BAY STREET, SUITE 200, OAKLAND, CA 94612
 TEL: (415) 778-1111 FAX: (415) 778-1111

ETING ROAD APARTMENTS
 CABRILLO ECONOMIC
 DEVELOPMENT CORPORATION
 1000 BAY STREET, SUITE 200, OAKLAND, CA 94612

Print Date: 01/10/13 08:13 PM
 Plot No: 05.00105

A-1.1

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONVERSION: 10N x 12S1



255 S.F.
262 S.F.

1 BD. UNIT W/ PATIO
2 BD. UNIT W/ PATIO
3 BD. UNIT W/ PATIO

145.33 S.F.
201.28 S.F.
288.87 S.F.

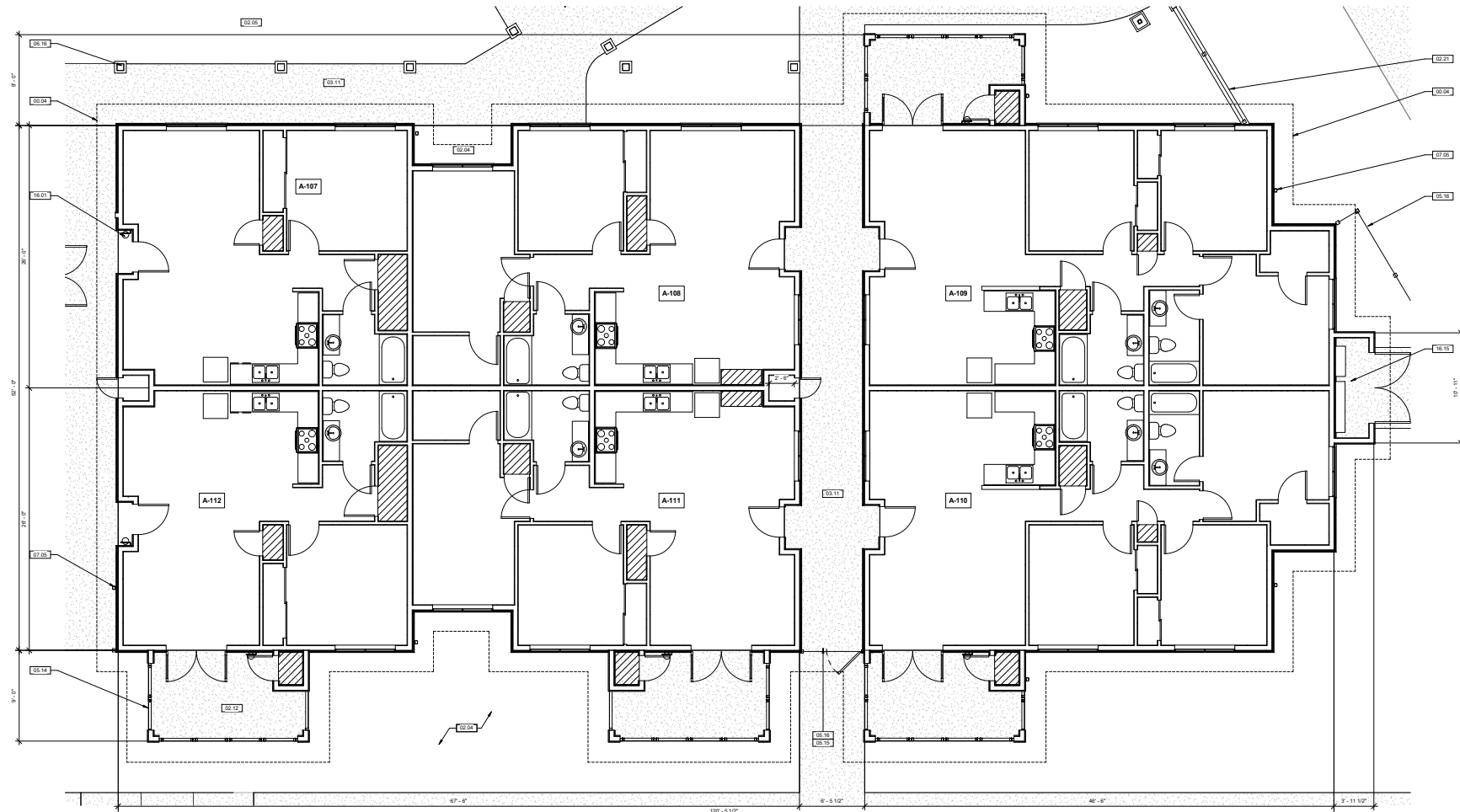
1 BD. UNIT W/ PATIO
2 BD. UNIT W/ PATIO
3 BD. UNIT W/ PATIO

255 S.F.
262 S.F.
288.87 S.F.

QUAD 2 - 1ST FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-107	753 SF	1 BDRM.
A-108	965 SF	2 BDRM.
A-109	1148 SF	3 BDRM.
A-110	1147 SF	3 BDRM.
A-111	965 SF	2 BDRM.
A-112	753 SF	1 BDRM.

KEYNOTES
00.04 LINE OF ROOF/DECK ABOVE, TYP.
02.04 LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
02.05 3,000 SF. LAWN AREA. SEE LANDSCAPE DRAWINGS
02.12 RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
02.21 ARCADE WALL CONNECTED TO QUADS AT BOTH ENDS. SEE SHEET A-412
03.11 CONCRETE WALKWAY

KEYNOTES
05.14 42" HIGH GUARD RAIL, TYPICAL.
05.15 PEDESTRIAL GATE, 3'-6" x 6" HIGH WITH KNOX BOX, TO MATCH SITE FENCING.
05.16 METAL FENCING, "WROUGHT IRON" STYLE, 6' HT. SEE DETAIL 3/ A-0.3
06.16 FIRE RATED SQUARE POST WITH 6" MIN. BASE
07.05 DOWNSPOUTS, TYPICAL, PAINTED TO MATCH WALL SURFACE
16.01 WALL MOUNTED LIGHT FIXTURE
16.15 ELECTRICAL ROOM



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



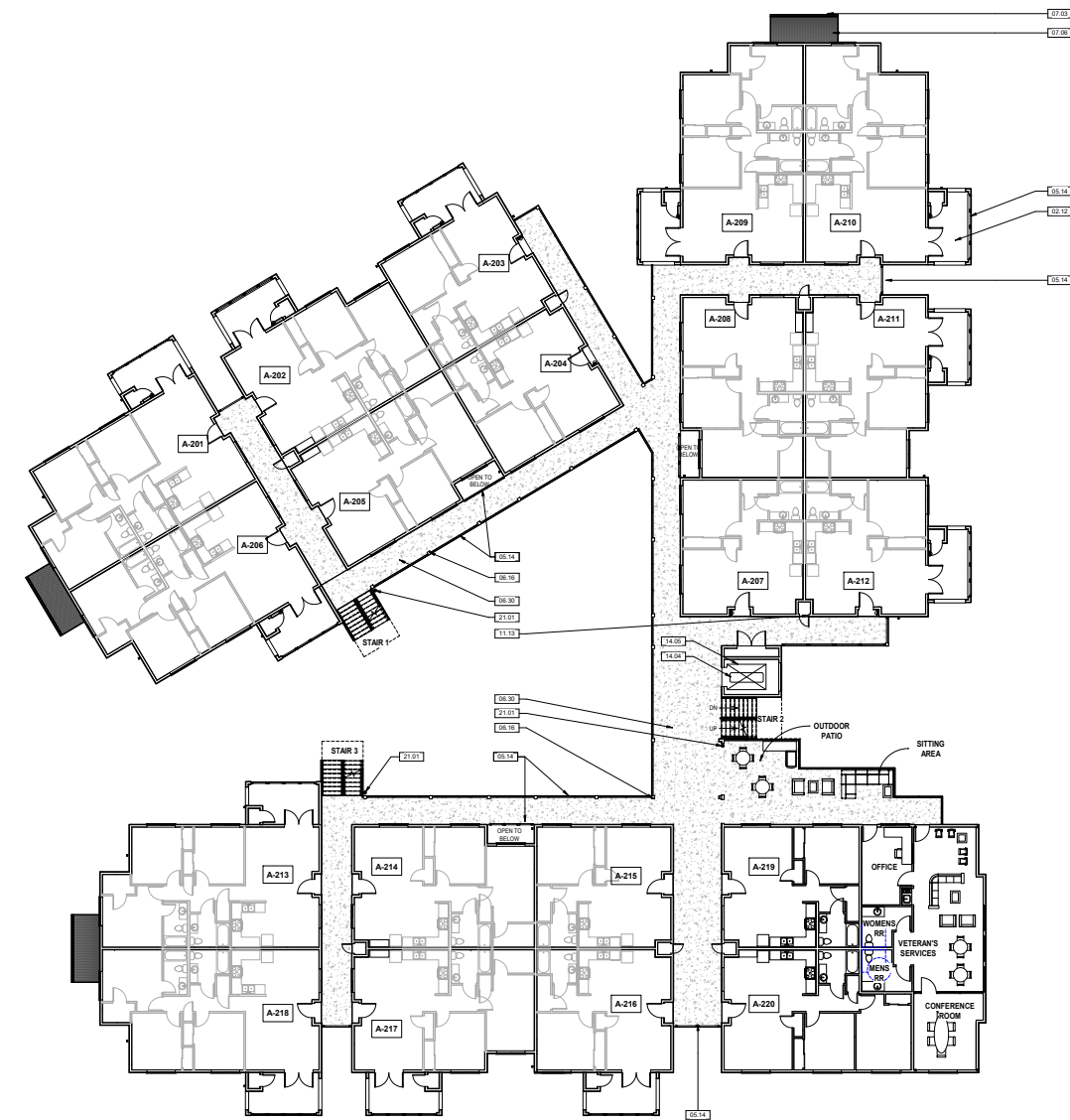
QUAD 2 - 1ST FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OAKLAND, CA 94612



ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
150 COUNTY SQUARE, SUITE 200, OAKLAND, CA 94612

Print Date: 5/10/21 9:12:08 AM
Proj. No.: 05-2019-005



① 2ND FLOOR PLAN
1" = 10'-0"

- KEYNOTES**
- 02.12 RESIDENTIAL PATIO, TYPICAL. CONCRETE FLOORS SLOPED TO DRAIN
 - 05.14 42" HIGH GUARD RAIL, TYPICAL
 - 06.16 FIRE RATED SQUARE POST WITH 6" MIN. BASE
 - 06.30 1-HR FIRE RATED FLOOR SYSTEM
 - 07.03 RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
 - 07.06 COMPOSITION SHINGLE ROOF OVER 1/2" PL WYWOOD OVER DOUBLE 30 L.B. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
 - 11.13 WATER HEATER CLOSET
 - 14.04 GOURNEY CLEARANCE: 24"x84" WITH 5" MAX RADIUS AT CORNERS
 - 14.05 3-STOP GURNEY SIZED ELEVATOR. 1-HR RATED HOISWAY DOORS
 - 21.01 WET STANDPIPE WITH CONNECTION ON EACH FLOOR

QUAD 1 2ND FLOOR UNITS

UNIT	AREA	UNIT TYPE
A-201	1147 SF	3 BDRM.
A-202	965 SF	2 BDRM.
A-203	753 SF	1 BDRM.
A-204	753 SF	1 BDRM.
A-205	965 SF	2 BDRM.
A-206	1148 SF	3 BDRM.

QUAD 2 2ND FLOOR UNITS

UNIT	AREA	UNIT TYPE
A-207	753 SF	1 BDRM.
A-208	965 SF	2 BDRM.
A-209	1148 SF	3 BDRM.
A-210	1147 SF	3 BDRM.
A-211	965 SF	2 BDRM.
A-212	753 SF	1 BDRM.

QUAD 3 2ND FLOOR UNITS

UNIT	AREA	UNIT TYPE
A-213	1147 SF	3 BDRM.
A-214	965 SF	2 BDRM.
A-215	753 SF	1 BDRM.
A-216	753 SF	1 BDRM.
A-217	965 SF	2 BDRM.
A-218	1148 SF	3 BDRM.
A-219	757 SF	1 BDRM.
A-220	941 SF	2 BDRM.

QUAD 3 - 2ND FL. COMMON AREAS

NAME	AREA
COMMUNITY AREA	
VETERAN SERVICES	528 SF
OUTDOOR BBQ AREA	293 SF
OUTDOOR READING AREA	297 SF
OFFICE	
CONFERENCE ROOM	162 SF
CONFERENCE ROOM	221 SF
REST ROOM	
UNISEX RR	75 SF
UNISEX RR	77 SF

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONVERSION: 10% + 22.5



225 C.F.
200.5 C.F.

1 BD. UNIT W/ PATIO 345.33 C.F.
1 BD. UNIT W/ PATIO 269.67 C.F.
2 BD. UNIT W/ PATIO 251.28 C.F.
2 BD. UNIT W/ PATIO 233.13 C.F.
3 BD. UNIT W/ PATIO 211.05 C.F.

QUAD 1 2ND FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-201	1147 SF	3 BDRM.
A-202	965 SF	2 BDRM.
A-203	753 SF	1 BDRM.
A-204	753 SF	1 BDRM.
A-205	965 SF	2 BDRM.
A-206	1148 SF	3 BDRM.

KEYNOTES

02.12 RESIDENTIAL PATIO, TYPICAL. CONCRETE FLOORS
SLOPED TO DRAIN

05.14 42" HIGH GUARD RAIL, TYPICAL

06.16 FIRE RATED SQUARE POST WITH 6" MIN. BASE

06.30 1-HR FIRE RATED FLOOR SYSTEM

07.03 RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE

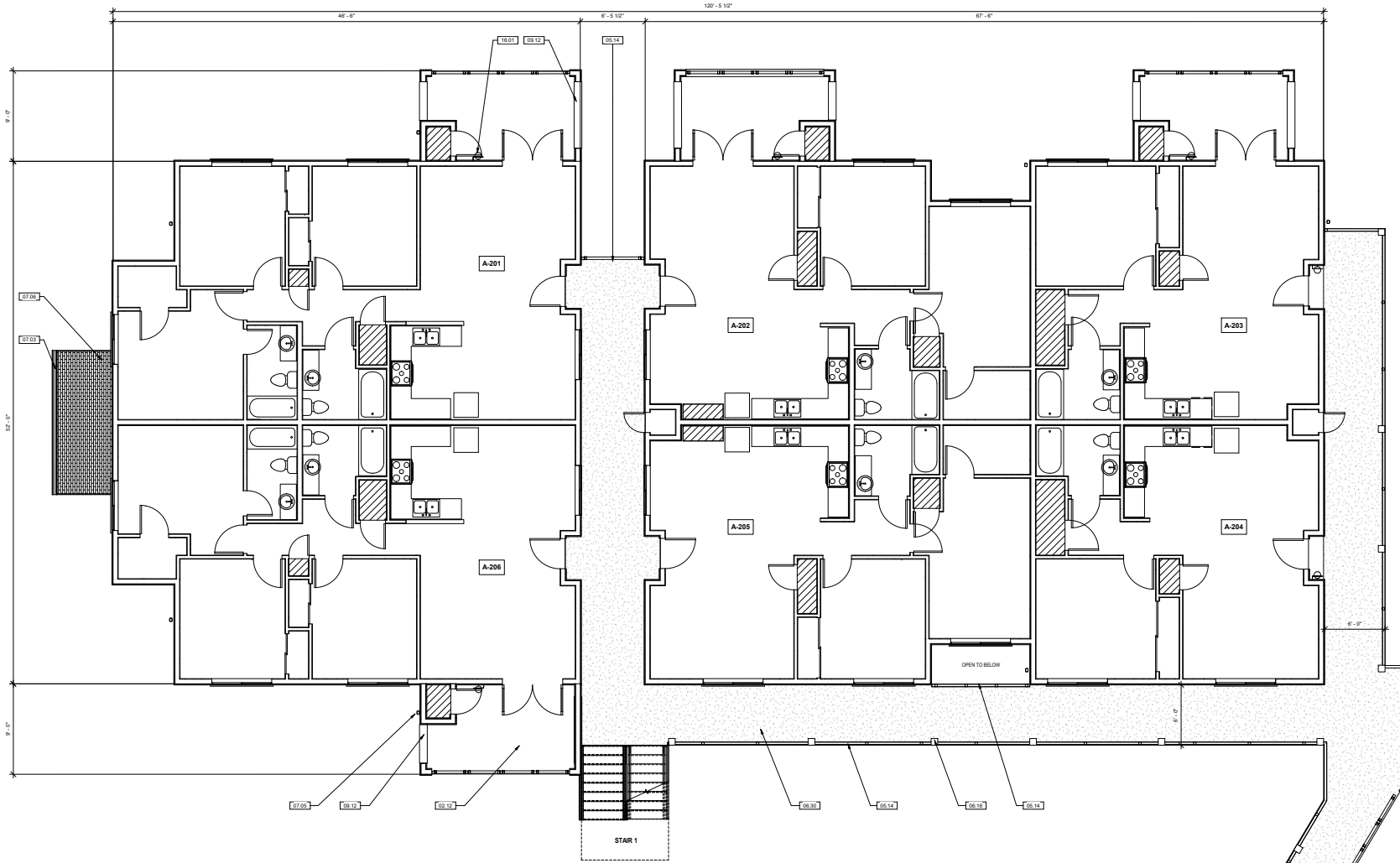
KEYNOTES

07.05 DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE

07.06 COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS

08.12 WALL CAP

16.01 WALL MOUNTED LIGHT FIXTURE



1 PLANNING - QUAD 1 - 2ND FLOOR
1/4" = 1'-0"

0 3' 6'



QUAD 1 - 2ND FLOOR

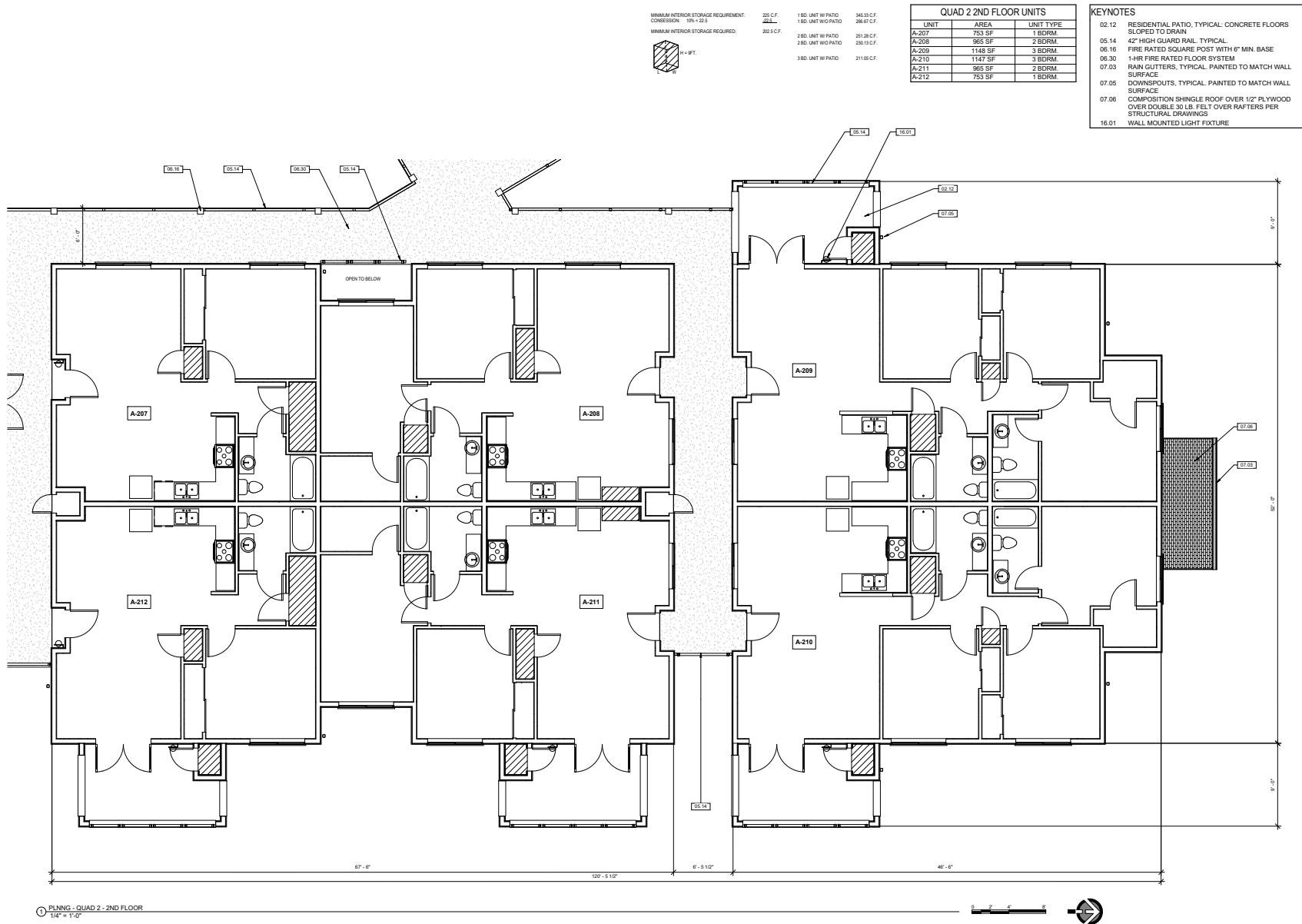
AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
3161 EAST ETTING ROAD, OAKLAND, CA 94605

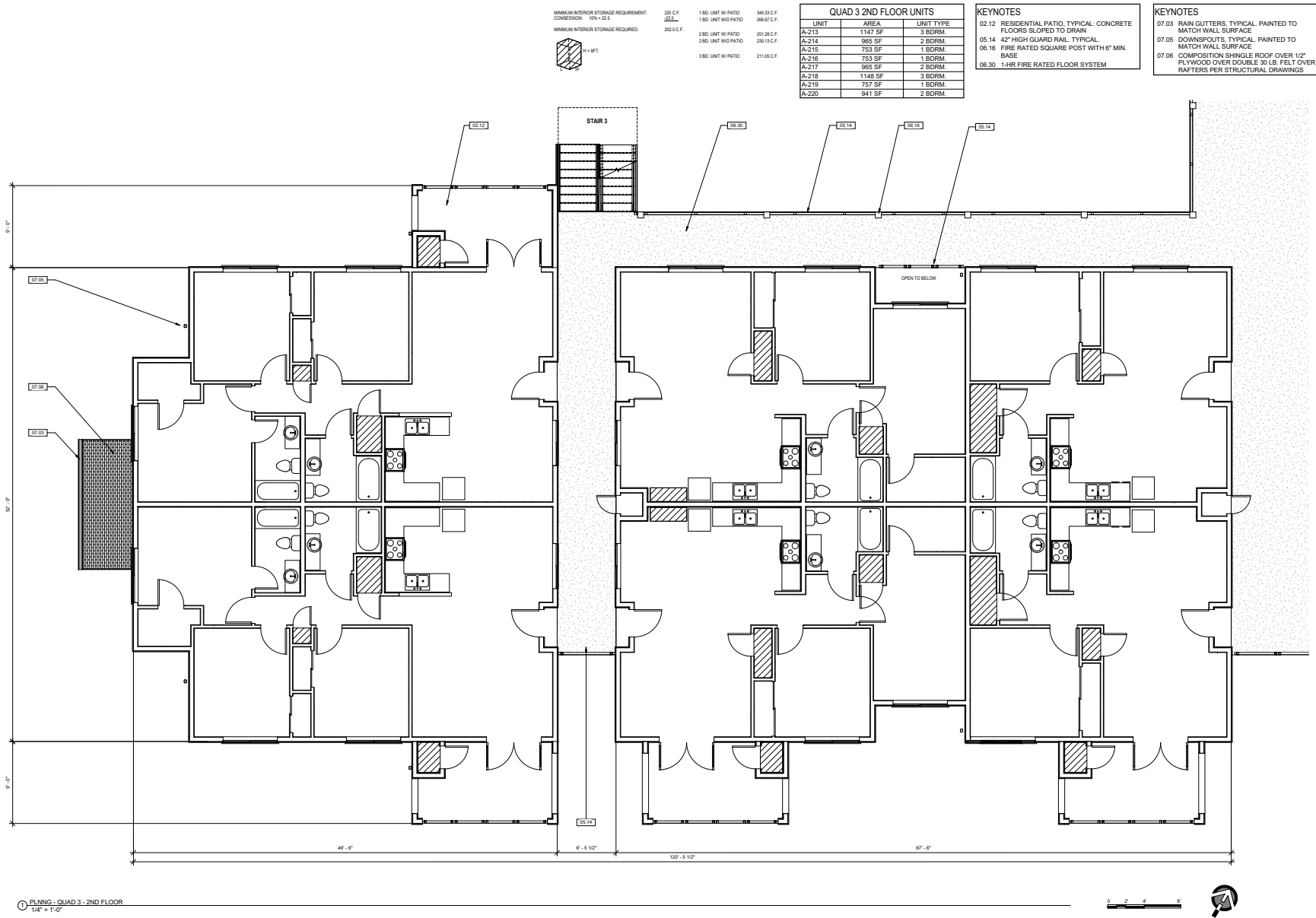
LAUTERBACH & ASSOCIATES
ARCHITECTS
INC.

ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
1500 QUINCY SQUARE, OAKLAND, CA 94612

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Proj. No.: 20-001026

A-1-6





MINIMUM INTERIOR STORAGE REQUIREMENT:
CONVERSION: 10% = 22.5

MINIMUM INTERIOR STORAGE REQUIRED:
202.5 C.F.

1 BD. UNIT W/ PATIO: 225 C.F.
1 BD. UNIT W/O PATIO: 202.5 C.F.
2 BD. UNIT W/ PATIO: 251.25 C.F.
2 BD. UNIT W/O PATIO: 228.13 C.F.
3 BD. UNIT W/ PATIO: 211.88 C.F.

345.33 C.F.
286.87 C.F.

QUAD 3 2ND FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-213	1147 SF	3 BDRM.
A-214	965 SF	2 BDRM.
A-215	753 SF	1 BDRM.
A-216	753 SF	1 BDRM.
A-217	965 SF	2 BDRM.
A-218	1148 SF	3 BDRM.
A-219	757 SF	1 BDRM.
A-220	941 SF	2 BDRM.

- KEYNOTES**
- 02.12 RESIDENTIAL PATIO, TYPICAL. CONCRETE FLOORS SLOPED TO DRAIN
 - 05.14 42" HIGH GUARD RAIL, TYPICAL
 - 06.18 FIRE RATED SQUARE POST WITH 6" MIN. BASE
 - 06.30 1-1/8" FIRE RATED FLOOR SYSTEM

- KEYNOTES**
- 07.03 RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
 - 07.05 DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
 - 07.06 COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS

LAUTERBACH & ASSOCIATES
ARCHITECTS
P.C.

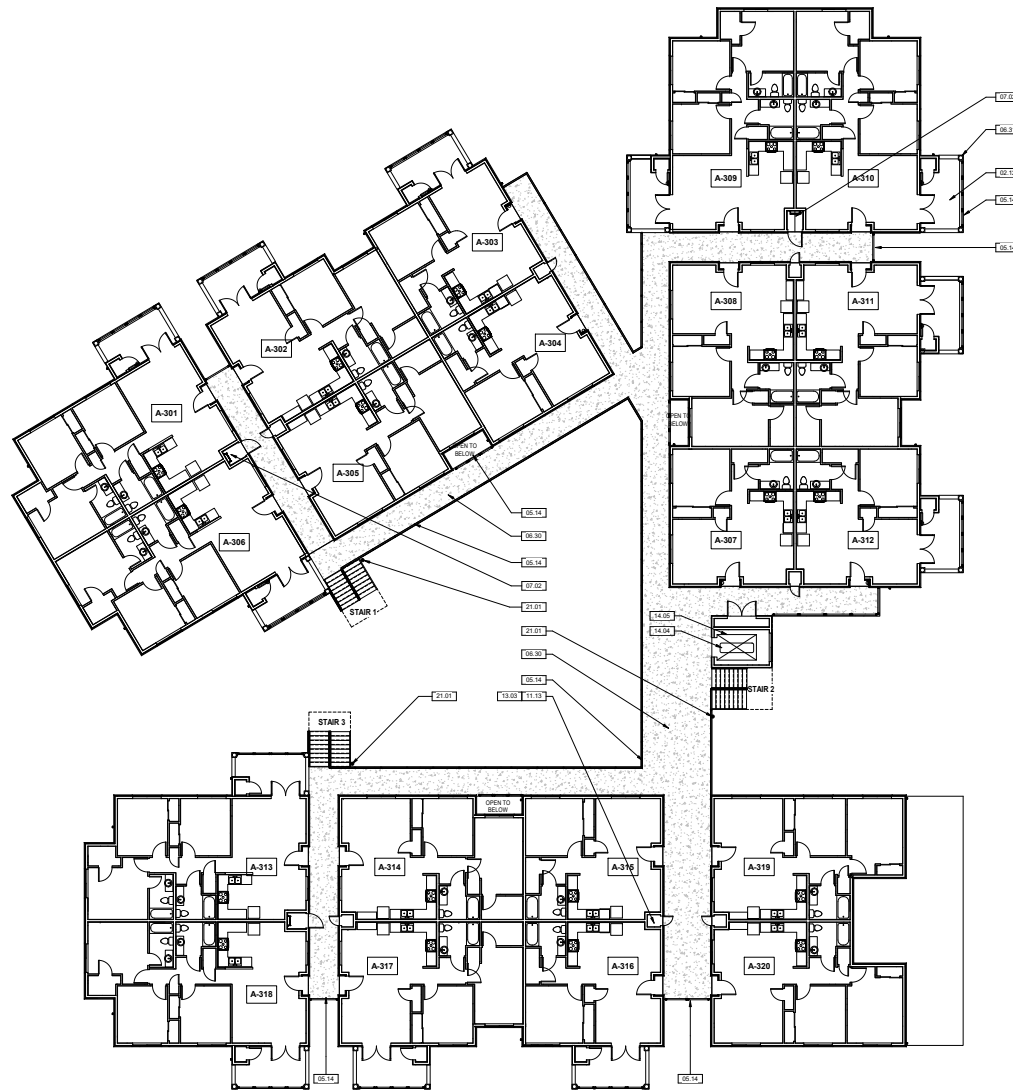
1000 UNIVERSITY AVENUE, SUITE 100, OAKLAND, CA 94612-1000
TEL: (415) 778-1100 FAX: (415) 778-1101
WWW.LAUTERBACH-ARCHITECTS.COM

ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
100 COUNTY SQUARE, SUITE 100, OAKLAND, CA 94612

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AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2181 EAST ETTING ROAD, OAKLAND, CA 94612

A-1.8



① 3RD FLOOR PLAN
1" = 10'-0"

0 10' 20'



- KEYNOTES**
- 02.12 RESIDENTIAL PATIO, TYPICAL. CONCRETE FLOORS SLOPED TO DRAIN
 - 05.14 42" HIGH GUARD RAIL, TYPICAL
 - 06.30 1-HR FIRE RATED FLOOR SYSTEM
 - 06.31 FIRE RATED COLUMN
 - 07.02 ROOF HATCH AND LADDER
 - 11.13 WATER HEATER CLOSET
 - 13.03 FIRE RISER
 - 14.04 GOURNEY CLEARANCE: 24"x84" WITH 5" MAX RADIUS AT CORNERS
 - 14.05 3-STOP GOURNEY SIZED ELEVATOR, 1-HR RATED HOISWAY DOORS
 - 21.01 WET STANDPIPE WITH CONNECTION ON EACH FLOOR

QUAD 1 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-301	1147 SF	3 BDRM.
A-302	955 SF	2 BDRM.
A-303	753 SF	1 BDRM.
A-304	753 SF	1 BDRM.
A-305	955 SF	2 BDRM.
A-306	1148 SF	3 BDRM.

QUAD 2 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-307	753 SF	1 BDRM.
A-308	955 SF	2 BDRM.
A-309	1148 SF	3 BDRM.
A-310	1147 SF	3 BDRM.
A-311	955 SF	2 BDRM.
A-312	753 SF	1 BDRM.

QUAD 3 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-313	1147 SF	3 BDRM.
A-314	955 SF	2 BDRM.
A-315	753 SF	1 BDRM.
A-316	753 SF	1 BDRM.
A-317	955 SF	2 BDRM.
A-318	1148 SF	3 BDRM.
A-319	948 SF	2 BDRM.
A-320	948 SF	2 BDRM.



ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
REDDO COUNTY SQUARE, REDDING, CALIFORNIA 96001

3RD FLOOR PLAN

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AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
3161 EAST ETTING ROAD, ORLANDO, CA 96055

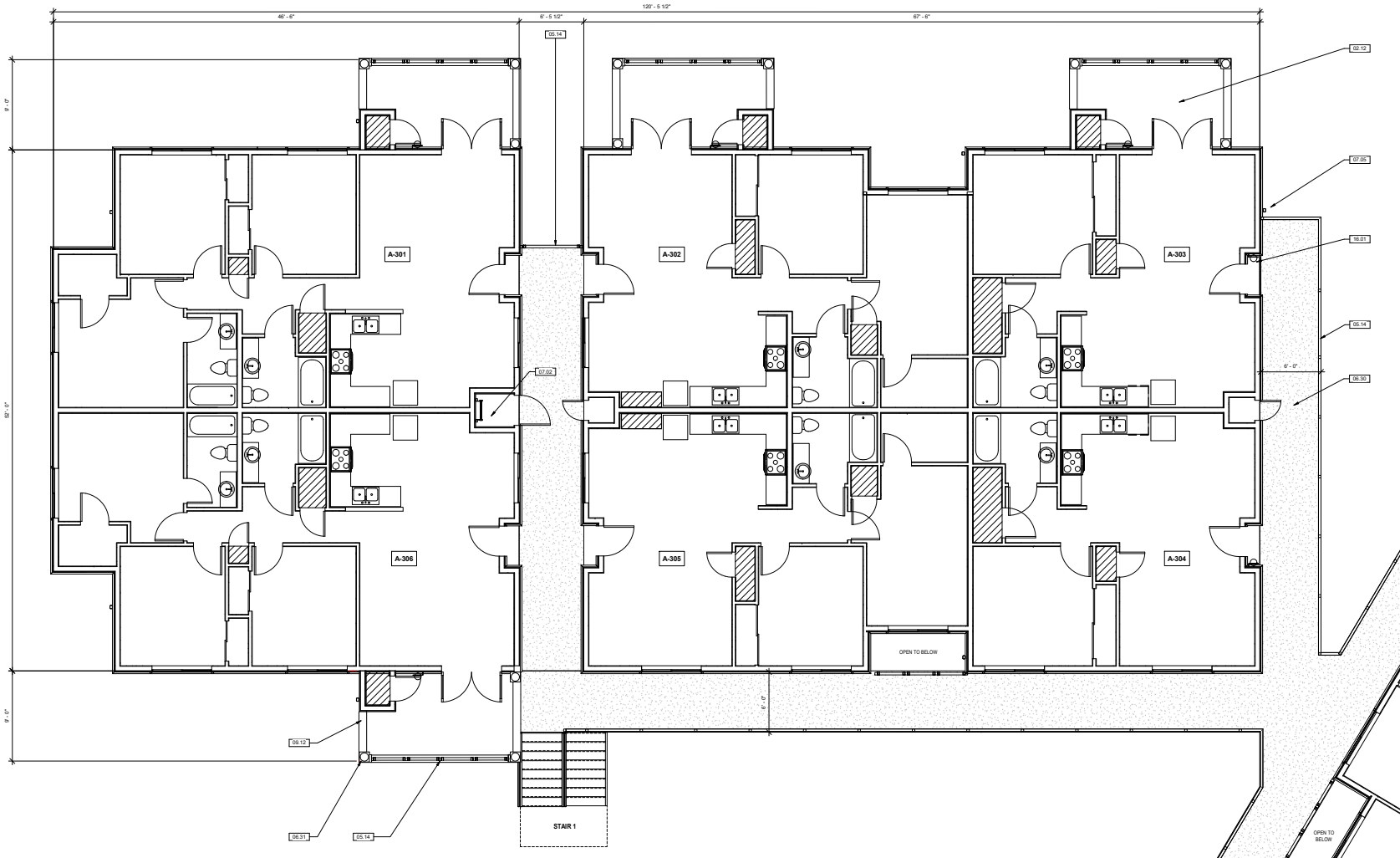
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MINIMUM INTERIOR STORAGE REQUIREMENT:	255 C.F.	1 BD. UNIT W/ PATIO	345.93 C.F.
CONCESSION:	1074 + 62.5	1 BD. UNIT W/O PATIO	286.67 C.F.
MINIMUM INTERIOR STORAGE REQUIRED:	362.5 C.F.	2 BD. UNIT W/ PATIO	251.28 C.F.
		2 BD. UNIT W/O PATIO	236.13 C.F.
		3 BD. UNIT W/ PATIO	211.65 C.F.



QUAD 1 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-301	1147 SF	3 BDRM.
A-302	965 SF	2 BDRM.
A-303	753 SF	1 BDRM.
A-304	753 SF	1 BDRM.
A-305	965 SF	2 BDRM.
A-306	1148 SF	3 BDRM.

KEYNOTES	
02.12	RESIDENTIAL PATIO, TYPICAL
	CONCRETE FLOORS SLOPED TO DRAIN
05.14	42" HIGH GUARD RAIL, TYPICAL
06.30	1-HR FIRE RATED FLOOR SYSTEM
06.31	FIRE RATED COLUMN
07.02	ROOF HATCH AND LADDER
07.05	DOWNSPOUTS, TYPICAL PAINTED TO MATCH WALL SURFACE
09.12	WALL CAP
16.01	WALL MOUNTED LIGHT FIXTURE



PLANING - QUAD 1 - 3RD FLOOR
1/4" = 1'-0"



QUAD 1 - 3RD FLOOR

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AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2761 EAST ETTING ROAD, OAKLAND, CA 94612

ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
RECOVERY SQUARE, OAKLAND, CA 94612

LAUTERBACH & ASSOCIATES
ARCHITECTS
INC.

A-1.12

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONCESSION: 10% = 25.5

MINIMUM INTERIOR STORAGE REQUIRED:



226 C.F.
202.5 C.F.

1 BD. UNIT W/ PATIO
1 BD. UNIT W/ PATIO

2 BD. UNIT W/ PATIO
2 BD. UNIT W/ PATIO

3 BD. UNIT W/ PATIO

345.33 C.F.
266.67 C.F.

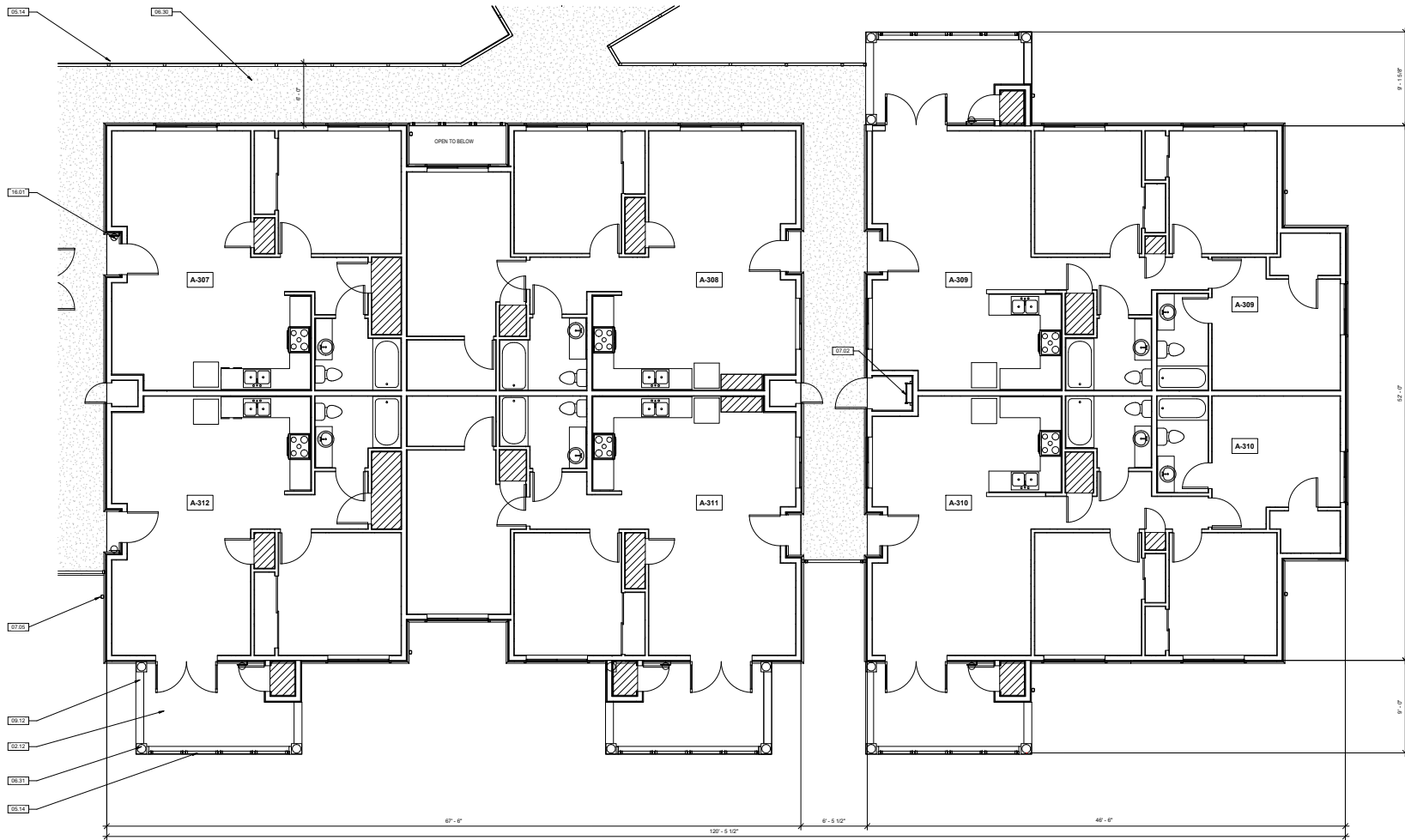
251.26 C.F.
231.13 C.F.

211.66 C.F.

QUAD 2 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-307	753 SF	1 BDRM.
A-308	965 SF	2 BDRM.
A-309	1148 SF	3 BDRM.
A-310	1147 SF	3 BDRM.
A-311	965 SF	2 BDRM.
A-312	753 SF	1 BDRM.

KEYNOTES

- 02.12 RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN
- 05.14 42" HIGH GUARD RAIL, TYPICAL
- 06.30 1-HR FIRE RATED FLOOR SYSTEM
- 06.31 FIRE RATED COLUMN
- 07.02 ROOF HATCH AND LADDER
- 07.05 DOWNSPOUTS, TYPICAL, PAINTED TO MATCH WALL SURFACE
- 09.12 WALL CAP
- 16.01 WALL MOUNTED LIGHT FIXTURE



1 PLNG - QUAD 2 - 3RD FLOOR
1/4" = 1'-0"



QUAD 2 - 3RD FLOOR

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OAKLAND, CA 94612

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ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
100 COUNTY SQUARE, SUITE 200, OAKLAND, CA 94612

A-1.13

MINIMUM INTERIOR STORAGE REQUIREMENT:
CONCESSION: 10% = 22.5

MINIMUM INTERIOR STORAGE REQUIRED:
225 S.F.

1 BD. UNIT W/ PATIO: 225 S.F.
1 BD. UNIT W/O PATIO: 265.67 C.F.
2 BD. UNIT W/ PATIO: 251.28 C.F.
2 BD. UNIT W/O PATIO: 230.13 C.F.
3 BD. UNIT W/ PATIO: 211.65 C.F.



QUAD 3 3RD FLOOR UNITS		
UNIT	AREA	UNIT TYPE
A-313	1147 SF	3 BDRM.
A-314	965 SF	2 BDRM.
A-315	753 SF	1 BDRM.
A-316	753 SF	1 BDRM.
A-317	965 SF	2 BDRM.
A-318	1145 SF	3 BDRM.
A-319	948 SF	2 BDRM.
A-320	948 SF	2 BDRM.

