

MEMO



DATE: October 27, 2021

TO: Planning Commission

FROM: Joe Pearson II, Senior Planner

SUBJECT: **Project Name: Vineyard Starbucks Site Renovations;** Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)). The project includes modifications to an existing 2,450 sq ft drive-through fast food restaurant building and to allow for a Starbucks drive-through coffee shop on a 0.66 acre site. The proposed improvements will consist of a small addition, facade changes, revised signage, upgraded landscaping, new parking lot striping, drive-through lane modification to allow for an extended queuing lane to allow for a maximum capacity of 16 vehicles. The request also includes a request for a parking modification to allow for a reduction in the amount of required parking from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-thru queue. The parking modification will also allow for 11 of the parking spaces to be compact parking spaces. The project includes a Queue Management Plan. The Project site is located at 2551 North Vineyard Avenue (APN: 132-0-043-215) within the General Commercial Planned Development (C-2-PD) zone district and within the Commercial General land use designation. Filed by Jennifer Cribbs, of Starbucks, 555 Anton Boulevard, Costa Mesa, CA 92626.

Recommendation:

That the Planning Commission

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings and conditions.

Background:

At the request of the Applicant team, on October 21, 2021, the Planning Commission continued the Vineyard Starbucks Site Renovations Major Modification to U-916 (Special Use Permit) project to the Regular Meeting of November 4, 2021, starting at 6:00 PM.

Since the October 21, 2021 Planning Commission public hearing, the Applicant team requested modifications to select Conditions of Approval included within the draft Resolution. City Departments and Divisions have reviewed and discussed the requested changes to the Conditions

of Approval included in staff report Attachment G. City Departments and Divisions have agreed to the modify conditions as specified below in the body of this memo.

Revised Conditions

Modify conditions 32, 38, 41, 65, and 94 in the draft Resolution with the following following language:

32. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, ~~a connection to city fiber optic network infrastructure~~. This ~~connection~~ shall be established by installing fiber optic infrastructure to the project's frontage on the east side of Riverpark Blvd 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.
38. After implementation of the TDMP, and upon the determination of the Community Development or Public Works Departments that the TDMP created for the drive-through use is not functioning effectively, or upon any future modification or expansion ~~of the shopping center~~, the TDMP shall be comprehensively re-evaluated by the Community Development and Public Works Departments. This TDMP re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff.
41. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property due to the construction of the Project, as directed by the City Inspector. (DS)
65. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls. This specifically includes trash enclosures, where adjacent to landscaped planters. (PD)
94. Developer shall construct the trash enclosure with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall provide a traffic rated drainage inlet within the enclosure to catch all enclosure wash water. This drain shall connect to the sanitary sewer system via a grease interceptor by a gravity system. If a gravity system is proven infeasible by the Developer and approved by the City Engineer, the connection may be waived provided that spill control design measures are incorporated. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Building and Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other

than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-80)

For the convenience of the Planning Commission and interested parties attached to this memo are the following documents originally prepared for the Planning Commission's public hearing on October 21, 2021.

1. Staff Report and associated attachments.

With the exception of the draft resolution, which has been revised to incorporate the modifications identified above and update the date of the hearing, the staff report and other attachments have not changed. Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address:
https://youtu.be/NUnc3J_WWY

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Senior Planner

DATE: October 21, 2021

SUBJECT: **Project Name: Vineyard Starbucks Site Renovations;** Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)); 2551 North Vineyard Avenue; APN: 132-0-043-215

- 1) Recommendation:** That the Planning Commission (“**Commission**”):
 - a)** Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
 - b)** Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings and conditions.
- 2) Project Description and Applicant:** The project includes modifications to an existing 2,450 square-foot drive through fast food restaurant building and to allow for a Starbucks coffee shop on a 0.66 acre site. The proposed improvements will consist of a series of site changes to convert the existing Wendy’s restaurant drive-through restaurant into a Starbucks drive-through coffee shop. The changes include a small 50 square-foot addition to allow for the relocation of the drive-through pick-up window. The resulting building will be 2,500 square feet. The exterior of the building will be renovated with new colors and materials which will consist of tan stucco and a bronze metal roof, with a weathered copper siding.

The site layout will be reconfigured to allow for a larger vehicle queue. The revised drive-through lane will increase the queuing capacity from 5 vehicles to 16 vehicles. The project includes a Transportation Demand Management Plan.

Other changes include revised signage, upgraded landscaping, and new parking lot striping.

A request for an administrative parking relief is also be requested to allow for two modifications: 1) Allow for a decrease in the number required parking spaces from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-through queue, and 2) allow for 11 of the required parking spaces to be compact parking spaces. The Project site is located at 2551 North Vineyard Avenue (APN:

132-0-043-215) within the General Commercial Planned Development (C-2-PD) zone district and within the Commercial General land use designation (Attachment A). For purposes of this staff report, the foregoing Project Description shall be referred to as the “**Project**”. Filed by Beverly Metz, of Starbucks, 555 Anton Boulevard, Costa Mesa, CA 92626 (the “**Applicant**”).

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

- 3) Existing & Surrounding Land Uses:** The Project site is currently developed with the existing Wendy’s drive-through restaurant and associated infrastructure improvements. The Project is located in the El Rio West neighborhood. The following table lists and identifies the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General	General Commercial Planned Development (C-2-PD)	Fast Food Restaurant (Wendys)
North	Residential Low	Single-Family Planned Development (R-1-PD)	Single Family
South	Commercial General	C-2-PD	Shopping Center
East	Commercial General	C-2-PD	Shopping Center
West	Commercial Regional	Specific Plan (RiverPark)	Fast Food Restaurant (McDonalds)
* Zoning consistent with the 2030 General Plan.			

- 4) Background Information:** The existing drive through restaurant and signage were approved in 1980, through a Special Use Permit. Since that time the site has generally remained unchanged, with only minor facade and landscape changes taking place.
- 5) Environmental Determination:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to convert an existing drive-through fast food restaurant to another drive-through coffee shop. The small addition will only increase the building size by 50 square feet or approximately 2 percent, and will be within the existing developed area. Onsite circulation will be improved through the realignment of the drive-through lane and a

Transportation Demand Management Plan will be implemented for the site to prevent vehicles from backing-up into adjacent roadways. As a result, this Project will not result in any significant effects relating to traffic, noise, or air quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission direct the Planning & Environmental Services manager to file the Notice of Exemption (Attachment C) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

6) Project Analysis:

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

The Planning Commission is the decision maker for Major Modifications pursuant to OCC §16-561(A). The modified Project is being processed with a Major Modification; therefore, the Planning Commission is the decision maker for the project.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial General which allows restaurants (including drive-throughs), retail sales, and other similar uses. The existing drive-through restaurant and the proposed Project will allow for the continuation of these types of uses. As a result, the approval of this project has been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

- I. Direct Applicability to a Proposed 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-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD 4.2 & CD 9.2	I	Commercial Revitalization and Redevelopment	The development will improve an older development near the 101-Freeway with a renovated commercial building with a drive-through and enhancements to the landscaped parking lot.
CD 9.4	I	View Corridor Preservation	North Vineyard Avenue at this location is a designated scenic corridor which requires a landscaped buffer of at least 30 feet. The existing parking lot is located within this 30-foot area and is considered to be a “legal nonconforming” existing condition. The drive-through queue will be located within this 30-foot paved area, but paved areas will be removed and additional landscaping is proposed to be installed in the 30-foot area bringing the project site more into compliance with this standard.
ER-10.1- & ICS-19.2	I	Promote use of Native and Water Wise Plants and Water Supply Findings for Smaller Projects	The Project incorporates native and water wise plants and is conditioned to comply with City’s Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed building is consistent with the allowable Commercial General land uses and will be compatible with adjacent uses as designed, and is not anticipated to generate nuisances.
CD-15.6	II	Share of regional taxable sales	The Project will allow for the renovation of an existing building to allow for a new business, which will generate retail tax sales revenue to the City.
CD-14.1 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
CD-18.1 CD-18.5	II	Attract new businesses Increase the availability of land for new businesses	The Project will allow for the renovation of an existing building to allow for new businesses to open.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

- c) **Conformance with Zoning Development Standards:** The proposed Project is located in the General Commercial Planned Development (C-2 PD) zoning district. Note that the Project has two front yard setbacks because the parcel is a corner lot. The Project is found consistent with the applicable development standards with the approval of the Major Modification (MJMD), to allow for an administrative parking relief under OCC

16-651(B)(4), “Off-site parking” Decrease in required parking spaces and OCC
 16-651(B)(3), “Compact parking spaces”.

C-2-PD “GENERAL COMMERCIAL PLANNED DEVELOPMENT” ZONE			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height (16-137 & 16-303)	2 stories at 35 ft. Additional stories may be permitted as part of a SUP.	No Change, less than 35 feet	Yes
Front yard setback (16-139)	10 ft from ultimate property line	No Change, 15.16 ft	Yes
Side yard setback (16-140)	Zero when abuts another C-2 zoned lot.	No Change, 54.875 ft	Yes
Rear yard setback (16-141)	15 feet for buildings over 16 feet in height	No Change, 81.08 ft	Yes
Off-street parking: Required (16-622) Rounding (16-620) Motorcycle (16-624) Bicycle (16-623, 16-637) Loading (16-644) Parking Aisle (16-639, Figure 5) [ADA requirements per State Title 24 Accessibility Code] Administrative Relief From Parking Provisions (16-651)	Fast Food: 1 space per 50 gsf. 2,500 gsf = <u>50 spaces</u> Special design requirements are required if a drive-through facility is proposed. Stacking credit in drive through lane may count toward the required parking at basis of one auto per each 23 lineal feet of striped stacking line. A maximum credit not to exceed 30 percent of total requirement or no more than 20 spaces may be applied for stacking credit, whichever is less.	9 standard spaces + 11 compact spaces + Stacking Credit of 15 Spaces = 35 Max of 15 spaces may be counted toward stacking credit.	Yes, subject to approval of administrative relief from parking.
	Bicycle (Five Spaces) = 5	6 spaces	Yes
	Loading space for Hotels, motels, and restaurants = 1 space, (12 ft x 40 ft). 16-644(B)(1), “Loading zone requirements may be modified by the planning commission... based on the nature of the use... design characteristics of the project.” Aisle Width for 90° parking = 25 ft	No Change. Parking space to be used for loading during off hours.	Yes, subject to Planning Commission approval

Parking space sizes & design: Standard (16-636 & 16-638) Motorcycle (16-638) Loading (16-644)	Full Size: 9 ft W x 19 ft L may overhang 2 ft over landscape if planter min. 5 [16-616(C)] Compact: 8 ft W x 16 ft L; Max 25% of spaces w/admin relief (50 (Required Spaces per OCC) x .25 = 12.5 (maximum number of compact spaces allowed)) Motorcycle: 4 ft W x 7 ft L Loading: 12 ft W x 40 ft L (unless alternative approval).	Standard Parking = 9 ft x 19 ft min 11 Compact Spaces 10 spaces 8.6 ft W x 19 ft L 1 space 9 ft W x 18 ft L Motorcycle = 4.5 ft x 7 ft Loading Area - Standard Parking Space (legal nonconforming)	Yes, subject to approval of administrative relief from parking to allow for compact parking.
Drive-Through Facilities (16-647(D))	Stacking for three cars between the order board and the pickup window and stacking for five cars behind the order board. (8 Spaces)	16 Spaces	Yes
Parking Landscaping (16-641): - Along streets/alleys - Along interior PLs (for lots with 20+ spaces) - Parking/vehicle area (16-641) - Landscape fingers (16-641) - Trees (for lots with 20+)	- Min. 10 ft wide landscape strip along city street - Min. 5 ft wide side yard - Landscape island/finger- every 10 spaces with 2 trees, 9 ft W x 20 ft L. - Minimum 5% of area, exclusive of any other required landscaped area abutting a street or alley. - Min. 1 tree for each 40' property line. ft frontage	<u>Existing Development</u> 9' - 7.5" along the streets (legal nonconforming) Additional landscaping proposed along Vineyard Avenue. Yes. 22.8% of the lot. 12 trees provided.	Yes

- d. Site Design, Circulation, and Parking:** The Project parcel, is a corner lot, which is accessed from two existing driveways on RiverPark Boulevard. The proposed project will not alter the overall building location and site circulation. Circulation will still be provided in a "U" shape around the existing building. The driveway closest to the intersection of Vineyard Avenue and Riverpark Boulevard will be a "right turn in only"

entrance, with the second driveway being a “right turn out only” exit. To minimize onsite conflicts the trash enclosure access is being moved from the parking lot to the alley, to allow for pick-up without impeding onsite circulation. Also, a new site wall is proposed along the north property line consistent with Oxnard City Code requirements for a screening wall between commercial zones and the Single Family Residential Zone, where they abut each other.

Due to the operational characteristics of existing Starbucks drive-through coffee shops operating in the City of Oxnard and beyond, City staff was concerned about traffic circulation both onsite and in the public right-of-way given the potential increase in the drive-through demand associated with the proposed Starbucks restaurant and inadequate vehicular queueing based on the existing configuration, which could collectively potentially interfere or block the adjacent street system and the intersection of North Vineyard Avenue/Riverpark Boulevard. As a result, the drive-through lane has been redesigned to run along the perimeter of the site, to allow for a longer queue. The current OCC requires a capacity of 8 spaces, however the current proposal provides for 16 spaces in the drive-through. Through the Development Advisory Committee process, multiple design alternatives were explored in coordination with various City departments, including Planning, Building and Engineering, Traffic, Fire, and Police. The currently proposed design was determined to best balance the onsite needs, while minimizing the potential for off-site impacts. The proposed design allowed for an increase in queueing capacity from 5 spaces to 16 spaces, without impacting onsite circulation. This will allow for emergency responders access at all times, even when the site is at full operation. The longer queue will also minimize the potential for the drive-through demand exceeding its capacity, which would impact the adjacent streets. However, while the 16-vehicle queue is not anticipated to be exceeded, a Draft Traffic Demand Management Plan (Attachment D), has been developed by the applicant team, and reviewed and accepted by City staff, which identifies both existing and future programs that can be implemented to prevent vehicles in the queue from spilling offsite. In addition to the standard operation items, some of the key component include:

1. Visibility and Exterior Camaras to allow for staff to monitor the drive-through lane.
2. Prior to capacity being reached, a Starbucks staff member will be tasked with directing cars to bypass the drive-through lane and either park, or leave the site to return when the adequate capacity has been restored.
3. Clear directional signage.

The existing site has a total of 41 parking spaces with a stacking credit of 5 spaces, for a total of 46 parking spaces. As a result of the improvements to the drive through lane onsite parking has been reduced to 20 spaces with a stacking credit of 15 spaces, for a total of 35.

Table 2: Parking Compliance

DEVELOPMENT	PARKING REQUIREMENT PER OXNARD CITY CODE SECTION 16-622(F)	STACKING REQUIREMENT PER OXNARD CITY CODE SECTION 16-647(D)	PARKING + STACKING PROVIDED	TOTAL PROVIDED
Existing Wendy's	Fast Food: 1 space per 50 gsf. 2450 gsf=49 spaces	8 Spaces	41 parking spaces + 5 stacking spaces	46 spaces
Proposed Starbuck	Fast Food: 1 space per 50 gsf. 2500 gsf=50	8 Spaces	20 parking spaces + 16 stacking spaces	35 spaces (Maximum of 15 spaces can count toward parking requirement)

OCC Section 16-651(B)(4) allows the Planning Commission to grant administrative relief from the parking provisions of the OCC when a requirement is shown to be excessive. Pursuant to the OCC the applicant has provided a parking study prepared by a professional traffic engineer registered by the State, demonstrating that the required parking is excessive and showing the amount of parking that should be required for the proposed use (Attachment E). The study used parking counts from a Starbucks in Costa Mesa, which at the time was one of the company's highest grossing stores in Southern California, and thus represents the worst case scenario. Based on the assessment, *“parking demand is typically 20 vehicles or less throughout the day, which can be readily accommodated by the proposed parking supply at the Project. During unusual peak times when more than 20 vehicles may wish to park at the Project Site, it is expected that this additional demand will be absorbed by the substantial capacity provided by the proposed enhanced drive-through lane (i.e., incoming motorists will choose to utilize the drive-through instead of walk-in service).”*

Additionally, given the close proximity of two alternative Starbucks locations, both of which are located within approximately 0.5 miles of the proposed site, it is anticipated that demand will be distributed minimizing the peak demand at any individual location. A Transportation Demand Management Plan has been prepared and conditions of approval have also been incorporated to address parking issues, in the unlikely event that they may arise after the revised site configuration is constructed.

Lastly, the project is requesting to be allowed to provide 11 of the provided parking spaces as compact parking spaces. While standard size spaces are required to be 9 ft

(width) x19 ft (length), compact parking spaces are required to have minimum dimensions of 8 ft (width) x16 ft (length). Ten of the proposed spaces are compact due to the width of the space being 5-inches short of the standard requirement of 9 ft in width. The 11th compact space is compact due to the length of the spaces being approximately 1-foot short of the standard requirement of 19 ft long. Given that the spaces are only marginally short of the standard space requirements, they will still be able to safely accommodate most vehicles in the same manner as a standard space.

The City's Traffic Engineer finds that the proposed project, as conditioned, and in the context of the documentation provided and reviewed demonstrate that there is sufficient vehicle queue and parking capacity. Therefore administrative relief from this provision is included within the MJMD application.

- e) **Building Design:** The proposed changes include a small 50 square-foot addition to allow for the relocation of the drive-through pick-up window. The resulting building will be 2,500 square feet. The proposed restaurant building features a facade with contemporary stucco with new colors and materials which will consist of tan stucco and a bronze metal roof, with a weathered copper siding.
- f) **Landscaping:** The Project will result in an overall increase in onsite landscaping, with the landscaping increasing from 22.8 percent of the site to 26.4 percent. The majority of the new landscaping will be installed along North Vineyard Avenue, a designated scenic corridor which requires a landscaped buffer of at least 30 feet. The existing parking lot is located within this 30-foot area and is considered to be a "legal nonconforming" existing condition. The drive-through queue will be located within this 30-foot paved area, but paved areas will be removed and additional landscaping is proposed to be installed on both linear sides of the drive-through queue within the 30-foot area. This new landscaping will bring the project site more into compliance with the General Plan's 30-foot wide landscape buffer standard. The revised site landscaping will provide parkways and landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Additionally, 8 trees will be added throughout the property, which will assist in meeting the requirement of 1 tree for every 40 feet of property line.
- g) **Signage:** As part of the original Special Use Permit (U-916) a sign program was approved to allow for the existing signage on site. The applicant is proposing to revise the onsite site signage. Per the OCC Section 16-608, the total aggregate sign area of advertising signs cannot exceed two square feet for each lineal foot of building on the principal street or one square foot of sign area for each lineal foot of lot frontage on the principal street, whichever is larger. Using North Vineyard Avenue, the maximum sign area for the site would be 175 square feet. The aggregate sign area includes all wall signs, both sides of the freestanding sign, and ground signs, which per the provided sign program total approximately 166 square feet, which is in compliance with the OCC

(Attachment F).

Drive-through signage is considered separate from the advertising signage, and are part of the overall project approval, subject to review by the Planning Commission. The proposed menu board signage is provided in Attachment F. Given the potential increase in drive-through usage and the relocation of the menu board, a noise level analysis was provided for the proposed menu board equipment. Based on the study provided and the distance from the adjacent residential uses of approximately 50 feet, the proposed noise levels would not exceed the maximum allowable exterior noise levels for residential (50 dBA) or commercial (60 dBA) areas, pursuant to OCC Section 7-185 (Exterior Sound Standards).

- 7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on March 3, 2021 and May 26, 2021. Conditions of approval from DAC are included in the attached Resolution.
- 8) **Community Workshop and Public Input:** The Project site is located within the El Rio West Neighborhood. On July 19th, 2021, the Project was presented to the public during the City's Community Workshop meeting. Notices were mailed out to property owners of the El Rio, El Rio West, and RiverPark neighborhoods. Approximately 3,200 meeting notices were mailed by the applicant, and the Project site was posted with Project details and Community Workshop information. During the meeting one comment was received by a member of the public regarding the Project. Prior to the meeting three comments were received in response to the Community Workshop notices. The primary concerns expressed were related to traffic and circulation. As discussed above, through the DAC process and subsequent reviews, City staff from Planning, Building and Engineering, Traffic, Fire and Police have reviewed both the site design and Traffic Demand Management Plan to ensure the project will not impede traffic on the adjacent streets. Also, as conditioned if it is determined the Traffic Demand Management Plan is not functioning as needed the City shall have the ability to re-evaluate and amend the plan as needed.

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

- 9) **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action on PZ 21-550-01 (MJMD) may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal is not filed within 18 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Transportation Demand Management Plan
- E. Parking Assessment
- F. Reduced Sign Plans
- G. Draft Planning Commission Resolution Approving Planning and Zoning Permit Nos. 21-550-01 (Major Modification to U-916) , subject to certain findings and conditions.
- H. Staff Presentation

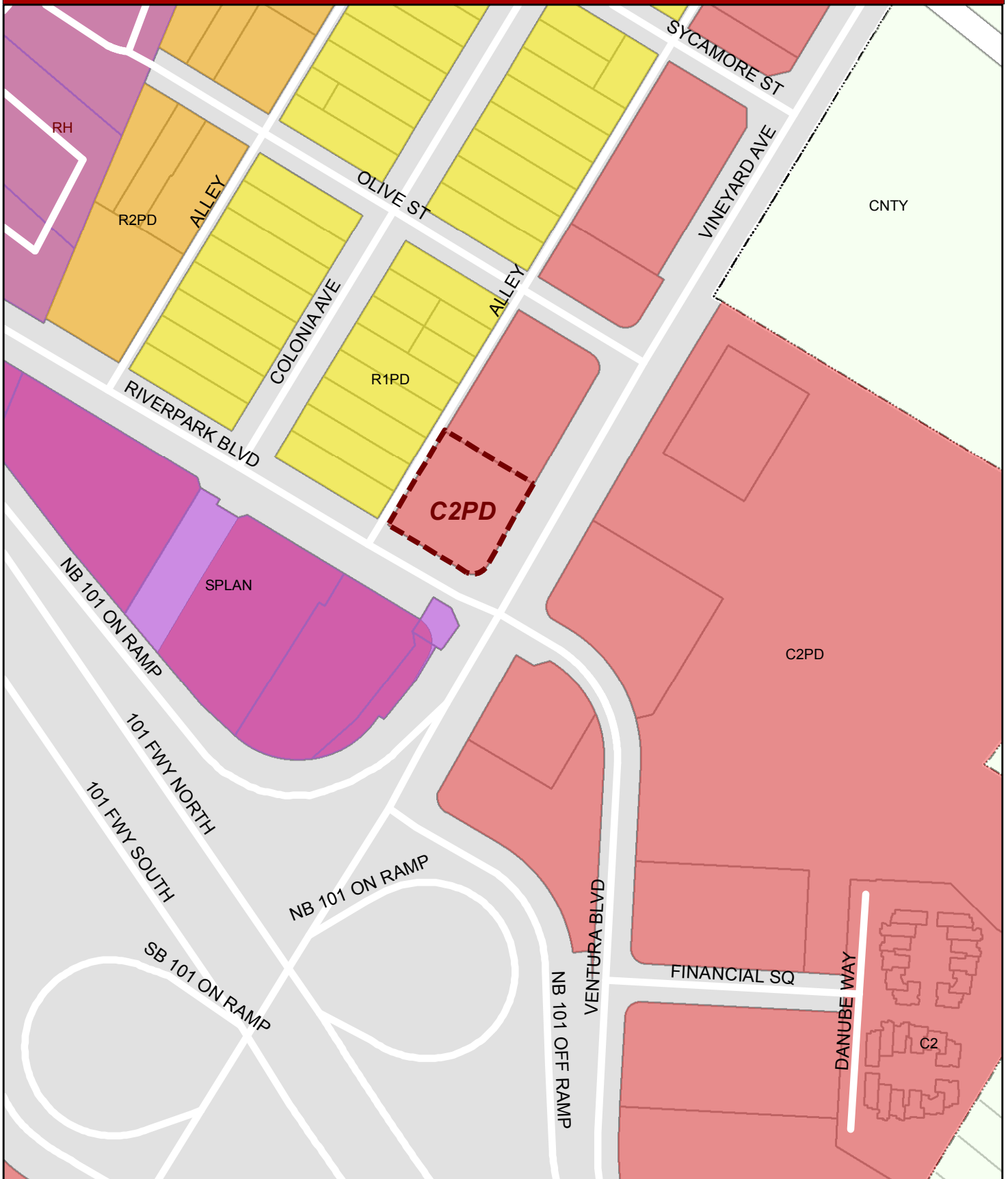
ATTACHMENT

A

MAPS

(VICINITY, GENERAL PLAN, ZONING, AERIAL)

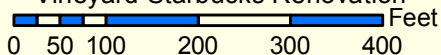
Zoning/Specific Plan Map



Oxnard Planning

June 15, 2021

PZ 21-550-01
Location: 2551 N Vineyard Ave
APN:1320043215
Vineyard Starbucks Renovation

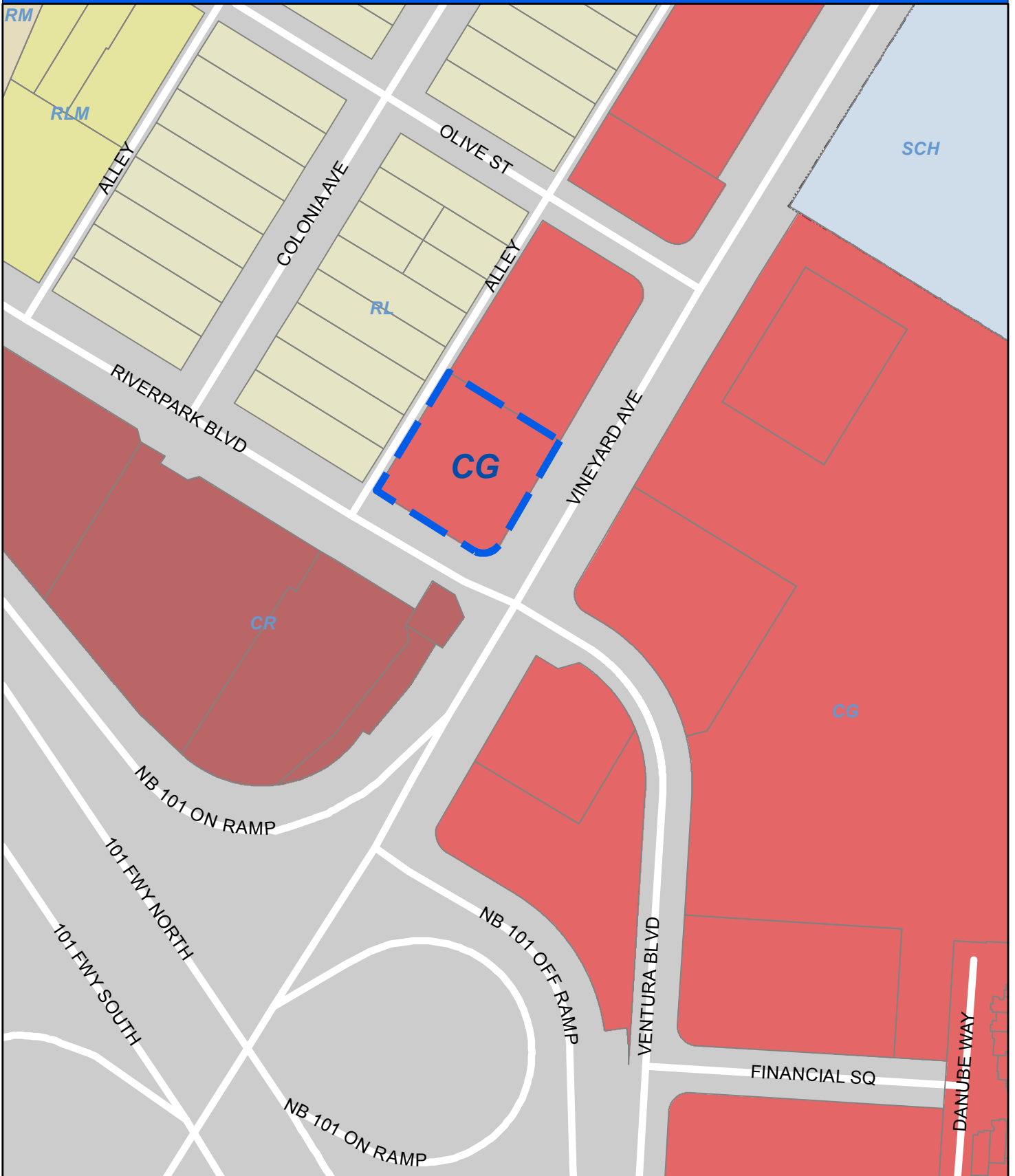


Zoning/Specific Plan Map



1:2,500

2030 General Plan Land Use Map



Oxnard Planning

June 15, 2021

PZ 21-550-01
Location: 2551 N Vineyard Ave
APN:1320043215
Vineyard Starbucks Renovation

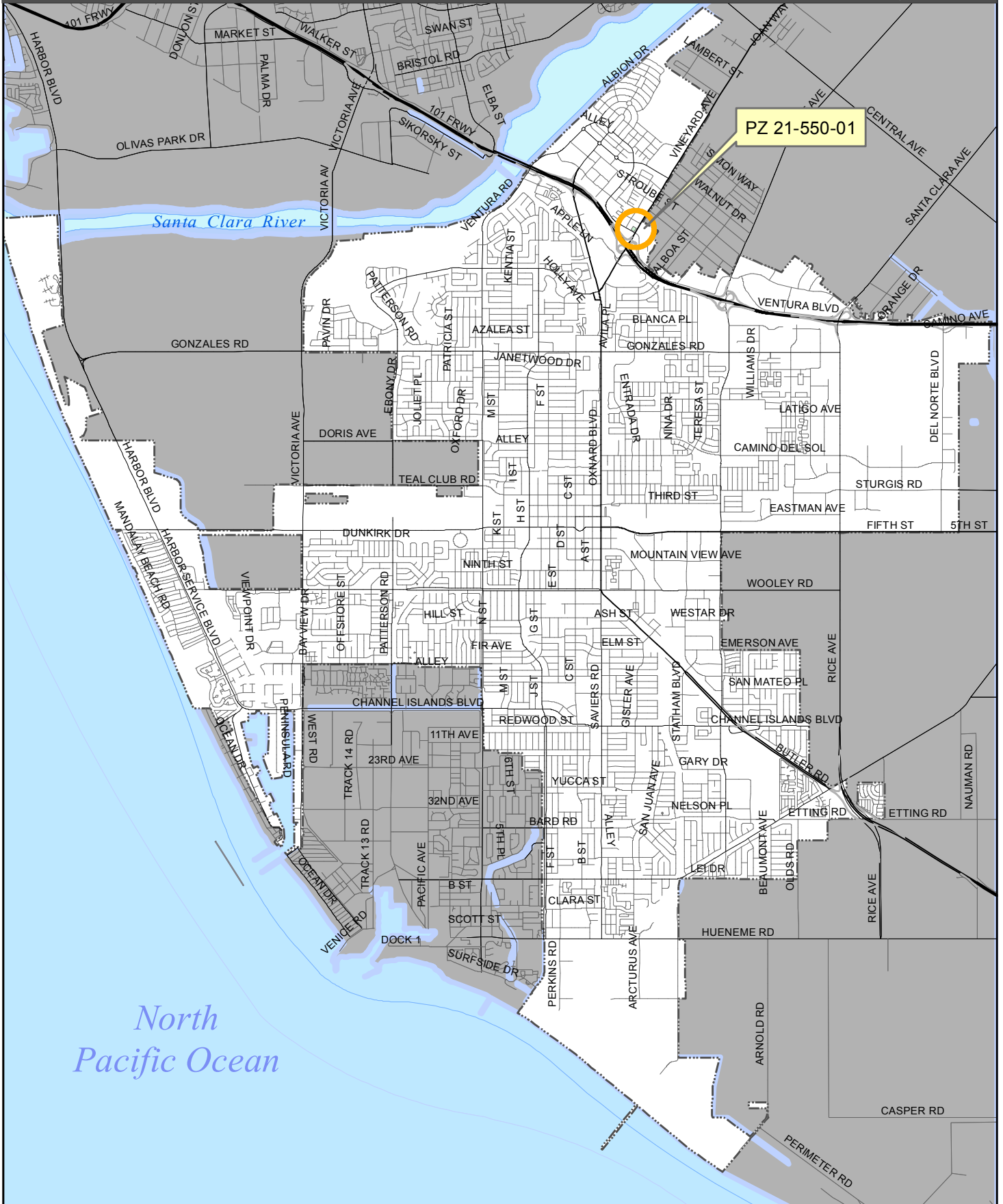
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2030 General Plan Land Use Map



1:2,000

Vicinity Map



PZ 21-550-01
Location: 2551 N Vineyard Ave
APN:1320043215
Vineyard Starbucks Renovation

Vicinity Map



1:70,000



ATTACHMENT B

REDUCED PROJECT PLANS



INDEX

• DRAWING PACKAGE

- EXISTING SITE PLAN
- PROPOSED SITE PLAN
- PROPOSED DIMENSION PLAN
- PROPOSED FLOOR PLAN
- PROPOSED ELEVATIONS
- SITE PHOTOS
- PROPOSED PHOTOMETRIC PLAN
- PROPOSED LANDSCAPE PLAN
- PROPOSED PYLON SIGNAGE
- PROPOSED SIGNAGE & BIKE RACK DETAIL
- TRASH ENCLOSURE & CMU WALL DETAIL
- PROPOSED MATERIAL & ARTWORKS

• SUPPLEMENTARY DOCUMENT

- RESPONSE LETTER
- TRANSPORTATION DEMAND MANAGEMENT PLAN
- SIGNAGE PACKAGE
- LIGHTING SPECIFICATION
- CIVIL PLANS
- LETTER OF DRAINAGE ASSESSMENT

DATE: 07/01/21
MCG JOB #: 20006.30

DATE: REVISIONS

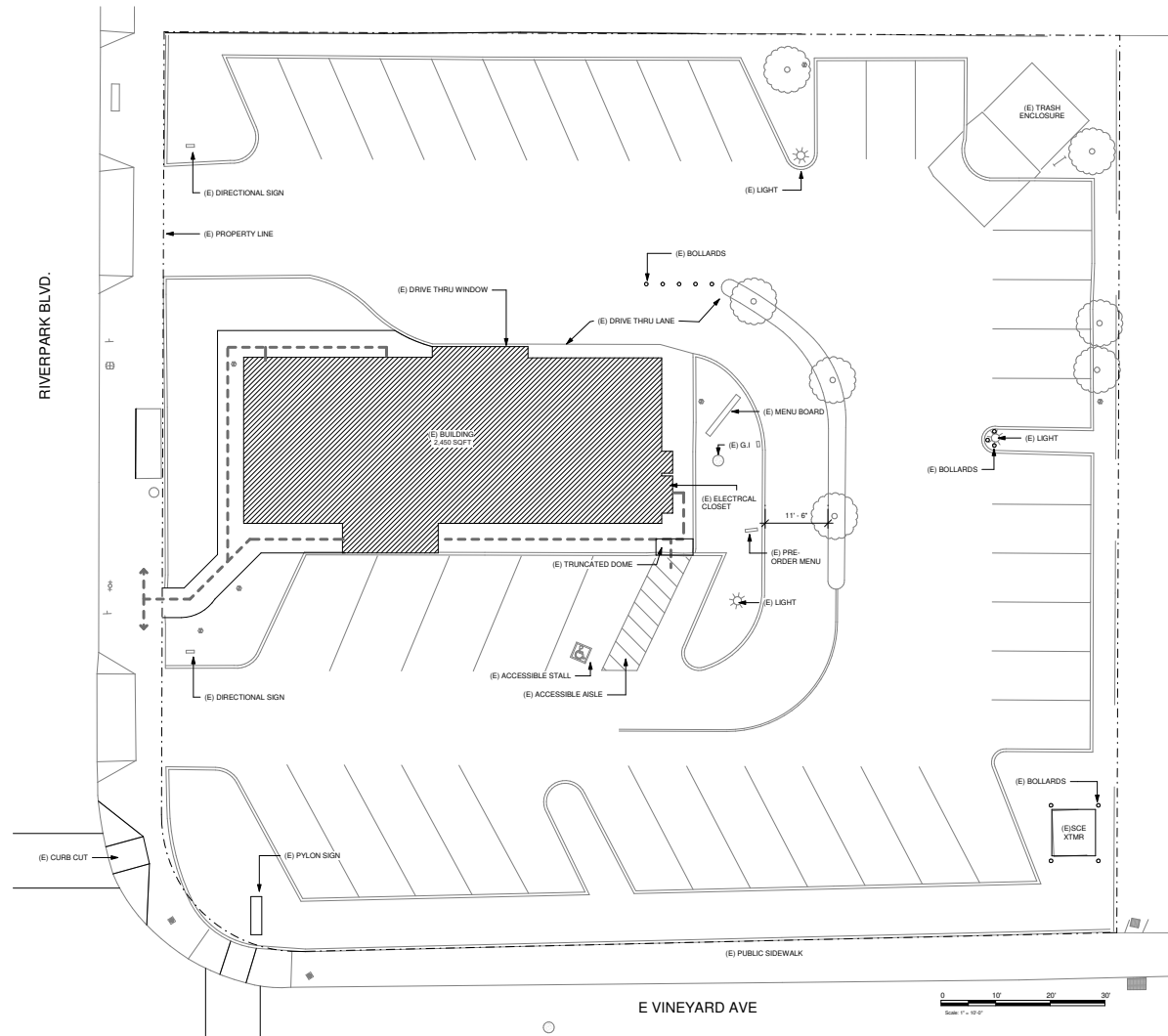
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NOTE: This information is conceptual in nature and is subject to
adjustments pending further verification along with Client, Tenant, and
Governing Agency approvals. No warranties or guarantees of any kind
are given or implied by the Architect.

