

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Juan Martinez, Associate Planner

DATE: August 26, 2021

SUBJECT: **Project Name: Encanto Homes Subdivision;** Planning and Zoning Permit Nos. PZ 20-500-05 (Special Use Permit for a Development Plan); PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus); Development Entitlements to Construct a 27 Single Family Housing Development on 4.1 acre (gross) site located at 1101 and 1111 West Second Street (APN: 202-0-233-355).

1) **Recommendation:** That the Planning Commission (“**Commission**”):

- a) Find the Project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; and
- b) Adopt Resolution 2021-XX approving Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (Density Bonus), subject to certain findings and conditions; and
- c) Adopt Resolution 2021-XX recommending that City Council approve Planning and Zoning Permit No. 20-300-04 (Tentative Tract Map for Tract No.6054), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to:

- a) Demolish existing infrastructure consisting of modular classroom buildings and site improvements serving the former Oxnard Union High School’s Adult Education Program; and
- b) Subdivide the Project 4.10-acre site into 27 lots ranging between 3,838 and 9,946 square feet in size and dedication of approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development. The net developable area will be 3.13 acres; and
- c) Allow for the construction of 27 detached single-family dwelling units. The single-story, three bedroom homes will offer a two plan mix with two unit sizes (1,149 & 1,201 square feet) and attached or detached 484 square-foot two-car garages with alley access and associated site improvements; and
- d) The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 23 percent Density Bonus to increase the maximum number of units from 22-units to 27-units. Of the 27 homes, twenty (20) of the homes will be market rate, seven (7) of the homes will be affordable units as follows: Three (3) units will be set

aside for low income households and four (4) units will be set aside for moderate income households. Approval of the following Density Bonus concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law):

- i) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet;
- ii) reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and depth from 100 feet to 71 feet; and
- iii) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard.

The Project site is located at 1101 & 1111 West Second Street within the Residential Low land use designation, Single Family Residential (R-1) zone, and is in the Fremont South Neighborhood (Attachment A). For purposes of this staff report, the foregoing Project description shall be referred to as the “**Project**”. Filed by Henry Casillas, on behalf of the Oxnard Union High School District, property owner, 451 West Fifth Street, Oxnard, California 93030 (the “**Applicant**”).

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

- 3) **Existing & Surrounding Land Uses:** The project site is a developed through lot that is bounded by streets on four sides: West First Street to the north; South K Street to the west; West Second Street to the south; and a public alley to the east. The site currently contains vacant structures as the Oxnard Adult School education program has moved to the 1800 Solar Drive. Existing development improvements consist of approximately 25,000 square feet of modular portable classroom buildings in a campus-like configuration that served the former Oxnard Adult School education program. Paved areas include a parking lot of approximately 170 stalls and landscaping, along with related on-site and offsite improvements.

The project site is surrounded by residential uses, other Union High School facilities and the future Campus Park. The following table lists and identifies the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Single Family (R-1)	Residential Low (RL)	Former Oxnard Union High School District Adult Education
North	Single Family (R-1)	Residential Low (RL)	Single Family Homes
South	Community Reserve (CR)	Park (PRK)	School District/ Future Campus Park
East	Single Family (R-1)	Residential Low (RL)	Single Family Homes
West	Single Family (R-1)	Residential Low (RL) Airport Compatible (AC)	Single Family Homes

	General Commercial Planned Development (C-2-PD)		Oxnard Homeless Solutions Center (former Oxnard National Guard Armory)
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4) **Background Information:**

On November 25, 2019, the Applicant filed (PZ 19-150-06 Pre-Submittal Review) conceptual plans for site design review by the Development Advisory Committee (DAC). At the time, the Applicant was in the process of working with the Oxnard Union High School District (OUHSD) to acquire the property. On December 18, 2019, the DAC met with the Applicant and representatives with the OUHSD and offered site design comments.

On July 16, 2020, the Applicant filed for a Senate Bill (SB) 330 Pre-Application Review with the intent to seek review and approval of the subject development.

On November 3, 2020, within 180 days from when the SB 330 Pre-Application was submitted to the City, the subject entitlement applications were received, and on November 4, 2020, the DAC reviewed the proposed development proposal along with the subject two related entitlements.

5) **Environmental Determination:** In accordance with Section 15332 (Class 32, In-Fill Development Projects) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “in-fill development” may be found to be exempt from the requirements of the CEQA. A Class 32 categorical exemption under CEQA Guidelines Section 15332 consists of projects characterized as in-fill development meeting the requirement described below:

The proposed Project meets the requirements of a Class 32 Categorical Exemption because it: (i) is consistent with the City of Oxnard 2030 General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations for the reasons set forth below; (ii) the proposed Project is within the City limits on a site of no more than five acres; (iii) the Project site has no value as habitat for endangered, rare or threatened species; (iv) approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and (v) the Project site can be adequately served by all required utilities and public services.

Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that the Planning Commission direct the Planning & Environmental Services Manager to file a Notice of Exemption (Attachment C) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the Project.

6) **Analysis**

- a) **General Discussion:** 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 the OCC §15-76, a Development Plan is required for all attached or detached single-family residential development projects for which a Tentative Subdivision Map is required, and, pursuant to the OCC §15-78(B), the Development Plan shall be reviewed by the Planning Commission. The applicant is seeking approval of a Special Use Permit (SUP) for a Development Plan. Pursuant to OCC §16-410F(E) the Planning Commission is the decision maker for Density Bonus permit. Additionally, the Planning Commission is to provide a recommendation of approval or disapproval to the City Council for a Tentative Tract Map pursuant to OCC §15-40.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is for Residential Low, which allows for up to seven units per acre. The Residential Low designation stipulates that single-family homes should be detached with front, side, and rear setback requirements, and may include patio and zero lot line homes and planned unit developments.

Pursuant to the OCC 16-410B(J), a "Density Bonus" is "a density increase over the otherwise maximum allowable residential density as of the date of application to the city for a qualified housing development." At 22 units, the project has a density of 7 units per acre, but with the Density Bonus, the project will have a density of approximately 8.7 units per acre. Pursuant to the OCC Chapter 16 Division 7A, Density Bonus and Related Incentives and Concessions Program, and the State's Density Bonus law (Government Code § 65915-§ 65918) the Applicant requested approval of three development code Concessions in exchange for constructing seven (7) affordable housing units. Aside from the requested development Concessions, the project complies with the standards of the Single-Family Residential (R-1) zoning district. Approval of this SUP for a Development Plan and a Density Bonus Application is required to ensure consistency with the General Plan and land use designation.

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	The Project is proposed on a former adult school campus that is no longer in use by the Oxnard Union High School. Site improvements and new homes will address an overall housing need within the immediate area.
CD-8.1	I	Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project is surrounded by urban development, and existing utilities along Second Street that can adequately serve the proposed Project.
CD-9.1	I	Recognize, preserve, and improve the visual identity and character of existing neighborhoods.	The single-story infill development is located within a predominantly single story community that is designed with alley and street access to driveway and garage parking.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development Projects comply with City design policies, plans, and guidelines.	The Project includes development and performance conditions recommended by Development Advisory Committee (DAC) to ensure that the Project complies with City permitting expectations and policies.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which has the capacity to provide service to the proposed residential dwellings. The project includes standards and special development project conditions by City Department representatives.
ER-9.2	I	Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed Projects.	The 27 single-family home development proposes to maintain existing neighborhood characteristics.
CD-9.2 ICS-8.5	II	"...promote the revitalization of residential... properties that are deteriorated or detract from the visual quality of the City" 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 existing modular school buildings and infrastructure will be cleared and the residential zoned property will incorporate single family and setbacks that include a streetscape design that will complement the existing community setting.
CD-3.4 CD-14.1 CD-14.2 CD-14.3	II	Neighborhood Quality of Life Design Review Process Development Advisory Committee Functions Quality of Design Water Supply Findings for Smaller	The DAC review process led to changes in the Project and/or conditions of approval that meet these Level II policies.

ICS-11.10 ER-9.4 ER-10.1		Projects Human Scale Development Promote Use of Native and Water Wise Plants	
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c) **Affordable Housing and Density Bonus:**

As conditioned, the project complies with both the City's Inclusionary Housing and the Density Bonus standards.

The project is subject to the City's Inclusionary Ordinance No. 2980 that requires a project with 10 or more residential units to set aside 10 percent of the units as affordable to low-income households. This requires three (3) units to be set aside for low-income households.

In addition, the Developer is requesting a Density Bonus. State Density Bonus law (Government Code § 65915 - § 65918) stipulates that additional dwelling units shall be allowed over the otherwise maximum allowable residential density identified in the General Plan, for projects which provide affordable housing for families defined as very-low-, low-, or moderate-income households. The number of additional dwelling units and development Concessions are determined by the base zoning and the total number of units that are deed restricted as very-low-, low-, or moderate-income units. Government Code §65915(f) provides the formula with which to calculate the density bonus.

The Developer is requesting a Density Bonus that includes three (3) Concessions and a 23 percent Density Bonus increase above the base density of 22 units to result in a total of 27 units. This requires seven (7) units to be set aside for moderate-income households.

The Developer is allowed to "overlap" the Inclusionary units and the Density Bonus units provided the mix of units reflect the deepest combined affordable requirements. Consequently, the project is conditioned to set aside seven (7) of the homes that will be distributed throughout the project; three (3) of which will be set aside for low-income households with annual incomes at or below 80% Area Median Income (AMI) for Ventura County; and four (4) of the units will be set aside for moderate-income households with annual incomes of up to or below 120% AMI (moderate income).

The seven (7) units will be sold with an equity-sharing deed restriction that allocates a proportional share of appreciation to the City which shall be used within five years for any purpose that promotes home ownership (OMC Section 16-410(S)).

The Applicant is also seeking three (3) Concessions pursuant to Government Code Section 65915(d) (State's Density Bonus law):

- i) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet;
- ii) reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and

- depth from 100 feet to 71 feet; and
 iii) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard.

Without the requested 23-percent Density Bonus, the net area of the site could only accommodate 22 dwelling units. Pursuant to Section 16-410F, the Density Bonus permit is non-discretionary and falls under the approving authority of the Planning Commission.

- d) **Conformance with Zoning Development Standards:** The property is zoned for Single Family Residential (R-1). The following table illustrates and compares the development Project against the City's required standard and identifies when Concessions have been applied.

DEVELOPMENT STANDARD	REQUIRED	PROPOSED	COMPLIES?																																								
Minimum dwelling Size (§16-24)	1,000 square feet, exclusive of garages carports, and any accessory buildings	- Plan 1: 1,149 square feet - Plan 2: 1,201 square feet - Garage: 484 square feet	YES																																								
Maximum building height (§16-25)	2 stories not to exceed 25 feet	1-Story (16-feet, 8-inches)	YES																																								
Minimum lot area (§16-26)	6,000 square feet	<u>Lots 1-27</u> Average: 5,332.6 SquareFeet <u>Lots 1-11, 14-16, 18-22, 24, 26,& 27</u> Average: 4,383.6 Square feet <u>Lots 12 & 13</u> Average: 9,805.2 Square Feet <u>Lots 17, 23, & 25</u> Average: 6,042.1 Square Feet	*YES w/ DB Concession																																								
Minimum lot dimensions: Frontage, Width & Depth (§16-27, § 16-28 & §16-29)	Frontage: 50 feet Width: Interior lots: no less than 60 feet Corner lots: no less than 75 feet Depth: At least 100 feet	Rounded Numbers/Estimated <table border="1"> <thead> <tr> <th>Lot #</th><th>Frontage</th><th>Width</th><th>Depth</th></tr> </thead> <tbody> <tr> <td>1-11, 18-22</td><td>37 ft</td><td>37 ft</td><td>110 ft*</td></tr> <tr> <td>12</td><td>138 ft</td><td>81 ft Corner</td><td>121 ft*</td></tr> <tr> <td>13</td><td>119 ft</td><td>82 ft Corner</td><td>118 ft*</td></tr> <tr> <td>14</td><td>32 ft</td><td>32 ft</td><td>110 ft*</td></tr> <tr> <td>15</td><td>38 ft</td><td>38 ft</td><td>110 ft*</td></tr> <tr> <td>16</td><td>39 ft</td><td>39 ft Corner</td><td>110 ft*</td></tr> <tr> <td>17</td><td>50 ft</td><td>50 ft</td><td>110 ft*</td></tr> <tr> <td>23</td><td>74 ft</td><td>74 ft</td><td>83 ft*</td></tr> <tr> <td>24</td><td>32 ft</td><td>32 ft</td><td>71 ft*</td></tr> </tbody> </table>	Lot #	Frontage	Width	Depth	1-11, 18-22	37 ft	37 ft	110 ft*	12	138 ft	81 ft Corner	121 ft*	13	119 ft	82 ft Corner	118 ft*	14	32 ft	32 ft	110 ft*	15	38 ft	38 ft	110 ft*	16	39 ft	39 ft Corner	110 ft*	17	50 ft	50 ft	110 ft*	23	74 ft	74 ft	83 ft*	24	32 ft	32 ft	71 ft*	YES w/ DB Concession
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		<table> <tr> <td>25</td><td>20 ft</td><td>50 ft</td><td>122 ft*</td></tr> <tr> <td>26</td><td>14 ft</td><td>45 ft</td><td>100 ft*</td></tr> <tr> <td>27</td><td>38 ft</td><td>42 ft</td><td>90ft*</td></tr> </table> *Note: These dimensions indicate the buildable areas of the lots and do not reflect lot areas within the private alleyway. With the exception of lots 25, 26, & 27, all lots extend a further 10 feet into the private alley along the sides that abut the public alleyway.	25	20 ft	50 ft	122 ft*	26	14 ft	45 ft	100 ft*	27	38 ft	42 ft	90ft*	
25	20 ft	50 ft	122 ft*												
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Front yard setback (§16-31)	No less than 20 feet; except houses constructed w/ swing (side facing) driveway 15 feet minimum Dwellings varying from the required setback, such setback shall determine the required setback if such dwellings comprise at least 60% of the block	20-feet; all garage are designed with alley access	YES												
Side yard setback (§16-32)	Corner and Interior Lots: 10% of lot width, not less than 3 feet or more than 5 Reverse Corner lots: Side yard on street side shall be no less than 50% of the required front yard. No accessory buildings within the front yard setback	5-feet No reverse corner lots proposed	YES												
Rear yard setback (§16-33)	Rear yard of no less than 25% of the lot's depth, but need not exceed 25 ft. Additions to existing house; 15-foot setback to rear property line for lots not abutting a street or alley and 5-feet when abutting a street or alley.	5-feet measured from the rear edge of the alleyway / buildable are to the back of the garages.	YES w/ DB Concession												
Interior yard space (§16-34)	At least 15% of the lot area or 900 sf whichever is less and shall be open from ground to sky except for roof overhangs not exceeding 30 inches.	Exceed 15-percent (average range 1,085 square feet and 1,620 square feet) 625 square-foot minimum 720 square-foot average Min Required: 575 square feet based on 3,838 square-foot lot (min lot size proposed)	YES												
Parking spaces (§16-622F)	2-car garage spaces for each home (For up to 5 bedrooms)	2-car garage spaces with alley access for each 3-bedroom home.	YES												

- e) **Site Design:** The project site is bisected by a private L-shaped “private” alley that will be owned and maintained in perpetuity by the Project homeowners. The alley is designed to provide vehicular access needs to residents, service and emergency vehicles and it will also provide for surface drainage and sewer main and lateral connections to serve the Project. Each single-family home will be constructed on a separate lot with twelve (12) single-family homes designed to front West Second Street; four (4) homes will front onto South K Street, and eleven (11) homes will front West First Street. All of the homes will include landscaping within the front and street side yards including a walkway connection between the front door and the public sidewalk. Front yard fencing is not proposed; however, wood fencing for privacy between properties and decorative slump stone walls will be required along the street sides of the two lots that are closer to the intersection of Second and K Streets. The walls will complement the design of the tract wall that is along Second Street west of K Street. Lots 12 and 13 front Second Street and K Street with a wall that wraps around the front of the two lots that are setback 20 feet to comply with the front yard setback requirement of the R-1 zoning standards. These two lots are also located within an area identified as an existing Runway Protection Zone. The homes are designed to not encroach into this no build zone and any future addition will not be allowed to encroach into this restricted area.

The floor plan design of the homes is replicated with two plan designs plotted across the 27 lots with a one-story, three-bedroom house and two baths. For variation, the homes include 4 separate plans. The elevation design includes a combination of white stucco colors and tile roofing. The single story massing of the homes is complemented by single story architectural design elements such as the three distinct front porch designs and the varied design combination. The front facing elevations include added design details to add varied design characteristics from one house to another.

- f) **West First Street, West Second Street and South K Street Road Improvements:** The Project will dedicate approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development. The development will remove all the existing frontage improvements along all street sides and will be reconstructed per City Standard. Improvements will include new curb, gutter, and a seven foot wide monolithic sidewalk along West Second Street; and parkway/sidewalk combination along West First Street and South K Street. New improvements have been coordinated with existing streetscape designs. In addition, the project will include reconstruction of two existing pedestrian curb ramps at the northeast and northwest corners of South K Street and West Second Street. The pedestrian ramps will be designed and constructed to meet the Americans with Disabilities Act (ADA) standards. The widened sidewalk design will provide for an ADA accessible compliant pedestrian path of travel along Second Street. The applicant will also be required to repair and/or replace any existing broken or damaged curb, gutter or asphalt paving adjacent to the property as directed by the City’s Construction Services Inspector.

Utilities such as on-site and off-site electric, cable, telephone and similar utility service will be installed underground in accordance with the City Code. The project will be upgrading two existing fire hydrants and proposing to install two new fire hydrants along the West First Street and West Second Street Project frontages. The upgrades and new fire hydrants will meet the City's current requirements.

- g) **Circulation and Parking:** Vehicular access to each single family home will occur via an alley and each unit will have a two-car garage (side-by-side). Additional visitor parking is not required for the single-family homes. Parallel parking along West First Street, West Second Street, and South K Street will continue to be available. Parking on the alleyway will be prohibited; however, most garages are designed with the 10-foot side yard setback that may allow for additional non-covered parking along the side of the garage. The garages are also designed with two roll-up doors. The roll-up door for vehicles access off the back alleyways will be motorized with remote access and a second roll-up door will open into the back yard. This added feature of the inner garage door is expected to activate and encourage persons to use their garage for parking and access into the private back yards.
- h) **Building Design:** The architectural design of the homes incorporate character defining features that are typical in Spanish Revival architectural design. Spanish Revival architecture defining features include low-pitched roofs; red tile roof coverings; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; wall surface extends into gable without break; and the facades normally asymmetrical. The homes' single story architectural design with detached garage is also consistent with the nearby community setting and the homes in the Henry T. Oxnard historic District located a few blocks to the east.

The homes include four varied designs (Attachment B, Sheet EA.4, Architectural Plans) that incorporate Spanish Revival architectural design features that include low pitched roofs with red terracotta roof tiles (Eagle Roofing Capistrano-3523 Dark Terracotta) and stucco finished in a smooth, white tone (Merlex Glacier White p-100) Santa Barbara finish. Accent color will include chocolate color (Dune Edwards FET 693 Mayan Chocolate) paint finishes on the fascia boards, window trims/sills, and front trellis features. The design of the homes incorporate a combination of arched porch openings and some of the front facing windows will be arched. The large window will be recessed on a double framed wall to visually emphasize the wall thickness. This effect is expected to add character and complement the single story construction. The front elevation also includes three terracotta clay-like vent tubes along the front facing low pitched gable roof.

The three bedroom homes provide identical floor plans that will include a living room, kitchen, and dining area, two baths, and a laundry closet.

- i) **Development Impact Fees:** The City requires development connection and/or impact fees that include proportional shared costs for public services and improvements to be

collected prior to issuance of building permits. The proposed project will be required to pay the applicable impact fees, including for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, Quimby (park), public art, and General Plan maintenance connection.

Pursuant to SB330, development fees and standards are subject to those design standards and fees that were in place at time that Pre-Application (SB330) was filed with the City. The Pre-Application was received by the City on July 16, 2020.

7) Development Advisory Committee:

On November 25, 2019, the Developer submitted pre-submittal (19-150-06) site plans for conceptual site design and initial review before filing for a formal application.

On December 18, 2019, the DAC met with the Applicant and representatives with the Oxnard Union High School District (OUHSD) and offered site design comments on the pre-submittal project.

On November 4, 2020, the DAC reviewed formal development applications and related entitlements. The recommendations of the DAC are reflected in the final design of the Project and as proposed conditions of approval in the attached resolution.

- 8) Community Workshop and Public Input:** The project site is located within the Fremont South Neighborhood. On January 11, 2021, the project was presented to the public during a Community Workshop meeting. On December 31, 2020, the site was posted with Project details and Community Workshop information and the Developer mailed out 439 meeting agenda notices to the residents of the Fremont South Neighborhood. The meeting was attended by approximately 30 members of the public and persons had an opportunity to ask questions. Persons asked if the Developer could give priority to local residents wishing to purchase a home and the developer said he would consider options within the law and opportunities for local residents to take advantage of housing opportunities. The developer responded to questions regarding home pricing, parking, construction time frames, the alley's design and maintenance, whether ADU's would be permitted, and if construction would conflict with anticipated Campus Park construction time frames. Construction times would take place during normal business hours and the developer did not expect that there would be any construction conflicts between the two projects. The developer acknowledged that the alley would be privately owned and maintained and that it would be built to meet the City's roadway standards to support refuse and fire trucks. In addition, the developer indicated that the alley would be provided with lighting to address some of the dusk to dawn Police concerns. Accessory Dwelling Units (ADU) are not a part of the project's proposal; however, new homeowners may choose to add or convert and accommodate new ADU as allowed under State law and the City Code.