KEYNOTES

02.12 RESIDENTIAL PATIO, TYPICAL: CONCRETE FLOORS SLOPED TO DRAIN

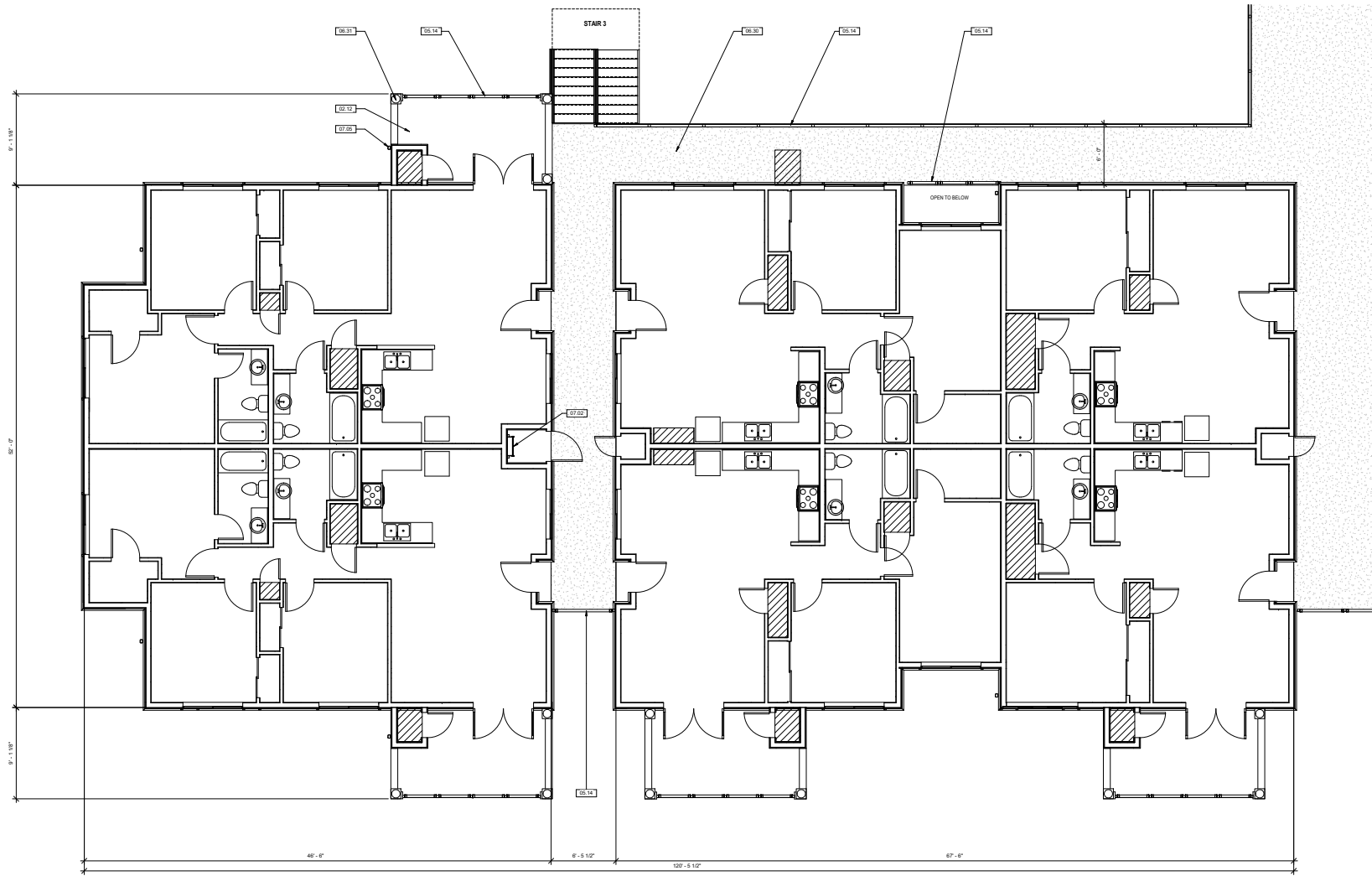
05.14 42" HIGH GUARD RAIL, TYPICAL

06.30 1-HR FIRE RATED FLOOR SYSTEM

06.31 FIRE RATED COLUMN

07.02 ROOF HATCH AND LADDER

07.05 DOWNSPOUTS, TYPICAL: PAINTED TO MATCH WALL SURFACE



1 PLING - QUAD 3 - 3RD FLOOR
1/4" = 1'-0"



QUAD 3 - 3RD FLOOR

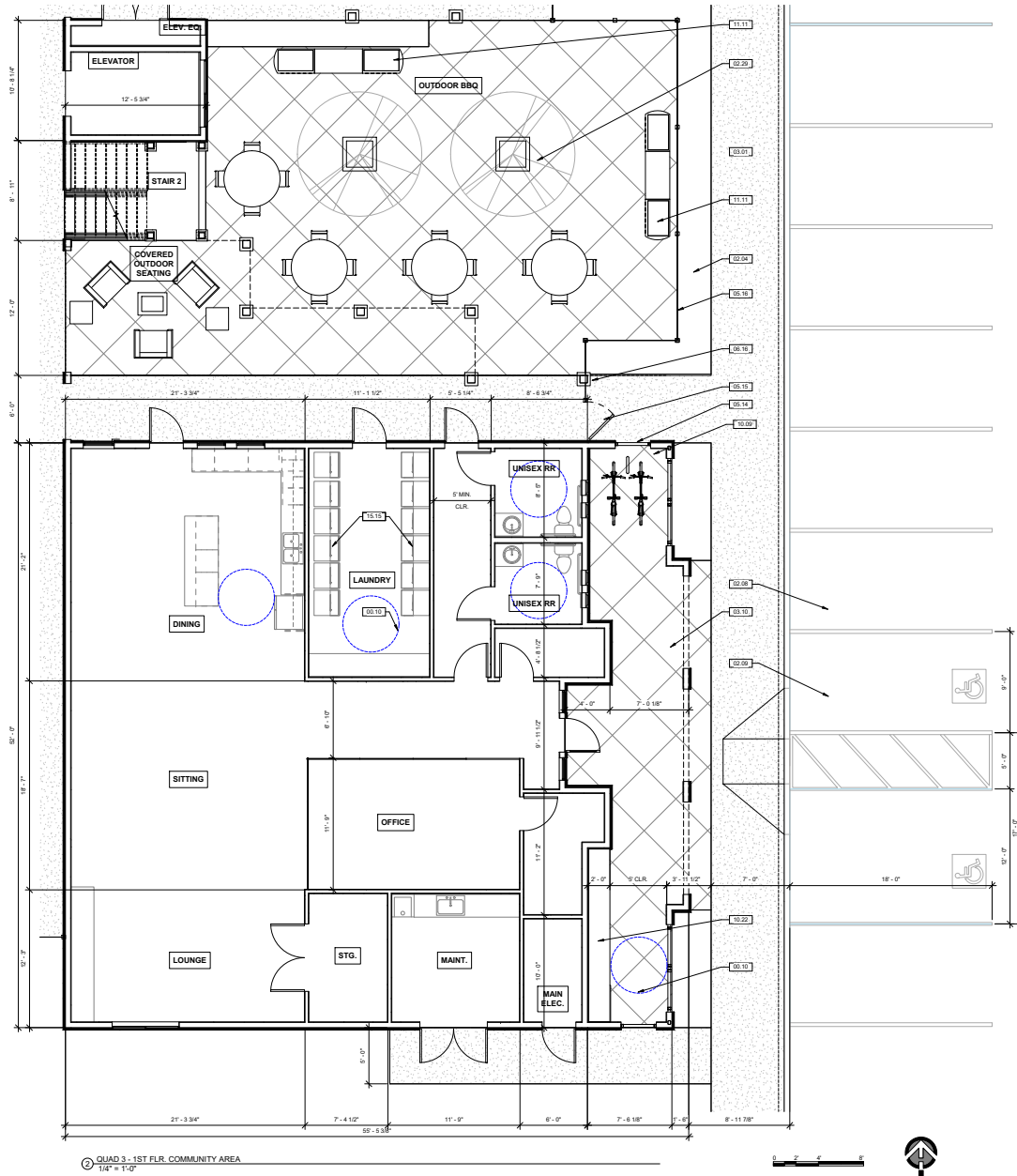
AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OAKLAND, CA 94612



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CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
100 COUNTY SQUARE, SUITE 200, OAKLAND, CA 94612

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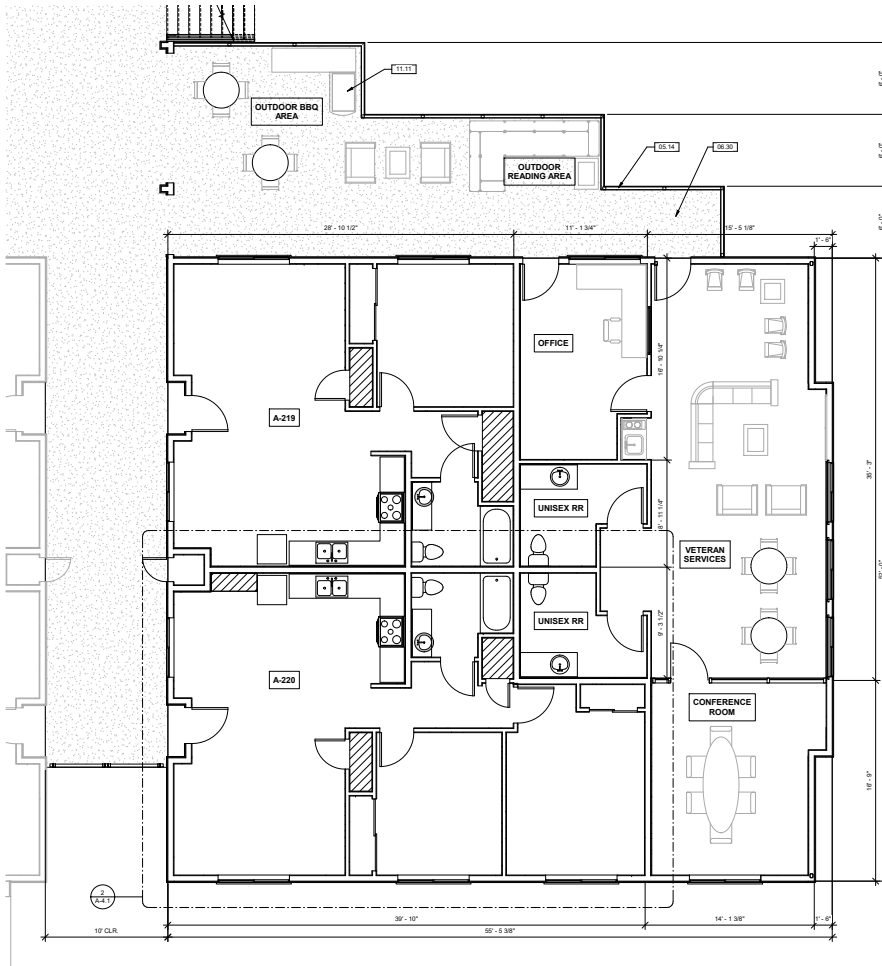
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QUAD 3 - 1ST FLR. COMMUNITY AREA
1/4" = 1'-0"

- KEYNOTES**
- 00.10 5' DIAMETER CLEAR MANUEVERABLE SPACE
 - 02.04 LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS
 - 02.08 PARKING SPACE - STANDARD
 - 02.09 PARKING SPACE - ACCESS COMPLIANT
 - 02.29 PROPOSED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS
 - 03.01 CONCRETE SIDEWALK. SEE CIVIL DRAWINGS
 - 03.10 ENHANCED COLORED SCORED CONCRETE. SEE LANDSCAPE DRAWINGS
 - 05.14 42" HIGH GUARD RAIL, TYPICAL
 - 05.15 PEDESTRIAN GATE: 3'-4" x 6" HIGH WITH KNOX BOX, TO MATCH SITE FENCING.
 - 05.16 METAL FENCING: "WROUGHT IRON" STYLE, 6' HT. SEE DETAIL 3' A-0.3
 - 06.16 FIRE RATED SQUARE POST WITH 6" MIN. BASE
 - 10.09 BICYCLE RACK
 - 10.22 SECURED MAIL AND PARCEL PENDING (WITH VIDEO SURVEILLANCE AND WELL ILLUMINATED)
 - 11.11 BBQ GRILL (GAS)
 - 15.15 DOUBLE STACKED WASHER/ DRYER COMBINATION UNIT.

QUAD 3 - COMMON AREAS	
NAME	AREA
COMMUNITY AREA	
DINING	429 SF
LAUNDRY	218 SF
LOUNGE	244 SF
SITTING	389 SF
OFFICE	
OFFICE	221 SF
OUTDOOR AREAS	
COVERED OUTDOOR SEATING	198 SF
ELEV. EQ.	20 SF
ELEVATOR	83 SF
OUTDOOR BBQ	1254 SF
STAIR 2	100 SF
REST ROOM	
UNISEX RR	61 SF
UNISEX RR	55 SF
STORAGE	
STG.	80 SF



② QUAD 3 - 2ND FLR. COMMUNITY AREA/ RESIDENTIAL UNITS
1/4" = 1'-0"

MINIMUM INTERIOR STORAGE REQUIREMENT: CONVERSION: 10% = 22.5	225 C.F.	180 UNIT WID PATIO	207.5 C.F.
MINIMUM INTERIOR STORAGE REQUIRED:	202.5 C.F.	280 UNIT WID PATIO	213.30 C.F.

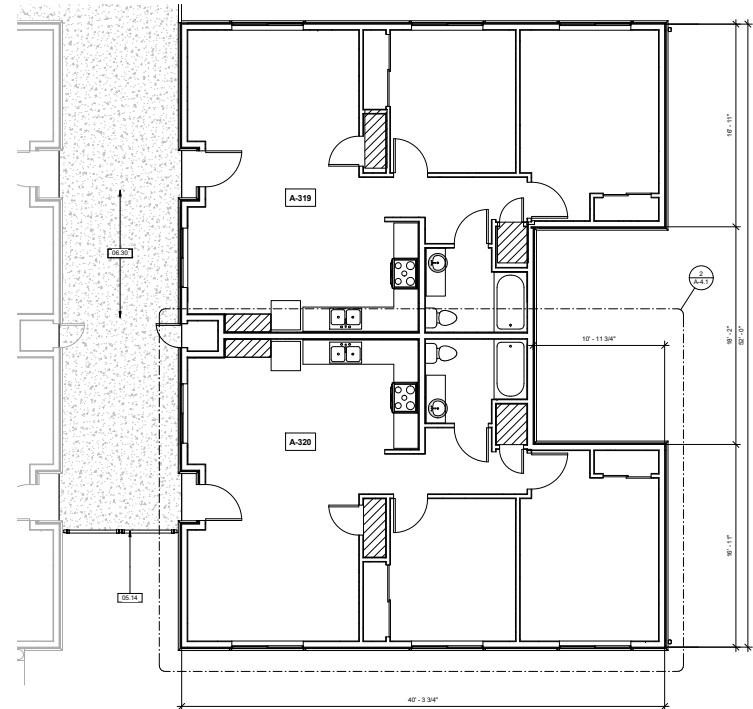


QUAD 3 2ND FLOOR UNITS COMMUNITY AREA		
UNIT	AREA	UNIT TYPE
A-219	357 SF	1BR/1B
A-220	401 SF	2BR/1B

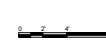
QUAD 3 - 2ND FL. COMMON AREAS	
NAME	AREA
COMMUNITY AREA	
VETERAN SERVICES	528 SF
OUTDOOR BBQ AREA	293 SF
OUTDOOR READING AREA	297 SF
OFFICE	
OFFICE	162 SF
CONFERENCE ROOM	221 SF
REST ROOM	
UNISEX RR	75 SF
UNISEX RR	77 SF

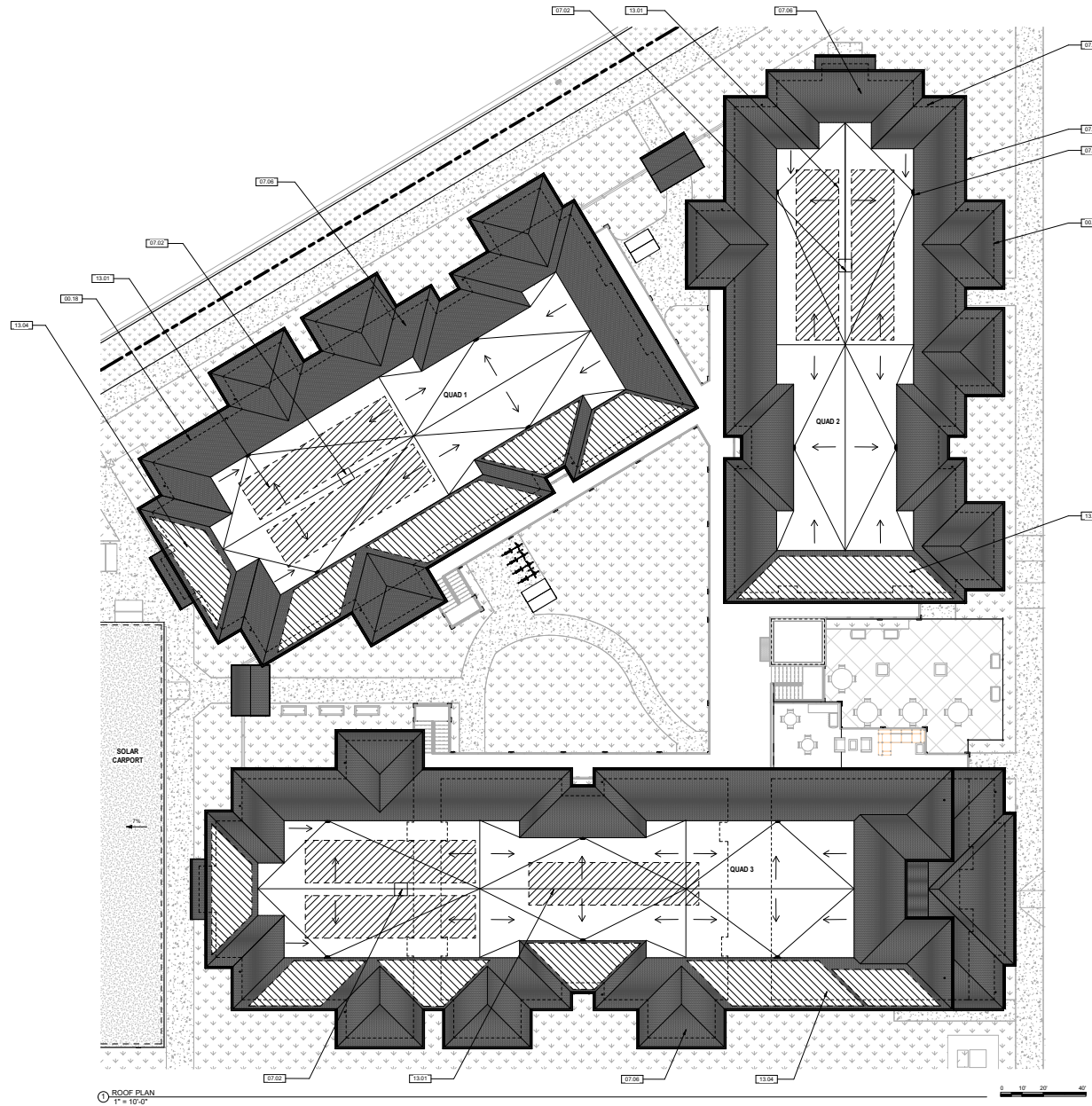
QUAD 3 3RD FLOOR UNITS COMMUNITY AREA		
UNIT	AREA	UNIT TYPE
A-319	348 SF	2BR/1B
A-320	348 SF	2BR/1B

KEYNOTES	
05.14	42" HIGH GUARD RAIL TYPICAL
06.30	1-HR FIRE RATED FLOOR SYSTEM
11.11	BBQ GRILL (GAS)



① QUAD 3 - 3RD FLR. COMMUNITY AREA/ RESIDENTIAL UNITS
1/4" = 1'-0"





ROOF PLAN
1" = 10'-0"

KEYNOTES

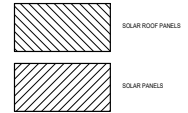
00.18 BUILDING FOOTPRINT BELOW. TYP.
07.02 ROOF HATCH AND LADDER
07.03 RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.04 ROOF DRAIN, TYPICAL
07.05 DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06 COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 2X12 RAFTERS PER STRUCTURAL DRAWINGS
13.01 SOLAR PANELS. SIZE AND LOCATION TBD.
13.04 SOLAR ROOF PANELS. LOCATION AND SIZE TBD.