FACADE REMODEL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

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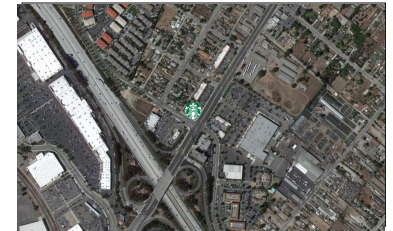


EXISTING SITE PLAN

FACADE REMODEL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

VICINITY MAP



PROJECT SUMMARY

PROJECT ADDRESS: 2551 E. VINEYARD AVE.
OXNARD, CA 93036
APN: 132-0-043-214

SCOPE OF WORK

REPURPOSE AN EXISTING RESTAURANT BUILDING WITH DRIVE-THRU FOR A NEW TENANT. EXTERIOR MODIFICATIONS ARE DRIVE-THRU BUMP OUT AND WINDOW ADDITION (40 SQFT REMOVED/ 60 SQFT ADDED) AND PAINT/FINISHES FOR REBRANDING. SITE MODIFICATIONS INCLUDE ADDITIONAL ACCESSIBLE PARKING STALL AND NEW CURB AT THE DT LANE. THERE IS NO CHANGE IN USE.

SITE SUMMARY

EXISTING BUILDING SQFT:	2,450 SQFT
LOT SIZE:	+/-0.66 ACRES

REQUIRED PARKING

EXISTING ZONE: C2PD	
PARKING REQUIRED (1 PER 50 SQFT):	49 SPACES

EXISTING PARKING

EXISTING PARKING SPACES:	42 SPACES
DRIVE-THRU STACKING CREDIT (1 PER 23 LNFT):	105 LNFT / 23 = 5
TOTAL:	47

BUILDING INFORMATION

	EXISTING	PROPOSED
LOT SIZE	+/-0.66 ACRES(+/-28,750 SQFT)	
BUILDING	2,450 SQFT (8.5%)	2,500 SQFT (8.7%)
PAVING	19,755.4 SQFT (68.7%)	18,669 SQFT (64.9%)
LANDSCAPE	6,553.6 SQFT (22.8%)	7,581 SQFT (26.4%)
BUILDING HEIGHT	21FT	
PARKING	47	35
-	DEMO 40 SQFT	ADDITION 90 SQFT

DATE: 07/01/21
MCG JOB #: 20006.30

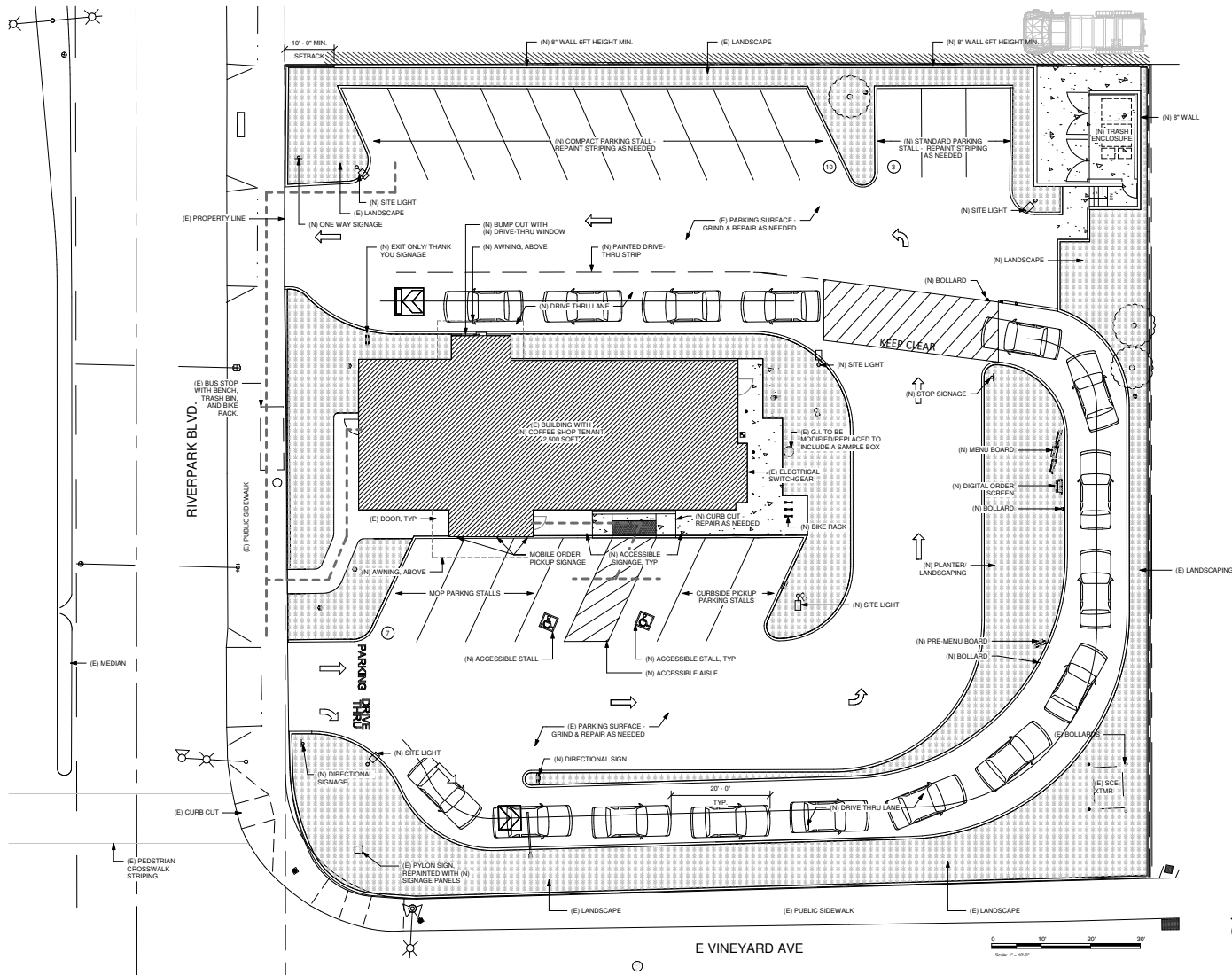
DATE: REVISIONS

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SITE SUMMARY

PROPOSED BUILDING SQFT:	2,500 SQFT
GROSS LAND:	+/-0.66 ACRES
	+/-28,750 SQFT
LAND COVERAGE:	
BUILDING:	8.7%(2,500 SQFT)
PAVING:	65.5%(16,832 SQFT)
LANDSCAPE:	25.8%(7,418 SQFT)

REQUIRED PARKING

EXISTING ZONE: C2PD	
PARKING REQUIRED (1 PER 50 SQFT):	49 SPACES

EXISTING PARKING

EXISTING PARKING SPACES:	42 SPACES
DRIVE-THRU STACKING CREDIT (1 PER 23 LNFT):	105 LNFT / 23 = 5
TOTAL:	47

PROPOSED PARKING

PROPOSED PARKING SPACES:	20 SPACES
DRIVE-THRU STACKING CREDIT (1 PER 23 LNFT):	345 LNFT / 23 = 15
TOTAL:	35

PROPOSED BIKE RACK:	6 SPACES
---------------------	----------

BUILDING INFORMATION

	EXISTING	PROPOSED
LOT SIZE	+/-0.66 ACRES(+/-28,750 SQFT)	
BUILDING	2,450 SQFT (8.5%)	2,500 SQFT (8.7%)
PAVING	19,755.4 SQFT (68.7%)	18,669 SQFT (64.9%)
LANDSCAPE	6,553.6 SQFT (22.8%)	7,581 SQFT (26.4%)
BUILDING HEIGHT	21FT	
PARKING	47	35
	DEMO 40 SQFT	ADDITION 90 SQFT



NOTE: THE DELIVERY TIME IS 4AM AND THE LOADING VEHICLE WILL USE ONE STANDARD PARKING SPACE.

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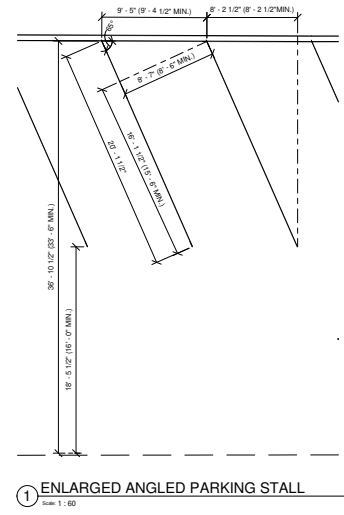
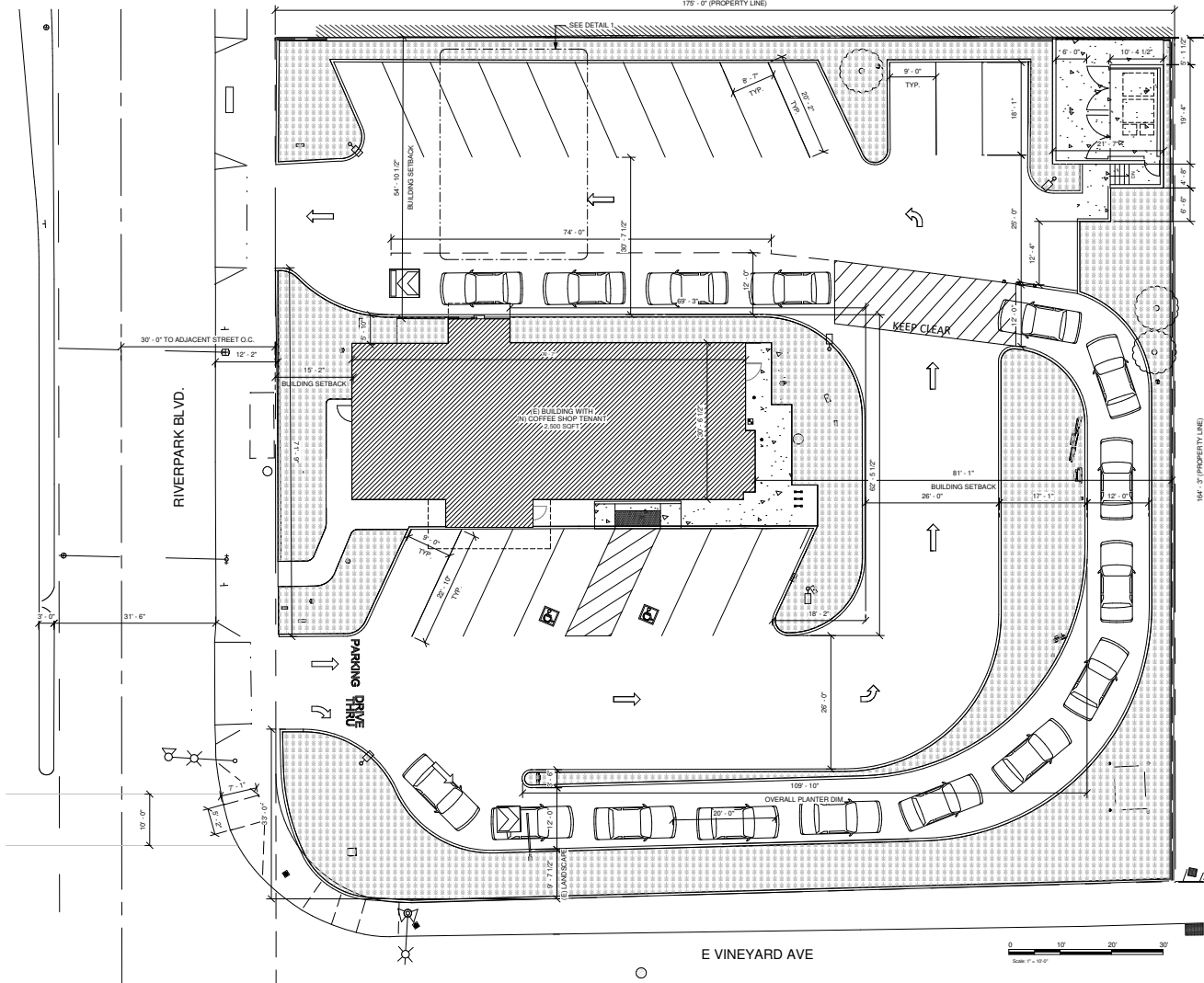
PROPOSED SITE PLAN

FACADE REMODEL

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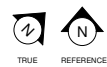
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PROPOSED DIMENSION PLAN

FACADE REMODEL

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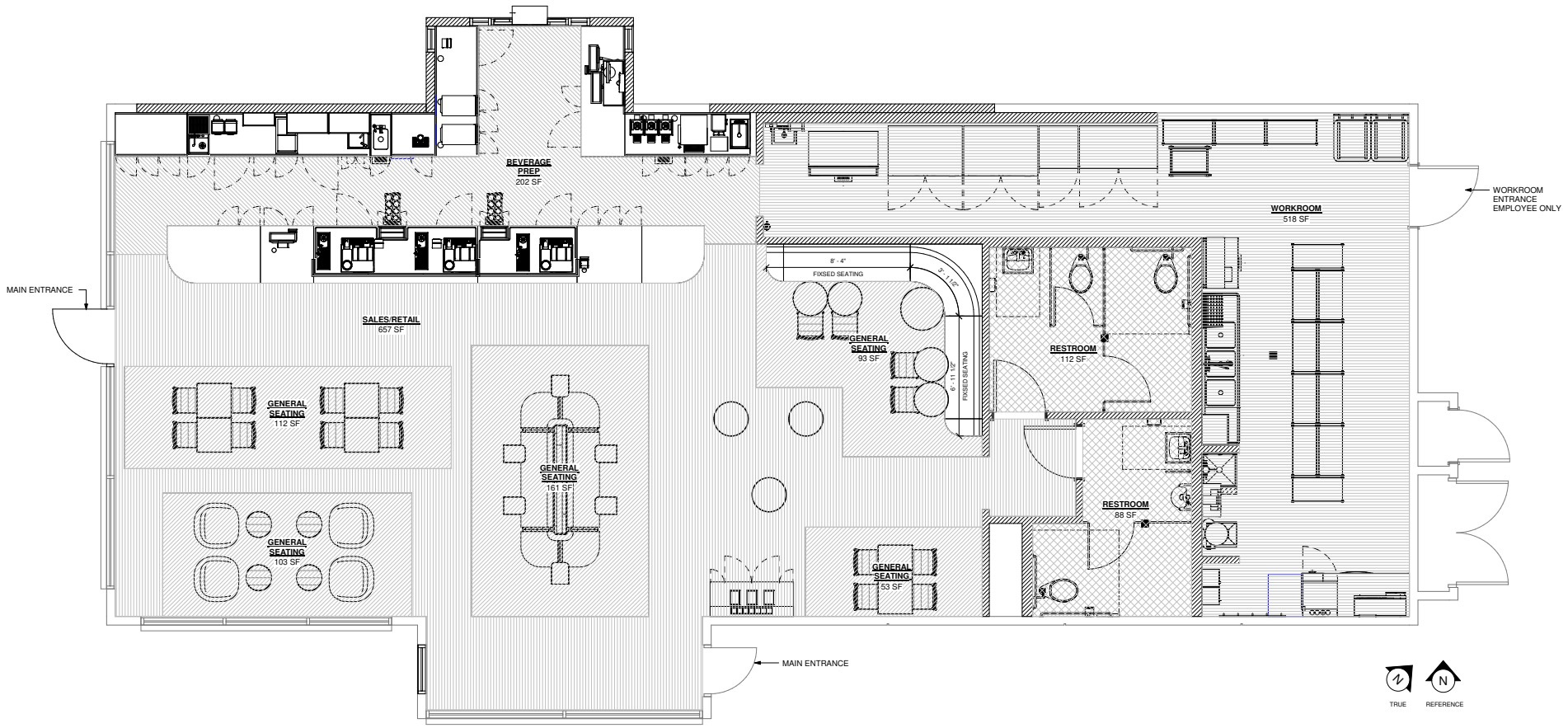


ROOM SCHEDULE

NAME	AREA
BEVERAGE PREP	202 SF
GENERAL SEATING	522 SF
RESTROOM	199 SF
SALES/RETAIL	657 SF
WORKROOM	518 SF
GRAND TOTAL	2098 SF

LEGEND

	BEVERAGE PREP
	GENERAL SEATING
	SALES/RETAIL
	WORKROOM
	RESTROOM
	FIXED SEATING



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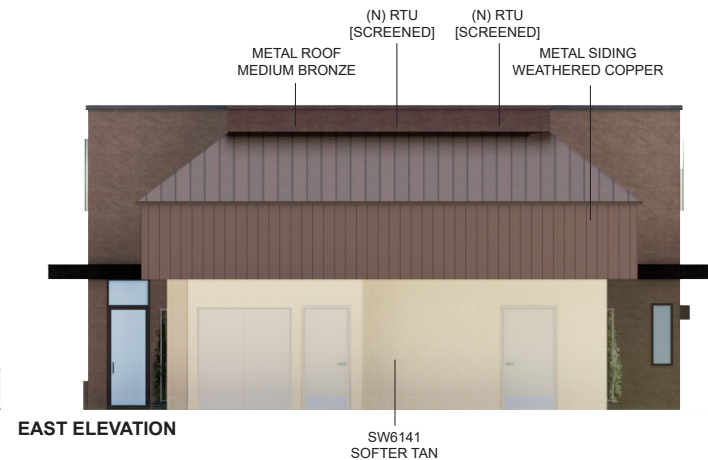
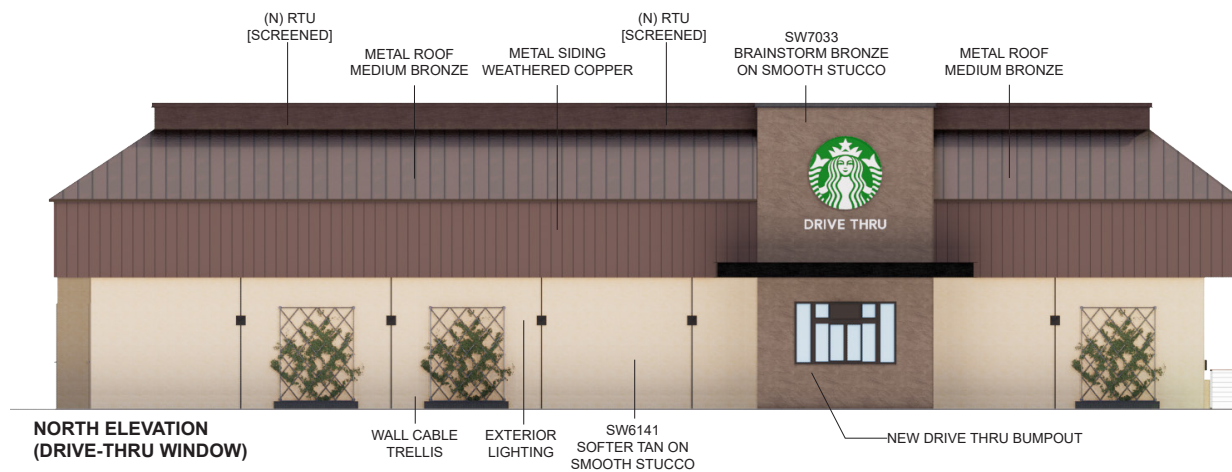
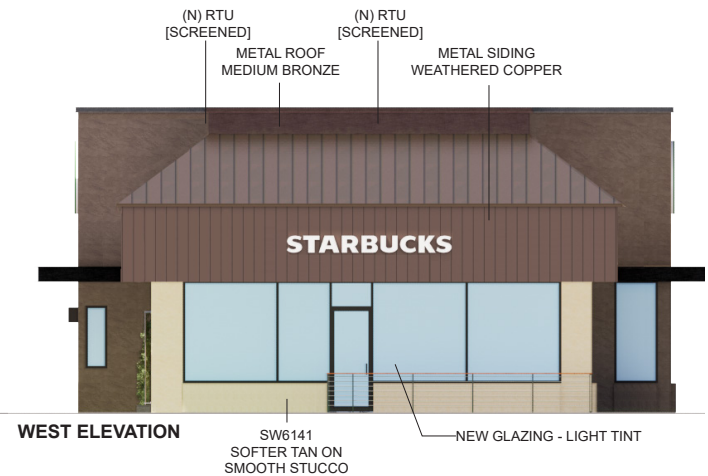
PROPOSED FLOOR PLAN

FACADE REMODEL

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PROPOSED ELEVATIONS

FACADE REMODEL

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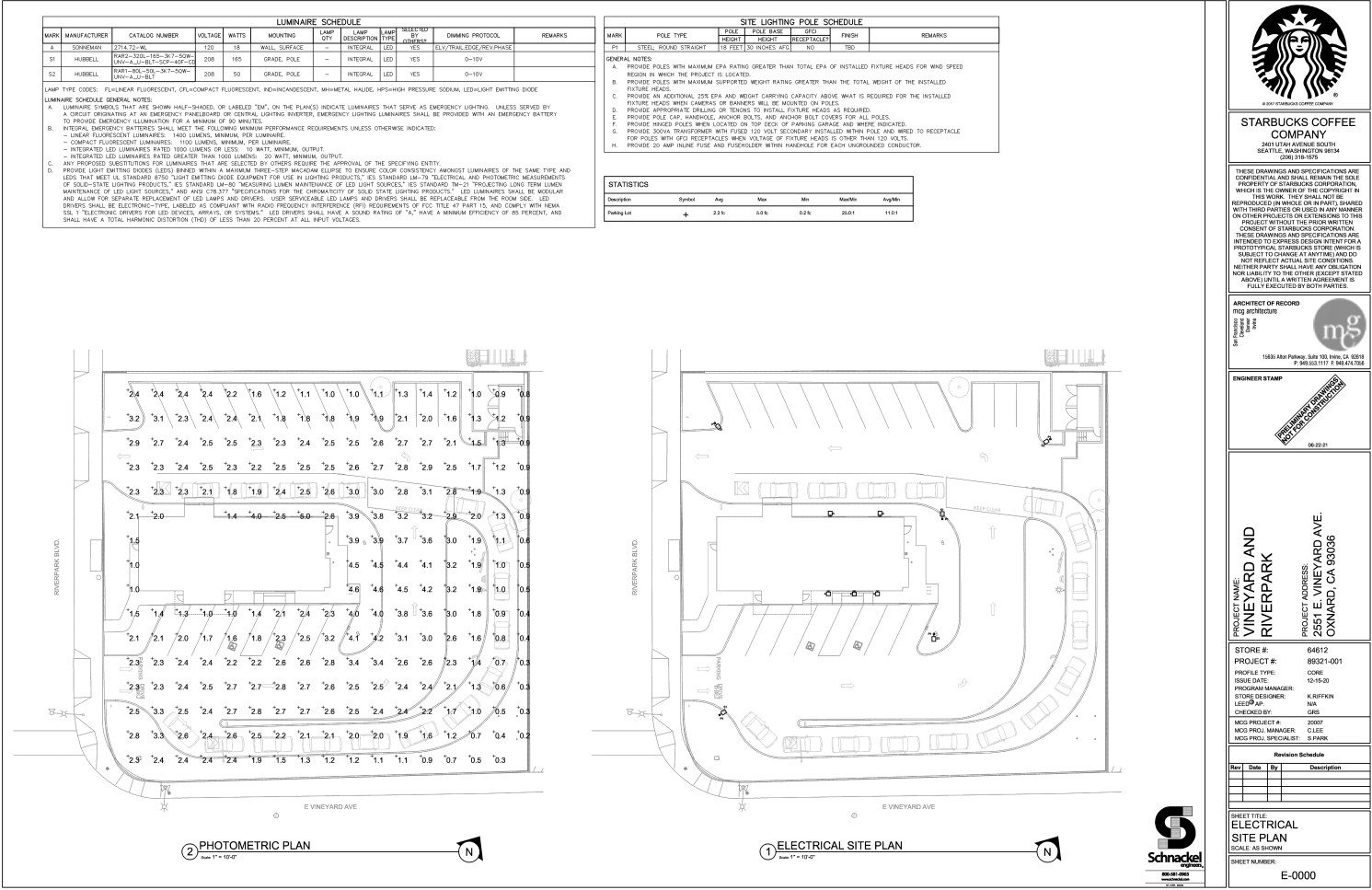
SITE PHOTOS

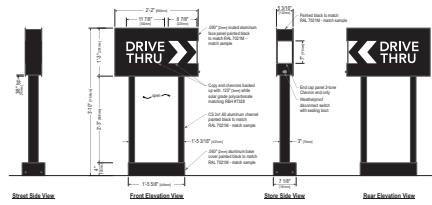
FACADE REMODEL

2551 E. VINEYARD AVE.
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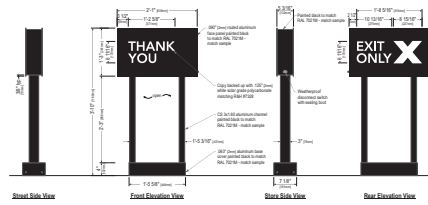
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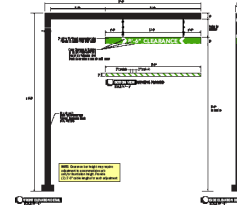




DIRECTIONAL SIGNAGE



EXIT ONLY/THANK YOU SIGNAGE



CLEARANCE BAR



Product Specifications

LENGTH INCHES	14-1/2
HEIGHT INCHES	34
COLOR FINISH	Black
ASSEMBLY	Unassembled
BRAND	Global Industrial
CONSTRUCTION	12-Gauge Steel
MOUNT TYPE	Flange for Existing Cement
TUBE DIAMETER INCHES	1-5/8
TYPE	U-Bike Rack
WEIGHT LBS	12.2



PRE-MENU BOARD



DIGITAL ORDER SCREEN



5-PANEL MENU BOARD



MOBILE ORDER PICKUP SIGNAGE



ACCESSIBLE SIGNAGE



STOP SIGNAGE



ENTRANCE SIGNAGE



BIKE RACK DETAIL



Accepts Up to 2 Bikes Alone or Can Be Used Side-by-Side to Store Multiple Bikes

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PROPOSED SIGNAGE & BIKE RACK DETAIL

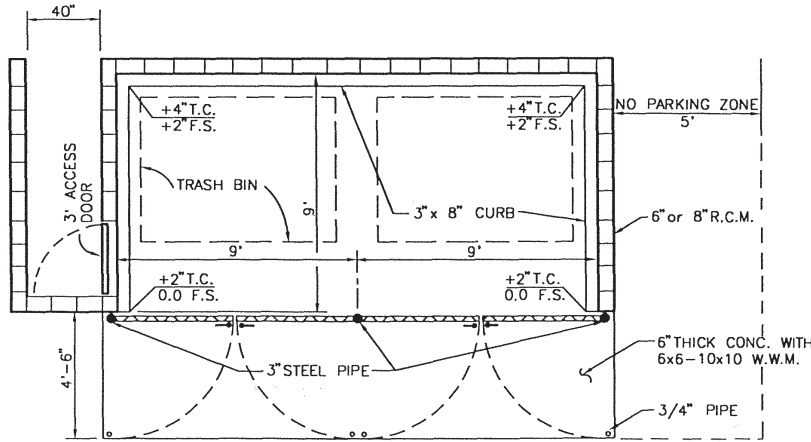
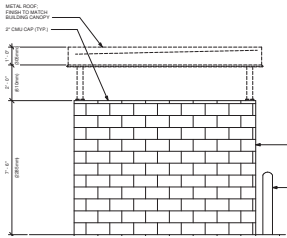
FACADE REMODEL

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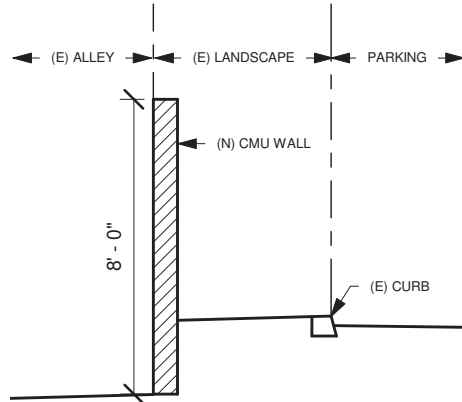


ROOF: A SOLID ROOF WITH 8 FEET OF CLEARANCE IS REQUIRED ON ALL TRASH ENCLOSURES.



PLAN VIEW

10'-4" X 19'-4" TRASH ENCLOSURE WILL BE PROVIDED TO ACCOMMODATE DOUBLE 4 YARD DUMPSTERS AND DOUBLE 64 GALLON TOTES.



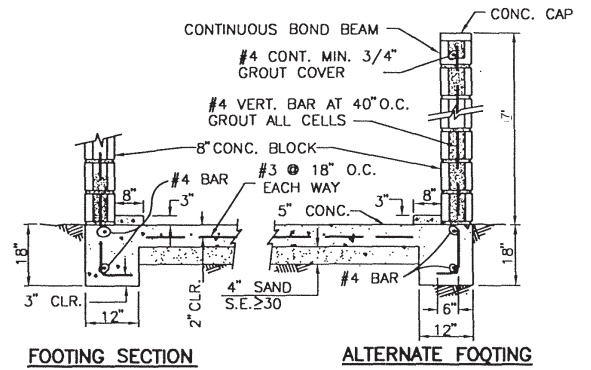
CMU WALL SECTION



CMU WALL ELEVATION

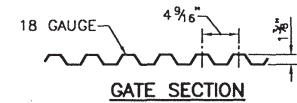
SMOOTH CONCRETE BLOCK PAINTED SW7031 MEGA CREIGE
BOSTON IVY

PLEASE SEE CIVIL DRAWING FOR MORE INFORMATION.

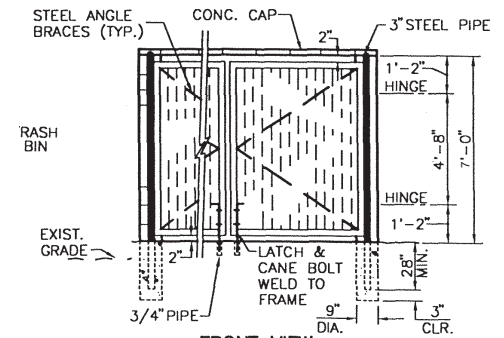


FOOTING SECTION

ALTERNATE FOOTING



GATE SECTION



FRONT VIEW

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MCG JOB #: 20006.30

DATE: REVISIONS

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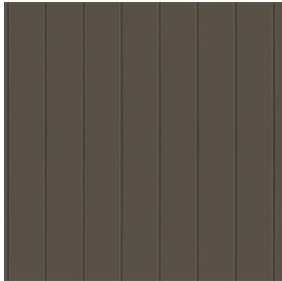
TRASH ENCLOSURE & CMU WALL DETAIL

FACADE REMODEL

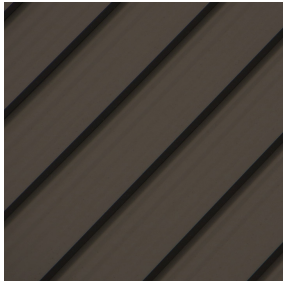
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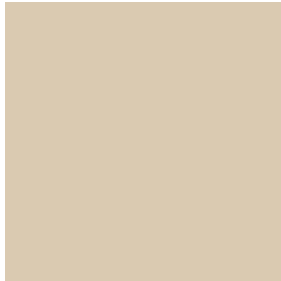




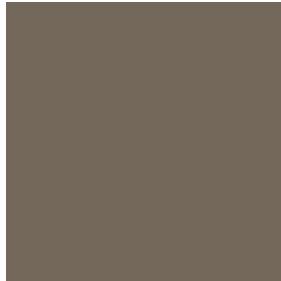
METAL SIDING
WEATHERED COPPER



STANDING SEAM ROOF
MEDIUM BRONZE



SW6141 SOFTER TAN



SW7033 BRAINSTORM
BRONZE



SMOOTH STUCCO TO BE
PAINTED



WALL CABLE TRELLIS WITH
PLANT BASE

FACADE REMODEL

PROPOSED MATERIAL

2551 E. VINEYARD AVE.
OXNARD, CA 93036

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ATTACHMENT C

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

Project Description: Vineyard Starbucks Site Renovations; PZ No. 21-550-01 (Major Modification to U-916 (Special Use Permit)): The project includes modifications to an existing 2,450 square-foot drive-through fast food restaurant building and to allow for a Starbucks coffee shop on a 0.66 acre site. The proposed improvements will consist of a small addition, facade changes, revised signage, upgraded landscaping, new parking lot striping, drive-through lane modification to allow for an extended queuing lane to allow for a maximum capacity of 16 vehicles. The request also includes a request for a parking modification to allow for a reduction in the amount of required parking from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-thru queue. The parking modification will also allow for 11 of the parking spaces to be compact parking spaces. The project includes a Queue Management Plan. The Project site is located at 2551 North Vineyard Avenue (APN: 132-0-043-215) within the General Commercial (C-2) zone district and within the Commercial General land use designation. Filed by Beverly Metz, of Starbucks, 555 Anton Boulevard, Costa Mesa, CA 92626.

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

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

Supporting Reasons: In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to convert an existing drive-through fast food restaurant to another drive-through coffee shop. The small addition will only increase the building size by 50 square feet or approximately 2 percent, and will be within the existing developed area. Onsite circulation will be improved through the realignment of the drive-through lane and a Transportation Demand Management Plan will be implemented for the site to prevent vehicles from backing-up into adjacent roadways. As a result, this Project will not result in any significant effects relating to traffic, noise, or air quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is Categorically Exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)

Scott Kolwitz,
Planning & Environmental Services Manager

ATTACHMENT D

TRANSPORTATION DEMAND MANAGEMENT PLAN

Transportation Demand Management Plan

Prepared for: The City of Oxnard

Prepared by: MCG Architecture

Revised: June 21, 2021

Per the U.S. Department of Transportation, transportation demand management (TDM), or simply demand management, is defined a set of strategies aimed at maximizing traveler choices. The following are several performance-based approaches that Starbucks employs nationwide to provide customers with the maximum number of choices to make purchases from a store, while mitigating the impacts to regular traffic flow.

1. Intentional Site Selection

- a. Careful consideration is given to each site to ensure customers will have many convenient options for transportation. This particular site is directly adjacent to a bus stop, providing a ride share option. It is also within walking distance of both single and multi-family developments as well as the Martinez & Vineyard Shopping Centers.
- b. These items are indicated on the Site Plan attached by numbers ①.

2. Effective Site Planning & Data-Driven Menu Board Placement

- a. For this project, Starbucks engaged with MCG Architecture for over a year to determine the most efficient site plan design given the constraints of this existing site. Countless iterations focused balancing parking requirements with drive-thru stacking length. Particular attention was given to traffic flow and safety.
- b. Through its many drive-thru locations already in operation, Starbucks has gathered extensive data on the most efficient placement of the menu board so that the flow of customers is steady. After customers place their order, they proceed to the pick-up window where their drink is simultaneously ready. Every effort is made to reduce waiting time at any given point.

3. “Mobile Order & Pay” or MOP

- a. Starbucks launched “Mobile Order & Pay” in 2015, combining the company’s existing payment system with new online ordering features that let you order ahead for pickup at stores. According to an earnings document published on Oct. 1, 2020, almost a quarter of all transactions (24%) at Starbucks stores in the US are mobile orders through the company’s app.^{1,2}
- b. How it works: Customers place their orders (including payment) ahead of time using the Starbucks Mobile App. When the customer arrives at the store, they will find their order is ready for them to pick up on the counter.
- c. The MOP program relieves orders placed in the drive-thru lane and customers are in and out of parking stalls within a few minutes at most.
- d. Designated parking stalls for this program are indicated on the Site Plan attached by number ②.

4. Curbside Pick-up

- a. Starbucks' customers have evolved an increased desire for flexibility and convenience. In response, Starbucks added Curbside Pick-up options to many locations to further increase the efficiency of the "Mobile Order & Pay" program by bringing offerings out to the car rather than requiring the customer to enter the store.
- b. How it works: Customers place their orders (including payment) ahead of time using the Starbucks Mobile App. When a customer arrives at the store, they are able to check in using the same app and note which spot they are parked in. Starbucks Partners are alerted to the customer's arrival and bring the order directly out to the car.
- c. The Curbside Pick-up program relieves orders placed in the drive-thru lane and customers are in and out of parking stalls within a few minutes at most.
- d. Designated parking stalls for this program are indicated on the Site Plan attached by number ③.

5. Delivery in partnership with UberEats

- a. With customers shifting preferences towards delivery rather than dining-in, Starbucks has partnered with UberEats to introduce a new choice for customer convenience.
- b. How it works: Customers place their orders through the UberEats app. Orders are prepared similar to the "Mobile Order & Pay" and Curbside Pick-up programs. A delivery driver, designated by UberEats, picks up the order(s) and delivers it/them to the customer.
- c. The Delivery program relieves orders placed in the drive-thru lane and the parking lot. It is possible for multiple orders to be picked up at once. Delivery drivers are in and out of parking stalls within a few minutes at most.
- d. There are no specific designated parking stalls for this program, however, delivery drivers are eligible to use the "Mobile Order & Pay" designated stalls, indicated on the Site Plan attached by number ②.

6. Flexible or Hand-Held Order Point(s)

- a. A new program, which is currently being developed and tested at select locations, allows for orders and payment to be taken ahead of the fixed Order Point. The feedback from this pilot program will aid the company in determining its effectiveness and most impactful times for deployment.
- b. How it works: The Handheld Order Point will be used to take orders earlier, allowing labels to be printed earlier and potentially providing more time to prepare orders, when necessary as determined by the store's operators.
- c. Starbucks is currently assessing stores that are good candidates for this trial program.
- d. The potential location of this kiosk is indicated on the attached Site Plan by number ④.