- 9) Appeal Procedure:** The requested action on the Tentative Subdivision Map is a recommendation to the City Council in accordance with the Oxnard City Code Section 15-40

(Subdivision). In accordance with OCC Section 16-545, the Planning Commission's action on Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (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. All aspects of this project shall not become effective unless and until the City Council approves the Tentative Subdivision Map.

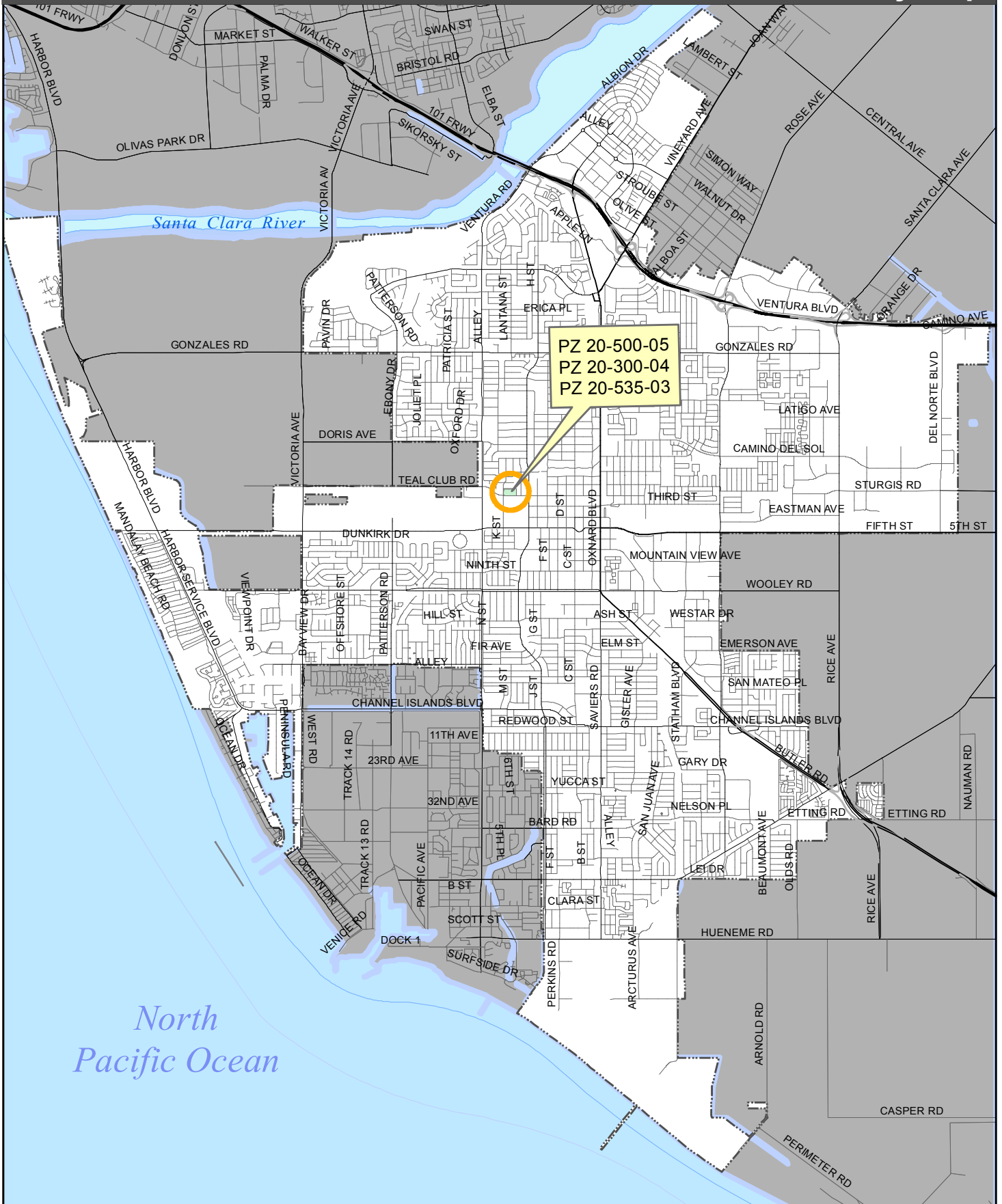
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Notice of Exemption
- D. Resolution: PZ Nos. 20-500-05 (Special Use Permit for a Development Plan) & 20-535-03 (Density Bonus Permit)
- E. Resolution: PZ 20-300-04 (Tentative Tract Map for Tract 6054)
- F. Staff Presentation

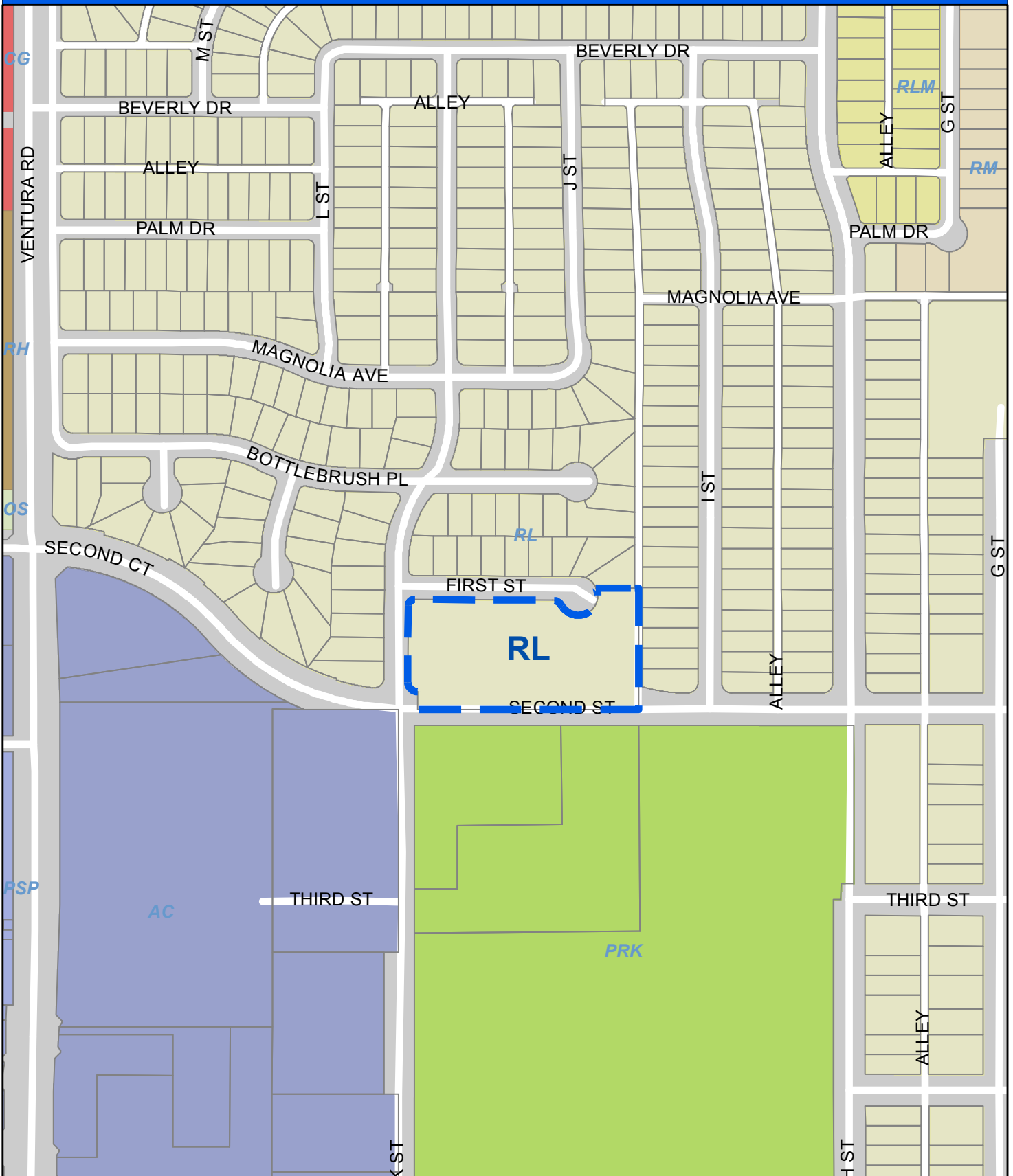
ATTACHMENT A

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

Vicinity Map



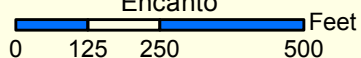
2030 General Plan Land Use Map



Oxnard Planning
November 5, 2020

PZ 20-500-05, 20-300-04, 20-535-03
Location: 1101, 1111 W Second St.
APN: 2020233355

Encanto



2030 General Plan Land Use Map



1:4,000



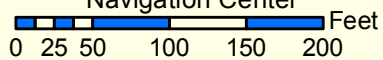
Zoning/Specific Plan Map



Oxnard Planning

November 30, 2020

PZ 20-500-03, PZ 20-535-04
 Location: 241 W Second St
 APN: 2020054075, 2020054080
 Navigation Center



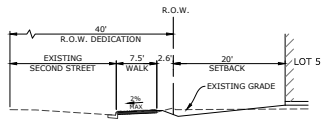
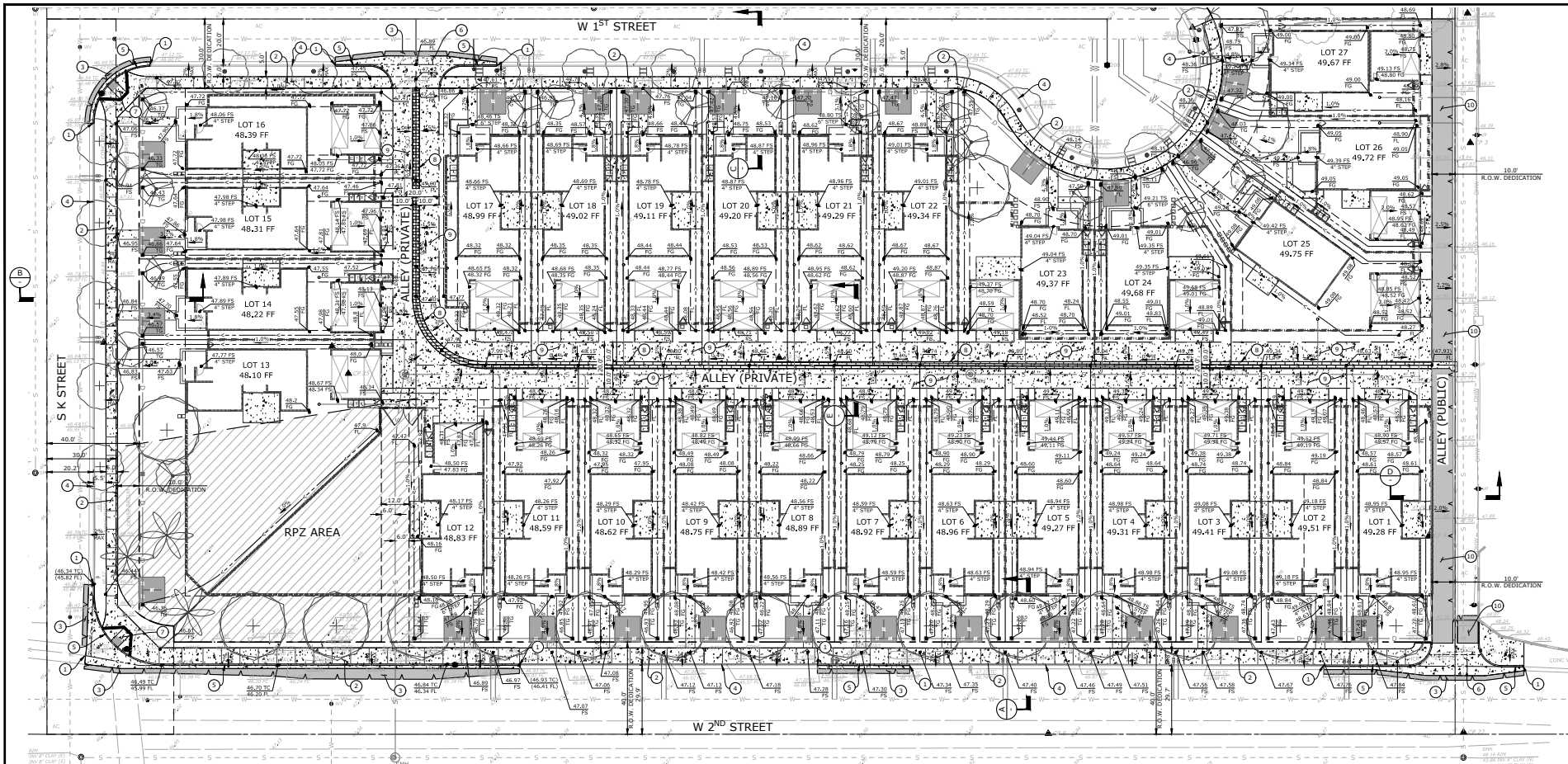
Zoning/Specific Plan Map



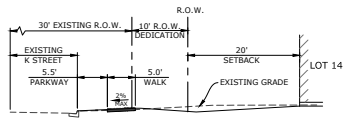
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ATTACHMENT B

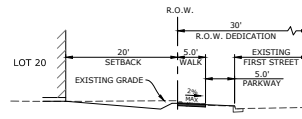
PROJECT PLANS



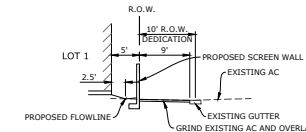
SECTION "A"
N.T.S.



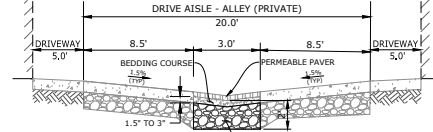
SECTION "B"
N.T.S.



SECTION "C"
N.T.S.



SECTION "D"
N.T.S.



SECTION "E"
N.T.S.

CONSTRUCTION NOTES

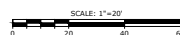
1. MATCH EXISTING.
2. CONSTRUCT CONCRETE SIDEWALK PER COX STD. PLATES 112 AND 113.
3. CONSTRUCT MINIMUM 2" WIDE ASPHALT CONCRETE PAVEMENT.
4. PROTECTING EXISTING CURB AND GUTTER.
5. CONSTRUCT CURB & GUTTER PER COX STD. PLATE 111, TYPE A2-6.
6. CONSTRUCT COMMERCIAL DRIVEWAY PER COX STD. PLATE 116.
7. CONSTRUCT CURB RAMP PER COX STD. PLATE 110.
8. CONSTRUCT PERMEABLE PAVEMENT RIBBON GUTTER.
9. CONSTRUCT VEHICULAR CONCRETE.
10. GRIND OVERLAY EXISTING ASPHALT CONCRETE PAVEMENT.

LEGEND

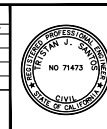
- EXISTING RIGHT OF WAY
- - - - - PROPOSED RIGHT OF WAY
- - - - - EXISTING EASEMENT
- - - - - PRIVATE ALLEY ACCESS EASEMENT
- - - - - SEWER EASEMENT
- - - - - PROPOSED PROPERTY LINE

GENERAL NOTES

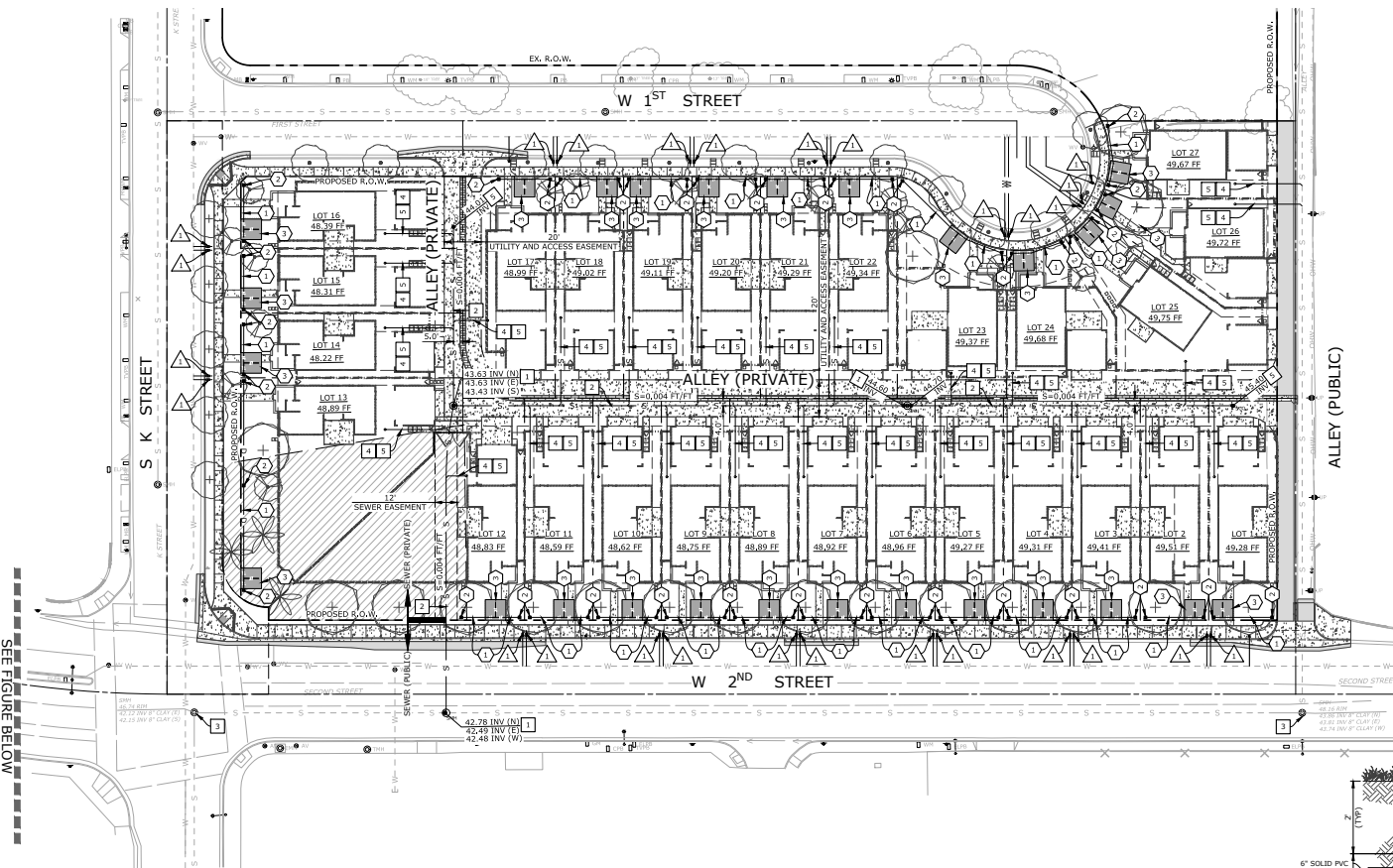
1. ALL EXISTING TREES ALONG EXISTING SIDEWALK TO BE REMOVED. SEE LANDSCAPE PLANS.
2. ALL EXISTING STREET SIGNAGE SHALL BE REMOVED AND REPLACED IN KIND.



NO.	DATE	DESCRIPTION	BY



ENCANTO PROJECT GRADING AND DRAINAGE EXHIBIT CITY OF OXNARD	
SCALE: HORIZ. 1"=50'	VERT. 1"=10'
WORK ORDER: 0401	DATE: 02/08/2021
DRAWN BY: [blank]	PROJECT ENGINEER: TRISTAN J. SANTOS
CHECKED BY: [blank]	R.C.E. 71473



SEE FIGURE BELOW

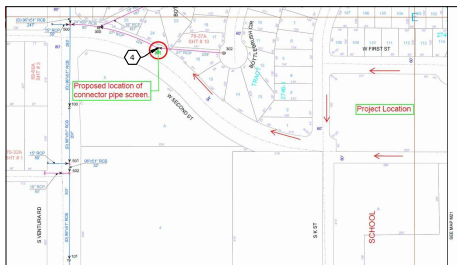
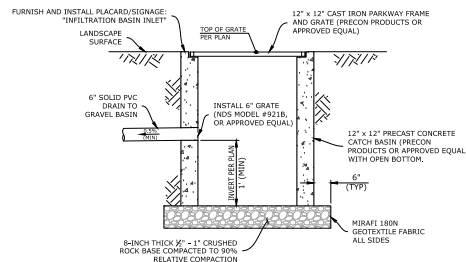
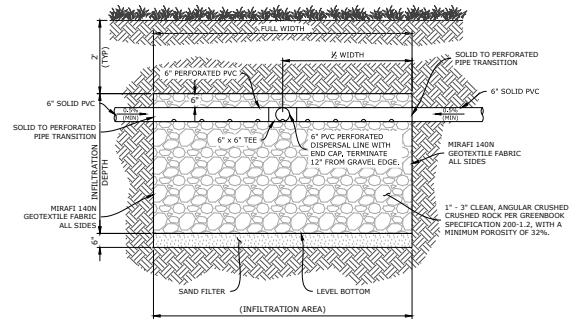


FIGURE: PROPOSED CONNECTOR PIPE SCREEN LOCATION



DESILTING CATCH BASIN
SCALE: N.T.S.



UNDERGROUND GRAVEL INFILTRATION BASIN
SCALE: N.T.S.

LEGEND

- S — PROPOSED PVC SANITARY SEWER LINE
- W — PROPOSED DOMESTIC WATER SERVICE AND METER
- FW — PROPOSED FIRE WATER LINE
- SD — PROPOSED STORM DRAIN LINE
- — PROPERTY LINE
- — EASEMENT LINE
- S — EXISTING SANITARY SEWER LINE
- SD— EXISTING STORM DRAIN LINE
- W — EXISTING DOMESTIC WATER LINE
- [Pattern] PROPOSED INFILTRATION BASIN
- [Pattern] RP2 ZONE EASEMENT

WATER CONSTRUCTION NOTES

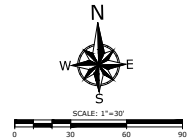
- 1. CONSTRUCT 1" DOMESTIC WATER SERVICE AND METER INSTALLATION PER COX STD. PLATE 305.