QUAD 1 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	800 SF
SOLAR ROOF PANELS	1093 SF
	1893 SF

QUAD 2 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	800 SF
SOLAR ROOF PANELS	410 SF
	1210 SF

QUAD 3 SOLAR AREAS	
NAME	AREA
SOLAR PANELS	1200 SF
SOLAR ROOF PANELS	1201 SF
	2401 SF

SOLAR CARPORT	
NAME	AREA
SOLAR CARPORTS	6348 SF
	6348 SF

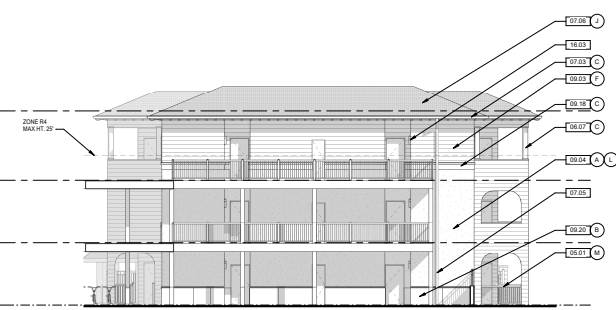


COLOR LEGEND	
(A)	PAINT (FIELD) DUNN EDWARDS DES211 - "LIGHT BEIGE"
(B)	PAINT (ACCENT) DUNN EDWARDS DES214 - "PIGEON GRAY"
(C)	PAINT (FIELD) DUNN EDWARDS DES200 - "WARM WHITE"
(D)	PAINT (TRIM) DUNN EDWARDS DES228 - "PLAY ON GRAY"
(E)	PAINT (TRIM) DUNN EDWARDS DES 152 - "DEEP CRIMSON"
(F)	LAP SIDING JAMES HARDIE - "WOODBAY BLUE"
(G)	LAP SIDING JAMES HARDIE - "HEATHERED MOSS"
(H)	LAP SIDING JAMES HARDIE - "COPPER PENNY"
(I)	ROOF: CERTANTEED LANDMARK - "BIRCHWOOD"
(J)	ROOF: CERTANTEED LANDMARK - "SUNRISE CEDAR"
(K)	STUCCO: LIGHT SAND FINISH
(L)	PAINT (FENCE) DUNN EDWARDS DES105 - "WEATHERED LEATHER"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
05.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 L.B. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING, HARDIE BOARD
09.04	WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLAT FINISH
09.08	WINDOW TRIM
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT - SEE ELECTRICAL & PHOTOMETRIC DRAWINGS



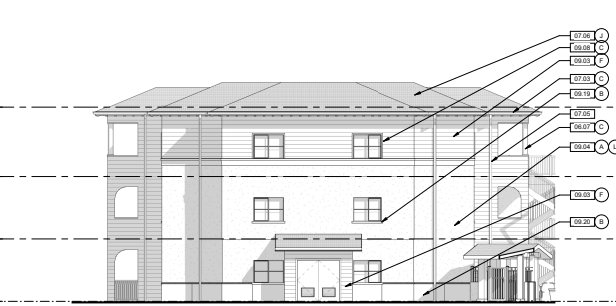
1 QUAD 1 - NORTH ELEVATION
1/8" = 1'-0"



2 QUAD 1 - EAST ELEVATION
1/8" = 1'-0"



3 QUAD 1 - SOUTH ELEVATION
1/8" = 1'-0"



4 QUAD 1 - WEST ELEVATION
1/8" = 1'-0"

QUAD 1 BUILDING ELEVATIONS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OAKLAND, CA 94612



ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
100 COUNTY SQUARE, SUITE 200
OAKLAND, CALIFORNIA 94612

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COLOR LEGEND	
(A)	PAINT (FIELD) DUNN EDWARDS DES011 - "LIGHT BEIGE"
(B)	PAINT (ACCENT) DUNN EDWARDS DES014 - "PIGEON GRAY"
(C)	PAINT (FIELD) DUNN EDWARDS DES030 - "WARM WHITE"
(D)	PAINT (TRIM) DUNN EDWARDS DES028 - "PLAY ON GRAY"
(E)	PAINT (TRIM) DUNN EDWARDS DES 102 - "DEEP CRIMSON"
(F)	LAP SIDING: JAMES HARDIE - "BOOTHBAY BLUE"
(G)	LAP SIDING: JAMES HARDIE - "HEATHERED KNOX"
(H)	LAP SIDING: JAMES HARDIE - "COPPER PENNY"
(I)	ROOF: CERTANTEED LANDMARK - "BIRCHWOOD"
(J)	ROOF: CERTANTEED LANDMARK - "SUNRISE CEDAR"
(K)	STUCCO: LIGHT SAND FINISH
(L)	PAINT (FENCE) DUNN EDWARDS DES016 - "WEATHERED LEATHER"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL, PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL, PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING: HARDIE BOARD
09.04	WALL FINISH: CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS



1 QUAD 1 - NORTH ELEVATION
1/8" = 1'-0"



4 QUAD 1 - EAST ELEVATION
1/8" = 1'-0"



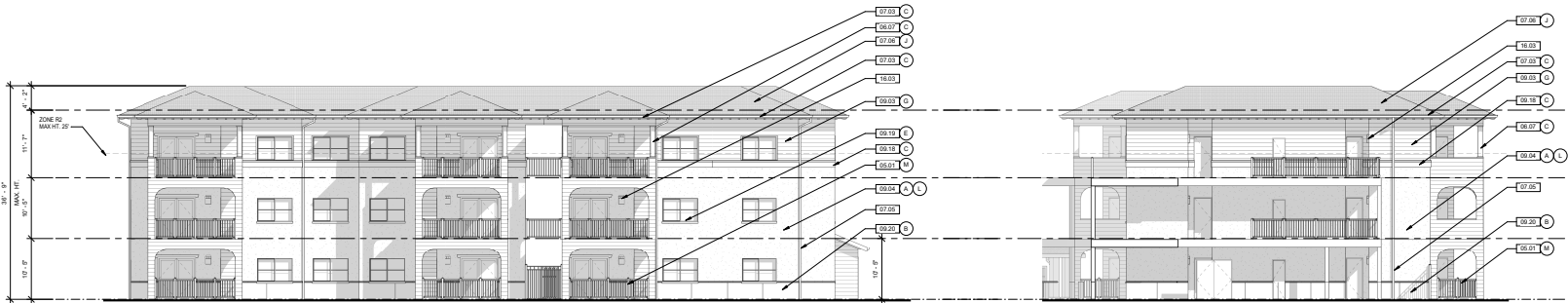
2 QUAD 1 - SOUTH ELEVATION
1/8" = 1'-0"



3 QUAD 1 - WEST ELEVATION
1/8" = 1'-0"

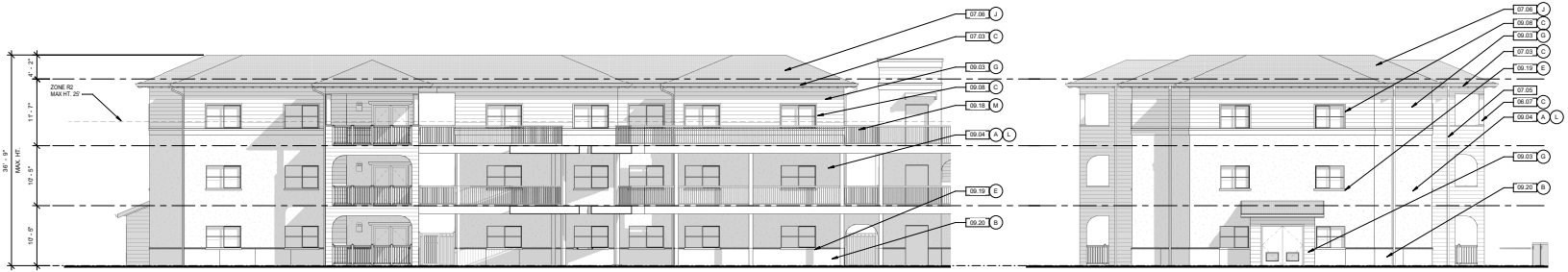
COLOR LEGEND	
(A)	PAINT (FIELD) DUNN EDWARDS DE6211 - "LIGHT BEIGE"
(B)	PAINT (ACCENT) DUNN EDWARDS DE6214 - "PIGEON GRAY"
(C)	PAINT (FIELD) DUNN EDWARDS DE6230 - "WARM WHITE"
(D)	PAINT (TRIM) DUNN EDWARDS DE6228 - "PLAY ON GRAY"
(E)	PAINT (TRIM) DUNN EDWARDS DE6110 - "DEEP CRIMSON"
(F)	LAP SIDING JAMES HARDIE - "BOOTHBAY BLUE"
(G)	LAP SIDING JAMES HARDIE - "WEATHERED MOSS"
(H)	LAP SIDING JAMES HARDIE - "COPPER PENNY"
(I)	ROOF CERTANTEED LANDMARK - "BIRCHWOOD"
(J)	ROOF CERTANTEED LANDMARK - "SUNRISE CEDAR"
(K)	STUCCO: LIGHT SAND FINISH
(L)	PAINT (FENCE) DUNN EDWARDS DE6105 - "WEATHERED LEATHER"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 LB. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING, HARDIE BOARD
09.04	WALL FINISH: CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS



1 QUAD 2 - EAST ELEVATION
1/8" = 1'-0"

2 QUAD 2 - SOUTH ELEVATION
1/8" = 1'-0"



3 QUAD 2 - WEST ELEVATION
1/8" = 1'-0"

4 QUAD 2 - NORTH ELEVATION
1/8" = 1'-0"

QUAD 2 BUILDING ELEVATIONS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OAKLAND, CA 94612



ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
RECREATION SQUARE, OAKLAND, CALIFORNIA 94612

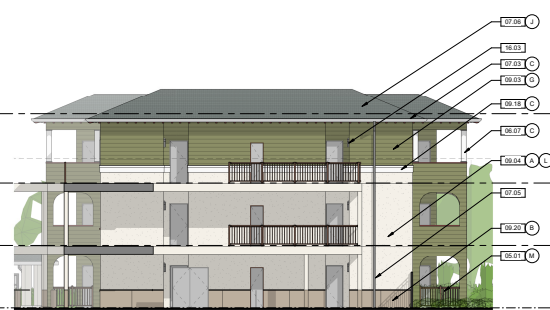
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Proj No: 25.201205

COLOR LEGEND	
(A)	PAINT (FIELD) DUNN EDWARDS DE6211 - "LIGHT BEIGE"
(B)	PAINT (ACCENT) DUNN EDWARDS DE6214 - "PIGEON GRAY"
(C)	PAINT (FIELD) DUNN EDWARDS DE6216 - "WARM WHITE"
(D)	PAINT (TRIM) DUNN EDWARDS DE6226 - "PLAY ON GRAY"
(E)	PAINT (TRIM) DUNN EDWARDS DE6228 - "DEEP CRIMSON"
(F)	LAP SIDING JAMES HARDIE - "BOOTHBAY BLUE"
(G)	LAP SIDING JAMES HARDIE - "HEATHERED MOSS"
(H)	LAP SIDING JAMES HARDIE - "COPPER PENNY"
(I)	ROOF CERTANTEED LANDMARK - "BIRCHWOOD"
(J)	ROOF CERTANTEED LANDMARK - "SUNRISE CEDAR"
(K)	STUCCO - LIGHT SAND FINISH
(L)	PAINT (FENCE) DUNN EDWARDS DE6105 - "WEATHERED LEATHER"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL, PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL, PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 L.B. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING - HARDIE BOARD
09.04	WALL FINISH - CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT - SEE ELECTRICAL & PHOTOMETRIC DRAWINGS



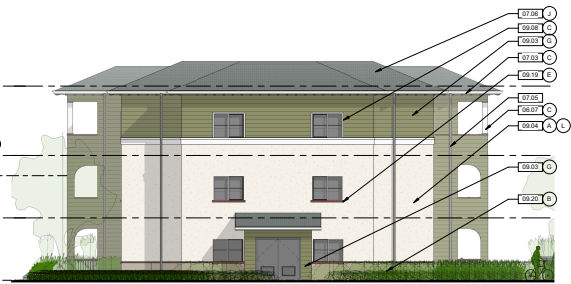
1 QUAD 2 - EAST ELEVATION
1/8" = 1'-0"



2 QUAD 2 - SOUTH ELEVATION
1/8" = 1'-0"



3 QUAD 2 - WEST ELEVATION
1/8" = 1'-0"



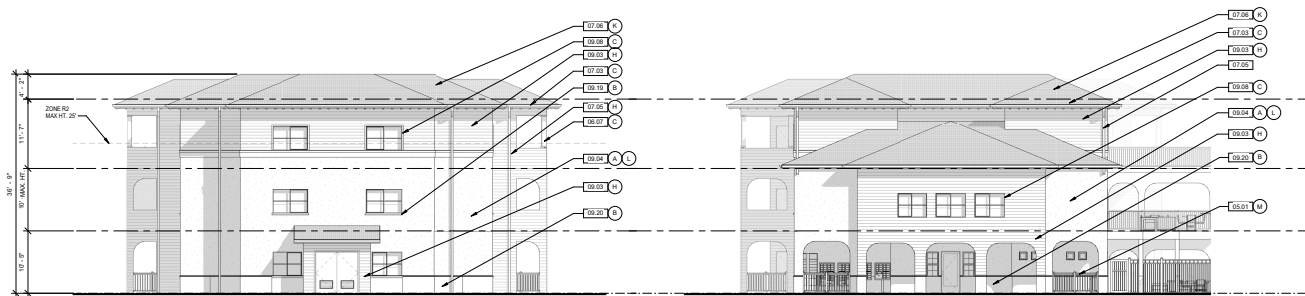
4 QUAD 2 - NORTH ELEVATION
1/8" = 1'-0"



1 QUAD 3 - NORTH ELEVATION
1/8" = 1'-0"



2 QUAD 3 - SOUTH ELEVATION
1/8" = 1'-0"



3 QUAD 3 - WEST ELEVATION
1/8" = 1'-0"

4 QUAD 3 - EAST ELEVATION
1/8" = 1'-0"

KEYNOTES	
05.01	42" HIGH FENCING TO MATCH SITE FENCING
06.07	TRELLIS COLUMN
07.03	RAIN GUTTERS, TYPICAL, PAINTED TO MATCH WALL SURFACE
07.05	DOWNSPOUTS, TYPICAL, PAINTED TO MATCH WALL SURFACE
07.06	COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 L.B. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
09.03	FIBER CEMENT BOARD SIDING, HARDIE BOARD
09.04	WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
09.08	WINDOW TRIM
09.18	14" WALL TRIM, PAINTED WOOD
09.19	WINDOW SILL
09.20	BASE TRIM
16.03	EXTERIOR LIGHT, SEE ELECTRICAL & PHOTOMETRIC DRAWINGS

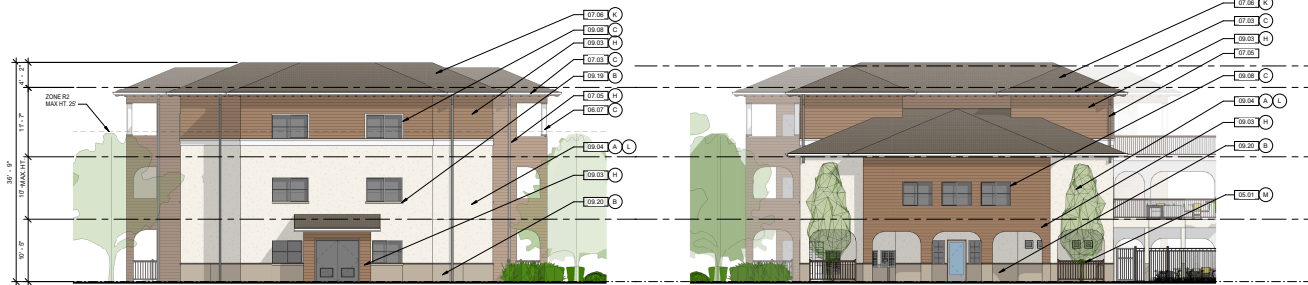
COLOR LEGEND	
(A)	PAINT (FIELD) DUNN EDWARDS DES011 - "LIGHT BEIGE"
(B)	PAINT (ACCENT) DUNN EDWARDS DES014 - "PIGEON GRAY"
(C)	PAINT (FIELD) DUNN EDWARDS DES036 - "WARM WHITE"
(D)	PAINT (TRIM) DUNN EDWARDS DES028 - "PLAY ON GRAY"
(E)	PAINT (TRIM) DUNN EDWARDS DES112 - "DEEP ORANGE"
(F)	LAP SIDING, JAMES HARDIE - "BOOTHBAY BLUE"
(G)	LAP SIDING, JAMES HARDIE - "HEATHERED MOSS"
(H)	LAP SIDING, JAMES HARDIE - "COPPER PENNY"
(I)	ROOF, CERTANTEED LANDMARK - "BIRCHWOOD"
(J)	ROOF, CERTANTEED LANDMARK - "SUNRISE CEDAR"
(K)	STUCCO LIGHT SAND FINISH
(L)	PAINT (FENCE) DUNN EDWARDS DES005 - "WEATHERED LEATHER"



① QUAD 3 - NORTH ELEVATION
1/8" = 1'-0"



② QUAD 3 - SOUTH ELEVATION
1/8" = 1'-0"



③ QUAD 3 - WEST ELEVATION
1/8" = 1'-0"

④ QUAD 3 - EAST ELEVATION
1/8" = 1'-0"

- KEYNOTES**
- 05.01 42" HIGH FENCING TO MATCH SITE FENCING
 - 06.07 TRELLIS COLUMN
 - 07.03 RAIN GUTTERS, TYPICAL. PAINTED TO MATCH WALL SURFACE
 - 07.05 DOWNSPOUTS, TYPICAL. PAINTED TO MATCH WALL SURFACE
 - 07.06 COMPOSITION SHINGLE ROOF OVER 1/2" PLYWOOD OVER DOUBLE 30 L.B. FELT OVER RAFTERS PER STRUCTURAL DRAWINGS
 - 09.03 FIBER CEMENT BOARD SIDING, HARDIE BOARD
 - 09.04 WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
 - 09.08 WINDOW TRIM
 - 09.18 14" WALL TRIM, PAINTED WOOD
 - 09.19 WINDOW SILL
 - 09.20 BASE TRIM
 - 16.03 EXTERIOR LIGHT. SEE ELECTRICAL & PHOTOMETRIC DRAWINGS

- COLOR LEGEND**
- ① PAINT (FIELD) DUNN EDWARDS DES011 - "LIGHT BEIGE"
 - ② PAINT (ACCENT) DUNN EDWARDS DES014 - "PIGEON GRAY"
 - ③ PAINT (FIELD) DUNN EDWARDS DES030 - "WARM WHITE"
 - ④ PAINT (TRIM) DUNN EDWARDS DES030 - "PLAY ON GRAY"
 - ⑤ PAINT (TRIM) DUNN EDWARDS DES030 - "DEEP CRIMSON"
 - ⑥ LAP SIDING, JAMES HARDIE - "BOOTHBAY BLUE"
 - ⑦ LAP SIDING, JAMES HARDIE - "WEATHERED MOSS"
 - ⑧ LAP SIDING, JAMES HARDIE - "COPPER PENNY"
 - ⑨ ROOF CERTANTEED LANDMARK - "BROWNWOOD"
 - ⑩ ROOF CERTANTEED LANDMARK - "SUNRISE CEDAR"
 - ⑪ STUCCO LIGHT SAND FINISH
 - ⑫ PAINT (FENCE) DUNN EDWARDS DES015 - "WEATHERED LEATHER"



① EAST STREET ELEVATION
1/16" = 1'-0"



② STREET ELEVATION - PLEASANT VALLEY RD.
1/16" = 1'-0"



③ ETTING RD. STREET ELEVATION
1/16" = 1'-0"

STREET ELEVATIONS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OAKLAND, CA 94612



ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
REDCLOUD SQUARE, OAKLAND, CALIFORNIA 94612

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Proj No: 20-201026



① PERSPECTIVE VIEW 1
12" = 1'-0"

PERSPECTIVE VIEW 1

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2181 EAST ETTING ROAD, OAKLAND, CA 94612



ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
REDWOOD SQUARE, OAKLAND, CA 94612

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Proj. No.: 20-00000

A-2.5



① PERSPECTIVE VIEW 2
12" = 1'-0"

PERSPECTIVE VIEW 2

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2181 EAST ETTING ROAD, OAKLAND, CA 94612



ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
1100 COUNTY SQUARE, SUITE 200, OAKLAND, CA 94612

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Proj No: 20-201025



VIEW FROM ETTING RD.
LOOKING NORTH WEST



VIEW FROM PLEASANT VALLEY RD.
LOOKING SOUTH



VIEW FROM PLEASANT VALLEY RD.
LOOKING EAST

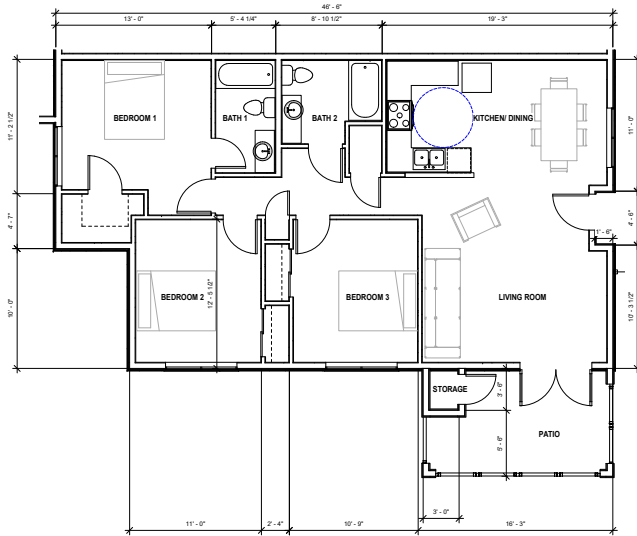
PERSPECTIVE VIEWS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2181 EAST ETTING ROAD, OAKLAND, CA 94612

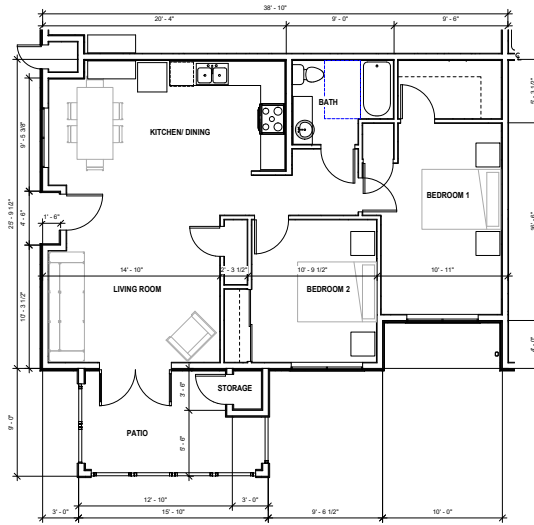


ETTING ROAD APARTMENTS
 CABRILLO ECONOMIC
 DEVELOPMENT CORPORATION
1100 COUNTY SQUARE, SUITE 200, OAKLAND, CALIFORNIA 94612

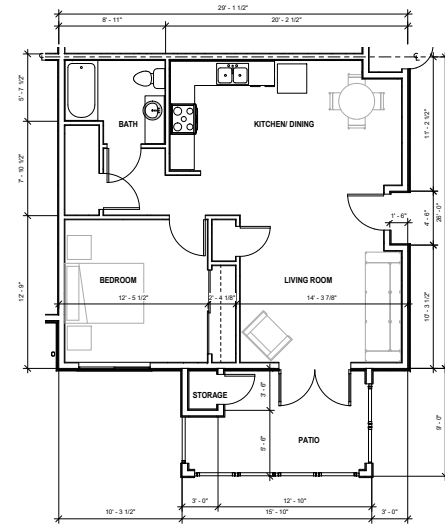
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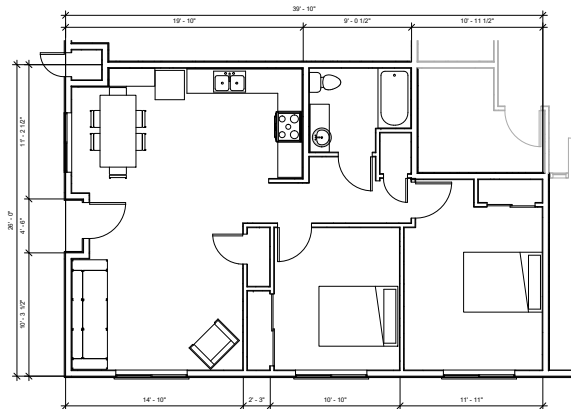
LIGHT AND VENTILATION				
ROOM	SIZE	REQ (sq ft)	PROVIDED	
LIVING ROOM	221 S.F.	18 S.F.	42 S.F. (DOOR OPENING 6' x 7')	
BEDROOM 1	148 S.F.	11 S.F.	24 S.F. (WINDOW 6' x 4')	
BEDROOM 2	127 S.F.	10 S.F.	24 S.F. (WINDOW 6' x 4')	
BEDROOM 3	128 S.F.	10 S.F.	24 S.F. (WINDOW 6' x 4')	



LIGHT AND VENTILATION				
ROOM	SIZE	REQ (sq ft)	PROVIDED	
LIVING ROOM	204 S.F.	16.2 S.F.	42 S.F. (DOOR OPENING 6' x 7')	
BEDROOM 1	165 S.F.	13.2 S.F.	24 S.F. (WINDOW 6' x 4')	
BEDROOM 2	138 S.F.	10 S.F.	24 S.F. (WINDOW 6' x 4')	



LIGHT AND VENTILATION				
ROOM	SIZE	REQ (sq ft)	PROVIDED	
LIVING ROOM	191 S.F.	15.3 S.F.	42 S.F. (DOOR OPENING 6' x 7')	
BEDROOM	140 S.F.	11.5 S.F.	24 S.F. (WINDOW 6' x 4')	



LIGHT AND VENTILATION				
ROOM	SIZE	REQ (sq ft)	PROVIDED	
LIVING ROOM	204 S.F.	16.2 S.F.	42 S.F. (DOOR OPENING 6' x 7')	
BEDROOM 1	179 S.F.	13.2 S.F.	24 S.F. (WINDOW 6' x 4')	
BEDROOM 2	128 S.F.	10 S.F.	24 S.F. (WINDOW 6' x 4')	

LSV - UNIT PLANS

AFFORDABLE PUBLIC HOUSING DEVELOPMENT
ETTING ROAD APARTMENTS
2161 EAST ETTING ROAD, OAKLAND, CA 94612



ETTING ROAD APARTMENTS
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
150 COUNTY SQUARE, OAKLAND, CALIFORNIA 94612

Print Date: 5/10/21 9:42:30 AM
Proj No: 2020025

ATTACHMENT C

CULTURAL HERITAGE BOARD LETTER (INCLUDING CERTIFICATE OF APPROPRIATENESS)



Planning Division Memorandum

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-5042 • vcrma.org/divisions/planning

Date: June 22, 2021

To: Joe Pearson II, AICP, Senior Planner
Community Development Department
City of Oxnard

From: Dave Ward, AICP, Planning Director 
Ventura County Planning Division

Subject: **Etting Road Project Revisions (Project No. 21-550-02)**
Determination of Consistency with Cultural Heritage Board Condition of Approval

The Ventura County Planning Division is in receipt of the project description regarding the Etting Road Project Revisions (application No. 21-550-02 [Major Modification]). Planning Division Staff understand the applicant proposes revisions to the previously approved Etting Road Project which included the construction of 42 low-income apartment units arranged in (2) two-story quads and (2) three-story quads. As part of the revisions, the applicant is requesting a density bonus of 20% for an addition of (16) one-bedroom special needs units for a total of 58 low-income and special needs units, all arranged in three-story buildings.

