



COMMUNITY DEVELOPMENT DIRECTOR STAFF REPORT

TO: Vyto Adomaitis, Community Development Director

FROM: Juan Martinez, Associate Planner

DATE: November 17, 2021

SUBJECT: Project Name: Sandhu Apartments: Planning and Zoning Permit No. 18-200-06 (Development Design Review) & 21-310-09 (Lot Line Adjustment); Development to construct a new nine unit apartment complex and to adjust the lot lines resulting in the existing two story home on one lot and the new apartments on a second lot on a 1.00-acre project site located at 1227 and 1239 South C Street (APN: 203-0-062-010 and 203-0-062-020).

- 1) **Recommendation:** That the Community Development Director (“**Director**”) finds the Project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) and adopt a Resolution approving Planning and Zoning Permit No. 18-200-06 (Development Design Review Permit) and 21-310-09 (Lot Line Adjustment), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for a Development Design Review Permit to:
 - a) Retain an existing two-story single-family residence; and
 - b) Allow the construction of a nine-plex, two-story apartment complex that will consist of two and three bedroom apartment units ranging between 1,669 and 1,822 square feet in area. Eight of the nine apartment units will be attached in duplex configuration, and one will be a stand-alone structure, and each unit will include an attached two-car garage, visitor parking, private balconies, and private back yards; and
 - c) Install associated site improvements and infrastructure, including a new 2-car garage for the existing single-family residence.

The 43,554 square-foot project site consists of two lots that are located at 1227 and 1239 South C Street within the Multi-Family Residential - Affordable Housing (R-2-AH) zone and Residential Low Medium land use designation (Attachment A).

The Project also includes an application for a Lot Line Adjustment to the lots associated with the Project site. The lots will be adjusted to accommodate an existing two-story home on a 7,131 square-foot lot, and the second lot will be 36,423 square feet in area to accommodate the proposed nine-plex apartment complex. The project includes a special condition of approval, requiring that a Certificate of Approval for Lot Line Adjustment (PZ 21-310-09) be

filed for technical review by the City Surveyor and to be recorded with the County prior to issuance of building permits for the Project. Sheet A-1.0 of the architectural plans (Attachment B) delineates where the existing and the proposed new property line will bisect the Project site. The project's compliance review is based on the proposed property line.

For the purposes of this staff report, the foregoing project description shall be referred to as the "**Project.**" Filed by Arun K. Jain, on behalf of the Sandhu Sukhi S-Ranjit K Trust, Property Owner, 437 Foothill Boulevard, La Canada, California 91011 ("**Applicant**").

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

- 3) **Existing & Surrounding Land Uses:** The 1.0-acre site consists of two lots that are located along the westerly side of C Street between Wooley Road and Hill Street, and the Project is located within the Hill Street Neighborhood. The two contiguous lots are identical and are rectangular in shape with an area of 21,772 square feet in size and dimensions of approximately 68 feet by 318 feet. The southerly lot is developed with a two-story house with an assigned address of 1239 South C Street and the northerly vacant lot is addressed as 1227 South C Street.

The project site is surrounded by higher density residential uses on all sides. The following table summarizes existing land uses, zoning, and 2030 General Plan designations on the Project site and adjacent properties, which is also shown on Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low Medium (RLM)	Multiple-Family Affordable Housing (R-2-AH) ¹	Single Family Home/Vacant Lot
North	Residential Low Medium (RLM)	Multiple-Family Residential (R-2)	Residential Multi-Family
South	Residential Low Medium (RLM)	Multiple-Family Residential (R-2)	Residential Multi-Family
East	Residential Low Medium (RLM)	Multiple-Family Residential (R-2)	Residential Multi-Family
West	Residential Medium (RM)	Garden Apartment (R-3)	Single Family Homes

4) **Background Information:**

- a) Historical records show that there were two small detached residential dwelling units that existed on the Project site. In August of 1990, the detached home on 1227 South C Street was demolished and the lot has been vacant since. According to the County Assessor's

¹ On October 19, 2021, the City Council adopted a series of Ordinance Amendments to Implement the 6th Cycle 2021- 2029 Housing Element. Ordinance No. 2999 repealed the All-affordable Housing Opportunity Program (AAHOP), which will result in the Affordable Housing designation on this site being removed on November 18, 2021.

online information, the single story home that is located at 1239 South C Street was built in 1915. The detached garage that was located behind the single story home was demolished and cleared in 2018.

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

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The proposed Project meets the requirements of a Class 32 categorical exemption because it: (i) is consistent with the City of Oxnard 2030 General Plan Residential Low Medium land use designation and all applicable General Plan policies, and the Multi-Family Residential - Affordable Housing (R-2-AH) zone; (ii) the proposed Project is within the City limits on a site of no more than five acres and surrounded by urban uses; (iii) the Project site has no value as habitat for endangered, rare or threatened species; (iv) approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and (v) the Project site can be adequately served by all required utilities and public services.

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 may have a significant effect on the environment and recommends that the Community Development Director approve the filing of a Notice of Exemption (see Attachment C) attached to the staff report and direct 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 the Project subject to the Applicant submitting funds to cover the posting.

6) Analysis

- a) **General Discussion:** The applicant is seeking approval of a Development Design Review (DDR) permit to construct a nine plex apartment complex on a lot zoned for Multi-Family Residential - Affordable Housing (R2-AH) residential. The Project proposes two and three bedroom units that will range between 1,669 square feet and 1,822 square feet in size. Five of the nine units are designed as two-bedroom with two and a half bathrooms and the remaining four units will be three bedroom units with three bathrooms.

The apartment dwelling units will contribute to the City's housing needs. However, the Project is not subject to the City's inclusionary housing requirements, since the Project is proposing less than ten units. Pursuant to the City Council Ordinance No. 2721, projects proposing less than 10 units are exempt and not required to participate in the City's inclusionary housing program.

Pursuant to Section 16-525 of the City Code, the proposed residential apartment complex may be permitted with approval of a Development Design Review Permit. The Lot Line Adjustment application is an administrative action and, as a condition of approval, a certificate of approval will be required to be recorded prior to issuance of building permits.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation of the Project site is Residential Low Medium, which allows for seven to twelve units per acre. The Residential Low Medium designation provides for low-rise apartments, attached and detached single-family residences. The Project proposes structures and uses consistent with the 2030 General Plan.

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	The Project proposes low-rise apartments and proposes to preserve an existing detached single family house. Site improvements and the new apartment complex will contribute to the City's housing need within the immediate area.
CD-8.1	I	Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project is surrounded by urban development, and existing utilities along C Street that can adequately serve the proposed Project.
CD-9.1	I	Recognize, preserve, and improve the visual identity and character of existing neighborhoods.	The low-rise, two-story infill development is proposed in an existing one and two-story community setting. The Project also preserves an existing single family house in its current location.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development Projects comply with City design policies, plans, and guidelines.	The Project includes development conditions to ensure that the Project complies with City permitting expectations and policies.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to provide service to the proposed residential dwellings. The project includes standard and special development project conditions by City Department representatives.
ER-9.2	I	Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed Projects.	The development Project, by design, will maintain existing neighborhood characteristics with trees and landscaping incorporated along all setbacks and in between buildings. The Project also preserves an existing single family house in its current location. Project characteristics are further described in Section 6.
CD-9.2 ICS-8.5	II	“...promote the revitalization of residential... properties that are deteriorated or detract from the visual quality of the City” Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works Projects, especially for public sidewalks.	The half of the site is vacant and treated for weed control several times a year. The Project will remove and reconstruct the sidewalk, curb, and gutter along the frontage to improve pedestrian path and utility needs along C Street.
CD-3.4 CD-14.1	II	Neighborhood Quality of Life Design Review Process Development	The DAC review process led to changes in the Project and/or conditions of

CD-14.2 CD-14.3 ICS-11.10 ER-9.4 ER-10.1		Advisory Committee Functions Quality of Design Water Supply Findings for Smaller Projects Human Scale Development Promote Use of Native and Water Wise Plants	approval that meet these Level II policies.
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- c) **Conformance with Zoning Development Standards:** The Project site is zoned Multiple-Family Residential - Affordable Housing (R-2-AH). The project does not qualify to use the benefits of the AAHOP designation as the project does not restrict 100% of the housing units to extremely low, very low-, or low-income households. Pursuant to Section 16-363 and 16-525 of the City Code, the Project may be considered and permitted by the Community Development Director via an administrative Development Design Permit. Applicable development standards of the R-2 zone and the attached dwelling unit development standards have been analyzed and compared with the proposed Project. The following table lists and compares the development Project against the City's development standards.

R-2 (MULTI-FAMILY RESIDENTIAL) OXNARD MUNICIPAL CODE SECTIONS 16-40 THROUGH 16-50			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Max. building height §16-43	2 stories not to exceed 25 feet from top of curb	Apartment Complex * 2 stories 26-feet - 6-inch from top of curb to top of parapet wall* Single Family House - Lot - Existing single story house	*YES, as conditioned. Prior to submitting plans to Plan Check review, the plans are to be modified to comply with the 25-foot maximum height as measured from the top of curb
Density §16-44	- 1 unit per 3,500 SF lot area. - No more than 6 units in a building. - No more than 1 unit on a parcel with an average width < 50' or < 7,000 SF. - Lots of record prior to 5/21/81 w/ 6,000+ SF may contain 2 units	Apartment Complex - 9 dwelling units on 36,423 SF (0.83-acre site) - Density proposed at 4,047 SF of lot area per unit. - Apt buildings are designed in duplex-attached configuration Single Family House- Lot - 7,131 SF	YES
Lot size §15-146	Each lot shall have a minimum area of 6,000 square feet.	Apartment Complex - 36,423 Square Foot Lot Single Family House - Lot - 7,131 SF (Proposed)	YES

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Front yard §16-45	25% of lot depth but not > 25'; Where 6+ units are built concurrently in a block, front yards may avg. 20' staggering between 15' – 25', provided at least 20' at the centerline of a garage.	Apartment Complex - 25-feet Single Family House - Lot - 42-feet, 1-inch (existing)	YES
Side yard §16-46	10% of lot width but not less than 3' or more than 5'. Reverse corner lots shall have a street side yard that is 50% of the front yard.	Apartment Complex - North: 15-feet, 10-inches - South: 16 feet, 5-inches Single Family House - Lot - North: 5-feet, 2-inch - South: 17 feet, 8-inches	YES
Rear yard §16-43	25% of lot depth but not > 25-feet	Apartment Complex - 25-feet Single Family House - Lot - 42-feet	YES
Interior yard space §16-48	30% of the lot area, with min. dimension of 15-feet x 15-feet. May not include vehicle parking or circulation areas.	Apartment Complex - 10,927 SF (30%) Single Family House - Lot - 2,139 SF (approx)	YES
Accessory Building §16-49	May be located in the rear yard setback if the building is 6' from nearest part of main bldg, is one story in height.	Single Family House - Lot - Detached, single story, two-car garage - 0-foot setback (Side/Rear) - Detached, single story, two-car garage - 21'-5" from single family house	YES
Parking spaces Multi-family cluster development §16-622	1 space in a garage for each 1-bedroom unit, and 2 spaces in a garage for each unit with 2 -5 bedrooms.	Apartment Complex - 2 Garage Spaces/ Unit (2/3 Bedroom Units) Single Family House - Lot - 2 Car Garage Proposed	YES
Parking spaces Visitor §16-622	For 1 st 30 units, 1 visitor space for each unit, and 0.5 visitor spaces per unit thereafter.	Apartment Complex - 9 - Guest Parking-1 Space/Unit - 1 - Guest/Manager space Single Family House - Lot - none required, but the site can accommodate 9 tandem spaces	YES
Fences/hedges - front yard §16-308	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then	Front fencing will incorporate 50% open fence that will not exceed 42-inch and 18-inch	YES

	may not exceed 18 inches.	height restrictions per City Code.	
Fences/hedges - side & rear yards §16-309	Not to exceed 7 feet in height.	Apartment Complex - 6-foot high block wall along sides and rear Single Family House - Lot - No changes along south property line/ partial wall to remain. 5-foot high along back and side property line with apartment complex.	YES

- d) **Site Design:** The rectangular shaped Project site fronts C Street and is bounded by nine residential developed lots on three sides. The backside of these properties are fenced-in with materials that include picket fencing, masonry, brick and a combination of such materials. The Project proposes to install a new 6-foot high block wall along the southerly, westerly, and northerly sides of the project. Since the project has to be designed to slope and drain toward C Street, the grade difference for some of the abutting properties will vary between two and three feet making the 6 foot high block wall 2 to 3 feet taller along some of the abutting residential properties located along the back. The new wall is expected to improve the existing appearance on both sides.

The site is bisected by a two-way vehicular drive aisle with residential structures fronting the vehicular drive on both sides. The duplex residential structures are designed to be separated from one another to allow for visitor parking, path of travel, private fenced yards along the side and back of each dwelling unit. The private back yards for the nine apartments units will average 805 square feet. The westerly, rear yard setback portion of the Project site will serve as a common recreational area for the tenants but it will also serve as a vehicular turn around area for service and emergency vehicles. The Apartment complex will include landscaping and irrigation along the front and along the private and common areas as illustrated in the landscape plan.

No changes are proposed to the existing one-story, single family house. However, the Project is proposing to construct a detached two-car garage with access off an existing driveway that extends along the southerly side of the house that connects directly to C Street. The two-car garage will make the property compliance with the City's off-street parking requirements.

The floor plan design of the apartment dwelling units is replicated across the nine homes. Five of the dwelling units (Type A) are designed with two bedrooms and two and a half baths and four of the units (Type B) are designed as three bedroom units with three full baths. For variation, units are reversed with alternating sides from one another.

The project includes conditions of approval that require on and off site improvements in

order to enhance pedestrian accessibility. The Development will be required to remove the existing public sidewalk and install a new wider public sidewalk along the South C Street property frontage. The widened sidewalk design will provide for an ADA (Americans with Disabilities Act) accessible compliant pedestrian path of travel along C Street. The applicant will also be required to repair and/or replace any existing broken or damaged curb, gutter or asphalt paving adjacent to the property as directed by the City's Construction Services Inspector. New utilities connecting to existing above ground utilities will be required to be undergrounded. The applicant will be required to install a Fire Department compliant fire hydrant in a location approved by the Fire Marshall.

- e) **Circulation and Parking:** Vehicular access to the apartment complex will occur via the two-way, 26-foot wide driveway and vehicular entrance off South C Street. The residential complex will be gated with a pedestrian access entryway and motorized remote access vehicular gates. Vehicular gates are anticipated to remain open during daytime hours. While secured, remote access and Click2Enter system will allow tenants, service, and emergency vehicles to access the site. The 26-foot wide drive aisle will accommodate for turning into garage parking or the surface parking that is designed between units. In addition, the project includes a "no parking" paved area at the back of the drive that will allow service and emergency vehicles to turn around.
 - f) **Building Design:** The proposed two-story residential buildings will be wood framed construction and will follow current construction standards. The architectural design includes symmetrical design features that mirror one another. The building's dominant material will be stucco with 4-inch stucco finish trims around windows and doors. The proposed doors include dual pane tempered glass french type doors and vinyl windows will include a 4-inch stucco trim through all elevations sides. The building's design includes a coping detail along the parapet, decorative dark chocolate brown color corbels at various locations, and metal wrought iron handrails along the second floor outdoor deck area.
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) last formally reviewed this project in October of 2019. Since that time, the applicant team and select members of the DAC have refined the project and project conditions. Final recommendations of the DAC are reflected in the final design of the Project and as proposed conditions of approval in the attached resolution.
- 8) **Community Workshop and Public Input:** The project is located within the Kamala Park Neighborhood. On October 9, 2019, the applicant mailed 1,083 notices of the Community Workshop meeting to all property owners within the Kamala Park Neighborhood. A notice of this meeting was posted on the Project site along with a brief description and contact information. The Community Workshop was conducted on October 21, 2019. Approximately, nine persons from the community attended the meeting. Staff and the applicant made a brief presentation and answered questions regarding the project's

design. Persons in attendance were supportive of the project and questions evolved around parking, availability, and property maintenance.

- 9) **Appeal Procedure:** In accordance with Section 16-525 of the City Code, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

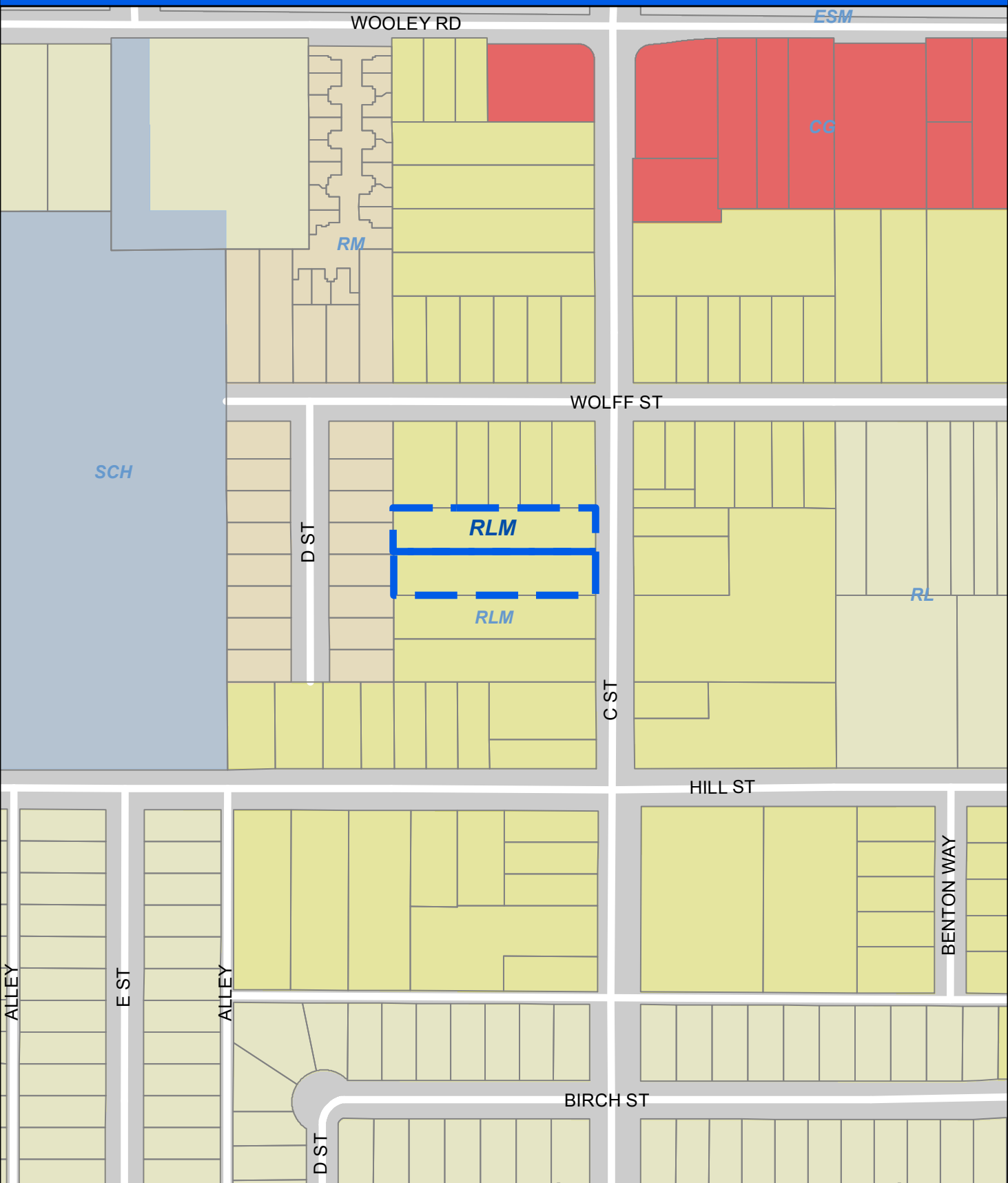
- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Notice of Exemption
- D. Resolution PZ Nos. 18-200-06 (Development Design Review) & 21-310-09 (Lot Line Adjustment)