¹Starbucks Mobile Order & Pay Now Available to Customers Nationwide' 2015, Stories.Starbucks.com, 22 September 2015, Accessed 22 April 2021 <<https://stories.starbucks.com/stories/2015/starbucks-mobile-order-pay-now-available-to-customers-nationwide/>>

²Campbell, Ian 2020 'Starbucks says nearly a quarter of all US retail orders are placed from a phone', The Verge, 30 October 2020, Accessed 21 April 2021 <https://www.theverge.com/2020/10/30/21540908/starbucks-app-q4-earnings-mobile-payments>

Site Specific Performance-Based Measures & Mitigation

A. Visibility & Exterior Cameras

- a. The Site Plan for Starbucks at Vineyard & Riverpark is designed with a direct line-of-sight from the Starbucks partner at the point of sale to the 15th & 16th cars in the drive-thru lane. This will allow the partner to observe and monitor the traffic flow throughout the day. See Site Plan number ⑤.
- b. At least one (1) exterior camera will be mounted to face the drive-thru lane. This will also allow partners in the Back of House and the Store Manager to observe the flow as a second set of eyes. See Site Plan number ⑥.

B. Signage & Directional Markings

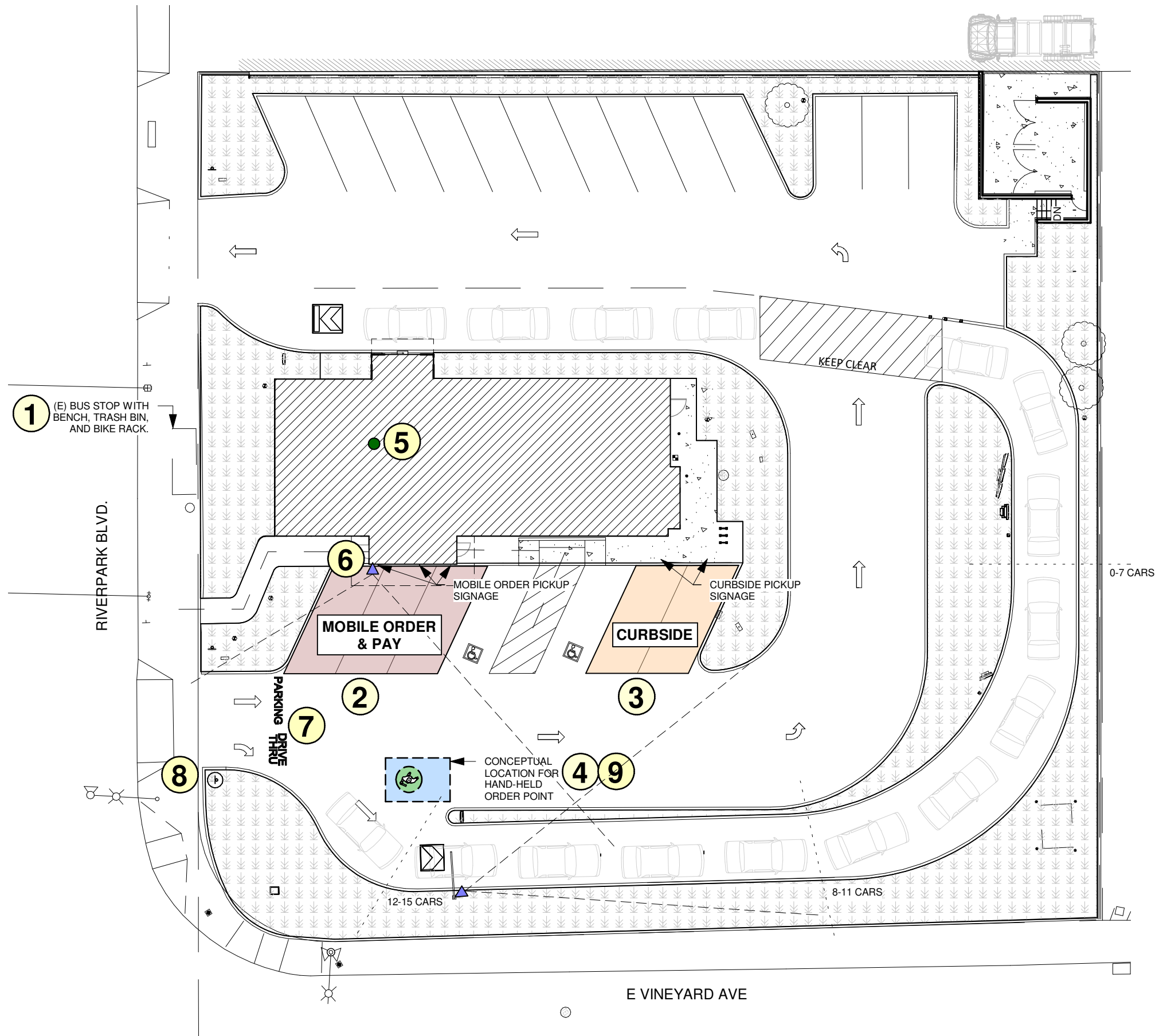
- a. Directional arrows shall be placed on the pavement at the entry drive aisle to clearly define thru-traffic from drive-thru traffic. See Site Plan number ⑦.
- b. Additional pole-mounted signage will be placed at the entry to the site indicating that cars should not overflow onto the street and block traffic. See Site Plan number ⑧.

C. Partner-Guided Traffic Flow

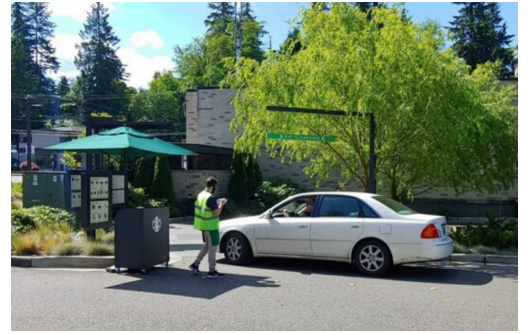
- a. Should the traffic exceed the capacity of the drive-thru lane and if it is safe to do so, a Starbucks partner may be tasked with directing cars to bypass the drive-thru lane and either park, or leave the site to return when the traffic backup is mitigated. See Site Plan number ⑨.

D. Example Decision-Making Metrics

- a. Starbucks partners and the Store Manager will have the ability to implement and modify this plan based on observed performance metrics as follows:
 - i. **0-7 cars observed in lane:** No action; typical traffic flow
 - ii. **8-11 cars observed in lane:** Observations are vocally shared with all partners to increase efficiency where possible.
 - iii. **12-15 cars observed in lane:** Store Manager is aware of the situation and designates an available partner to prepare to direct traffic, if needed; Store Manager deploys traffic mitigation methods including but not limited to those discussed in this TDM plan.
 - iv. **16+ cars observed:** Store Manager deploys designated partner to direct traffic on-site.



4 HAND-HELD ORDER POINT



1 SITE



DATE: 07/01/21
MCG PROJECT #: 20006.30

TRAFFIC DEMAND MANAGEMENT PLAN

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P: 949.553.1117 F: 949.474.7056



ATTACHMENT E

PARKING ASSESSMENT

MEMORANDUM

To:	John Schmid MCG Architecture	Date:	October 7, 2021
From:	David S. Shender Linscott, Law & Greenspan, Engineers	LLG Ref:	5-21-0539-1
Subject:	Parking Assessment for the Proposed Starbucks Coffee Shop at 2551 East Vineyard Avenue in the City of Oxnard		

This parking assessment has been prepared by Linscott, Law & Greenspan, Engineers (LLG) for the proposed Starbucks coffee shop (the “Project”) at 2551 East Vineyard Avenue (the “Project Site”) in the City of Oxnard. The Project Site is located at the northwest corner of the Vineyard Avenue/Riverpark Boulevard intersection. LLG understands the Project proposes to provide a supply of on-site vehicle parking that is less than what would otherwise be required based on the City of Oxnard Municipal Code. Thus, the purpose of this memorandum is to provide an assessment as to whether the proposed supply of parking spaces would adequately serve the expected peak parking demand generated by the proposed Starbucks.

Project Description

The Project Site is currently occupied by a Wendy’s drive-through restaurant providing 2,450 square feet of building floor area, as well as an existing drive-through lane and vehicle parking. LLG understand the Project proposes to remodel the Project Site to accommodate a Starbucks coffee shop with drive-through service. The Project site plan is provided on **Figure 1** attached to this memorandum. The building size is proposed to increase slightly to 2,500 square feet in size. In addition, the existing drive-through lane and parking area will be reconfigured so as to increase the vehicle stacking capacity within the drive-through lane. As shown on *Figure 1*, the Project Site will provide 20 vehicle parking spaces and the reconfigured drive-through lane will accommodate 15 queued vehicles. In addition, six bicycle parking spaces will be provided on-site.

Code Parking

Section 16-622 within the City of Oxnard Municipal Codes provides the off-street parking requirements for various land uses, including restaurants with drive-through services. Subsection (F) of Section 16-622 provides the following off-street parking requirements applicable to the Project:

- One parking space per 50 square feet of gross (building) floor area; and

Engineers & Planners

Traffic
Transportation
Parking

Linscott, Law & Greenspan, Engineers

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Woodland Hills, CA 91367
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Pasadena
Irvine
San Diego
Woodland Hills

- Stacking credit in drive through lane may count toward the required parking at basis of one auto per 23 lineal feet of striped stacking line. A maximum credit not to exceed 30 percent of total requirement or no more than 20 spaces may be applied for stacking, whichever is less.

Table 1 below provides the Code parking analysis for the Project.

Table 1
Code Parking Analysis

Project Feature	Code Parking Requirement	Project Site	Required Parking
Starbucks Building	1 space/50 s.f.	2,500 s.f.	50 spaces
Drive-Through Lane	Credit of 1 space per 23 lineal feet of vehicle stacking [a]	345 feet of drive-through lane stacking	(15) spaces
Total			35 spaces

[a] City Code limits drive-through lane parking credit to 30% of required parking (i.e., 15 spaces for this Project) or 20 spaces, whichever is less.

As previously noted, the Project proposes to provide 20 vehicle parking spaces, which is less than the Code requirement for 35 parking spaces. Thus, additional review has been conducted to assess whether the Project's proposed supply of 20 parking spaces will adequately accommodate the forecast parking demand generated by the Project.

Starbucks Parking Demand Data

Parking demand data related to Starbucks was reviewed for purposes of assessing the adequacy of the proposed on-site parking supply at the Project Site. In March 2013, LLG collected parking demand data at an existing Starbucks coffee shop located at 450 East 17th Street in the City of Costa Mesa (the "Costa Mesa Starbucks"). The Costa Mesa Starbucks provides 2,356 square feet of building floor area, which is similar to the Project (2,500 square feet). In addition, the Costa Mesa Starbucks provides a drive-through lane, as well as vehicle parking for walk-in service. While the vehicle parking supply at the Costa Mesa Starbucks (35 spaces) is greater than the proposed Project Site, the capacity of the drive-through lane is less (accommodating approximately 10 cars) when compared to the Project. It is noted that at the time the parking counts were conducted at the Costa Mesa Starbucks, the adjoining tenant space (currently occupied by a Mendocino Farms) was vacant.

Table A attached to this memorandum provides a summary of the parking utilization data collected hourly from 7:00 a.m. to 10:00 p.m. at the Costa Mesa Starbucks over four days (Wednesday through Saturday) in 2013. In review of *Table A*, the following is noted:

- The 85th percentile of parking demand was calculated to be 17 spaces utilized. The 85th percentile factor is a commonly used by traffic engineers, for example, in determining the appropriate length of left and right-turn lanes at intersections. By comparison, the Project proposes to provide 20 on-site parking spaces, exceeding the 85th percentile factor from the Costa Mesa Starbucks data.
- There were four instances over the four days of counts (e.g., 9:00 and 10:00 a.m. on Wednesday, 8:00 a.m. on Thursday, and 12:00 p.m. on Saturday) when the number of parked vehicles exceeded 20.

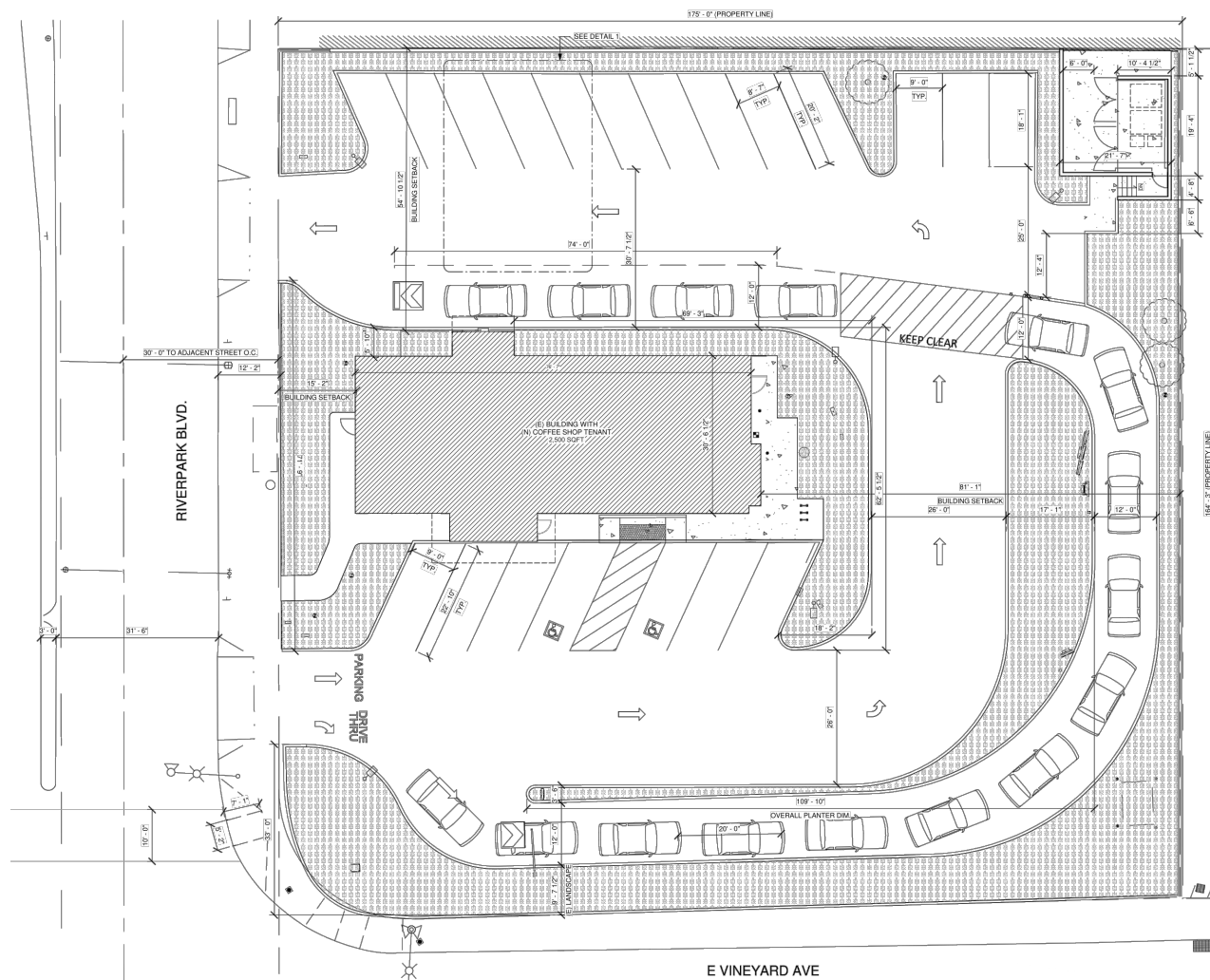
It is noted that at the time of the parking survey at the Costa Mesa Starbucks in 2013, Starbucks management had stated this was one of the highest revenue locations in Southern California. Also, as additional Starbucks locations have opened in the vicinity of the Costa Mesa Starbucks since the time of the parking survey, parking demand at the site has been reduced. Thus, the parking demand data can be considered as highly conservative (“worst case”).

Parking Assessment

Based on the parking demand data from the Costa Mesa Starbucks, it can be concluded that the proposed parking supply at the Project would adequately accommodate the parking demand generated at the Project Site. As shown from the Costa Mesa Starbucks data, parking demand is typically 20 vehicles or less throughout the day, which can be readily accommodated by the proposed parking supply at the Project. During unusual peak times when more than 20 vehicles may wish to park at the Project Site, it is expected that this additional demand will be absorbed by the substantial capacity provided by the proposed enhanced drive-through lane (i.e., incoming motorists will choose to utilize the drive-through instead of walk-in service).

In conclusion, based on the parking demand data provided by an existing Starbucks location, it is expected that the Project will provide sufficient vehicle parking to accommodate the forecast peak demand.

cc: File




NOT TO SCALE

SOURCE: MCG ARCHITECTURE

FIGURE 1
SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

STARBUCKS - 2551 E. VINEYARD AVENUE

TABLE A
STARBUCKS PARKING SURVEY [1]

Time	Wednesday March 13, 2013	Thursday March 14, 2013	Friday March 15, 2013	Saturday March 16, 2013	Maximum	Surplus/Deficiency (+/-)
7:00 AM	15	16	12	7	16	19
8:00 AM	20	30	17	17	30	5
9:00 AM	25	19	19	13	25	10
10:00 AM	21	18	17	20	21	14
11:00 AM	15	11	11	18	18	17
12:00 PM	14	12	7	23	23	12
1:00 PM	13	12	10	19	19	16
2:00 PM	14	10	9	15	15	20
3:00 PM	12	11	8	11	12	23
4:00 PM	13	12	9	10	13	22
5:00 PM	6	9	6	7	9	26
6:00 PM	13	6	4	6	13	22
7:00 PM	9	9	3	6	9	26
8:00 PM	5	8	0	4	8	27
9:00 PM	1	2	0	1	2	33
10:00 PM	1	0	0	0	1	34

Note:

[1] Counts conducted by National Data and Surveying Services (NDS).

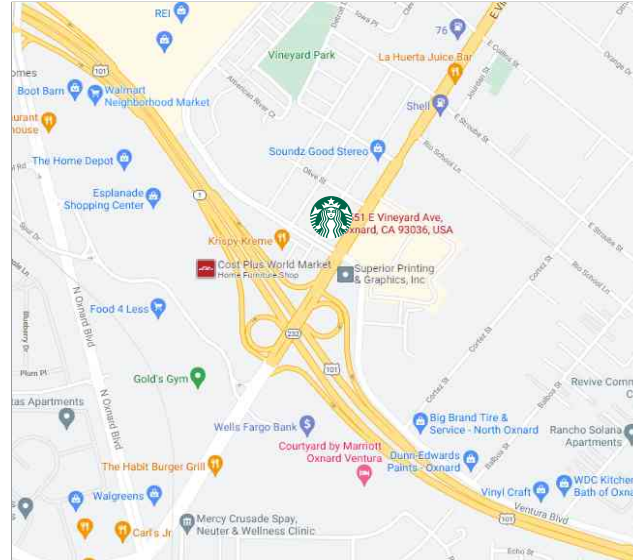
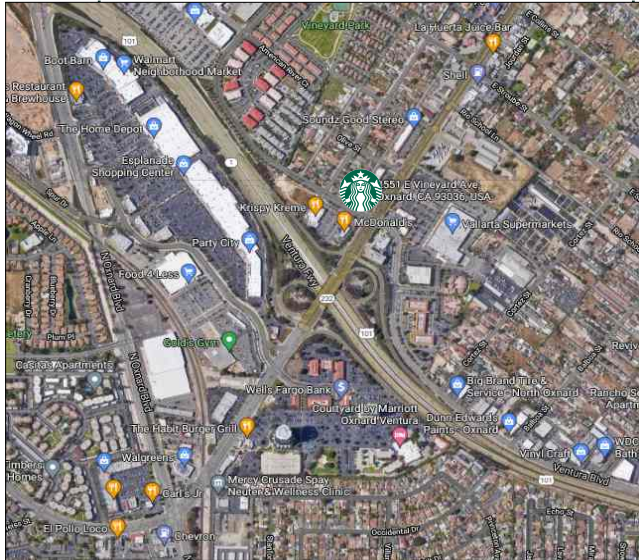
During the time of the counts 35 spaces were available for parking at 450 E. 17th Street.

Indicates 85th percentile and greater values. The 85th percentile of parked vehicles is calculated to be 17 vehicles.

Indicates peak demand.

ATTACHMENT F

REDUCED SIGN PLANS



VICINITY MAP
Not To Scale



WALL SIGNS LEGEND		
DESCRIPTIONS	Sq Ft.	QTY
A 60" SIREN ILLUMINATED LOGO DICS	19.62	2
B 8" DAY/NITE DT CHANNEL LETTERS	3.66	2
C 16" ILLUMINATED CHANNEL LETTERS	17.18	1
D 10" DT CHANNEL LETTERS	10.41	1
E DT ENTRY DIRECTIONAL	3	2
F DT EXIT DIRECTIONAL	2	1
K PYLON SIGN	83.52	1
total sign area proposed		165.67

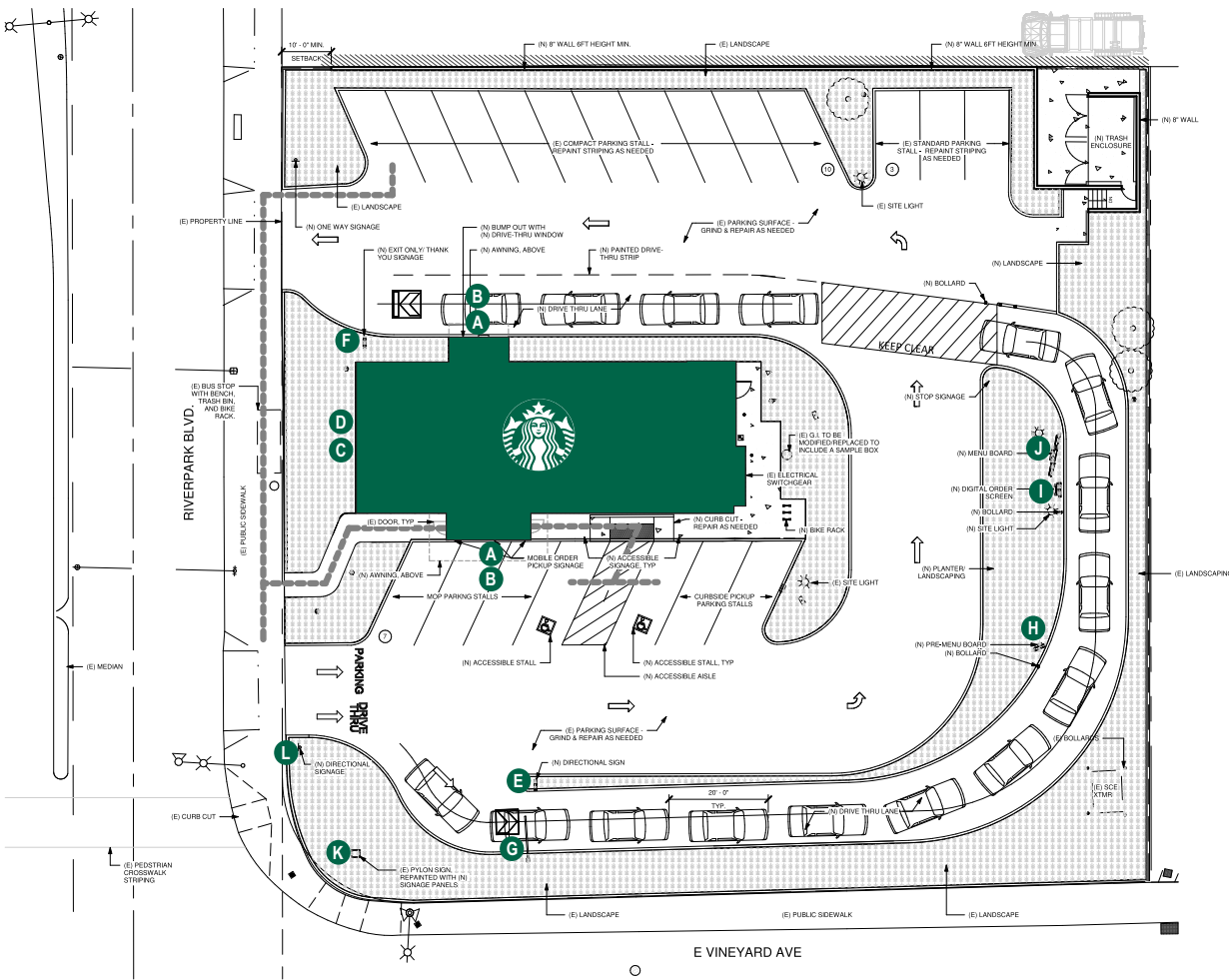


PROJECT: #20006.30
STORE # 65182

VINEYARD & RIVERPARK - STARBUCKS COFFEE

2551 E. Vineyard Ave.
Oxnard, CA 93036





KEY LEGEND

- A** 60" SIREN LOGO DICS
- B** 8" DT CHANNEL LETTES
- C** 16" CHANNEL LETTERS
- D** 10" DT CHANNEL LETTERS
- E** DT ENTRANCE DIRECTIONAL
- F** DT EXIT/THANK YOU DIRECTIONAL
- G** CLEARANCE BAR
- H** PRE MENU BOARD
- I** DT DIGITAL ORDER SCREEN
- J** DT 5-PANEL MENU SIGN
- K** PYLON SIGN
- L** POST SIGN

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date: 6-23-21 Drawn by: L.S.

1	08-11-21	LS
2	08-23-21	LS
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



2101 Carrillo Private, Ontario, CA 91761
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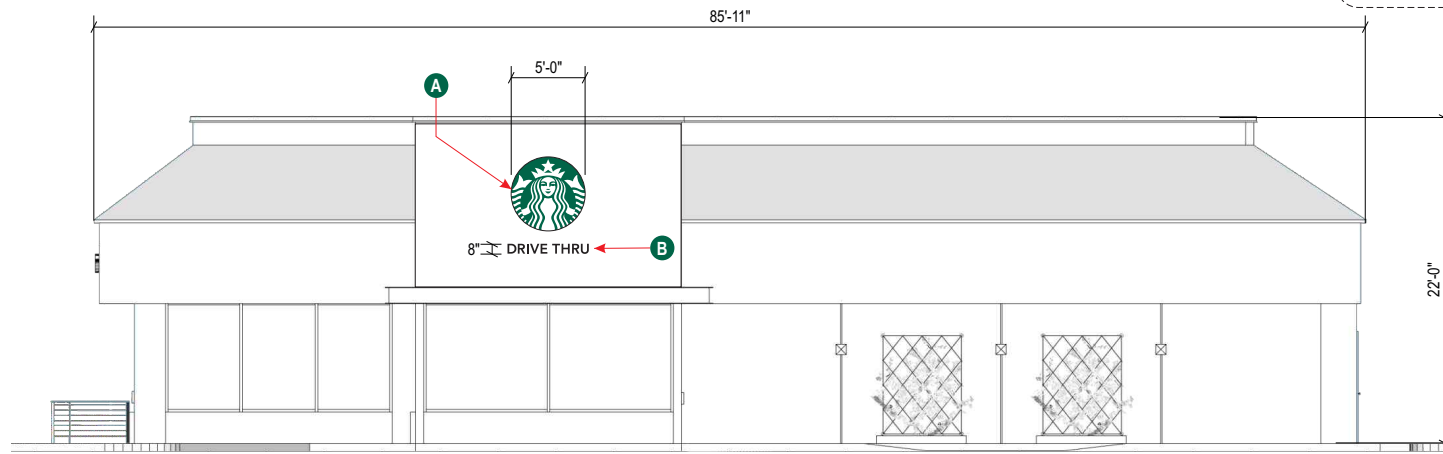
Drawing No

21-253

Page: **SP.1**



1 SITE PLAN
SCALE: NTS



KEY LEGEND

- A 60" SIREN LOGO DICS
- B 8" DT CHANNEL LETTES
- C 16" CHANNEL LETTERS
- D 10" DT CHANNEL LETTERS

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

Date: 6-23-21 Drawn by: L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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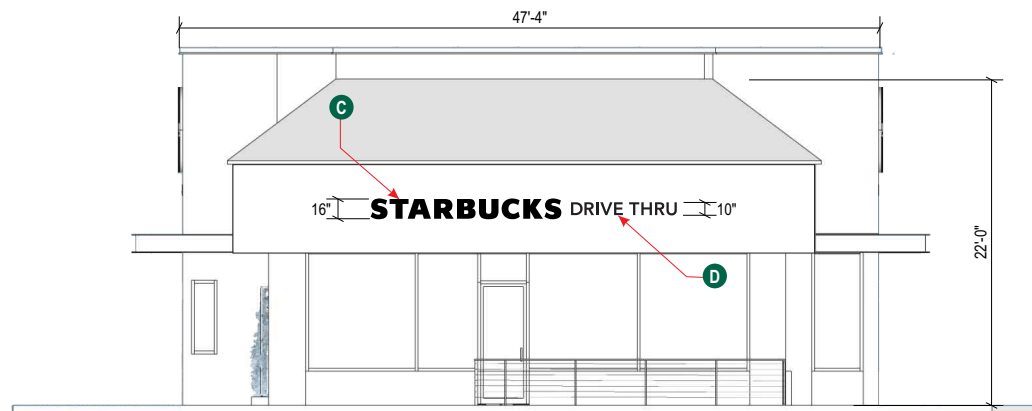
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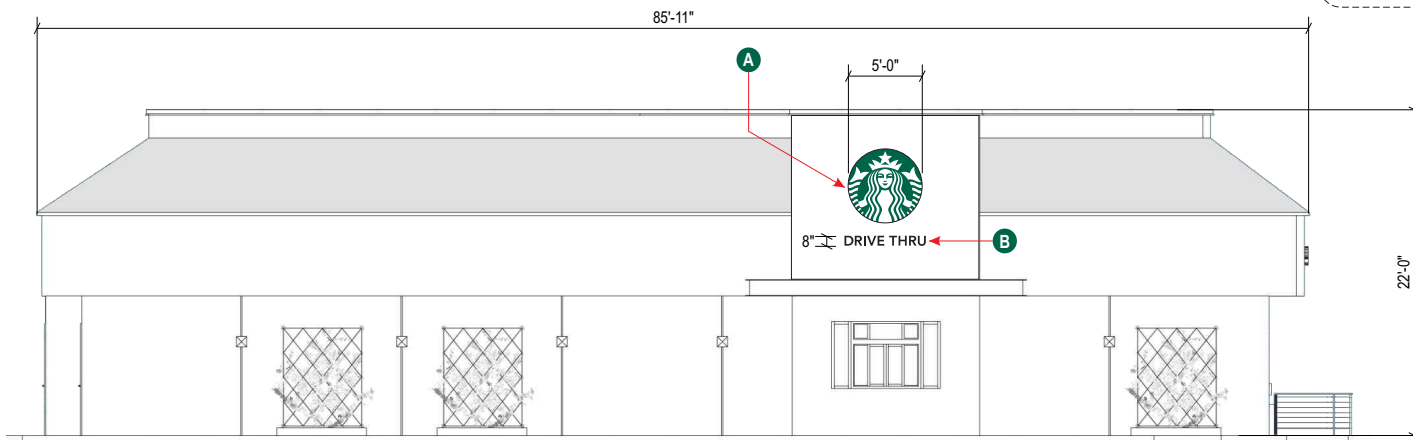
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21-253

Page: **ELE.1**

1 SOUTH ELEVATION
SCALE: 1/8" = 1'



2 WEST ELEVATION
SCALE: 1/8" = 1'



KEY LEGEND

- A 60" SIREN LOGO DICS
- B 8" DT CHANNEL LETTES

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:
6-23-21

Drawn by:
L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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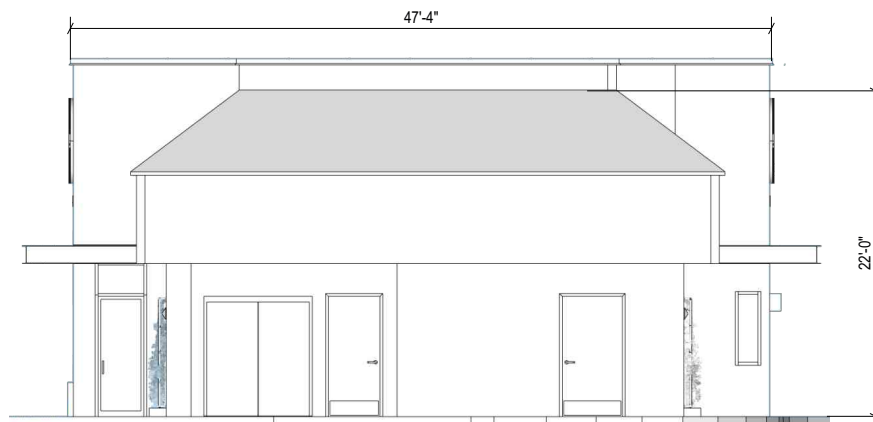
21-253



Page: ELE.2

1 NORTH ELEVATION

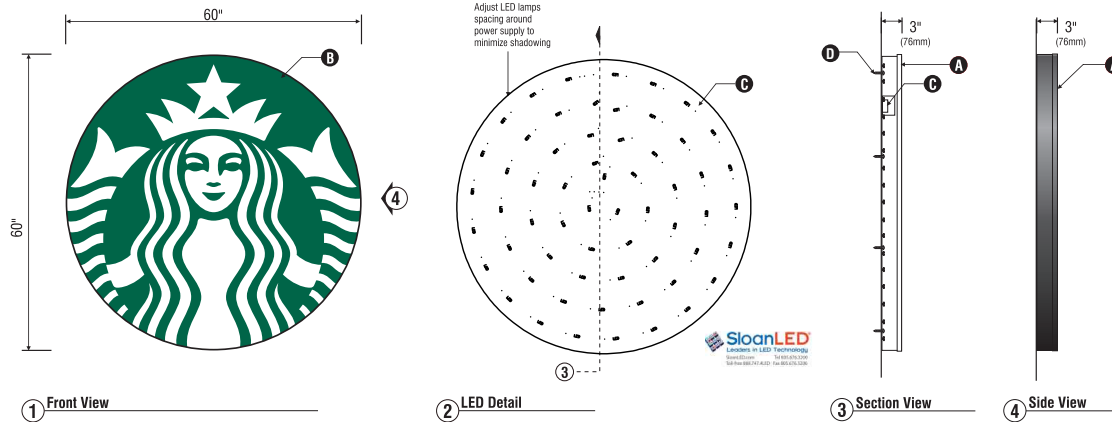
SCALE: 1/8" = 1'



2 EAST ELEVATION

SCALE: 1/8" = 1'

Design ID #13164



A 60" Illuminated Logo Disc - Wall Mounted ~ Qty (2)

Sq.Ft.
19.62

Scale: 1/2"= 1'

SPECIFICATIONS:

- A** 60" (1524mm) Single faced internally illuminated wall mount logo disc. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) Acrylite 015-2GP 1" (25mm) black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminated logo disc with Sloan Prism Enlightne white 6500k, laid out at 1.5 modules per foot, 6" on center installed to back of disc with self-contained power supply with U.L approved enclosure.
- D** Flushed mounted to fascia (minium (4) with minimum 3" embedment)

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3(B) 600-2, 600-4, Primary electrical source 1/2"(13mm) conduit (minimum) REF: NEC 600-6, 600-21 (provided by installer).

MOUNTING HARDWARE CHART			
	MASONRY	WOOD	METAL
1/4" BOLTS THRU WALL	*	*	*
1/4" LAGS W/ SHIELD	*		
1/4" LAG BOLTS		*	
1/4" TOGGLE BOLTS			*

Disk 60in S/F Illuminated wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120



Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:
6-23-21

Drawn by:
L.S.

1	08-11-21	LS
2	08-23-21	LS
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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Page: **1.0**

X00102



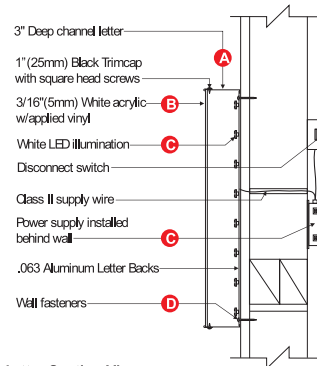
B 8" DAY/NITE DRIVE THRU LETTERS~ Qty (2) sign area 3.66 sq. ft
Scale 1" = 1'-0"

DRIVE THRU SPECIFICATION:

- A** Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors, 3"(76mm) deep. Letters backs to be .063 Black & White aluminum pop-riveted to sidewalls and sealed.
- B** Faces to be 3/16" clear acrylic with black trim cap retainer edging, letters face to be 3M day/nite perforated vinyl overlay, with white 3M diffuser second surface.
- C** Internally illuminated with Sloan Prism Enlighten white 6500k, laid out 1.5 modules per foot, 6" on center installed to back of letter with sloan power supply with U.L. approved closure.
- D** Fasten letters flush to wall with required fasteners.



Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes.
Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3(B) 600-2, 600-4
Primary electrical source (1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)



Letter Section View
NTS

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:
6-23-21

Drawn by:
L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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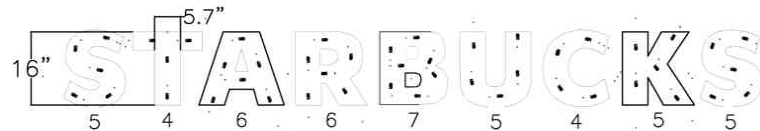


Page: 2.0

Design # 16496



C 16" DAY/NITE CHANNEL LETTERS ~ Qty (1) sign area 17.18 sq. ft
SCALE: 3/8"=1'



LED LAYOUT

Scale: 1/4"= 1'

STARBUCKS SPECIFICATION:

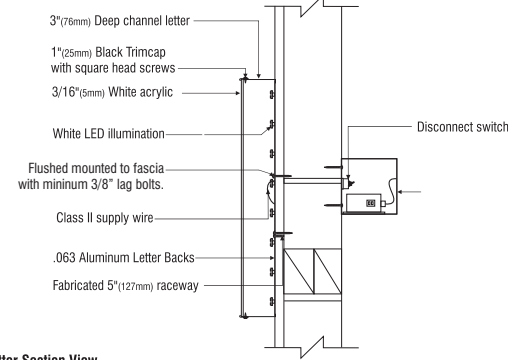
- Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors, 3"(76mm) deep. Letters backs to be .063 Black & White aluminum pop-riveted to sidewalls and sealed.
- Faces to be 3/16" white acrylic faces with 3M Day/Nite perforated vinyl black trim cap retainer edging. I
- Internally illuminated with Sloan Prism Entlighten white 6500K, laid out 1.5 modules per foot, 6" on center installed to back of letter with sloan power supply with U.L. approved closure.
- Fasten letters flush to wall with required fasteners.



Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes.
Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3(B) 600-2, 600-4
Primary electrical source (1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)



Size	Sq. Ft.	Volts	Amps
16" (406mm)	17.18	120	.7



Letter Section View

Scale: NTS

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:
6-23-21

Drawn by:
L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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Page: 3.0

X00102



10" 6'-11" **DRIVE THRU**

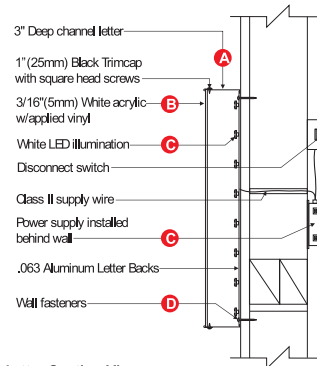
D 10" DAY/NITE DRIVE THRU LETTERS~ Qty (1) sign area 10.41 sq. ft
Scale 1" = 1'-0"

DRIVE THRU SPECIFICATION:

- A** Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors, 3"(76mm) deep. Letters backs to be .063 Black & White aluminum pop-riveted to sidewalls and sealed.
- B** Faces to be 3/16" clear acrylic with black trim cap retainer edging, letters face to be 3M day/nite perforated vinyl overlay, with white 3M diffuser second surface.
- C** Internally illuminated with Sloan Prism Enlighten white 6500k, laid out 1.5 modules per foot, 6" on center installed to back of letter with sloan power supply with U.L. approved closure.
- D** Fasten letters flush to wall with required fasteners.



Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes.
Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3(B) 600-2, 600-4
Primary electrical source (1/2"(13mm) conduit minimum) REF: NEC 600-6, 600-21 (provided by installer)



Letter Section View
NTS

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:
6-23-21

Drawn by:
L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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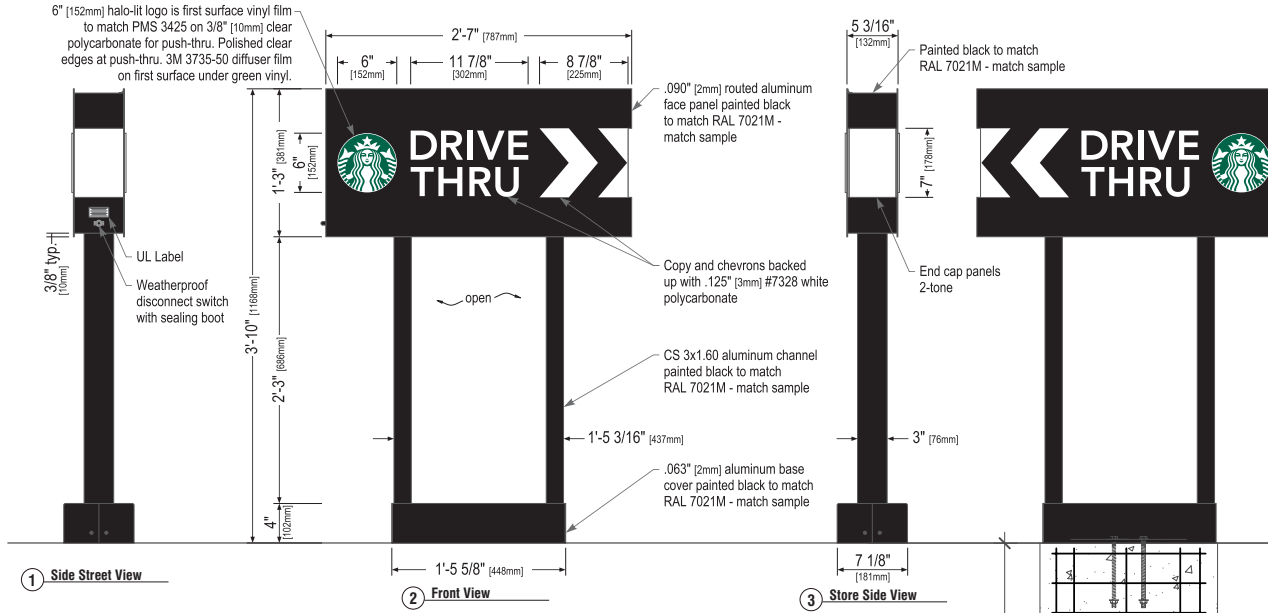
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Drawing No

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Page: **4.0**



Sign Specifications:

Design ID#14104



Cabinet:

- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with white end caps as shown.
- Directional copy and chevrons backed up with .125" [3mm] #7328 white polycarbonate. Siren logo is 6" [152mm] diameter, 3/8" [10mm] clear polycarbonate routed to push thru aluminum face. Decorate logo with 1st surface computer cut vinyl film to match PMS 3425 and 3735-50 diffuser film underneath green vinyl. Edges of push thru logo are to be clear polished. All polycarbonate face elements to be attached to aluminum face panel with weld studs.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Internally illuminated logo disc with Sloan Prism Enlighten white 6500k, laid out at 1.5 modules per foot, 7" on center with self-contained power supply with U.L. approved enclosure.

Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021M as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

Regulatory:

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.

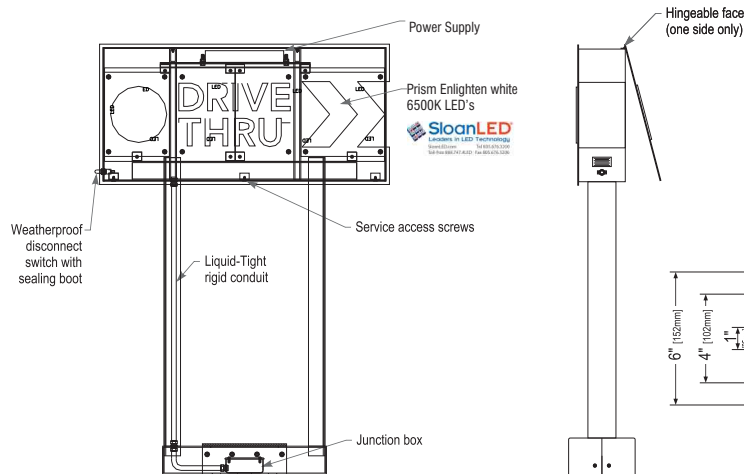


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This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

E D/F DRIVE THRU DIRECTIONAL SIGNS~ Qty (2)

Scale: 1"= 1'



Section View at Anchor Detail (base cover removed for clarity)

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1168mm)	1.51	9.90	120	0.85

1: Figured as illuminated center part
2: Figured as complete signage

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date: 6-23-21 Drawn by: L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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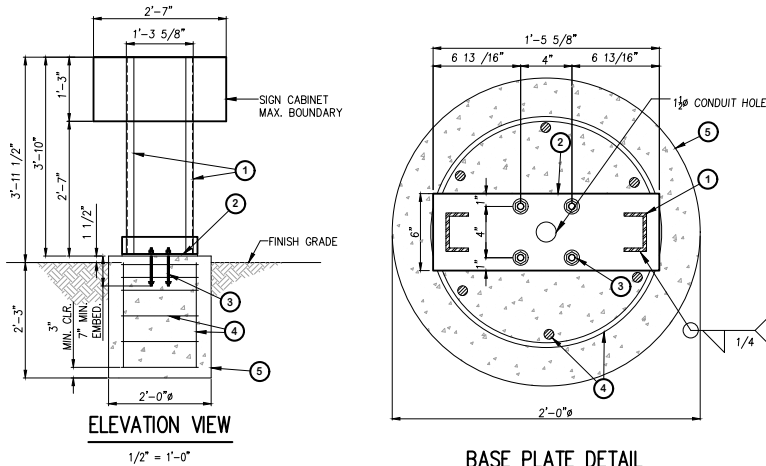
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Drawing No

21-253



Page: **5.0**



- 1 (2) CS 3x1.60 ALUMINUM CHANNEL PER ELEVATION AND BASE PLATE DETAIL HEREON.
- 2 5/8" THK. ALUMINUM BASE PLATE (17.63"x6") PER BASE PLATE DETAIL HEREON.
- 3 (4) 1/2" THK. GALVANIZED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL HEREON.
- 4 HORIZ: (3) #3 TIES AT 3" O.C. AND THEN (3) #3 TIES AT 6" O.C.
VERT: (6) #4 BAR SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
- 5 CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2019 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

DESIGN CRITERIA:

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16 BASIC WIND SPEED: 130 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
SITE CLASS: D
OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: D
IMPORTANCE FACTOR: 1.0
RESPONSE MODIFICATION FACTOR: $R_p=3.0$
AMPLIFICATION FACTOR: $A_p=2.5$

CONCRETE:

1. DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
2. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
3. COMPRESSIVE STRENGTH AT 28 DAYS: $f'_c=2,500$ PSI MIN.
4. PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
5. CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
6. SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE MOST CURRENT ALUMINUM ASSOCIATION ALUMINUM DESIGN MANUAL 1.
2. ALUMINUM ELEMENTS 6061-T6
3. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
4. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE OF WELD TO MATCH SMALLEST MEMBER/MATERIAL SIZE.
5. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF AWS D1.2. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

WINLOADS PER ASCE 7-16:

(29.3-1)	Freq. "G" G_A	(26.10-1)	$q_s = 0.00256 "K_z" "K_{zt}" "K_d" "K_e" "K_g" "V"$
(26.5)	Risk Category:	II	
(26.6-1)	Wind Speed (V):	130	mph per ATC Council
(26.7)	Directional Fac. (K_d):	0.85	(Table 26.6-1)
(26.8-1)	Exposure Category:	C	
(26.8-2)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)
(26.8)	Ground Elev. Fac. (K_g):	1	(for all elevation)
(26.11)	Gust Effect Fac. (G):	0.85	
	s (height of affected area)	1.25	ft
	h (height)	4	ft
	B (width of affected area)	2.583	ft
	z/h	0.31	
	B/z	2.07	
	Force Coefficient (C_f):	1.794	
	Velocity pressure exposure coefficient (K_z):		(Table 29.3-1)
	for $s/h=1$, add 10%		ASCE fig. 29.4-1 therefore:
	if 2 poles, spacing between:	1.3	O.C.

Structure Component	Height at section c.g. ft	K_z factor	q_s psf	$q_s "G" C_f$ psf	A_v ft ²	Shear lb	Wind Moment lb-ft
1	0.33	0.85	31.26	47.66	0.5	24	8
2	3.38	0.85	31.26	47.66	3.3	357	532

DIRECT BURIAL FOOTING:

M_u	0.48	k-ft	(0.68 M_u)	0.29	k-ft	w	1.3	IBC 1805.3.2
V_u	0.16	kips	(0.68 V_u)	0.10	kips			
P	0.13	kips	S1: Sed/3			200.00	psf	IBC 1806.1
Base	2	ft	A: 2.34" (51ab)			1068	psf MAX	IBC 1806.3.4
Depth	2.25	ft deep				0.74	ft	IBC 1807.3.2.1
h	2.98	ft	d: 0.54d (1+3+4 30RA)			1.07	ft	
q_u	100	psf/ft						
S_u	266.667	psf/ft	IBC Table 1806.2					

BASE PLATE DESIGN:

Base Plate Check		Size:		Nominal Yield Moment				
M _u	0.484	k-ft	1	0.625	in	M _n φ _T F _y Z	1.46	k-in
V _u	5.81	k	S	4	in	φ _t	0.9	
	0.16	kip	Arm:	0.5	in	φ _t M _u	1.32	k-in
			b _{eff} :	1	in	Demand/Capacity:	0.28	OKAY
			n:	2	bolts			
T _{gr}	1.45	kips	Flange:	24	ksi	Nominal Yield Moment		
T _{br}	0.73	kips/bolt	F _{tbr}	15	ksi	M _n φ _T F _y Z	2.34	k-in
M _u P _{cr}	0.4	k-in	F _{tbr}	15	ksi	φ _t	0.9	
			F _{tbr}	15	ksi	φ _t M _u	2.11	k-in
S (in) ³	0.065		F _{tbr}	1		Demand/Capacity:	0.17	OKAY
Z (in) ³	0.098		K _t :	15				

ALUMINUM COLUMN DESIGN:

Check Aluminum Rectangular Tube						
M _u	0.484	k-ft	M _u	5.809	k-in	Aluminum 6061-T6
Size	C3x1.6		S	1.310	in ³	F _{tu} 24 ksi
			Z	1.510	in ³	F _{tu} 15 ksi
			Req Z	0.39		F _{cy} 15 ksi
						K _t 1
Normal Yield Moment			Nominal Rupture Moment			
M _{np}	22.65	k-in	M _{np}	36.24	k-in	
φ _t	0.9		φ _t	0.9		
φ _t M _{np}	20.39	k-in	φ _t M _{np}	32.62	k-in	
D/C:	0.28		D/C:	0.18		

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date: 6-23-21
Drawn by: L.S.

1	08-11-21	LS
2	08-23-21	LS
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



YOSIMAR RAMOS
R.C.E. 89832
LIC. EXP 06/30/21

PREPARED BY:



YR ENGINEERING LP
424 E. MAITLAND ST.
SUITE A
ONTARIO, CA 91761
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

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Δ					
NO	REVISION	BY	APPROVED	DATE	

STARBUCKS DRIVE THRU SIGNAGE DIRECTIONAL SIGNAGE VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2012-00	SHEET: 1 OF 1
DISREGARD PRINTS BEARING EARLIER REVISION DATES	10-22-20	12-15-20



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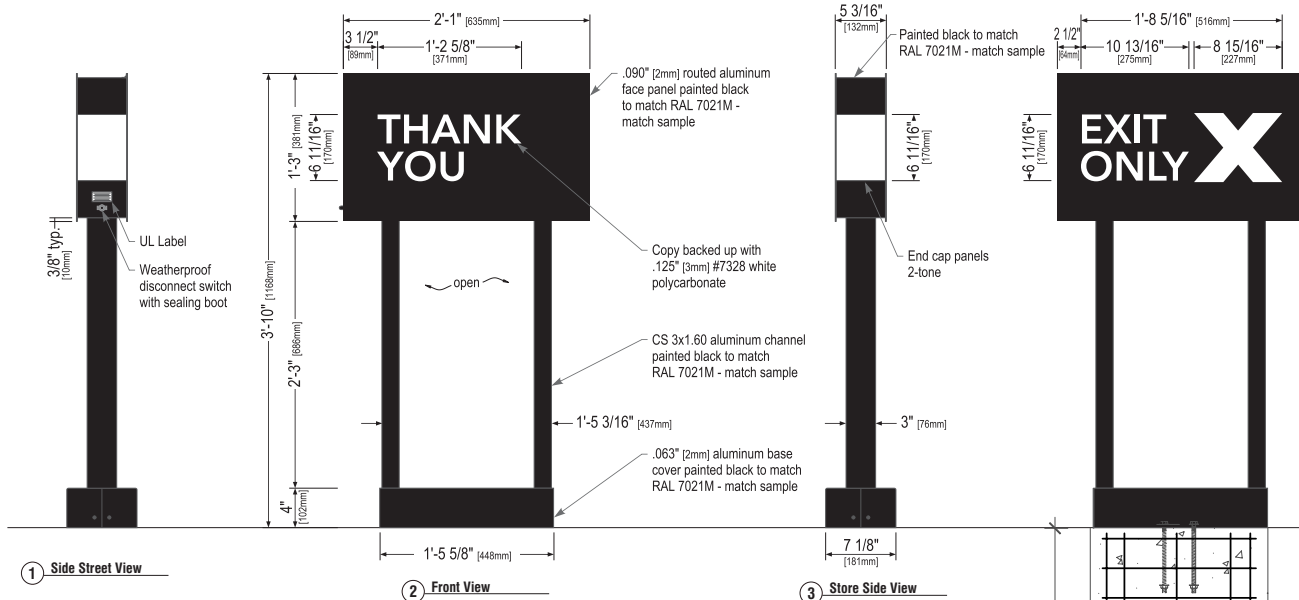
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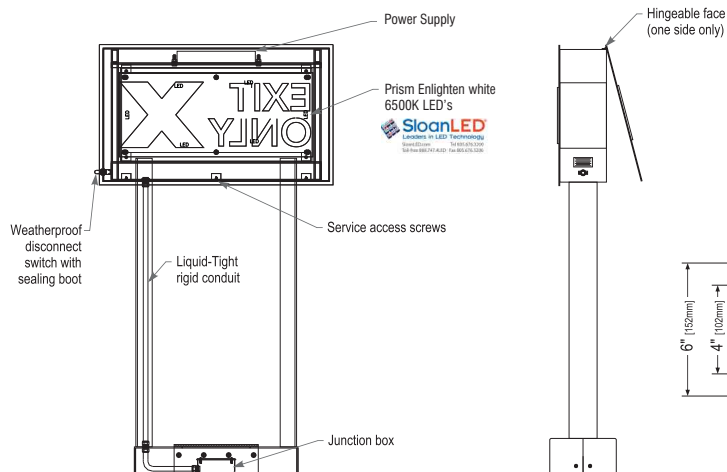
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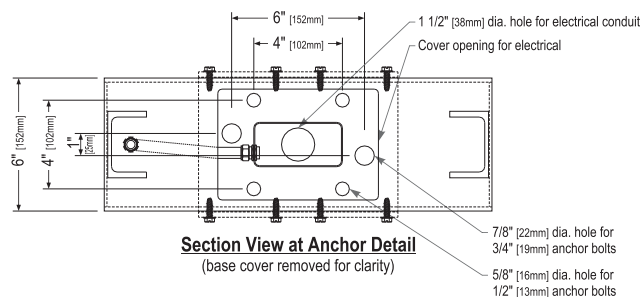
F D/F EXIT DIRECTIONAL SIGNS~ Qty (1)

Scale: 1"= 1'



Vertical Cross-Section View, Typ.

Service Position View



Section View at Anchor Detail
(base cover removed for clarity)

4 Rear View

Sign Specifications:

Design ID#14191



- Cabinet:
- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with white end caps as shown.
 - Directional copy backed up with .125" [3mm] #7328 white polycarbonate. All polycarbonate face elements to be attached to aluminum face panel with weld studs.
 - Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
 - Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
 - Internal structure of cabinet shall be per approved shop drawings.
 - Internally illuminated logo disc with Sloan Prism Enlighten white 6500K, laid out at 1.5 modules per foot, 7" on center with self-contained power supply with U.L approved enclosure.

Support:

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021M as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

Regulatory:

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.



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This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:

6-23-21

Drawn by:

L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



2101 Cerrillo Privado, Ontario, CA 91761
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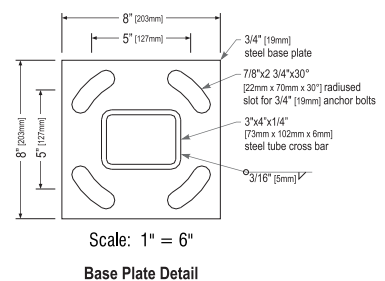
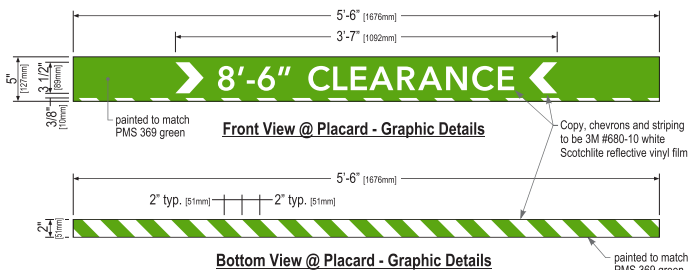
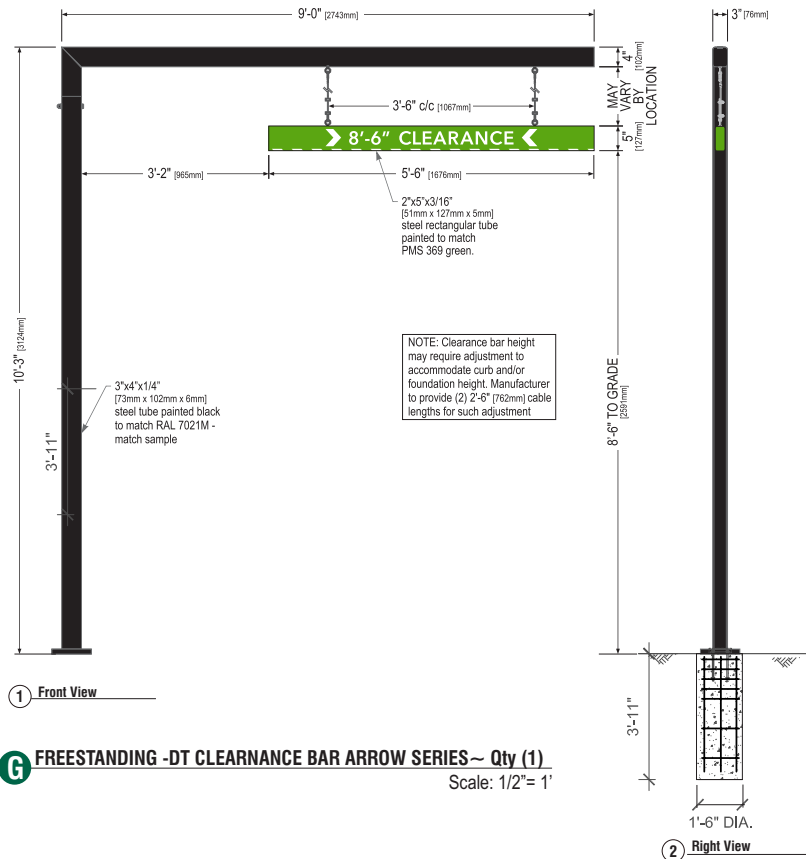
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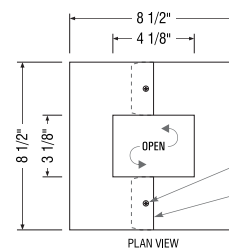
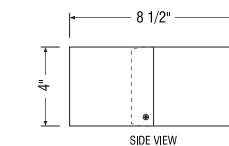


Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1168mm)	0.94	7.99	120	0.85

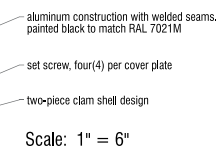
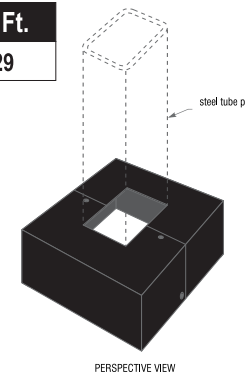
1: Figured as illuminated center part
2: Figured as complete signage



Size	Sq. Ft.
10'-3" (3124mm)	2.29



Base Plate Cover Detail



Design ID#14106



SPECIFICATIONS:

Scraper Bar:

- 2"x5" [51mm x 127mm] steel tube painted to match PMS 369 green.
- Flush steel end caps painted to match PMS 369 green.
- Copy and chevrons to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film.
- Bottom striping to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film. Striping extends 3/8" [10mm] onto front face.
- Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.

Support:

- Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawings.
- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

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Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date: 6-23-21 Drawn by: L.S.

1	08-11-21	LS
2	08-23-21	LS
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



2101 Cerrillo Private, Ontario, CA 91761
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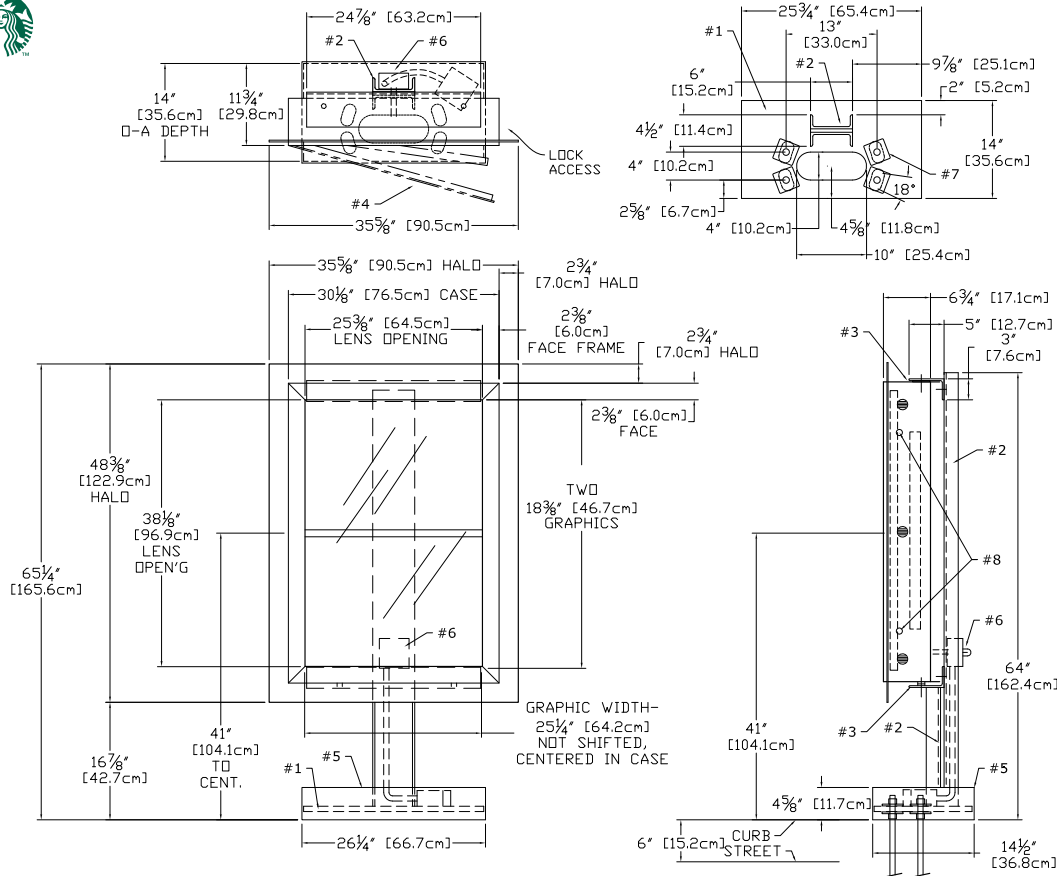
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Design ID#14120



PRE-MENU SIGN



H DRIVE THRU PRE-MENU SIGN~ Qty (1) **INSTALLATION ONLY**

Sign Specifications:

- #1 - 3/4" [19mm] STEEL BASE PLATE w/ 18deg HOLES PATTERN LEFT SQUARE / SYMMETRICAL
- #2 - C6X10.5 (6"x2"x5/16") STEEL POST (1x)
- #3 - 5"x3"x1/4" STEEL SUPPORT ANGLES (2x) (WELDED TO STEEL POST)
- #4 - EXTRUDED ALUMINUM MENU BOARD (1x)
ONE SPLIT PANEL LIGHTBOX
TWO 25 1/4"x18 3/8" GRAPHICS
GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED
STANDARD LED TUBE LIGHTING, SIDE LOCKS

- #5 - WELDED ALUMINUM BASE COVER
- #6 - WATER-TIGHT BOX w/SWITCHES & SENSOR, RIDGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.30Aac
- #7 - 8 BASE WASHERS, 1/4" THICK
- #8 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING KEY #E3-26-819-15

RAL7021 BLACK GREY, 10% SHEEN, EXT

DT PRE ORDER FREESTANDING		11036584
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DSA/PHOTOTECH 16961 Central Avenue, Carson, CA 90746 (310) 537-5000 (310) 537-7060 Fax phubbell@dsaphototech.com		
DRIVE THRU PRE ORDER w/ STAND		
PAH	DATE 02/13/14	QCSBEDTPRELED
		SCALE 1:16

APPROVED
02/04/14

Scale: 3/4" = 1'

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:

6-23-21

Drawn by:

L.S.

1	08-11-21	LS
2	08-23-21	LS
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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Page: 8.0



Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:

6-23-21 L.S.

△

1	
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2

$\frac{\Delta}{\Delta}$	
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3

4	
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Electrical Requirement:

☐ 120 Volts ☐ 277 Volts

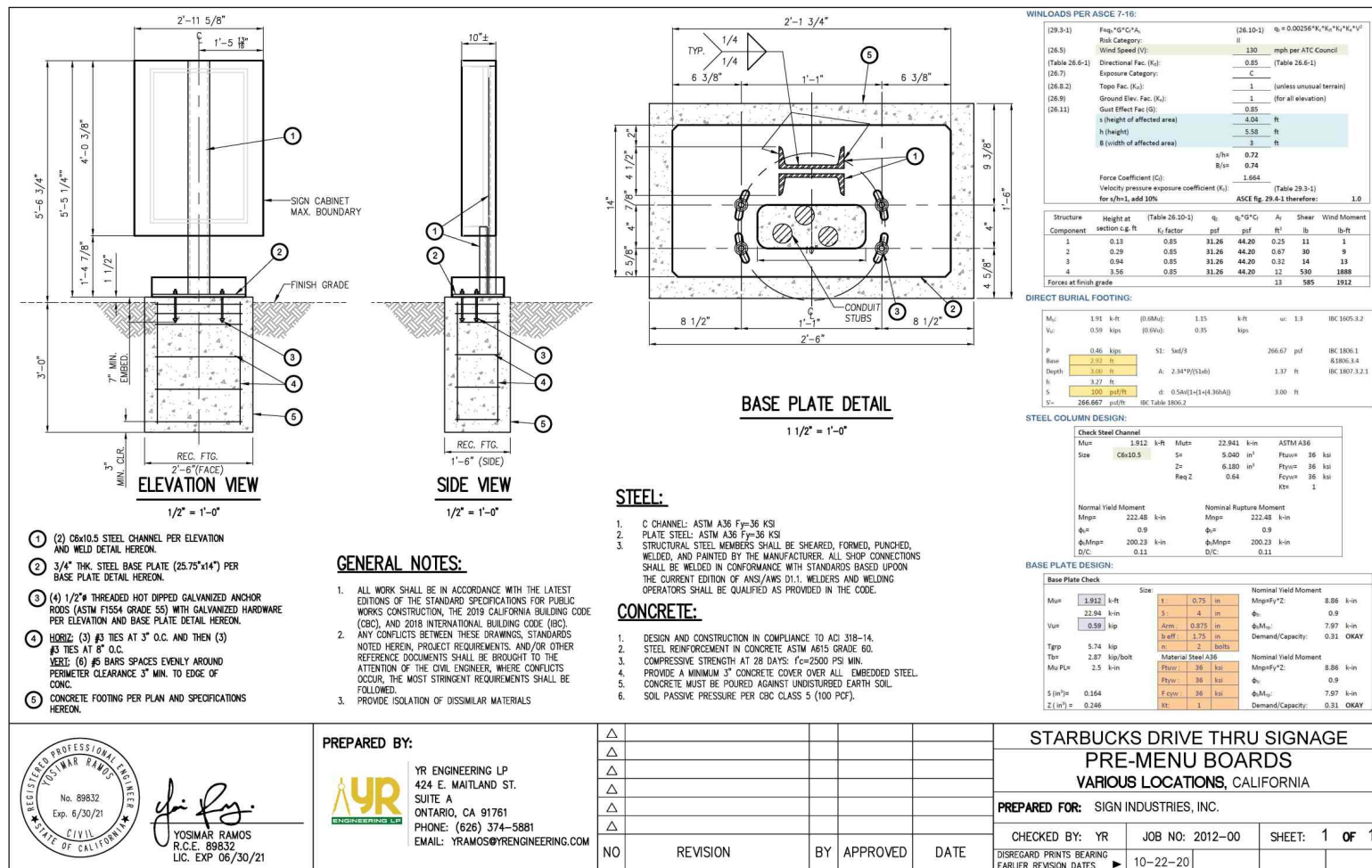
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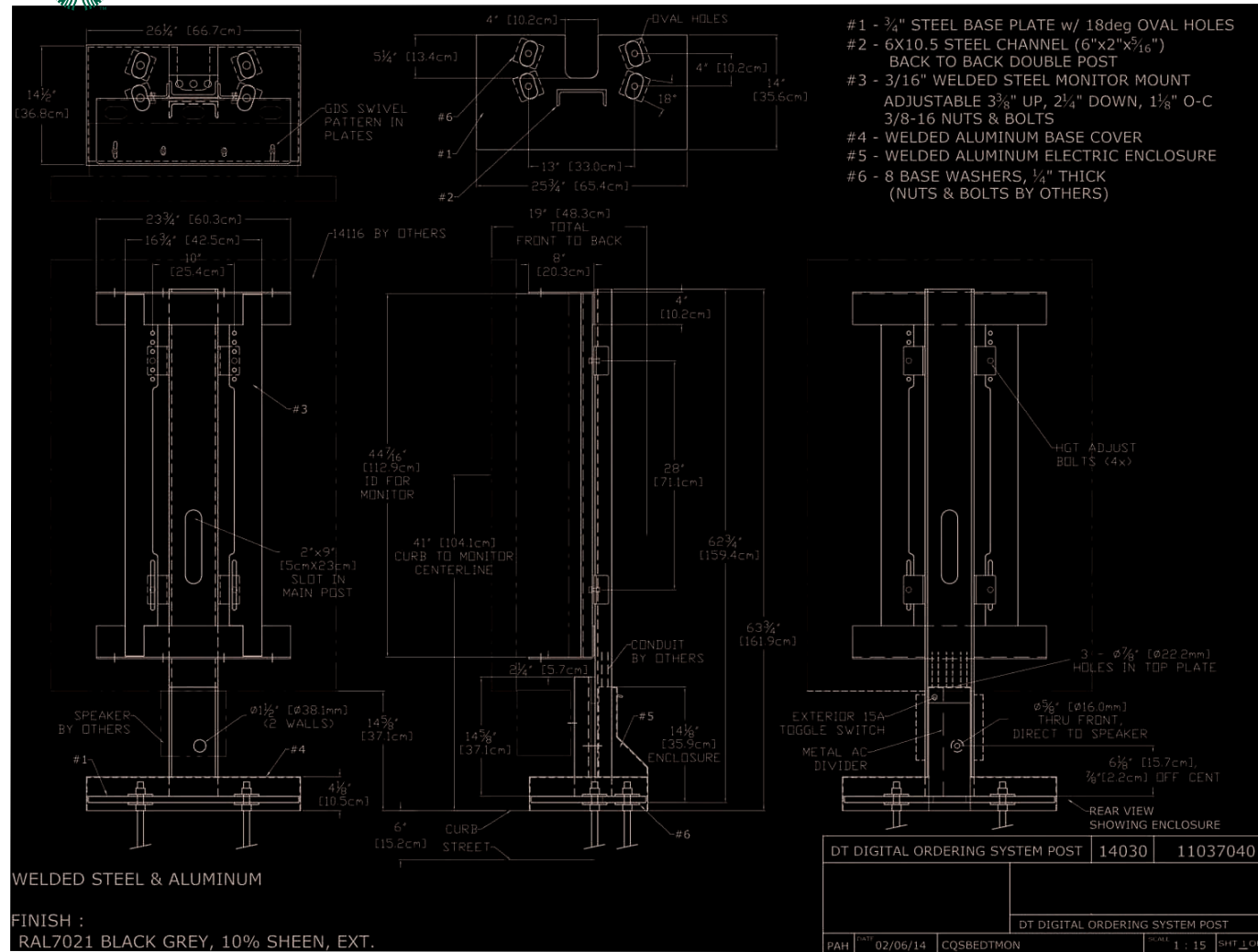
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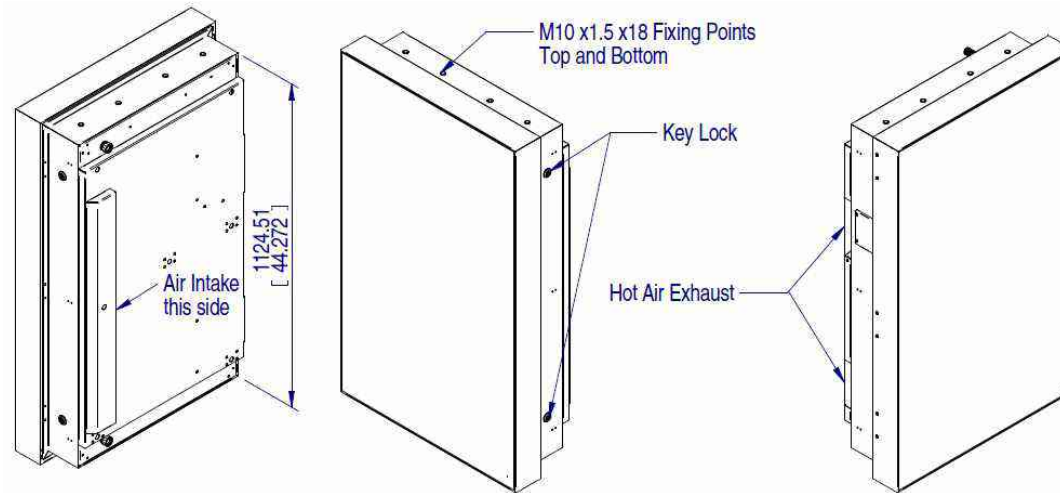
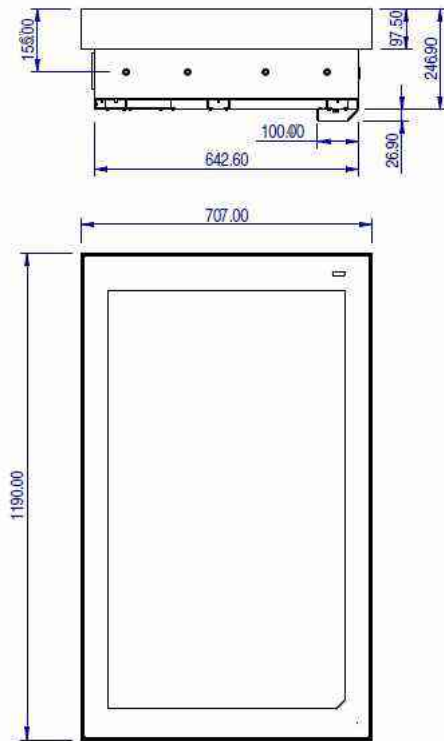
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H DRIVE THRU DIGITAL ORDER POST~ Qty (1)
INSTALLATION ONLY