The Ventura County Cultural Heritage Board, acting as the Oxnard Cultural Heritage Board (Board), previously took the following actions regarding the Etting Road Project:

At their April 10, 2017 public hearing, the Board approved a Certificate of Appropriateness (COA) request for the removal of 16 Eucalyptus trees (County Landmark No. 15) out of a total of 32 trees with the following condition of approval:

Tree Health Monitoring and Reporting: Prior to the issuance of a grading or building permit, the applicant shall develop a Tree Protection Plan prepared by a certified arborist for review and approval by the Planning Division and the Oxnard Cultural Heritage Board (OCHB). The Tree Protection Plan shall also incorporate the OCHB recommendations which address planting the tree substitute, *Melaleuca quinquenervia* to offset the loss of 16 trees and to protect the remaining 16 Eucalyptus trees.

The Tree Protection Plan (TPP) shall require protection of the remaining 16 protected trees of Landmark No. 15 during project grading and construction and shall

incorporate off-sets or mitigation values for replacement of protected trees that are damaged or felled during and after construction. Pruning specifications for each tree as well as ongoing monitoring of the tree health for a period of no less than five years after final construction shall occur unless a certified arborist recommends additional monitoring beyond the five years.

If protected trees are felled/damaged and require offsets/mitigation, the applicant shall plant new trees onsite as an offset/mitigation measure at a ratio of 4:1 and the applicant shall:

- i. Post a financial assurance to cover the costs of planting and maintaining the offset trees;
- ii. Reimburse the City for OCHB and City staff and/or consultant costs to monitor compliance. City staff time and consultant costs to monitor compliance will be billed to the applicant; and
- iii. The applicant shall submit to the City, annual monitoring reports to be prepared by a certified arborist which address the success of the tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to project construction. If any trees are found to be in serious decline ("D" or "F" status), the arborist's report must include a Damaged Tree Report Addendum to the TPP which recommends offsets and any associated additional monitoring. The applicant shall implement any recommendations made by the arborist's Damaged Tree Report Addendum to the satisfaction of the City of Oxnard Planning Manager. The applicant shall submit annual monitoring reports for a period of no less than five years, beginning after all buildings have been issued a Certificate of Occupancy.

The decision to approve the Certificate of Appropriateness was based on the arborist's conclusions that the Blue Gum Eucalyptus wind row has reached the end of its lifespan and some of the trees may be considered a potential safety hazard. With the recommended condition of approval placed on the project to protect and preserve what remains of the site's historic integrity and which addresses planting the tree substitute, *Melaleuca quinquenervia* to offset the loss of 16 landmark trees, the Etting Road Project was determined to not adversely affect the historical character or value of Landmark No. 15. The project was determined consistent with Section 1365-1 of Cultural Heritage Ordinance and The Secretary of the Interior's Standards for Rehabilitation ("The Standards").

The applicant's updated arborist report¹ ("LA Johnny report") submitted as part of the Etting Road Project Revisions (No. 21-550-02) provides a current assessment of on-site tree health and a Tree Protection Plan for the treatment of trees to be retained. The LA

¹ Burke, John, *Arborist Report, Etting Road Apartments*, Oxnard, LA Johnny, March 20, 2021.

Johnny report identifies a total of 33 trees on site (one smaller tree may have previously been considered part of a larger tree), including four dead trees (an increase of one) and one additional tree in poor condition. There are still 8 trees to be removed for grading in the same locations, and another 6 trees being removed due to their poor condition; overall, 18 trees would be removed by the plan, ten retained on-site, and five retained off-site on the adjacent parcel to the east.

It is the County of Ventura Planning Director's determination that the LA Johnny report and Tree Protection Plan contained therein appear substantially consistent with the Board's condition of approval. Further, the applicant shall comply with the following provisions of the Board's condition of approval:

- (1) Off-sets or mitigation values shall be incorporated within the Tree Protection Plan for replacement of protected trees that are damaged or felled during and after construction (4:1 or as otherwise directed); and
- (2) Pruning specifications for each tree as well as ongoing monitoring of the tree health for a period of no less than five years after final construction shall occur unless a certified arborist recommends additional monitoring beyond the five years. It is the applicant's responsibility to submit an annual monitoring report to the City prepared by a certified arborist for a period of at least 5 years following issuance of a Certificate of Occupancy.

If you require anything further or have questions regarding this determination, please contact Dillan Murray, Cultural Heritage Program Planner at (805) 654-5042 or at Dillan.Murray@ventura.org.

CULTURAL HERITAGE BOARD

county of ventura

April 13, 2017

City of Oxnard Service Center
Planning Division
Attn: Chris Williamson
214 S C Street
Oxnard, CA 93030

Subject: Approval of the Certificate of Appropriateness for the removal of 16 Eucalyptus trees located at Ventura County Landmark No. 15

Dear Mr. Williamson:

At the April 10, 2015 public hearing, the Oxnard Cultural Heritage Board (Board) approved a Certificate of Appropriateness (COA) request for the removal of 16 Eucalyptus trees (County Landmark No. 15) to facilitate the new construction of the Cabrillo Farmworkers Project, a 42-low-income apartment complex to be located at Pleasant Valley and Etting Road, Oxnard, CA with the following condition of approval:

Tree Health Monitoring and Reporting: Prior to the issuance of a grading or building permit, the applicant shall develop a Tree Protection Plan prepared by a certified arborist for review and approval by the Planning Division and the Oxnard Cultural Heritage Board (OCHB). The Tree Protection Plan shall also incorporate the OCHB recommendations which address planting the tree substitute, *Melaleuca quinquenervia* to offset the loss of 16 trees and to protect the remaining 16 Eucalyptus trees.

The Tree Protection Plan (TPP) shall require protection of the remaining 16 protected trees of Landmark 15 during project grading and construction and shall incorporate off-sets or mitigation values for replacement of protected trees that are damaged or felled during and after construction. Pruning specifications for each tree as well as ongoing monitoring of the tree health for a period of no less than five years after final construction shall occur unless a certified arborist recommends additional monitoring beyond the five years.

If protected trees are felled/damaged and require offsets/mitigation, the applicant shall plant new trees onsite as the offset/mitigation measure at a ratio of 4:1 and the applicant shall:

- i. Post a financial assurance to cover the costs of planting and maintaining the offset trees;

- ii. Reimburse the City for OCHB and City staff and/or consultant costs to monitor compliance. City staff time and consultant costs to monitor compliance will be billed to the applicant; and
- iii. The applicant shall submit to the City, annual monitoring reports to be prepared by a certified arborist which address the success of the tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to project construction. If any trees are found to be in serious decline ("D" or "F" status), the arborist's report must include a Damaged Tree Report Addendum to the TPP which recommends offsets and any associated additional monitoring. The applicant shall implement any recommendations made by the arborist's Damaged Tree Report Addendum to the satisfaction of the Planning Director. The applicant shall submit annual monitoring reports for a period of no less than five years to start after all buildings have been issued a Certificate of Occupancy.

The decision to approve the Certificate of Appropriateness is based on the arborists conclusions that the Blue Gum Eucalyptus wind row has reached the end of its lifespan and some of the trees may be considered a potential safety hazard. With the recommended condition of approval placed on the project to protect and preserve what remains of the site's historic integrity and which address planting the tree substitute, *Melaleuca quinquenervia* to offset the loss of 16 landmark trees, the Cabrillo Farmworkers Project will not adversely affect the historical character or value of Landmark No. 15. The project as presented and described in the enclosed Preliminary Planting Plan (Sheet L1.1. revised 04-04-17) is consistent with Section 1365-1 of Cultural Heritage Ordinance and The Secretary of the Interior's Standards for Rehabilitation ("The Standards").

If you have any questions, please do not hesitate to call me at (805) 654-5042 or email me at nicole.doner@ventura.org.

Sincerely,

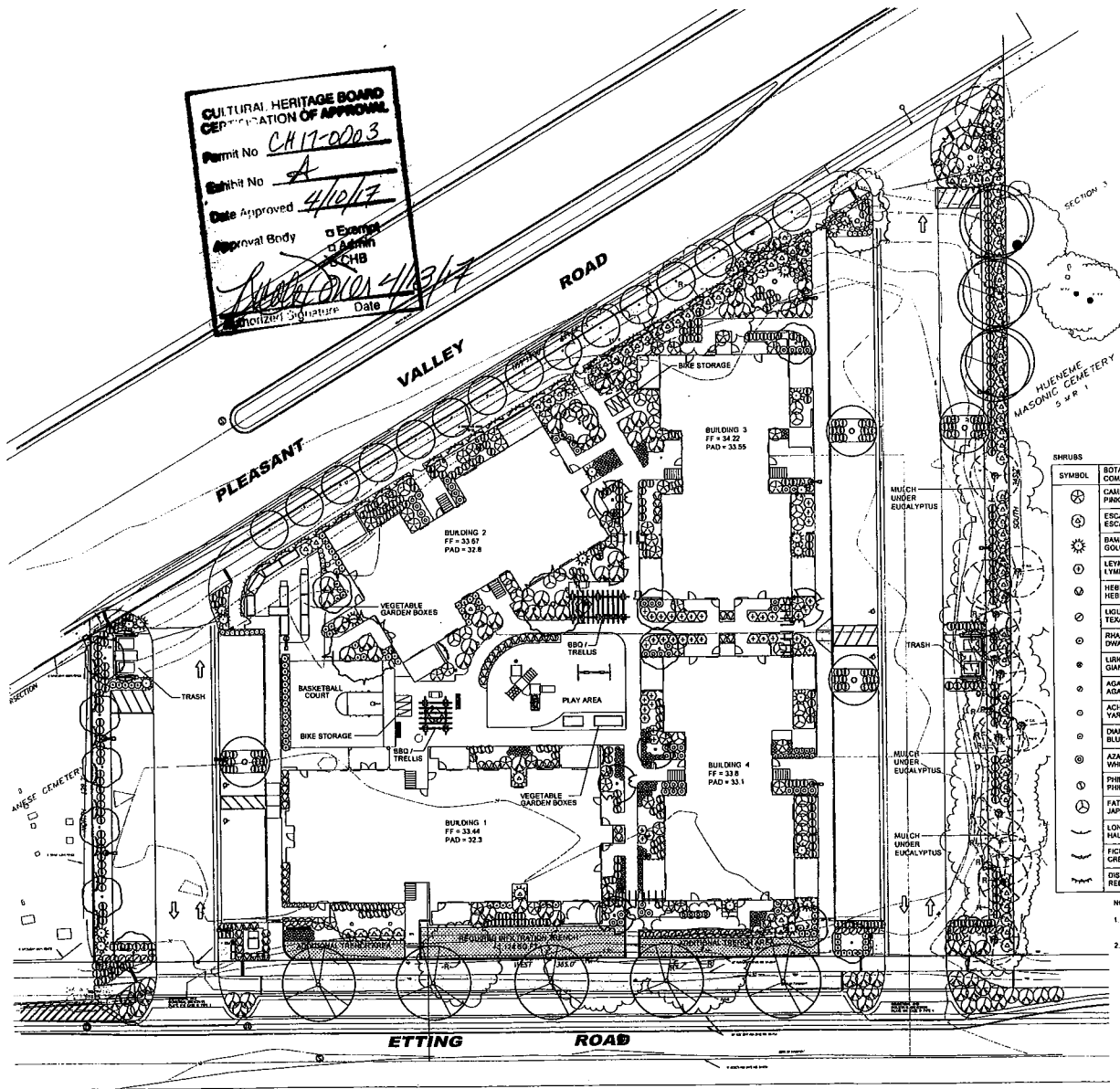


Nicole Doner
Cultural Heritage Coordinator

Encl. Approved Preliminary Planting plans

C: Mark Petit, architect, mark.petit@la-arch.com

CULTURAL HERITAGE BOARD
CERTIFICATION OF APPROVAL
Permit No. CH17-0003
Exhibit No. A
Date Approved 4/10/17
Approval Body [Signature]
Authorizer Signature [Signature] Date 4/10/17



PLANTING LEGEND

TREES			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QNTY
	MELALEUCA QUINQUENERVIA CARPENTER TREE	24" BOX	5
	LAGUNARIA PATERSONII PRIMROSE TREE	24" BOX	3
	PINUS THUNBERGII JAPANESE BLACK PINE	36" BOX	5
	ERIBOTRYA DEFLEXA BRONZE LORAI	36" BOX	4
	PRUNUS CAMPANULATA TAYWAN FLOWERING CHERRY	36" BOX	14
	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	36" BOX	15
	PYRUS C. 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	24" BOX	7
	CEDRUS ATLANTICA HORTSMAN HORTSMAN BLUE ATLANTIC CEDAR	24" BOX	4

SHRUBS			
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QNTY
	CAMELLIA JAPONICA 'DEBUTANTE' PINK CAMELLIA	5 GAL	46
	ESCALLONIA 'JUBILEE' ESCALLONIA	5 GAL	95
	BAMBUZA N. 'GOLDEN GODDESS' GOLDEN GODDESS BAMBOO	5 GAL	30
	LEYMUS C. 'CANYON PRINCE' LYME GRASS	5 GAL	38
	HEBE 'VERONICA' HEBE	5 GAL	64
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET	5 GAL	38
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO	5 GAL	78
	LIRIODENDRON GIANT LILY TURF	1 GAL	124
	AGAPANTHUS 'QUEEN ANNE' AGAPANTHUS	1 GAL	5
	ACHILLEA HYBRID YARROW	1 GAL	41
	DIANELLA CAERULEA 'KING ALFRED' BLUE FLAX LILY	1 GAL	11
	AZALEA 'ALASKA' WHITE AZALEA	5 GAL	87
	PHILODENDRON 'KAHALO' PHILODENDRON	5 GAL	77
	FATISIA JAPONICA JAPANESE ARAUKA	5 GAL	35
	LONICERA JAPONICA 'HALLIAN' HALL'S HONEYSUCKLE	5 GAL	27
	FICUS PUMILA CREEPING FIG	1 GAL	10
	DISTICHLIS BUCCINATORIA RED TRUMPET VINE	5 GAL	33

NOTES

- 3" MINIMUM MULCH DEPTH IN ALL PLANTERS
- INFILTRATION TRENCH
3FT. DEPTH COARSE GRAVEL

GROUND COVER

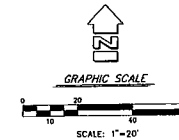
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QNTY
	TRACHELOSPERMUM ASIATICUM ASIAN STAR JASMINE	1 GAL	308
	DWARF FESCUE	SOD	
	COTONEASTER 'CORAL BEAUTY' BEARBERRY	1 GAL	87

EXISTING TREES LEGEND

SYMBOL	DEFINITION	QNTY
	EXISTING TREE TO REMAIN	16
	DEAD TREE TO BE REMOVED	3
	EXISTING TREE TO BE REMOVED	13

TREE MITIGATION CALCULATIONS

PROPOSED TREE REPLACEMENT CALCULATIONS	
1 36" BOX ERIBOTRYA DEFLEXA 4 @ \$600=\$2,400	
2 36" BOX PINUS THUNBERGII 5 @ \$600=\$3,000	
3 36" BOX PRUNUS CAMPANULATA 14 @ \$600=\$8,400	
4 36" BOX MAGNOLIA GRANDIFLORA 'ST. MARY' 15 @ \$600=\$9,000	
TOTAL VALUE OF ADDITIONS \$22,800	
TOTAL MITIGATION REQUIREMENT: \$22,242	



JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
3300 LOVA VISTA ROAD, WHITTIER, CA 90603
(909) 942-2611 FAX (909) 942-2614
jordan_gilbert_bain_landscape_architects_inc_001

REVISIONS	
NO.	DATE BY DESCRIPTION
1	04/10/17 JGB/MS REVISED TREE REMOVAL TO MATCH UPDATED
2	04/10/17 JGB/MS THESE REPORT DATED 04/10/17

CLIENT
LAUTERBACH & ASSOC.
ARCHITECTS, INC.
300 MONTCOMERY AVE.
OXNARD, CA 93036

SHEET TITLE
PRELIMINARY PLANTING PLAN
PROJECT
CEDC / LETTING RD.
AFFORDABLE APTS.
LETTING RD. & PLEASANT VALLEY RD.
OXNARD, CALIFORNIA

DRAWN: TC	DATE: 11-17-15
CHECKED: MS	DATE: 11-17-15
DESIGNED: JGB	DATE: 11-17-15
PLANNED: JGB	DATE: 11-17-15
CONSTRUCTION: JGB	DATE: 11-17-15

DRAWING
L1.1
SHEET 1 OF 1
PROJECT No. 13.03

ATTACHMENT D
NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

Project Description: 2161 Etting Road Apartment Modifications; PZ No. 21-550-02 (Major Modification (MJMD) to PZ 15-200-01 (AAHOP-DDR) and PZ 18-535-02 (Density Bonus Permit)) and PZ 21-535-05 Density Bonus Permit (DB): The Project includes modifications to a previously approved 100 percent affordable apartment project developed under the All-Affordable Housing Opportunity Program (AAHOP) to increase the number of units from 42-units to 58-units. The modified project would allow for the construction of an all affordable 58-unit apartment complex with associated site improvements on a 1.98 acre site and adjacent infrastructure improvements offsite. The complex would include three 3-story buildings with one to three bedroom units ranging between 753 and 1,148 square feet in size, a community room, onsite laundry room, onsite management office, and veteran and farm worker services. Additional onsite amenities include outdoor recreational areas for residents. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 20 percent Density Bonus to increase the maximum number of units from 48-units to 58-units and to waive, reduce or modify ten development standards related to projections into the front yard setback, open space requirements, storage, balcony size, parking, and parking lot design. The Project will be a 100 percent affordable project and is proposing a mix of veteran and farm worker housing. The Project site is located at 2161 Etting Road (APN: 225-0-014-020) within the Residential Low-Medium land use designation and the Multi-Family Affordable Housing (R-2-AH) zone. Filed by Gustavo Almarosa, of Cabrillo Economic Development Corporation, the Applicant and Owner, 702 County Square Drive, Suite 200, Ventura, CA 93003.

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

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

Supporting Reasons: In accordance with Sections 15332 (Infill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA. This modified Project includes revisions to a previously approved project that was previously found to be Categorically Exempt from the CEQA pursuant to Section 15332 of the CEQA Guidelines.

The modified Project includes revisions to a previously approved project that was previously found to be Categorically Exempt from the CEQA pursuant to Section 15332 of the CEQA Guidelines. The modified project consists of the construction of the apartment complex with non-residential space, parking, landscaping and infrastructure improvements that are designed to be consistent with the General Plan land use designation of Residential Low-Medium and the zoning designation of Multiple-Family AAHOP. The MJMD to the AAHOP DDR would allow for an increase in the number of units from 42-units to 58-units and associated site changes. The ministerial Density Bonus request would allow for a 20 percent density bonus, four concessions, and two Housing Accountability Act waivers under State Density Bonus Law. The proposed development is located on a 1.98-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species.

A row of mature Eucalyptus windrow trees (*Eucalyptus globulus*) along the southeast corner of the Project site is designated County Landmark No. 15. Under the prior approval, the original Project was granted a Certificate of Appropriateness by the County Cultural Heritage Board (CHB) to remove 16 of the 32 Blue Gum trees located on the Project property that were either dead, in poor health and a safety hazard, or needed to be removed for the development. Since the approval of the prior Project, the site has remained undeveloped. Given the amount of time since the original arborist report was prepared and reviewed, an updated arborist report was prepared for the modified Project. The updated arborists report was completed in 2021, and was submitted to the CHB staff for review. The update report identified a total of 33 Blue Gum trees, fourteen of which are living and would be removed by the Project and four dead trees which would also be removed. The remaining 15 trees would be preserved, five of which are actually located off-site on the adjacent property. While there were slight changes due to the passage of time, the modified Project will have no greater impact on the Eucalyptus windrow than the original Project as the overall footprint has remained the same. The modified Project would be removing 18 of the 33 Blue Gum trees. The additional two trees being removed are the result of the death of an additional tree, and a corrected tree count (what was previously thought to be a single tree to be removed is actually two separate trees that must be removed). After reviewing the modified plans and arborist report, CHB staff issued a cover letter to the previously approved Certificate of Appropriateness, confirming a new Certificate of Appropriateness was not required and all prior recommended conditions are sufficient and remain in effect. These conditions of approval require the Project to monitor and report annually on the health and safety of the 15 trees that would remain. If any of the 15 protected trees should fail, the Project would replace them at a ratio of 4:1 with another species selected in consultation with the CHB and the City. The CHB's Certificate of Appropriateness condition is included in the Project conditions.