ATTACHMENT A

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

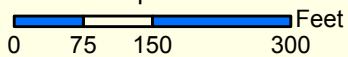


2030 General Plan Land Use Map



Oxnard Planning
September 27, 2021

PZ 18-200-06
Location: 1227, 1229 S C St
APN: 2030062010
C St Apartments

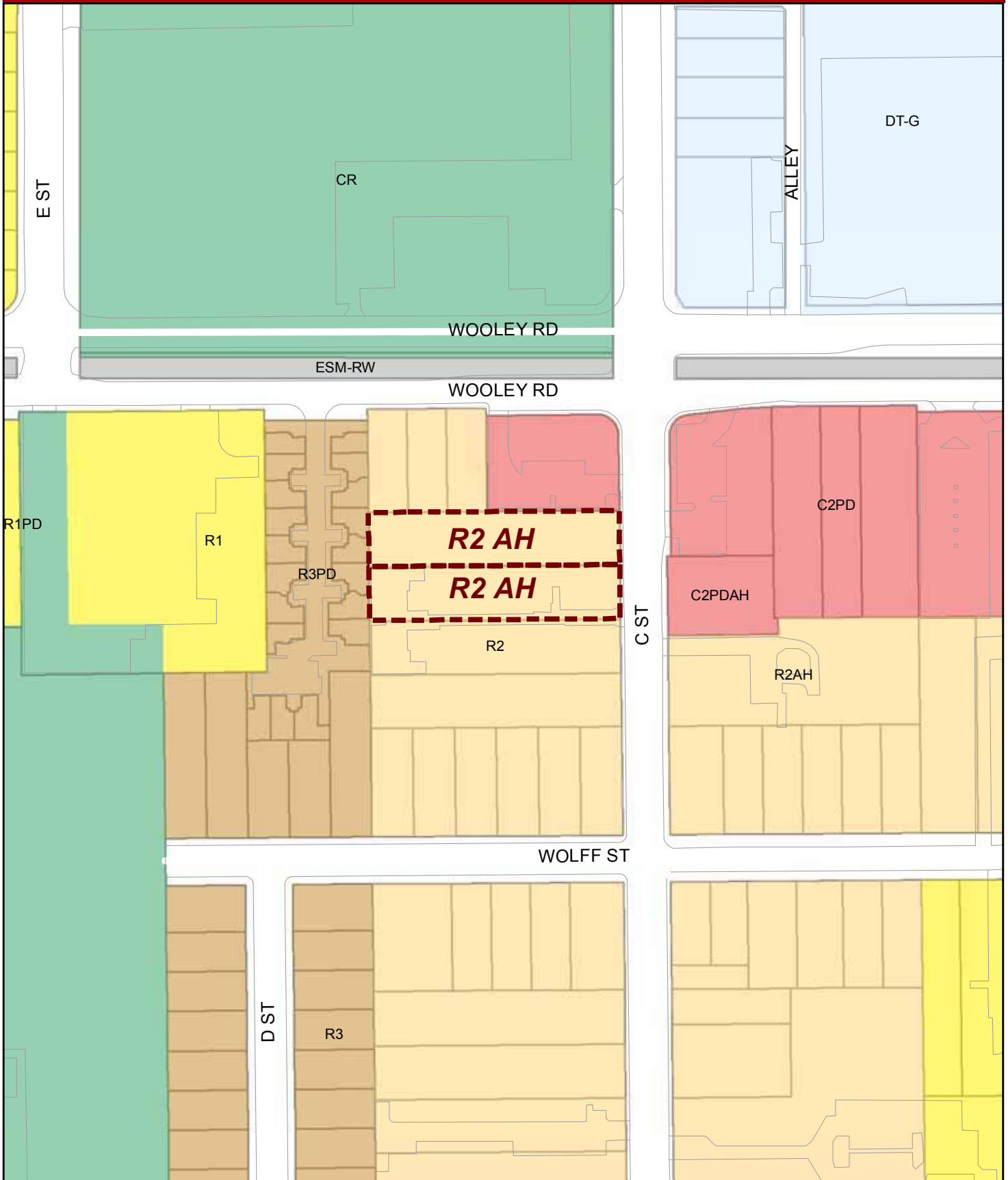


2030 General Plan Land Use Map



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Zoning/Specific Plan Map



Oxnard Planning

September 27, 2021

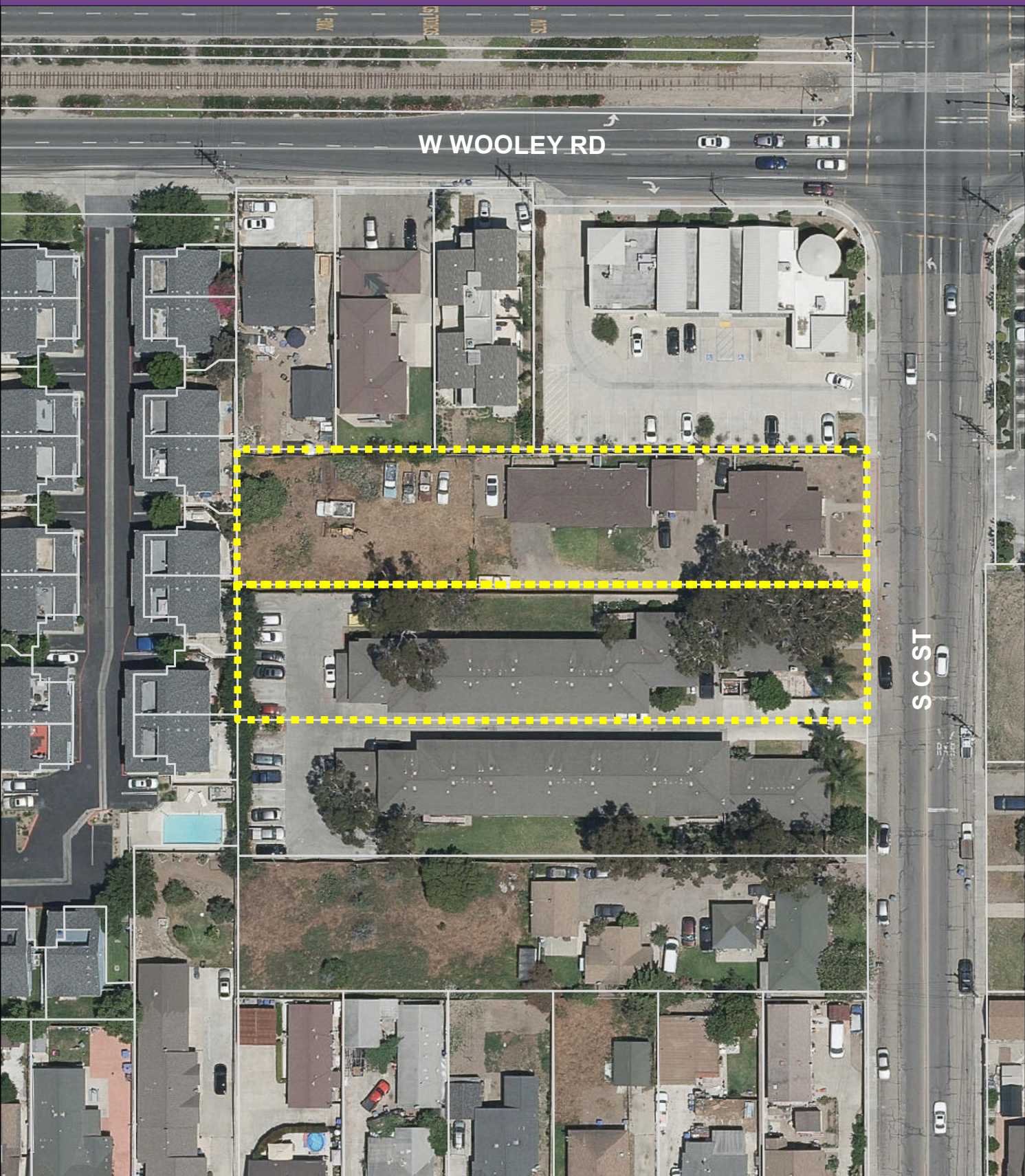
PZ 18-200-06
Location: 1227, 1229 S C St
APN: 2030062010
C St Apartments

0 30 60 120 180 240 Feet

Zoning/Specific Plan Map



1:2,000



W WOOLEY RD

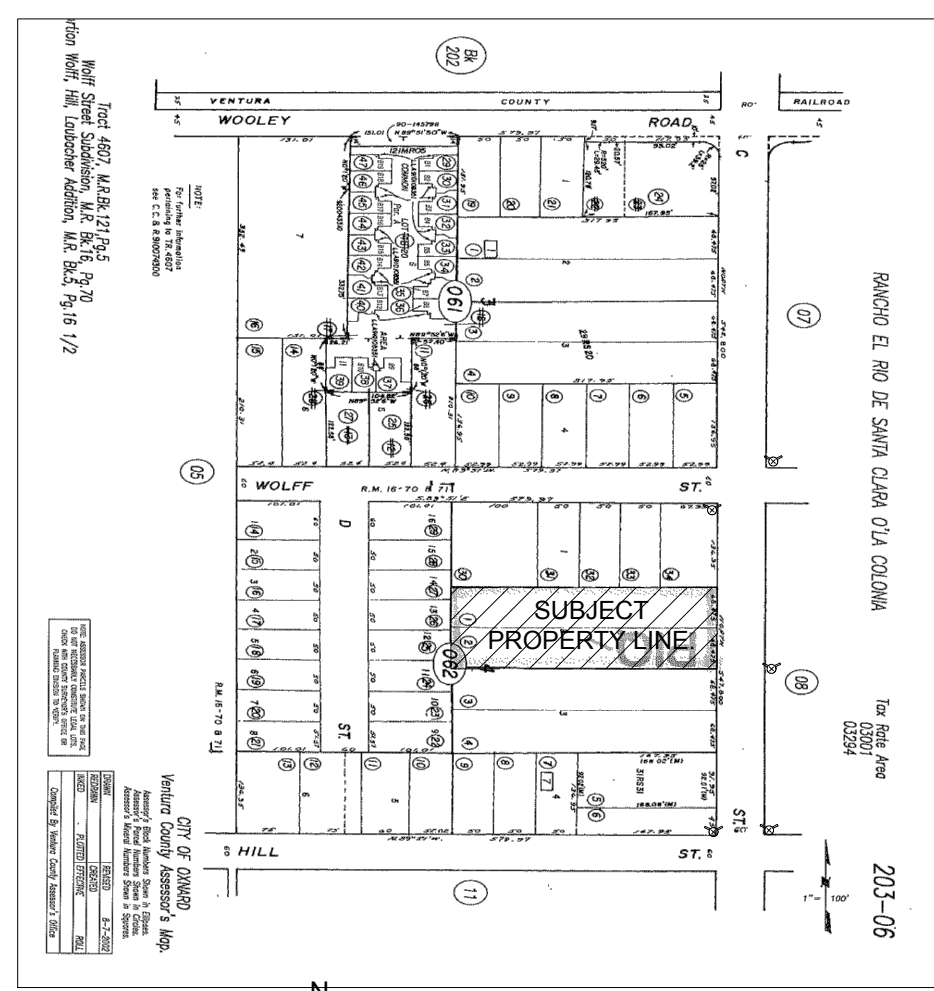
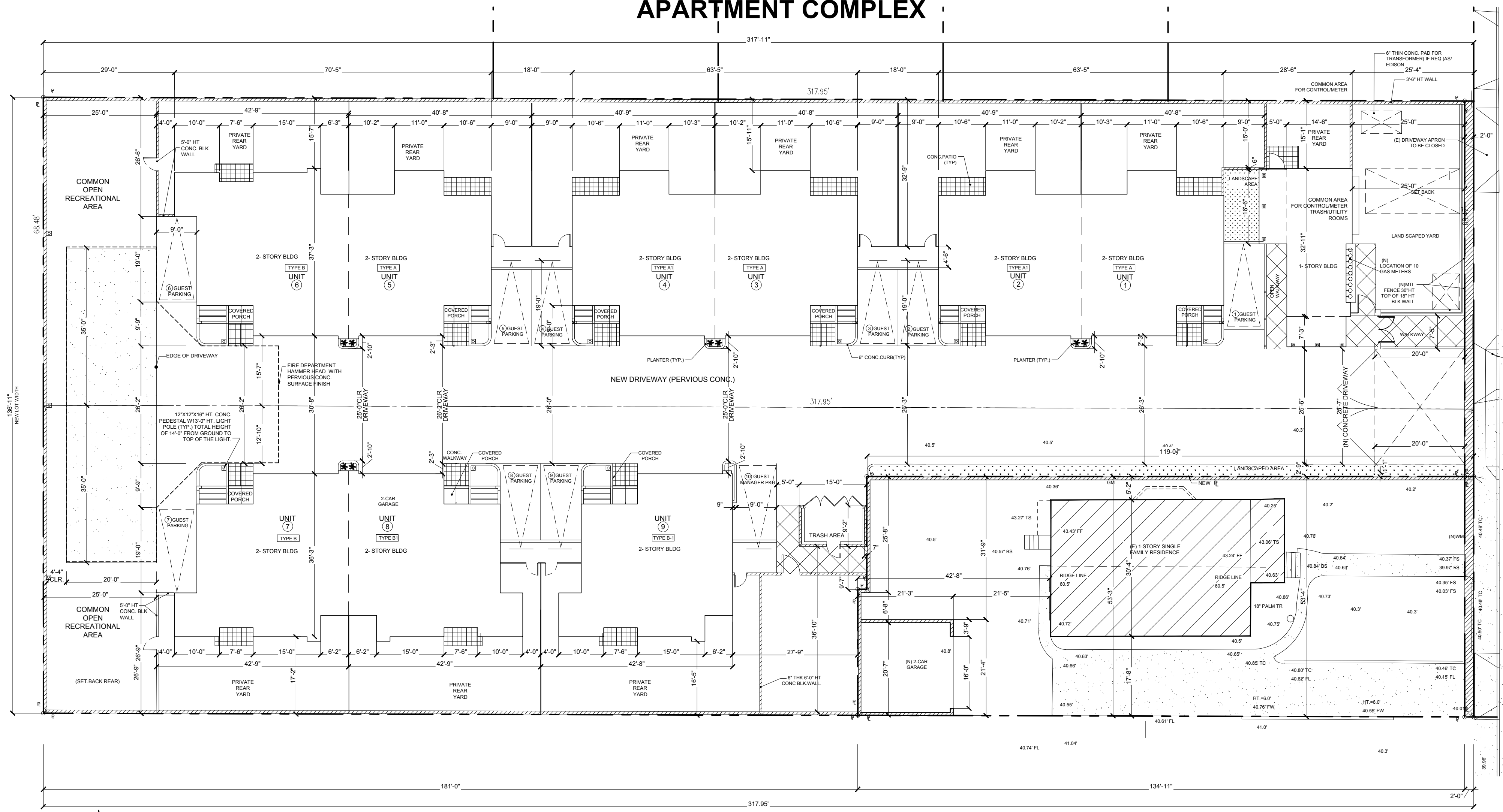
SC ST



ATTACHMENT B

PROJECT PLANS

NEW 2-STORY, 9 (CARRAIGE HOUSE TYPE) TOWN HOMES
APARTMENT COMPLEX



VICINITY MAP
SCALE: NOT TO SCALE

CONSTRUCTION MATERIALS

- EXTERIOR WALLS: 2X6 WOOD FRAME OR 2X4 WOOD FRAME PROVIDED AS PER STRUCT. DRAWING (UNO) W/ 7/8" THK CEMENT PLASTER (STUCCO) APPLIED OVER 2 LAYER OF #15 WATER PROOFING PAPER OVER MIN. OF 1/2" THK PLYWOOD @ ALL EXT. WALL (UNO)
- INTERIOR WALLS: 2X6 OR 2X4 WOOD FRAME W/ MIN 5/8" TYPE "A" FIRE RATED DRYWALL AS INDICATED ON PLAN. PROVIDE 1/2" THK PLY WD. AS STRUCTURAL/ARCH. DWG. WITH R-15 INSULATION.
- ROOF: 2X10 OR 2X8 MIN R.R. W/ MIN 1/2" THK OSB / CDX W/ RADIANT BARRIER PLYWOOD OR (AS PER STRUCT. DRAWINGS) (UNO) W/ CLASS "A" FIRE RETARDANT ROOF. 3- LAYERS OF ROLLED ASPHALT #30 LBS FIBER GLASS ROOF
- FLOOR: Type 1- 2X WOOD JOISTS W/ 3" T&G STRUCT. SUB FLR. @ 2ND FL. OR AS PER STRUCT. PLANS
Type 2- 4" THK CONC. SLAB @ 1ST FLOOR
- HT OF BUILDING: 28'-0"
- CONSTRUCTION TYPE: VB
- OCCUPANCY: R3, U
- ROOF TYPE: CLASS A; FIRE RETARDANT, ROLLED ASPHALT, FIBER GLASS ROOF 25 YR. WARRANTY.
- BALCONY/DECK: PROVIDE NON SLIP TILE FINISH ON TOP OF MINI. 5 LAYERS OF FIBER GLASS WATER PROOFING ON TOP OF 2X R.R.(AS PER STRUCT. DWG) PROVIDE MINI. 2% SLOPE TO ROOF/AREA DRAIN. PROVIDE DADO FLASHING, COUNTER FLASHING AND MTL. DOOR PANS FOR WATER PROOFING, PROVIDE MINI. 12 YRS WARRANTY

NEW 9 (CARRAIGE HOUSE TYPE) TOWN HOMES

(E) LOT AREA	= 21,776.87 SFT x 2
AREA OF RESIDENTIAL LOT(CREATED)	= 43,553.74 SFT
AREA OF LAND DEDICATED TO CITY OF OXNARD	= 274.00 SFT
AREA OF NEW LOT FOR TOWNHOME	= 36148.56 SFT
OPEN AREA REQUIRED(30%)	= 10844.56 SFT
OPEN AREA PROVIDED	= 11,990 SFT (± 32%)
F.A.R.	= 0.487
LOT COVERAGE	= 29%
1. OPEN SPACE/(PROVIDED/PLANNING	= 11,990 S.F.T
2. PAVED AREA/(PATIOS/WALKWAYS)	= 1,605 S.F.T
3. STREET/DRIVEWAY (INCLUDING PAVED RECREATIONAL AREA)	= 11,712 S.F.T
4. TOTAL LANDSCAPED AREA:(SITE)	= 13,985 S.F.T
5. BUILDING FOOTPRINT:	= 9,976 S.F.T
6. TOTAL COVD. AREA: (1ST. FL. + 2ND. FL.)	= 16,280 S.F.T
7. COMMON AREA FOR (CONTROL/METER/UTILITY)	= 448 SFT
8. RECYCLE/TRASH (OPEN)	= 137.00 SFT

THE UNITS TYPE "A" AND ARE TWO BEDROOM & TWO AND A HALF BATH AND UNITS "A1" ARE (IDENTICAL/MIRROR IMAGE)

FIRST FLOOR	= 984 SFT
SECOND FLOOR	= 888 SFT
TOTAL NET AREA OF UNIT A/A1	= 1,672 SFT
(AREA OF 2-CAR GARAGE	= 447 SFT

THE UNITS TYPE "B" ARE THREE BEDROOM & THREE BATH AND "B1" ARE (IDENTICAL/ MIRROR IMAGE)

FIRST FLOOR	= 1,152 SFT
SECOND FLOOR	= 716 SFT
TOTAL NET AREA OF UNIT TYPE B	= 1,868 SFT
(AREA OF 2-CAR GARAGE	= 447 SFT)

MAX. HT OF BUILDING = 24'-0"
#OF GUEST PARKING PROVIDED = 10 STD. (SIZE 9X19)

SHEET INDEX

ARCHITECTURAL

A1.0	SITE DATA
A1.1	SITE PLAN
A1.2	SITE LAYOUT PLAN
A2.1	1st FL. "A" & "A1"
A2.1a	1st FL. "A" & "B"
A2.1b	1st FL. "B" & "B1"
A2.2	2nd FL. "A" & "A1"
A2.2a	2nd FL. "A" & "B"
A2.2b	2nd FL. "B" & "B1"
A2.3	ROOF PLAN "A" & "B"
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATION
A3.3	EXTERIOR ELEVATION
A4.1	SECTION
A5.1	COMMON AREA PLAN
A5.2	COMMON AREA ELEVATION & SECTION
A5.3	TRASH AREA & FRONT YARD WALL & RAILING.