NTS

Design ID#14116



Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:
6-23-21

Drawn by:
L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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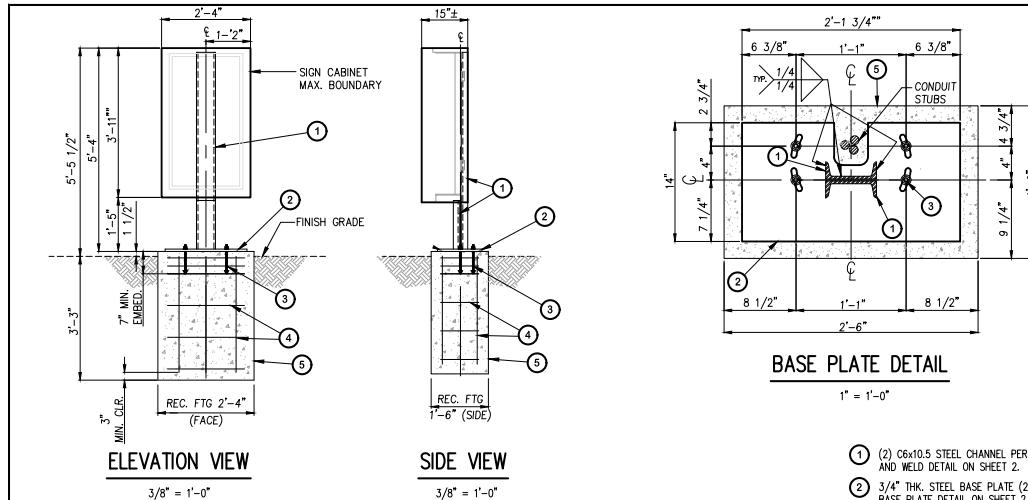
21-253



Page: 9.1

H.1 DRIVE THRU DIGITAL ORDER SCREEN~ Qty (1)
INSTALLATION ONLY ON

NTS



BASE PLATE DETAIL

- ① (2) C6x10.5 STEEL CHANNEL PER ELEVATION AND WELD DETAIL ON SHEET 2.
- ② 3/4\"/>

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2019 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
2. ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

STEEL:

1. C CHANNEL: ASTM A36 $F_y=36$ KSI
2. PLATE STEEL: ASTM A36 $F_y=36$ KSI
3. STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

DESIGN CRITERIA:

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
2. BASIC WIND SPEED: 130 MPH
3. RISK CATEGORY: II
4. EXPOSURE CATEGORY: C
5. SITE CLASS: D
6. OCCUPANCY CATEGORY: II
7. SEISMIC DESIGN CATEGORY: D
8. IMPORTANCE FACTOR: 1.0
9. RESPONSE MODIFICATION FACTOR: $R_p=3.0$
10. AMPLIFICATION FACTOR: $A_p=2.5$

CONCRETE:

1. DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
2. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
3. COMPRESSIVE STRENGTH AT 28 DAYS: $f'_c=2500$ PSI MIN.
4. PROVIDE A MINIMUM 3\"/>

WINLOADS PER ASCE 7-16:

(29.3-1)	$F_{wi}=G \cdot C_e \cdot A_s$	(26.10-1)	$q_s = 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$
Risk Category:	II		
(26.5)	Wind Speed (V):	130	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K_d):	0.85	(Table 26.6-1)
(26.7)	Exposure Category:	C	
(26.8.2)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_z):	1	(for all elevation)
(26.11)	Gust Effect Fac. (G):	0.85	
	z (height of affected area)	4.4	ft
	h (height)	5.9	ft
	B (width of affected area)	2.92	ft
	$s/h=$	0.75	
	$B/s=$	0.66	
	Force Coefficient (C_e):	1.661	
	Velocity pressure exposure coefficient (K_z):		(Table 29.3-1)
	for $s/h \leq 1$, add 10%		ASCE fig. 29.4-1 therefore: 1.0

Structure Component	Height at section c.g. ft	K_z factor	q_s psf	$q_s \cdot G \cdot C_e$ psf	A_v ft ²	Shear lb	Wind Moment lb-ft
1	0.1	0.85	31.26	44.13	0.56	25	2
2	0.88	0.85	31.26	44.13	0.69	30	27
3	3.76	0.85	31.26	44.13	12.84	967	2190
Forces at final grade:					14	622	2160

DIRECT BURIAL FOOTING:

M_u	2.16	k-ft	(0.6M _u)	1.30	k-ft	$\omega=1.3$	IBC 1805.3.2
V_u	0.62	kips	(0.6V _u)	0.37	kips		
P	0.48	kips	S_L	Swd/3		288.89	psf
Base	2.27	ft					IBC 1806.1.4
Depth	3.25	ft deep	A_i	2.34 $\sqrt{f'_c}/(3\sqrt{s})$		1.42	ft
h	3.47	ft					IBC 1807.3.2.1
S	100	psf/ft	d_i	0.5A _v (1+1/(4-3.60A))		3.13	ft
S'	266.667	psf/ft		IBC Table 1806.2			

STEEL COLUMN DESIGN:

Check Steel Channel							
M_u	2.160	k-ft	M_u	25.915	k-in	ASTM A36	
Size	C6x10.5		S_x	5.040	in ³	F_y	36 ksi
			Z_x	6.180	in ³	F_y	36 ksi
			Req Z	0.72		F_y	36 ksi
						K_t	1
Normal Yield Moment							
M_{np}	222.48	k-in					
ϕ_u	0.9						
$\phi_u M_{np}$	200.23	k-in					
D/C:	0.13						
Nominal Rupture Moment							
M_{np}	222.48	k-in					
ϕ_u	0.9						
$\phi_u M_{np}$	200.23	k-in					
D/C:	0.13						

BASE PLATE DESIGN:

Base Plate Check			Size:		Nominal Yield Moment			
Mu=	2.160	k-ft	t=	0.75	in	Mnp=FY*Z=	20.25	k-in
Vu=	25.91	k-in	Sx=	4	in			
	0.62	kip	Arm=	2	in	phi_u	18.23	k-in
Tnp=			Sy=	4	in	Demand/Capacity:	0.36	OKAY
Vu=	6.48	kip	t=	2	bolts			
Tb=	3.24	kip/bolt	Steel A36					
Mu=	6.5	k-in	phi_u	36	ksi	Nominal Yield Moment		
			Fy=	36	ksi	Mnp=FY*Z=	20.25	k-in
Sx=	0.375		Fy=	36	ksi	phi_u	0.9	
Z=	0.363		Mt=	1		Demand/Capacity:	0.36	OKAY



YOSIMAR RAMOS
R.C.E. 89832
LIC. EXP 06/30/21

PREPARED BY:



YR ENGINEERING LP
424 E. MAITLAND ST.
SUITE A
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PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

NO	REVISION	BY	APPROVED	DATE

STARBUCKS DRIVE THRU SIGNAGE DIGITAL ORDER SCREEN DETAILS VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2012-00	SHEET: 1 OF 1
DISCARD PRINTS BEARING EARLIER REVISION DATES	10-22-20	

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date: 6-23-21

Drawn by: L.S.

①	08-11-21	LS
②	08-23-21	LS
③		
④		
⑤		
⑥		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



2101 Cerrillo Private, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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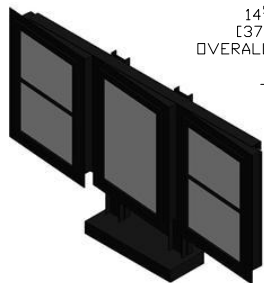
Drawing No

21-253

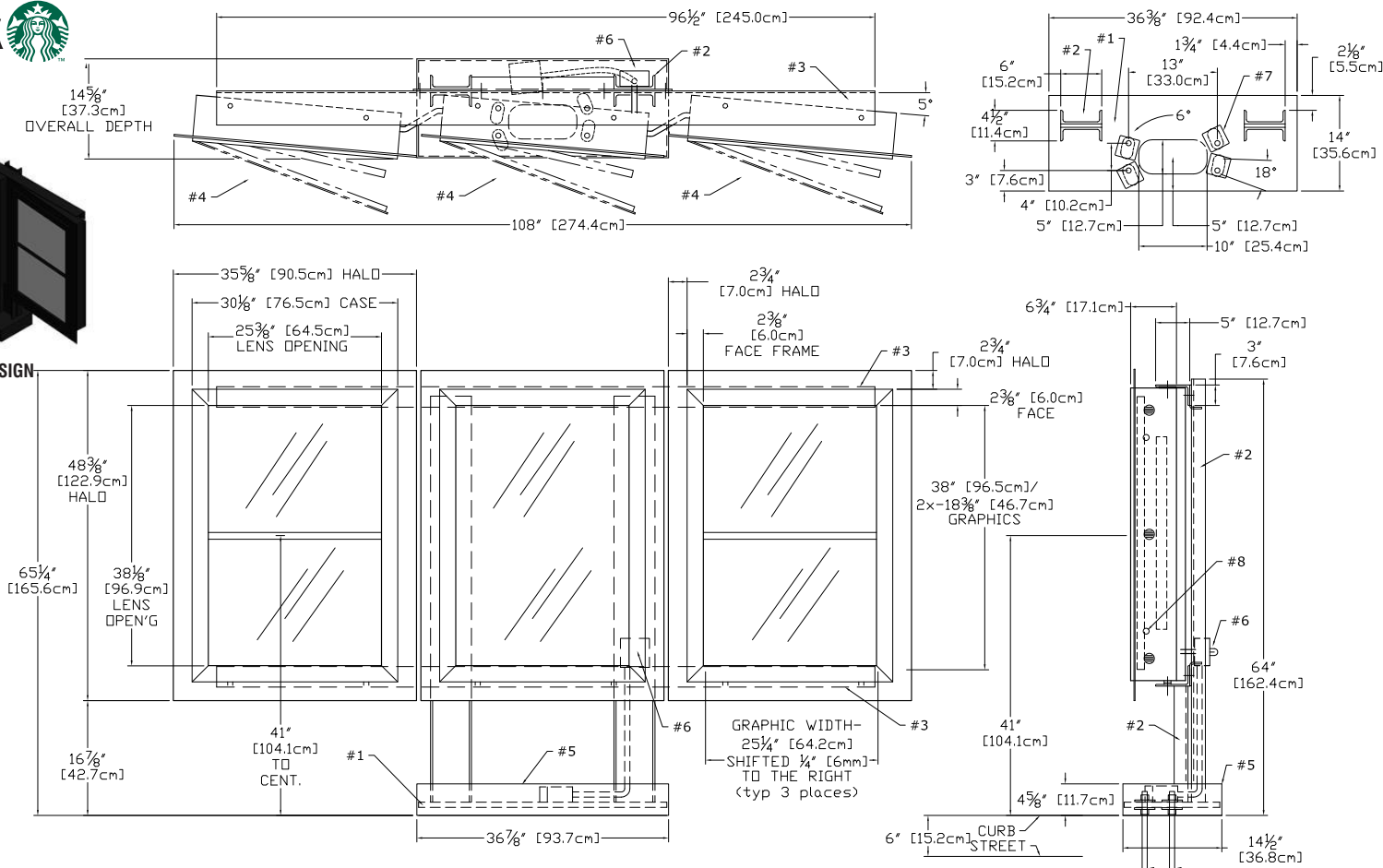


Page: 9.2

Design ID#14119



5-PANEL MENU SIGN



J DRIVE THRU 5-PANEL MENU SIGN~ Qty (1)

INSTALLATION ONLY

Sign Specifications:

- #1 - 3/4" [19mm] STEEL BASE PLATE w/ 18deg HOLES PATTERN ROTATED FOR 15deg THRU 3deg POSITION
- #2 - C6X10.5 (6"x2"x5/16") STEEL POST (2x)
- #3 - 5"x3"x1/4" STEEL SUPPORT ANGLES (2x) (BOLTED TO WELDED 1/4" STEEL CROSSBARS)
- #4 - EXTRUDED ALUMINUM MENU BOARDS (3x) ONE FULL AND TWO SPLIT PANEL LIGHTBOXES
- ONE - 25 1/4"x38" AND FOUR 25 1/4"x18 3/8" GRAPHICS
- ALL GRAPHIC ASSEMBLIES SHIFTED 1/4" TO RIGHT
- STANDARD LED TUBE LIGHTING, SIDE LOCKS

- #5 - WELDED ALUMINUM BASE COVER
- #6 - WATER-TIGHT BOX w/SWITCH & SENSOR, RIGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.90Aac
- #7 - 8 BASE WASHERS, 1/4" THICK
- #8 - TWO SIDE MOUNT LOCKS per MENUBOARD
- RETAIN EXISTING KEY #E3-26-819-15

APPROVED
02/06/14

RAL7021 BLACK GREY, 10% SHEEN, EXT

DT 5 PANEL FREESTANDING		14119	11036585
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		DRIVE THRU 5 PANEL w/ STAND	
PAH	DATE 02/06/14	CQSBDT5LED	SCALE 1 : 20 SHT 1 OF 1

Scale: 1" = 3/4"

Sq. Ft.
36

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:

6-23-21

Drawn by:

L.S.

1	08-11-21	LS
2	08-23-21	LS
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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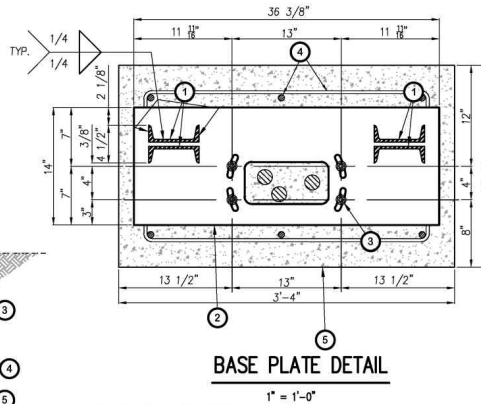
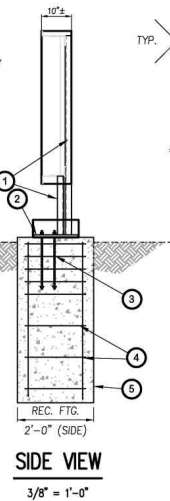
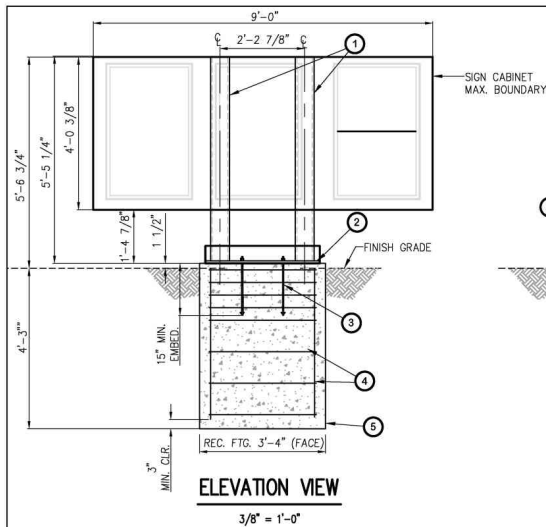
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Page: **10.0**





WINLOADS PER ASCE 7-16:

(29.3-1) $F_{req} = G \cdot C_e \cdot A_s$	(26.10-1) $q_s = 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot K_e \cdot V^2$
Risk Category: II	130 mph per ATC Council
(26.5) Wind Speed (V):	130 mph per ATC Council
(Table 26.6-1) Directional Fac. (K_d):	0.85 (Table 26.6-1)
(26.7) Exposure Category:	C
(26.8.2) Topo Fac. (K_{zt}):	1 (unless unusual terrain)
(26.9) Ground Elev. Fac. (K_z):	1 (for all elevation)
(26.11) Gust Effect Fac. (G):	0.85
s (height of affected area):	4.04 ft
h (height):	5.58 ft
B (width of affected area):	9 ft
q/h :	0.72
R/h :	2.23
Force Coefficient (C_f):	1.589
Velocity pressure exposure coefficient (K_z):	(Table 29.3-1) 1.0
for $s/h=1$, add 10%:	ASCE fig. 29.4-1 therefore:

Structure Component	Height at section c.g. ft	K_z factor	q_s psf	$q_s \cdot G \cdot C_e$ psf	A_v ft ²	Shear lb-ft	Wind Moment lb-ft
1	0.23	0.85	31.26	44.23	1.53	65	15
2	0.48	0.85	31.26	44.23	2	84	41
3	2.56	0.85	31.26	44.23	36.38	1536	5469
Forces at finish grade:					40	2191	7182

DIRECT BURIAL FOOTING:

M_{br}	5.52 k-ft	(0.6M _u)	3.31 k-ft	u: 1.3	IBC 1605.3.2
V_{br}	1.69 kips	(0.6V _u)	1.01 kips		
P	1.31 kips				
Base	3.95 ft dia.	S1: 3x6/8		377.78 psf	IBC 1806.1
Depth	4.75 ft deep	A: 2.34'P/(S1 dia)		12 ft or 1068 psf MAX	IBC 1806.3.4
h	3.78 ft			2.09 ft	IBC 1807.3.2.1
S	100 psf/ft	d: 0.5A/(1+(1+(4.36A))		3.97 ft	
V_u	286.667 psf/ft	IBC Table 1806.2			

STEEL COLUMN DESIGN:

Check Steel Channel			
M_{br}	7.182 k-ft	M_{br}	86.183 k-in
Size	C6x10.5	S_x	5.040 in ³
		Z_x	6.180 in ³
		Req Z	2.39
		F_y	36 ksi
		F_u	58 ksi
		K_t	1
Normal Yield Moment		Normal Rupture Moment	
M_{br}	222.48 k-in	M_{br}	222.48 k-in
ϕ_u	0.9	ϕ_u	0.9
$\phi_u M_{br}$	200.23 k-in	$\phi_u M_{br}$	200.23 k-in
D/C:	0.43	D/C:	0.43

BASE PLATE DESIGN:

Base Plate Check			
M_{br}	7.182 k-ft	Size:	t: 0.75 in
V_{br}	1.69 kip	S:	4 in
		Arm:	0.375 in
		b-eff:	4 in
		n:	2 bolts
T_{br}	21.55 kip	Steel A36	
$M_u P_L$	10.77 kip/bolt	F_{tbr}	36 ksi
		F_{ybr}	36 ksi
		F_{cyw}	36 ksi
S (in ³)	0.375	K_t	1
Z (in ³)	0.563		
		Nominal Yield Moment	
		$M_{br} \cdot F_y \cdot Z$	20.25 k-in
		$\phi_u M_{br}$	18.23 k-in
		Demand/Capacity:	0.22 OKAY
		Nominal Yield Moment	
		$M_{br} \cdot F_y \cdot Z$	20.25 k-in
		$\phi_u M_{br}$	18.23 k-in
		Demand/Capacity:	0.22 OKAY

STARBUCKS DRIVE THRU SIGNAGE
5-PANEL MENU BOARD
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2012-00	SHEET: 1 OF 1
DISREGARD PRINTS BEARING EARLIER REVISION DATES	10-22-20	

DESIGN CRITERIA:

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
BASIC WIND SPEED: 130 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
SITE CLASS: D
OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: D
IMPORTANCE FACTOR: 1.0
RESPONSE MODIFICATION FACTOR: $R_p=3.0$
AMPLIFICATION FACTOR: $A_p=2.5$

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2019 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
- ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER. WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS

- (4) C6x10.5 STEEL CHANNEL PER ELEVATION AND WELD DETAIL HEREON.
- 3/4" THK. STEEL BASE PLATE (30"x24") PER BASE PLATE DETAIL HEREON.
- (4) 1/2" THK. TYPED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL HEREON.
- HORIZ: (3) #3 TIES AT 3" O.C. AND THEN (3) #3 TIES AT 10" O.C.
VERT: (6) #5 BARS SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
- CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.

STEEL:

- C CHANNEL: ASTM A36 $F_y=36$ KSI
- PLATE STEEL: ASTM A36 $F_y=36$ KSI
- STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

CONCRETE:

- DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
- STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
- COMPRESSIVE STRENGTH AT 28 DAYS: $f'_c=2500$ PSI MIN.
- PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
- CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
- SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).



Yosmar Ramos
YOSMAR RAMOS
R.C.E. 89832
LIC. EXP. 06/30/21

PREPARED BY:



YR ENGINEERING LP
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SUITE A
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PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

NO	REVISION	BY	APPROVED	DATE

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:

6-23-21

Drawn by:

L.S.

1	08-11-21	LS
2	08-23-21	LS
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



2101 Cerrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
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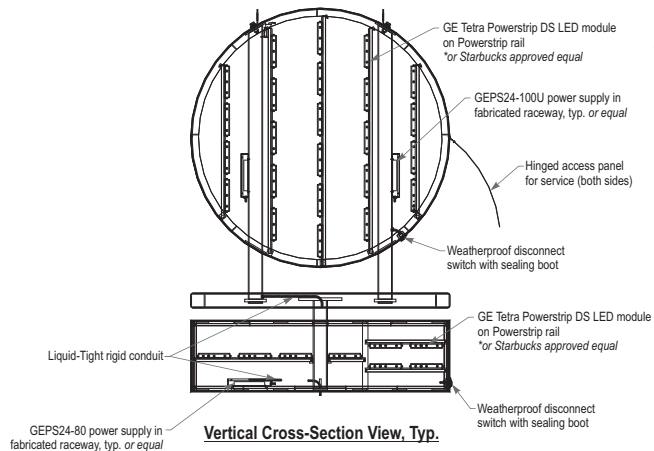
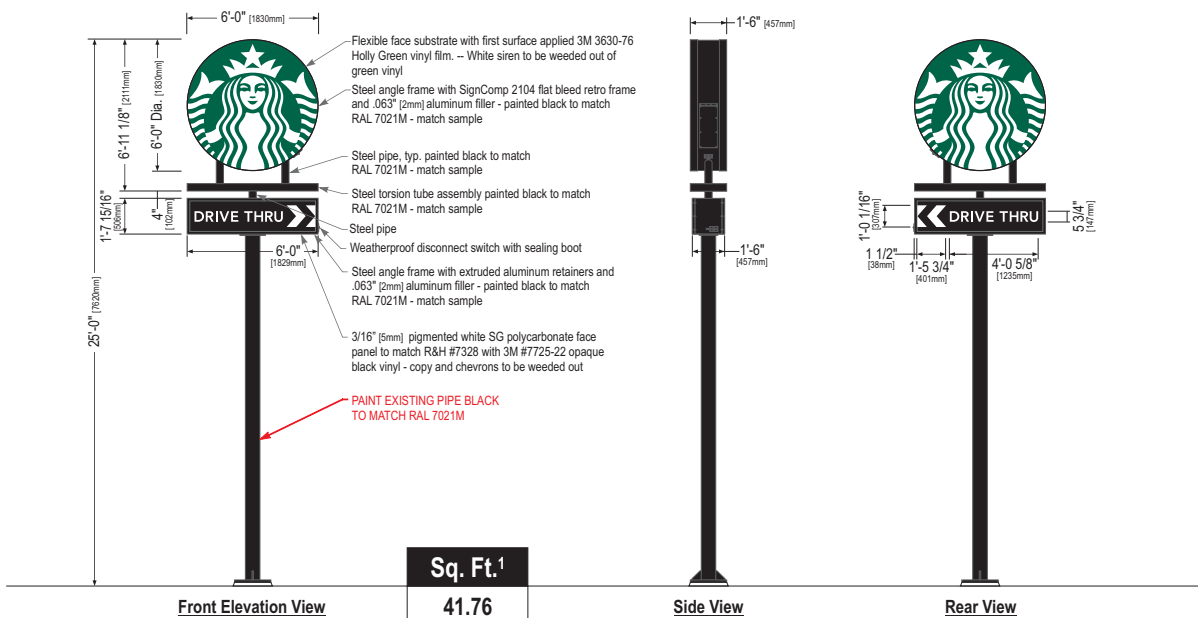
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Drawing No

21-253

Page: 10.1





K NEW LOGO AND CABINET FOR EXISTING POLE
QTY (1)

Scale: 3/8" = 1'-0"

Sign Specifications:

- Disk Cabinet:**
- Steel angle frame with .063" [2mm] aluminum filler painted black to match RAL 7021M.
 - SignComp retro bleed flex face retainer painted black to match RAL 7021M.
 - Areas using black paint to match RAL 7021M shall have a max 20% gloss level, match sample.
 - Flexible face substrate with first surface applied 3M 3630-76 Holly Green vinyl film. White siren to be weeded out of green vinyl.
 - Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
 - All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
 - Internal structure of cabinet shall be per approved shop drawings.
 - Graphic elements are internally illuminated using GE Tetra Powerstrips DS LED modules mounted on GE Powerstrip Rail operating off (2) GEPS24-100U power supplies in fabricated raceways or Starbucks approved equal. All electrical components are removable for service.
 - Torsion tube assembly to be constructed of 4"x4"x1/4" [102mm x 102mm x 6mm] square steel tube with .063" [2mm] aluminum filler, top and bottom. Assembly painted black to match RAL 7021M.

Drive Thru Cabinet:

- Steel angle frame with extruded aluminum retainers and .063" [2mm] aluminum filler painted black to match RAL 7021M.
- Areas using black paint to match RAL 7021M shall have a max 20% gloss level, match sample.
- 3/16" [5mm] pigmented white solar grade polycarbonate face panel to match R&H #7328 with 3M #7725-22 opaque black vinyl - copy and chevrons to be weeded out.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra Powerstrips DS LED modules mounted on GE Powerstrip Rail operating off (1) GEPS24-80 power supply in fabricated raceway or Starbucks approved equal. All electrical components are removable for service.

Support:

- Supporting structure will be all welded steel tube, pipe, channel and plate construction painted black to match RAL 7021M as per approved shop drawings.
- Base plate will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.

Regulatory:

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.



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Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
25' (7620mm)	41.76	45.97	120	3.1

1: Figured as illuminated area
2: Figured as complete signage

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:

6-23-21

Drawn by:

L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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Drawing No

21-253



Page: 11.0



Design ID #14110

1) PrismBEAM FIXTURES LAID OUT 12" CENTER TO CENTER

2) LAYOUT BASED ON THE PrismBEAM BEING MOUNTED 5"-10" FROM FACE

3) SEE INSTALLATION INSTRUCTIONS FOR QUANTITY OF POWER SUPPLIES FOR PrismBEAM FIXTURES

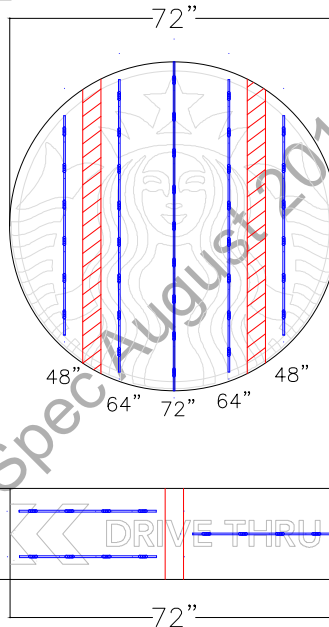
4) HORIZONTAL MOUNTING OF PrismBEAM FIXTURES REQUIRES A SUPPORT IN THE CENTER FOR LENGTHS 96" OR GREATER

5) ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE STATED

6) TOTAL WATTS REQUIRED FOR THIS JOB = 154.7



www.SloanLED.com Phone 805.676.3200
Toll-Free 888.747.4LED Fax 805.676.3206



DID# - 14110

ESTIMATED PRODUCT B.O.M. PER DOUBLE SIDED SIGN:

1 Each 72" PrismBeam Double Sided Fixtures

PN: 701972-6WPD721

2 Each 64" PrismBeam Double Sided Fixtures

PN: 701972-6WPD641

2 Each 48" PrismBeam Double Sided Fixtures

PN: 701972-6WPD481

3 Each 30" PrismBeam Double Sided Fixtures

PN: 701972-6WPD301

3 Each 701895-24C 100W Power Supply 24VDC

1 Each 100' Roll of Jacketed Cable

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2) This layout is based upon SloanLED product standards. PrismBEAM and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.

3) SloanLED highly recommends applying Light Enhancement Paint (LEP) or Light Enhancement Film (LEF) inside cabinets for optimal illumination.

4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.

DRAWN	DATE	JOB NUMBER
CC/kl	06/28/18	LS538

STARBUCKS

Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date: 6-23-21 Drawn by: L.S.

1	08-11-21	LS
2	08-23-21	LS
3		
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Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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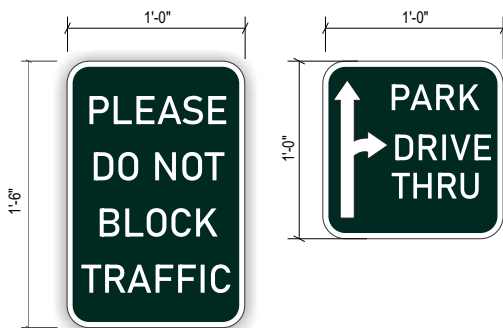
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21-253



Page: 11.01



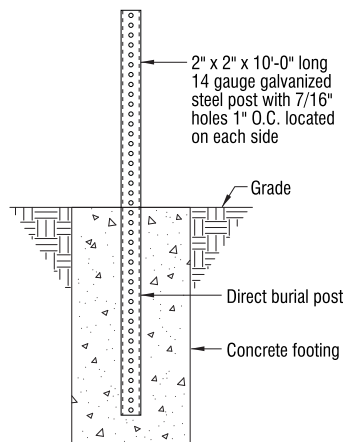
L POST SIGN
QTY (1) Scale: 1 1/2" = 1'

SPECIFICATIONS:

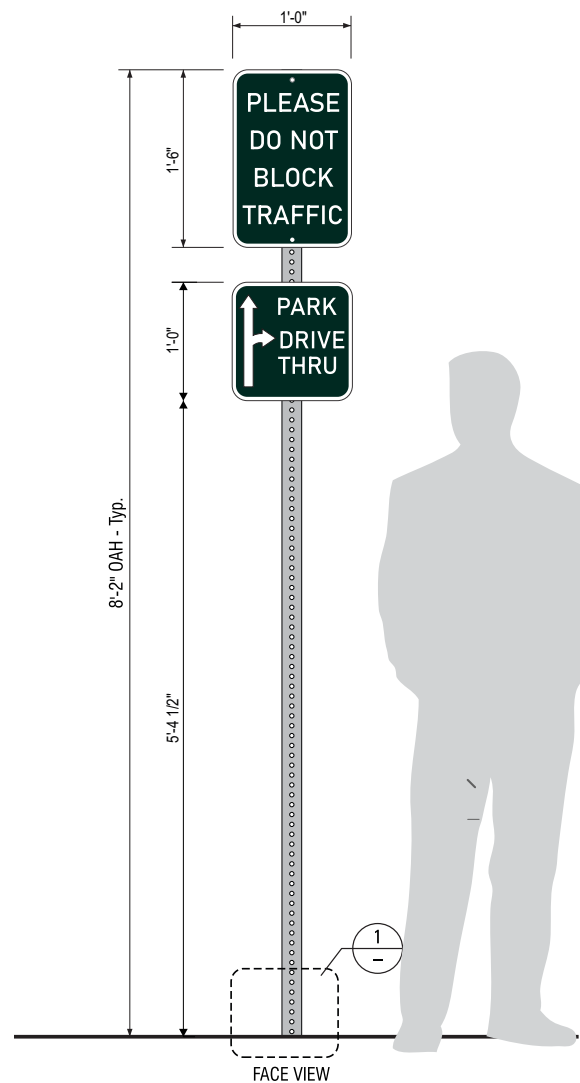
PANEL : TO BE .080 ALUMINUM PANELS WITH 1" RADIUS CORNERS AND PAINTED WHITE SEMI - GLOSS FINISH

COPY/ARROWS: TO BE APPLIED WHITE OPAQUE VINYL

NOTES : STARBUCKS GENERAL CONTRACTOR (GC) WILL PROVIDE AND INSTALL PARKING POLE PER NOTED SITE PLAN



1 DIRECT BURIAL DETAIL
Scale: 1" = 1'-0"



Project:



Location:
2551 E. Vineyard Ave.
Oxnard, CA 93036

Client Approval:

Date of Approval:

Sales Rep:

Paul L.

Date:

6-23-21

Drawn by:

L.S.

1	08-11-21	L.S.
2	08-23-21	L.S.
3		
4		
5		
6		

Electrical Requirement:

☐ 120 Volts ☐ 277 Volts



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Web: www.signindustries.tv

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Drawing No

21-253



Page: **12.0**

ATTACHMENT G

**RESOLUTION No. 2021-XX
(MAJOR MODIFICATION TO U-916)**

RESOLUTION NO. 2021 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-550-01 (MAJOR MODIFICATION TO U-916 (SPECIAL USE PERMIT)) TO ALLOW FOR MODIFICATIONS TO AN EXISTING 2,450 SQUARE-FOOT DRIVE-THROUGH FAST FOOD RESTAURANT BUILDING AND TO ALLOW FOR A 2,500 SQUARE-FOOT STARBUCKS DRIVE-THROUGH COFFEE SHOP ON A 0.66 ACRE PROJECT SITE AND ADMINISTRATIVE PARKING RELIEF TO DECREASE THE NUMBER OF REQUIRED PARKING SPACES FROM 50 TO 35 (INCLUDING 15 SPACES WHICH ARE PROVIDED VIA THE DRIVE-THROUGH QUEUE) AND TO ALLOW FOR 11 COMPACT PARKING SPACES, LOCATED AT 2551 NORTH VINEYARD AVENUE (APN: 132-0-043-215), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BEVERLY METZ, OF STARBUCKS, (APPLICANT) 555 ANTON BOULEVARD, COSTA MESA, CA 92626.

WHEREAS, on February 12, 2021, Jennifer Cribbs (the **“Applicant”** and/or **“Permittee”**) submitted a request to allow for modifications to an existing 2,450 square-foot drive-through fast food restaurant building to allow for a Starbucks drive-through coffee shop on a 0.66 acre site. The proposed improvements will consist of a small addition, facade changes, revised signage, upgraded landscaping, new parking lot striping, drive-through lane modification to allow for an extended queuing lane to allow for a maximum capacity of 16 vehicles. The request also includes a request for a parking modification to allow for a reduction in the amount of required parking from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-through queue. The parking modification will also allow for 11 of the parking spaces to be compact parking spaces. The project includes a Transportation Demand Management Plan. The project is located in the General Commercial Planned Development (C-2-PD) zone at 2551 North Vineyard Avenue (APN: 132-0-043-215); and

WHEREAS, on November 4, 2021, the Planning Commission of the City of Oxnard (**“Planning Commission”**) conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, to consider the Applicant’s request to approve Planning and Zoning Permit No. 21-550-01 (Major Modification) to allow for modifications to an existing 2,450 square foot drive-through fast food restaurant building to allow for a Starbucks coffee shop on a 0.66 acre site (the **“Project”**), in accordance with Section 16-561 of the Oxnard City Code (OCC) and to allow for a parking modification to allow for 1) a reduction in the amount of required parking from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-through queue, and 2) a parking modification to allow for 11 of the parking spaces to be compact parking spaces in accordance with Section 16-651 of the OCC; and

WHEREAS, Sections 16-561, 16-651(B)(3) and 16-651(B)(4) of the OCC authorize the Planning Commission to approve a Major Modification and relief from parking requirements; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Sections 16-651(B)(3) and 16-651(B)(4) of the OCC; and

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

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

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 Categorical Exemption (Section 15301). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2):

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

The project site has a 2030 General Plan land use designation of Commercial General and is in the General Commercial - Planned Development (C-2-PD) zoning designation. The project is currently developed with an existing fast food drive-through restaurant and is surrounded by other commercial and residential urban development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The existing development consists of a drive-through fast food restaurant. The proposed development would intensify the use and modify the operational characteristics of the existing development to allow the proposed drive-through coffee shop, but the project also includes site modifications which are intended to improve the site conditions including circulation and aesthetics. As such, the proposed Project is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant

cumulative impact.

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

The existing development consists of a drive-through fast food restaurant. The proposed development would intensify the use and modify the operational characteristics of the existing development to allow the proposed drive-through coffee shop, but the project also includes site modifications which are intended to improve the site conditions including circulation and aesthetics. The proposed site improvements 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 development (commercial and residential) character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be surrounded on all sides by commercial and 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.

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

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

WHEREAS, the Planning Commission finds after due study and deliberation 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 Special Use Permit Staff Report and all attachments thereto, the Planning Commission finds:

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

As described in the Staff Report, the existing development consists of a drive-through fast food restaurant. The proposed development would intensify the use and modify the operational characteristics of the existing development to allow the proposed drive-through coffee shop. The Project is within the General Commercial Planned Development (C-2-PD) zone district which is consistent with the 2030 General Plan land use designation of Commercial General.

As discussed in detail in the Planning Commission Staff Report Sections b, c, d, e, f, and g, the Project, as designed and conditioned, meets all applicable development standards with the approval of the Administrative Parking Relief under OCC 16-651(B)(3), "Compact parking spaces" to allow for 11 of the required parking spaces to be compact spaces, and OCC 16-651(B)(4), "Decrease in required parking spaces" to reduce the number of required parking spaces.

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

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

As described in the Staff Report, pursuant to the 2030 General Plan land use designation "Commercial General" and the General Commercial - Planned Development (C-2 PD) zoning district, the proposed use of the project site as a drive-through coffee shop, is an allowed use, subject to a Special Use Permit. The surrounding uses are characterized by commercial uses, which are predominantly commercial centers, other drive-through facilities serving food products, and residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Additionally, the redesign of the Project and the included conditions of approval, will minimize the potential for impacts to adjacent roadways and properties.