Given the large Eucalyptus windrow, which is a potential indicator of Monarch Butterfly Habitat, a Focused Monarch Butterfly Assessment (Assessment) was prepared for the site by a qualified biologist. The Assessment concluded, the Project site does not currently provide habitat for monarch butterflies, although monarchs may occasionally visit the site, nor does it provide monarch overwintering habitat. Therefore, it can be determined that the Project site has no value as habitat for endangered, rare, or threatened species. While the site is not Monarch Butterfly habitat, the landscape plan for the modified Project has been modified to incorporate Monarch Butterfly friendly plants, which will support any Monarchs should they visit the site. The landscape plan was reviewed as part of the Assessment and was determined to be suitable for adult Monarchs. Based on the conclusion of the Assessment and the revisions to the landscape plan, the modified Project will have no impact on Monarch Butterfly habitat.

As determined under the original project the modified Project would remain compatible with the Japanese Cemetery bordering on the Project's west side and Masonic Cemetery on the Project's east side. As with the original Project the modified Project will be designed so that fencing, landscaping, and parking total approximately 80 ft. between Building Nos. 2 and 3 and the Masonic Cemetery (east property line), and approximately 85 ft. between Building No. 1 and the Japanese Cemetery (west property line). As designed the Project definition, approved plans, and conditions of approval these environmental issues are resolved and do not disqualify the Project from use of the Section 32 "In-fill Development Project" Categorical Exemption. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply.

Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is Categorically Exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, 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,

ATTACHMENT E

DRAFT PLANNING COMMISSION RESOLUTION APPROVING PLANNING AND ZONING PERMIT NOS. 21-550-02 (MAJOR MODIFICATION TO PZ 15-200-01 (DEVELOPMENT DESIGN REVIEW - ALL AFFORDABLE HOUSING OPPORTUNITY PROGRAM “AAHOP DDR”)) AND 21-535-05 (DENSITY BONUS), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS.

RESOLUTION No. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NOS. 21-550-02 (MAJOR MODIFICATION TO PZ 15-200-01 (DEVELOPMENT DESIGN REVIEW - ALL AFFORDABLE HOUSING OPPORTUNITY PROGRAM “AAHOP DDR”) AND 21-535-05 (DENSITY BONUS) TO ALLOW THE CONSTRUCTION OF A 3-STORY, 58-UNIT (100% AFFORDABLE PROJECT) APARTMENT BUILDING WITH 91 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON AN APPROXIMATELY 1.98-ACRE PROJECT SITE WITH ONE AAHOP CONCESSION AND THREE DEVELOPMENT STANDARD REDUCTIONS AND TO AUTHORIZE A MINISTERIAL DENSITY BONUS TO ALLOW FOR TWENTY PERCENT DENSITY BONUS, FOUR CONCESSIONS, TWO WAIVERS, AND REDUCED PARKING REQUIREMENTS PURSUANT TO STATE DENSITY BONUS LAW (GOVERNMENT CODE 65915) AND OXNARD CITY CODE (SECTION 16-410) LOCATED AT 2161 ETTING ROAD (APN: 225-0-014-020), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY GUSTAVO ALMAROSA, OF CABRILLO ECONOMIC DEVELOPMENT CORPORATION, THE APPLICANT AND OWNER, 702 COUNTY SQUARE DRIVE, SUITE 200, VENTURA, CA 93003.

WHEREAS, On June 27, 2018, a Development Design Review Permit for the Etting Road Project (Planning & Zoning Permit 15-200-01) filed by the Cabrillo Economic Development Corporation (CEDC) was reviewed and approved by the Development Services Director; and

WHEREAS, on August 2, 2018, the Planning Commission of the City of Oxnard (“Planning Commission”) considered an application for Planning and Zoning Permit No. 18-535-02 (Density Bonus) filed by the Cabrillo Economic Development Corporation (CEDC); and

WHEREAS, on April 2, 2021, Gustavo Almarosa, of Cabrillo Economic Development Corporation (the “**Applicant**” and/or “**Permittee**”) submitted a request to allow for modifications to existing entitlements to increase the number of units by 16 units. The Project would allow for the construction of 58-residential units within 3-three story apartment buildings with on a approximately 1.98 acre parcel located at 2161 Etting Road (APN: 225-0-014-020) and within the 2030 General Plan Land Use Designation Of Residential Low-Medium And Multifamily Residential - Affordable Housing (R-2-AH) Zone; And

WHEREAS, on July 1, 2021, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, to consider the Applicant’s request to approve Planning and Zoning Permit Nos. 21-550-02 (Major Modification) to allow the construction of a 58-unit apartment complex, and associated site improvements on an approximately 1.98-acre property in accordance with Section 16-561 of the Oxnard City Code and 21-535-05 (Density Bonus) requesting the ministerial approval of a

Density Bonus Permit. The AAHOP and Density Bonus request will allow for a 20 percent density bonus, use of state parking requirements, and ten concessions,, waivers or reductions to development standards including four Density Bonus concessions, one AAHOP concession and three AAHOP reductions, two Housing Accountability Act waivers pursuant to State Density Bonus Law (Government Code 65915) and Oxnard City Code Sections 16-410 and 16-420. The ten concessions, waivers or reductions are as follows:

<u>Project Deviations</u>	
AAHOP concession (1)	1. 40 ft. parking lot access throat not required.
AAHOP 10 percent reduction in numerical standards (3)	2. Entry roof projection into front yard setback at 18 ft. 3. Balcony dimension reduced to 9 ft. in one dimension. 4. Unit storage reduced from 225 cf. to 202.5 cf.
Density Bonus concessions (4)	5. Reduce the front yard setback along Pleasant Valley Road from 20 ft. to 10 ft. for buildings, based on the anticipated location of the future right-of-way dedication (not the existing property line). 6. Convert three finger planters to parking spaces. 7. Reduced Interior Yard Space from 30% to 11.1%. 8. Eliminate private balcony requirement for 20 second-story units.
Housing Accountability Act (2)	9. Allow hardscape for lawn in open space area. 10. Allow the same projection for covered balconies as ground patios into front yard setbacks.

(the “**Project**”); and

WHEREAS, in accordance with Section 16-420F of the OCC, the Project includes one AAHOP concession and 3 reductions in numerical standards, in accordance with Section 16-410L of the OCC, the Project includes an administrative request for a Density Bonus permit for four concessions pursuant to Government Code Section 65915 (State Density Bonus Law), which allows for four concessions, when certain requirements are met. As a result of the request, 100% of the units, must be affordable at the low-income level; and

WHEREAS, as a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring that 100% of the residential units be affordable at the low-income level in compliance with Section 65915 for a period of at least 55 years.

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in the City’s All-Affordable Housing Opportunity Program (Division 7C, OCC Section 16-420); and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in California Government Code § 65915 to § 65918 and to the City’s Density Bonus and Related Incentives and Concessions Program (Division 7A, OCC Section 16-410A to 16-410V, inclusive); and

WHEREAS, the Planning Commission finds that the Project meets all necessary criteria of OCC Section 16-420, 16-410, and Government Code Section 65915 to be considered eligible for the requested concessions; and

WHEREAS, the Planning Commission finds that the concessions are not contrary to any federal, state or local law; and

WHEREAS, Sections 16-561 and 16-410(F) of the Oxnard City Code authorizes the Planning Commission to approve a Major Modification and Density Bonus Permit, respectively; and

WHEREAS, the Project has been reviewed by the Development Advisory Committee (DAC) and the DAC has prepared conditions of approval that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

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

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

The project site has a General Plan land use designation of Residential Low-Medium And Multifamily Residential - Affordable Housing (R-2-AH) Zone. While the project is directly adjacent to two cemeteries, the project is surrounded by urban development. The Project site has already been approved for the development of a 42 unit apartment project. This Project's proposal to add 16 residential units and make other site modifications, will remain within the development footprint of the currently approved project, and therefore will not result in any additional impacts to the existing environment than the approved project.

Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent historic Cemeteries. Also, with the incorporation of the Cultural Heritage Board

recommendations, which include windrow tree monitoring and management, into the Project description and conditions the Project has no impact on historic or endangered habitats. Lastly, with the improvements being made through the landscape plan to incorporate butterfly friendly plantings, under the direction of a qualified biologist, the Project will improve the site's suitability for the support of butterflies. 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.**

As with the approved project, the revised Project's addition of 16 units and other site modifications is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The Project will not result in an unusual circumstance that would cause the Project to have a significant effect on the environment. The project will not alter the urban character of the surrounding development as determined by the 2030 General Plan and the property does not contain any unusual environmental characteristics as the property is generally surrounded by residential development, schools, and cemetery uses.

Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent historic Cemeteries. Also, with the incorporation of the Cultural Heritage Board recommendations, which include, windrow tree monitoring and management, into the Project description and conditions the Project has no impact on historic or endangered habitats. Lastly, with the improvements being made through the landscape plan to incorporate butterfly friendly plantings, under the direction of a qualified biologist, the Project will improve the site's suitability for the support of butterflies. 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 June 21, 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.**

Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent historic Cemeteries. Also, with the incorporation of the Cultural Heritage Board recommendations, which include, windrow tree monitoring and management, into the Project description and conditions the Project has no impact on historic resources. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Planning Commission finds after due study and deliberation that the that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular. .

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 in conformance with the City of Oxnard 2030 General Plan, the 2017 Mid-Cycle 2013-2021 Housing Element Update “Housing Element”, and other adopted standards.**

As described in the Staff Report, the Project consists of the addition of 16-units to a previously approved 42 unit apartment complex, and other site modifications to accommodate the additional units within the “Multi-Family Residential - Affordable Housing (R2-AH) zone which is consistent with the 2030 General Plan land use designation of Residential Low Medium (RLM) and the designation of said parcel as All-Affordable Housing Opportunity Program (AAHOP) site,

subject to the deviations granted under the City's AAHOP regulations and Density Bonus Law. The Project affordable units are needed to meet the City's Regional Housing Needs Allocation for affordable housing.

The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. The AAHOP designation requires that housing units developed on the site be 100% affordable to extremely-low-, very-low-, or low-income- households with the exception of a manager's unit. The AAHOP designation for this site allows for a density of 24 dwelling units per acre instead of the 7-12 dwelling units/acre. The Density Bonus permit would allow for an additional 20 percent density calculated based on the allowed AAHOP density of 24 units per acre. With a density of 28.8 units per acre, the 1.98 acre site is allowed 58 residential units. The 58-unit Project is found consistent with the General Plan land use designation with the density allowed by both the AAHOP designation and the State Density Bonus.

As discussed in detail in the Planning Commission Staff Report Sections b, c, and d, the Project, as designed and conditioned, meets all applicable development standards with the approval of the Density Bonus Permit (PZ 21-535-05) and use of AAHOP provisions to allow for ten concessions, waivers, or reductions to development standards deviations as identified in the Staff report and acknowledgement of the Density Bonus eligible vehicle parking ratios for projects which meet the criteria of Government Code Section 65915.

The construction of the proposed apartment complex and associated improvements does not change the land use of the subject site. The project site is not subject to a Specific Plan. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

- (2) **The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no proposed permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

As described in the Staff Report, the site is already approved for the development of a 42 unit apartment complex. The use is consistent with uses considered and permitted by the Multiple-Family Zone - Affordable Housing (R-2-AH) zone, the use is consistent with the General Plan Residential Low-Medium land use designation. The surrounding uses are characterized by residential uses. The Project as designed and conditioned will be compatible with the surrounding area and will enhance and improve the existing conditions of the site and neighborhood. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, Traffic Codes and Planning Division requirements. Therefore, as conditioned, the use

and improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

- (3) **The site that is subject to the permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).**

As described in the Staff Report, the project as designed and conditioned meets the development standards of the Multiple-Family Zone - Affordable Housing (R-2-AH) zone as described above in Finding Section 1(1). As such, the subject site is adequate in terms of size and as developed the development meets or exceeds City's design standards.

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

As described in the Staff Report, the project is located between Etting Road and Pleasant Valley Road. Residents will be accessed from Etting Road via the two proposed driveways. Consistent with the approved project, two driveways onto Pleasant Valley will remain accessible to emergency and service vehicles only. The City Traffic Engineer reviewed the Project for circulation and turning conflicts. The modified Project only includes a request for an additional 16-units, and as the overall Project is below the 90 unit threshold, a traffic study was not required pursuant to City standards. Therefore, the site has sufficient access to streets and highways that are adequate in size and existing intersections adjacent to the project site will operate at acceptable levels of service.

- (5) **The site that is subject to the permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

As described in the Staff Report, the Project site is already approved for the development of a 42 unit apartment complex, and it was determined that there were adequate facilities to service the project. The additional 16-units will not substantially increase the demand for services. Furthermore, the Project will be served by existing City of Oxnard water and sewer mains and adequate Fire Protection will be provided as determined by the Development Advisory Committee. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. Therefore, the site for the proposed use will be provided with adequate sewage, water, fire protection and storm drainage facilities.

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 15332 (Class 32) of the State CEQA Guidelines and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Upon approval of Planning and Zoning Permit Nos. 21-550-02 and 21-535-05, the Planning Commission of the City of Oxnard after conducting the public hearing hereby repeals Community Development Director Resolution No. 15-200-01 and Planning Commission Resolution 2018-18 allowing the development of a 42-unit affordable apartment complex in four structures at 2161 Etting Road (APN 225-0-014-020) and said Resolutions shall be of no further force and effect.

SECTION 4. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit Nos. 21-550-02 (Major Modification) and 21-535-05 (Density Bonus Permit), subject to the attached conditions of approval.

SECTION 5. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Oxnard City Code Section 16-545.

SECTION 6. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1).
2. This permit is granted for the plans dated July 1, 2021, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items. (PL, G-2)
3. This permit shall automatically become null and void 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. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
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 Building and Engineering Division. (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 ensue 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 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 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 Building and Engineering shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
24. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
25. 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)
26. 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)

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

LANDSCAPE SPECIAL CONDITIONS

28. Plant list includes some poorly adapted, medium to high water requiring plants. Turf is also shown in the parkway at Pleasant Valley Road and Etting Road. Consider changing to low water use plantings. (*Camelia, Bambusa, Liriope, Azalea, Lonicera, Magnolia, Pinus thunbergii*). Prior to issuance of building permit, Applicant shall submit a revised plant list within the landscape plan that will include WUCOLS information for all plants. (PL)
29. The April 13, 2017 Cultural Heritage Board Certificate of Appropriateness and its recommended mitigation is incorporated below as a condition of approval. (PL)

Tree Health Monitoring and Reporting: Prior to issuance of a grading or building permit, the Applicant shall develop a Tree Protection Plan (TPP) prepared by a certified arborist for review and approval by the Planning Division and the Oxnard Cultural Heritage Board (OCHB). The TPP shall also incorporate the OCHB recommendations which address the loss of 18 trees and to protect the remaining 15 Eucalyptus trees.

The TPP shall require protection of the remaining 15 protected trees of Landmark No. 15 during project grading and construction and shall incorporate off-sets or mitigation values for replacement of protected trees that are damaged or felled during and after construction. Pruning specifications for each tree as well as ongoing monitoring of the tree health for a period of no less than five years after final construction shall occur unless a certified arborist recommends additional monitoring beyond the five years.

If protected trees are felled/damaged and require offsets/mitigation, the applicant shall plant new trees onsite as the offset/mitigation at a ratio of 4:1 or as otherwise directed after consultation with the Cultural Heritage Board and the City, and the applicant shall:

- a. Post a financial assurance to cover the cost of planting and maintaining the offset trees;
- b. Reimburse the City for OCHB and City staff and/or consultant costs to monitor compliance. City staff time and consultant costs to monitor compliance will be billed to the applicant; and
- c. The applicant shall submit to the City, annual monitoring reports to be prepared by a certified arborist which address the success of the tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to project construction. If any trees are found to be in serious declines ("D" or "F" status), the arborist's report must include a Damaged Tree Report Addendum to the

TPP which recommends offsets and any associated additional monitoring. The applicant shall implement any recommendations made by the arborist's Damaged Tree Report Addendum to the satisfaction of the Planning Director. The applicant shall submit annual monitoring reports for a period of no less than five years to start after all buildings have been issued a Certificate of Occupancy.

POLICE DEPARTMENT CONDITIONS

Exterior Lighting

30. A condition of approval requires compliance 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:
- c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
- d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
- e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

31. 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.

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

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

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

35. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
36. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.
37. Carport lighting instruments shall be placed above boundaries between parking stalls to illuminate spaces between vehicles.
38. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

Security Camera Systems

39. A security camera system shall be installed and operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
 - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. All entry doorways to semi-public rooms (laundry rooms, meeting rooms, office entry, etc.) on the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Each semi-public room shall also have one camera dedicated to capture general activity.

- h. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
 - i. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
 - j. A camera shall be dedicated to capture an image of any person accessing the call system at pedestrian entry gate.
 - k. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
 - l. A camera shall be dedicated to monitor the parcel delivery facility.
40. The site shall be equipped with an access control system that shall restrict pedestrian traffic to the semi-public areas of the facility. The areas considered "semi-public" shall include: the, shared hallways, laundry rooms, activity rooms, and the common courtyard.
41. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capability to add or subtract an access instruments assigned to a particular residential unit, employee, or service provider.
42. The access control system shall include a call system at pedestrian gates to the common courtyard entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.
43. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.
44. "Click-To-Enter" access technology shall be installed at each pedestrian and gated vehicular entrance to a semi-public area to provide access to first responders.

Security Plan

45. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The plan shall include:
- a. The Security Plan Sheet that identifies the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
 - b. The Security Plan shall include a chart shall identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).

- c. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
- d. The Security Plan shall identify all the components of the access control system their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model.

Police/Site Management Cooperation

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

- a. Site management shall establish a dedicated email address for the site. Once the email address has been established, site management shall send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number, dedicated email address, and, the person managing the site.
- b. A sign posted so it readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.
- a. Site management shall participate in crime prevention programs designed for multi-unit residential housing facilities.
- b. The property owner shall inform the Oxnard Police Department changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.

47. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

Alarms

48. 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.

Landscape

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

50. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based a tree's canopy size at twenty-year maturity.

51. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.

52. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a

combination of vines and shrubs or hedging arranged to protect walls from vandals is required.

53. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.

Site Management

54. Developer/owner/site management shall inform owners and renters via CC&Rs, HOA, or tenant rules, the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should police respond to a disturbance multiple times, a service charge may be incurred up to \$500.
55. Developer/owner/site management shall inform tenants of the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should police respond to a disturbance multiple times, a service charge may be imposed.
56. Developer/owner/site management will enroll project in and comply with the Oxnard Police Department “Crime Free Multi-Housing Program” as applicable to this housing development. For enrollment information, contact the Crime Prevention Officer at (805) 385-8349.
57. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
58. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply a paint to match the building’s exterior color scheme.

Signage

59. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner’s permission. (PD)
60. All vehicular entrances shall be posted with a “No Trespassing – Loitering Signs”.
61. A sign shall be posted at or near each entrance to the site that identifies the management company name, phone number and the email address dedicated to the site management office.

Mail Delivery

62. Mail and parcel delivery shall be in an area controlled by an access control system. This area shall also be monitored by the site’s security camera system. This area shall have these features:
- a. The developer shall contact the Oxnard Postmaster for specific requirements.
 - b. A secure mailbox shall be provided for each residential unit.

- c. A secure system for receiving parcel deliveries shall be established and maintained.
- d. Site management shall provide rules in tenant agreements outlining the safe and secure management of parcel deliveries. These rules shall include, but are not limited to: management's role in mail and parcel delivery, size limitation for parcels, process for handling oversized parcels, and other mail and parcel related matters.
- e. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the requirements of the USPS.

(PD/USPS)

FIRE DEPARTMENT STANDARD CONDITIONS

- 63. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
- 64. 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*)
- 65. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
- 66. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)
- 67. 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*)
- 68. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
- 69. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)
- 70. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
- 71. Developer shall install security devices and measures, including walkway and vehicle control

gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)

72. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
73. 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)
74. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)
75. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F15)
76. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)
77. 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

78. Fire sprinkler coverage is required for:
 1. Carport Canopies
 2. Patios, overhangs or any other projections that are 48" or more from the structure.
 3. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 4. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible
79. 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.
80. Ensure landscape trees do not block bedroom emergency window exits.
81. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.

82. Gurney size elevators will be required.

PLANNING DIVISION STANDARD CONDITIONS

83. 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)
84. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
85. 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 in all sets of construction documents and specifications for the project. (PL, PL-3)
86. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
87. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
88. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
89. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
90. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, PL-8)
91. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)

92. Developer shall provide graphic site directories at principal access points. (PL/B, PL-10)
93. 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)
94. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, PL-12)
95. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
96. 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)
97. 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)
98. 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).
99. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, PL-17)
100. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art,

and General Plan maintenance connection and/or impact fees before issuance of building permits.

101. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons with adequate lighting. 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*)
102. 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*)
103. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)
104. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
105. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
106. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
107. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
108. Where feasible, Developer shall locate individual unit plumbing within individual unit walls, as opposed to common or shared walls, and shall paint roof vents to match the roofing material. (PL/B, *PL-40*)

PLANNING DIVISION SPECIAL CONDITIONS

109. Standpipe systems required by Fire Department shall be designed to be located within building areas, such as staircase or tuck under parking areas that will lend to visually screen. (PL)

110. No rooftop equipment shall be installed unless screened from all sides by a designed parapet or building element that extends above the height of the tallest part of such equipment. (PL)
111. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
112. Community recreation uses/areas such the community room and playground equipment shall be installed and ready for use within two months of the first tenant move in. (PL)
113. Applicant shall remove construction debris or trash that blows onto either cemetery and, in the unlikely event there is an internment or grave-side event during construction, reduce or stop construction that generates noise that would otherwise disturb the event attendees for the length of the event. (PL)
114. In the unlikely event site grading, foundation work, and/or utility trenching uncovers a coffin or human remains, the applicant shall comply with applicable law respecting notification and removal of said remains. (PL)
115. If the project proposes to modify the photovoltaic (PV) “solar panel” arrays configured over parking spaces or other structures, applicant will submit a minor modification application depicting the PV facilities and related conduits and connections and removal of trees for purposes of optimum solar access is not allowed unless on-site replacement trees are proposed and approved. (PL)
116. Prior to issuance of building permits, Applicant shall design patio and balconies facing Etting Road and Pleasant Valley Road with railings not to exceed 42 inches with not more than 50 per cent enclosure. (PL)
117. The property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses (i.e., residential or commercial). Parking spaces shall be physically demarcated with a space number, which shall be assigned to individual tenants through their rental lease agreement. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of Certificate of Occupancy.
118. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, a connection to the city fiber optic infrastructure according to city specifications pursuant to the Fiber Network Master Plan as adopted by the City Council on May 5, 2020. Initial installation of fiber optic infrastructure shall be the responsibility of the Developer and shall occur at the time that roadways are constructed unless a mutually agreed upon process is determined in consultation with the City’s Information Technology Department.