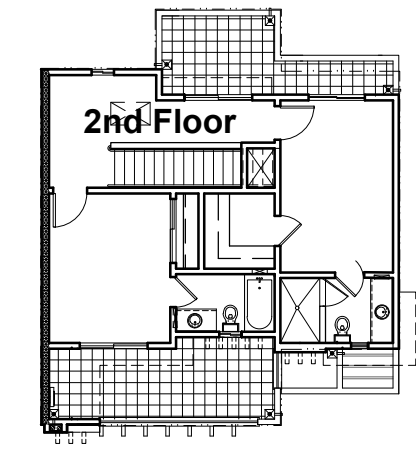
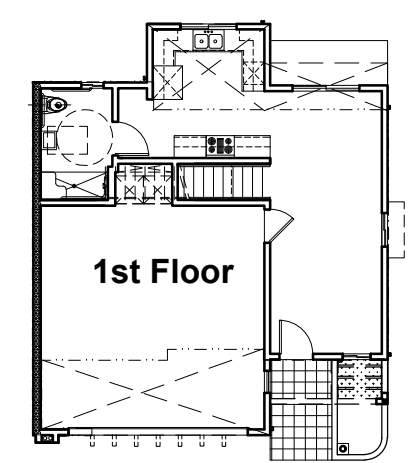
CIVIL

C-1	COVER SHEET
C-2	GRADING & DRAINAGE
C-3	SECTIONS & DETAILS
C-4	UTILITY PLAN

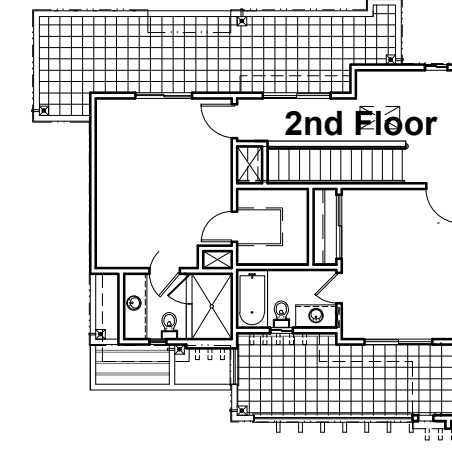
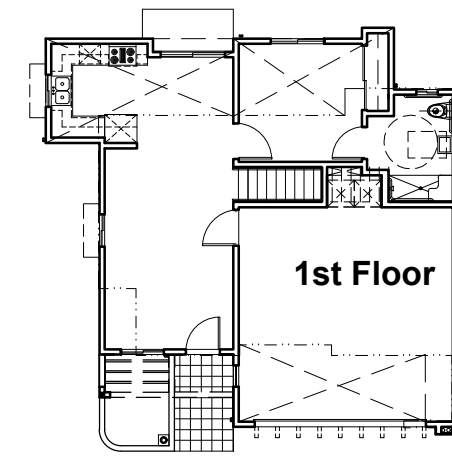
LANDSCAPE

L-1	PLANTING PLAN
L-2	IRRIGATION PLAN

PROJECT DETAILS:



TYPE A (TWO BEDROOM)
A1 IS MIRROR OF LAYOUT "A"
(UNIT 1 & 5;
UNIT 8 & 10 IDENTICAL/MIRRORED)



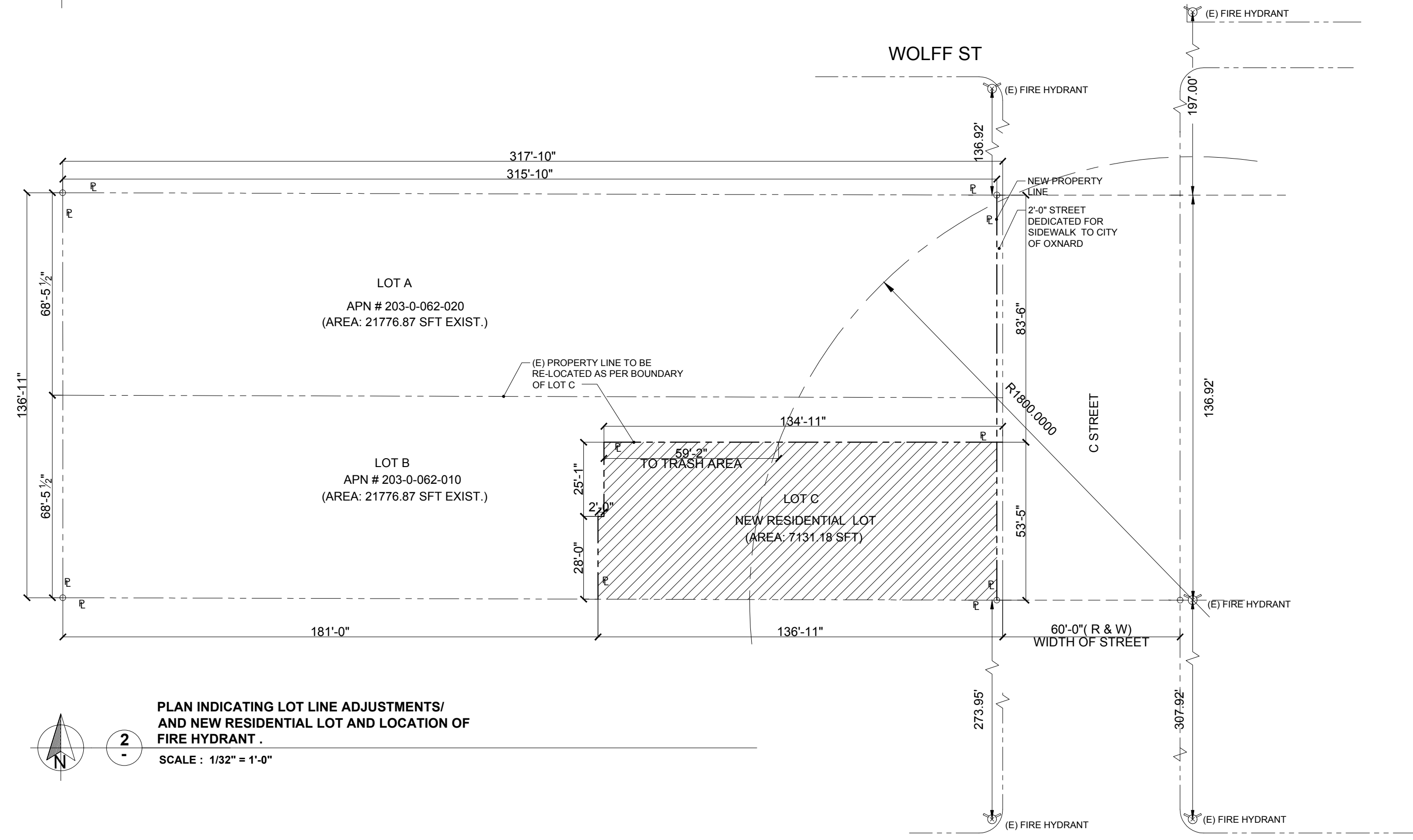
TYPE B (THREE BEDROOM)
B1 IS MIRROR OF LAYOUT "B"
(UNIT 6;
UNIT 7 IDENTICAL/MIRRORED)

2 TABLE OF UNIT TYPES
SCALE: N.T.S.

PROJECT CONSULTANTS:

- DESIGN CONSULTANT: ADDC INC. PLANNING DESIGN & CONSTRUCTION 737 FOOTHILL BLVD. LA CANADA, CA 91011 (818) 219-4596 E-MAIL: ADDCINC@GMAIL.COM
- CIVIL ENGINEER: (DRAINAGE, GRADING & LID, UTILITY PLANS) RET.WALLS: CIVIL TRANS INC ENGINEERING, PLANNING, SURVEYING 732 DIAMOND BAR BLVD., SUITE 128 DIAMOND, CA 91765 (909) 396-1131
- STRUCT. ENGINEER: (BUILDING): TO BE DECIDED LATER
- SOIL ENGINEER/ LID REPORT: WORKMAN ENGINEERING CONSULTING 3639 HARBOR BOULEVARD SUITE 116 VENTURA, CA 93001. (805)302-9381
- LANDSCAPE ARCH: LARRY G. TISON & ASSOCIATES LARRY G. TISON, A.S.L.A 314 E. BROADWAY, SUITE D GLENDALE, CA 91205 (818)241-9169
- SUVRVEYOR: ACCURATE SURVEYING 1191 FULLMAR AVE VENTURA, CA 93003

1 PLOT PLAN
SCALE: 1/16" = 1'-0"

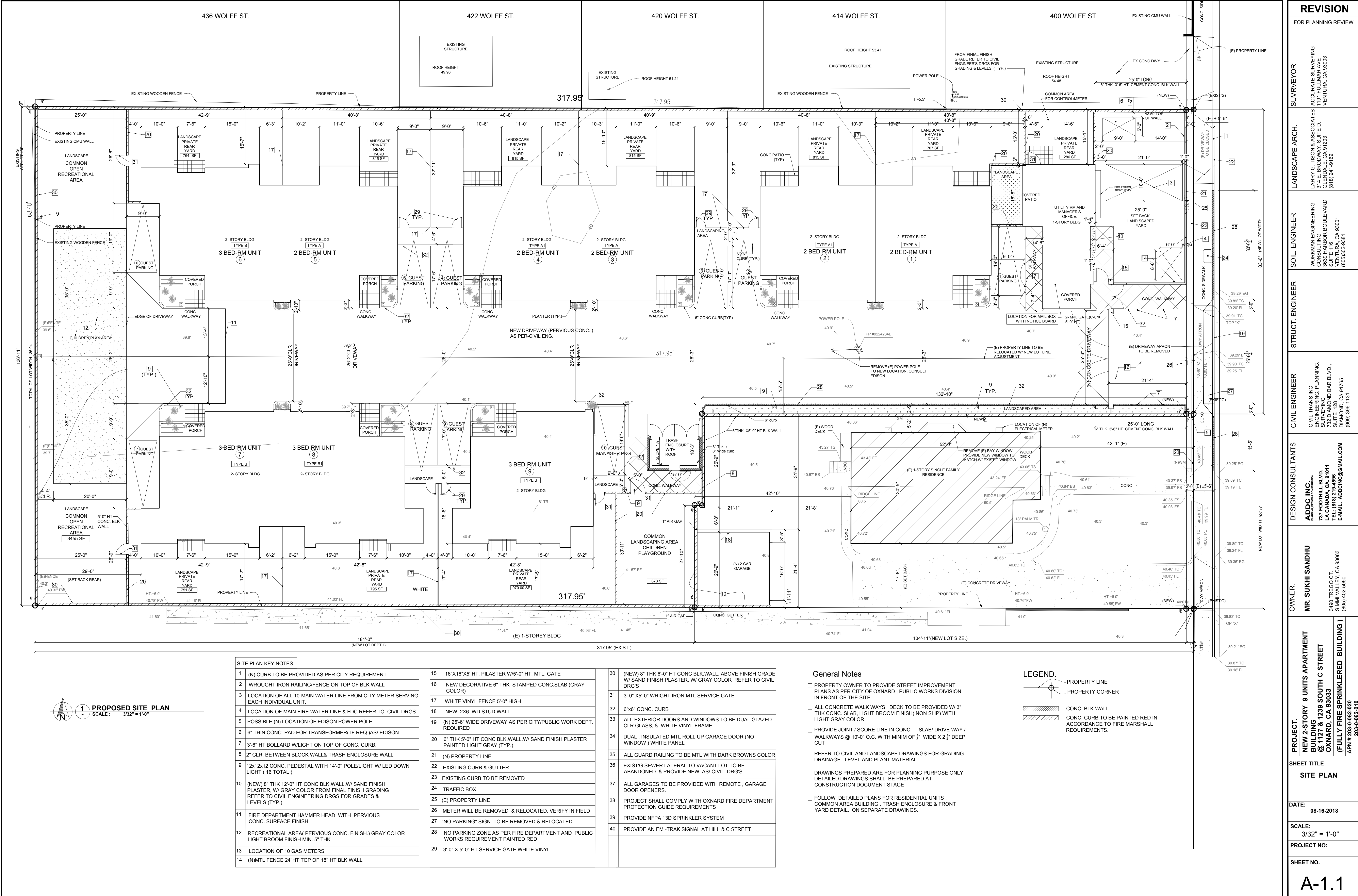


2 PLAN INDICATING LOT LINE ADJUSTMENTS/ AND NEW RESIDENTIAL LOT AND LOCATION OF FIRE HYDRANT .
SCALE: 1/32" = 1'-0"

REVISION

FOR PLANNING REVIEW

SURVEYOR	ACCURATE SURVEYING 1191 FULLMAR AVE GLENDALE, CA 91203 (818) 241-9169
LANDSCAPE ARCH.	LARRY G. TISON & ASSOCIATES 314 E. BROADWAY, SUITE D GLENDALE, CA 91203 (818) 241-9169
SOIL ENGINEER	WORKMAN ENGINEERING 3639 HARBOR BOULEVARD SUITE 116 VENTURA, CA 93001 (805)302-9381
STRUCT. ENGINEER	
CIVIL ENGINEER	CIVIL TRANS INC ENGINEERING, PLANNING, SURVEYING SUITE 128 DIAMOND, CA 91765 (909) 396-1131
DESIGN CONSULTANTS	ADDIC INC. PLANNING DESIGN & CONSTRUCTION 737 FOOTHILL BLVD. LA CANADA, CA 91011 TEL: (818) 219-4596 E-MAIL: ADDCINC@GMAIL.COM
OWNER.	MR. SUKHI SANDHU 3480 TREGO CT. SIMI VALLEY, CA 93063 (805) 402-5650
PROJECT.	NEW 2-STORY 9 UNITS APARTMENT BUILDING @ 1127 & 1239 SOUTH C STREET OXNARD, CA 93033 (FULLY FIRE SPRINKLERED BUILDING) APN # 203-0-062-020 203-0-062-010
SHEET TITLE	BUILDING DATA
DATE:	08-16-2018
SCALE:	1/16" = 1'-0"
PROJECT NO:	
SHEET NO.	A-1.0



SITE PLAN KEY NOTES.

1	(N) CURB TO BE PROVIDED AS PER CITY REQUIREMENT	15	16"x16"x5' HT. PILASTER W/5'-0" HT. MTL. GATE	30	(NEW) 8" THK 6'-0" HT CONC BLK WALL. ABOVE FINISH GRADE W/ SAND FINISH PLASTER, W/ GRAY COLOR. REFER TO CIVIL DRG'S
2	WROUGHT IRON RAILING/FENCE ON TOP OF BLK WALL	16	NEW DECORATIVE 6" THK STAMPED CONC. SLAB (GRAY COLOR)	31	3'-0" X5'-0" WRIGHT IRON MTL SERVICE GATE
3	LOCATION OF ALL 10-MAIN WATER LINE FROM CITY METER SERVING EACH INDIVIDUAL UNIT.	17	WHITE VINYL FENCE 5'-0" HIGH	32	6"x6" CONC. CURB
4	LOCATION OF MAIN FIRE WATER LINE & FDC REFER TO CIVIL DRGS.	18	NEW 2X6 WD STUD WALL	33	ALL EXTERIOR DOORS AND WINDOWS TO BE DUAL GLAZED, CLR GLASS, & WHITE VINYL FRAME
5	POSSIBLE (N) LOCATION OF EDISON POWER POLE	19	(N) 25'-6" WIDE DRIVEWAY AS PER CITY/PUBLIC WORK DEPT. REQUIRED	34	DUAL, INSULATED MTL ROLL UP GARAGE DOOR (NO WINDOW) WHITE PANEL
6	6" THIN CONC. PAD FOR TRANSFORMER(IF REQ. AS/ EDISON	20	6" THK 5'-0" HT CONC BLK WALL W/ SAND FINISH PLASTER PAINTED LIGHT GRAY (TYP.)	35	ALL GUARD RAILING TO BE MTL WITH DARK BROWNS COLOR
7	3'-6" HT BOLLARD W/LIGHT ON TOP OF CONC. CURB.	21	(N) PROPERTY LINE	36	EXIST'G SEWER LATERAL TO VACANT LOT TO BE ABANDONED & PROVIDE NEW, AS/ CIVIL DRG'S
8	2" CLR. BETWEEN BLOCK WALL& TRASH ENCLOSURE WALL	22	EXISTING CURB & GUTTER	37	ALL GARAGES TO BE PROVIDED WITH REMOTE, GARAGE DOOR OPENERS.
9	12x12x12 CONC. PEDESTAL WITH 14'-0" POLE/LIGHT W/ LED DOWN LIGHT (16 TOTAL)	23	EXISTING CURB TO BE REMOVED	38	PROJECT SHALL COMPLY WITH OXNARD FIRE DEPARTMENT PROTECTION GUIDE REQUIREMENTS
10	(NEW) 8" THK 12'-0" HT CONC BLK WALL W/ SAND FINISH PLASTER, W/ GRAY COLOR FROM FINAL FINISH GRADING REFER TO CIVIL ENGINEERING DRGS FOR GRADES & LEVELS.(TYP.)	24	TRAFFIC BOX	39	PROVIDE NFPA 13D SPRINKLER SYSTEM
11	FIRE DEPARTMENT HAMMER HEAD WITH PERVIOUS CONC. SURFACE FINISH	25	(E) PROPERTY LINE	40	PROVIDE AN EM-TRAK SIGNAL AT HILL & C STREET
12	RECREATIONAL AREA(PERVIOUS CONC. FINISH.) GRAY COLOR LIGHT BROOM FINISH MIN. 5" THK	26	METER WILL BE REMOVED & RELOCATED, VERIFY IN FIELD		
13	LOCATION OF 10 GAS METERS	27	"NO PARKING" SIGN TO BE REMOVED & RELOCATED		
14	(N)MTL FENCE 24"HT TOP OF 18" HT BLK WALL	28	NO PARKING ZONE AS PER FIRE DEPARTMENT AND PUBLIC WORKS REQUIREMENT PAINTED RED		
		29	3'-0" X 5'-0" HT SERVICE GATE WHITE VINYL		

General Notes

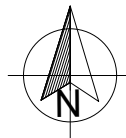
- PROPERTY OWNER TO PROVIDE STREET IMPROVEMENT PLANS AS PER CITY OF OXNARD, PUBLIC WORKS DIVISION IN FRONT OF THE SITE
- ALL CONCRETE WALKWAYS DECK TO BE PROVIDED W/ 3" THK CONC. SLAB, LIGHT BROOM FINISH(NON SLIP) WITH LIGHT GRAY COLOR
- PROVIDE JOINT / SCORE LINE IN CONC. SLAB/ DRIVE WAY / WALKWAYS @ 10'-0" O.C. WITH MINIM OF 3" WIDE X 2 1/2" DEEP CUT
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING DRAINAGE, LEVEL AND PLANT MATERIAL
- DRAWINGS PREPARED ARE FOR PLANNING PURPOSE ONLY DETAILED DRAWINGS SHALL BE PREPARED AT CONSTRUCTION DOCUMENT STAGE
- FOLLOW DETAILED PLANS FOR RESIDENTIAL UNITS, COMMON AREA BUILDING, TRASH ENCLOSURE & FRONT YARD DETAIL. ON SEPARATE DRAWINGS.