SEWER CONSTRUCTION NOTES

- 1. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF OXNARD STD. PLATE 408.
- 2. CONSTRUCT 8" PVC SDR 35 SEWER PER CITY OF OXNARD STANDARDS. TRENCH AND BACKFILL PER COX STD. PLATE 602.
- 3. PROTECT EXISTING SEWER MANHOLE.
- 4. CONSTRUCT SANITARY SEWER HOUSE CONNECTION PER COX STD. PLATE 405 (6" & BELOW).
- 5. CONSTRUCT SEWER CLEANOUT PER COX STD. PLATE 407.

STORM DRAIN CONSTRUCTION NOTES

- 1. CONSTRUCT 6" PVC SDR 35 SOLID DRAIN PIPE.
- 2. CONSTRUCT 12" x 12" DESILTING CATCH BASIN WITH OVERFLOW SIDEWALK DRAIN PIPE PER COX STD. PLATE 122.
- 3. CONSTRUCT UNDERGROUND GRAVEL INFILTRATION TRENCH WITH 6" PVC SDR 35 PERFORATED DISPERGAL PIPE.
- 4. FURNISH AND INSTALL CONNECTOR PIPE SCREEN, UNITED STORMWATER (L21-CB-301).



REVISIONS			
NO.	DATE	DESCRIPTION	BY



ECG
ENGINEERING CONSULTING GROUP
1014 LARSEN ST. SUITE 201, CANALIS, CA 91301
PHONE: 951.322.4443 WEBSITE: WWW.ECGONLINE.COM

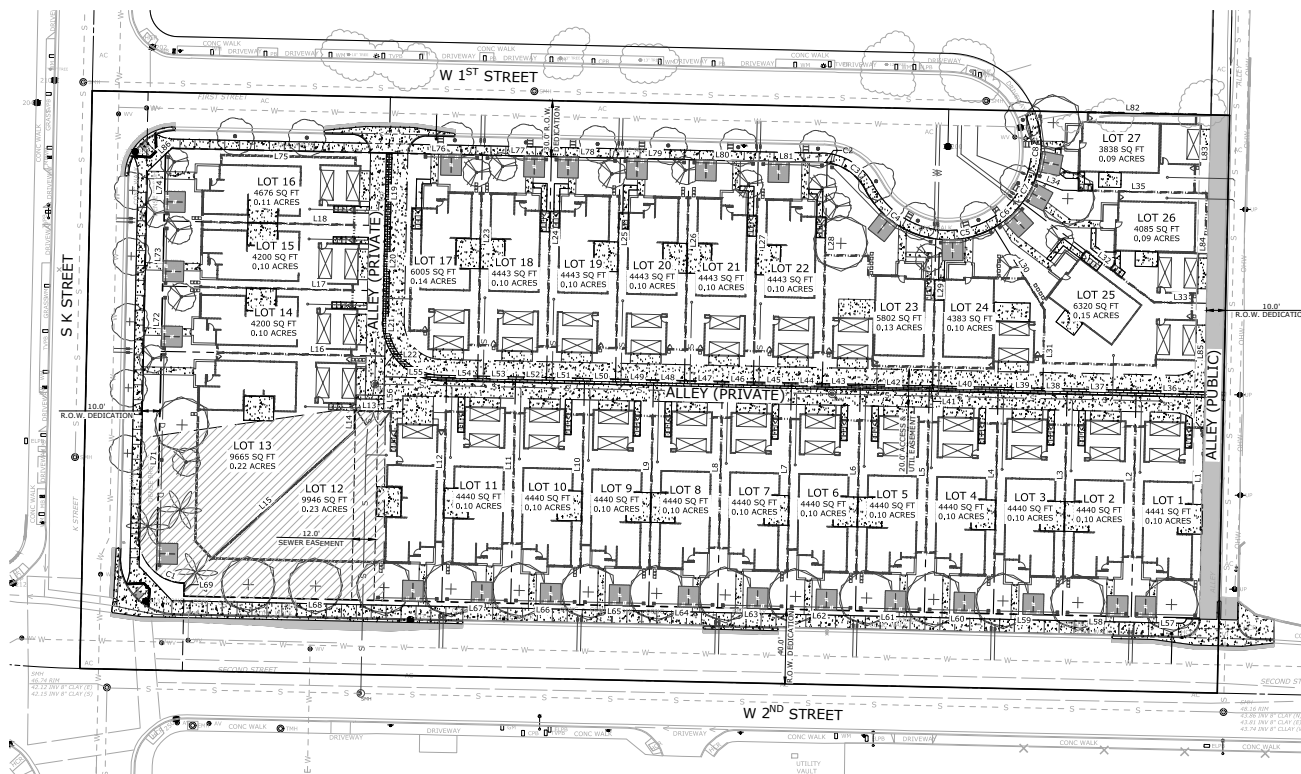
ENCANTO PROJECT UTILITIES EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1" = 30' VERT. 1" = 10'

TRISTRAM J. SANTOS DATE: 02/08/2021
PROJECT ENGINEER
R.C.E. 71473

WORK ORDER: 0401
DRAWN BY: JEA
CHECKED BY: TJS

SHEET NO. 2 OF 6



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	36°51'51"	25.00	16.09
C2	6°09'04"	27.00	2.90
C3	55°07'47"	27.00	25.98
C4	55°00'19"	50.00	48.00
C5	37°08'42"	50.00	32.42
C6	23°16'47"	50.00	20.32
C7	16°11'18"	50.00	14.13
C8	43°14'25"	50.00	37.73

LOT AREA TABLE		
PARCEL	ACRES	SQUARE FEET
1	0.102	4441.05
2	0.102	4440.00
3	0.102	4440.00
4	0.102	4440.00
5	0.102	4440.00
6	0.102	4440.00
7	0.102	4440.00
8	0.102	4440.00
9	0.102	4440.00
10	0.102	4440.00
11	0.102	4440.00
12	0.228	9945.61
13	0.222	9664.86
14	0.096	4200.19
15	0.096	4200.10
16	0.107	4675.57
17	0.138	6004.71
18	0.102	4443.27
19	0.102	4443.27
20	0.102	4443.17
21	0.102	4443.07
22	0.102	4442.82
23	0.133	5801.75
24	0.101	4382.51
25	0.145	6319.95
26	0.094	4085.48
27	0.088	3837.87

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	120.00	N1° 13' 47"E
L2	120.00	N1° 14' 20"E
L3	120.00	N1° 14' 20"E
L4	120.00	N1° 14' 20"E
L5	120.00	N1° 14' 20"E
L6	120.00	N1° 14' 20"E
L7	120.00	N1° 14' 20"E
L8	120.00	N1° 14' 20"E
L9	120.00	N1° 14' 20"E
L10	120.00	N1° 14' 20"E
L11	120.00	N1° 14' 20"E
L12	120.00	N1° 14' 20"E
L13	15.50	S88° 45' 40"E
L14	11.07	N1° 43' 31"E
L15	122.27	N48° 13' 00"E
L16	120.00	N88° 45' 40"W
L17	120.00	N88° 45' 40"W
L18	120.00	N88° 45' 40"W
L19	39.00	N1° 14' 20"E
L20	36.17	N1° 14' 20"E
L21	31.81	N1° 14' 20"E
L22	11.10	N1° 14' 20"E
L23	120.09	N1° 14' 20"E
L24	120.09	N1° 14' 20"E
L25	120.09	N1° 14' 20"E
L26	120.08	N1° 14' 20"E
L27	120.08	N1° 14' 20"E
L28	115.92	N1° 14' 20"E
L29	80.37	N1° 14' 20"E
L30	51.98	N1° 14' 20"E
L31	43.44	N1° 14' 20"E
L32	88.42	N52° 54' 24"W
L33	28.57	N88° 45' 40"W
L34	15.59	N69° 05' 42"W
L35	75.00	N88° 45' 40"W
L36	37.00	N88° 45' 40"W
L37	37.00	N88° 45' 40"W
L38	15.07	N88° 45' 40"W
L39	23.93	N88° 45' 40"W
L40	35.24	N88° 45' 40"W
L41	1.76	N88° 45' 40"W
L42	37.00	N88° 45' 40"W
L43	20.41	N88° 45' 40"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L44	16.59	N88° 45' 40"W
L45	20.41	N88° 45' 40"W
L46	16.59	N88° 45' 40"W
L47	20.41	N88° 45' 40"W
L48	16.59	N88° 45' 40"W
L49	20.41	N88° 45' 40"W
L50	16.59	N88° 45' 40"W
L51	20.41	N88° 45' 40"W
L52	16.59	N88° 45' 40"W
L53	20.41	N88° 45' 40"W
L54	16.59	N88° 45' 40"W
L55	33.41	N88° 45' 40"W
L56	18.50	N1° 14' 20"E
L57	37.02	N88° 45' 40"W
L58	37.00	N88° 45' 40"W
L59	37.00	N88° 45' 40"W
L60	37.00	N88° 45' 40"W
L61	37.00	N88° 45' 40"W
L62	37.00	N88° 45' 40"W
L63	37.00	N88° 45' 40"W
L64	37.00	N88° 45' 40"W
L65	37.00	N88° 45' 40"W
L66	37.00	N88° 45' 40"W
L67	37.00	N88° 45' 40"W
L68	138.39	N88° 45' 40"W
L69	7.80	N1° 14' 20"E
L71	119.10	N1° 14' 20"E
L72	35.00	N1° 14' 20"E
L73	35.00	N1° 14' 20"E
L74	35.00	N1° 14' 20"E
L75	116.83	N88° 45' 25"W
L76	56.80	N88° 45' 25"W
L77	37.00	N88° 45' 25"W
L78	37.00	N88° 45' 25"W
L79	37.00	N88° 45' 25"W
L80	37.00	N88° 45' 25"W
L81	34.11	N88° 45' 25"W
L82	94.92	N88° 45' 25"W
L83	42.06	N1° 13' 47"E
L84	59.00	N1° 13' 47"E
L85	49.00	N1° 13' 47"E
L86	4.50	N46° 11' 28"E

LEGEND

---	LOT LINE
---	STREET CENTER LINE
---	EASEMENT LINE
S	SEWER
W	WATER
FW	FIRE WATER
SD	STORM DRAIN
■	UNDERGROUND GRAVEL INFILTRATION TRENCH
■	OXNARD AIRPORT RUNWAY PROTECTION ZONE (RPZ) AREA

UTILITIES

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

GENERAL

OWNER / DEVELOPER	HERITAGE HOMES, LLC 451 WEST FIFTH STREET OXNARD, CA 93030 ATTN: HENRY CASILLAS (805) 385-1565
ARCHITECT	DI CECCO ARCHITECTURE INCORPORATED 887 PATRIOT DRIVE, SUITE C MOOREHEAD, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088
CIVIL ENGINEER	ENCOMPASS CONSULTANT GROUP, INC. 333 N. LANTANA ST., SUITE 287 CAMARILLO, CA 93010 ATTN: TRISTAN J. SANTOS, RCE 71473 (805) 416-1686
GEOTECHNICAL ENGINEER	WORKMAN ENGINEERING & CONSULTING 3639 HARBOR BOULEVARD - SUITE 116 VENTURA, CA 93001 ATTN: R. MARK WORKMAN JR., RCE 68557 (805) 302-9381

LOT/ZONING INFORMATION

ZONING	EXISTING: SINGLE FAMILY RESIDENTIAL PROPOSED: SINGLE FAMILY RESIDENTIAL
AREA	NET AREA: 4.1-ACRES (3.08-ACRES AFTER R.O.W. DEDICATION)
FLOOD ZONE	"AREA OF MINIMAL FLOOD HAZARD" - ZONE X (NO SCREEN)
LOTS	APN: 2020-233-355
OWNER	HERITAGE HOMES II, LLC
UNITS	SINGLE FAMILY HOMES = 27 UNITS

LEGAL DESCRIPTION

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

THAT PORTION OF SUBDIVISION 28, RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN THAT CERTAIN ACTION ENTITLED, "THOMAS A. SCOTT, ET AL., PLFFS., VS. RAFAEL GONZALES, ET AL., DEFTS.", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GARDEN VILLA TRACT AS PER MAP RECORDED IN BOOK 17, PAGE 82 OF MAPS, RECORDS OF SAID COUNTY, THENCE, NORTH 89° 58' 40" WEST BEING THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE ABOVE MENTIONED GARDEN VILLA TRACT 610.41 FEET; THENCE, NORTH 0° 01' 36" WEST 310 FEET; THENCE, SOUTH 89° 58' 40" EAST BEING PARALLEL, WITH SAID SOUTH LINE 610.41 FEET TO A POINT IN THE WEST LINE OF SAID TRACT; THENCE, SOUTH 0° 01' 36" EAST 310 FEET TO THE POINT OF BEGINNING.

APN: 202-0-233-355

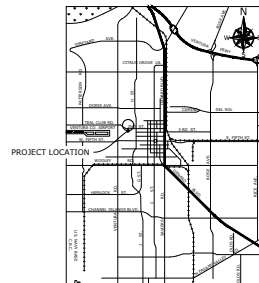
PREPARER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Tristan J. Santos
TRISTAN J. SANTOS, RCE 71473

DATE: 02/08/2021

REVISIONS			
NO.	DATE	DESCRIPTION	BY



VICINITY MAP

SCALE: NOT TO SCALE



TRISTAN J. SANTOS
PROJECT ENGINEER
R.C.E. 71473

ENCANTO PROJECT TENTATIVE TRACT MAP CITY OF OXNARD			
SCALE: HORIZ. 1" = 30'	VERT. 1" = 10'	WORK ORDER	0401
DRAWN BY:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:

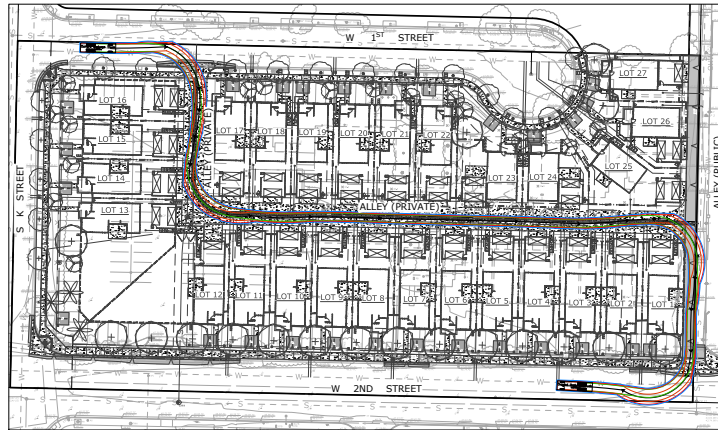


FIGURE 1: INGRESS 1ST STREET (EB) / EGRESS ALLEY (SB)
N.T.S.

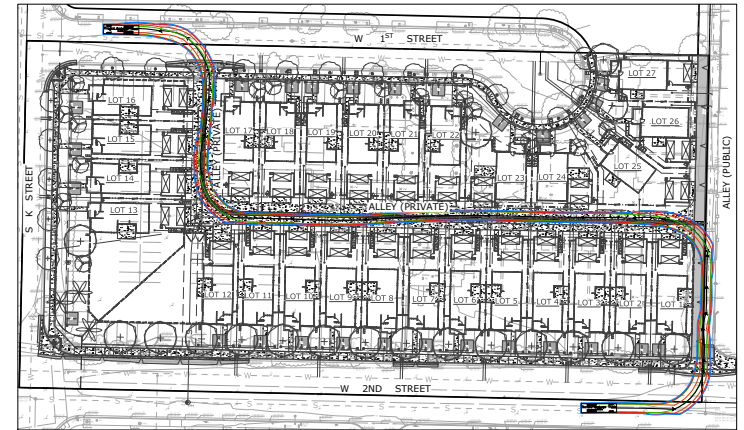


FIGURE 2: INGRESS ALLEY (NB) / EGRESS 1ST STREET (WB)
N.T.S.

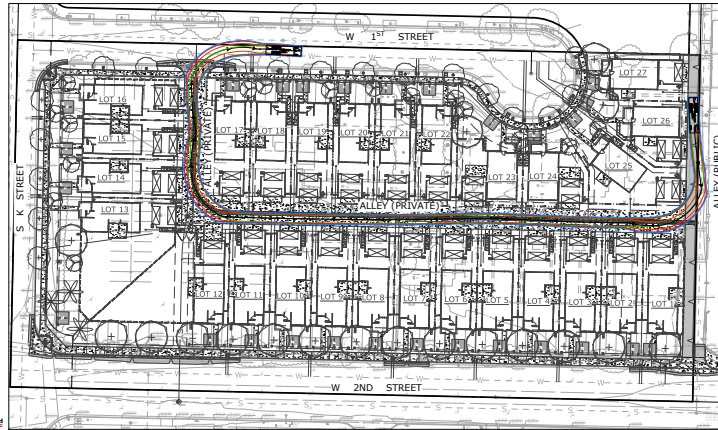


FIGURE 3: INGRESS ALLEY (SB) / EGRESS 1ST STREET (EB)
N.T.S.

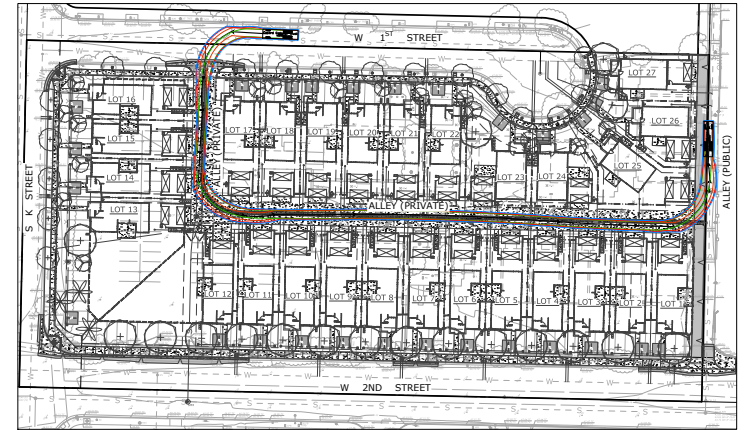
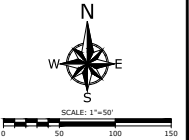
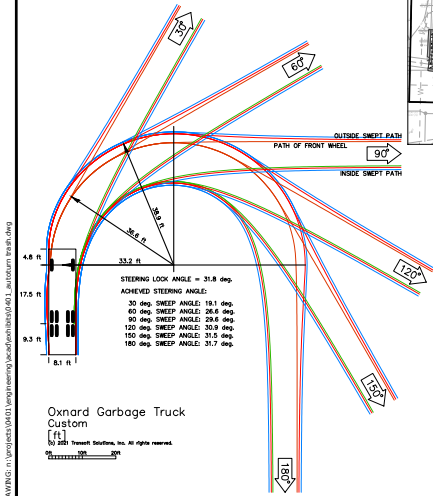
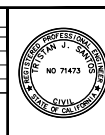


FIGURE 4: INGRESS 1ST STREET (WB) / EGRESS ALLEY (NB)
N.T.S.



REVISIONS			
NO.	DATE	DESCRIPTION	BY



ENCANTO PROJECT WASTE COLLECTION VEHICLE TURNING EXHIBIT CITY OF OXNARD			
SCALE: HORIZ. 1"=50'	VERT. PER PLAN	WORK ORDER: 0401	DATE: 02/08/2021
DRAWN BY: TJS	CHKD BY: TJS	PROJECT ENGINEER: TRISTAN J. SANTOS	R.C.E. 71473
SHEET NO. 6	OF 6		



Encanto

1101 W 2nd Street
City of Oxnard, California

owner:
Heritage Homes LLC
451 W. 5th Street
Oxnard, CA
contact: Henry Casillas (805) 385-3565

site information:
APN: 202023335
4.10 acres
Zoning: R1 Single Family

proposed development:
27 single-story, three bedroom, two bathroom,
single family homes w/ front porch
detached & attached alley loaded two-car garages

Plan 1 - 1,149 s.f.
Plan 2 - 1,201 s.f.
Garage - 484 s.f.

zoning information:
setbacks:
front - 20' min.
side - 5' min.
rear - 5' to garage
15' to center of alley

interior yard space:
required - 15% of lot area = 575 s.f. min.
provided - 720 s.f. overage, 625 s.f. min.