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

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

As described in the Staff Report, the project as designed and conditioned meets the development standards of the General Commercial Planned Development (C2-PD) zone as described above in Finding Section 1(1). The Project will result in an overall increase in onsite landscaping, with the landscaping increasing from 22.8 percent of the site to 26.4 percent. The majority of the new landscaping will be installed along North Vineyard Avenue, a designated scenic corridor which requires a landscaped buffer of at least 30 feet. The existing parking lot is located within this 30-foot area and is considered to be a “legal nonconforming” existing condition. The drive-through queue will be located within this 30-foot paved area, but paved areas will be removed and additional landscaping is proposed to be installed on both linear sides of the drive-through queue within the 30-foot area. This new landscaping will bring the project site more into compliance with the General Plan’s 30-foot wide landscape buffer standard. The revised site landscaping will provide parkways and landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Additionally, 8 trees will be added throughout the property, which will assist in meeting the requirement of 1 tree for every 40 feet of property line. As such, the subject site is adequate in terms of size and as developed the development meets or exceeds City’s design standards.

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

As described in the Staff Report, the existing development consists of a drive-through fast food restaurant. The proposed development would intensify the use and modify the operational characteristics of the existing development to allow the proposed drive-through coffee shop. The Project site is and will be accessed from Riverpark Boulevard via the existing driveways. The City’s Traffic Engineer finds that the proposed project, as conditioned, and in the context of the documentation provided and reviewed demonstrate that there is sufficient vehicle queue and parking capacity. The project has provided and been conditioned to implement a Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the site shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new business operations. Therefore, the site has sufficient access to streets and highways that are adequate in size and existing intersections adjacent to the project site will operate at acceptable levels of service.

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

As described in the Staff Report, the existing development consists of a drive-through fast food restaurant. The proposed development would intensify the use and modify the operational characteristics of the existing development to allow the proposed drive-through coffee shop. The proposed Project improvements have been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing City of Oxnard water and sewer mains and adequate Fire Protection will be provided as determined by the Development Advisory Committee. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. The Project is consistent with the level of development identified under the General Plan and Oxnard City Code, and therefore are within the anticipated level of development. The project is not anticipated to result in any significant impacts to utilities and public services. Therefore, the site for the proposed use will be provided with adequate sewage, water, fire protection and storm drainage facilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15301 (Class 1) of the State CEQA Guidelines. The Project involves a request to convert an existing drive-through fast food restaurant to a drive-through coffee shop. The small addition will only increase the building size by 50 square feet or approximately 2 percent, and will be within the existing developed area. Onsite circulation will be improved through the realignment of the drive-through lane. This will work to prevent impacts to adjacent roadways. In addition, to the design improvements a Transportation Demand Management Plan will be implemented for the site to prevent vehicles from backing-up into adjacent roadways. As a result, this Project will not result in any significant effects relating to traffic, noise, or air quality. The Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning & 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 and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 21-550-01 (Major Modification), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. 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
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic
PD	Police	B	Building Plan Checker
SC	Source Control	FD	Fire
PK	Landscape Design	CE	Code Enforcement

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated November 4, 2021, (“the plans”) on file with the Planning Division. The Project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items (PL, *G-2*).
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements (PL, *G-3*).

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant 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. Applicant agrees, as a condition of adoption of this resolution, at Applicant'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. Applicant 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, Applicant 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 except as modified by the Administrative Parking Relief granted by the Planning Commission. (PL/B, G-9).
10. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant 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 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 (MWEL). (PK, PK-7.1)
23. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
24. 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)
25. 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)

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

PLANNING DIVISION SPECIAL CONDITIONS

27. 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)
28. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.
29. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
30. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
31. Applicant shall seek approval for the proposed monument sign under separate building permit. (PL)
32. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, city fiber optic network infrastructure. This shall be established by installing fiber optic infrastructure to the project's frontage on the east side of Riverpark Blvd 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.
33. Prior to submitting plans to Building and Engineering for Plan Check, the project plans are to be modified to add trees and drive-through screening along Vineyard Avenue to the satisfaction of the Community Development Director. No less than four trees shall be added spaced approximately 40 feet apart. In addition to the trees a 36-inch high landscape berm or a combination of a 36-inch high decorative wall and landscaping shall be provided to screen the drive-through lane.
34. Design measures to avoid vehicle and pedestrian/bicycle conflicts shall be maintained. Direct pedestrian entry through the front of the building shall be maintained from streets

and sidewalks to the building entrance. Well articulated pedestrian routes and zones shall be maintained on the site, linking building entrances and parking areas. Drive-through lanes should be maintained to minimize conflicts with pedestrian walkways, bicycle routes, and paths of travel. Drive-through lanes that obstruct a pedestrian pathway between parking areas or sidewalks and entries into the building should maintain a pedestrian crossing that is delineated by landscaping, striping, curbing, and raised or decorative paving to separate pedestrian and vehicular access and circulation to the satisfaction of the Community Development Director.

35. The location of drive-through facilities in relation to the building, including the location of the pick-up windows, stacking lane, and vehicle access, shall be oriented in a manner such that headlight glare is not directed towards oncoming traffic on public streets, or is to be screened with landscaping, berms, walls or other means to the satisfaction of the Community Development Director.
36. The drive-through may operate 24 hours per day but the speaker box shall be equipped with an automatic volume control. The design of the drive-up audio system shall control and minimize the volume of the system to comply with the City's Noise Regulations in order to control unnecessary, excessive and annoying noises which could be detrimental to the public health and welfare to the satisfaction of the Community Development Director.
37. Prior to the issuance of a Building Permit, the Applicant/Operator is to submit a draft Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the site shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new drive-through use. The TDMP should describe solutions that are available through personnel, technology and/or temporary and permanent barriers. For instance, the Applicant may propose using roving staff with mobile ordering devices when the drive-through exceeds the designed capacity. Prior to the issuance of a Certificate of Occupancy, the Community Development and Public Works Departments shall approve the TDMP.
38. After implementation of the TDMP, and upon the determination of the Community Development or Public Works Departments that the TDMP created for the drive-through use is not functioning effectively, or upon any future modification or expansion, the TDMP shall be comprehensively re-evaluated by the Community Development and Public Works Departments. This TDMP re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff.
39. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.

40. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.
41. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property due to the construction of the Project, as directed by the City Inspector. (DS)
42. Developer shall construct a waste enclosure, with a roof and level concrete pad for the storage of the required containers out of view of the public street. Developer shall provide a concrete apron in front of the enclosure to facilitate proper servicing. Enclosure gates must be constructed to allow eight (8) feet of clear space to allow passage of the City issued containers. (DS)

PLANNING DIVISION STANDARD CONDITIONS

43. 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*)
44. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)
45. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
46. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
47. 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*)
48. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect
49. 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)

50. 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.
51. 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)
52. 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)
53. 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).

POLICE DEPARTMENT STANDARD CONDITIONS

54. 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:
 - i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - ii. Luminaires with 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.
 - c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

55. Graffiti shall be removed within 48-hours of application. (PD)
56. Police recommends graffiti/etching-resistant film application on accessible windowpanes. (PD)
57. Exterior security lighting shall be on photocells and shall be on from dusk to dawn. 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)
58. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature). (PD)
59. 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)
60. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity. (PD)
61. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits. (PD)
62. Porte Cocheres and drive-up window areas shall be illuminated between 15 and 30 foot-candles with a gradual drop off transition to adjacent parking/walking areas having illumination of 4 to 7 foot-candles. (PD)
63. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment. (PD)
64. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity. (PD)
65. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls. This specifically includes trash enclosures, where adjacent to landscaped planters. (PD)
66. A security camera system is required to be installed, operated and maintained and shall meet or exceed these minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Grayscale images are expected for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have low light capture ability to identify persons conducting

transactions or entering the business.

- d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
- f. Video system shall operate 24-hours a day.
- g. Recorded images shall bear a date and time stamp that cannot be altered.
- h. Prior to the installation of a security camera system applicant shall submit a plan showing location of cameras and the scope of their capture area. The plan shall include a list of components.
- i. Camera installations intended to capture images of faces are best located so they target doorways and choke-points for foot traffic.
- j. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- k. Cameras shall be installed to capture head and shoulder images of persons entering any entrance to the building. Such cameras shall be mounted no higher than 7-feet above the floor in order to capture quality images of faces.
- l. The security camera system shall be maintained in good working order.
- m. Images from the security camera system shall be made available to any member of the Oxnard Police Department pursuant to a police investigation or inspection of the operability of the camera system. Requested images shall be delivered in a timely manner.
- n. Questions concerning security camera requirements can be sent to specialprojects@oxnardpd.org

67. An intrusion alarm system shall be installed and maintained. It shall utilize motion and infrared technology to differentiate between human and non-human motion or other technology approved by the Chief of Police or his/her designee. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

- 68. 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)
- 69. Developer shall have the site improvement plans prepared using standard DevelopmentServices 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 Building and Engineering Division. (DS-3)
- 70. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
- 71. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

72. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
73. 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)
74. 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)
75. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering 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)
76. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)
77. 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)
78. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
79. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
80. 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)

81. "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)
82. 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)
83. 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)
84. 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)
85. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
86. 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)
87. 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)
88. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
89. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
90. 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)
91. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15-feet from the face of the enclosure. (DS-69)

92. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
93. 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)
94. Developer shall construct the trash enclosure with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall provide a traffic rated drainage inlet within the enclosure to catch all enclosure wash water. This drain shall connect to the sanitary sewer system via a grease interceptor by a gravity system. If a gravity system is proven infeasible by the Developer and approved by the City Engineer, the connection may be waived provided that spill control design measures are incorporated. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Building and Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-80)
95. 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)
96. Using forms provided by the Building and Engineering 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 City Engineer 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)

97. 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 and catch basins with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
98. 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)
99. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)
100. 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)

DEVELOPMENT DIVISION SPECIAL CONDITIONS

101. Developer shall reconstruct the existing walkway from the public right-of-way to the building to be at 5-feet wide minimum, in full compliance with 2019 CBC disabled access standards. (DS)

102. In accordance with City Code, Developer shall provide separate services and water meters for commercial and irrigation. (DS)
103. Developer shall design the storm drain inlets to allow 6-inches of stormwater to pond over the catch basins or submit an alternative design to demonstrate that enough head will develop over the inlets to capture the required runoff rate and volume. (DS)
104. The trash enclosure shall be designed with sufficient room to house all of the required dumpsters and food waste containers with doors facing the alley. The gates or doors shall not interfere or block any portions of the alley. The design shall also allow the bins to be serviced without the need to be shuffled inside the storage room. An accessible path of travel shall connect the building employee door to the enclosure without steps. (DS)
105. The site drainage shall be designed to maintain the pre-existing drainage pattern. No alteration of drainage pattern is allowed unless approved by the City Engineer. (DS)
106. Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design, as required by the City Engineer. Abandonment shall occur at the City main. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

107. The project design shall include appropriate onsite traffic signs to instruct drivers not to queue in the public sidewalk and public roadway to the City Traffic Engineer's satisfaction. Onsite traffic sign square footage shall not be included within the total Advertising Signs sign area, as defined by Oxnard City Code, Chapter 16, Article IX, allowed on the project site. (TR)
108. The Developer shall comply with Oxnard City Code Section 16-639 in relation to the design of parking stalls within the development, or as approved by the Planning Commission. (TR)
109. The site shall be designed and operated in a manner that vehicles do and will not spill into the adjacent street waiting to enter the site or into the drive-through aisle. Vehicles must be able to pull into the drive-through entrance lane as easily and quickly as possible. Final project design shall verify that vehicle entrance into the drive lane and then into the drive-through aisle can be accomplished with a single turning movement. The project will need to adjust the location of the drive-through median island nose, as necessary, to allow for these movements. Final design of the driveway and drive-through location shall be subject to the approval of the City Traffic Engineer. (TR)
110. A Transportation Demand Management Plan (June 21, 2021) has been prepared for the project and shall be utilized by the occupant at all times during daily operations to reduce the potential for project traffic to back into the adjacent street system. The Developer is responsible for taking appropriate actions as identified in the Plan, as well as any other necessary means, as directed by the City Traffic Engineer, to ensure traffic does not spill back into the adjacent street system. If traffic does back into the street system the

occupant will work with the City to revise the Plan to develop additional measures to limit this occurrence. (TR)

111. A report on the effectiveness of the Transportation Demand Management Plan shall be prepared and submitted for review and approval to the City Traffic Engineer at 6 Months and 12 months after operations begin on the site 1) verify the Plan adequately addresses safety concerns, or 2) propose modifications to ensure the site will be designed and operated in a manner that vehicles will not spill into the adjacent street. Proposed design and operational modifications shall be subject to approval of the City Traffic Engineer. (TR)

ENVIRONMENTAL RESOURCES DIVISION

112. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826 and SB 1383) and must make provisions to manage three material streams (recycling, organics, trash) in any waste enclosure(s) constructed.
113. 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.
114. 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.
115. 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.
116. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material,

as appropriate, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383); how restaurant staff will participate in the program; and how customers will be altered to the presence of recycling on site and how contamination will be minimized. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities for processing and/or disposal.

117. Per AB 827, public areas that provide waste collection to customers must have an equitable distribution of containers for recycling, organics and trash that are easily accessible. This requirement does not apply to restrooms.
118. This property is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
119. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.
120. Waste enclosures must conform to the Material Management and Design Guidelines developed by the Environmental Resources Division. A copy of these guidelines can be found here:
<https://www.oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf>
121. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a matter approved by the City Engineer.

FIRE DEPARTMENT STANDARD CONDITIONS

122. 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*)
123. 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*)
124. 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*)
125. 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*)

126. 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*)
127. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, *F-6*)
128. 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*)
129. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
130. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
131. 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*)
132. 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*)
133. 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*)
134. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)
135. 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

136. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
137. 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.
138. All drive overhangs shall be a minimum of 13 feet 6 inches.

139. All overhangs are required to be sprinklered.

140. Trash enclosure is required to be sprinklered.

141. FDC is required to be within 50-feet of the fire hydrant and not across drive aisles.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on
this 4th day of November 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 on the 4th day of November 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 H

STAFF PRESENTATION

Vineyard Starbucks Site Renovations

Planning & Zoning Permit No. 21-550-01
(Major Modification to U-916 (Special Use Permit))

Applicant: Beverly Metz, Starbucks, Applicant

Joe Pearson II, Senior Planner
Scott Kolwitz, Planning and Environmental Services Manager

Planning Commission
October 21, 2021

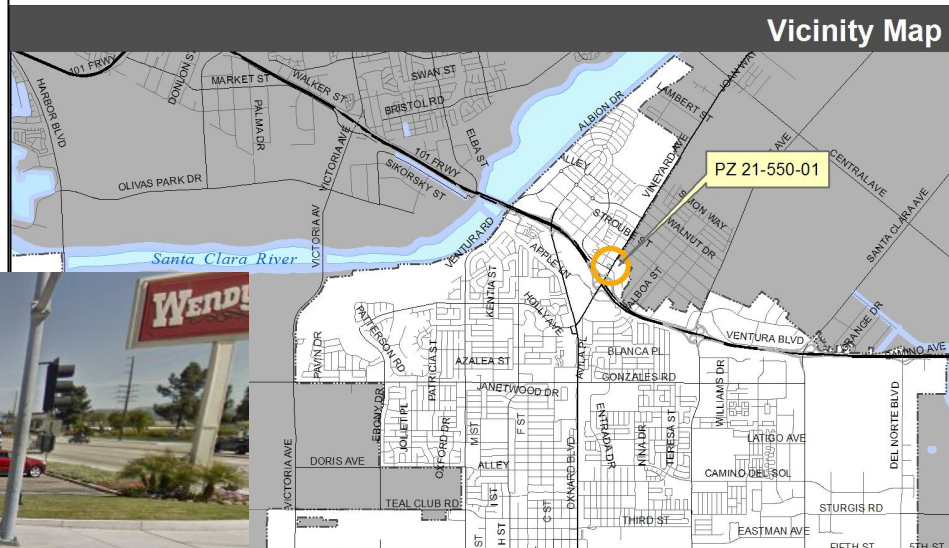
Project Description (SUP)

- A request for a Major Modification (MJMD) to Special Use Permit U-916 to allow for modifications to an existing 2,450 sq ft drive-through fast food restaurant building and to allow for a drive-through coffee shop on a 0.66 acre site:
 - 50 square foot addition.
 - Redesign of the drive-through lane to increase the queue length from 5 vehicles to 16 vehicles.
 - 20 parking spaces
 - Grant administrative parking relief to allow for a decrease in the number of parking spaces and to allow for up to 25 percent of the required parking spaces to be compact spaces.
 - Facade, landscaping, and infrastructure improvements
 - Revised Site and drive-through signage

Project Location

Subject Site: 2551 North Vineyard Avenue

Existing Wendy's Drive-through restaurant



Project Location



Project Location

Aerial-View

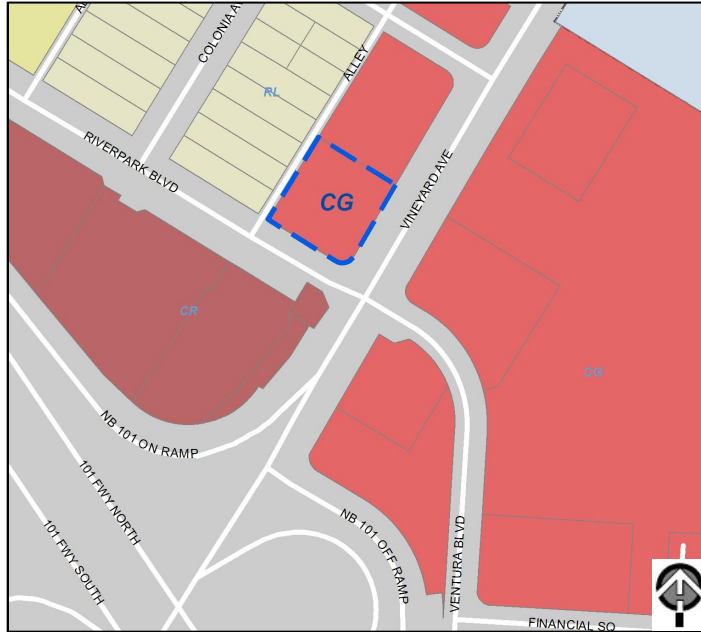


Reference North

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General	General Commercial Planned Development (C-2-PD)	Fast Food Restaurant (Wendys)
North	Residential Low	Single-Family Planned Development (R-1-PD)	Single Family
South	Commercial General	C-2-PD	Shopping Center
East	Commercial General	C-2-PD	Shopping Center
West	Commercial Regional	Specific Plan (RiverPark)	Fast Food Restaurant (McDonalds)

General Plan & Zoning Maps

General Plan Land Use Designation



Commercial General (CG)

Zoning Designation



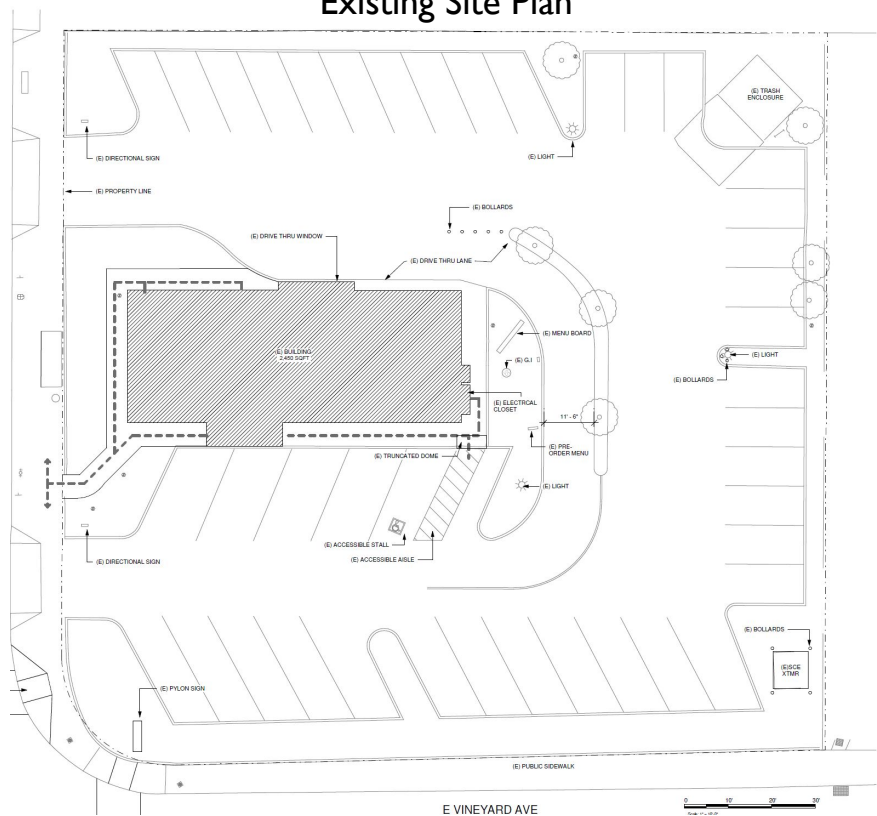
General Commercial-Planned Development
(C-2-PD)

Background - Existing Restaurant

- The existing drive-through restaurant and signage were approved in 1980, through a Special Use Permit. Since that time the site has generally remained unchanged, with only minor facade and landscape changes taking place.

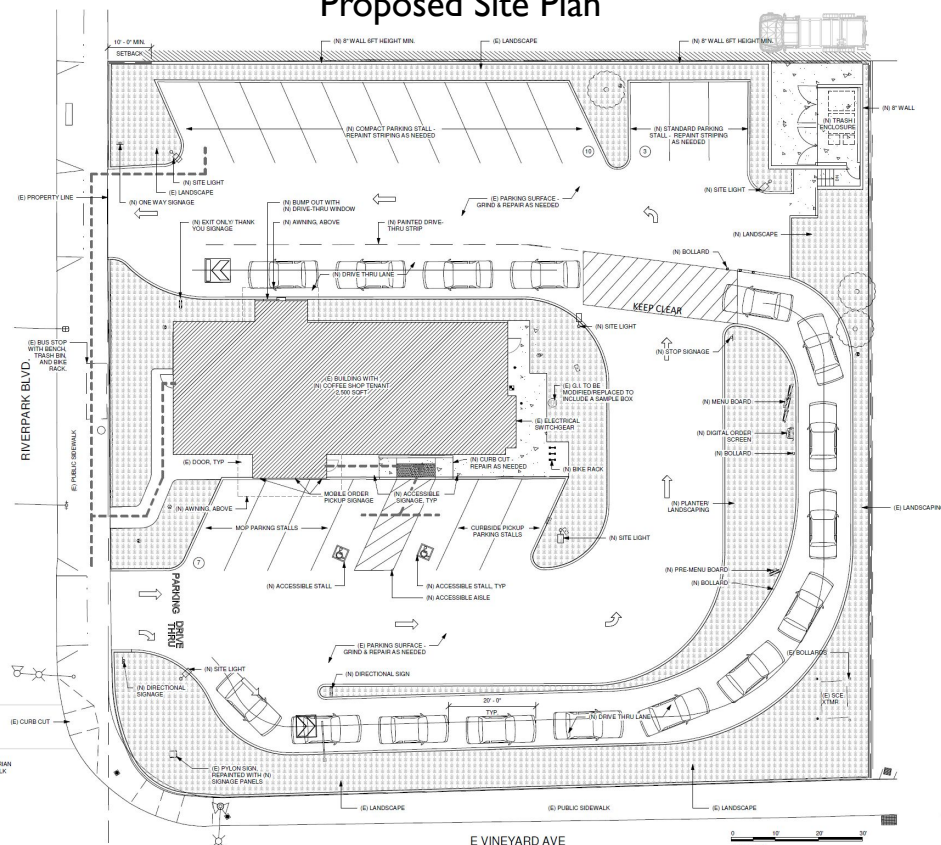
Existing vs. Proposed Site Plan

Existing Site Plan



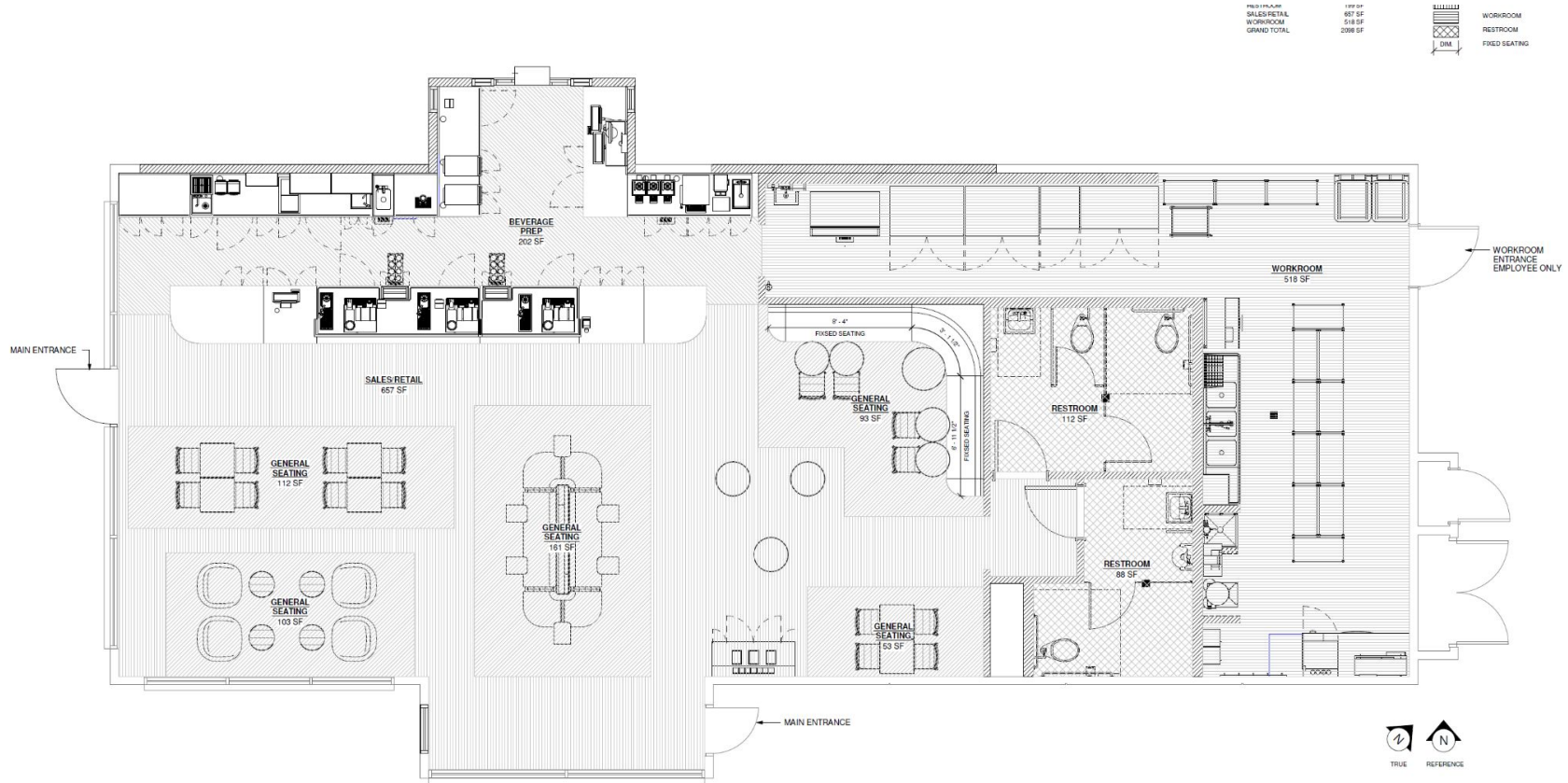
E VINEYARD AVE

Proposed Site Plan

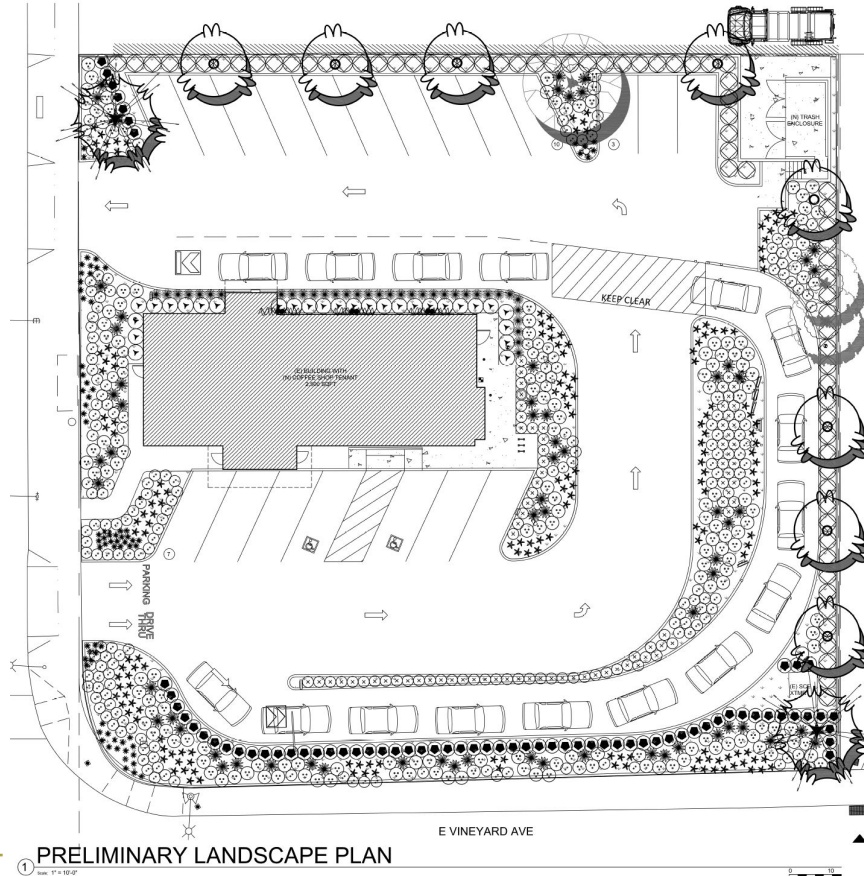


E VINEYARD AVE

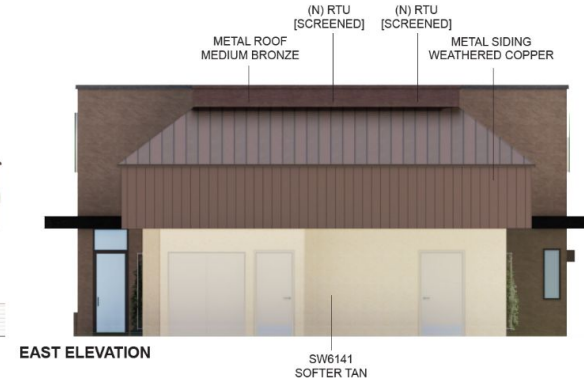
Floor Plan



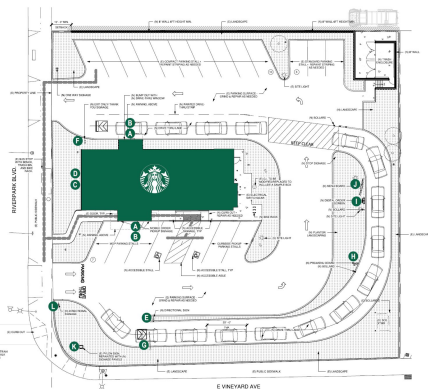
Landscape Plan



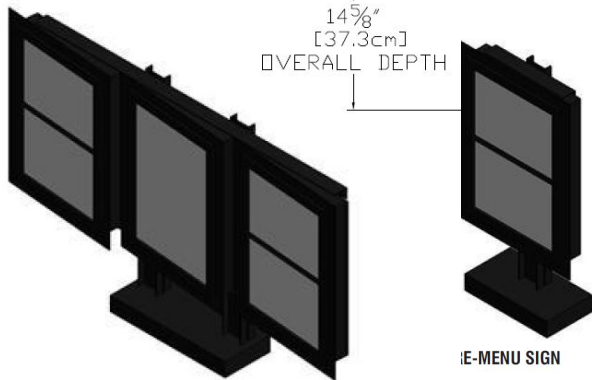
Elevations - Rendered



Drive-Thru and Freestanding Signage



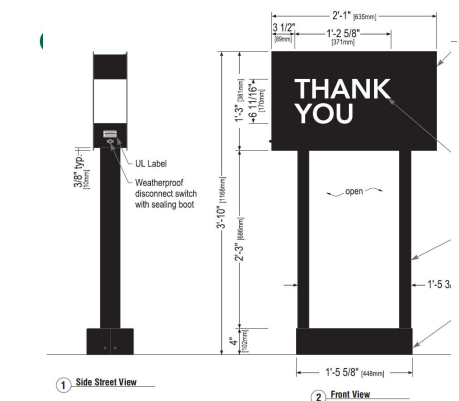
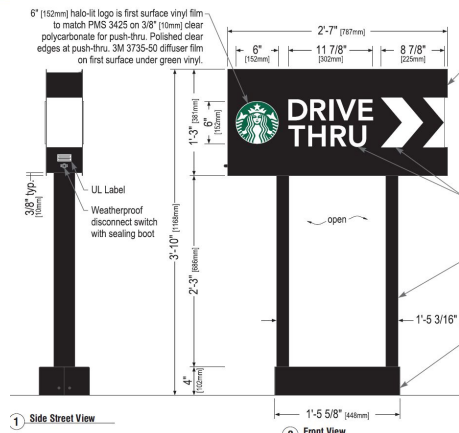
- KEY LEGEND**
- 1 6" GREEN LOGO SIGNS
 - 2 8" DT CHANNEL LETTERS
 - 3 10" DT CHANNEL LETTERS
 - 4 10" DT CHANNEL LETTERS
 - 5 DT ENTRANCE DIRECTIONAL
 - 6 DT EXIT/THANK YOU DIRECTIONAL
 - 7 CLEARANCE BAR
 - 8 PRE-MENU BOARD
 - 9 DT DIGITAL ORDER SCREEN
 - 10 3" PANEL MENU SIGN
 - 11 PYLON SIGN
 - 12 POST SIGN



14 5/8"
[37.3cm]
OVERALL DEPTH

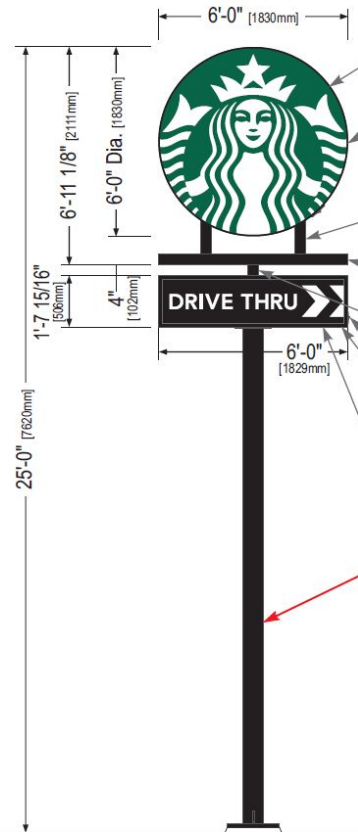
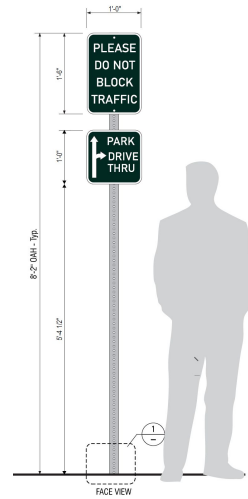
5-PANEL MENU SIGN

5-PANEL MENU SIGN



F D/F EXIT DIRECTIONAL SIGNS ~ Qty (1)

Scale: 1" = 1'



General Plan Consistency

- The development of the proposed Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report. Some of the key policies are:
 - Community Development Policy 1.2 - Infill Development
 - Community Development Policy 4.2 - Commercial Revitalization and Redevelopment
 - Community Development Policy 9.2 - Revitalization and Redevelopment
 - Community Development Policy 9.4 - View Corridor Preservation
 - Community Development Policy 18.1 - Attract new Business

Zoning Code Compliance

- The Project is subject to the “General Commercial-Planned Development” (C-2-PD) zone district.
- Two variations from the standards are being requested:
 - A reduction in the required parking from 50 to 35 pursuant to the approval of a administrative parking relief under OMC 16-651(B)(4)
 - Allow for up to 25 percent of the required parking to be compact spaces pursuant to the approval of a administrative parking relief under OMC 16-651(B)(3)

Zoning Code Compliance

DEVELOPMENT	PARKING REQUIREMENT PER OXNARD CITY CODE SECTION 16-622(F)	STACKING REQUIREMENT PER OXNARD CITY CODE SECTION 16-647(D)	PARKING + STACKING PROVIDED	TOTAL PROVIDED
Existing Wendy's	Fast Food: 1 space per 50 gsf. 2450 gsf =49 spaces	8 Spaces	41 parking spaces + 5 stacking spaces	46 spaces
Proposed Starbuck	Fast Food: 1 space per 50 gsf. 2500 gsf =50	8 Spaces	20 parking spaces + 16 stacking spaces	35 spaces (Maximum of 15 spaces can count toward parking requirement)

Zoning Code Compliance

DEVELOPMENT	STANDARD PARKING DIMENSION REQUIREMENT PER OXNARD CITY CODE SECTION 16-639	COMPACT PARKING DIMENSION REQUIREMENT PER OXNARD CITY CODE SECTION 16-639	PROPOSED COMPACT PARKING DIMENSIONS	TOTAL PROVIDED
Proposed Starbuck	9 feet x 19 feet	8 feet x 16 feet	10 Spaces: 8 feet-7 inches x 19 feet 1 space: 9 feet x 18 feet-1 inch	11 Compact spaces (22 percent)

Exempt for California Environmental Quality Act (CEQA):

1. Section 15301, “Existing Facilities”;
2. Project consists of existing facilities involving negligible or no expansion of capacity;
3. Any proposed additions represent less than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
4. As proposed Project will not have significant environmental impacts;
5. No Exceptions to the Exemption apply.