LEGEND.

- PROPERTY LINE
- PROPERTY CORNER
- CONC. BLK WALL.
- CONC. CURB TO BE PAINTED RED IN ACCORDANCE TO FIRE MARSHALL REQUIREMENTS.

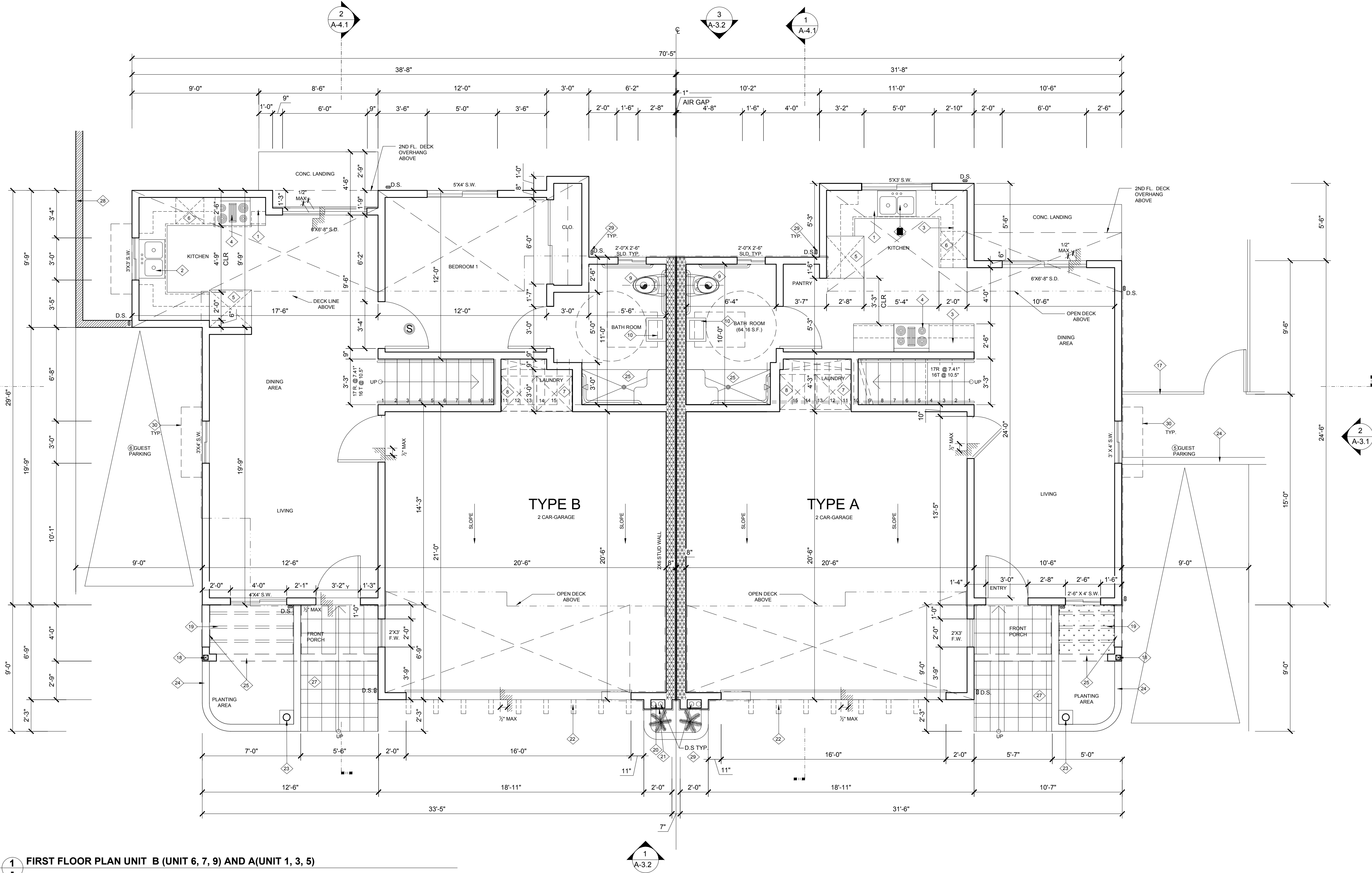
REVISION	
FOR PLANNING REVIEW	
SURVEYOR	ACCURATE SURVEYING 191 FULLMAR AVE VENTURA, CA 93003
LANDSCAPE ARCH.	LARRY G. TISON & ASSOCIATES 314 E. BROADWAY, SUITE D, GLENDALE, CA 91203 (818) 241-9169
SOIL ENGINEER	WORKMAN ENGINEERING CONSULTING 3839 HARBOR BOULEVARD SUITE 116 VENTURA, CA 93001 (805) 502-5951
STRUCT. ENGINEER	
CIVIL ENGINEER	CIVIL TRANS INC ENGINEERING, PLANNING, SURVEYING 732 DIAMOND BAR BLVD., DIAMOND BAR, CA 91765 (909) 396-1131
DESIGN CONSULTANTS	ADDC INC. 737 FOOTHILL BLVD. LA CANADA, CA 91011 TEL: (818) 219-4586 E-MAIL: ADDC@GMAIL.COM
OWNER.	MR. SUKHI SANDHU 3490 TREGO CT. SIMI VALLEY, CA 93063 (805) 402-5050
PROJECT.	NEW 2-STORY 9 UNITS APARTMENT BUILDING @ 1127 & 1239 SOUTH C STREET OXNARD, CA 93033 (FULLY FIRE SPRINKLERED BUILDING) APN # 203-0-062-020 203-0-062-010
SHEET TITLE	
SITE PLAN	
DATE:	
08-16-2018	
SCALE:	
3/32" = 1'-0"	
PROJECT NO:	
SHEET NO.	
A-1.1	





FIRST FLOOR PLAN UNIT B (UNIT 6, 7, 9) AND A(UNIT 1, 3, 5)

SCALE : 1/4" = 1'-0"



KEY NOTES:

- COUNTER TOP, MAXI. HT. 34".
- 30" ADA COMPLYING STAINLESS STEEL SINKS (OVER MOUNT) 18GA W/ NO CABINET BELOW.
- UPPER CABINETS
- 30" WIDE STOVE/OVEN W/ EXHAUST HOOD
PROVIDE MIN. OF 6"Ø SOLID SHEET METAL DUCT TO TERMINATE ON THE EXTERIOR FACE OF WALL W/ MIN. 1/8"X1/8" SCREEN & DRAFT COVER.
- REFRIGERATOR/FREEZER 36" WIDE SIDE BY SIDE WITH WATER & ICE DISPENSER
- DISH WASHER
- WASHER
- DRYER, PROVIDE MINI. 6"Ø SHT MTL DUCT TO EXT./FACE OF BLDG.
- WATER CLOSET - W/VENT ABOVE 18" HT. WITH DUAL FLUSH & ADA COMPLIANT WHITE KHOLER.
- ADA APPROVED WALL MOUNTED, WHITE KHOLER SINK WITH BRUSHED NICKEL FINISHED SINGLE LEVER TYPE FAUCET.
- PROVIDE VINYL SHOWER CURTAIN W/MTL ROD ATTACHED TO WALL.
- WALKIN STANDING SHOWER, WITH NON-SLIP TILE ON FLOOR, 3"Ø FD, W/4"X4" BRUSHED NICKEL DRAIN COVER, PROVIDE CERAMIC TILE UP TO 84" HT
- CAST IRON, W/BAKED ENAMEL WHITE, KHOLER 60"X16" STANDING TUB, WITH ABS OVERFLOW & 16"X16" TUB ACCESS PANEL, PROVIDE BRUSHED NICKAL FINISH WALL MOUNTED 6" SHOWER HEAD, TUB SPOUT WITH PRESSURE BALANCING VALVE WITH INDIVIDUAL CONTROL.
- 10X10 ROOF DRAIN W/ OVER FLOW & SCUPPER
- 42" MIN. HT. WROUGHT IRON RAILING, AS PER ELEVATION.
- PROVIDE 20"X1" SHELF WITH POLE CONSULT OWNER.
- 5'-0" HT VINYL FENCE.
- 4X4 WD POST W/ STUCCO.
- WD TRELLIS ABOVE(3X10 PT, ROUSHT SAWN, WITH SOLID DARK BROWN STAIN
- FLOOR DRAIN/ ROOF DRAIN AS NOTED ON PLAN.
- 22 GA SHEET METAL TO COVER CHASE
- DECO. WOOD CORBEL W/ LIGHT BROWN FINISH 4X12, ROUGH SWAN.
- 12"X12"X12" CONC. PEDESTAL WITH 13'-0" HT. MTL POLE LIGHT WITH LED DOWN LIGHT TOTAL HT. 14'-0".
- 6"X6" CEMENT CONC.CURB
- WOOD BEAM ABOVE WARPED WITH CEMENT PLASTER.
- ADA SHOWER WITH ADA APPROVED FLIP BENCH & GRAB BARS.
- PROVIDE 16"X16" NON SLIP STONE TILE, WITH MAXI. 1/2" GROUT & SEALER.
- 6" THK 5'-0" HT CONC. BLK. WALL W/ SAND FINISH PLASTER PAINTED LIGHT GRAY (TYP.)
- 2'-4"Ø PVC ROOF DRAIN, DOWN SPOT, WITH SHT MTL COVER (22GA) COLOR TO MATCH WITH WALL COLOR.
- LEDGE ABOVE THE WINDOW / DOOR MIN. 1'-4" PROJECTION FROM THE WALL OR AS SHOWN ON PLAN PROVIDE 3X3 MTL DRIP EDGE & 1" CEMENT PLASTER @ ALL SIDE WITH TOUCHDOWN BLT. UP ROOFING MEMBRANE LAID @ MIN. 1/2" -1'-0" SLOPE.

LEGEND:

- 2X4 WALL PROVIDE 7/8" THK PLASTER CEMENT OVER DIAMOND LATH AND 2 LAYERS OF #15 WATER PROOFING MEMBRANE, FOR EXTERIOR SIDE AND 3/4" THK DRYWALL (TYPE 'X') W/ R15 INSULATION FOR INTERIOR SIDE.
- 2X6 STUD WALL: PROVIDE 1" TYPE X DRYWALL ON EXT. SIDE, 1/2" THK. PLYWD & INT. SIDE MIN. 1/2" THK. DRY WALL (WALL BETWEEN TWO UNITS) W/ R-19 INSULATION.
- S** SMOKE DETECTOR (INTERCONNECTED HARD WIRED W/ BATTERY BACK-UP)
- C_S** (INTERCONNECTED HARD WIRED W/ BATTERY BACK-UP) CARBON MONOXIDE ALARM (SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.)
- Ⓛ** EXHAUST FAN (50 CFM) ENERGY STAR COMPLIANT & W/ HUMIDISTAT, PROVIDE A MINI. OF 5 AIR CHANGERHR. PROVIDE MINI. 5" Ø ALU. FLEXIBLE DUCT TO EXT. FACE OF BLDG.
- 1/4" - 1/2" MAX @ FLOOR MTL THRESHOLD (U.N.O.)**

REVISION

FOR PLANNING REVIEW

SURVVEYOR
ACCURATE SURVEYING
1191 FULLMAR AVE
VENTURA, CA 93003

LANDSCAPE ARCH.
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CIVIL ENGINEER
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DESIGN CONSULTANTS
ADDC INC.
737 FOOTHILL BLVD.
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TEL: (818) 219-4586
E-MAIL: ADDC@GMAIL.COM

OWNER:
MR. SUKHI SANDHU
3490 TREGO CT.
SIMI VALLEY, CA 93063
(805) 402-5050

PROJECT:
NEW 2-STORY 9 UNITS APARTMENT
BUILDING @ 1127 & 1239 SOUTH C STREET
OXNARD, CA 93033
(FULLY FIRE SPRINKLERED BUILDING)
APN # 203-0-062-020
203-0-062-010

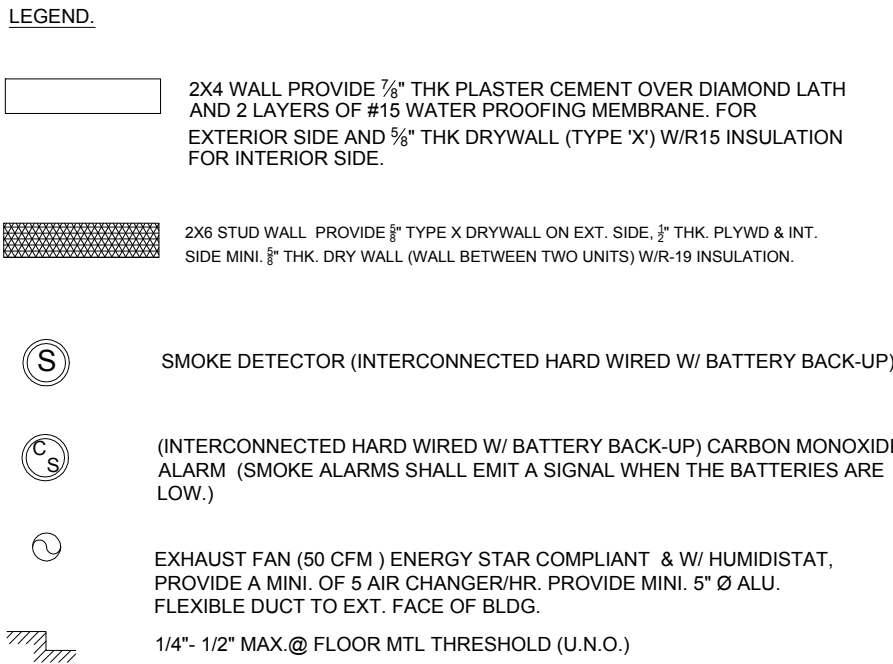
SHEET TITLE
FIRST FLOOR PLAN
UNIT B1 AND A

DATE:
08-16-2018

SCALE:
1/4" = 1'-0"

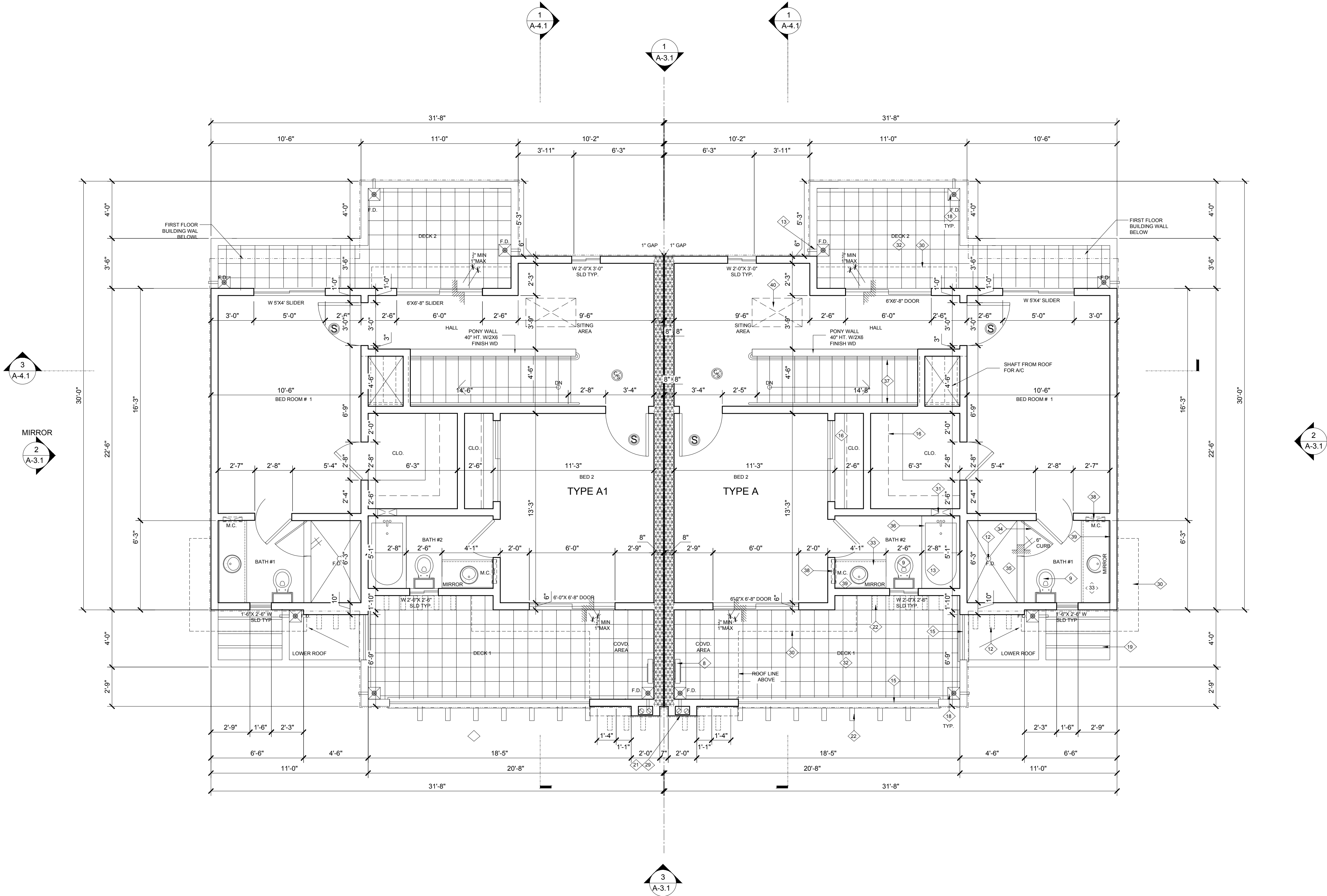
PROJECT NO:

SHEET NO.
A-2.1a



FIRST FLOOR OF UNIT TYPE B/B1	
LIVING AREA	= 705 SFT
GARAGE	= 447SFT
FRONT PATIO	= 50 SFT
REAR PATIO	= 33 SFT

A-2.1b



1 SECOND FLOOR PLAN TYPE A (UNIT 1, 3, 5) & TYPE A1 (UNIT 2 & 4 REFLECTED LEFT OF TYPE A)

SCALE : 1/4" = 1'-0"