Consultants

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

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

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

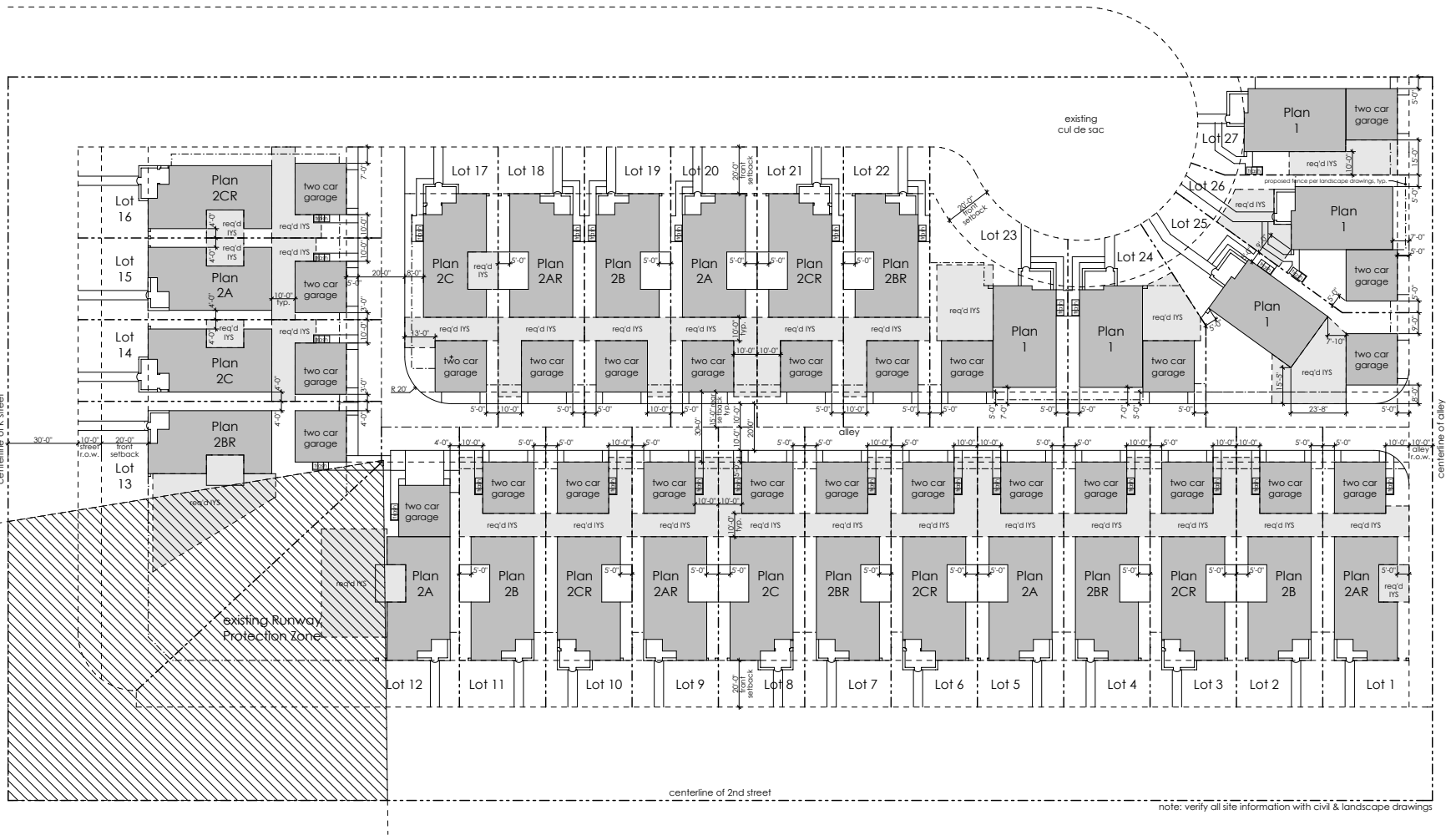
Sheet Index

architecture:
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EA.2 Site Plan
EA.3 Floor Plans
EA.4 Material Board
EA.5 Plan 1 Elevations
EA.6 Plan 2A Elevations
EA.7 Plan 2B Elevations
EA.8 Plan 2C Elevations
EA.9 Garage Elevations

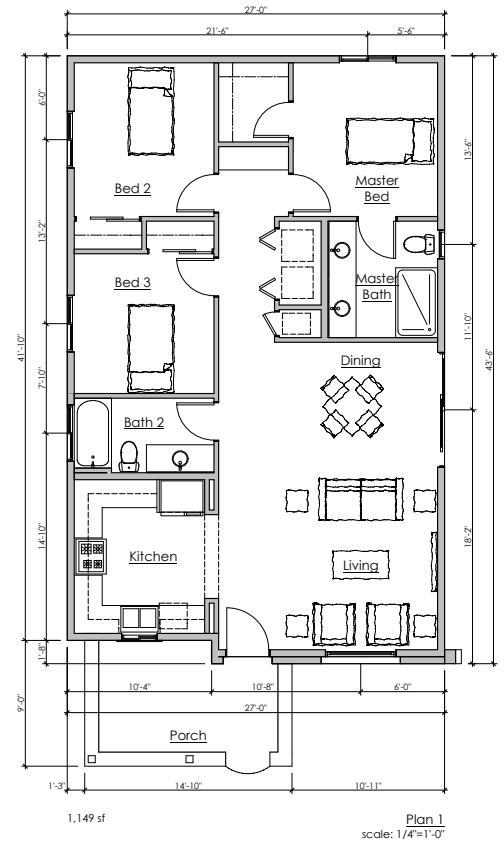
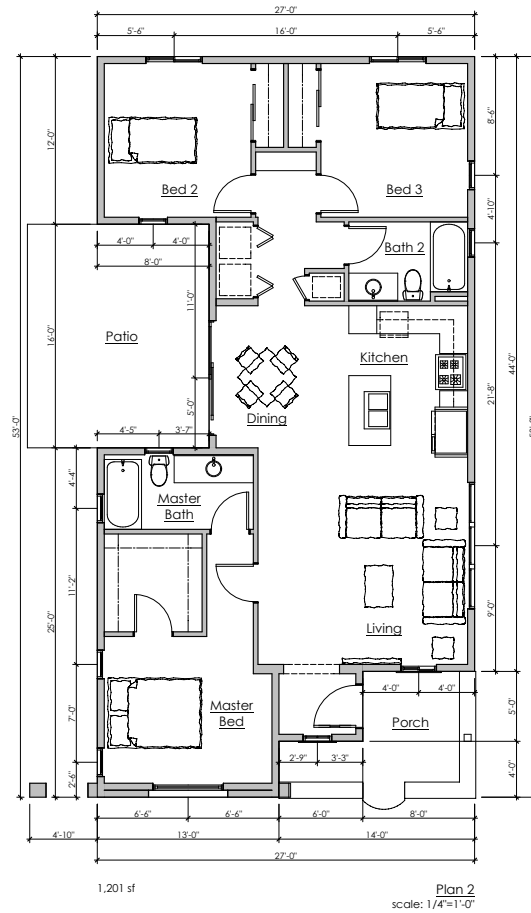
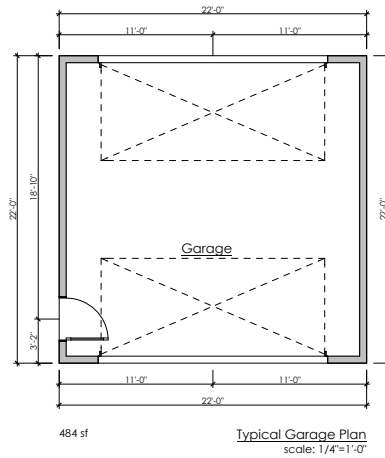
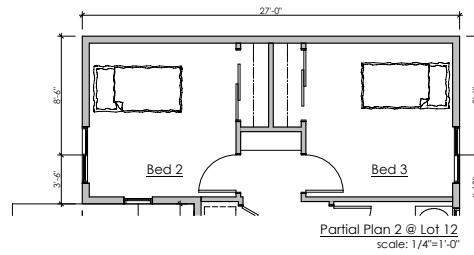
civil:
1 Grading Exhibit
2 Site Utility Exhibit
3 Fire Hydrant Exhibit
4 Tentative Tract Map Exhibit
5 Fire Truck Turning Exhibit
6 Garbage Truck Turning Exhibit

landscape:
L-1 Conceptual Landscape Plan
L-2 Landscape Details
L-3 Tree Replacement Diagrams





Site Plan
scale: 1"=20'

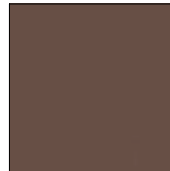




stucco body
Merlex Glacier White p-100
Santa Barbara finish



trim
Dunn Edwards
DET693 Mayan Chocolate

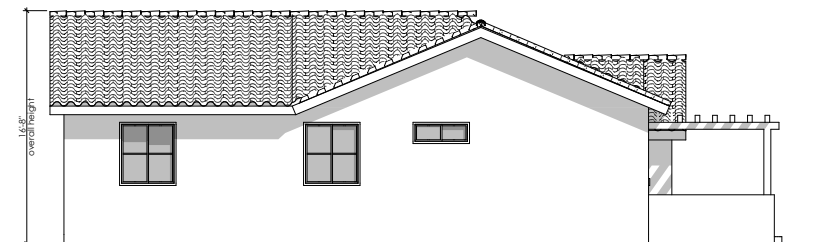


roofing
Eagle Roofing Capistrano
3523 Dark Terracotta

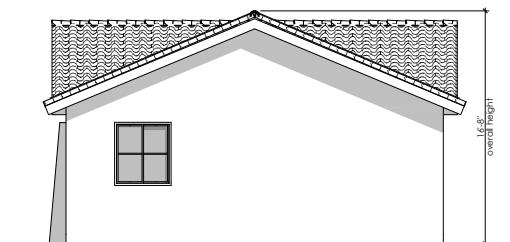


windows
Amsco Artisan
Bronze

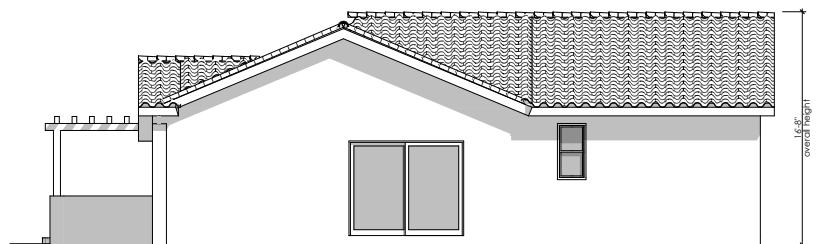




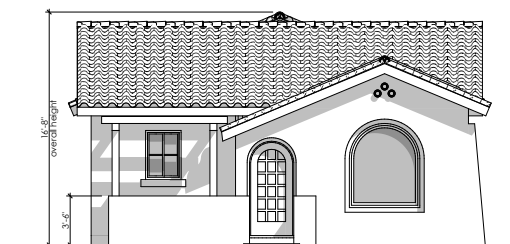
Left Elevation
scale: 1/4"=1'-0"



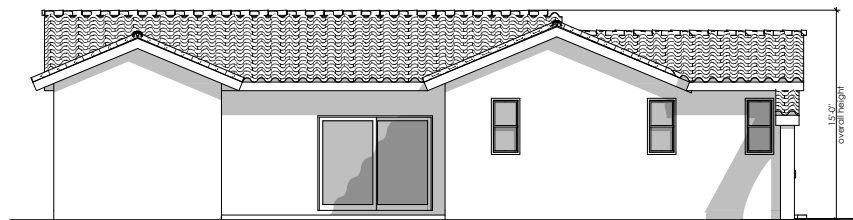
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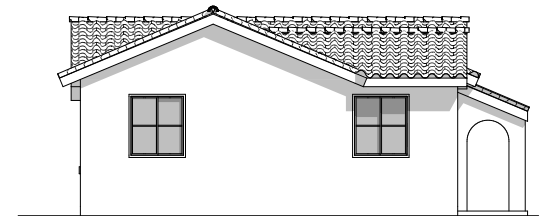
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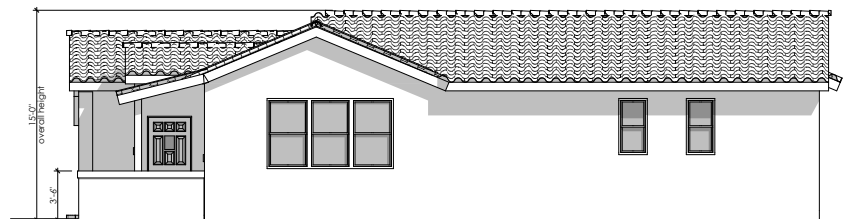
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Left Elevation
scale: 1/4"=1'-0"



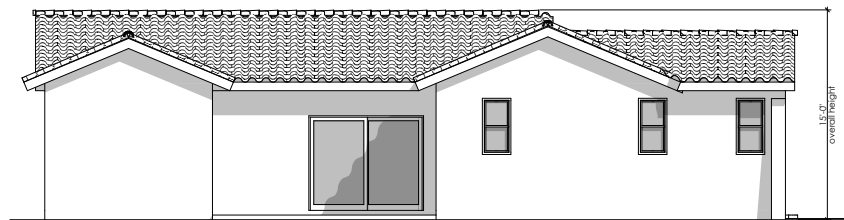
Rear Elevation
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Right Elevation
scale: 1/4"=1'-0"



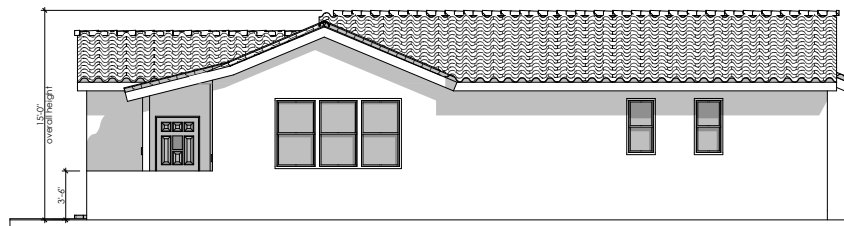
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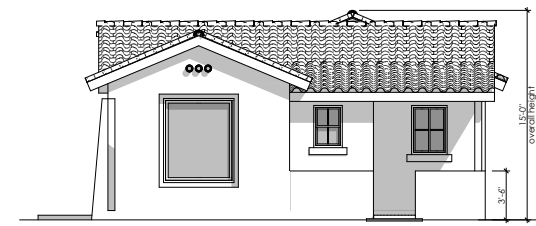
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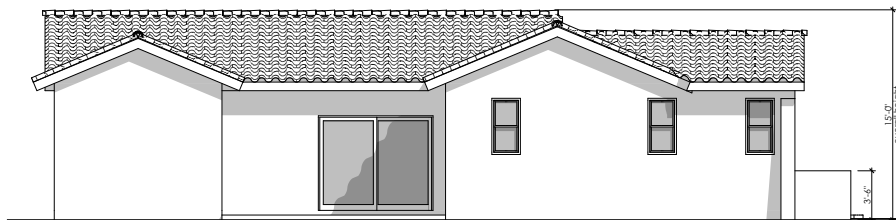
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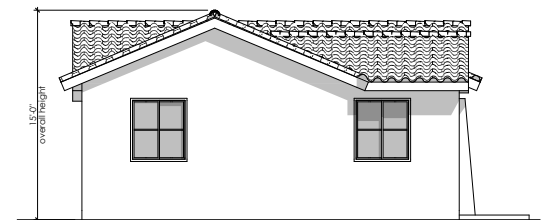
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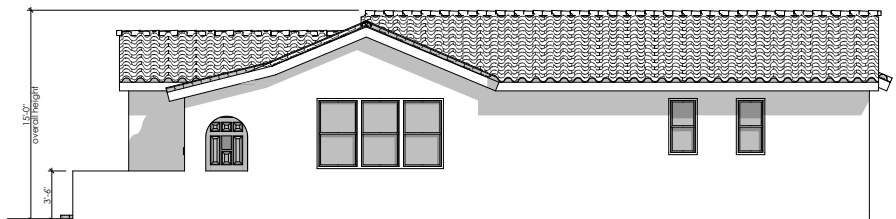
Front Elevation
scale: 1/4"=1'-0"



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



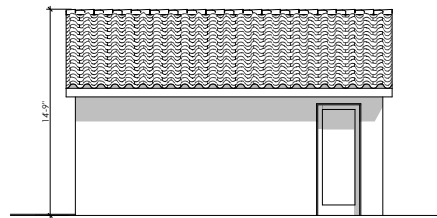
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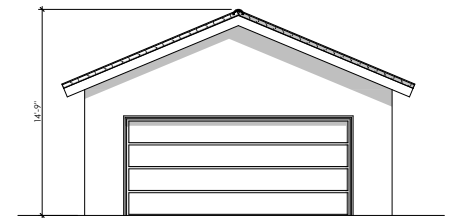
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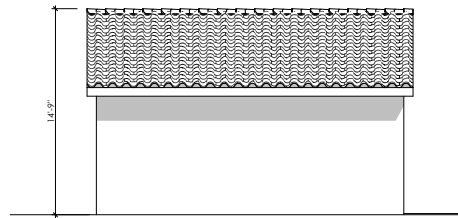
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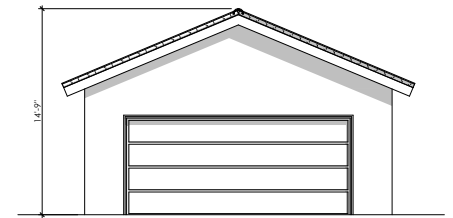
Left Elevation
scale: 1/4"=1'-0"



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



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



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



PLANNING NOTE:
At the time of landscape 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 the 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 which are to remain, be removed or be transplanted. The chart shall contain the arborist's economic appraisal value of all trees to be removed as well as a computation showing how the removed tree value was put back into new tree sizes for the project. The new tree sizes for the project shall be in addition to meeting the minimum tree size of 34" base.

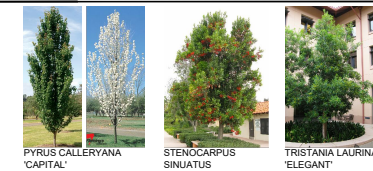
LANDSCAPE NOTES:
1. LANDSCAPING WILL COMPLY WITH THE APPLICATION CITY OF OXNARD LANDSCAPE STANDARD.
2. THE LANDSCAPE AND IRRIGATION WILL COMPLY WITH THE CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO. 3825) AND LANDSCAPE WATER CONSERVATION.
3. LANDSCAPE ARCHITECT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION THAT THEY HAVE REVIEWED THE CIVIL ENGINEERING CONSTRUCTION CHANGES AND THAT THE NOTES REQUIREMENTS ARE NOT IN CONFLICT WITH MEETING THE CITY'S LANDSCAPE REQUIREMENTS.
4. LANDSCAPING AT CORNER LOTS/INTERSECTIONS, SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF 36" INCHES OR LESS.

MATERIALS KEY		
	Private Yard Interior Landscape	WUCOLS
	Rear Alley Facing Landscape	MOO-Mix
	Front Yard Landscape	LOW
	Lawn within Property	HIGH
	Lawn in R.O.W.	HIGH
	Lawn Parkway	HIGH
	G' High Wood Fence & Gate	
	G' High Block Wall	
	Trough & Recycle Bin	
	Lawn Header	

STREET TREES



UPRIGHT ACCENT TREES



FRONT YARD CANOPY TREE



Scale: 1" = 20'-0"

DI CECCO ARCHITECTURE INCORPORATED
887 Patriot Drive, Suite C
Moorpark, CA 93021
(805) 552-0088



PREPARED FOR:
Heritage Homes II, LLC
451 West Fifth Street
Oxnard, CA 93030
805.385-3565

ENCANTO

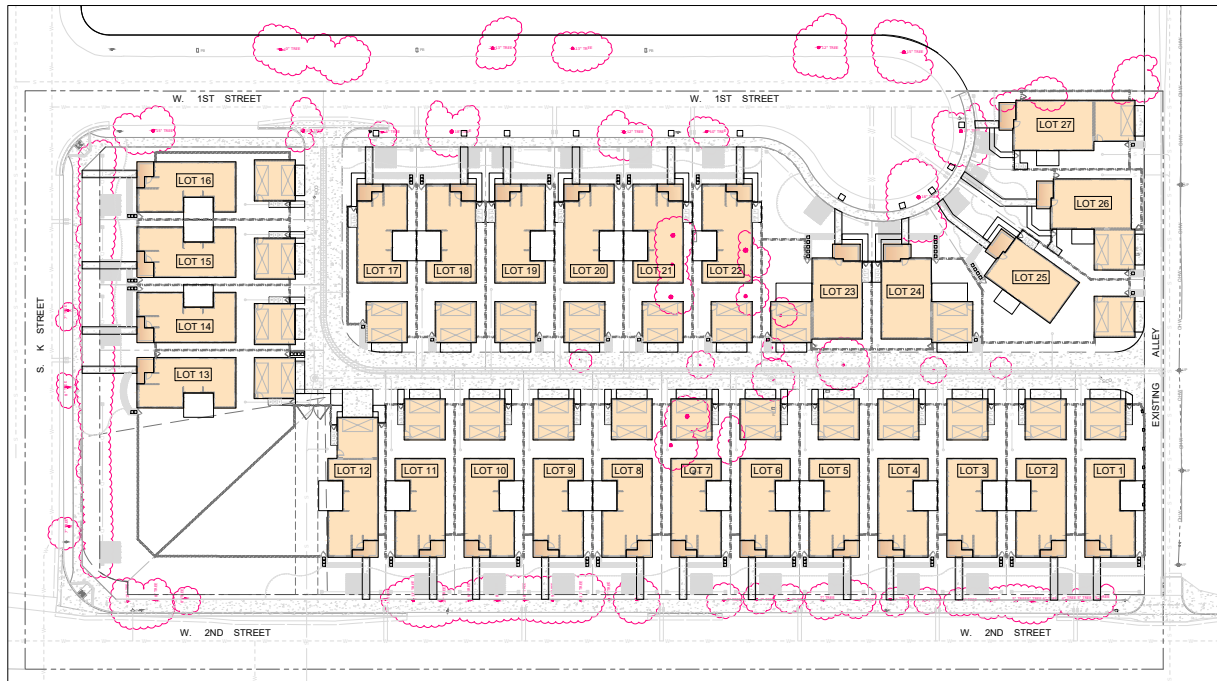
Oxnard, California

CONCEPTUAL LANDSCAPE PLAN

L.A. Group Design Works, Inc.