119. Applicant shall submit payment of outstanding discretionary permit and environmental processing fees associated with the development project. Funds shall be deposited prior to issuance of a grading permit. (PL).
120. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows, as well as washable paint and sealers on the building and perimeter walls. (PL)

Air Quality

121. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications. (MND, C-1)
122. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
123. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
124. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)
 - c. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)
 - d. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)
 - e. Sweeping streets adjacent to the construction site to remove dust caused by the construction (AQ-2)

125. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)
126. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)
127. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible to the public off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours. (AQ-6)
128. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)
129. 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)

Biological Resources

130. Nesting Bird and Raptor Survey. To avoid indirect construction impacts to nesting birds and raptors, consistent with Oxnard General Plan (Environmental Resource Policies 3.2 and ER 4.1) and the CFG Code and MTBA, vegetation removal and initial ground disturbance must occur outside the bird and raptor breeding season, which is typically February 1 through August 31 (as early as January 1 for some raptors). If construction and ground disturbance must begin within this breeding season, then not more than one week before ground disturbance and/or vegetation removal commences, a nesting bird and raptor pre-construction survey must be conducted by a City-approved biologist (biologist) within the disturbance footprint plus a 300-foot buffer, as feasible. If the project is phased, as determined by the City, a subsequent pre-construction nesting bird and raptor survey is required before each phase of construction within the project site and suitable habitat within 300 feet. If no raptor or other bird nests are observed no further mitigation is required. (BIO-2)

Cultural Resources

131. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

132. The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. (MND, E-1)
133. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

Geology and Soils

134. The Applicant shall submit a site specific soils investigation prepared by a licensed geotechnical engineer. At a minimum, the study shall include liquefaction and compressible soils characteristics on-site and shall identify any necessary construction techniques of other mitigation measures to prevent significant liquefaction/compressible soils impacts on the proposed project. All recommendations of said report shall be incorporated into the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits.

Noise

135. During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufactures' standards.
136. Construction activities should be limited to 7:00 a.m. and 6:00 p.m. weekdays and Saturday, but not on national holidays, in accordance with the Oxnard City Code and the General Plan policies restricting construction times, whichever is more restrictive.

HOUSING DEPARTMENT CONDITIONS

AAHOP Requirements

137. All Affordable Housing Opportunity Program (AAHOP) requirements are applicable to this property, requiring 100% of residential units to be affordable.
138. Owner/Developer is proposing to provide 57 affordable unit for households earning between 30% to 80% of the Area Median Income (AMI) and one manager's unit exempt from affordability requirements for a total of 58 units. Owner/Developer must record affordability covenants (AAHOP agreement) for 57 units approved as to form by the City Attorney and Housing Director prior to submitting their first building permit application. The AAHOP agreement shall require that 57 units remain affordable for at least 55 years

and must be made available to households earning between 30% to 80% AMI. All affordable units must meet the rent standards of Health and Safety Code Section 50053. Owner/developer must contact the Housing Department for review and approval of the AAHOP agreement prior to recordation. Recordation of AAHOP agreement will satisfy Inclusionary Housing requirements pursuant to Ordinance 2980. The agreement shall be recorded in the Office of the Ventura County Recorder.

139. The AAHOP agreement shall, among other things, identify the number of affordable units by number of bedrooms and level of affordability set aside for income eligible residents. Convents must identify the method of qualifying household incomes and other special qualifying criteria for determining eligibility for any special resident populations that will be served and on-site supportive services appropriate to the resident populations being served. Developer hereby agrees that fees may be charged to the developer for monitoring, staff time expended for preparation of the AAHOP agreement and subsequent compliance with said agreement.
140. Prior to offering the affordable units for rent, the Owner/Developer must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.
141. AAHOP projects shall incorporate good design principles and include on-site amenities appropriate for the resident population to be served. (Per Sec. 16-420F.C. Of AAHOP Ordinance 2913). Owner/Developer will be required to provide the following onsite amenities to serve the resident population: community garden, community kitchen, community lounge, computer lab, outdoor courtyard, BBQ patio, children's play area, onsite laundry, and bike parking.
142. To the maximum extent permitted by applicable law, Developer will establish a preference for the rental of the affordable units to qualified and otherwise eligible low and very low-income households, subject to other restrictions related to funding sources.

Preference will be established as follows:

- a) Households that live and work in the City of Oxnard.
- b) Households that live or work in the City of Oxnard; and
- c) All other households.

Developer will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to become tenants, with information sufficient to rank such persons as set forth herein. Prior to offering any Unit to an applicant who neither lives nor works in Oxnard, the Developer/Project Owner/Property Manager will offer any available unit or units to those eligible and otherwise qualified low and very low-income applicants listed first in category a, and if any units are still available then to those applicants listed in category b. Developer/Project Owner/Property Manager shall at all times make the current and prior versions of the waiting list, all information collected relating to compliance with this condition, and other occupancy information available to the City's Housing Director upon request. The Housing Director shall monitor

compliance with this condition. In addition to all other remedies, if the Housing Director determines that Developer is not meeting the requirements of this condition, the Housing Director shall so notify Developer and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director in writing that Developer is meeting the requirements of this condition.

The Housing Director may delegate some or all of the above responsibilities and functions to Cabrillo Economic Development Corporation by a Memorandum of Understanding or similar instrument for a specified time period.

Density Bonus Requirements

143. Prior to issuance of building permits, Owner/Developer shall enter into a Density Bonus agreement in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the 57 units (plus 1 manager's unit exempt from affordability requirements) which qualified the applicant for four Density Bonus concessions and a 20% density bonus increase above the AAHOP base density of 24 units/acre. All affordable units must meet the rent standards of Health and Safety Code Section 50053.
144. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of 55 years.
145. The Density Bonus Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, collection of an annual report, standards for qualifying household incomes or other qualifying criteria. Developer hereby agrees that fees may be charged to the developer for monitoring, staff time expended for preparation of the Density Bonus agreement and subsequent compliance with said agreement.
146. Prior to offering the affordable units for rent, the Owner/Developer must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.

ENVIRONMENTAL RESOURCES DIVISION

147. A Construction and Demolition Waste Management Plan ("C&D Plan") must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. 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.
148. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide

legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

149. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383); how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.
150. Any/all landscaping waste that is generated must be diverted from landfill disposal; material of this type is not allowed in a trash dumpster. If landscaping is performed by an outside source, the landscape service providers must be informed, in writing, of this condition.
151. Developer shall arrange for materials collection during construction 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.
152. 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.
153. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.
154. Property Owner (Management) shall provide sufficient containers available to tenants and staff to prevent the contamination of recyclables with waste or moisture.
155. Waste enclosures must be sized and constructed according to the Materials Management and Design Guidelines. The City's Standard Plates are being phased out. The guidelines can be found at: oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf.
156. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
157. All collection containers in the waste room must be accessible for use by tenants.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

158. 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)

159. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
160. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
161. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
162. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
163. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
164. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
165. 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)
166. Developer's site improvement plans shall include an onsite sewer plan. (DS-10)
167. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
168. Developer shall install onsite and offsite electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
169. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

170. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
171. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
172. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no map, then at the time of public improvement plan approval. (DS-17)
173. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, and drainage facilities as shown on the site plan. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
174. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
175. 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)
176. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)
177. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
178. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the

orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

179. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "asbuilt" plans after project completion. Developer's submittal of certified "asbuilt" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
180. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
181. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
182. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
183. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
184. 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)
185. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
186. Developer shall install adequately sized water services and meters to each premises in accordance with City Code Section 22-21(A) and 22-21(B) in effect at the time of building permit issuance. (DS-42)
187. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
188. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)

189. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
190. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)
191. 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)
192. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
193. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

STORMWATER QUALITY CONDITIONS

194. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
195. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
196. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed

copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)

197. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
198. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)
199. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
200. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

201. Developer shall meet the American with Disability Act (ADA) parking requirements per the latest building code standards for the different types of parking spaces including visitor spaces, non-covered tenant spaces, and covered tenant spaces. Two parking spaces in tandem configuration with the outer space being ADA shall be assigned to a specific unit. Tandem ADA spaces are prohibited for unassigned parking. (DS)
202. Automatic access control gates shall be installed at both project driveways fronting Pleasant Valley Road and shall be closed to the general public, including project residents, at all times. No entry is allowed, except for emergency and city service vehicles as

necessary to provide access to the project. The driveways shall be designed to allow right-turn in and out only and emergency left-turn in only for the westernmost driveway. (DS)

203. The bottom of the underground infiltration shall be designed to be at least 5-feet above the seasonal high groundwater elevation. (DS)
204. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
205. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)
206. Prior to issuance of a site improvement permit, Developer shall dedicate sufficient right-of-way along the Pleasant Valley Road frontage of the project to encompass the future widening of Pleasant Valley Road. The future widening (measured from the existing south median curb) will provide 32-feet of traveled way (Two (2) 12-foot vehicle lanes and an 8-foot bike lane) and an 8-foot parkway and 6-foot sidewalk. This is an approximately 11-foot wide dedication. (DS)
207. Project frontage sidewalks shall transition to the adjacent existing sidewalk in a smooth manner. The transition shall occur offsite unless there is no available right-of-way to accommodate the offsite transition. (DS)
208. Developer shall construct minimum 7-foot wide sidewalks along the front of parking spaces where there is a potential for vehicles overhanging the sidewalk. (DS)
209. Developer shall pave all site motorcycle spaces in concrete in accordance with City Code. (DS)
210. Developer shall construct multi-bin trash enclosures (at least one bin for recycle use in each enclosure) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS)
211. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15-feet from the face of the enclosure. The apron shall not include any grade changes (including ribbon gutters) that make maneuvering of the bins difficult. The final design is subject to approval of the Development Services Manager. (DS)

212. Developer shall construct an onsite public water distribution system serving the proposed fire hydrants. The system shall be generally located in pavement areas of the project and shall be dedicated to the City via a standard waterline easement. The public system shall not include backflow devices on the water mains. The system shall be looped to minimize dead-end lines. Project water meters and fire sprinkler connections may be connected to this distribution system using adopted City design standards. The currently proposed design does not meet City standards and must be significantly redesigned. The final design is subject to approval of the Development Services Manager. (DS)
213. Developer shall provide individual domestic water meters for each structure in accordance with City Code. Water meters shall be located as close to the public water main as practical and each connection shall include installation of a backflow prevention device per City standards. Final design is subject to approval of the Development Services Manager. (DS)
214. Prior to approval of permits for connection to the 50-inch x 31-inch corrugated metal pipe-arch (CMPA) storm drain in Etting Road, Developer shall provide an evaluation and, if necessary, rehabilitation recommendations for the portion of the pipe along the project frontage. Developer shall implement rehabilitation recommendations as approved by the Development Services Manager. (DS)
215. Developer's engineer shall provide an engineering analysis of the existing downstream storm drain system (catch basin, lateral, and main) demonstrating that sufficient capacity exists for the additional stormwater runoff generated by development of the project site. Developer shall provide onsite storage or upgrade the downstream system if sufficient capacity doesn't exist. (DS)
216. Developer shall locate underground utilities (sewer, water, etc.) outside of the proposed infiltration facilities to eliminate interference with operation or maintenance of the infiltration facilities. (DS)
217. The percolation tests for this project shall include implementation of the reduction factor specified in the "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the required safety factor. (DS)
218. The project's stormwater quality design shall include; a) a direct connection of the infiltration device overflow to the existing storm drain pipe in Etting Road; and, b) treatment (but not necessarily infiltration) of the 5% effective impervious area (EIA) and site pervious area as required by Section 2.8, Step 7 of the Technical Guidance Manual (TGM). (DS)
219. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration facilities immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. The report shall be reviewed and approved by the project civil engineer. (DS)

220. Developer shall install "Click 2 Enter" or compatible entry system on all entry gates that are programmed to provide access for City refuse vehicles. (DS)
221. If not already installed by another developer by the date of issuance of the first certificate of occupancy, Developer shall design and construct a widening of Etting Road along the project frontage and constructs (starting from the north right-of-way line): a 6-foot concrete sidewalk, an 8-foot landscaped parkway, a 6-foot shoulder, two 12-foot wide travel lanes (one for eastbound and one for westbound traffic), and a 6-foot wide paved shoulder on the south side. Improvements shall also include appropriate transitions from these new improvements to the existing paved roadway. The final design is subject to the approval of the City Traffic Engineer. Staff estimates about 4,300 square feet of pavement is required for the widening. The City is currently processing plans for improvements along the Etting Road frontage of this project that are required of another nearby project (PZ 14-540-001). The nearby project's plans are anticipated to include the pavement widening required by this condition. The improvement plans for this project (PZ 15-200-001) are not required to include improvements for which PZ 14-540-001 has prepared plans, posted bonds, and pulled a construction permit. Relief from the requirement to provide plans for improvements already permitted by PZ 14-540-001 does not mitigate the requirement that the stated Etting Road widening must be constructed prior to the first certificate of occupancy for this project. Developer is advised to coordinate the design and construction of frontage improvements with the Developer of PZ 14-540-001 to the greatest extent possible. Upon request by the Applicant when the improvements are completed by a third party, the Planning Manager will prepare a letter stating these improvements are completed and accepted by the City and that this condition is satisfied. (DS)
222. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 36 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

223. Developer shall remove the existing sidewalk along Pleasant Valley Road and replace it with a new 6-foot wide concrete sidewalk located in its ultimate location based on the future widening of Pleasant Valley Road. Trees along Pleasant Valley Road shall be centered within the future parkway location. Developer is not required to widen the pavement or relocate the curb and gutter. (TR)
224. Prior to issuance of a certificate of occupancy, Developer shall construct an offsite 6-foot wide sidewalk along the north side of Etting Road (unless tree locations dictate a narrower width at specific locations) that extends from the project's easterly boundary to the east leg of the Etting Road/Olds Road intersection. The sidewalk is to provide a safe pedestrian route from the project to the nearby schools. The final layout of the sidewalk is subject to

the approval of the Community Development Director and City Engineer. Construction plans shall be processed concurrent with site improvement plans. (TR)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of July 2021, by the following vote:

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 1st day of July 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

ATTACHMENT F

STAFF PRESENTATION

City of Oxnard
Planning Commission
July 1, 2021

2161 Etting Road Apartment Modifications

2161 Etting Road

PZ 21-550-02 (Major Modification)

PZ 21-535-05 (Density Bonus)

Applicant/Property Owner: Cabrillo Economic Development Corporation (CEDC)

Project Description

- A request for a Major Modification (MJMD) to Development Design Review Permit PZ15-200-01 to allow for the construction of a new 58-unit All affordable apartment complex on a 1.98 acre site:
 - Three 3-story buildings with 20 one bedroom units, 20 two bedroom units, and 18 three bedroom units ranging between 753 and 1,148 square feet in size
 - 91 parking spaces provided (77 required)
 - Resident amenities (community room, onsite laundry room, onsite management office, outdoor recreational amenities, and veteran and farm worker services)
 - Landscaping and infrastructure improvements

Project Description (Continued)

- A request for a ministerial Density Bonus Permit to allow for the following project deviations pursuant to State Density Bonus Law and OCC Section 16-410:
 - 20 percent density bonus to increase the maximum number of units from 48 to 58.
 - Allow for the project to use State Density Bonus Law Parking requirements in place of City requirements.
 - 77 parking spaces required.
 - 91 parking spaces provided.
 - 88 vehicle spaces
 - 3 motorcycle spaces

Project Description (Continued)

AAHOP entitled density, height, and parking at this site	• Height up to six stories • Density up to 24 units/acre • 1 parking space for efficiency and 1-bedroom units • 2 spaces for 2 or more bedrooms units • Covered or garage parking not required • Guest parking not required
AAHOP concession (1)	1) 40 ft. parking lot access throat not required.
AAHOP 10 percent reduction in numerical standards (3)	1) Entry roof projection into front yard setback at 18 ft. 2) Balcony dimension reduced to 9 ft. in one dimension. 3) Unit storage reduced from 225 cf. to 202.5 cf.
Density Bonus concessions (4)	1) Reduce the front yard setback along Pleasant Valley Road from 20 ft. to 11 ft. for buildings, based on the anticipated location of the future Right Of Way dedication (not the existing property line). 2) Convert 3 finger planters to parking spaces. 3) Reduced Interior Yard Space from 30% to 11.1%. 4) Eliminate private balcony requirement for 20 second story units.
Housing Accountability Act (2)	1) Allow hardscape for lawn in open space area. 2) Allow same projection for covered balconies as ground patios into front yard setbacks.

Project Location

Subject Site: 2161 Etting Road

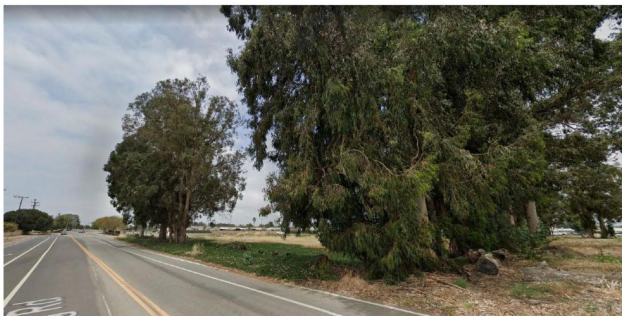
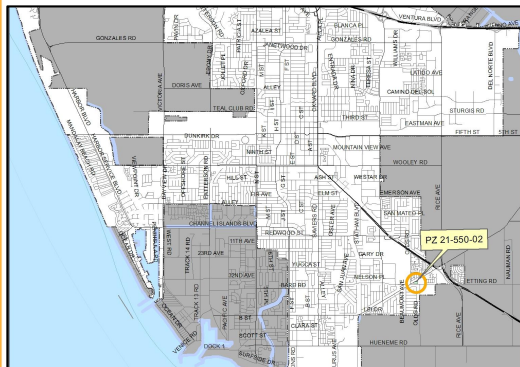
**Located between
Etting Road to the South
and
Pleasant Valley Road to the North**



1 SITE VIEW - PLEASANT VALLEY RD.
12" x 11 1/2"



2 SITE VIEW - EAST ETTING RD.
12" x 11 1/2"



Surrounding Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low Medium	Multiple-Family AAHOP (R-2-AH)*	Vacant
North	Mobile Home Park	Mobile Home Planned Development (MH-PD)	Sunny Acres Mobile Home Park across Pleasant Valley Road
South	Residential Low	Single-Family Zone (R-1)	Single family homes across Etting Road
East	Public Semi-Public Residential Low Medium	Community Reserve (C-R) Multiple-Family Zone (R-2)	Masonic Cemetery 101-unit apartments 70-unit seniors residential (approved)
West	Public Semi-Public	Community Reserve* (CR)	Japanese Cemetery, County Historical Landmark No. 17

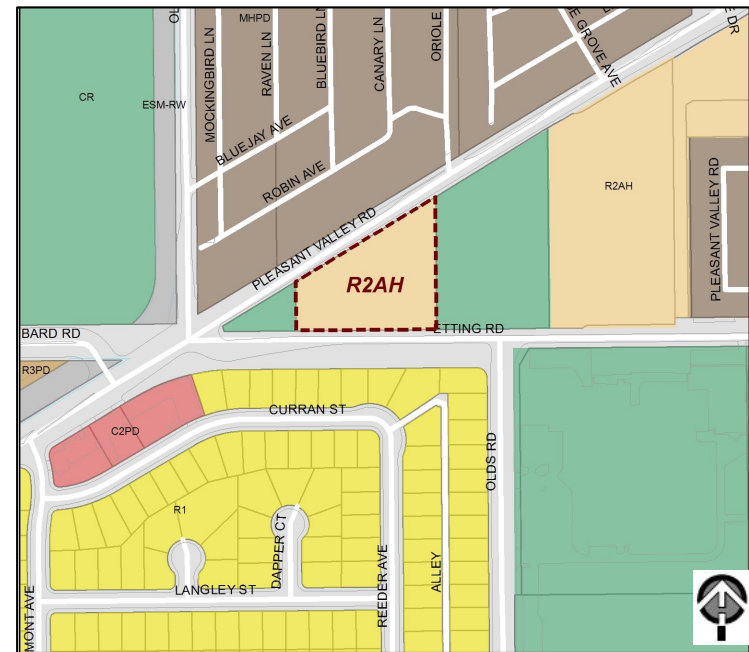
General Plan & Zoning Maps

General Plan Land Use Designation



Residential Low Medium (RLM)

Zoning Designation



Multiple-Family AAHOP (R-2-AH)

Background - Approved Project

- The existing project entitlement were granted in 2018. The existing entitlements include AAHOP DDR (PZ No. 15-200-01) which was approved on June 27, 2018, contingent upon approval Density Bonus permit (PZ No. 18-535-02), which was approved by the Planning Commission on August 2, 2018.
- These entitlements allowed for the development of 42 lower-income affordable apartments in four connected structures around a recreation area and community room/learning center; and 77 vehicle and 5 motorcycle parking spaces for a total of 82 resident parking spaces.
- Existing Entitlements are set to expire August 2, 2022.