SECOND FLOOR OF UNIT TYPE A/A1

LIVING AREA = 688 SFT
DECK 1 = 153 SFT
DECK 2 = 123 SFT

KEY NOTES:

- COUNTER TOP, MAXI. HT. 34".
- 30" ADA COMPLYING STAINLESS STEEL SINKS (OVER MOUNT) 18GA W/ NO CABINET BELOW.
- UPPER CABINETS
- 30" WIDE STOVE/OVEN W/ EXHAUST HOOD
PROVIDE MIN. OF 6"Ø SOLID SHEET METAL DUCT TO TERMINATE ON THE EXTERIOR FACE OF WALL W/ MIN. 18"X18" SCREEN & DRAFT COVER.
- REFRIGERATOR/FREEZER 36" WIDE SIDE BY SIDE WITH WATER & ICE DISPENSING.
- DISH WASHER
- WASHER
- DRYER, PROVIDE MINI. 6"Ø SHT MTL DUCT TO EXT./FACE OF BLDG.
- WATER CLOSET - W/VENT ABOVE 18" HT. WITH DUAL FLUSH & ADA COMPLIANT WHITE KHOLER.
- ADA APPROVED WALL MOUNTED, WHITE KHOLER SINK, WITH BRUSHED NICKEL FINISHED SINGLE LEVER TYPE FAUCET.
- PROVIDE VINYL SHOWER CURTAIN W/MTL ROD ATTACHED TO WALL.
- WALKIN STANDING SHOWER, WITH NON-SLIP TILE ON FLOOR, 3"Ø FD, W/4"X4" BRUSHED NICKEL DRAIN COVER, PROVIDE CERAMIC TILE UP TO 84" HT.
- CAST IRON, W/BAKED ENAMEL WHITE, KHOLER 60"X16" STANDING TUB, WITH ABS OVERFLOW & 16"X16" TUB ACCESS PANEL, PROVIDE BRUSHED NICKEL FINISH WALL MOUNTED 6" SHOWER HEAD, TUB SPROUT WITH PRESSURE BALANCING VALVE WITH INDIVIDUAL CONTROL.
- 10X10 ROOF DRAIN W/ OVER FLOW & SCUPPER
- 42" MIN. HT. WROUGHT IRON RAILING, AS PER ELEVATION.
- PROVIDE 20"X1" SHELF WITH POLE CONSULT OWNER.
- 5'-0" HT VINYL FENCE.
- 4X4 WD POST W/ STUCCO.
- WD TRELLIS ABOVE(3X10 PT, ROUSHT SAWN, WITH SOLID DARK BROWN STAIN.
- FLOOR DRAIN/ ROOF DRAIN AS NOTED ON PLAN.
- 22 GA SHEET METAL TO COVER CHASE
- DECO. WOOD CORBEL W/ LIGHT BROWN FINISH 4X12, ROUGH SWAN.
- 12"x12"x12" CONC. PEDESTAL WITH 13'-0" HT. MTL POLE LIGHT WITH LED DOWN LIGHT, TOTAL HT. 14'-0".
- 6"X6" CEMENT CONC.CURB
- WOOD BEAM ABOVE WARPED WITH CEMENT PLASTER.
- ADA SHOWER WITH ADA APPROVED FLIP BENCH & GRAB BARS.
- PROVIDE 16"X16" NON SLIP STONE TILE, WITH MAXI. 3" GROUT & SEALER
- 6" THK 5'-0" HT CONC. BLK. WALL W/ SAND FINISH PLASTER PAINTED LIGHT GRAY (TYP.)
- 2" -4"Ø PVC ROOF DRAIN, DOWN SPOT, WITH SHT MTL COVER (22GA) COLOR TO MATCH WITH WALL COLOR
- LEDGE ABOVE THE WINDOW / DOOR MIN. 1'-4" PROJECTION FROM THE WALL OR AS SHOWN ON PLAN PROVIDE 3X3 MTL DRIP EDGE & 3" CEMENT PLASTER @ ALL SIDE WITH TOUCHDOWN BLT. UP ROOFING MEMBRANE LAID @ MIN. 3"-1'-0" SLOPE.
- 16"X16" TUB ACCESS PANEL.
- CERAMIC OR PORCELAIN, NON SLIP MINI. 3" THK MORTAR BED, OVER MINI. 2 LAYER OF FIBER GLASS WATER PROOFING MEMBRANE W/#15 WATER PROOFING PAPER WITH MINI. 2% SLOPE (1/11'-0") TO DECK DRAIN.
- 34" HT. COUNTER OVER WOOD CABINET W/ UNDER MOUNT PORCELAIN, WHITE OVAL SHAPE SINK.
- 3/4" THK, X76" HT. TEMP. CLEAR GLASS DOOR W/BRUSHED NICKEL MTL FRAME SHOWER DOOR WITH TOWEL BAR & MTL FRAME / HINGE, W/ VINYL GASKET.
- 40" HT. PONY WALL WITH 3/4" THK. TEMP. CLEAR GLASS W/ BRUSHED NICKEL MTL FRAME, ON TOP, MAXI. HT. 84" FROM FN. FL.
- 3/4" THK, X 76" HT. TEMP. CLEAR GLASS, TUB SHOWER SLIDING ENCLOSURE WITH BRUSHED NICKEL MTL TRACK @ TOP & BOTTOM. W/TOWEL BAR.
- 1 1/2" Ø MTL HAND RAIL ATTACHED TO WALL ON BOTH SIDES OF STAIRCASE.
- 14"X14" MEDICINE CABINET, LOCKABLE & W/ MIRROR.
- 3/4" THK. PLATE GLASS MIRROR WITH 1" BEVELED EDGES INSTALLED ABOVE BACK SPLASH IN MTL CHANNEL.
- ROOF ACCESS HATCH W/MTL LOCKABLE COVER. (24" X42")

REVISION

FOR PLANNING REVIEW

SURVEYOR

LANDSCAPE ARCH.

SOIL ENGINEER

STRUCT. ENGINEER

CIVIL ENGINEER

DESIGN CONSULTANTS

OWNER.

PROJECT.

NEW 2-STORY 9 UNITS APARTMENT BUILDING @ 1127 & 1239 SOUTH C STREET OXNARD, CA 93033 (FULLY FIRE SPRINKLERED BUILDING)

SHEET TITLE

SECOND FLOOR PLAN UNIT A AND A1

DATE: 08-16-2018

SCALE: 1/4" = 1'-0"

PROJECT NO:

SHEET NO.

A-2.2

LARRY G. TISON & ASSOCIATES
314 E. BROADWAY, SUITE D.
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(818) 241-9169

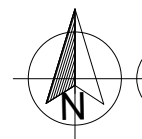
WORKMAN ENGINEERING
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SUITE 116
VENTURA, CA 93001
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CIVIL TRANS INC
ENGINEERING, PLANNING,
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2727 DIAMOND BAR BLVD.,
DIAMOND, CA 91765
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ADDC INC
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3490 TREGO CT.
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(805) 402-5050

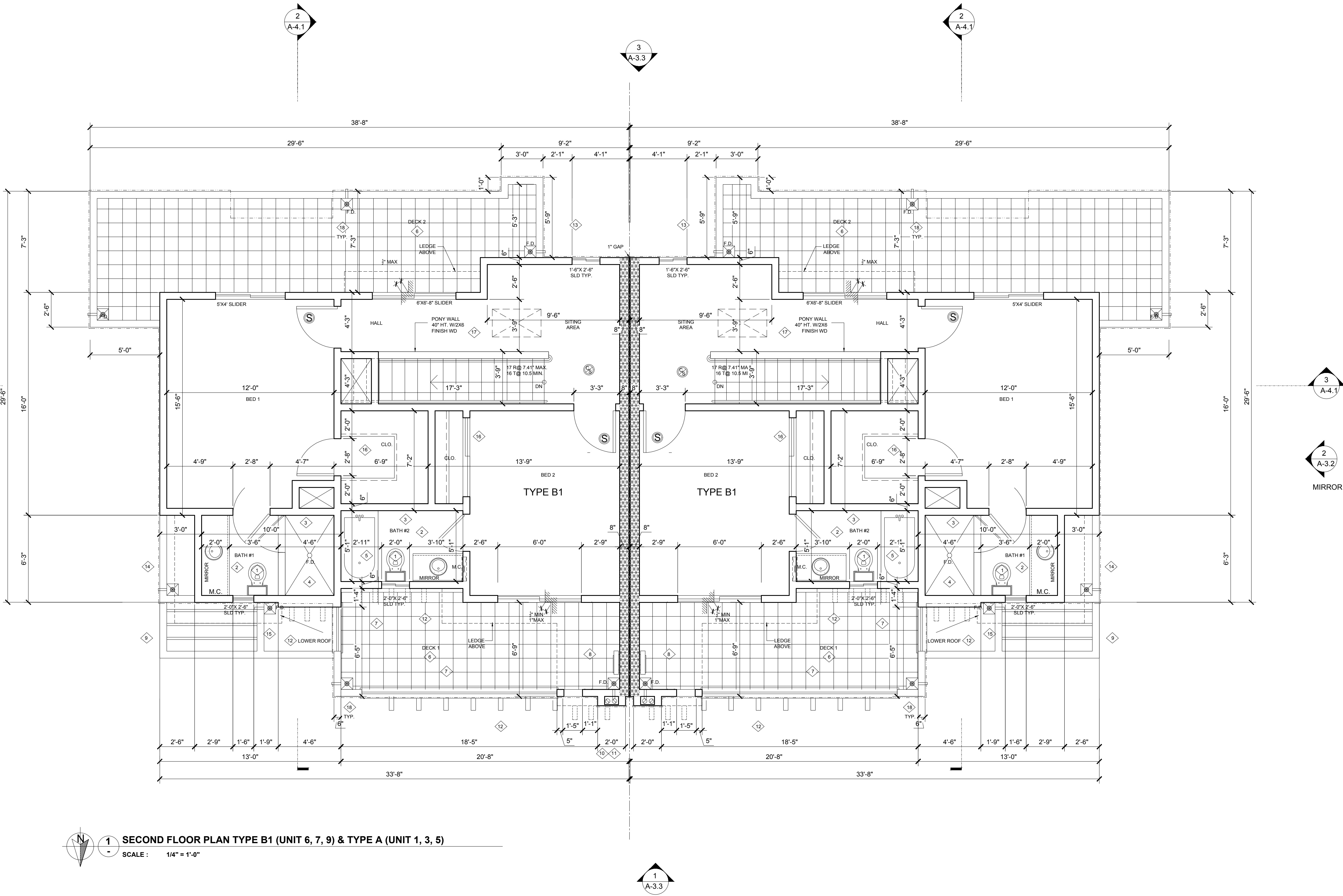
APN # 203-0-062-020
203-0-062-010



SCALE : **1/4" = 1'-0"**

- 1 COUNTER TOP, MAXI. HT. 34".
- 2 30" x40" COMPLING STAINLESS STEEL SINKS (OVER MOUNT) 18GA W/ NO CABINET BELOW.
- 3 UPPER CABINETS.
- 4 30" WIDE STOVE/OVEN W/ EXHAUST HOOD
- 5 PROVIDE MIN. OF 610 SOLID STEEL DUCT TO TERMINATE ON THE EXTERIOR FACE OF WALL. MIN. 18"X18" SCREEN & DRAFT COVER.
- 6 REFRIGERATOR/FREEZER 36" WIDE SIDE BY SIDE. WITH WATER & ICE DISPENSER.
- 7 DISH WASHER
- 8 WASHER
- 9 DRYER, PROVIDE MINI. 6"Ø SHT MTL DUCT TO EXT. FACE OF BLDG.
- 10 WATER CLOSURE, W/VENT ABOVE 18" HT. WITH DUAL FLUSH & ADA COMPLIANT WHITE KHOLER.
- 11 ADA APPROVED WALL MOUNTED, WHITE KHOLER 30"X16" WITH BRN NICKAL FINISHED SINGLE LEVER TYPE FAUCET.
- 12 PROVIDE VINYL, SHOWER CURTAIN W/MTL ROD ATTACHED TO WALL.
- 13 WALKIN STANDING SHOWER, WITH NON-SLIP TILE ON FLOOR, 3/8"Ø 4"X4" BRUSHED NICKEL DRAIN COVER. PROVIDE CERAMIC TILE TO WALL.
- 14 CAST IRON, W/BAKED ENAMEL, WHITE, KHOLER 60"X16" STANDING WITH ABS OVERFLOW & 16"X16" TUB ACCESS PANEL. PROVIDE BRN NICKAL FINISH WALL MOUNTED Ø SHOWER HEAD, TUB SPOUT WITH PRESSURE BALANCING VALVE WITH INDIVIDUAL CONTROL.
- 15 10X10 ROOF DRAIN W/ OVER FLOW & SCUPPER
- 16 42" MIN. HT. WROUGHT IRON RAILING, AS PER ELEVATION.
- 17 PROVIDE 20"X1" SHELF WITH POLE CONSULT OWNER.
- 18 5'-0" HT VINYL FENCE.
- 19 4x4 W/ DOW POST STUCCO.
- 20 W/ TRELLIS ABOVE 3/10" PT, ROUSHT SAWN, 3X10 MTL DARK BROWN STAIN.
- 21 FLOOR DRAIN/ ROOF DRAIN AS NOTED ON PLAN.
- 22 22 GA SHEET METAL TO COVER CHASE
- 23 DECO, WOOD CORBEL, W/ LIGHT BROWN FINISH 4X12, ROUGH SWAN.
- 24 12"X12"X12" CONC. PEDESTAL WITH 13"-Ø HT. MTL POLE LIGHT WITH LED DOWN LIGHT. TOTAL HT. 14'-0".
- 25 6"X6" CEMENT CONC CURB
- 26 WOOD BENCH ABOVE BARPED WITH CEMENT PLASTER.
- 27 ADA SHOWER WITH ADA APPROVED FLIP BENCH & GRAB BARS.
- 28 PROVIDE 16"X16" NON SLIP STONE TILE, WITH MAXI. 1" GROU' & SEALER.
- 29 6" THK 4"-Ø HT CONC. BLK. WALL W/ SAND FINISH PLASTER PANTILED LIGHT GRAY (TYP)
- 30 2" -4"Ø PVC ROOF DRAIN, DOWN SPOT, WITH SHT MTL COVER (22GA) COLOR TO MATCH WITH WALL ON EXTERIOR.
- 31 LEDGE ABOVE THE WINDOW / DOOR MIN. 1'-4" PROJECTION FROM THE WALL OR AS SHOWN ON PLAN PROVIDE 3X3 MTL DRIP EDGE & 1" CEMENT PLASTER @ ALL SIDE WITH TOUCHDOWN BLT. UP ROOFING MEMBRANE LAD @ MIN. 3/4" -1'-0" SLOPE.
- 32 16'X16" TUB ACCESS PANEL.
- 33 CERAMIC OR PORCELAIN, NON SLIP MINI. 1/2" THK MORTAR BED, OVER MINI. 2 LAYER OF FIBER GLASS WATER PROOFING MEMBRANE W/165 WATER PROOFING PAPER WITH MINI. 2% SLOPE 3/16" TO DECK DRAIN.
- 34 3" HT. COUNTER OVER WOOD CABINET W/ UNDER MOUNT SINKS, WHITE OVAL SHAPE SINK.