Landscape Architecture

Rev: 02.08.2021
JOB # 4682
L-I
L.A. GROUP
Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
P: 818.251.9715 / F: 818.251.9719
email: DesignWorks@lagroupinc.net



Scale: 1" = 30'-0"



TREE VALUE SUMMARY			
NOTE: THE VALUE OF REPLACEMENT TREES SHOULD MATCH, AT A MINIMUM, THE VALUE OF TREES TO BE REMOVED.			
VALUE OF REPLACEMENT TREES			
Replacement trees shall be 36" box size, minimum Replacement trees shall be valued at the difference between a 24" box and a 36" box tree			
36" BOX VALUE = \$ 800	48" BOX VALUE = \$ 1,800	BB PALM (14" BTH) VALUE = \$ 1,475	
24" BOX VALUE = \$ 325	24" BOX VALUE = \$ 325	24" BOX VALUE = \$ 325	
DIFFERENCE = \$ 475	DIFFERENCE = \$ 1,475	DIFFERENCE = \$ 1,150	
TREES PROPOSED:			
36" Box Mitigation Trees:	(Qty. 18) @ \$ 475 installed =	\$ 8,550.00	
48" Box Mitigation Trees:	(Qty. 18) @ \$1,475 installed =	\$ 26,550.00	
BB Palms Mitigation Palms:	(Qty. 3) @ \$1,150 installed =	\$ 3,450.00	
TOTAL VALUE OF TREES PROPOSED:		\$ 38,550.00	
Total Trees to be Removed:	(54) Trees		
TOTAL VALUE OF TREES REMOVED: (per Project's Tree Appraisal Document)		\$ 38,395.00	
VALUE DIFFERENCE:		\$ 155.00	

Cost Replacement Tree Tabulation Chart

Tree Number	Tree Description	Location	Value	Comment
1	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
2	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
3	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
4	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
5	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
6	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
7	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
8	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
9	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
10	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
11	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
12	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
13	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
14	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
15	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
16	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
17	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
18	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
19	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
20	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
21	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
22	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
23	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
24	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
25	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
26	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
27	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
28	Lagerstroemia indica - crape myrtle	Public Parkway along 2nd Street	1,060.00	Nonprotected species.
29	Pinus kawakami - evergreen pear	The public parkway along S K Street	860.00	Nonprotected species.
30	Pinus kawakami - evergreen pear	The public parkway along S K Street	0	Nonprotected species.
31	Pinus kawakami - evergreen pear	The public parkway along S K Street	189	Nonprotected species.
32	Cupressus parsonii x leylandii - BLUE LEYLAND CYPRESS	Private property along S K Street	0	Nonprotected species.
33	Pinus kawakami - evergreen pear	The public parkway along W 1st Street	2,280.00	Nonprotected species.
34	Pinus kawakami - evergreen pear	The public parkway along W 1st Street	0	Nonprotected species.
35	Pinus kawakami - evergreen pear	The public parkway along W 1st Street	296	Nonprotected species.
36	Pinus kawakami - evergreen pear	The public parkway along W 1st Street	0	Nonprotected species.
37	Pinus kawakami - evergreen pear	The public parkway along W 1st Street	2,000.00	Nonprotected species.
38	Pinus kawakami - evergreen pear	The public parkway along W 1st Street	0	Nonprotected species.
39	Pinus kawakami - evergreen pear	The public parkway along W 1st Street	1,400.00	Nonprotected species.
40	Pinus kawakami - evergreen pear	The public parkway along W 1st Street	800	Nonprotected species.
41	Magnolia x soulangeana - ALBA SAUCER MAGNOLIA	Private property - patio area	0	Nonprotected species.
42	Magnolia x soulangeana - ALBA SAUCER MAGNOLIA	Private property - patio area	0	Nonprotected species.
43	Magnolia x soulangeana - ALBA SAUCER MAGNOLIA	Private property - patio area	0	Nonprotected species.
44	Eriobotrya deflexa	Private property - patio area	0	Nonprotected species.
45	Eriobotrya deflexa	Private property - patio area	0	Nonprotected species.
46	Lagerstroemia indica - crape myrtle	Private property - patio area	0	Nonprotected species.
47	Lagerstroemia indica - crape myrtle	Private property - patio area	0	Nonprotected species.
48	Lagerstroemia indica - crape myrtle	Private property - patio area	0	Nonprotected species.
49	Lagerstroemia indica - crape myrtle	Private property - patio area	0	Nonprotected species.
50	Lagerstroemia indica - crape myrtle	Private property - patio area	0	Nonprotected species.
51	Lagerstroemia indica - crape myrtle	Private property - patio area	0	Nonprotected species.
52	Lagerstroemia indica - crape myrtle	Private property - patio area	0	Nonprotected species.
53	Lagerstroemia indica - crape myrtle	Private property - patio area	0	Nonprotected species.
54	Magnolia x soulangeana - ALBA SAUCER MAGNOLIA	Private property - patio area	0	Nonprotected species.
55				
56	Total		38,395.00	

Tricity Landscape
 Landscape Architect, Water Auditor, Irrigation design, and Certified Arborist.
 ISA Certification WB-3331A
 Department of Pesticide Regulation License # 81166

To: Henry Casillas, M.A.
 President

California Realty Ventures
 451 West Fifth Street
 Oxnard, CA 93059

Mobile: (805) 231-3971
 Office: (805) 385-3565

Email: hcc@ca-realtyventures.com
 Broker Lic. No: 02077287
 Property location:
 1068 Loma Lane
 Simi Valley, CA 93063

Legal Description of Property:
 Oxnard Adult Education
 1101 West Second Street, Oxnard, CA 93030

Cost replacement tabulation Chart for the above-described property.

DI CECCO ARCHITECTURE INCORPORATED
 887 Patriot Drive, Suite C
 Moorpark, CA 93021
 (805)552-0088



PREPARED FOR:
 Heritage Homes II, LLC
 451 West Fifth Street
 Oxnard, CA 93030
 805.385-3565

ENCANTO

Oxnard, California

CONCEPTUAL LANDSCAPE PLAN

L.A. Group Design Works, Inc.

Landscape Architecture

Date: 02/08/2021
 JOB # 4682

L-3

L.A. GROUP
 Design Works

Landscape Architecture
 2801 S. Ventura Blvd., Suite 301
 Culver City, CA 91502
 p 310.251.9718 / f 310.251.9719
 email: Design@laxgroup.com

ATTACHMENT C

NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

Project Name: Encanto Homes Subdivision - Planning and Zoning Permit No. PZ 20-500-05 (Special Use Permit for a Development Plan); PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus), request to Demolish existing infrastructure consisting of modular classroom buildings and site improvements serving the former Oxnard Union High School's Adult Education Program; Subdivide the Project 4.10-acre site into 27 lots ranging between 3,838 and 9,946 square feet in size and dedication of approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development. The net developable area will be 3.13 acres; Allow for the construction of 27 detached single-family dwelling units. The single-story, three bedroom homes will offer a two plan mix with two unit sizes (1,149 & 1,201 square feet) and attached or detached 484 square-foot two-car garages with alley access and associated site improvements; The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 23 percent Density Bonus to increase the maximum number of units from 22-units to 27-units. Of the 27 homes, twenty (20) of the homes will be market rate, seven (7) of the homes will be affordable units as follows: three (3) units will be set aside for low-income households and four (4) units will be set aside for moderate-income households. Approval of the following Density Bonus Concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law): reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet; reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and depth from 100 feet to 71 feet; and reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard. The Project site is located at 1101 & 1111 West Second Street within the Residential Low land use designation, Single Family Residential (R-1) zone, and is in the Fremont South Neighborhood. For purposes of this staff report, the foregoing Project description shall be referred to as the "Project". Filed by Henry Casillas, on behalf of the Oxnard Union High School District, property owner, 451 West Fifth Street, Oxnard, California 93030.

Finding:

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

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

Supporting Reasons: In accordance with Section 15332 (Infill Development) of California Environmental Quality Act (CEQA) Guidelines, projects involving "in-fill development" may be found to be exempt from the requirements of the CEQA. The proposed Project meets the requirements of a Class 32 Categorical Exemption because it: (i) is consistent with the City of Oxnard 2030 General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations for the reasons set forth below; (ii) the proposed Project is within the City limits on a site of no more than five acres; (iii) the Project site has no value as habitat for endangered, rare or threatened species; (iv) approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and (v) the Project site can be adequately served by all required utilities and public services. Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment, the project is Categorically Exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)

Scott Kolwitz,
Planning & Environmental Services Manager

**ATTACHMENT
D**

RESOLUTION Nos.

PZ 20-500-05

(SPECIAL USE PERMIT FOR DEVELOPMENT PLAN)

&

20-535-03

(DENSITY BONUS PERMIT)

RESOLUTION NO. 2021-##

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NOS. 20-500-05 (SPECIAL USE PERMIT FOR A DEVELOPMENT PLAN) AND 20-535-03 (DENSITY BONUS PERMIT) TO DEMOLISH EXISTING INFRASTRUCTURE CONSISTING OF MODULAR CLASSROOM BUILDINGS AND SITE IMPROVEMENTS SERVING THE FORMER OXNARD UNION HIGH SCHOOL'S ADULT EDUCATION PROGRAM; CONSTRUCT 27 DETACHED SINGLE-FAMILY DWELLING UNITS ON 27 LOTS; AND APPROVING THREE DENSITY BONUS CONCESSIONS NECESSARY TO ACCOMMODATE THE CONSTRUCTION OF THE 27 SINGLE-FAMILY HOME SUBDIVISION. THE DEVELOPED SITE IS ZONED FOR SINGLE FAMILY RESIDENTIAL (R-1) AND IS LOCATED AT 1101 & 1111 WEST SECOND STREET (APN: 202-0-233-355) WITHIN THE FREMONT SOUTH NEIGHBORHOOD. THE PROJECT INCLUDES THE DEDICATION OF APPROXIMATELY 1-ACRE OF LAND FOR THE BENEFIT OF PUBLIC RIGHT-OF-WAY FOR EXISTING AND PROPOSED ROADWAY IMPROVEMENTS ALONG ALL FOUR SIDES OF THE PROPOSED DEVELOPMENT. FILED BY HENRY CASILLAS, ON BEHALF OF THE OXNARD UNION HIGH SCHOOL DISTRICT, PROPERTY OWNER, 451 WEST FIFTH STREET, OXNARD, CALIFORNIA 93030.

WHEREAS, on July 16, 2020, designated agent Henry Casillas on behalf of the Oxnard, Union High School District, Property Owner, (the “**Applicant**” and/or “**Developer**”) submitted a Pre-Application (PZ 20-600-05) pursuant to Senate Bill (SB) 330 and locking development fees and standards to those design standards and fees that were in place at time that Pre-Application (SB330) was filed with the City; and

WHEREAS, on November 3, 2020, designated agent Henry Casillas on behalf of the Oxnard, Union High School District, Property Owner, (the “**Applicant**” and/or “**Developer**”) submitted Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan Permit); and 18-535-01 (Density Bonus Permit), pursuant to Oxnard City Code Sections 15-76, 16-410A through 16-410V, to demolish the existing adult education campus and allow the construction of a 27 single family home subdivision on a developed 4.10-acre site commonly known as the Oxnard Union High School Adult Education school site located at 1101 & 1111 West Second Street; and

WHEREAS, the Density Bonus application seeks three development Concessions/incentives pursuant to Government Code Section 65915(d) (State's Density Bonus law) to: i) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet; ii) reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and depth from 100 feet to 71 feet; and iii) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard. Density Bonus (23%) Concessions/incentives would accommodate construction of 20 market rate single family homes and three (3) affordable (low-income) and four (4) moderate-income single family homes on 27 individual lots, located at 1101 and 1111 West Second Street (APN:

202-0-233-355) (the “Project”) in accordance with Sections 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, on August 26, 2021, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-01 (Density Bonus Permit), to demolish the existing adult education campus and allow the construction of a 27 single family subdivision and three development Concessions/incentives pursuant to Government Code Section 65915(d) (State’s Density Bonus law) to accommodate construction of 20 market rate single family homes and three (3) affordable (low-income) and four (4) moderate-income single family homes on a developed 4.10-acre site (to be reduced to 3.13 acres subject to the City Council’s approval of Planning and Zoning Permit No. 20-300-04 (Tentative Subdivision Map No. 6054) commonly known as the Oxnard Union High School Adult Education school site located at 1101 & 1111 West Second Street (the “**Project**”) in accordance with Sections 16-530 through 16-553 of Oxnard City Code; 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 Commission finds, after due study, deliberation and public hearing, that the project meets the criteria in California Government Code § 65915 and § 65918 and the City’s Density Bonus and Related Incentives and Concessions Program (Division 7A, OCC Section Nos. 16-410A through 16-410V, inclusive); and

WHEREAS, Government Code Section No. 65915 and OCC Sections 16-410M and 16-410O require that when a housing developer meets certain criteria for a Density Bonus, the local jurisdiction must grant one or more regulatory incentives or concessions unless the City makes a written finding that the concessions or incentives are not required in order to provide for affordable housing costs as defined by state law; and

WHEREAS, the Planning Commission finds that the Project meets all necessary criteria of Government Code Section 65915 and OCC Section No. 16-410H to be considered eligible for three Concessions because the Developer has provided a total of seven (7) residential dwelling units of which three (3) are for low-income households and four (4) are for moderate-income households; and

WHEREAS, the Planning Commission finds that the incentives or Concessions are not contrary to any federal or state law.

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

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

The project site has a General Plan land use designation of Residential Low and Residential Single-Family (R-1) zone. The project is surrounded by urban development. The Project site currently contains vacant modular structures as the Oxnard Adult School education program has moved to the 1800 Solar Drive. Existing development improvements consist of approximately 25,000 square feet of modular portable classroom buildings in a campus-like configuration that served the former Oxnard Adult School education program. The Project is surrounded by residential development to the north, south, east, and west. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed demolition of the existing school facilities and construction of 27 single-family homes and with associated amenities and infrastructure on is consistent with the 2030 General Plan, the Oxnard City Code, the State Density Bonus law (Government Code § 65915-§ 65918), and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General 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. 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.

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

WHEREAS, the 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 and the elements thereof and other adopted standards.

As described in the Staff Report, the proposed Project is consistent with the 2030 General Plan since the proposed development is consistent with the site's land use designation of Residential Low. Pursuant to the Oxnard City Code (OCC) 16-410B(J), a "Density Bonus" is "a density increase over the otherwise maximum allowable residential density as of the date of application to the city for a qualified housing development." At 22 units, the project has a density of 7 units per acre, but with the Density Bonus, the project will have a density of approximately 8.7 units per acre. Pursuant to the OCC Chapter 16 Division 7A, Density Bonus and Related Incentives and Concessions Program, and the State's Density Bonus law (Government Code § 65915-§ 65918) the Applicant requested approval of three development code Concessions in exchange for constructing seven (7) affordable housing units. Aside from the requested development Concessions, the project complies with the standards of the Single-Family Residential (R-1) zoning district. Approval of this SUP for a Development Plan Permit and a Density Bonus Application is required to ensure consistency with the General Plan and land use designation. The construction of the proposed single-family residences and associated improvements do 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 proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

As described in the Staff Report, the proposed site currently contains vacant structures as the Oxnard Adult School education program has moved to the 1800 Solar Drive. Existing development improvements consist of approximately 25,000 square feet of modular portable classroom buildings in a campus-like configuration that served the former Oxnard Adult School education program. The surrounding uses are primarily 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. Aside from the requested development Concessions, the project complies with the standards of the Single-Family Residential (R-1) zoning district. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic

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

- (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 is consistent with most, but not all, of the applicable development standards. For those standards to which the project does not conform, the Applicant requests three concession pursuant to Government Code Section 65915(d): i) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet as required by OCC Section No. 16-26); ii) reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and depth from 100 feet to 71 feet as required by OCC Sections 16-27, 16-28, & 16-29; and and iii) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard as required by OCC Section 16-33.

Additionally, the project has been reviewed by the Development Advisory Committee and was determined that it would have no significant impact on the public health, safety, or welfare and the project plans have been reviewed by all applicable departments and outside agencies, which include the Oxnard Police and Fire Departments.

- (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 site is a developed through lot that is bounded by streets on four sides; West First Street to the north; South K Street to the west; West Second Street to the south; and a public alley to the east. The project site is bisected by a private L-shaped “private” alley that will be owned and maintained in perpetuity by the Project homeowners. The alley is designed to provide vehicular access needs to residents, service and emergency vehicles and it will also provide for surface drainage and sewer main and lateral connections to serve the Project. Each single-family home will be constructed on a separate lot with twelve (12) single-family homes designed to front West Second Street; four (4) homes will front onto South K Street, and eleven (11) homes will front West First Street. The City Traffic Engineer reviewed the Project for circulation and turning conflicts. As described, 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 is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water mains along West First Street to the north, South K Street to the west and West Second Street to the south. Sewer connections serving the parcels will be through the private alley. Adequate Fire Protection will be provided as determined by the Oxnard Fire Department. 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 Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines, 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 Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. This Resolution shall not become effective unless and until the City Council approves Planning and Zoning Permit No. 20-300-04 (Tentative Subdivision Map for Tract No. 6054. If the City Council does not approve the Tentative Subdivision Map for this project, then this Resolution shall become null and void and 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. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (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 Section 16-545 of the Oxnard City Code.

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
AH	Affordable Housing		

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated August 26, 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 the City Council approves Planning and Zoning Permit No. 20-300-04 (Tentative Subdivision Map for Tract No. 6054, 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 Parks and Facilities Superintendent. (PK, PK-3)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to 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. Prior to the issuance of building permits for a residential development that includes any model houses, Developer shall obtain the approval of the Planning Division or designee for a low water-using landscape plan. Developer shall install low water-using landscape design and irrigation systems for at least one of the model houses in any cluster of two or more model houses, thereby demonstrating to prospective buyers the feasibility and aesthetic qualities of low water-using landscape design and irrigation systems. Developer

- shall provide appropriate signs, shown on the landscape plan, explaining that the model house utilizes a low water-using landscape and listing the plant materials used. (PK, PK-7)
24. Developer shall offer a low water-use front yard landscape option to buyers at no extra cost. Developer shall also provide low water-use landscape literature to each buyer. (PK, PK-8)
 25. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, PK-9)
 26. Within sixty days after a house is occupied, Developer shall install front yard and street side yard landscaping for that house. Developer shall provide proof of financial responsibility approved by the City Attorney to ensure faithful performance of this condition within the specified time. (PK/ PL, PK-10)
 27. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
 28. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules. (PK, PK-12)
 29. Developer shall install sod or other alternative drought tolerant and California native friendly landscaping in the lawn areas of all front yards and street side yards. (PK, PK-13)

WATER CONSERVATION

30. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
31. 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)
32. 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)

AFFORDABLE HOUSING CONDITIONS

INCLUSIONARY HOUSING REQUIREMENTS

33. Inclusionary housing requirements are applicable to this project. With a base density of 22 units, 3 units (10%) must be affordable units. (Per Part 3 and 5 of Ordinance 2980). (AH)
34. The affordable units must include: (3) 3-bedroom units offered for sale to households with annual incomes at or below 80% Area Median Income (AMI) for Ventura County (Per Part 5 (a) of Ordinance 2980). (AH)
35. Prior to offering the affordable units for sale, the Developer and Owner must submit to the Housing Director the proposed sale amounts, for review and approval, the proposed date the affordable units will be offered for sale, the location of the affordable units within the project, and any other information requested by the Housing Director. Thereafter, if the Developer and Owner desires to change the sales price or location of any of the affordable units, the Developer and Owner must obtain the approval of the Housing Director. (AH)
36. Not later than the date of application for the first building permit for the project, the Developer and Owner must cause to be recorded in the office of the Ventura County Recorder, an Inclusionary Housing Agreement approved as to form and substance by the Housing Director. Such agreement shall identify the affordable housing units, restrict the qualifying income of purchasers, specify the maximum housing costs for such units, and require any purchaser of an affordable unit in the project to execute an equity share agreement. The equity sharing agreement must meet the requirements defined in Government Code 65915 (c)(2)(A),(B), and (C). The following applies to the equity sharing agreement: (AH)
 - a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller’s proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C).
 - b. For purposes of this subdivision, the local government’s initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.
 - c. For purposes of this subdivision, the local government’s proportionate share of appreciation shall be equal to the ratio of the local government’s initial subsidy to the fair market value of the home at the time of initial sale.