Select Recommended Conditions of Approval

- COA# 3:
The permit is granted for 36 months.
- COA # 33:
Requires additional screening of the drive -through lane.
- COA #36:
Requires the drive-through speaker box use automatic volume control.
- COA #s 37, 38, 107, 109, 110, and 111:
Requires the applicant implement a Transportation Demand Management Plan (TDMP) and allows for re-evaluation by the City.

Public Comments

On July 19, 2021 a Community Workshop was held.

- Approximately 3,200 mailed notices were sent to owners within the El Rio, El Rio West, and RiverPark neighborhoods;
- On-site posted notice;
- Prior to the meeting three comments were received in response to the Community Workshop notices; and
- During the meeting one comment was received by a member of the public regarding the Project.

The primary concerns expressed in the comments were related to traffic and circulation. As discussed in the staff report, through the DAC process and subsequent reviews, City staff from Planning, Building and Engineering, Traffic, Fire and Police have reviewed both the site design and Traffic Management Plan to ensure the project will not impede traffic on the adjacent streets. Also, as conditioned if it is determined the Traffic Management Plan is not functioning as needed the City shall have the ability to re-evaluate and amend the plan as needed.

Public Notice

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

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings and conditions.



Questions

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Juan Martinez, Associate Planner

DATE: November 4, 2021

SUBJECT: **Project Name: Vista Real Charter High School;** Planning and Zoning Permit No. 21-520-01 (Special Use Permit); Located at 5000 & 5008 South C Street (APN: 205-0-141-325)

- 1) **Recommendation:** That the Planning Commission (“**Commission**”)
 - a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Existing Facilities), and
 - b) Approve Resolution 2021-XX approving Planning and Zoning Permit No. 21-520-01 (Special Use Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to allow the expansion of an existing 5,270 square-foot charter high school (Vista Real Charter High School) to allow an existing Charter High School to expand into an adjacent 3,563 square-foot tenant space for a combined total of 8,833 square feet. The charter school will consolidate two tenant spaces of an existing 12,000 square-foot multi-tenant commercial building located at 5000 & 5008 South C Street (APN: 205-0-141-325) within the Pleasant Valley Shopping Center which is located on a 7.93 acre site that is zoned General Commercial-All Affordable Housing Opportunity Program (C-2-AH) (Attachment A). No exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate the expansion of the charter school. For purposes of this staff report, the foregoing Project description shall be referred to as the “**Project**”. Filed by Tracy Woods with Learn 4 Life, on behalf of Pleasant Valley Plaza Ltd, property owner, 404 Estero Avenue, Morro Bay, California 93442 (the “**Applicant**”).

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

- 3) **Existing & Surrounding Land Uses:** The 7.93-acre project site is located at the northwest corner of West Pleasant Valley Road and Saviers Road. The site is developed with several single-story, multi-tenant commercial buildings and is known as Pleasant Valley Plaza. The project site is surrounded by residential and commercial uses. 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	General Commercial -All Affordable Housing Opportunity Program (C-2-AH)	Commercial General (CG)	Pleasant Valley Shopping Center
North	Single Family (R1)	Residential Low (RL)	Single Family Homes
South	General Commercial Planned Development (C2-PD)	Commercial General (CG)	General Commercial Center
East	Single Family (R1) General Commercial (C2)	Residential Low (RL) Commercial General (CG)	Commercial/Fuel Station Single Family Homes
West	Single Family (R1) General Commercial (C2)	Residential Low (RL) Commercial General (CG)	Apartment Complex Commercial

- 4) **Background Information:** The shopping center was developed prior to being Annexed into the City of Oxnard in 1957. Following Annexation into the City, there have been a number of subsequent permits issued for building modifications, additions, and related uses.

On March 25, 1976, the Planning Commission approved SUP No. 668 via Resolution No. 4942 to establish a Master Sign Program (MSP) for the shopping center which included removal of five free standing signs, wall signs, and roof signs that exceeded the maximum allowance or otherwise did not conform to the Oxnard City Code (OCC). The MSP established sign area allocations by tenant and accommodated remodeling of the shopping center.

In December of 2004, the Planning Commission approved a Special Use Permit (PZ 01-500-109) and permitted an adult day care facility at 5000 South C Street (Building D).

In January of 2010, the Planning Manager approved Minor Modification Permit No. 10-140-43 for façade modifications to the 12,000 square foot building that houses the charter school site. The façade improvements included the installation and addition of a colonnade, storefront glass systems, raising the parapet, and modifying architectural finishes. At that time, the Minor Modification approval recognized that the shopping center featured many existing, non-conforming issues that included signage, circulation, landscaping, and parking. The property owner envisioned subsequent phases and committed to make improvements to non-conforming conditions by incorporating and addressing conforming issues with subsequent Minor Modifications.

On July 31, 2018, the Planning Manager approved a Minor Modification (PZ 17-140-39) to Special Use Permit No. 668 to permit the remodeling of the existing Pleasant Valley Shopping Center, construction of a 10,000 square foot multi-tenant commercial building and approve a new MSP. The improvements were approved in three phases.

Phase I is currently in Plan Check and permits are expected to be secured soon. the underlying Minor Modification was set to expire on July 31, 2021, but the permit expiration date was extended by 12 months to July 31, 2022 in compliance with

Director's Order 20-08¹ which extended the life of permits due to the COVID-19 pandemic. Phase I includes facade improvements to the 62,351 square-foot, multi-tenant commercial building which houses Tresieras Supermarket as an anchor tenant. The facade modifications incorporate the addition of a colonnade and will transform the architectural style of the building from a linear, mansard style to a more contemporary style with Spanish architectural influences. Improvements will include landscaping and site enhancements to the parking areas and drive aisles immediately to the south, east, and west of Building A. The existing two-way drive entrance running east/west from Saviers Road will be relocated approximately 20-feet south to improve on-site circulation and the alignment with existing drive lanes. Improved parking areas will incorporate new landscaping, lighting, and striping to comply with City design standards. The proposed landscaping, striping, lighting, in this phase and subsequent phases will remediate numerous non-conforming on-site and off-site conditions.

Phase II includes the construction of a 10,000 square-foot multi-tenant commercial building with related site improvements along an undeveloped portion located at the southeast corner of the property. Site work associated with Phase II will include the addition of a two-way main entrance to the center at Pleasant Valley Road. Improvements will include changes to the parking, landscaping, lighting, pedestrian path connections between buildings to a proposed bus pull-out along West Pleasant Valley Road.

Phase III proposes perimeter landscaping, upgrades to an existing drive entrance, end planters and off-site improvements along the public sidewalk at the southwest portion of the property. An existing curb cut along C Street, near West Pleasant Valley Road, will be closed. Landscaping changes and new waste enclosures.

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

- 5) **Environmental Determination:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving "negligible or no expansion of use beyond that existing at the time of the lead agency's determination" may be found to be exempt from the requirements of CEQA. The Project involves a request to allow an existing 5,270 square foot charter high school (Vista Real Charter High School) to expand into an adjacent 3,563 square foot tenant space for a combined total of 8,833 square-feet. New building construction is not proposed to the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning

¹ The Director of Emergency Services during the coronavirus emergency issued the The following Director Orders have been issued thirteen Director's Orders as of the date of this staff report. All of the Director's Orders are posted online: <https://www.oxnard.org/coronavirus-director-orders/> Director's Order 20-08 was issued on April 14, 2020 and provided for an "Extension of expiration of Development Services permit application & entitlements"

Commission direct the Planning & Environmental Services Manager to file a Notice of Exemption (Attachment D) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the Project.

6) Analysis

- a) **General Discussion:** Vista Real Charter High School has been operating from 5000 South C Street since May of 2017. According to their online home page, the school is a non-profit public school that provides students with academic instruction that includes one-on-one teaching with in-person or virtual tutoring that focus and help students obtain a high school diploma. The school has a total of 18 staff members and operates Monday through Friday from 8:00 a.m. to 4:30 p.m. with only 7 staff members on any given day. The school currently has a total of 194 students registered for the school year 2021/2022. As an independent study model, the daily attendance on site is approximately 60 students per day as most students attend twice per week.
- b) **General Plan Consistency:** The Project site's 2030 General Plan land use designation of Commercial General (CG) which allows retail centers and free-standing commercial uses along arterials. The zoning designation is General Commercial-All Affordable Housing Opportunity Program (C-2-AH). The General Commercial zone allows a variety of commercial, retail, office and related uses for which the Planning Commission may approve with a Special Use Permit. Approval of the entitlements related to this Project has been determined to be consistent with the General Plan and the property's land use designation.

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.6	I	Public Facilities	-The expansion of the charter school would enhance resident quality of life by providing adequate space for schools to support the community's vision.
CD-3.1		Neighborhood Preservation	-The existing charter school use is compatible with the existing shopping center and surrounding commercial and residential uses. The expansion of the charter school is anticipated to continue the compatible activities and land uses.
CD-4.2		Commercial Revitalization and Redevelopment	-The expansion of the charter school will fill a vacant tenant space and allow an existing use to potentially introduce more people to the shopping center.
CD-18.1		Attract New Business	-Activating the space is anticipated to attract community business compatible and not detrimental with the community's climate.
CD-18.2		Small Business	-Entrepreneurial opportunity for an existing small business owner already operating in the City.
ICS-21.1		Accommodating Growth	-The expansion of the charter school accommodates the growth of school facilities.
ICS-21.5		Expansion of Existing Facilities	-The expansion of the facilities within a vacant tenant space provides for an alternative educational experience which allows for smaller school / class sizes. -As such, the proposed Project is consistent with General Policy Nos. CD-1.6; CD-3.1; CD-4.2; CD-18.1; CD-18.2; ICS-21.1; ICS-21.5
CD-2.1	II	Zoning and General Plan Consistency	-The General Commercial (C-2) zoning designation is consistent with the Commercial General (CG) designation of the 2030 General Plan land use designation. Therefore, the proposed Application is consistent with General Plan Policy CD-2.1.

CD-5.2	II	-Compatible Land Use	-The project involves reuse of a vacant tenant space. The expansion into the vacant tenant space is expected to contribute to and compatible with the shopping center and the surrounding commercial and residential developments. The expansion of the school is anticipated to provide added community benefits (i.e. increased education, some employment opportunities, and increased property value.)
CD-15.1		-Quality of Life	-The expansion of a school use, which is compatible with the shopping center, would enhance the City's quality of life through additional educational opportunities. -The expansion of the use offers indirect improvements, revitalization, and other neighborhood opportunities. - The school expansion will reuse a vacant tenant space. The existing and forecasted shopping center has adequate parking to provide for both existing and anticipated uses, including the expanded school. For all the reasons stated above, the project is designed to meet the following General Pan Policies at a Phase II: CD-2.1; CD-5.2; and CD-15.1.
	III	All policies not listed above	Assumed consistent

Therefore, approval of this use is in conformance and consistent with the policies and standards of the 2030 General Plan.

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the General Commercial (C-2) zoning district. The General Commercial (C-2) lists permitted and related uses listed under the various Residential and Commercial Neighborhood/Office zones. Specifically, the C-2 zone lists “commercial schools and trades schools” as permitted by right. However, private and public high schools uses are allowed through a Special Use Permit as the C-2 zone can include permitted and related uses allowed in the Garden Apartment (R-3) and, by extension, the Multiple-Family (R-2) zone. Special Use Permit procedures are found in Sections 16-530 through 16-553 of the Oxnard City Code.

Applicable development standards of the C-2 zone and the have been compared with the proposed project, as follows:

GENERAL COMMERCIAL (C-2) OXNARD MUNICIPAL CODE SECTIONS 16-135 THROUGH 16-144			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES ?
Maximum Building Height §16-137	2 stories or 35 feet. Additional stories may be permitted as part of an SUP (16-530—16-553)	- Existing (Building D): 1 Story	YES
Front yard setback §16-139	- 10 feet	- Existing (Building D): 10+ feet: South C Street, West Pleasant Valley Road, Saviers Road	YES
Side yard setback §16-140 (C-2)	- 5 feet. - 0' when abuts another C-2 zoned lot.	-N/A	N/A
Rear yard setback §16-141 (C-2)	Commercial: - 0 feet if less than 16 feet in height; - 15 feet if greater than 16 feet in height - 10 feet if abuts an alley	- Existing (Building D): 10+ feet	YES
Parking Standards §16-622	1 space for every 250 square feet of gross floor area EXISTING Building A 62,351sf 249.4 spaces Building B 2,055sf 8.22 spaces Building C 2,120sf 8.48 spaces Building D 12,093sf 48.37 spaces Building E 1,948sf 7.79 spaces PROPOSED (PZ 17-140-39 MNMD) Building G 9,999sf 40.00 spaces <u>Bldg. G(Patio)1,325sf 3.97 spaces</u> Gross: 91,891sf 368 spaces	385 Standard 16 ADA Accessible (4 van) <u>10 Motorcycle stalls</u> 411 Total Parking	YES
Trash enclosures & transformers	Double wide parallel refuse container with side entrance	- Trash enclosures to be constructed as part of Minor Modification (PZ 17-140-39) improvements	YES
Rooftop equipment	May not protrude above height of parapet.	-Any proposed rooftop equipment will be reviewed at time of building permit plan check to be screened from view by parapet	YES
Lighting 16-320	Comply with Section 16-320 of the City Code.	-On-site lighting will be reviewed at time of building permit plan check review	YES

Therefore, approval of this use is in conformance and consistent with the standards of the OCC.

- d) **Site Design, Circulation, and Parking:** The Project is not proposing site improvements. However, the approved Minor Modification permit, described in the Background Section 4 of the staff report, includes site design improvements to the landscaping, parking, and circulation throughout the Pleasant Valley Shopping Center. (Attachment C). The Minor Modification improvements were found to be consistent with the C-2 zoning standards or to be recognize as legal nonconforming status.

The project site is currently served by existing infrastructures and surrounding roadways which includes Saviers Road, Pleasant Valley Road, C Street, and a public alleyway to the north. No improvements are needed to the access points to accommodate the proposed charter school expansion.

- 7) **Community Workshop and Public Input:** The project site is located within the Pleasant Valley Village Neighborhood and is across from the Southwinds Neighborhood. On July 19, 2021, the project was presented to the public during a Community Workshop meeting. On or before July 9, 2020, the site was posted with Project details and Community Workshop information and the Developer mailed out 541 meeting agenda notices to the residents of the Pleasant Valley Village Neighborhood and the Southwinds Neighborhoods. Approximately, 28 persons joined the six item community meeting which is intended for persons to ask questions. At the meeting, nobody had any questions or expressed any concerns or opposition to the project.
- 8) **Appeal Procedure:** In accordance with Section 16-545 of the Oxnard Municipal Code, the Planning Commission's decision 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.

Attachments:

- A. Maps (Vicinity, Aerial, General Plan, Zoning)
- B. Reduced Project Plans
- C. Phasing Site Plan - PZ No. 17-140-39 (Approved)
- D. Notice of Exemption
- E. Resolution PZ No. 21-520-01 (Special Use Permit)

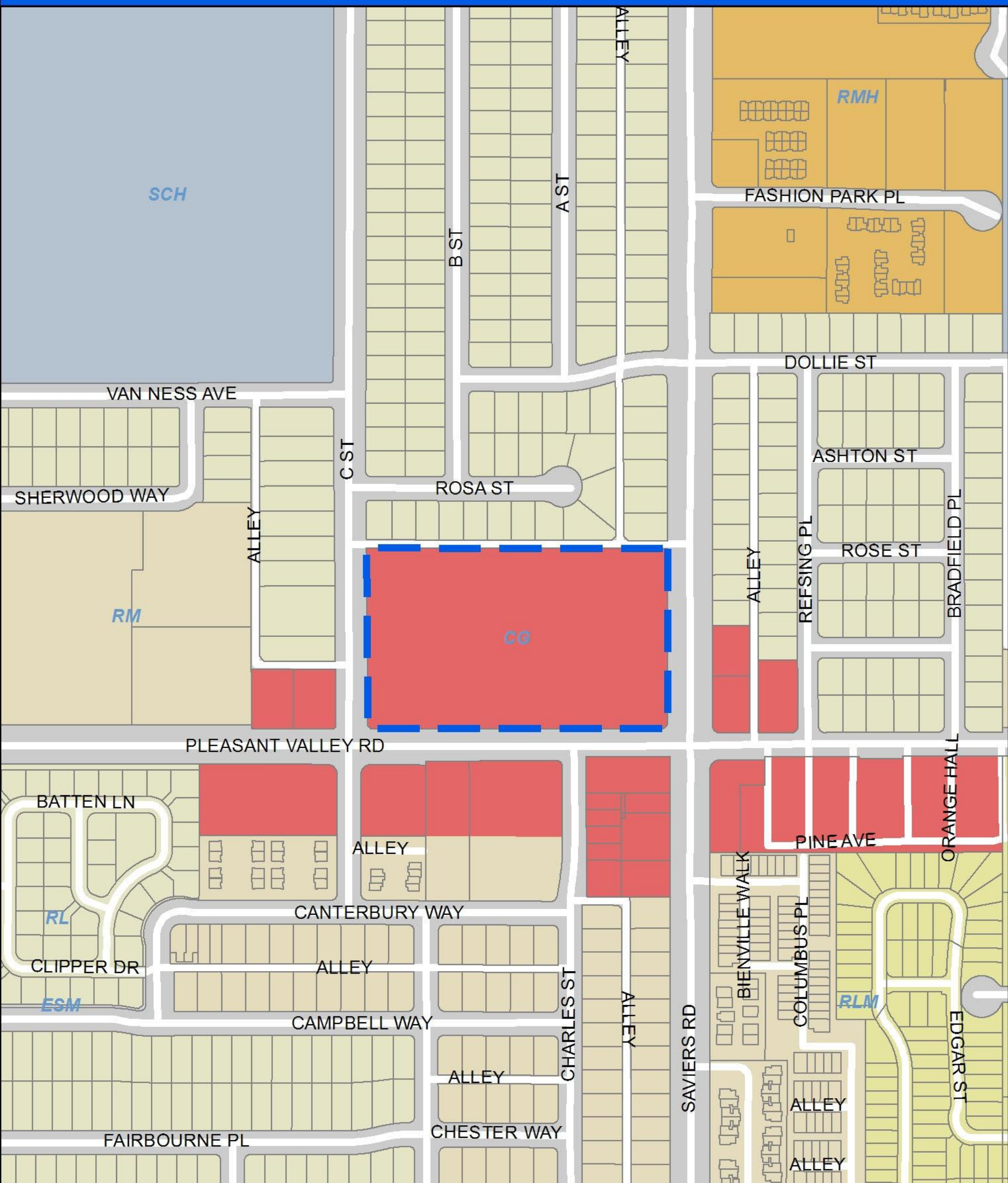
ATTACHMENT A

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

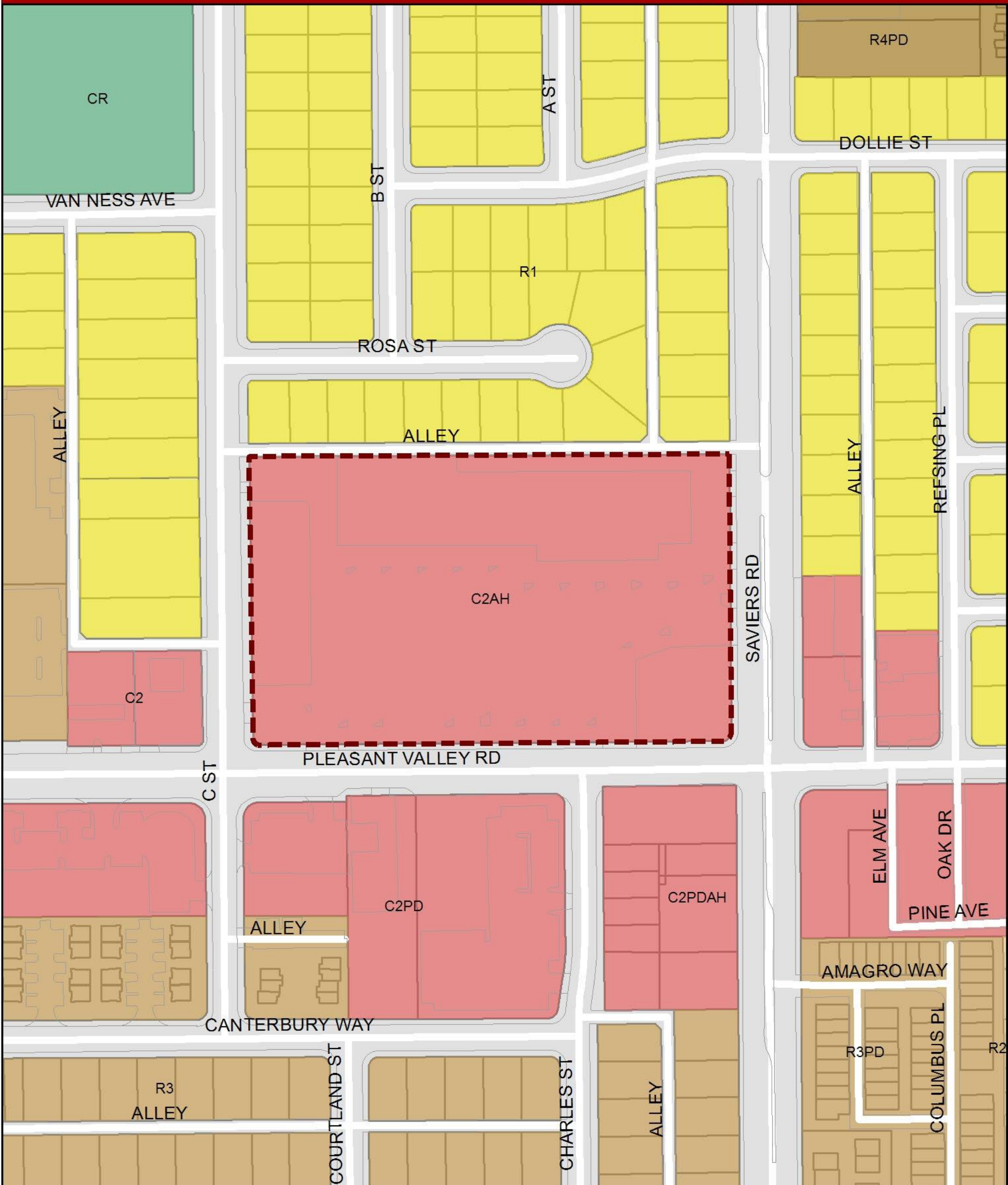
Vicinity Map

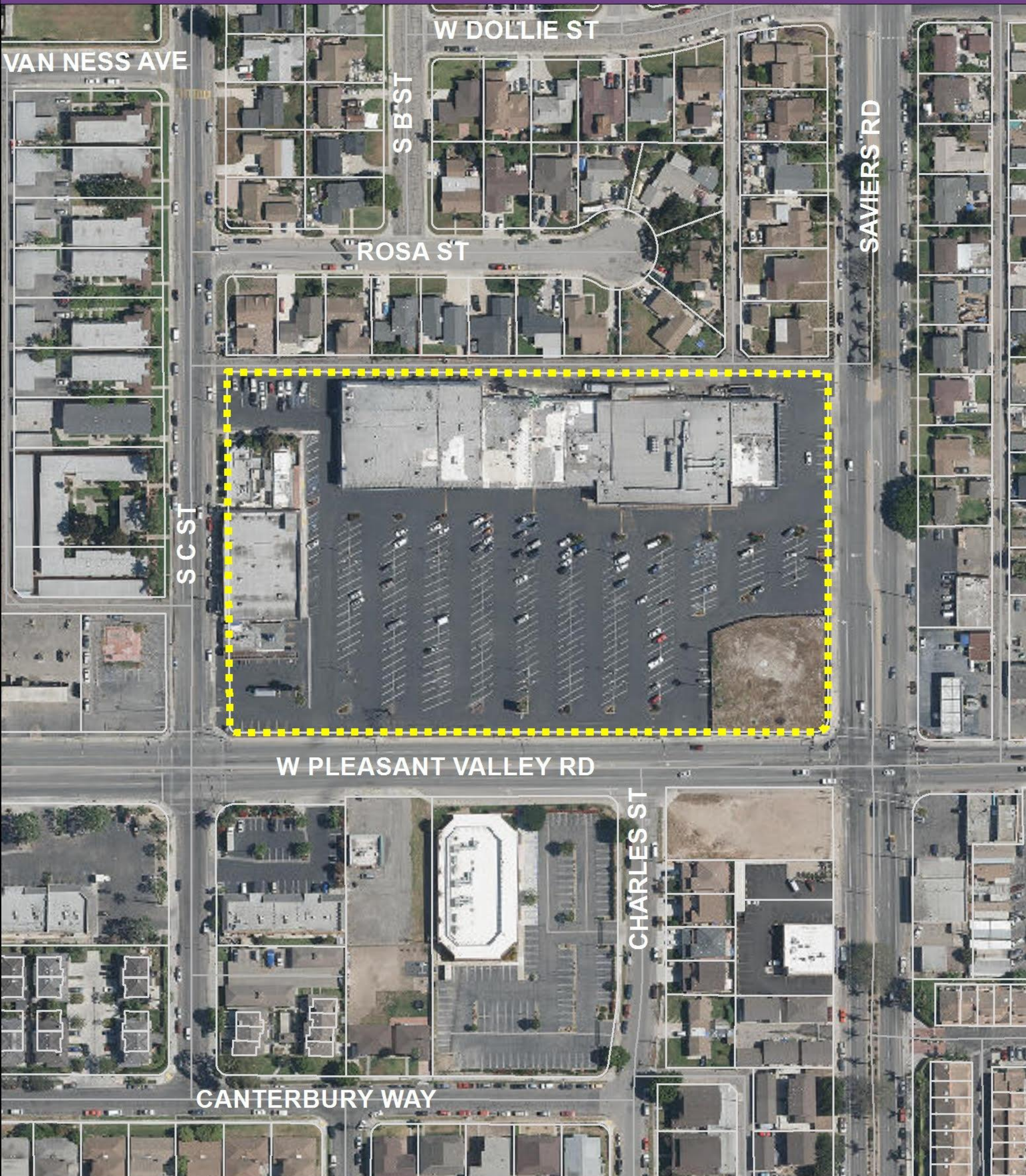


2030 General Plan Land Use Map



Zoning/Specific Plan Map

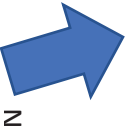
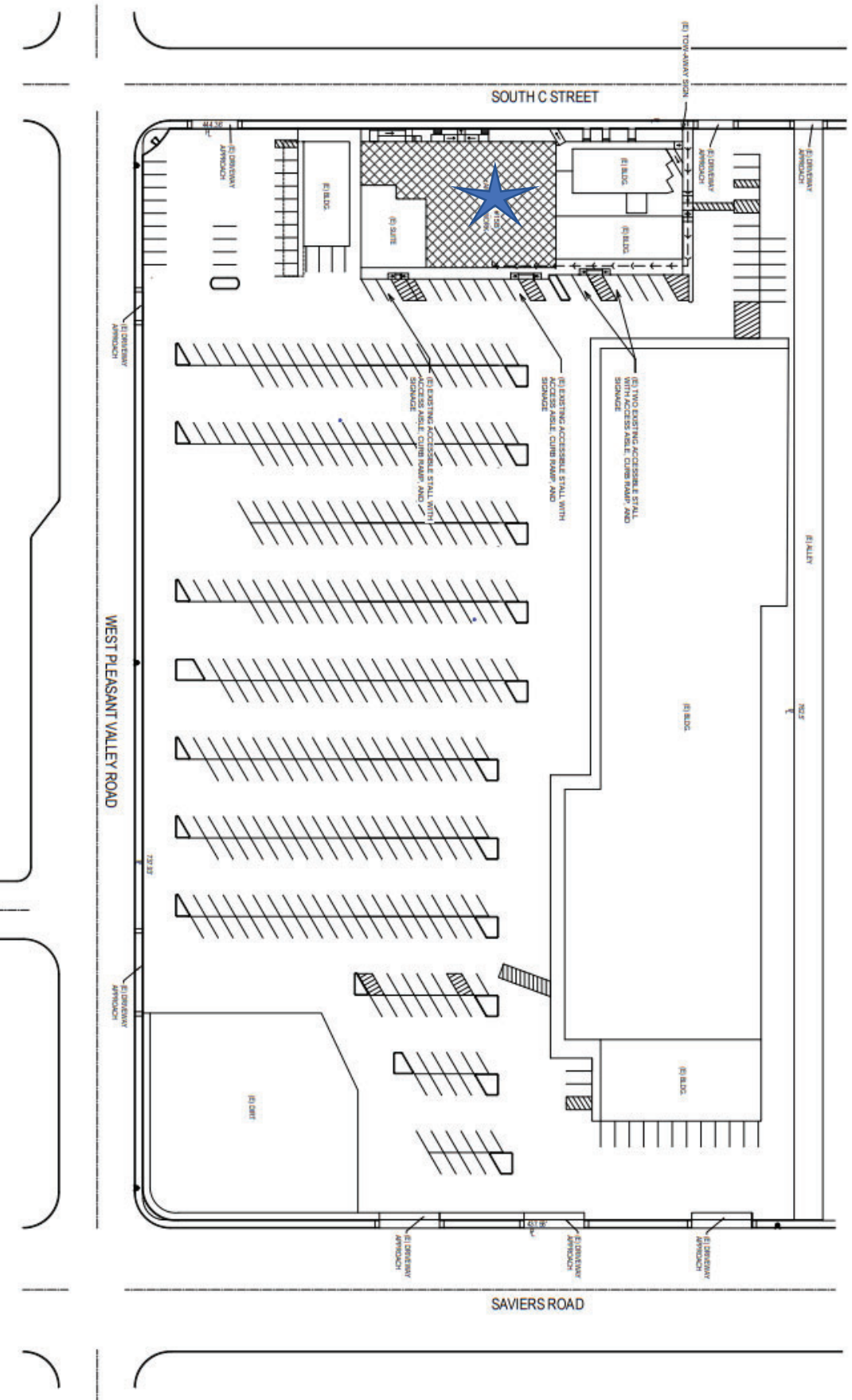




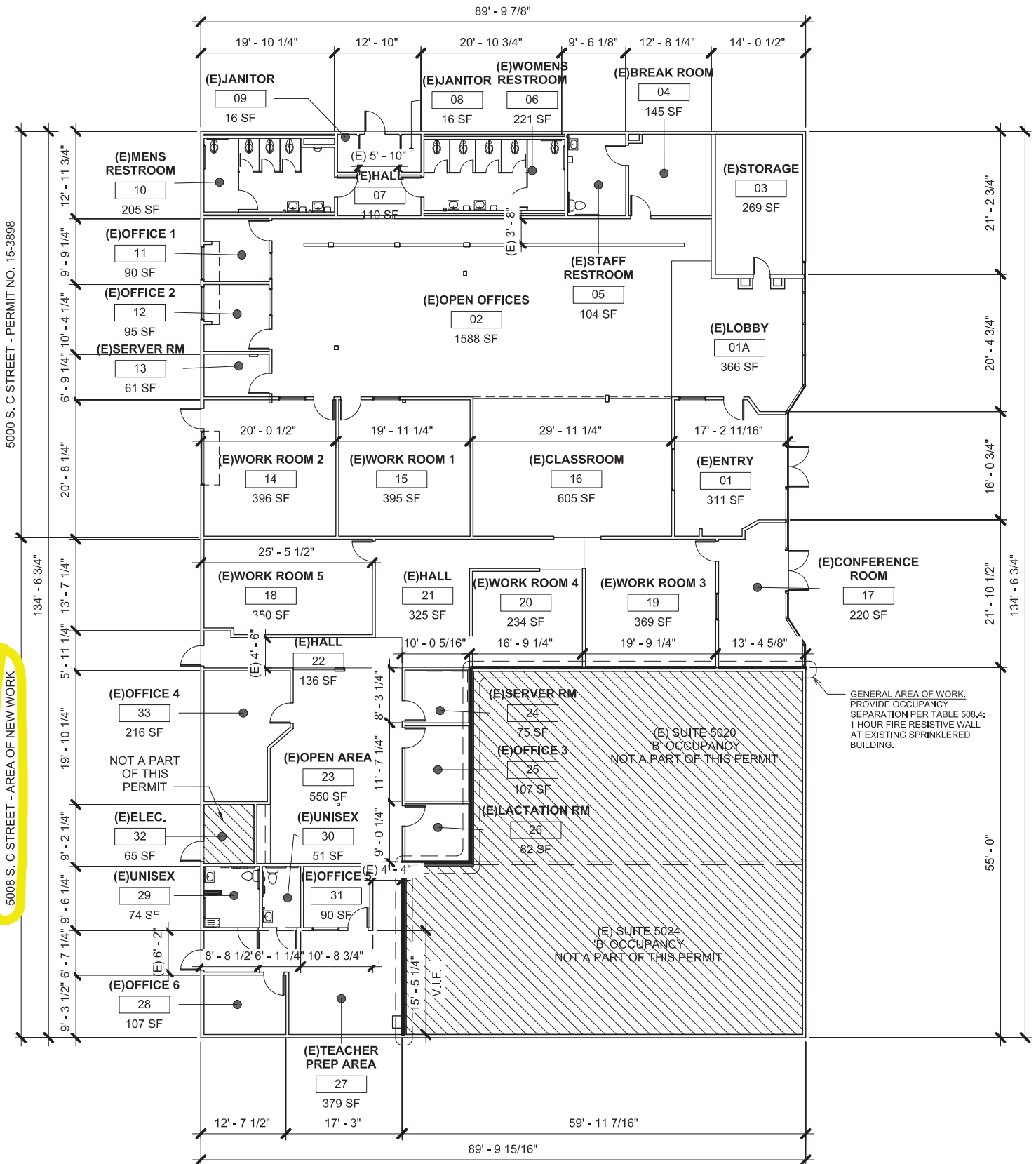
ATTACHMENT B

REDUCED PROJECT PLANS

PLOT PLAN 5000 C STREET OXNARD, CA.