A-2.2a

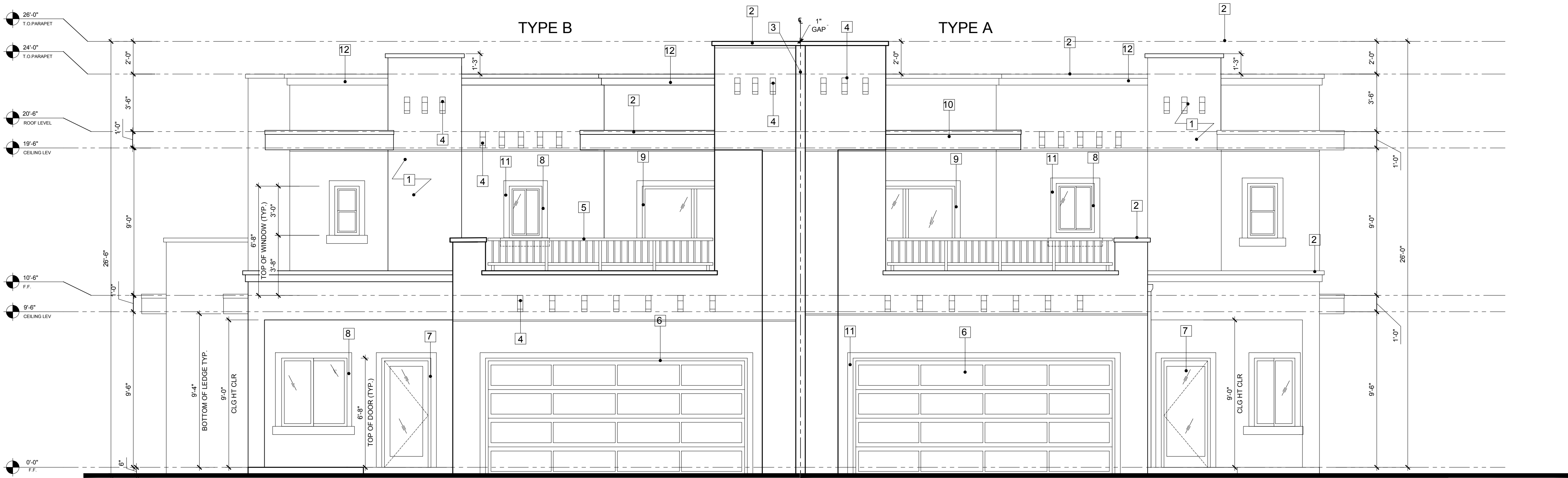


1 SECOND FLOOR PLAN TYPE B1 (UNIT 6, 7, 9) & TYPE A (UNIT 1, 3, 5)
SCALE : 1/4" = 1'-0"

SECOND FLOOR OF UNIT TYPE A/A1	
LIVING AREA	= 716 SFT
DECK 1	= 152 SFT
DECK 2	= 240 SFT

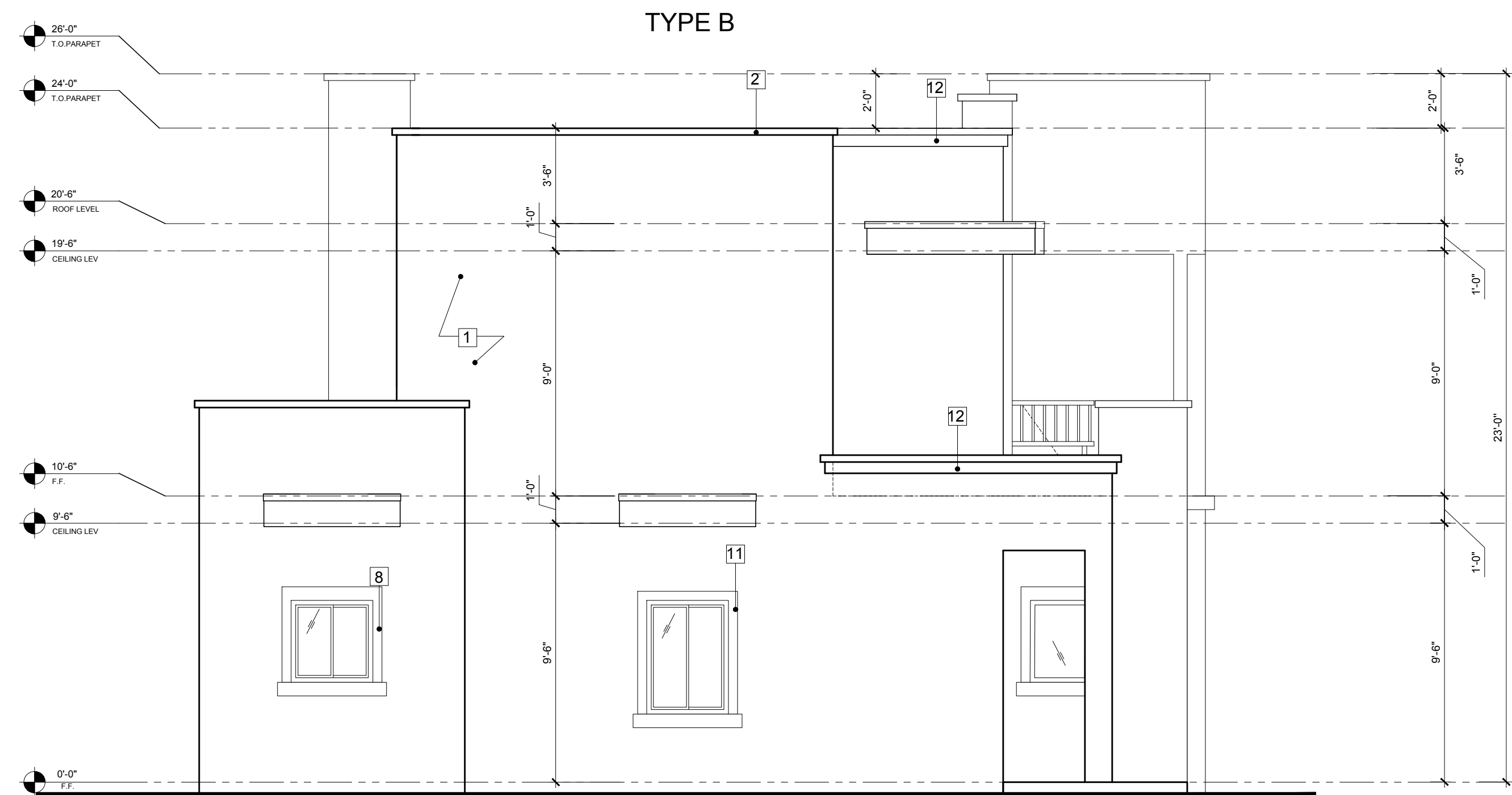
- KEY NOTES:
- 1 COUNTER TOP, MAXI, HT. 34".
 - 2 30" ADA COMPLYING STAINLESS STEEL SINKS (OVER MOUNT) 18GA W/ NO CABINET BELOW.
 - 3 UPPER CABINETS
 - 4 30" WIDE STOVE/OVEN W/ EXHAUST HOOD PROVIDE MIN. OF 6"Ø SOLID SHEET METAL DUCT TO TERMINATE ON THE EXTERIOR FACE OF WALL W/ MIN. 1/8"X1/8" SCREEN & DRAFT COVER.
 - 5 REFRIGERATOR/FREEZER 36" WIDE SIDE BY SIDE WITH WATER & ICE DISPENSING.
 - 6 DISH WASHER
 - 7 WASHER
 - 8 DRYER, PROVIDE MINI. 6"Ø SHT MTL DUCT TO EXT./FACE OF BLDG.
 - 9 WATER CLOSET W/VENT ABOVE 18" HT. WITH DUAL FLUSH & ADA COMPLIANT WHITE KHOLER.
 - 10 ADA APPROVED WALL MOUNTED, WHITE KHOLER SINK WITH BRUSHED NICKEL FINISHED SINGLE LEVER TYPE FAUCET.
 - 11 PROVIDE VINYL SHOWER CURTAIN W/MTL ROD ATTACHED TO WALL.
 - 12 WALKIN STANDING SHOWER, WITH NON-SLIP TILE ON FLOOR, 3"Ø FD, W/4"X4" BRUSHED NICKEL DRAIN COVER, PROVIDE CERAMIC TILE UP TO 84" HT.
 - 13 CAST IRON, W/BAKED ENAMEL WHITE, KHOLER 60"X16" STANDING TUB, WITH ABS OVERFLOW & 16"X16" TUB ACCESS PANEL, PROVIDE BRUSHED NICKAL FINISH WALL MOUNTED 6" SHOWER HEAD, TUB SPOUT WITH PRESSURE BALANCING VALVE WITH INDIVIDUAL CONTROL.
 - 14 10X10 ROOF DRAIN W/ OVER FLOW & SCUPPER
 - 15 42" MIN. HT. WROUGHT IRON RAILING, AS PER ELEVATION.
 - 16 PROVIDE 20"X1" SHELF WITH POLE CONSULT OWNER.
 - 17 5'-0" HT VINYL FENCE.
 - 18 4X4 WD POST W/ STUCCO.
 - 19 WD TRELLIS ABOVE/ØX10 PT, ROUSHT SAWN, WITH SOLID DARK BROWN STAIN FLOOR DRAIN/ ROOF DRAIN AS NOTED ON PLAN.
 - 20 22 GA SHEET METAL TO COVER CHASE
 - 21 DECO. WOOD CORBEL W/ LIGHT BROWN FINISH 4X12, ROUGH SWAN.
 - 22 12"x12"x12" CONC. PEDESTAL WITH 13'-0" HT. MTL POLE LIGHT WITH LED DOWN LIGHT TOTAL HT. 14'-0".
 - 23 6"X6" CEMENT CONC.CURB
 - 24 WOOD BEAM ABOVE WARPED WITH CEMENT PLASTER.
 - 25 ADA SHOWER WITH ADA APPROVED FLIP BENCH & GRAB BARS.

REVISION	
FOR PLANNING REVIEW	
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	LARRY G. TISON & ASSOCIATES 314 E. BROADWAY, SUITE D. GLENDALE, CA 91203 (618) 241-9169
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CIVIL ENGINEER	CIVIL TRANS INC ENGINEERING, PLANNING, SURVEYING 3839 HARBOR BLVD., SUITE 128 DIAMOND, CA 91765 (909) 396-1131
DESIGN CONSULTANTS	ADDC INC ARCHITECTURAL CONSULTING 737 FOOTHILL BLVD. LA CANADA, CA 91011 TEL: (818) 219-4586 E-MAIL: ADDCINC@GMAIL.COM
OWNER.	MR. SUKHI SANDHU 3490 TREGO CT. SIMI VALLEY, CA 93063 (805) 402-9550
PROJECT.	NEW 2-STORY 9 UNITS APARTMENT BUILDING @ 1127 & 1239 SOUTH C STREET OXNARD, CA 93033 (FULLY FIRE SPRINKLERED BUILDING) APN # 203-0-062-020 203-0-062-010
SHEET TITLE	
SECOND FLOOR PLAN UNIT B AND B	
DATE: 08-16-2018	
SCALE: 1/4" = 1'-0"	
PROJECT NO:	
SHEET NO.	
A-2.2b	

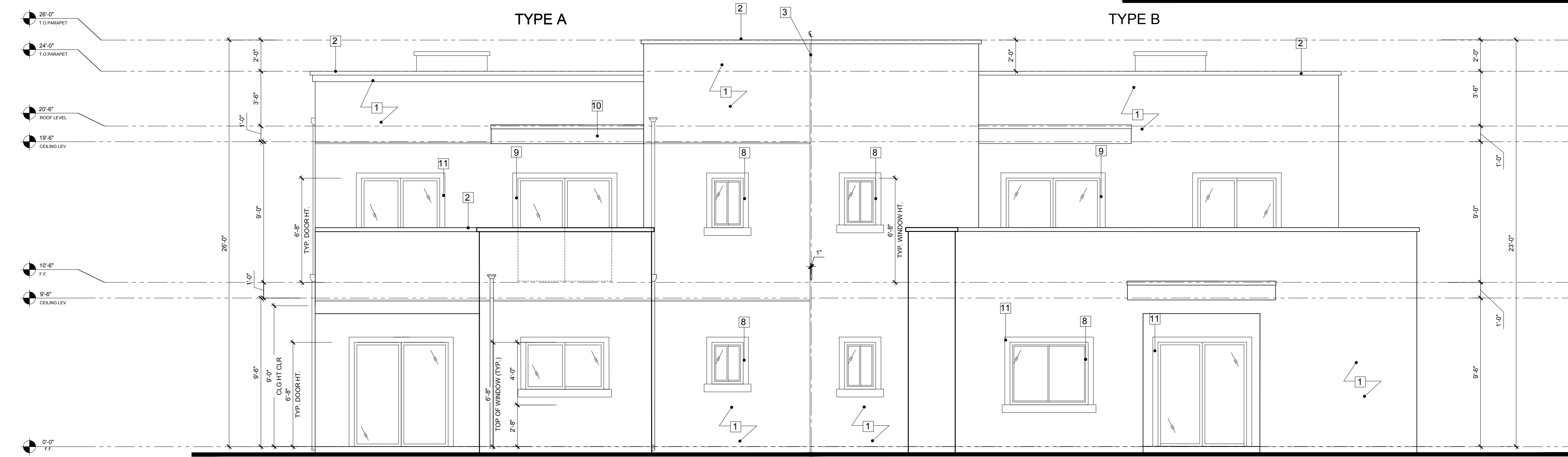


1 NORTH ELEVATION TYPE A (UNIT 1, 3, 5) & TYPE B (UNIT 6 & 7 REFLECTED LEFT OF TYPE B)
SCALE: 1/4" = 1'-0"

(UNIT 8 & 10 REFLECTED HORIZONTAL TYPE A;
UNIT 9 REFLECTED HORIZONTAL TYPE A1)



2 EAST ELEVATION TYPE B (UNIT 6 & 7 REFLECTED
HORIZONTALLY OF TYPE B) UNIT 8 SIM.
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION TYPE A (UNIT 1, 3, 5) & TYPE B (UNIT 6 & 7 REFLECTED LEFT OF TYPE B)
SCALE: 1/4" = 1'-0"

(UNIT 8 & 10 REFLECTED HORIZONTAL TYPE A;
UNIT 9 REFLECTED HORIZONTAL TYPE A1)

KEY NOTES :

- 7/8" THK. CEMENT PLASTER OVER 2-LAYER OF # 15 WATERPROOFING MEMBRANE, OVER MTL LATH AND 3/4" THK PLYWOOD
- 3" X 22 GA SHT. MTL. COPING @ T.O. PARAPET (FOLLOW WALL WIDTH) FOR MANUFACTURING & INSTALLATION COPING T.O. PARAPET
- 20-GA SHT. MTL. CUSTOM COVER FOR PLUMBING / RAINWATER CHASE TO BE PAINTED TO MATCH WITH EXIST'G BUILDING COVER.
- DECORATIVE PLANT ON WOOD CORBELS ROUGH SAWN, DARK CHOCOLATE BROWN, PAINTED 4X10 OR 4X12 SIZE TO BE DECIDED IN FIELD.
- WROUGHT IRON MTL RAILING ON TOP OF WOOD AS SHOWN IN ELEVATIONS DARK BROWN
- DUAL INSULATED MTL ROLL UP GARAGE DOOR WITH NO LIGHT, BAKED ENAMEL WHITE PAINT
- WOOD OR VINYL FRONT ENTRY DOOR. DUAL PANEL TEMPERED, CLEAR GLASS SINGLE LIGHT FRENCH TYPE DOOR, PAINTED WHITE.
- VINYL WINDOW FRAME DUAL PANEL, TEMP. CLEAR GLASS VINYL SLIDING WINDOW OR AS NOTED ON PLAN
- WHITE VINYL SLIDING PATIO DOOR DUAL GLASS, TEMP. CLEAR SINGLE LITE WITH SLIDING BUG SCREEN DOOR.
- WINDOWS LEDGE MIN. 1'-4" PROJECTION FROM WALL OR AS SHOWN ON PLANS PROVIDE 3X3 MTL DRIP EDGE & 3/8" THK CEMENT PLASTER @ ALL SIDE WITH TORCH-DOWN BLT-UP ROOFING MEMBRANE LAID @ MIN 1/2" -1'-0" SLOPE.
- 2X4 DOOR AND WINDOW TRIM COVERED WITH 3/8" THK CEMENT PLASTER
- 2X8 BUILDING TRIM COVERED WITH 3/8" THK CEMENT PLASTER
- 2X6 WINDOW SILL COV. W/ 3/8" THK CEMENT PLASTER.
- 3/4" X 3/4" MTL RIGGLET
- 2X10 RED WOOD TRIM ON SIDES & TOP WITH SOLID STAIN
- 12"X12" MTL LEADER WITH 3"Ø MTL DOWN SPOT ATTACHED WITH MTL CLAMP TO WALL. PROVIDE 4"X4" MTL OVERFLOW SCUPPER PAINTED TO MATCH WALL COLOR.

REVISION

FOR PLANNING REVIEW

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PROJECT.

NEW 2-STORY 9 UNITS APARTMENT
BUILDING
@ 1127 & 1239 SOUTH C STREET
OXNARD, CA 93033
(FULLY FIRE SPRINKLERED BUILDING)
APN # 203-0-062-020
203-0-062-010

SHEET TITLE

ELEVATION OF
BUILDING A, B &
BULD B EAST ELEV.

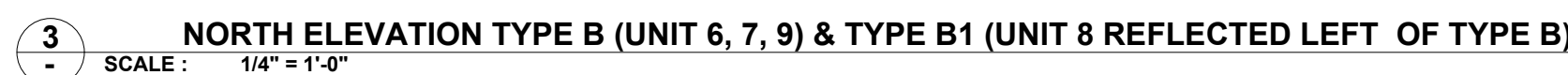
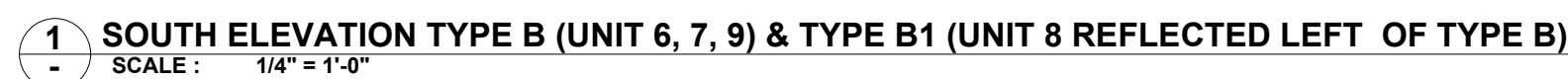
DATE: 08-16-2018

SCALE:
1/4" = 1'-0"

PROJECT NO:

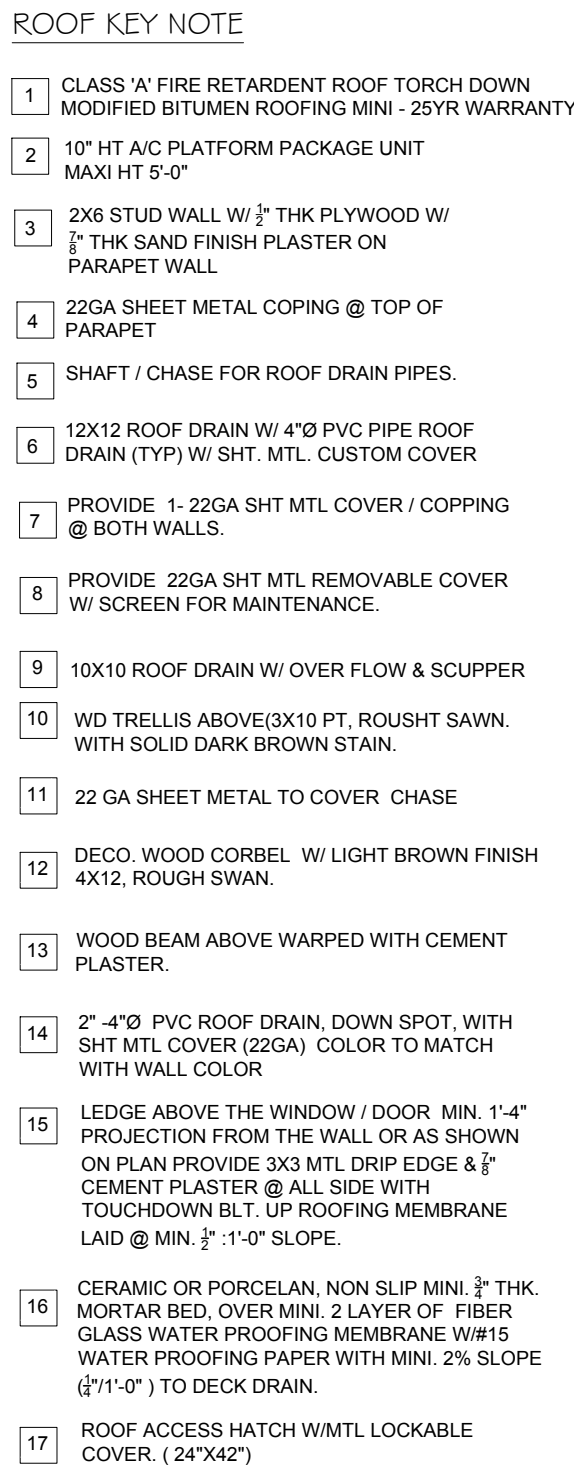
SHEET NO.

A-3.2



- 1- $\frac{1}{2}$ " THK CEMENT PLASTER OVER 2-LAYER OF # 15 WATERPROOFING MEMBRANE, OVER MTL LATH AND $\frac{1}{2}$ " THK PLYWOOD
- 2- 3" X 2 GA SHT. MTL. COPING @ T.O. PARAPET (FOLLOW WALL WIDTH) FOR MANUFACTURING & INSTALLATION COPING T.O. PARAPET
- 3- 20 GA SHT. MTL. CUSTOM COVER FOR PLUMBING / RAINWATER CHASE TO BE PAINTED TO MATCH WITH EXISTG BUILDING COVER
- 4- DECORATIVE PLANT ON WOOD CORBELS ROUGH SAWN, DARK CHOCOLATE BROWN, PAINTED 4X10 OR 4X12 SIZE TO BE DECIDED IN FIELD.
- 5- WROUGHT IRON MTL RAILING ON TOP OF WOOD AS SHOWN IN ELEVATIONS DARK BROWN
- 6- DUAL INSULATED MTL ROLL UP GARAGE DOOR WITH NO LIGHT . BAKED ENAMEL WHITE PAINT
- 7- WOOD OR VINYL FRONT ENTRY DOOR, DUAL PANEL, TEMPERED, CLEAR GLASS SINGLE LIGHT FRENCH TYPE DOOR, PAINTED WHITE.
- 8- VINYL WINDOW FRAME DUAL PANEL, TEMP. CLEAR GLASS VINYL SLIDING WINDOW OR AS NOTED ON PLAN
- 9- WHITE VINYL SLIDING PATIO DOOR DUAL GLASS, TEMP.CLEAR SINGLE LITE WITH SLIDING BUG SCREEN DOOR.
- 10- WINDOWS LEDGE MIN. 1'-4" PROJECTION FROM WALL OR AS SHOWN ON PLANS PROVIDE 3X3 MTL DRIP EDGE & $\frac{1}{2}$ " THK CEMENT PLASTER @ ALL SIDE WITH TORCH-DOWN BLT-UP ROOFING MEMBRANE LAID @ MIN $\frac{1}{2}$ " -1'-0" SLOPE.
- 11- 2X4 DOOR AND WINDOW TRIM COVERED WITH $\frac{1}{2}$ " THK CEMENT PLASTER
- 12- 2X8 BUILDING TRIM COVERED WITH $\frac{1}{2}$ " THK CEMENT PLASTER
- 13- 2X6 WINDOW SILL COV. W/ $\frac{1}{2}$ " THK CEMENT PLASTER.
- 14- 1" x 2" MTL RIGID FT.