37. The Inclusionary Housing agreement shall establish specific compliance standards and specific remedies available to the City if such compliance standards are not met. The agreement shall, among other things, specify the number of affordable units by level of affordability, number of bedrooms, and standards for qualifying household incomes or other qualifying criteria. The City may collect fees for any staff time expended for preparation of the agreement and subsequent compliance with said agreement, including conducting eligibility reviews of prospective buyers. (AH)
38. Developer and Owner must contact the Housing Department for review and approval of the Inclusionary Housing Agreement and resale restriction prior to recordation. (AH)
39. Developer and Owner shall submit to the Housing Director information about the income of each prospective buyer of an affordable unit. The Housing Director shall review such information and determine whether the prospective buyer meets the income requirements for the unit and whether the proposed price of the unit does not exceed the affordable cost for the income category of the prospective homeowner. (AH)
40. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project. The affordable units will be dispersed throughout the project. (AH)
41. When determining the sales price of the affordable inclusionary units, the Developer and Owner must consider that the housing costs may not be more than 30% of 80 % AMI for Ventura County. Contact the Housing Department to assist you in calculating maximum sales price by unit type. (Per 5(a) of Ordinance 2980). (AH)
42. The Housing Director shall monitor the sale of each affordable unit to determine compliance with this condition. 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 and Owner is meeting the requirements of this condition. (AH)
43. To the maximum extent permitted by applicable law, Developer and Owner will establish a preference for the sale of the affordable units to qualified and otherwise 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.
44. Developer and Owner will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to purchase the unit, with information sufficient to rank such persons as set forth herein. Prior to offering any Unit to a prospective buyer who neither lives nor works in Oxnard, the Developer and Owner will offer any available unit or units to

those eligible and otherwise qualified applicants listed first in category a, and if any units are still available then to those prospective buyers listed in category b. Developer and Owner 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 and Owner is not meeting the requirements of this condition, the Housing Director shall so notify Developer and Owner 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 and Owner is meeting the requirements of this condition. (AH)

45. Affordable units provided pursuant to the City's Inclusionary ordinance may only be included in the calculation of affordable units provided pursuant to density bonus statutes, ordinances or resolutions if at least 3 of the required density bonus units also satisfy conditions #33 through #44 above. (AH)
46. All affordable units being provided to satisfy both the City's inclusionary housing ordinance requirements and state density bonus requirements must include the following housing related costs when determining the affordable housing cost at the required affordability levels for each affordable unit:
 - a. Mortgage loan payments
 - b. Mortgage insurance payments
 - c. Property taxes and assessments
 - d. Homeowner association fees
 - e. Reasonable utilities allowance
 - f. Insurance premiums
 - g. Maintenance costs
 - h. Space rent

DENSITY BONUS REQUIREMENTS

47. Prior to issuance of the first building permit for the project, Developer and Owner shall enter into a Density Bonus agreement in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the seven (7) units which qualified the applicant for three (3) density bonus concessions and a 23% density bonus increase above the base density of 22 units for a total of 27 units. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. (AH)
48. The Density Bonus agreement shall establish specific compliance standards and specific remedies available to the City of such compliance standards are not met. The agreement shall, among other things, specify the number of affordable units by affordability level, by number of bedrooms, standards for qualifying household incomes or other qualifying criteria, and require any purchaser of an affordable unit in the project to execute an equity share agreement with the City. The equity sharing agreement must meet the requirements defined in Government Code 65915 (c)(2)(A), (B), and (C). The City may collect fees for any staff

time expended for preparation of the agreement and subsequent compliance with said agreement, including conducting eligibility reviews of prospective buyers. The following applies to the equity sharing agreement:

- a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C).
 - b. For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.
 - c. For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale. (AH)
49. The affordability of the seven units shall be as follows: Three (3) units must be made available for purchase by households with incomes up to or below 80% AMI (low income) for Ventura County and four (4) units must be made available for purchase by households with incomes up to or below 120% AMI (moderate income), as adjusted for family size as provided in 25 California Code of Regulations Section 6932. These units shall be distributed throughout the Project and shall not differ in appearance, size, or amenities from other units of the same size in the Project. Developer and Owner must meet the standards as defined in Health and Safety Code Section 50052.5. (AH)
50. Low-Income units must meet the affordable housing cost as defined in Part 5 (a) of the City's Inclusionary ordinance, requiring that for low-income households, affordable housing cost shall not exceed the product of 30% of 80% AMI for Ventura County. Moderate Income units must meet the affordable housing cost as defined in Health and Safety Code Section 50052.5, requiring that for moderate-income households, affordable housing cost shall not be less than 28 percent of the gross income of the household, nor exceed the product of 35 percent times 110 percent of area median income adjusted for family size appropriate for the unit. (AH)
51. Prior to offering the affordable units for sale, the Developer and Owner must submit to the Housing Director the proposed sale amounts, for review and approval, the proposed date the affordable units will be offered for sale, the location of the affordable units, and any other information requested by the Housing Director. Thereafter, if the Developer and Owner desires to change the sales price or location of any of the affordable units, the Developer and Owner must obtain the approval of the Housing Director. (AH)
52. Developer and Owner shall submit to the Housing Director information about the income of each prospective buyer of an affordable unit. The Housing Director shall review such

information and determine whether the prospective buyer meets the income requirements for the unit and whether the proposed price of the unit does not exceed the affordable cost for the income category of the prospective homeowner. (AH)

53. The Housing Director shall monitor the sale of each affordable unit to determine compliance with this condition. 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 and Owner is meeting the requirements of this condition. (AH)
54. To the maximum extent permitted by applicable law, Developer will establish a preference for the sale 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. (AH)
55. Developer and Owner will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to purchase the unit, 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 and Owner will offer any available unit or units to those eligible and otherwise qualified applicants listed first in category a, and if any units are still available then to those applicants listed in category b. Developer/ Owner 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 and Owner is not meeting the requirements of this condition, the Housing Director shall so notify Developer and Owner 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 and Owner is meeting the requirements of this condition. (AH)

FIRE DEPARTMENT STANDARD CONDITIONS

56. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
57. 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)

58. 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*)
59. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)
60. 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*)
61. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
62. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
63. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
64. 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*)
65. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
66. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
67. 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*)
68. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and

allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, F-13)

69. 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)

FIRE DEPARTMENT SPECIAL CONDITIONS

70. The alleys shall designated as a Fire Lanes and shall be identified by outlining or painting it in red and signage per the California Department of Motor Vehicles.
71. Provide fire truck turning template on a site plan to verify truck access throughout the new alley in all directions. Provide a two foot buffer on each side of the tire track at each turn. Radius may need to be increased at First Street to alley and out of alley to existing public alley (East).
72. 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.
73. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
74. 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.
75. Provide a hydrant within 150-feet of all portions of the building exterior walls. Provide a plan with hydrants located and 150-foot radius circles at their center to demonstrate coverage.

INFORMATION TECHNOLOGY CONDITIONS

76. Pursuant to the City's Fiber Master Plan, the Developer will be required to provide plans for and include a connection to city fiber optic network infrastructure. This connection shall be established by installing fiber optic conduit to the project's frontage on W Second Street according to city specifications. The fiber optic network infrastructure must be included in the project's master utility plans and installed prior to the granting of a certificate of occupancy.

PLANNING DIVISION STANDARD CONDITIONS

77. 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)
78. 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)
79. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)
80. 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)
81. 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)
82. 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)
83. 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. (PL)
84. 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*)

85. 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*)
86. 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*)
87. 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*)
88. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
89. 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*)
90. 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*).
91. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)
92. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)

93. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
94. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
95. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
96. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)
97. Walls separating the patio areas of different units shall be of solid construction, such as masonry, stucco, or wood over wood. Ground level patios shall be enclosed by walls not less than five feet high, except as otherwise approved by this permit. (PL/B, *PL-25*)
98. Developer shall provide a rear patio concrete slab of at least 100 square feet. (PL/B, *PL-26*)
99. Additions and patio covers shall conform to the requirements of the R-1 zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)
100. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits. (PL, *PL-28*)
101. Prior to the close of escrow for each dwelling unit, Developer shall provide the buyer with a written guarantee that the exterior finishes of the dwelling unit will remain in good condition for at least five (5) years from the final building permit inspection and sign off. Developer shall provide a copy of the guarantee to Planning staff prior to final Planning Division inspection and sign off. (PL, *PL-29*)
102. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light shall be directed away from dwelling units. (B, *PL-30*)
103. Developer shall provide masonry walls on street side yards and along project perimeter property lines. Developer shall install interior lot line fences, to be constructed of wood or other material, subject to the approval of the Planning Division Manager. (PL/B, *PL-31*)

104. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, PL-34)
105. Developer shall include in all deeds for the project and in the Conditions Covenants & Restrictions a prohibition against parking recreational vehicles over 20 feet long in the project. (CE/PL, PL-35)
106. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, PL-36)
107. Developer shall post in the sales office of the project the latest City planning documents and maps that may affect the project and adjacent properties. At a minimum, this information shall include the 2030 Oxnard General Plan and General Plan Land Use Map showing all adjacent properties, a copy of the ordinances regulating the zone, and any specific plan that may apply to the project. Such documents may be purchased at cost from the Planning Division Manager. Developer shall require that all purchasers sign an affidavit declaring that they have familiarized themselves with the planning documents. Developer shall make such affidavits and planning information available for review upon reasonable request of the Planning Division Manager. (PL, PL-38)

PLANNING DIVISION SPECIAL CONDITIONS

108. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
109. 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)
110. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
111. This permit is granted subject to the City's approval of Planning and Zoning Permit No. 20-300-04 (Tentative Subdivision Map for T6054) and recordation of Tract Map 6054. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before

occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)

112. This permit is granted subject to the City's approval of Planning and Zoning Permit No. 20-535-03 (Density Bonus Permit) and recordation of an affordable housing agreement and equity share agreement. (PL)
113. Developer shall record a notice to appear in all deeds of property within the project that the project is within or proximate to the Oxnard Airport Sphere of Influence and inhabitants may be affected by the airport and aircraft operations. Before the City issues building permits, Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office. (PL)
114. Developer shall grant to the County of Ventura an aviation easement that includes the elements of the Federal Aviation Administration's (FAA) Model Aviation Easement. (PL)
115. Developer shall file with the FAA a Form 7460, "Notice of Construction or Alteration," that enables the FAA to review the development for any hazards to airport/aviation operations. The FAA's review shall result in a finding of "no objection." (PL)
116. The Developer shall adhere to any recommendations from the FAA for marking or lighting. (PL)
117. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the homeowner. Lighting responsibilities shall be provided within the CC&Rs for the development. (PL)
118. Developer shall establish a homeowners association and the association shall be responsible for the long term construction maintenance of the alley and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL)
119. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications. (MND, C-1)
120. 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)
121. 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)

122. 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)
123. 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)
124. 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)
125. The Developer shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)
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. 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)
128. 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)
129. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the

Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

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

130. 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 bi-weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

ENVIRONMENTAL RESOURCES DIVISION

131. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "Environmental Resources Division Construction and Demolition Waste Management Plan" ("C&D Plan") to the City for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The C&D Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The C&D Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The C&D 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 appropriate C&D Plan form as defined by the Environmental Resources Division.
132. Developer shall follow the approved "Environmental Resources Division Construction and Demolition Waste Management Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of project activity, Developer shall complete and submit the "Environmental Resources Division 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. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the

project generating the discarded materials. Developer shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.

133. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling.
134. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project that require the homeowner's association to make provisions to divert a minimum 50% of waste material generated during occupancy through source reduction, recycling, reuse, and organics collection programs. Developer shall submit an "Environmental Resources Division Occupancy Plan" ("Occupancy Plan") to the City's Environmental Resources Division. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

135. 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)
136. 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)
137. 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)
138. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
139. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
140. 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)
141. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)

142. 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)
143. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
144. 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)
145. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
146. 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)
147. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
148. 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)

149. 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)
150. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
151. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
152. 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)
153. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
154. Prior to issuance of a grading/site improvement permit, developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off-site improvements required by City. (DS-28)
155. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
156. 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)

157. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
158. 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)
159. 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)
160. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
161. 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)
162. 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)
163. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
164. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
165. 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)
166. 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)

167. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)
168. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
169. 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)
170. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)
171. Prior to City approval of improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)
172. 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)
173. Prior to issuance of building permits, Developer shall record a final map or parcel map. (DS-65)
174. Developer shall construct a 9 foot by 3 foot level concrete pad for storage of three refuse containers in the side yard area or other location approved by the Development Services Manager that is out of view from the street. The storage location shall not be within the garage. Developer shall construct a paved path from the storage location to the street (or other assigned pickup area) that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the containers. Storage location and path shall be shown on the fine grading plans. (DS-68)
175. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
176. 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)

177. 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)
178. 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)
179. 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)
180. 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)
181. 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)

182. 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)
183. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)
184. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

185. All existing frontage improvements shall be reconstructed per City standards to include a parkway between the sidewalk and the street, including the reconstruction of the two existing pedestrian curb ramps at the northeast and northwest corners of South K Street and West Second Street to meet the Americans with Disabilities Act (ADA) standards. (DS)
186. Developer shall reconstruct the full width of public alley, including replacing the existing ribbon gutter to match the 4-foot wide ribbon gutter just north of Lot 27 to West Second Street. The asphalt pavement shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. (DS)
187. Public and private alley entrances shall be reconstructed to City standards with appropriate ADA path of travel per City standard plate 115. (DS)

188. West Second and K Streets are scheduled to be resurfaced in 2021 by the City. As such, the construction of this project will likely disturb the new pavement. Developer shall perform a 2-inch grind and overlay over half of the streets along the project frontages to provide a new pavement layer over the trench cut after all utilities have been installed. The exact extents of the overlay are subject to revision by the City Engineer based on field conditions, the number of trenches, and the method of lateral installation. This requirement shall be indicated on the project civil improvement plans. (DS)
189. Developer to develop and record the Covenants, Conditions, and Restrictions (“CC&Rs”) to legally bind all affected lots to the alley, storm drain, and sewer improvements and a mechanism to collect fees necessary to maintain the improvements through a Homeowner’s Association (HOA). All improvements in the alley, including underground sewer and storm drain facilities, shall be privately owned and maintained. The Covenants, Conditions, and Restrictions shall contain provisions requiring the participation of all affected property owners and include language on use restrictions, maintenance requirements, and construction and design restrictions. During plan check, Developer shall submit a copy to the City for review and approval. The final approved copy shall be recorded with the Ventura County Recorder’s Office prior to the issuance of a site improvement permit. (DS)
190. The private alley shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. Stormwater treatment facilities proposed in the alley shall be designed to meet the same durability requirement and be approved by the City Engineer. (DS)
191. Developer shall properly abandon all existing sewer and water laterals to the properties that are not proposed for use by the project. Abandonment requirements shall be clearly indicated on the civil site improvement plans. (DS)
192. All existing fire hydrants along the frontage of the project shall be upgraded to current City standards. (DS)
193. All onsite sewer and storm drainage systems shall be privately owned and maintained by the HOA. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

194. Consistent with the City of Oxnard Bicycle and Pedestrian Facilities Master Plan, the Developer prior to occupancy, shall stripe and install signage on West Second Street to accommodate the 5-foot minimum Class II bike lanes, between H Street and Ventura Road. (TR)
195. Stopping within 50-feet of the intersection of Second Street and K Street shall be restricted. (TR)

196. Developer shall install traffic control signage, markings and other traffic control devices along West Second Street, K Street and First Street subject to approval of the City Traffic Engineer. (TR)
197. Developer shall install LED lighting on the first and fourth power poles in the public alley for street illumination and backing assistance. (TR)
198. Developer shall retrofit existing High Pressure Sodium Vapour(HPSV) street lights along Second Street, between H Street and K Street and the street light at the raised median along the eastbound left turn lane at the intersection of Second Street and K Street with LED. (TR)
199. Establish and maintain a 20-foot visibility triangle in the west-bound direction from the alley to Second Street, the radii at the alley shall be revised to accommodate fire and trash trucks. (TR)

POLICE CONDITIONS

Exterior Lighting

200. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
 - a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to 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. (PD)
201. 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. (PD)

202. All exterior lighting shall operate from dusk to dawn. (PD)
203. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature). (PD)
204. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. (PD)
205. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. (PD)
206. Fencing and gate systems that are adjacent to the alley shall be flush with the alley-side face of each garage. This is to ensure that there are no areas along the alley that would provide for human concealment. (PD)
207. CC&Rs shall reflect that there shall be no storage of any kind in the areas of each property adjacent to the alley. (PD)
208. Each garage shall have a lighting instrument that operates from dusk to dawn that illuminates the alley area in front of the overhead door. This instrument shall be mounted on the wall of the garage above the door near the apex of the eve line to provide the maximum illumination coverage area. Illumination from these instruments shall be illustrated on the project's photometric sheet and meet the 1-7 FC requirement. (PD)
209. Each garage door shall be equipped with a remote control garage door opener. (PD)
210. There shall be no landscape features in the taller than 24-inches above grade adjacent to the alley. (PD)

[SIGNATURES ON NEXT PAGE]

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 26th day of August 2021.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 26th day of August 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
E
RESOLUTION
PZ 20-300-04
(TENTATIVE TRACT MAP FOR TRACT 6054)**

RESOLUTION NO. 2021-##

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NO. 20-300-04 (TENTATIVE SUBDIVISION MAP OF TRACT NO. 6054), TO SUBDIVIDE A 4.10-ACRE SITE INTO 27 PARCELS TO CONSTRUCT 27 DETACHED SINGLE-FAMILY HOMES ON 27 SEPARATE LOTS RANGING BETWEEN 3,838 AND 9,946 SQUARE FEET IN AREA. THE DEVELOPED 4.10-ACRE SITE IS ZONED FOR SINGLE FAMILY RESIDENTIAL (R-1) AND IS LOCATED AT 1101 & 1111 WEST SECOND STREET (APN: 202-0-233-355) WITHIN THE FREMONT SOUTH NEIGHBORHOOD. THE PROJECT INCLUDES THE DEDICATION OF APPROXIMATELY 1-ACRE OF LAND FOR THE BENEFIT OF PUBLIC RIGHT-OF-WAY FOR EXISTING AND PROPOSED ROADWAY IMPROVEMENTS ALONG ALL FOUR SIDES OF THE PROPOSED DEVELOPMENT. FILED BY HENRY CASILLAS, ON BEHALF OF THE OXNARD UNION HIGH SCHOOL DISTRICT, PROPERTY OWNER, 451 WEST FIFTH STREET, OXNARD, CALIFORNIA 93030.

WHEREAS, on July 16, 2020, designated agent Henry Casillas on behalf of the Oxnard, Union High School District, Property Owner, (the “**Applicant**” and/or “**Developer**”) submitted a Pre-Application (PZ 20-600-05) pursuant to Senate Bill (SB) 330 and locking development fees and standards to those design standards and fees that were in place at time that Pre-Application (SB330) was filed with the City; and

WHEREAS, on November 3, 2020, designated agent Henry Casillas on behalf of the Oxnard, Union High School District, Property Owner, (the “**Applicant**” and/or “**Developer**”) submitted a request for a Tentative Subdivision Map of Tract No. 6054, pursuant to Oxnard City Code Section 15-10, to allow the construction of 27 single family subdivision of a 4.10-acre site into 27 lots ranging between 3,838 and 9,946 square feet in size and dedication of approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development; on a site commonly known as the Oxnard Union High School Adult Education school site located at 1101 & 1111 West Second Street; and

WHEREAS, on August 26, 2021, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 20-300-04 (Tentative Subdivision Map of Tract No. 6054) to accommodate a 27 single family home subdivision on a 4.10-acre site with lots ranging between 3,838 and 9,946 square feet in accordance with Chapter 15 (Subdivision Ordinance) of the Oxnard City Code and the State Subdivision Map Act, filed by Henry Casillas, on behalf of the Oxnard Union School District, Property Owner, 451 West Fifth Street, Oxnard California 93030; and

WHEREAS, said Tentative Subdivision Map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the proposed subdivision, together with the provisions for its design and improvement, is consistent with the 2030 General Plan; and

WHEREAS, the Planning Commission finds the Tentative Subdivision Map conforms to the City's 2030 General Plan and elements thereof; and

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan); and 20-535-03 (Density Bonus Permit); 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, Government Code Section 65915 and Oxnard City Code (OCC) Sections 16-410M and 16-410O require that when a housing developer meets certain criteria for a Density Bonus, the local jurisdiction must grant one or more regulatory incentives or Concessions unless the city makes a written finding that the Concessions or incentives are not required in order to provide for affordable housing costs as defined by state law; and

WHEREAS, the Planning Commission finds that the Project meets all necessary criteria of Government Code Section 65915 and OCC Section OCC 16-410H to be considered eligible for three Concessions and a 23 percent Density Bonus to increase the maximum number of units from 22-units to 27-units because seven (7) of the homes will be affordable units as follows: Three (3) units will be set aside for low-income households and four (4) units will be set aside for moderate-income households. Approval of the following Density Bonus Concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law): reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet; reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and depth from 100 feet to 71 feet; and reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard; and

WHEREAS, the Planning Commission finds that the requested Concession is not contrary to any federal or state law; and

WHEREAS, the Planning Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical Exemption (Section

15332). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site has a General Plan land use designation of Residential Low and Residential Single-Family (R-1) zone. The project is surrounded by urban development. The Project site currently contains vacant modular structures as the Oxnard Adult School education program has moved to the 1800 Solar Drive. Existing development improvements consist of approximately 25,000 square feet of modular portable classroom buildings in a campus-like configuration that served the former Oxnard Adult School education program. The Project is surrounded by residential development to the north, south, east, and west. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed demolition of the existing school facilities and construction of 27 single-family homes and with associated amenities and infrastructure on is consistent with the 2030 General Plan, the Oxnard City Code, the State Density Bonus law (Government Code § 65915-§ 65918), and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General 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.

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.**

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

WHEREAS, the Planning Commission finds 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 subdivision in particular; and

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:

Consistent with California Government Code Section 66474, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

As described in the Staff Report, the proposed Project is consistent with the 2030 General Plan since the proposed development is consistent with the site's land use designation of Residential Low. Pursuant to the Oxnard City Code (OCC) 16-410B(J), a "Density Bonus" is "a density increase over the otherwise maximum allowable residential density as of the date of application to the city for a qualified housing development." At 22 units, the project has a density of 7 units per acre, but with the Density Bonus, the project will have a density of approximately 8.7 units per acre. Pursuant to the OCC Chapter 16 Division 7A, Density Bonus and Related Incentives and Concessions Program, and the State's Density Bonus law (Government Code § 65915-§ 65918) the Applicant requested approval of three development code Concessions in exchange for constructing seven (7) affordable housing units. Aside from the requested development Concessions, the project complies with the standards of the Single-Family Residential (R-1) zoning district. The Tentative Subdivision Map has been designed to be consistent with the Density Bonus request to ensure consistency with the General Plan and land use designation. The subdivision of land and associated improvements do 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.

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The design and improvements of the project will provide for development that furthers the intent of the General Plan and Housing Element to realize the potential of neighborhood improvements that increases housing in the Fremont South Neighborhood and is consistent with the 2030 General Plan, as discussed above in Finding 1.a.

(c) That the site is not physically suitable for the type of development.

The site is physically suitable for the proposed type of development because the site is relatively level and an environmental assessment of the site did not find any soil or geologic conditions that would make the site physically unsuitable for development. As the site is not subject to soil and/or geologic conditions indicating substrate instability, the site is suitable for the architectural design of the proposed development which is compatible with the character of the surrounding neighborhood.

(d) That the site is not physically suitable for the proposed density of development.

The site is physically suitable for the proposed density of development because it is located within a developed urban area and will be served by existing adequate public utilities. Utilities such as on-site and off-site electric, cable, telephone and similar utility service will be installed underground in accordance with the City Code. The project will

be upgrading two existing fire hydrants and proposing to install two new fire hydrants along the West First Street and West Second Street Project frontages. The upgrades and new fire hydrants will meet the City's current requirements. Additionally, there are no identified physical constraints that would prohibit development of the proposed residential project. The proposed project is consistent with Housing Element as it would add 27 new residential units, including 3 affordable low-income units and 4 affordable moderate-income units, to the City's overall housing inventory and more specifically to the Fremont South Neighborhood. The project includes a "Local Preference for Affordable Units" condition of approval which requires an early advertisement to local residents in compliance with fair housing law.