Area of work



SCALE: 1" = 20'-0"

Vista Real Public Charter

5000-5008 South C St, Oxnard, CA 93033



ATTACHMENT C

**PHASING SITE PLAN -
PZ. No. 17-140-39 (APPROVED)**

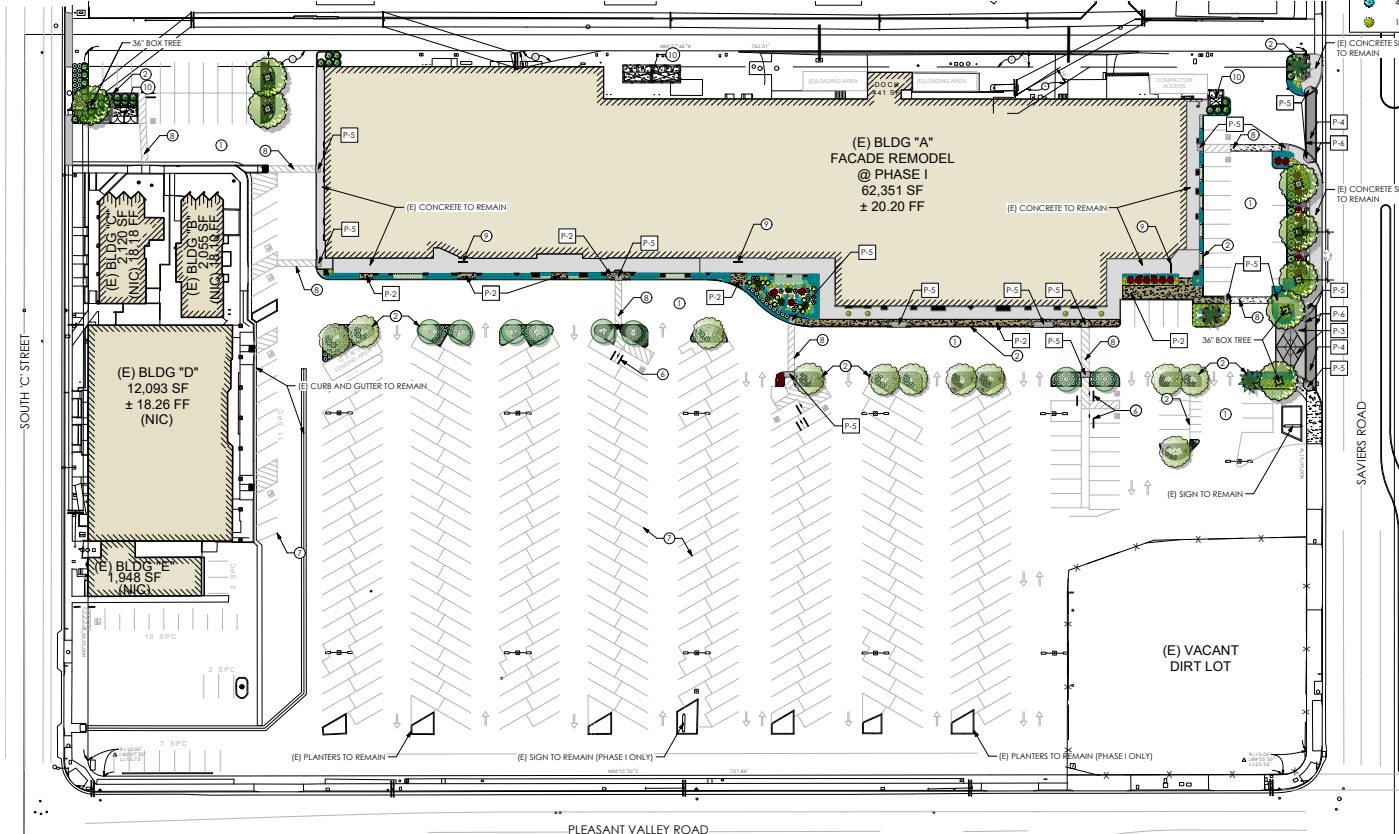
PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE THOROUGHLY RIPPED TO A DEPTH OF 8" USING RIPPER WITH TEETH NO WIDER THAN 12" O.C., WHERE POSSIBLE. THE RIPPING SHOULD BE DONE IN TWO DIRECTIONS TO REDUCE THE COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COLLECT THREE SOIL SAMPLES FROM NEW PLANTING AREAS FOR AGRONOMIC TESTING & AMENDMENT RECOMMENDATIONS FROM WALLACE SOILS LABS @ 310-640-6863. RESULTS SHALL BE TRANSMITTED TO CLIENT AND LANDSCAPE ARCHITECT OF RECORD. SOIL MANAGEMENT REPORT RECOMMENDATIONS SHALL ADDRESS THE FOLLOWING AT A MINIMUM: SOIL TEXTURE, SOIL INFILTRATION RATE, SOIL PH, AND SUGGESTED AMENDMENTS BASED UPON PROPOSED PLANTING PALETTE.
3. CONTRACTOR SHALL PRESERVE AND PROTECT IN PLACE EXISTING TREES THAT ARE TO REMAIN. DAMAGE TO PROTECTED SITE FEATURES SHALL BE REPLACED IN KIND AT CONTRACTOR'S EXPENSE.
4. TREES THAT ARE REMOVED SHALL INCLUDE THE REMOVAL OF ROOTS.
5. ALL AMENDMENTS TO BE APPLIED PER SOIL MANAGEMENT REPORT, OR IF NO TECHNIQUE IS SPECIFIED, THEN MIXED TOGETHER AND ROTOTILLED INTO PLANTING AREAS TO A DEPTH OF 6". (UNTIL RESULTS OF SOIL MANAGEMENT REPORT ARE OBTAINED, THE FOLLOWING AMENDMENTS MAY BE USED FOR BID PURPOSES ONLY. RESULTS OF SOIL ANALYSIS SUPERSEDE THESE QUANTITIES):
 - 5 LBS/1000 SF POTASSIUM SULFATE
 - 5 LBS/1000 SF AMMONIUM SULFATE
 - 5 LBS/1000 SF SINGLE SUPERPHOSPHATE OR EQ.
 - 80 LBS/1000 SF AGRICULTURAL GYPSUM
 - 4 CY GENERAL PURPOSE SOIL AMENDMENT

6. BACKFILL PER CY FOR CONTAINER PLANTS (BACKFILL MIX PROVIDED FOR BID PURPOSES ONLY. RESULTS OF SOIL ANALYSIS SUPERSEDE THESE QUANTITIES):
 - 1/4 LB POTASSIUM SULFATE
 - 1/4 LB AMMONIUM SULFATE
 - 1/5 LB SINGLE SUPERPHOSPHATE OR EQ.
 - 4 LBS AGRICULTURAL GYPSUM
 - 5 PARTS BY VOLUME NATIVE SOIL
 - 1 PART BY VOLUME AQUINASC TURF PLUS
7. GRO-POWER PLANTING TABLETS PLACED 2 INCHES DEEP AND 2" OUTSIDE ROOT BALL: (3) PER 1 GAL; (9) PER 5 GAL; (15) PER 15 GAL; (24) PER 24" BOX AND (24) PER 36" BOX
8. NO ROOTBOLLING WITHIN 5' OF EXISTING TREE TRUNKS. AMENDMENTS SHALL BE TURNED INTO THE SOIL BY HAND IN THESE AREAS
9. INSTALL CENTURY PRODUCTS LINEAR CR24-20 "POLYETHYLENE" ROOT BARRIERS PER MANUFACTURER'S RECOMMENDATIONS 1 1/2" OFF BACK OF CURB OR EDGE OF PAVEMENT. TO BE INSTALLED 5' TO EACH SIDE OF TRUNK. INSTALL LENGTHWISE. (NOT IN CIRCLE AROUND ROOT BALL).
10. DO NOT RAISE GRADE AROUND EXISTING TREES.
11. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
12. PLANTED AREAS SHALL RECEIVE 2" OF 85-2 MULCH FROM AGROMIN PREMIUM SOIL PRODUCTS (R05) 482.8749. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL.

AMENITIES SCHEDULE - SHEET LP-1.01		
ID#	ITEM	
PAVING	P-2	COLORADO STAMPED CONCRETE
	P-3	VEHICULAR CONCRETE PAVING
	P-4	VEHICULAR PAVES
	P-5	DETECTABLE WARNING SURFACE
	P-6	FLUSH CONCRETE HEADER
BY OTHERS	O-1	EXISTING ASPHALT PAVING TO REMAIN
	O-2	CURB AND GUTTER PER CIVIL ENGINEER
	O-3	CONCRETE SIDEWALK PER CIVIL ENGINEER
	O-4	PARKING CURB STOP PER CIVIL ENGINEER
	O-5	PARKING STRIPING PER CIVIL ENGINEER
	O-6	CROSSWALK PER CIVIL ENGINEER
	O-7	BKE BACKBONE LOCKER PER ARCHITECT
	O-8	TRASH ENCLOSURE PER ARCHITECT

PLANT SCHEDULE - TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE WUCOLS
TREES	8	<i>Koebelevia bipinnata</i>	Chinese Flame Tree	24" Box Med
	8	<i>Laurus nobilis</i>	Sweet Bay	24" Box Low
	11	<i>Melaleuca nesophila</i>	Pink Melaleuca	24" Box Low
	3	<i>Syagrus romanzoffianum</i>	Queen Palm	24" Box Med
PLANT SCHEDULE - SHRUBS				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE WUCOLS
SHRUBS	9	<i>Artemisia californica</i> 'Canyon Gray'	California Sagebrush	5 Gal. Low
	158	<i>Carissa macrocarpa</i> 'Green Carpet'	Green Carpet Natal Plum	5 Gal. Low
	14	<i>Escallonia x exoniensis</i> 'Tradesii'	Pink Princess Escallonia	5 Gal. Low
	613	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	4" Pot Low
	15	<i>Muhlenbergia rigens</i>	Deer Grass	1 Gal. Low
	9	<i>Phormium</i> 'Apricot Queen'	Apricot Queen New Zealand Flax	5 Gal. Low
	24	<i>Phormium</i> 'Bronze Beauty'	Bronze Beauty New Zealand Flax	5 Gal. Low
	193	<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Orange	1 Gal. Med
	36	<i>Rhaphiolepis umbellata</i> 'Minor'	Dwarf Yeddo Hawthorn	5 Gal. Low
	41	<i>Salvia greggii</i> 'Alba'	White Autumn Sage	5 Gal. Low
	495	<i>Senecio latifolius</i> var. <i>mandarinicae</i>	Blue Finger	4" Pot Low
	120	<i>Zauschneria californica</i>	California Fuchsia	1 Gal. VL



PLEASANT VALLEY PLAZA - Phase 1
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30 FT



PVP PROPERTIES LP
8122 CIVIC CENTER DRIVE SUITE 505
BEVERLY HILLS, CA 90210
TEL. 310.278.2777 EXT. 100
FAX. 310.278.5332

PLEASANT VALLEY PLAZA
PHASE 1
100 S AVENUE 100, BEVERLY HILLS, CA 90210

PROPOSED LANDSCAPE PLAN
PLANT SCHEDULE AND NOTES

REVISIONS	DATE

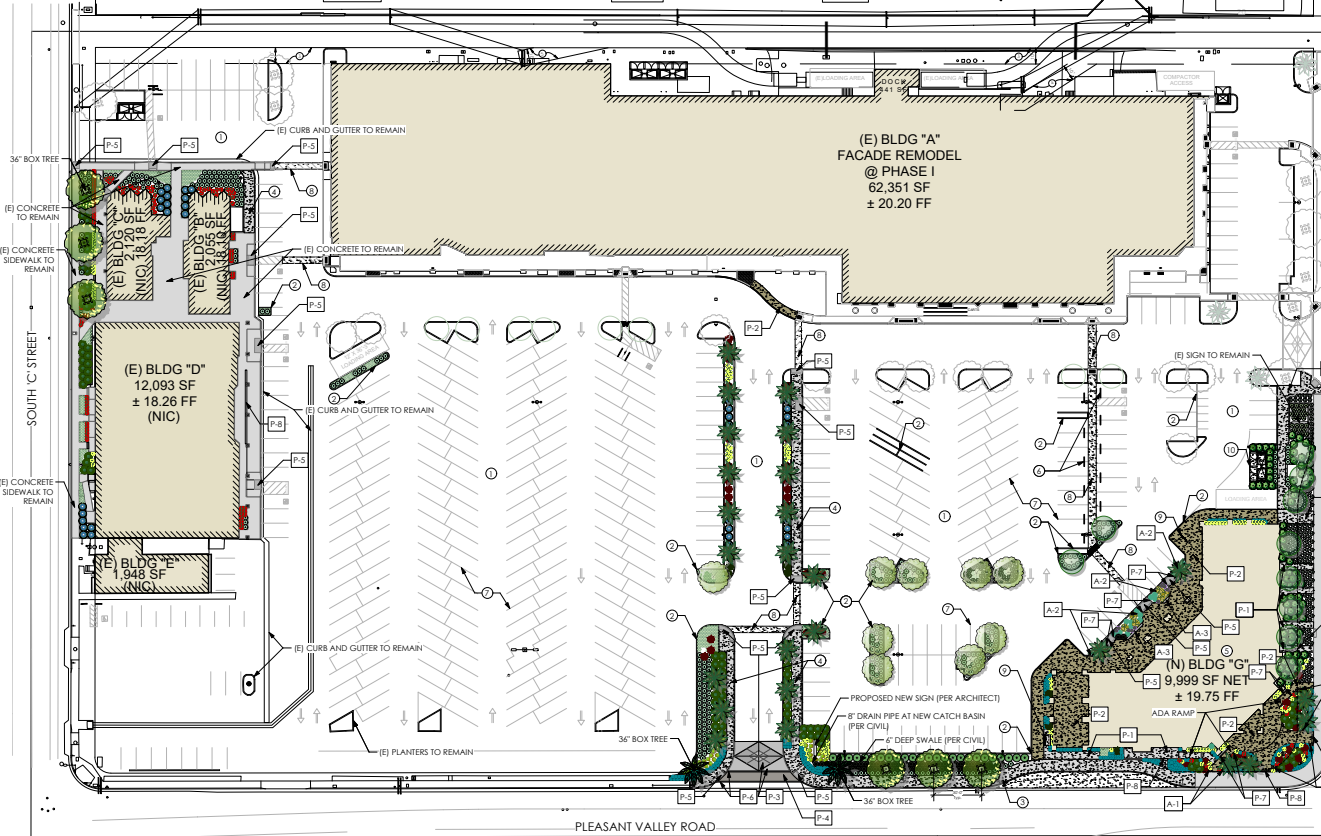
PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE THOROUGHLY RIPPED TO A DEPTH OF 8" USING RIPPER WITH TEETH NO WIDER THAN 12" O.C. WHERE POSSIBLE. THE RIPPING SHOULD BE DONE IN TWO DIRECTIONS TO REDUCE THE COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COLLECT THREE SOIL SAMPLES FROM NEW PLANTING AREAS FOR AGRONOMIC TESTING. A AMENDMENT RECOMMENDATIONS FROM WALLACE SOILS LABS @ 310-640-6863. RESULTS SHALL BE TRANSMITTED TO CLIENT AND LANDSCAPE ARCHITECT OF RECORD. SOIL MANAGEMENT REPORT RECOMMENDATIONS SHALL ADDRESS THE FOLLOWING AT A MINIMUM: SOIL TEXTURE, SOIL INFILTRATION RATE, SOIL PH, AND SUGGESTED AMENDMENTS BASED UPON PROPOSED PLANTING PALETTE.
3. CONTRACTOR SHALL PRESERVE AND PROTECT IN PLACE EXISTING TREES THAT ARE TO REMAIN. DAMAGE TO PROTECTED SITE FEATURES SHALL BE REPLACED IN KIND AT CONTRACTOR'S EXPENSE.
4. TREES THAT ARE REMOVED SHALL INCLUDE THE REMOVAL OF ROOTS.
5. ALL AMENDMENTS TO BE APPLIED PER SOIL MANAGEMENT REPORT, OR IF NO TECHNIQUE IS SPECIFIED, THEN MIXED TOGETHER AND ROTOTILLED INTO PLANTING AREAS TO A DEPTH OF 6". (UNTIL RESULTS OF SOIL MANAGEMENT REPORT ARE OBTAINED, THE FOLLOWING AMENDMENTS MAY BE USED FOR BID PURPOSES ONLY. RESULTS OF SOIL ANALYSIS SUPERSEDE THESE QUANTITIES):
 - 5 LBS/1000 SF POTASSIUM SULFATE
 - 5 LBS/1000 SF AMMONIUM SULFATE
 - 5 LBS/1000 SF SINGLE SUPERPHOSPHATE OR EQ.
 - 80 LBS/1000 SF AGRICULTURAL GYPSUM
 - 4 CY GENERAL PURPOSE SOIL AMENDMENT

6. BACKFILL PER CY FOR CONTAINER PLANTS (BACKFILL MIX PROVIDED FOR BID PURPOSES ONLY. RESULTS OF SOIL ANALYSIS SUPERSEDE THESE QUANTITIES):
 - 1/4 LB POTASSIUM SULFATE
 - 1/5 LB SINGLE SUPERPHOSPHATE OR EQ.
 - 4 LBS AGRICULTURAL GYPSUM
 - 5 PARTS BY VOLUME NATIVE SOIL
 - 1 PART BY VOLUME AQUINAGA TURF PLUS
7. GRO-POWER PLANTING TABLETS PLACED 2 INCHES DEEP AND 2" OUTSIDE ROOT BALL: (3) PER 1 GAL; (9) PER 5 GAL; (15) PER 15 GAL; (24) PER 24" BOX AND (24) PER 36" BOX
8. NO ROTOTILLING WITHIN 5' OF EXISTING TREE TRUNKS. AMENDMENTS SHALL BE TURNED INTO THE SOIL BY HAND IN THESE AREAS.
9. INSTALL CENTURY PRODUCTS LINEAR CR24-20 "POLYETHYLENE" ROOT BARRIERS PER MANUFACTURER'S RECOMMENDATIONS 1 1/2" OFF BACK OF CURB OR EDGE OF PAVEMENT. TO BE INSTALLED 5' TO EACH SIDE OF TRUNK. INSTALL LENGTHWISE. (NOT IN CIRCLE AROUND ROOT BALL).
10. DO NOT RAISE GRADE AROUND EXISTING TREES.
11. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
12. PLANTED AREAS SHALL RECEIVE 2" OF 85-2 MIXCH FROM AGROMIN PREMIUM SOIL PRODUCTS (805) 482.8749. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL.

AMENITIES SCHEDULE - SHEET LP-1.02		
ID#	ITEM	
AMENITIES		
A-1	BOULDER	
A-2	STORMWATER PLANTER	
A-3	SEATWALL - VENEER TO MATCH BUILDING	
PAVING		
P-1	STANDARD CONCRETE PAVING	
P-2	COLORADO, STAMPED CONCRETE	
P-3	VEHICULAR CONCRETE PAVING	
P-4	VEHICULAR PAVES	
P-5	DETECTABLE WARNING SURFACE	
P-6	FUSH CONCRETE HEADER	
P-7	4" RASSED-HAUSER CURB	
P-8	CONCRETE STEPS	
BY OTHERS		
O-1	EXISTING ASPHALT PAVING TO REMAIN	
O-2	CURB AND GUTTER PER CIVIL ENGINEER	
O-3	CONCRETE SIDEWALK PER CIVIL ENGINEER	
O-4	CONCRETE SIDEWALK PER ARCHITECT	
O-5	BUILDING PER ARCHITECT	
O-6	PARKING CURB STOP PER CIVIL ENGINEER	
O-7	PARKING STRIPING PER CIVIL ENGINEER	
O-8	CROSSWALK PER CIVIL ENGINEER	
O-9	BKE RACK/BIKE LOCKER PER ARCHITECT	
O-10	TRASH ENCLOSURE PER ARCHITECT	

PLANT SCHEDULE - TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE WUCOLS
TREES				
	6	<i>Koebelevia bipinnata</i>	Chinese Flame Tree	24" Box Med
	10	<i>Laurus nobilis</i>	Sweet Bay	24" Box Low
	9	<i>Melaleuca nesophila</i>	Pink Melaleuca	24" Box Low
	25	<i>Syagrus romanzoffianum</i>	Queen Palm	24" Box Med
	2	<i>Washingtonia robusta</i>	Mexican Fan Palm	36" Box Low
PLANT SCHEDULE - SHRUBS				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE WUCOLS
SHRUBS				
	115	<i>Anigozanthos Bush Gold</i>	Yellow Kangaroo Paw	1 Gal. ---
	103	<i>Anigozanthos Dwarf Red</i>	Dwarf Red Kangaroo Paws	1 Gal. Med
	187	<i>Carlisa macrocarpa 'Green Carpet'</i>	Green Carpet Natal Plum	5 Gal. Low
	4	<i>Chondropetalum elephantrum</i>	Large Cape Rush	5 Gal. Low
	35	<i>Cotoneaster dammeri 'Lowfast'</i>	Lowfast Cotoneaster	5 Gal. Low
	13	<i>Deschampsia coespitosa 'Goldhaenge'</i>	Golden Pendant Tuffed Hair Grass	1 Gal. Low
	25	<i>Escallonia x exoniensis 'Trades'</i>	Pink Princess Escallonia	5 Gal. Low
	1179	<i>Festuca glauca 'Elijah Blue'</i>	Elijah Blue Fescue	4" Pot Low
	61	<i>Juncus palens 'Elk Blue'</i>	Elk Blue California Gray Rush	1 Gal. Med
	19	<i>Muhlenbergia rigens</i>	Deer Grass	1 Gal. Low
	9	<i>Phormium 'Apricot Queen'</i>	Apricot Queen New Zealand Flax	5 Gal. Low
	41	<i>Phormium 'Bronze Beauty'</i>	Bronze Beauty New Zealand Flax	5 Gal. Low
	342	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Wheeler's Dwarf Japanese Mock Orange	5 Gal. Med
	91	<i>Rhaphiolepis umbellata 'Minor'</i>	Dwarf Yeddo Hawthorn	5 Gal. Low
	98	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary	5 Gal. VL
	23	<i>Salvia greggii 'Alba'</i>	White Autumn Sage	5 Gal. Low
	326	<i>Senecio falmoides var. mandraliscae</i>	Blue Finger	4" Pot Low
	35	<i>Zauschneria californica</i>	California Fuchsia	5 Gal. VL



PLEASANT VALLEY PLAZA - Phase 2
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30 FT



1. ONLY SIX EXISTING TREES REMAIN ON THE SITE. THE TWO UNDERPERFORMING WASHINGTONIA ROBUSTA FAN PLANTS ARE IN CONFLICT WITH CONSTRUCTION OF THE NEW BUILDING AND PARKING LOT VEHICULAR ACCESS.
2. REMOVAL OF THE EXISTING PALMS TO BE MITIGATED THROUGH THE PLANTING OF (2) NEW 36" SHADE TREES, (73) NEW 24" BOX SHADE AND ACCENT TREES AND 38 NEW PALMS.



EXISTING TREES TO BE REMOVED - 2 WASHINGTONIA ROBUSTA

PVP PROPERTIES LP
8122 CIVIC CENTER DR SUITE 005
BEVERLY HILLS, CA 90210
TEL. 310.278.2777 EXT. 100
FAX. 310.278.5332

PLEASANT VALLEY PLAZA
PHASE 2
100 W. PLEASANT VALLEY ROAD
BEVERLY HILLS, CA 90210

PROPOSED LANDSCAPE PLAN
PLANT SCHEDULE AND NOTES

REVISIONS	DATE

SHEET
LP.1.02
PLOTED: 11/14/17

Pacific Coast Land Design, Inc.
Landscape Architecture • Vision Design • Environmental Planning
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
P: 310.244.1427
F: 310.244.1427
www.pacificcoastlanddesign.com

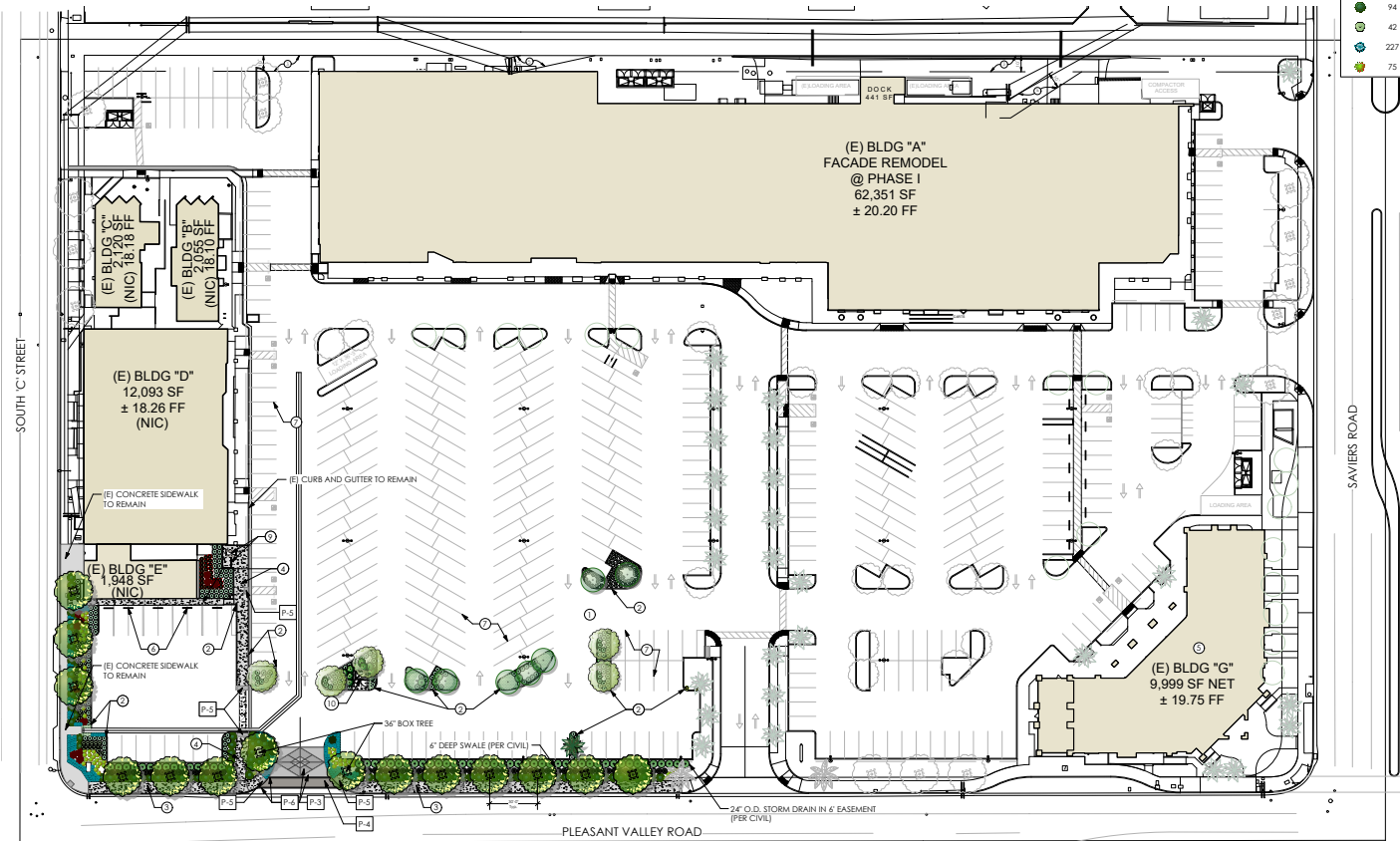
PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE THOROUGHLY RIPPED TO A DEPTH OF 8" USING RIPPER WITH TEETH NO WIDER THAN 12" O.C. WHERE POSSIBLE. THE RIPPING SHOULD BE DONE IN TWO DIRECTIONS TO REDUCE THE COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION.
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3. CONTRACTOR SHALL PRESERVE AND PROTECT IN PLACE EXISTING TREES THAT ARE TO REMAIN. DAMAGE TO PROTECTED SITE FEATURES SHALL BE REPLACED IN KIND AT CONTRACTOR'S EXPENSE.
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 - 5 LBS/1000 SF AMMONIUM SULFATE
 - 5 LBS/1000 SF SINGLE SUPERPHOSPHATE OR EQ.
 - 80 LBS/1000 SF AGRICULTURAL GYPSUM
 - 4 CY GENERAL PURPOSE SOIL AMENDMENT

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 - 1/4 LB AMMONIUM SULFATE
 - 1/5 LB SINGLE SUPERPHOSPHATE OR EQ.
 - 4 LBS AGRICULTURAL GYPSUM
 - 5 PARTS BY VOLUME NATIVE SOIL
 - 1 PART BY VOLUME AQUINAGA TURF PLUS
7. GRO-POWER PLANTING TABLETS PLACED 2" DEEP AND 2" OUTSIDE ROOT BALL: (3) PER 1 GAL; (9) PER 5 GAL; (15) PER 15 GAL; (24) PER 24" BOX AND (24) PER 36" BOX
8. NO ROTOTILLING WITHIN 5' OF EXISTING TREE TRUNKS. AMENDMENTS SHALL BE TURNED INTO THE SOIL BY HAND IN THESE AREAS.
9. INSTALL CENTURY PRODUCTS LINEAR CR24-20 POLYETHYLENE ROOT BARRIERS PER MANUFACTURER'S RECOMMENDATIONS 1 1/2" OFF BACK OF CURB OR EDGE OF PAVEMENT. TO BE INSTALLED 5' TO EACH SIDE OF TRUNK. INSTALL LENGTHWISE. (NOT IN CIRCLE AROUND ROOT BALL).
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12. PLANTED AREAS SHALL RECEIVE 2" OF 85-2 MULCH FROM AGROMIN PREMIUM SOIL PRODUCTS (805) 482.8749. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL.

AMENITIES SCHEDULE - SHEET LP-1.03		
ID#	ITEM	
P-3	VEHICULAR CONCRETE PAVING	
P-4	VEHICULAR PAVERS	
P-5	DETECTABLE WARNING SURFACE	
P-6	FRESH CONCRETE HEADERS	
BY OTHERS		
0	EXISTING ASPHALT PAVING TO REMAIN	
0	CURB AND GUTTER PER CIVIL ENGINEER	
0	CONCRETE SIDEWALK PER CIVIL ENGINEER	
0	CONCRETE SIDEWALK PER ARCHITECT	
0	BUILDING PER ARCHITECT	
0	PARKING CURB STOP PER CIVIL ENGINEER	
0	PARKING STRIPING PER CIVIL ENGINEER	
0	BIKE RACK/BIKE LOCKER PER ARCHITECT	
0	TRASH ENCLOSURE PER ARCHITECT	

PLANT SCHEDULE - TREES					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES					
15	15	<i>Koeleria bipinnata</i>	Chinese Flame Tree	24" Box	Med
7	7	<i>Laurus nobilis</i>	Sweet Bay	24" Box	Low
5	5	<i>Melaleuca nesophila</i>	Pink Melaleuca	24" Box	Low
1	1	<i>Syagrus romanzoffianum</i>	Queen Palm	24" Box	Med
PLANT SCHEDULE - SHRUBS					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS					
2	2	<i>Anigozanthos 'Bush Gold'</i>	Yellow Kangaroo Paw	1 Gal.	Med
27	27	<i>Anigozanthos 'Dwarf Tall Red'</i>	Dwarf Tall Red Kangaroo Paws	—	—
57	57	<i>Carissa macrocarpa 'Green Carpet'</i>	Green Carpet Natal Plum	5 Gal.	Low
44	44	<i>Escallonia x exoniensis 'Trades'</i>	Pink Princess Escallonia	5 Gal.	Low
469	469	<i>Festuca glauca 'Elijah Blue'</i>	Elijah Blue Fescue	4" Pot	Low
78	78	<i>Juncus patens 'Elk Blue'</i>	Elk Blue California Gray Rush	1 Gal.	Low
6	6	<i>Phormium 'Apricot Queen'</i>	Apricot Queen New Zealand Flax	5 Gal.	Low
11	11	<i>Phormium 'Bronze Beauty'</i>	Bronze Beauty New Zealand Flax	5 Gal.	Low
191	191	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	Wheeler's Dwarf Japanese Mock Orange	5 Gal.	Med
10	10	<i>Rhipidolepis umbellata 'Minor'</i>	Dwarf Yeddo Hawthorn	5 Gal.	Low
94	94	<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Huntington Carpet Rosemary	5 Gal.	VL
42	42	<i>Salvia greggii 'Alba'</i>	White Autumn Sage	5 Gal.	Low
227	227	<i>Senecio falcatoides var. mandraliscae</i>	Blue Finger	4" Pot	Low
75	75	<i>Zauschneria californica</i>	California Fuchsia	5 Gal.	VL



PLEASANT VALLEY PLAZA - Phase 3
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30 FT



PVP PROPERTIES LP
8172 CIVIC CENTER DR SUITE 005
BEVERLY HILLS, CA 90210
TEL. 310.278.2777 EXT. 100
FAX. 310.278.5332

PLEASANT VALLEY PLAZA
PHASE 3
100 W. GARDEN CA 90007

PROPOSED LANDSCAPE PLAN
PLANT SCHEDULE AND NOTES

REVISIONS	DATE

SHEET
LP.1.03
PLOT 1511047

Pacific Coast Land Design, Inc.
Landscape Architecture • Urban Design • Environmental Planning
949.444.2427
www.pcland.com

ATTACHMENT D

NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

Project Description:

Project Name: Vista Real Charter High School PLANNING AND ZONING PERMIT NO. 21-520-01 (Special Use Permit) request to allow the expansion of an existing 5,270 square-foot charter high school (Vista Real Public Charter School) to allow an existing Charter High School to expand into an adjacent 3,563 square-foot tenant space for a combined total of 8,833 square feet. The charter school will consolidate two tenant spaces of an existing 12,000 square-foot multi-tenant commercial building located at 5000 & 5008 South C Street (APN: 205-0-141-325) within the Pleasant Valley Shopping Center which is located on a 7.93 acre site that is zoned General Commercial-All Affordable Housing Opportunity Program (C-2-AH). No exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate the expansion of the charter school. Filed by Tracy Woods with Learn 4 Life, on behalf of Pleasant Valley Plaza Ltd, property owner, 404 Estero Avenue, Morro Bay, California 93442

Finding:

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

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

Supporting Reasons: In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to allow an existing 5,270 square foot charter high school (Vista Real Public Charter School) to expand into an adjacent 3,563 square foot tenant space for a combined total of 8,833 square-feet. New building construction is not proposed to the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a Notice of Exemption may be filed.

(Date)

Scott Kolwitz,
Planning and Environmental Services
Manager

**ATTACHMENT
E**

**RESOLUTION
PZ No. 21-520-01
(SPECIAL USE PERMIT)**

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 21-520-01 (SPECIAL USE PERMIT) TO ALLOW THE EXPANSION OF AN EXISTING 5,270 SQUARE-FOOT CHARTER HIGH SCHOOL (VISTA REAL CHARTER HIGH SCHOOL) TO EXPAND INTO AN ADJACENT 3,563 SQUARE-FOOT TENANT SPACE FOR A COMBINED TOTAL OF 8,833 SQUARE FEET. THE CHARTER SCHOOL WILL CONSOLIDATE TWO TENANT SPACES OF AN EXISTING 12,000 SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING LOCATED AT 5000 & 5008 SOUTH C STREET (APN: 205-0-141-325) WITHIN THE PLEASANT VALLEY SHOPPING CENTER WHICH IS LOCATED ON A 7.93 ACRE SITE THAT IS ZONED GENERAL COMMERCIAL-ALL AFFORDABLE HOUSING OPPORTUNITY PROGRAM (C-2-AH). NO EXTERIOR CHANGES ARE PROPOSED AND ONLY MINOR INTERIOR TENANT IMPROVEMENTS ARE ANTICIPATED TO ACCOMMODATE THE EXPANSION OF THE CHARTER SCHOOL. FILED BY TRACY WOODS WITH LEARN 4 LIFE, ON BEHALF OF PLEASANT VALLEY PLAZA LTD, PROPERTY OWNER, 404 ESTERO AVENUE, MORRO BAY, CALIFORNIA 93442.

WHEREAS, on May 26, 2021, designated agent Tracy Woods on behalf of Pleasant Valley Plaza LTD, (the “**Applicant**” and/or “**Permittee**”) submitted Planning and Zoning Permit No. 21-520-01 (Special Use Permit), pursuant to Oxnard City Code Sections 16-136, 16-57 and 16-42, to allow the expansion of an existing 5,270 square-foot charter high school (Vista Real Charter High School) to expand into an adjacent 3,563 square-foot tenant space for a combined total of 8,833 square feet within a site zoned on a site zoned General Commercial-All Affordable Housing Opportunity Program (C-2-AH) and located at 5000 & 5008 South C Street (APN: 205-0-141-325); and

WHEREAS, on November 4, 2021, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 21-520-01 (Special Use Permit) to allow the expansion of an existing 5,270 square-foot charter high school (Vista Real Charter High School) to expand into an adjacent 3,563 square-foot tenant space for a combined total of 8,833 square feet within a site zoned on a site zoned General Commercial-All Affordable Housing Opportunity Program (C-2-AH) and located at 5000 & 5008 South C Street (APN: 205-0-141-325) (the “**Project**”) in accordance with Sections 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2):

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

The project site is located within the 2030 General Plan land use designation of Commercial General (GC) and the zoning designation is for General Commercial-All Affordable Housing Opportunity Program (C-2-AH). The Project is surrounded by commercial and residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Special Use Permit request for a charter high school is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of other commercial development in the project area as no exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate the expansion of the charter school. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan, the General Commercial-All Affordable Housing Opportunity Program (C-2-AH) zone, the Oxnard City Code, and for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

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

The proposed Special Use Permit request for a charter high school 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 commercial or residential character of the surrounding development as no exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate the expansion of the charter school, and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by commercial 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.

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

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. The existing charter school proposes minor interior tenant improvements to expand into an adjacent commercial tenant space for a combined total 8,833 square foot leased area. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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 categorical exemption.

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

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

- (1) **The proposed use is 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 charter high school is consistent with the 2030 General Plan land use designation Commercial General (CG) land use designation and General Commercial-All Affordable Housing Opportunity Program (C2-AH) zoning district and related standards, subject to the approval of

a Special Use Permit. Therefore the proposed charter high school is in conformance with the 2030 General Plan and the elements thereof and other adopted standards, Therefore, this Project meets this finding.

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

As described in the Staff Report, the Project will allow an existing 5,270 square-foot charter high school (Vista Real Charter High School) to expand into an adjacent 3,563 square-foot tenant space for a combined total of 8,833 square feet. The existing charter school proposes interior tenant improvements to expand into an adjacent commercial tenant space. Any minor exterior changes and/or interior tenant improvements will be subject to standard construction requirements of the California Building and Fire Codes. Therefore, the proposed use and the existing improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this Project meets this finding

(3) The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required by the conditions of approval.

As described in the Staff Report, the proposed expansion of an existing charter school will occur entirely within an existing building that is adequate for the proposed use. The proposed project does not require exterior changes to the site. The recommended conditions of approval do not require changes to the site. As described in the Staff Report, the proposed charter high school is consistent with the C-2-AH zoning district and related standards, including parking requirements. Therefore, the site for the proposed charter school is adequate in size and shape to accommodate all items required by the conditions of approval. As such, this Project meets this finding.

Additionally, the project has been reviewed by the Development Advisory Committee members 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 City departments and outside agencies.

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

The project site will be served by the existing public alley as described in Section 6 of the Planning Commission Staff Report. As described, the site has sufficient access to streets and highways that are adequate in width.

The project site is currently served by existing infrastructures and surrounding roadways which includes Saviers Road, Pleasant Valley Road, C Street, and a public alleyway to the north. Therefore, the site for the proposed charter school will be served by highways adequate in width and improved as necessary to carry project-generated traffic. As such, this Project meets this finding.

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

The project site is currently served by adequate sewerage, water, fire protection and storm drainage facilities. The proposed charter school will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed charter school will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to an existing 5,270 square foot charter high school (Vista Real Charter High School) to expand into an adjacent 3,563 square foot tenant space for a combined total of 8,833 square-feet and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission authorizes and directs the Planning & Environmental Services Manager to file a Notice of Exemption 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 this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 21-520-01 (Special Use Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an Appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

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

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated November 4, 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 24 months from the date of its issuance, unless the Applicant obtains a zone clearance and business license for the proposed use. (PL, *G-3*)
4. By commencing any activity related to the project or using any structure authorized by this permit, Permittee 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*)
5. Applicant agrees, as a condition of adoption of this resolution, at Applicant’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)

6. 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)
7. Permittee 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, Permittee shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. Permittee shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
9. Before placing or constructing any signs on the project property, Permittee shall obtain a sign permit from the City. Except as provided in the sign permit, Permittee may not change any signs on the project property. (PL/B, G-10)
10. Permittee shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Permittee shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Permittee shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Permittee, owner or tenant fails to comply with any of the conditions of this permit, the Permittee, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Permittee 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

15. 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)

16. Before the City issues building permits, Permittee 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*)
17. Permittee agrees to participate in a water conservation program that includes refitting existing water fixtures with water conserving devices within the subject tenant space and for landscape irrigation under the tenant's control when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. In-kind retrofitted fixtures are to remain installed and maintained for the life of the project. (PL)
18. Prior to issuance of building permits, Permittee 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*)

PLANNING DIVISION SPECIAL CONDITIONS

19. Permittee shall remove any and all graffiti from the project premises, Building D (5000-5024 South C Street), 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)
20. Outdoor displays, vending equipment or outdoor storage shall be prohibited. (PL)

[SIGNATURES ON NEXT PAGE]

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 4th day of November 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 4th day of November 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