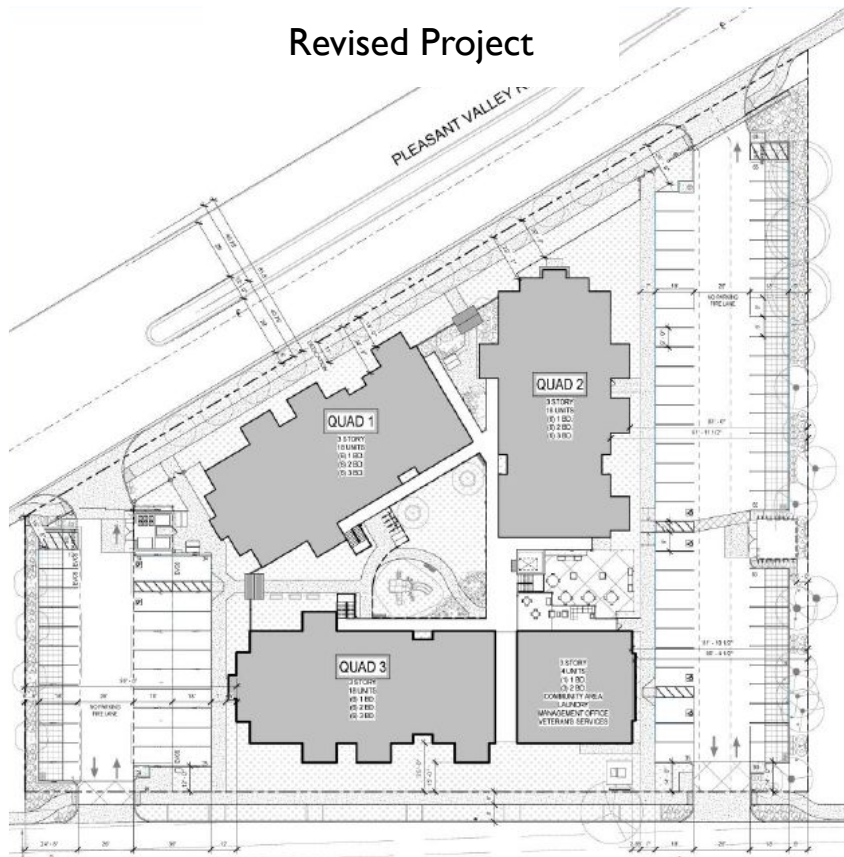
Background - Approved Project

Approved Project Deviations

AAHOP concession	1) 40 ft. parking lot access throat not required.
AAHOP 10 percent reduction in numerical standards	1) Entry roof projection into front yard setback at 18 ft. 2) Balcony dimension reduced to 9 ft. in one dimension 3) Unit storage reduced from 225 cf. to 202.5 cf.
Density Bonus concessions	1) Counting five motorcycle spaces as vehicle spaces 2) Convert two finger planters to parking spaces 3) Reduced Interior Yard Space from 30% to 14.6%
Housing Accountability Act	1) Allow hardscape for lawn in open space area 2) Allow same projection for covered balconies as ground patios into front yard setbacks

Approved Project Vs. Revised Project

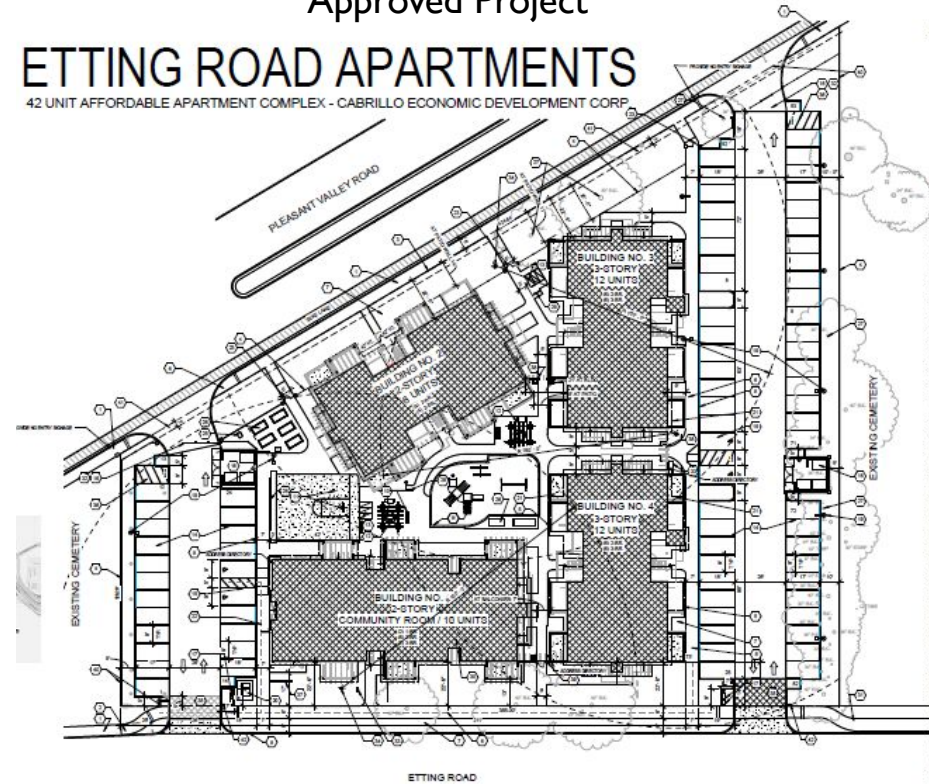
Revised Project



Approved Project

ETTING ROAD APARTMENTS

42 UNIT AFFORDABLE APARTMENT COMPLEX - CABRILLO ECONOMIC DEVELOPMENT CORP.



Approved Project Vs. Revised Project

Approved Project



Revised Project



Approved Project Vs. Revised Project

Table of Key Changes

	Approved Project	Proposed Project	Change
Number of Units	42-units (1-Managers unit)	58-units (1-Managers unit)	+16
Parking Spaces Required, per Density Bonus Law	62-spaces	77-spaces	+15
Parking Spaces Provided	82-spaces	91-spaces	+9
Max Building Height	36'-3"	36'-9"	+6"
Interior Yard Space	12,646 SF	9,606 SF	-3,040 SF
Number of Bedrooms	100-bedrooms	114-bedrooms	+14

BIKE PARKING TABULATION

TOTAL BEDROOMS = 36

SHORT TERM PARKING (18 BEDROOMS) - SEE ATTACHED EXCEL

25.05.2016

(1) SHORT TERM BIKE PARKING REQUIRED

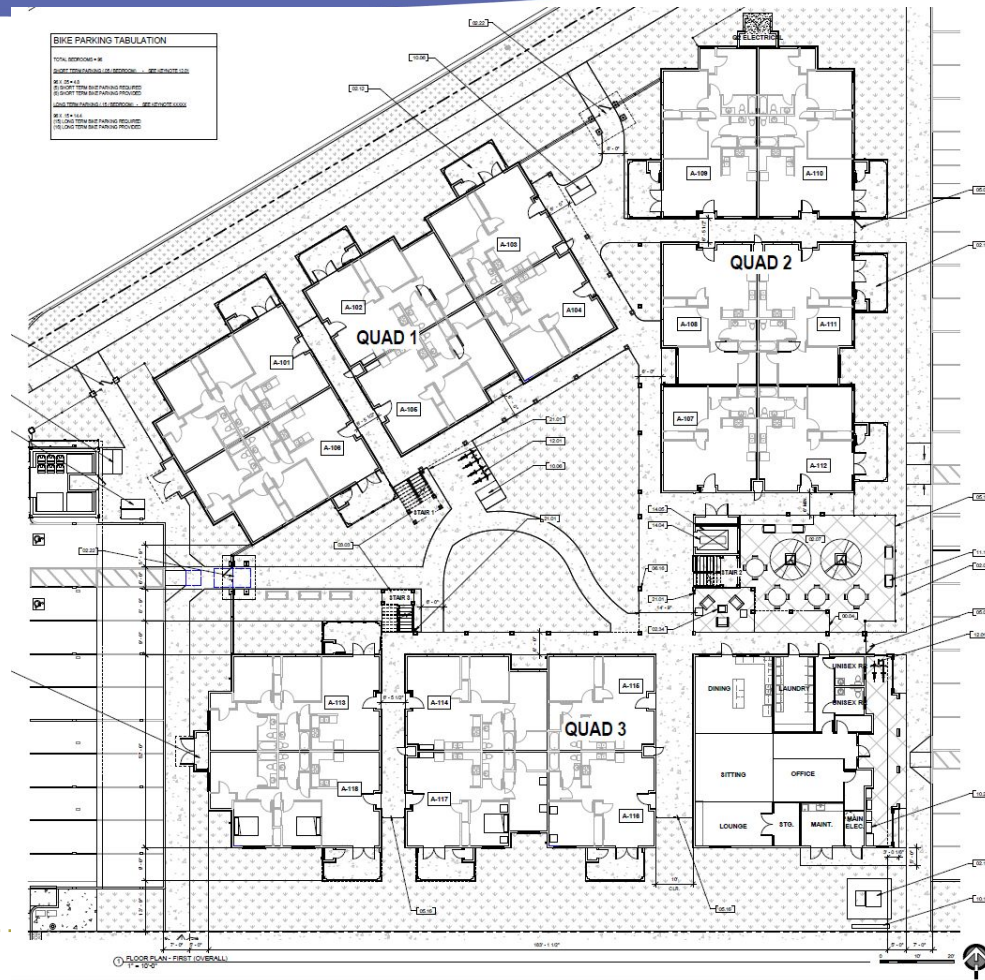
(2) SHORT TERM BIKE PARKING PROVIDED

LONG TERM PARKING (18 BEDROOMS) - SEE ATTACHED EXCEL

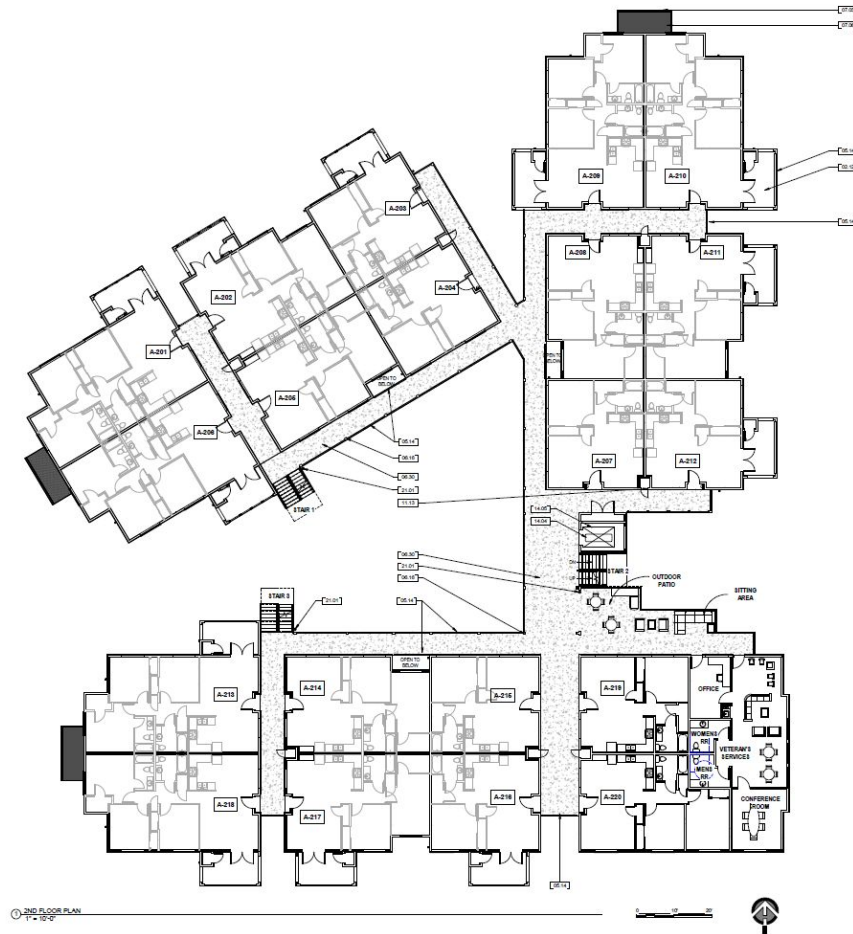
25.05.2016

(1) LONG TERM BIKE PARKING REQUIRED

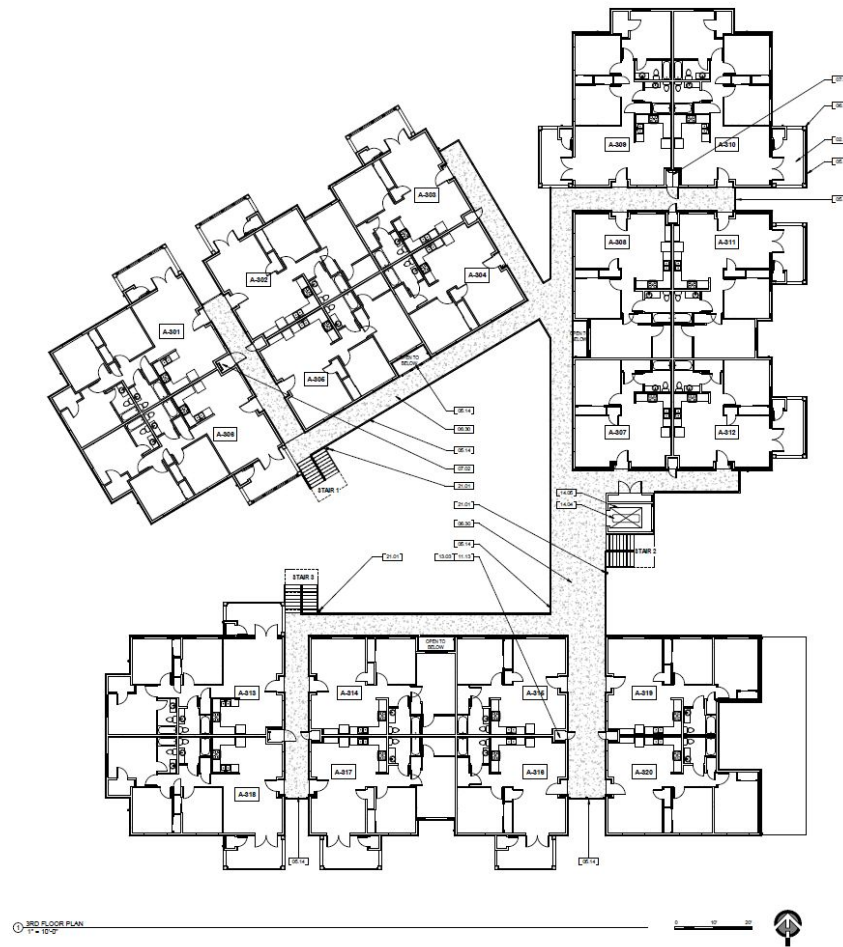
(1) LONG TERM BIKE PARKING PROVIDED



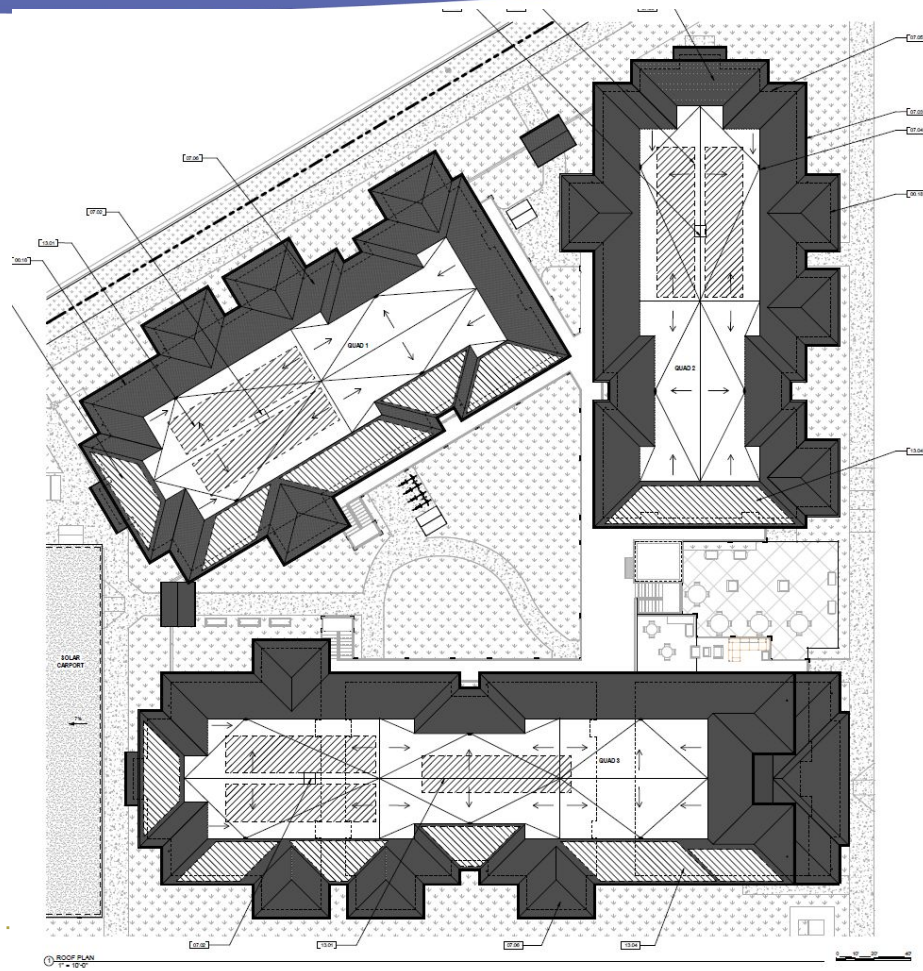
Second Floor Plan



Third Floor Plan



Roof Top Plan



Elevations - Rendered

STREET ELEVATIONS



General Plan Consistency

- The development of the revised Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report.

Some of the key policies are:

- Community Development Policies 1.5 and 16.6 - Housing Variety, Provide for a Diversity of Housing Choices
- Community Development Policy 8.1 - Limiting Development
- Community Development Policy 14.2 - Development Advisory Committee (DAC) Function
- Infrastructure and Community Services Policy 1.2 - Development Impacts to Existing Infrastructure
- Environmental Resources Policy 9.2 - Enhance Neighborhood Diversity
- Infrastructure and Community Services Policy 8.5 - Public Sidewalks and Pedestrian Orientation

Zoning Code Compliance

- The Project would be developed under the Multi-Family Residential - Affordable Housing (R2-AH) zone district.
- Development tables were incorporated into the staff report showing and comparing applicable development standards for this project
 1. All Affordable Housing Opportunity Program (OCC §16-420A to 16-420H)
 2. Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363)
 3. R-2 Multiple-Family Zone (OCC §16-43 to 16-48)

Zoning Code Compliance - AAHOP

AAHOP entitled density, height, and parking at this site	• Height up to six stories • Density up to 24 units/acre • 1 parking space for efficiency and 1-bedroom units • 2 spaces for 2 or more bedrooms units • Covered or garage parking not required • Guest parking not required
AAHOP concession (1)	1) 40 ft. parking lot access throat not required.
AAHOP 10 percent reduction in numerical standards (3)	1) Entry roof projection into front yard setback at 18 ft. 2) Balcony dimension reduced to 9 ft. in one dimension. 3) Unit storage reduced from 225 cf. to 202.5 cf.

Zoning Code Compliance - Density Bonus

Density Bonus concessions (4)	1) Reduce the front yard setback along Pleasant Valley Road from 20 ft. to 11 ft. for buildings, based on the anticipated location of the future Right Of Way dedication (not the existing property line). 2) Convert 3 finger planters to parking spaces. 3) Reduced Interior Yard Space from 30% to 11.1% 4) Eliminate private balcony requirement for 20 second story units.
Housing Accountability Act (2)	1) Allow hardscape for lawn in open space area. 2) Allow same projection for covered balconies as ground patios into front yard setbacks.

Parking Compliance (City Code Statutorily Preempted)

CA Density Bonus Gov Code Section 65915(p)(1)

Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)					
BEDROOM COUNT	# OF UNITS	OFF-STREET REQUIRED	PARKING		NOTE
			REQUIRED	PROVIDED	
1-Bed	20	1 Parking Stall	20	91	The project provides 14 more parking spaces than required by Government Code Section 65915
2 to 3 Bedrooms	38	1.5 Parking Per Unit	57		
Visitor Parking		No Visitor Parking Required	0		
		Total:	77	91	

Prior Environmental Review

- The currently approved project was found to be exempt in accordance with Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines.

Environmental Review

- In accordance with Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The project includes:
 - A increase in the number of units from 42-units to 58-units is consistent with the Residential Low Medium land use designation and Multi-Family Affordable Housing (R-2-AH).
 - A ministerial Density Bonus for a 20 percent density bonus, parking requirement reduction, concessions, and waivers pursuant to state law.
 - The proposed development is located on a 1.98-acre site which is surrounded by urban uses.
 - The Project site will be adequately served by all required utilities and public services.
 - The Project site has no value as habitat for endangered, rare or threatened species.
 - The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality.
- No substantial evidence the project will have a significant effect on environment.
- A Notice of Exemption will be filed.

Select Recommended Conditions of Approval (PZ 21-550-02 & 21-535-05)

- COA# 3:
The permit is granted for 36 months.
- COA #s 39 & 45:
Security Camera System & Security Plan.
- COA #s 8, 17, 84, 98, 100, 119, 128, 132, 139, 145, 158, 173, and 205:
Requires the payment of all applicable fees.
- COA # 117:
Parking Management Plan.
- COA #s 137 through 146:
Requires that the developer enter in to a agreement to ensure the required affordability levels and restrictions, pursuant to AAHOP and government code 65915 for 55 years.

Select Recommended Conditions of Approval (PZ 21-550-02 & 21-535-05)

- COA # 29:
Tree Protection Plan (Cultural Heritage Board)
- COA #s 16 through 28:
Implement landscape plan (reviewed by a qualified biologist).
- COA # 82 & 99:
Gurney sized elevators required.
- COA #s 93 through 95, 122 through 125, 129:
Dust control during construction.
- COA # 136:
Construction hours limited to 7:00 am to 6:00 pm on weekdays, including Saturday (not on national holidays).

Select Recommended Conditions of Approval (PZ 21-550-02 & 21-535-05)

- COA # 202:
Pleasant Valley driveways shall be for City and emergency vehicles only.
- COA #s: 206, 221, 223 and 224
Requires pedestrian improvements along Pleasant Valley Road and Etting Road

Public Comments

Community Meetings

- On May 26, 2021: Mar Vista Neighborhood Meeting.
 - 5 members of the public attended the meeting; and
 - Applicant presented the development proposal.
- On June 2, 2021: Inter-Neighborhood Council Organization (INCO).
 - Representatives from various neighborhoods attended the meeting; and
 - Applicant presented the development proposal;
- On June 21, 2021: Community Workshop.
 - Approximately 813 mailed notices were sent to owners within the Mar Vista, College Park, and Terra Vista neighborhoods;
 - On-site posted notice; and
 - Approximately 22 members of the public attended the workshop.

At each meetings comments were made regarding

- Parking demand,
- Affordable Housing Availability,
- Traffic impacts to existing levels of service, and
- Compatibility with existing neighborhood.

Public Notice

- Notice of PC hearing was provided:
 - Newspaper,
 - On-site posting; and
 - Mailed to property owners within 300 feet.
- To date, no public comment has been submitted in support of or against the project.

Staff Recommendation

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 15332 (In-Fill Development Projects); and
- b) Adopt Resolution 2021-XX approving Planning and Zoning Permit Nos. 21-550-02 (Major Modification to PZ 15-200-01 (Development Design Review - All Affordable Housing Opportunity Program “AAHOP DDR”)) and 21-535-05 (Density Bonus), subject to certain findings and conditions.



Questions