- (e) **That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The Project would not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no listed species are known or expected to occur at the project site and the project site is not considered to be conducive to important biological resources or their habitat. Additionally, the project site does not have any natural standing bodies of water, riparian habitat, or other sensitive natural communities. Federally protected wetland communities are not thought or known to exist on the site and the project site is not located within a Biological Resources Area which is known or thought to meet habitat needs for plants and animals or promote wildlife migration or movement.

- (f) **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

The project would allow for the construction of 27 new residential units, including 3 affordable low-income units and 4 affordable moderate-income units, that are not anticipated to use or store large quantities of hazardous materials. However, potentially hazardous materials such as fuels, lubricants, and solvents would be used during grading and construction of the proposed project, but their use and disposal would be to applicable standards and law so as to not create environmental or health issues. The design of the subdivision is not likely to cause serious public health problems because, as indicated by Finding 1.a above, it would utilize existing adequate public utilities, namely water and sewer.

- (g) **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no**

authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The design of the subdivision does not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision because, as conditioned, no buildings would be located in the area of the existing public utilities easements, all blanket easements or other easement that are no longer needed by the City shall be abandoned, and there is no need for new or additional easement(s) for the public-at-large.

SECTION 2. The Planning Commission, in accordance with Section 15332 (Class 32) of the State California Environmental Quality Act (CEQA) Guidelines, 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 Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby recommends the City Council approve Planning and Zoning Permit Nos. 20-300-04 (Tentative Subdivision Map for T6054), subject to the attached conditions of approval.

SECTION 4. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

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
AH	Affordable Housing		

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1).
2. This permit is granted for the plans dated August 26, 2020 (“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 obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
10. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
11. 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)
12. 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)
13. 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).

PLANNING DIVISION STANDARD CONDITIONS

14. 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)
15. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)
16. 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)
17. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, PL-36)

PLANNING DIVISION SPECIAL CONDITIONS

18. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
19. This permit is granted subject to related permit applications Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (Density Bonus Permit). (PL)
20. Final Map shall incorporate 'No Build' deed restrictions within the Airport Runway Protection Zone (RPZ) area affecting lots 12 and 13. (PL)

AFFORDABLE HOUSING CONDITIONS

INCLUSIONARY HOUSING REQUIREMENTS

21. Inclusionary housing requirements are applicable to this project. With a base density of 22 units, 3 units (10%) must be affordable units. (Per Part 3 and 5 of Ordinance 2980) (AH)
22. The affordable units must include: (3) 3-bedroom units offered for sale to households with annual incomes at or below 80% Area Median Income (AMI) for Ventura County (Per Part 5 (a) of Ordinance 2980) (AH)
23. Prior to offering the affordable units for sale, the Developer and Owner must submit to the Housing Director the proposed sale amounts, for review and approval, the proposed date the affordable units will be offered for sale, the location of the affordable units within the project, and any other information requested by the Housing Director. Thereafter, if the Developer and Owner desires to change the sales price or location of any of the affordable units, the Developer and Owner must obtain the approval of the Housing Director. (AH)
24. Not later than the date of application for the first building permit for the project, the Developer and Owner must cause to be recorded in the office of the Ventura County Recorder, an Inclusionary Housing Agreement approved as to form and substance by the Housing Director. Such agreement shall identify the affordable housing units, restrict the qualifying income of purchasers, specify the maximum housing costs for such units, and require any purchaser of an affordable unit in the project to execute an equity share agreement. The equity sharing agreement must meet the requirements defined in Government Code 65915 (c)(2)(A),(B), and (C). The following applies to the equity sharing agreement:
 - a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C).

- b. For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.
 - c. For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale. (AH)
- 25. The Inclusionary Housing agreement shall establish specific compliance standards and specific remedies available to the City if such compliance standards are not met. The agreement shall, among other things, specify the number of affordable units by level of affordability, number of bedrooms, and standards for qualifying household incomes or other qualifying criteria. The City may collect fees for any staff time expended for preparation of the agreement and subsequent compliance with said agreement, including conducting eligibility reviews of prospective buyers. (AH)
- 26. Developer and Owner must contact the Housing Department for review and approval of the Inclusionary Housing Agreement and resale restriction prior to recordation. (AH)
- 27. Developer and Owner shall submit to the Housing Director information about the income of each prospective buyer of an affordable unit. The Housing Director shall review such information and determine whether the prospective buyer meets the income requirements for the unit and whether the proposed price of the unit does not exceed the affordable cost for the income category of the prospective homeowner. (AH)
- 28. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project. The affordable units will be dispersed throughout the project. (AH)
- 29. When determining the sales price of the affordable inclusionary units, the Developer and Owner must consider that the housing costs may not be more than 30% of 80 % AMI for Ventura County. Contact the Housing Department to assist you in calculating maximum sales price by unit type. (Per 5(a) of Ordinance 2980). (AH)
- 30. The Housing Director shall monitor the sale of each affordable unit to determine compliance with this condition. 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 and Owner is meeting the requirements of this condition. (AH)

31. To the maximum extent permitted by applicable law, Developer and Owner will establish a preference for the sale of the affordable units to qualified and otherwise 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. (AH)
32. Developer and Owner will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to purchase the unit, with information sufficient to rank such persons as set forth herein. Prior to offering any Unit to a prospective buyer who neither lives nor works in Oxnard, the Developer and Owner will offer any available unit or units to those eligible and otherwise qualified applicants listed first in category a, and if any units are still available then to those prospective buyers listed in category b. Developer and Owner 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 and Owner is not meeting the requirements of this condition, the Housing Director shall so notify Developer and Owner 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 and Owner is meeting the requirements of this condition. (AH)
33. Affordable units provided pursuant to the City's Inclusionary ordinance may only be included in the calculation of affordable units provided pursuant to density bonus statutes, ordinances or resolutions if at least 3 of the required density bonus units also satisfy conditions No. 21 through No. 32 above. (AH)
34. All affordable units being provided to satisfy both the City's inclusionary housing ordinance requirements and state density bonus requirements must include the following housing related costs when determining the affordable housing cost at the required affordability levels for each affordable unit:
 - a. Mortgage loan payments
 - b. Mortgage insurance payments
 - c. Property taxes and assessments
 - d. Homeowner association fees
 - e. Reasonable utilities allowance
 - f. Insurance premiums
 - g. Maintenance costs
 - h. Space rent

DENSITY BONUS REQUIREMENTS

35. Prior to issuance of the first building permit for the project, Developer and Owner shall enter into a Density Bonus agreement in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the seven (7) units which qualified the applicant for three (3) density bonus concessions and a 23% density bonus increase above the base density of 22 units for a total of 27 units. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. (AH)
36. The Density Bonus agreement shall establish specific compliance standards and specific remedies available to the City of such compliance standards are not met. The agreement shall, among other things, specify the number of affordable units by affordability level, by number of bedrooms, standards for qualifying household incomes or other qualifying criteria, and require any purchaser of an affordable unit in the project to execute an equity share agreement with the City. The equity sharing agreement must meet the requirements defined in Government Code 65915 (c)(2)(A), (B), and (C). The City may collect fees for any staff time expended for preparation of the agreement and subsequent compliance with said agreement, including conducting eligibility reviews of prospective buyers. The following applies to the equity sharing agreement:
 - a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C).
 - b. For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.
 - c. For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale. (AH)
37. The affordability of the seven units shall be as follows: Three (3) units must be made available for purchase by households with incomes up to or below 80% AMI (low income) for Ventura County and four (4) units must be made available for purchase by households with incomes up to or below 120% AMI (moderate income), as adjusted for family size as provided in 25 California Code of Regulations Section 6932. These units shall be distributed throughout the Project and shall not differ in appearance, size, or amenities from other units of the same size in the Project. Developer and Owner must meet the standards as defined in Health and Safety Code Section 50052.5. (AH)
38. Low-Income units must meet the affordable housing cost as defined in Part 5 (a) of the City's Inclusionary ordinance, requiring that for low-income households, affordable

housing cost shall not exceed the product of 30% of 80% AMI for Ventura County. Moderate Income units must meet the affordable housing cost as defined in Health and Safety Code Section 50052.5, requiring that for moderate-income households, affordable housing cost shall not be less than 28 percent of the gross income of the household, nor exceed the product of 35 percent times 110 percent of area median income adjusted for family size appropriate for the unit. (AH)

39. Prior to offering the affordable units for sale, the Developer and Owner must submit to the Housing Director the proposed sale amounts, for review and approval, the proposed date the affordable units will be offered for sale, the location of the affordable units, and any other information requested by the Housing Director. Thereafter, if the Developer and Owner desires to change the sales price or location of any of the affordable units, the Developer and Owner must obtain the approval of the Housing Director. (AH)
40. Developer and Owner shall submit to the Housing Director information about the income of each prospective buyer of an affordable unit. The Housing Director shall review such information and determine whether the prospective buyer meets the income requirements for the unit and whether the proposed price of the unit does not exceed the affordable cost for the income category of the prospective homeowner. (AH)
41. The Housing Director shall monitor the sale of each affordable unit to determine compliance with this condition. 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 and Owner is meeting the requirements of this condition. (AH)
42. To the maximum extent permitted by applicable law, Developer will establish a preference for the sale 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. (AH)
43. Developer and Owner will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to purchase the unit, 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 and Owner will offer any available unit or units to those eligible and otherwise qualified applicants listed first in category a, and if any units are still available then to those applicants listed in category b. Developer/ Owner 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 and Owner is not meeting the requirements of this condition, the Housing Director shall so notify Developer and Owner 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 and Owner is meeting the requirements of this condition. (AH)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

44. 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)
45. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
46. 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)
47. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
48. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)
49. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)

50. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

51. Developer shall process the final map associated with this permit concurrent with the site improvement plans for Planning and Zoning permit Nos. 20-500-05 (Special Use Permit for a Development Plan Permit) and 18-535-01 (Density Bonus Permit). The final map shall be processed for recordation concurrent with approval of the PZ 20-500-05 and 20-535-03 site improvement plans. (DS)
52. Developer shall offer a 30-foot public dedication and locate right-of-way line to the back of the proposed frontage sidewalks on West Second Street and West First Street, a 40-foot public dedication for South K Street, and a 10-foot public dedication for the public alley to the satisfaction of the City Engineer. (DS)
53. Show on Tract 6054 Final Map a private common lot for the Homeowner's Association (HOA) that provides for shared use and maintenance of the proposed shared alley, and onsite sewer main and storm drain systems. (DS)
54. Prior to the final map recordation, Developer shall obtain written confirmation from the County of Ventura for the location of the Oxnard Airport Runway Protection Zone (RPZ) area. Developer shall record a "Notice of Land Use Restrictions and Conditions" form on Lots 12 and 13, using the form provided by the City, for recording with the Ventura County Recorder to notify future property owners of the Oxnard Airport Runway Protection Zone restrictions. 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. (DS, PL)
55. Developer, shall on the final map, show all easements that are no longer needed for their intended use to be vacated. Easement vacations shall be processed through the City Council for final approval and the Developer shall be responsible for all fees associated with the hearing, easement vacation document preparation, and review by the City. (DS)
56. Show on the final map, an easement for the full width of the private alley to grant access to all governmental agencies providing for the public safety, health and welfare. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

57. Except for alley access, Developer shall relinquish on the Final Map all vehicle access rights along West Second Street, South K Street, and West First Street. Such vehicle access rights shall be granted to the City of Oxnard. (TR)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 26th day of August 2021.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 26th day of August 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**

Encanto

Planning and Zoning Permit Nos.

20-500-05 (Special Use Permit for a Development Plan)

20-300-04 (Tentative Subdivision Map for T6054)

20-535-03 (Density Bonus Permit)

1101 & 1111 West Second Street

Filed by: Henry Casillas, on behalf of
the Oxnard Union High School District

By: Juan Martinez, Associate Planner

Planning Commission
August 26, 2021



Project Description - Development Plan

- Development Plan request to:
 - Demolish existing infrastructure consisting of modular classroom buildings and site improvements serving the former Oxnard Union High School's Adult Education Program; and
 - Subdivide the Project 4.10-acre site into 27 lots ranging between 3,838 and 9,946 square feet in size and dedication of approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development. The net developable area will be 3.13 acres; and
 - Allow for the construction of 27 detached single-family dwelling units. The single-story, three bedroom homes will offer a two plan mix with two unit sizes (1,149 & 1,201 square feet) and attached or detached 484 square-foot two-car garages with alley access and associated site improvements; and

Project Description - Tentative Subdivision Map

- Subdivision request proposes:
 - Tentative Tract Map for Tract No.6054
 - Subdivide an existing 4.1 acre site (Gross Area)
 - Dedicate approximately 1-acre of land for the benefit of public right-of-way (existing and proposed roadway improvements)
 - Subdivide a 3.13 acres (Net Area) into 27 lots ranging between between 3,838 and 9,946 square feet (Average 5,533 square feet)
 - Provide an overlay easement over the private alley that will require property owners to maintain in perpetuity, and
 - Create a 19,466 sf (0.4 acre) 'No-Build' zone (19,466 sf) within the Airport Restricted Zone (RPZ).

Affordable Housing & Density Bonus

- City's Inclusionary Ordinance No. 2980:
 - 10% of the units as affordable (3 units - Low-income)
- Density Bonus:
 - Three (3) concessions and a 23% Density Bonus to allow 5 additional units above the base density of 22 units (27 Total Units)
 - Reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet;
 - Reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and depth from 100 feet to 71 feet; and
 - Reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard.
- Affordable Units
 - 7 Units (3 Low-Income @ 80% AMI; 4 Moderate-Income @ up to 120% AMI)
 - Equity-shared deed restricted

Street Pictures - Existing Site

① **North View - Second Street**



② **South View - West Second Street & South K Street**



Street Pictures - Existing Site

①

North View - South K Street



②

Southeast View - North K Street & West First Street



Street Pictures - Existing Site

①

East View - West First Street Cul-de-Sac



Street Pictures - Existing Site

①

North View - Second Street Alley



②

North View - Alley



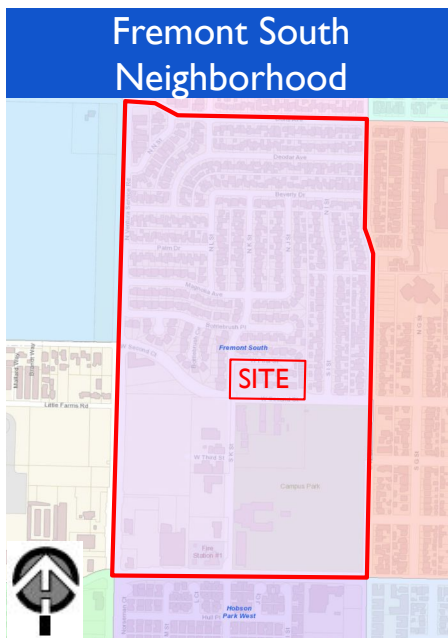
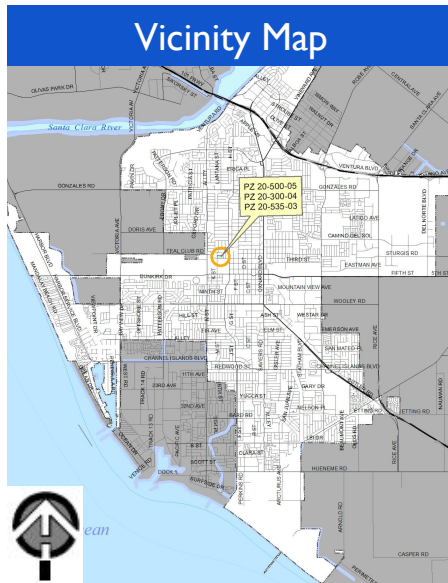
Street Pictures - Existing Site

①

South View - Alley



Existing & Surrounding Uses

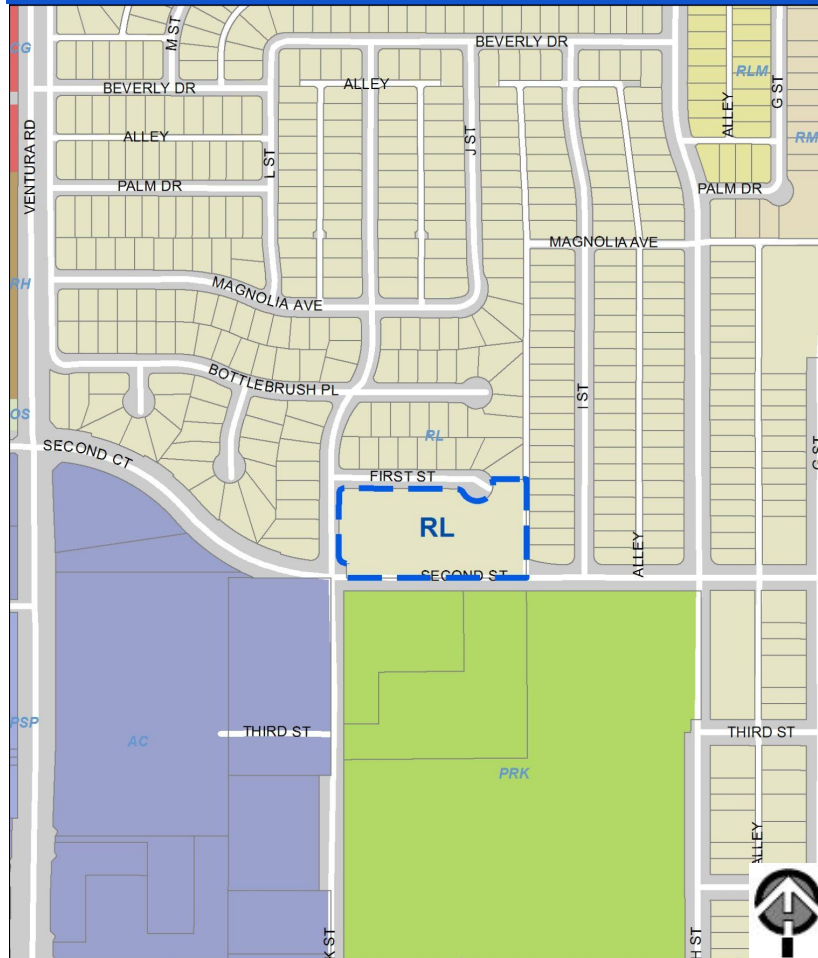


LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Single Family (R-1)	Residential Low (RL)	Former Oxnard Union High School District Adult Education
North	Single Family (R-1)	Residential Low (RL)	Single Family Homes
South	Community Reserve (CR)	Park (PRK)	School District/ Future Campus Park
East	Single Family (R-1)	Residential Low (RL)	Single Family Homes
West	Single Family (R-1) General Commercial Planned Development (C-2-PD)	Residential Low (RL) Airport Compatible (AC)	Single Family Homes Oxnard Homeless Solutions Center (former Oxnard National Guard Armory)



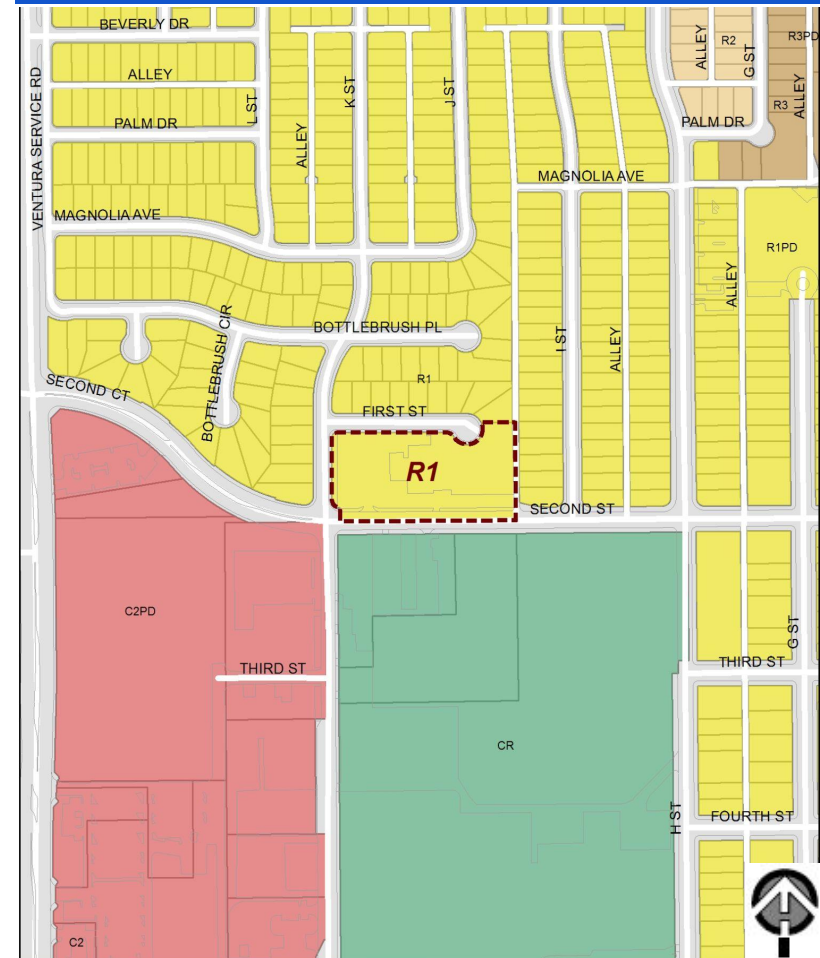
General Plan & Zoning Maps

2030 General Plan



RLM
Residential Low Medium

Zoning Map



R1
Single Family Residential

Site Plan & Landscape Setting



STREET TREES



ARECASTRUM ROMANZOFFIANUM



METROCIDEROS EXCELSA



MAGNOLIA G. SAINT MARY



PYRUS KAWAKAMII



TRISTANIA CONFERTA

UPRIGHT ACCENT TREES



PYRUS CALLERYANA 'CAPITAL'