A-3.3



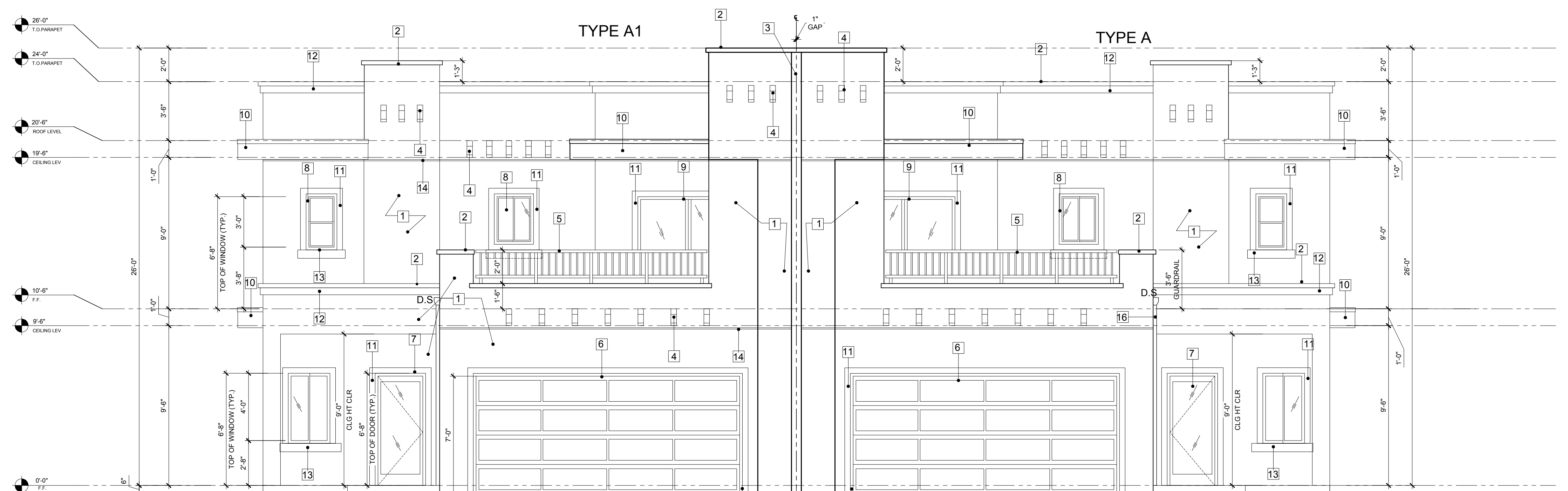
LEGEND.

	REG PARAPET WALL.
	WALL BELOW
	REFER TO ELEVATION & LEVELS

1. $\frac{1}{2}$ " THK. CEMENT PLASTER OVER 2-LAYER OF 4" 15 WATERPROOFING MEMBRANE, OVER MTL LATH AND $\frac{1}{2}$ " THK PLYWOOD
2. 3" X2 GA SHT. MTL. COPING @ T.O. PARAPET (FOLLOW WALL WIDTH) FOR MANUFACTURING & INSTALLATION COPING T.O. PARAPET
3. 20 GA SHT. MTL. CUSTOM COVER FOR PLUMBING / RAINWATER CHASE TO BE PAINTED TO MATCH WITH EXIST'G BUILDING COVER
4. DECORATIVE PLANT ON WOOD CORBELS,ROUGH SAWN. DARK CHOCOLATE BROWN, PAINTED 4X10 OR 4X12 SIZE TO BE DECIDED IN FIELD.
5. WROUGHT IRON MTL RAILING ON TOP OF WOOD AS SHOWN IN ELEVATIONS DARK BROWN
6. DUAL INSULATED MTL ROLL UP GARAGE DOOR WITH NO LIGHT. BAKED ENAMEL, WHITE PAINT
7. WOOD OR VINYL FRONT ENTRY DOOR, DUAL PANEL,TEMPERED, CLEAR GLASS SINGLE LIGHT FRENCH TYPE DOOR, PAINTED WHITE
8. VINYL WINDOW FRAME DUAL PANEL, TEMP. CLEAR GLASS VINYL SLIDING WINDOW OR AS NOTED ON PLAN
9. WHITE VINYL SLIDING PATIO DOOR, DUAL GLASS, TEMP VINYL SINGLE LIGHT WITH SHADOW BUG SCREEN DOOR.
10. WINDOWS LEDGE MIN. 1"4" PROJECTION FROM WALL OR AS SHOWN ON PLANS PROVIDE 3X3 MTL DRIP EDGE & $\frac{1}{2}$ " THK CEMENT PLASTER @ ALL SIDE WITH TORCH-DOWN BLT. EPP INSULATING MEMBRANE LAID @ MIN $\frac{1}{2}$ " 1'-0" SLOPE.
11. 2X4 DOOR AND WINDOW TRIM COVERED WITH $\frac{1}{2}$ " THK CEMENT PLASTER
12. 2X8 BUILDING TRIM COVERED WITH $\frac{1}{2}$ " THK CEMENT PLASTER
13. 2X6 WINDOW SILL COV. W/ $\frac{1}{2}$ " THK SEMENT PLASTER.
14. $\frac{1}{4}$ " X MTL RIGGETL
15. 2X10 RED WOOD TRIM ON SIDES & TOP WITH SOLID STAIN
16. 12X12" MTL LEADER WITH 3/8" MTL DOWN SPOT ATTACHED WITH MTL CLAMP TO WALL. PROVIDE 4"X4" MTL OVERFLOW SCUPPER PAINTED TO MATCH WALL COLOR.

1 NORTH ELEVATION TYPE A (UNIT 1, 3, 5) & TYPE A1 (UNIT 2 & 4 REFLECTED LEFT OF TYPE A)
SCALE: 1/4" = 1'-0"
(UNIT 8 & 10 REFLECTED HORIZONTAL TYPE A;
UNIT 9 REFLECTED HORIZONTAL TYPE A1)

2 EAST ELEVATION (WEST ELEVATION MIRROR IMAGE) TYPE A/A1
- SCALE : 1/4" = 1'-0"



3 SOUTH ELEVATION TYPE A (UNIT 1, 3, 5) & TYPE A1 (UNIT 2 & 4 REFLECTED LEFT OF TYPE A)
SCALE: 1/4" = 1'-0" (UNIT 8 & 10 REFLECTED HORIZONTAL TYPE A;
 UNIT 9 REFLECTED HORIZONTAL TYPE A1)

REVISION

FOR PLANNING REVIEW

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PROJECT: NEW 2-STORY 9 UNITS APARTMENT BUILDING
@ 1127 & 1239 SOUTH C STREET
OXNARD, CA 93033
(FULLY FIRE SPRINKLERED BUILDING)
APN # 203-0-062-020
203-0-062-010

SHEET TITLE
ELEVATION OF
BUILDING A, A1 &
BULD A EAST ELEV.

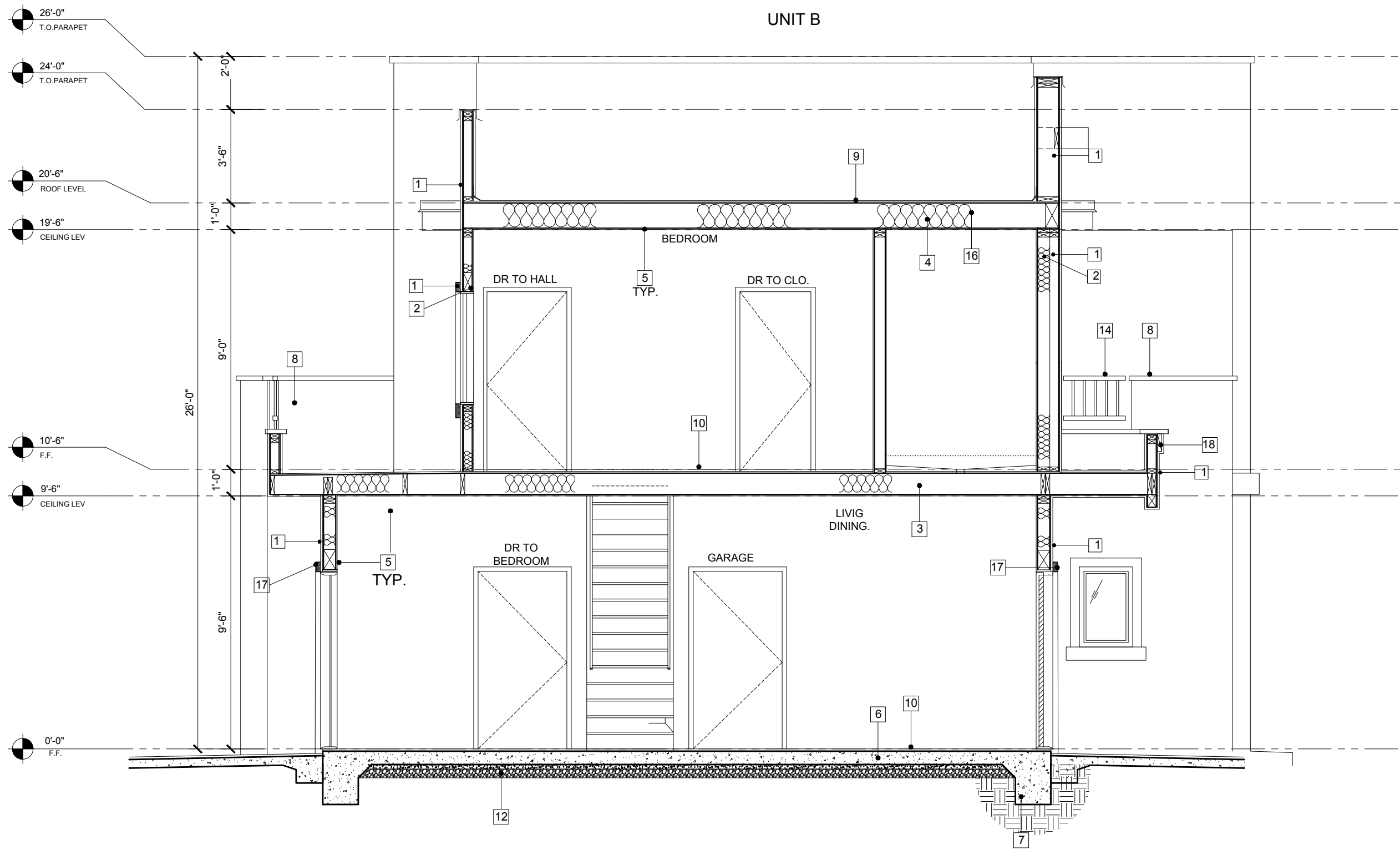
DATE: 08-16-2018

SCALE:
1/4" = 1'-0"

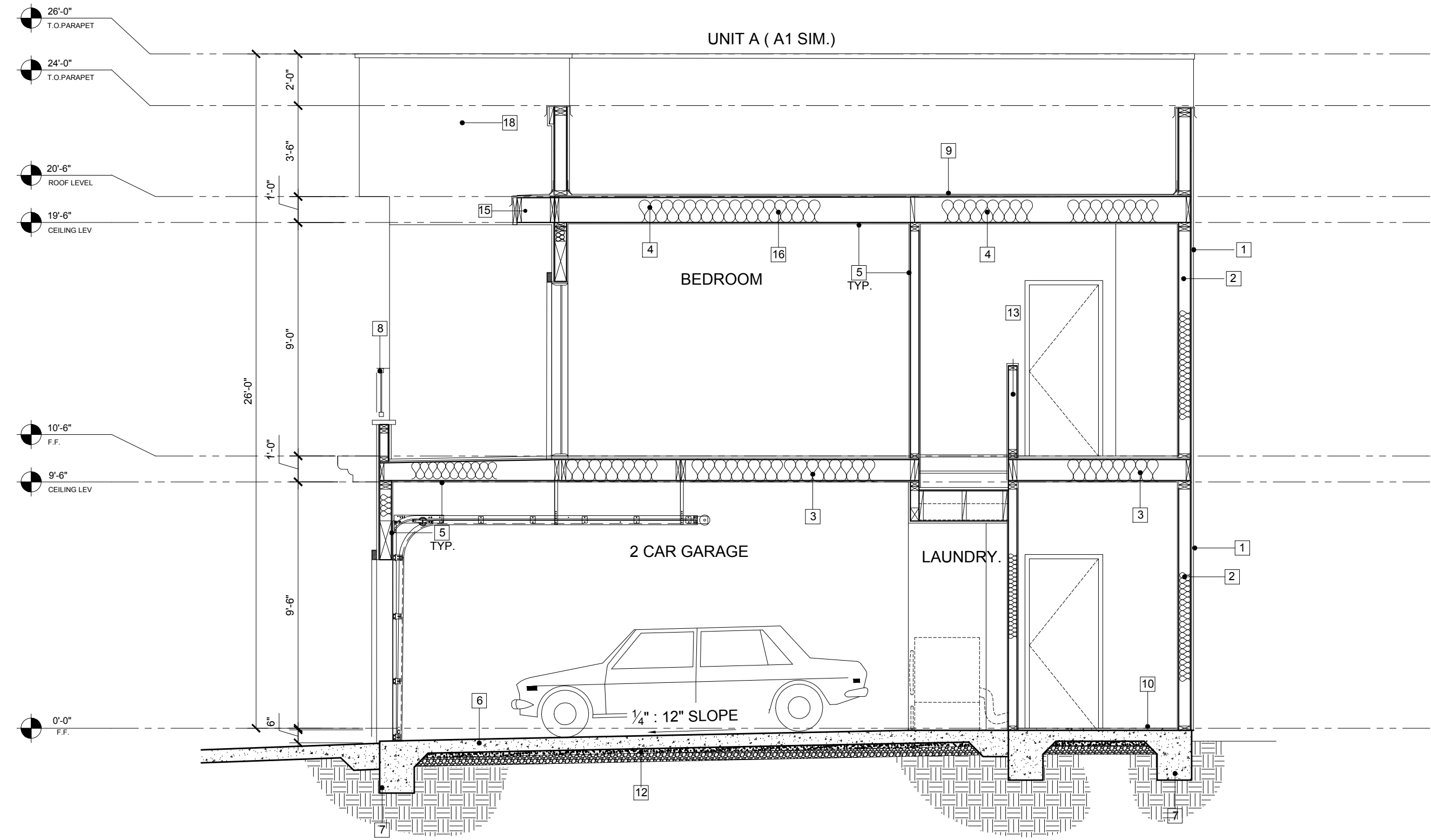
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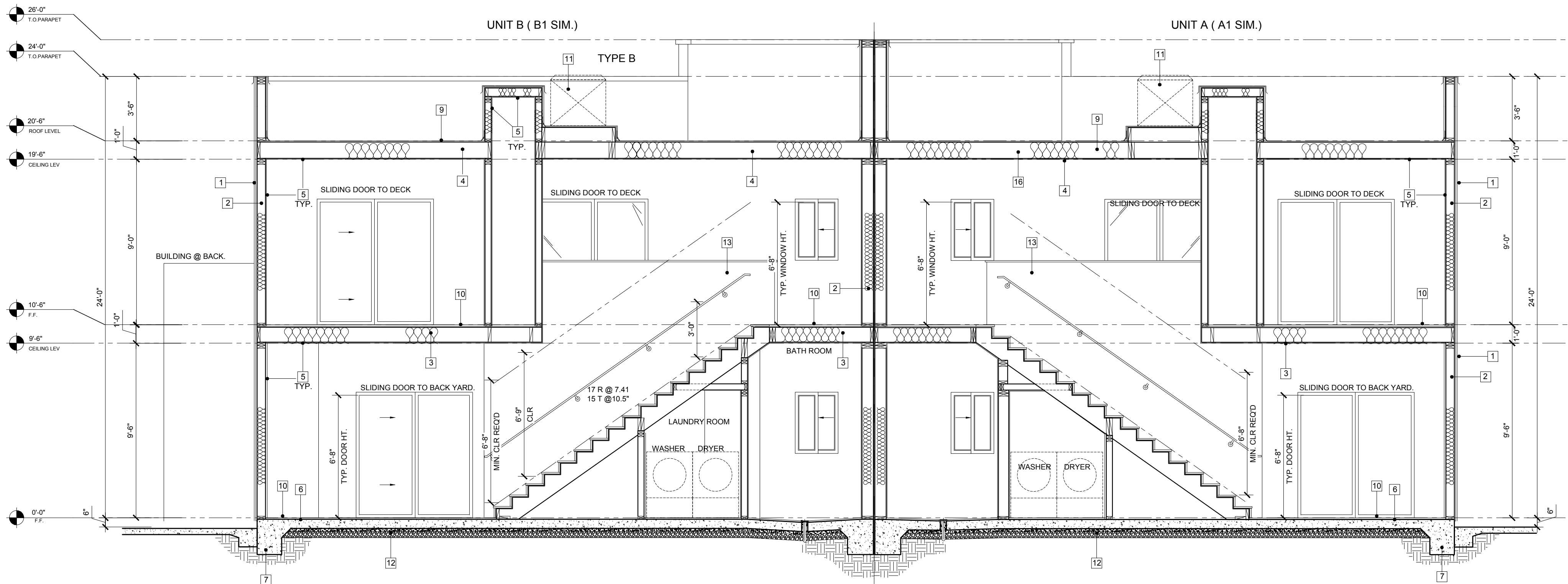
A-3.1



2 BUILDING SECTION "BUILDING B"
SCALE : 1/4" = 1'-0"



1 BUILDING SECTION "BUILDING B"
SCALE : 1/4" = 1'-0"



3 BUILDING SECTION UNIT B AND A
SCALE : 1/4" = 1'-0"

KEY NOTES :

- 7/8" THK. SAND FINISH CEMENT PLASTER OVER PAPER BACKED METAL LATH OVER PLYWOOD SHEATHING
- R-15 INSULATION FOR 2X4 WALLS
R-19 INSULATION FOR 2X6 WALLS
- R-23 INSULATION UNDERFLOOR
- R-30 INSULATION
- 5/8" THK. TYPE X DRYWALL
- 4" THK. CONS. SLAB
- BUILDING FOOTING (SEE STRUCT. FOR DETAIL)
- PAINTED, WROUTH IRON RAILING.
- ROOF FINISH 5-LAYER OF CLASS A FIRE RETARDANT ROLLED ASPHALT ROOFING MEMBRANE APPLY W/ HOT BITUMANT BETWEEN EACH LAYER W/ 15 / RY WARRANTY. FLOOR FINISH
- A/C UNIT ON TOP OF PLATFORM W/ METAL FLASHING CAP.
- 2" THK. SAND ON TOP OF 10 MIL VISQUEEN
- 42" HT. PONY WALL
- W/J MEL RAILING
- 1'-4" TOP OF DOOR / WINDOW PROJECTION / OVERHANG / LEDGE.
- 2X AS STRUCT. DRG. LAID @ MIN 2% SLOPE REFER TO ROOF PLAN W/ 1/2" THK PLYWOOD.
- 2X4 WOOD TRIM AROUND WINDOWS AND DOORS W 2X6 SILL MOLDING @ BOTTOM
- 2X8 RED WD END TRIM ON SIDES AND TOP.
- DUAL LAYER MTL INSULATED GARAGE DOOR (WITH NO WINDOW) BAKED ENAMEL WHITE PAINT