STENOCARPUS SINUATUS



TRISTANIA LAURINA 'ELEGANT'

FRONT YARD CANOPY TREE



CASSIA LEPTOPHYLLA



CHITALPA TASHKENTENSIS



TABEBUIA IMPETIGINOSA



4.1 ac
(Gross Area)

136,339.3 sf
3.13 ac
(Net Area
Required)
Yellow-cross
hatched

150' RADIUS
(TYP)

W 1ST STREET

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

UTILITY AND ACCESS EASEMENT

1101 WEST 2ND STREET

ALLEY (PRIVATE)

150' RADIUS
(TYP)

LOT 27
LOT 26
LOT 25
LOT 24
LOT 23

SEWER EASEMENT

APN: 2020-233-355
4.1 ACRES
(3.08 ACRES AFTER R.O.W. DEDICATION)

W 2ND STREET

EXISTING FIRE HYDRANT

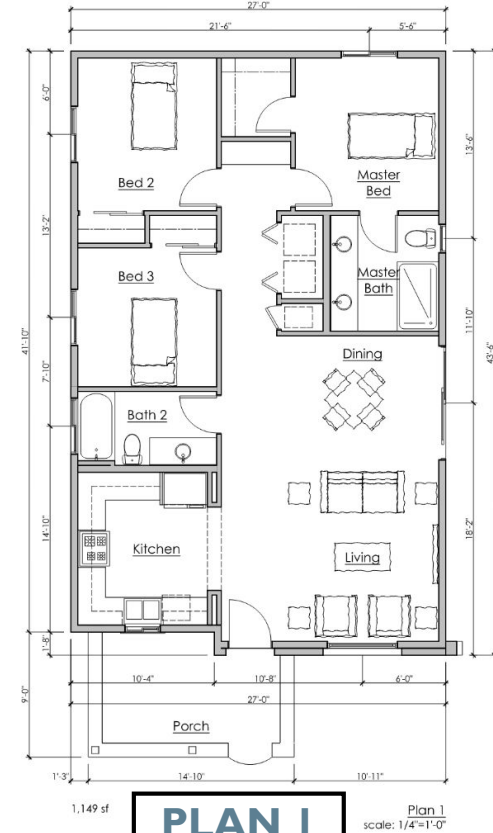
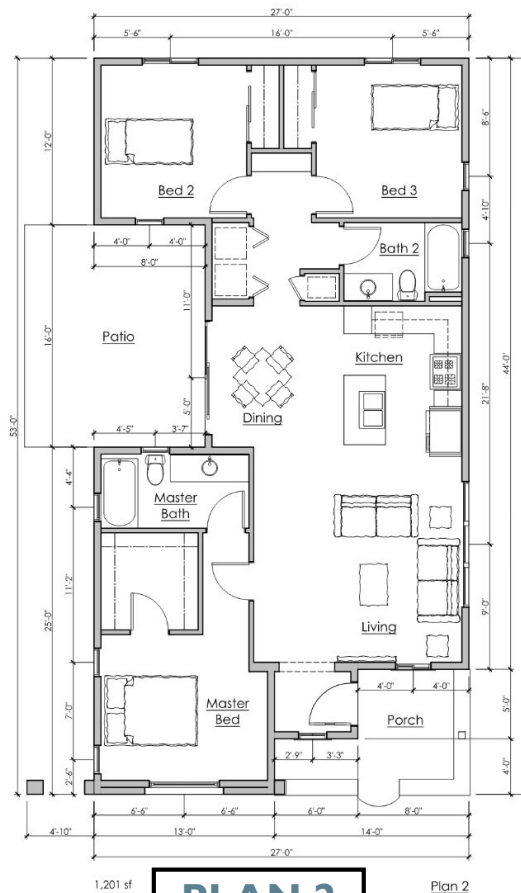
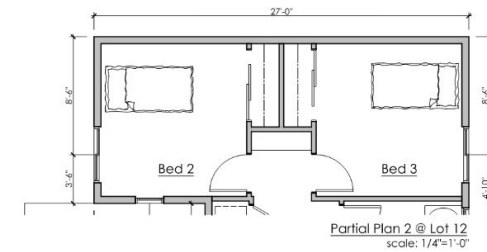
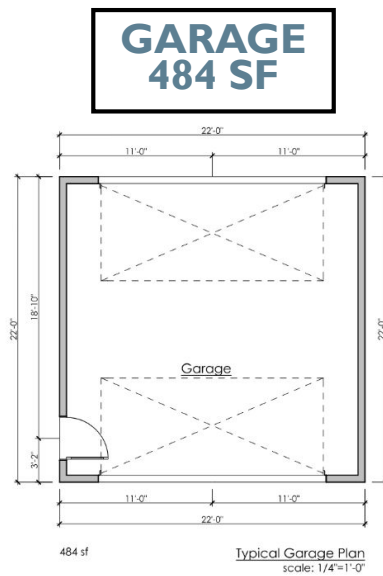
PROPOSED FIRE HYDRANT

ALLEY (PUBLIC)

S K STREET



Floor Plan -



**PLAN 2
1,201 SF**

**PLAN 1
1,149 SF**

Site Plan - Community Setting - Sheet EA.1



Site Plan - Community Setting - Close Up



Elevation Plan -



Spanish Revival Architecture (Defining Features)

- Asymmetrical facades
- Stucco white wall surfaces
- One or more prominent arches placed above door or principal window, or beneath porch roof
- Low-pitched roofs with red tone tile roof and chocolate color accents
- Wall surface extends into gable without break
- Prominent window is recessed on a double framed wall

stucco body
Merlex Glacier White p-100
Santa Barbara finish



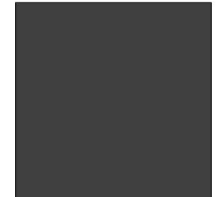
trim
Dunn Edwards
DET693 Mayan Chocolate



roofing
Eagle Roofing Capistrano
3523 Dark Terracotta



windows
Amsco Artisan
Bronze



Elevations - Plan 1

stucco body
Merlex Glacier White p-100
Santa Barbara finish



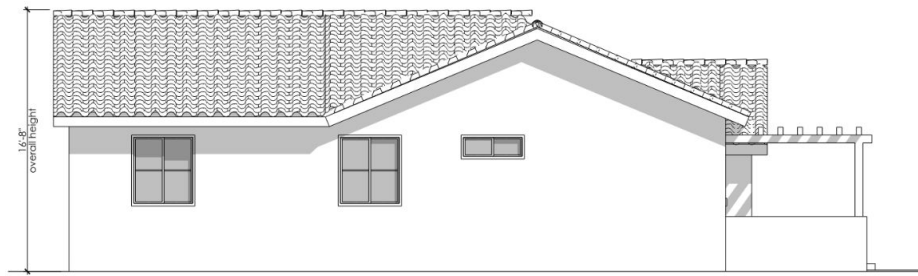
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Dunn Edwards
DET693 Mayan Chocolate



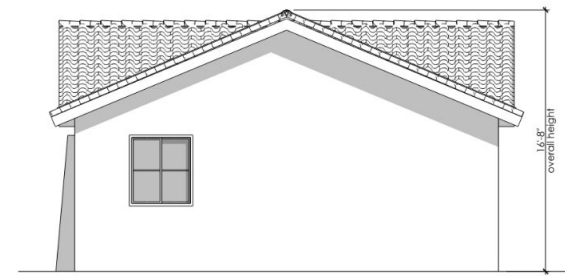
roofing
Eagle Roofing Capistrano
3523 Dark Terracotta



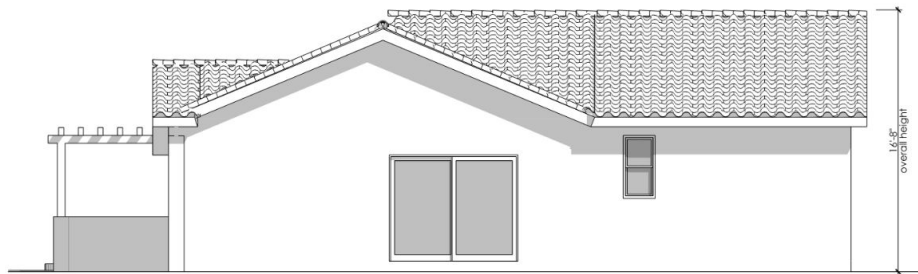
windows
Amsco Artisan
Bronze



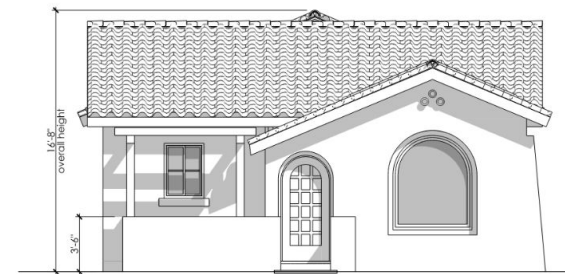
Left Elevation
scale: 1/4"=1'-0"



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



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



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

Elevations - Plan 2A

stucco body
Merlex Glacier White p-100
Santa Barbara finish



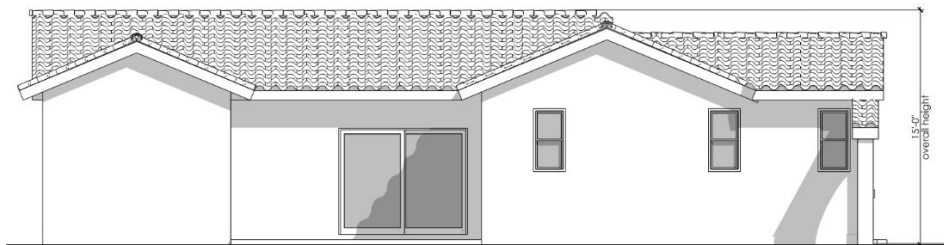
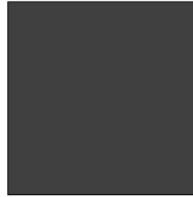
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DET693 Mayan Chocolate



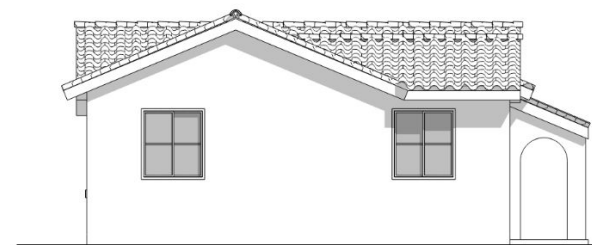
roofing
Eagle Roofing Capistrano
3523 Dark Terracotta



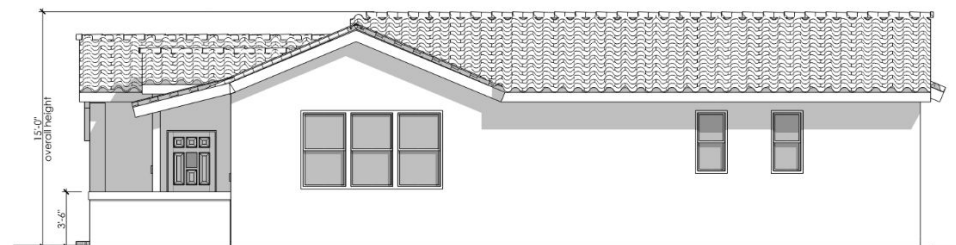
windows
Amsco Artisan
Bronze



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



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



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



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

Elevations - Plan 2B

stucco body
Merlex Glacier White p-100
Santa Barbara finish



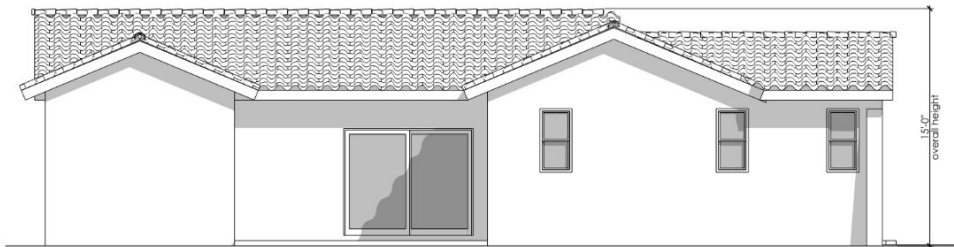
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Dunn Edwards
DET693 Mayan Chocolate



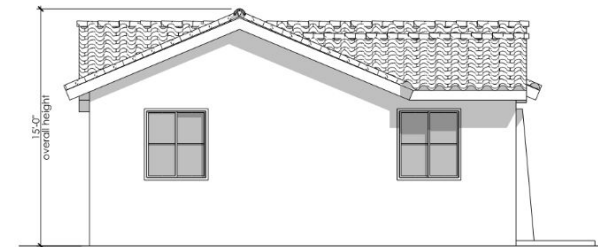
roofing
Eagle Roofing Capistrano
3523 Dark Terracotta



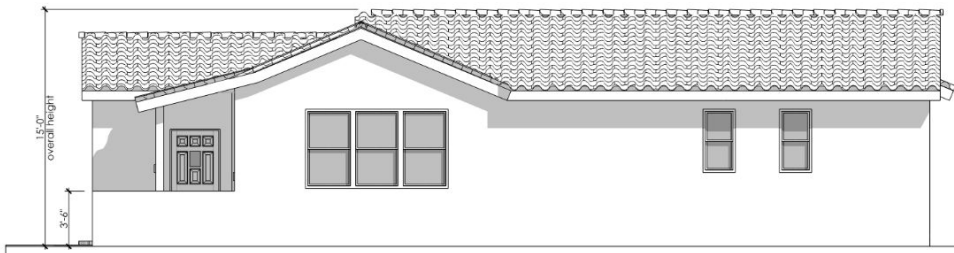
windows
Amsco Artisan
Bronze



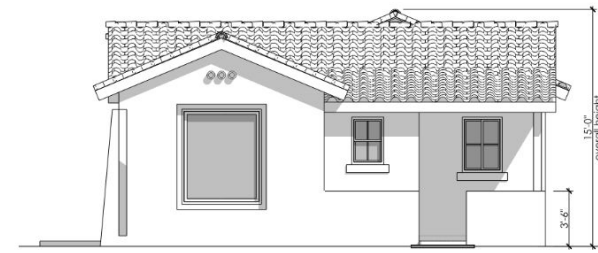
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Rear Elevation
scale: 1/4"=1'-0"



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



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

Elevations - Plan 2C

stucco body
Merlex Glacier White p-100
Santa Barbara finish



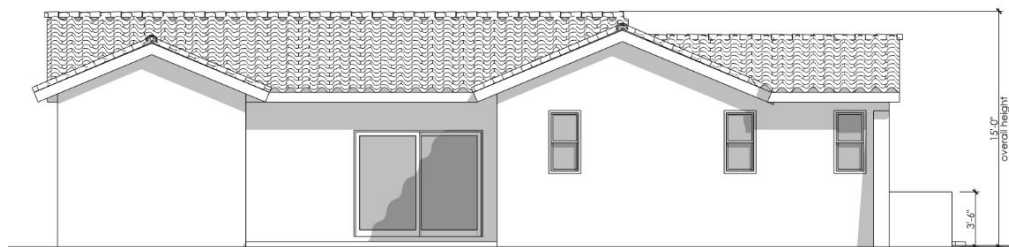
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Dunn Edwards
DET693 Mayan Chocolate



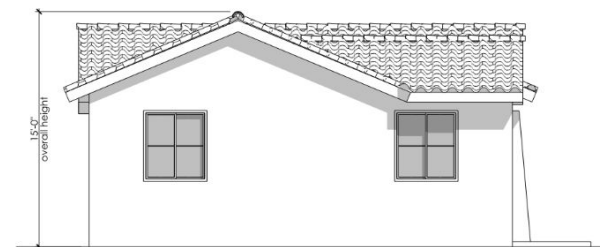
roofing
Eagle Roofing Capistrano
3523 Dark Terracotta



windows
Amsco Artisan
Bronze



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



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



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

Garage Elevations

stucco body
Merlex Glacier White p-100
Santa Barbara finish



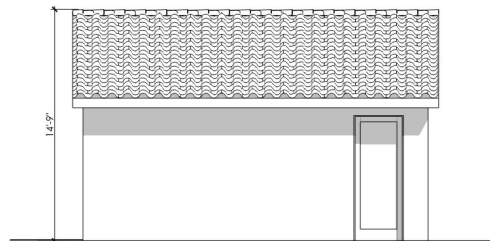
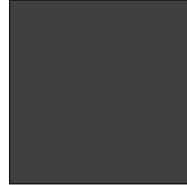
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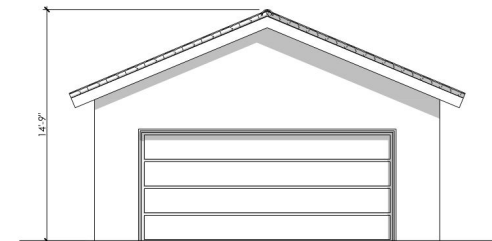
roofing
Eagle Roofing Capistrano
3523 Dark Terracotta



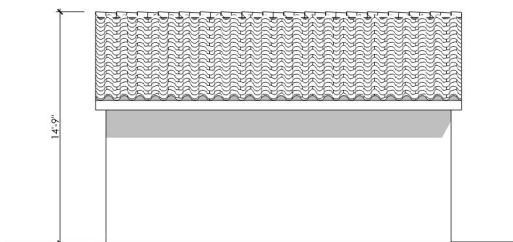
windows
Amsco Artisan
Bronze



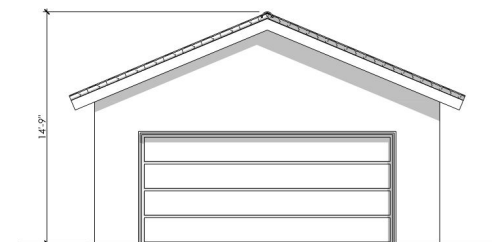
Left Elevation
scale: 1/4"=1'-0"



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



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



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

Permit Process and Milestones

1. Developer voluntarily met w/ Fremont South Neighborhood - (10/17/19)
2. Pre-Submittal Review (Rcvd 11/25/2019) | DAC 12/18/19)
3. Pre-Application (SB330) Review (Rcvd 6/29/20) | DAC 7/22/20)
4. Developer voluntarily met Fremont South Neighborhood - (10/29/20)
5. Applications (SUP,TTM,DB) (Rcvd 11/03/20)
6. Development Advisory Committee - DAC (11/04/20)
7. Community Workshop / Fremont South Neighborhood (1/11/21)
8. Planning Commission Hearing (08/26/2021) - SUP/DB/TTM
9. City Council Hearing (10/05/2021) - TSM

Public Comments

Community Meetings

- On January 11, 2021: Community Workshop.
 - Fremont South Neighborhood-mailed notices sent to approximately 439;
 - On-site posted notice; and
 - 30 members of the public attended the workshop.
 - Questions and comments
 - Purchase priority to local residents?
 - Developer responded to questions regarding home pricing, parking, construction time frames, alley design/maintenance, if ADU would be proposed, and if construction time frames would conflict with Campus Park anticipated construction improvements.
 - Private alley will be constructed to meet City standards and it will be privately maintained.
 - Construction times during normal daylight hours to meet City standards.
 - ADU are not proposed; however, ADU's are subject to State law and City Code.
 - Persons who attended the January CW meeting received PC meeting agenda and were invited to the virtual hearing.

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:
 - The construction of a single family subdivision is consistent with the General Plan designation of Residential Low (RL) and zoning designation of Single Family Residential (R-1).
 - The proposed single family development is proposed on a 3.13-acre subdivided site (net area) at a density of 8.6 units per acre.
 - 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.

SB330 - Housing Crisis Act of 2019

- Senate Bill 330
 - Prohibits more than 5 hearings when reviewing project;
 - Project compliance with objective standards (i.e. General Plan & Zoning);
 - Freezes development standards and prohibits objective standards (verifiable) that involve personal or objective judgement;
 - Freezes development fees - date pre-application was received; and
 - Sunsets in January 1, 2025 / Fines of up to \$10,000 per unit.

Key Conditions of Approval - SUP & DB

- **Condition 3:** Aligns 36-month expiration date to the City Council's approval of the Tentative Subdivision Map.
- **Conditions 33-55:** Inclusionary Housing & Density Bonus.
- **Condition 70:** No parking in the alleyways.
- **Condition 75:** Fire hydrant requirement.
- **Condition 76:** Fiber optics network infrastructure.
- **Conditions 87, 120-124:** Dust control during construction.

Key Conditions of Approval - SUP & DB

- **Conditions 91, 106, 108, 127, 135, 184:** Pay all applicable fees.
- **Condition 113:** Recorded notice - proximate to the Oxnard Airport
- **Condition 129:** Archaeological & Native American monitors
- **Conditions 185-188:** Roadway and alley improvements
- **Condition 189:** Establish HOA & record CCRs

Key Conditions of Approval - TSM

- **Condition 19:** Acknowledges related and necessary SUP/DB Permits
- **Condition 21-43:** Inclusionary Housing, Density Bonus, agreement developer/owner
- **Condition 52:** Right-of-way dedication: First St. (30-feet); Second St. (30-feet); South K St. (40-feet); & public alley (10-feet)
- **Conditions 53:** HOA shared access and maintenance of private alley, sewer main, & storm drain systems

Staff Recommendation

That the Planning Commission:

- Finds the project to be exempt pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; and
- Adopt a Resolution 2021-XX approving Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (Density Bonus), subject to certain findings and conditions; and
- Adopt Resolution 2021-XX recommending that City Council approve Planning and Zoning Permit No. 20-300-04 (Tentative Tract Map for Tract No.6054), subject to certain findings and conditions.

End of Presentation

Planning Commission Hearing: August 26, 2021