REVISION

FOR PLANNING REVIEW

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PROJECT.
NEW 2-STORY 9 UNITS APARTMENT
BUILDING @ 1127 & 1239 SOUTH C STREET
OXNARD, CA 93033
(FULLY FIRE SPRINKLERED BUILDING)
APN # 203-0-062-020
203-0-062-010

SHEET TITLE
SECTION
UNIT B AND A

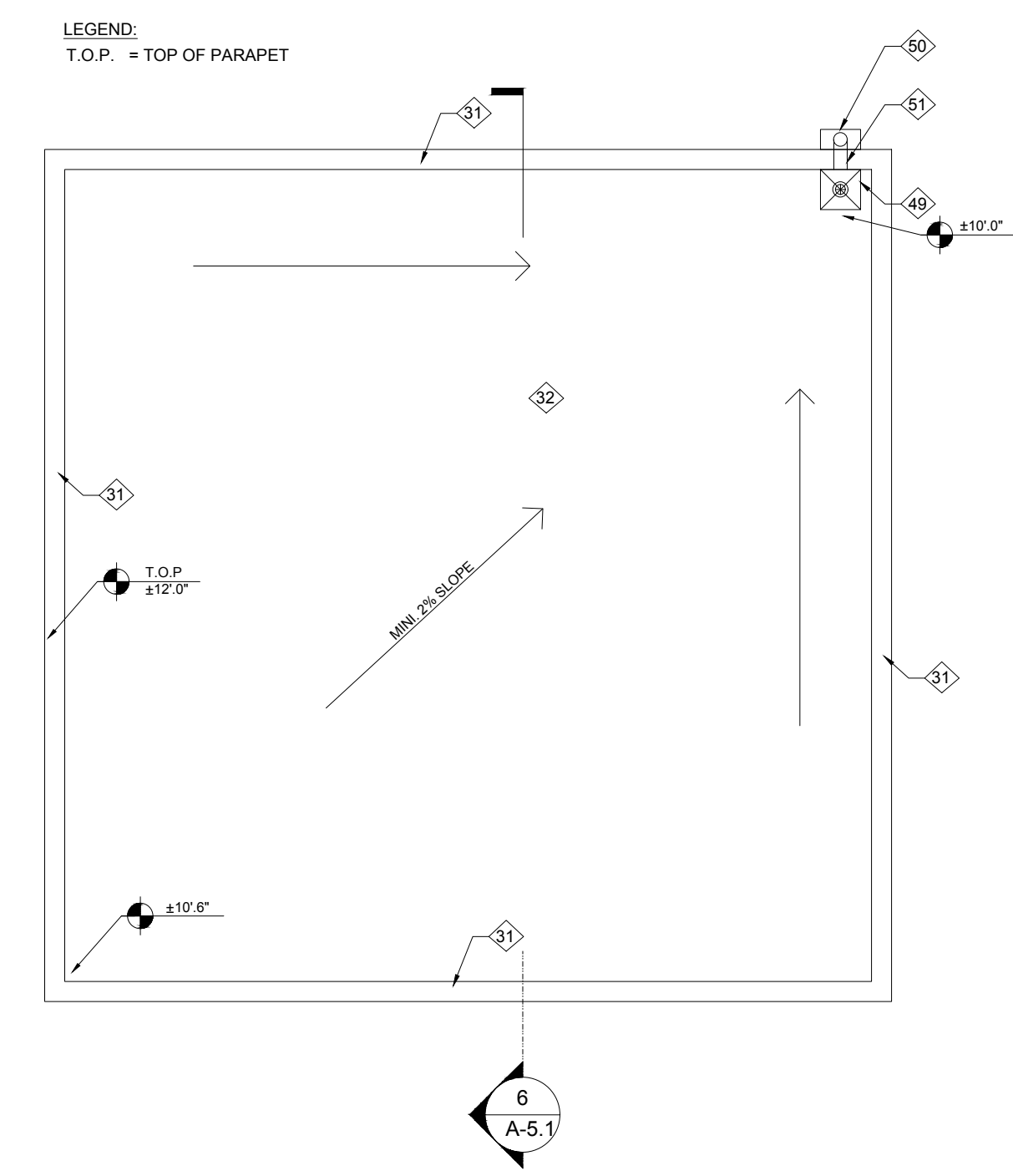
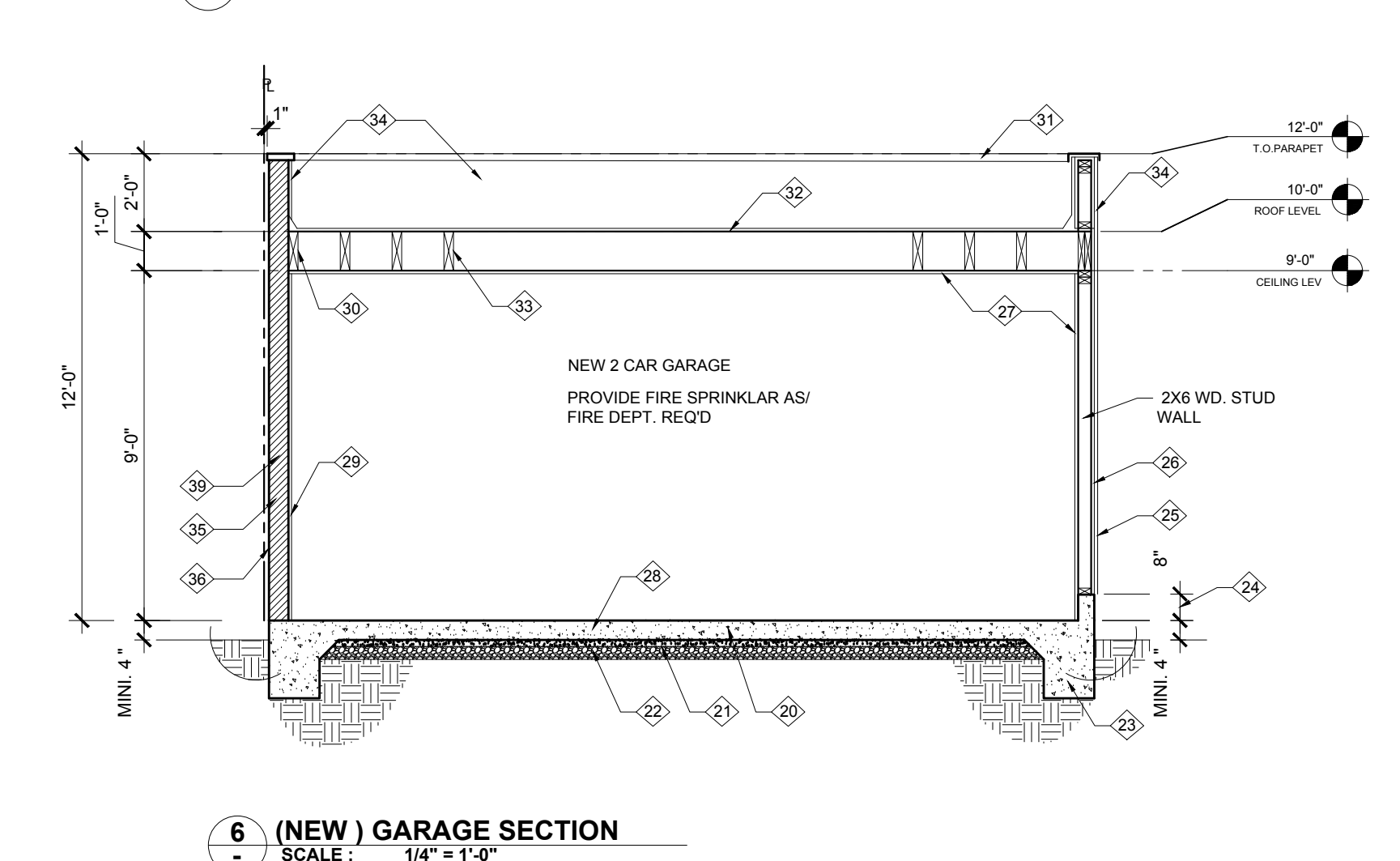
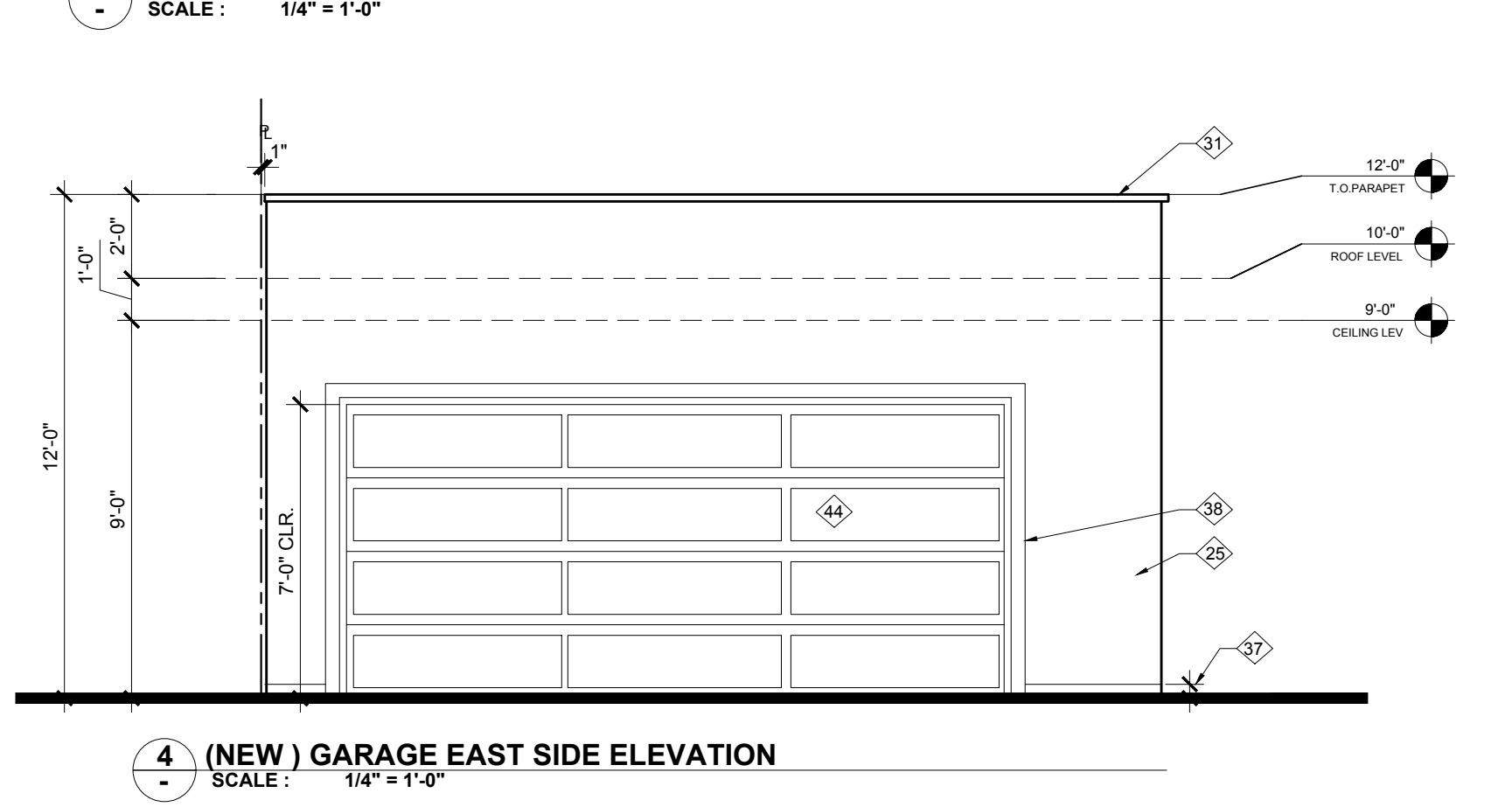
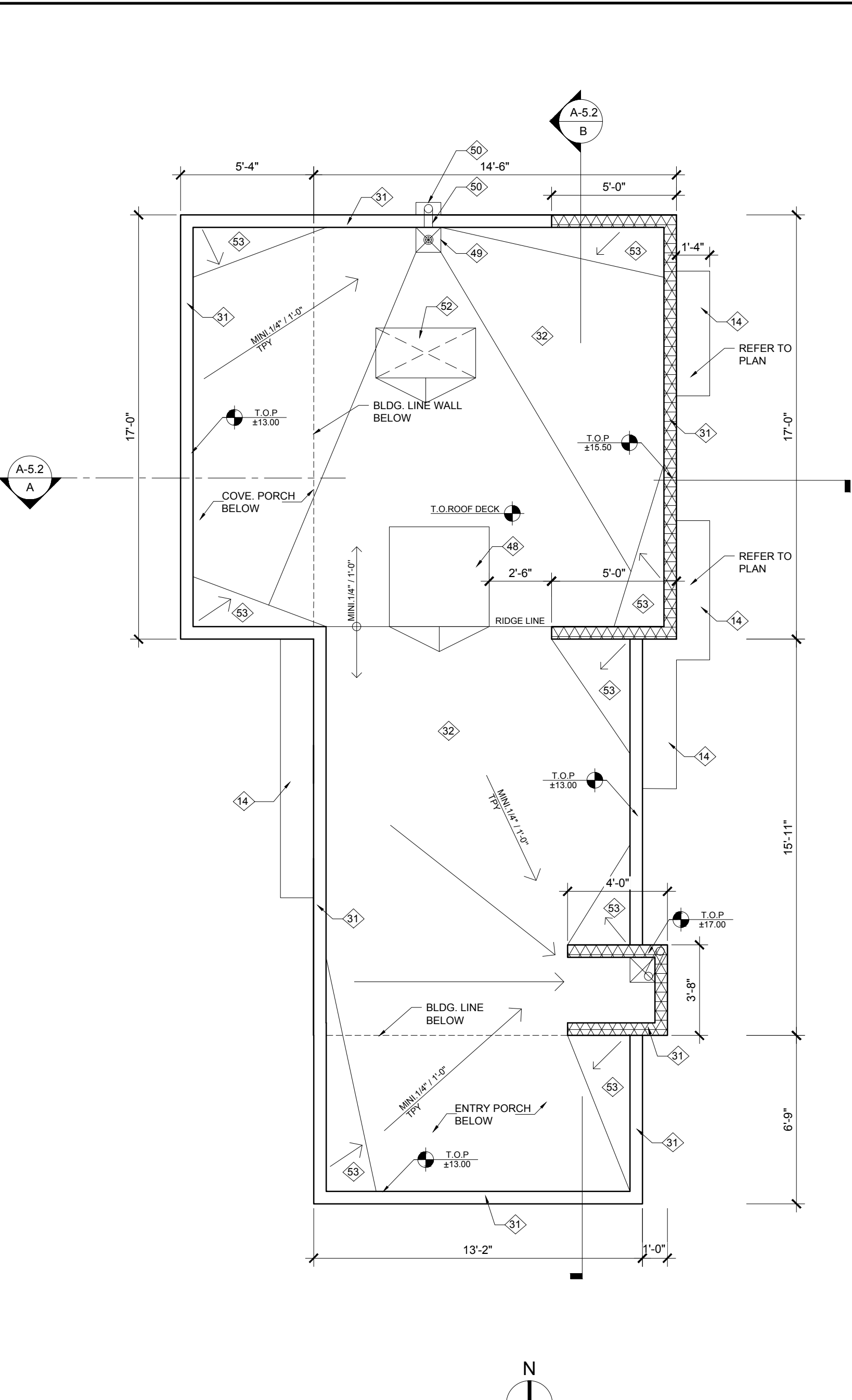
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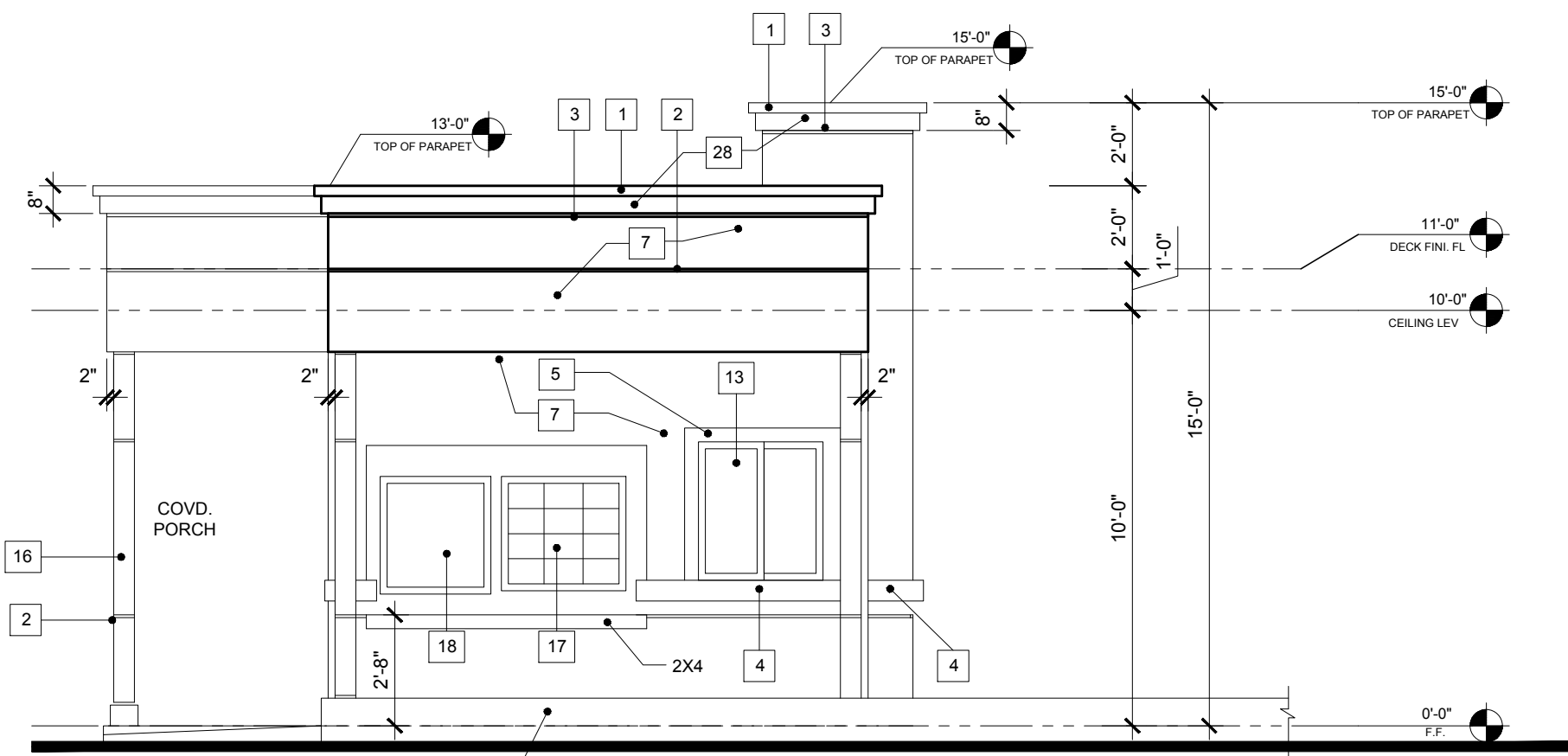
SCALE:
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PROJECT NO:

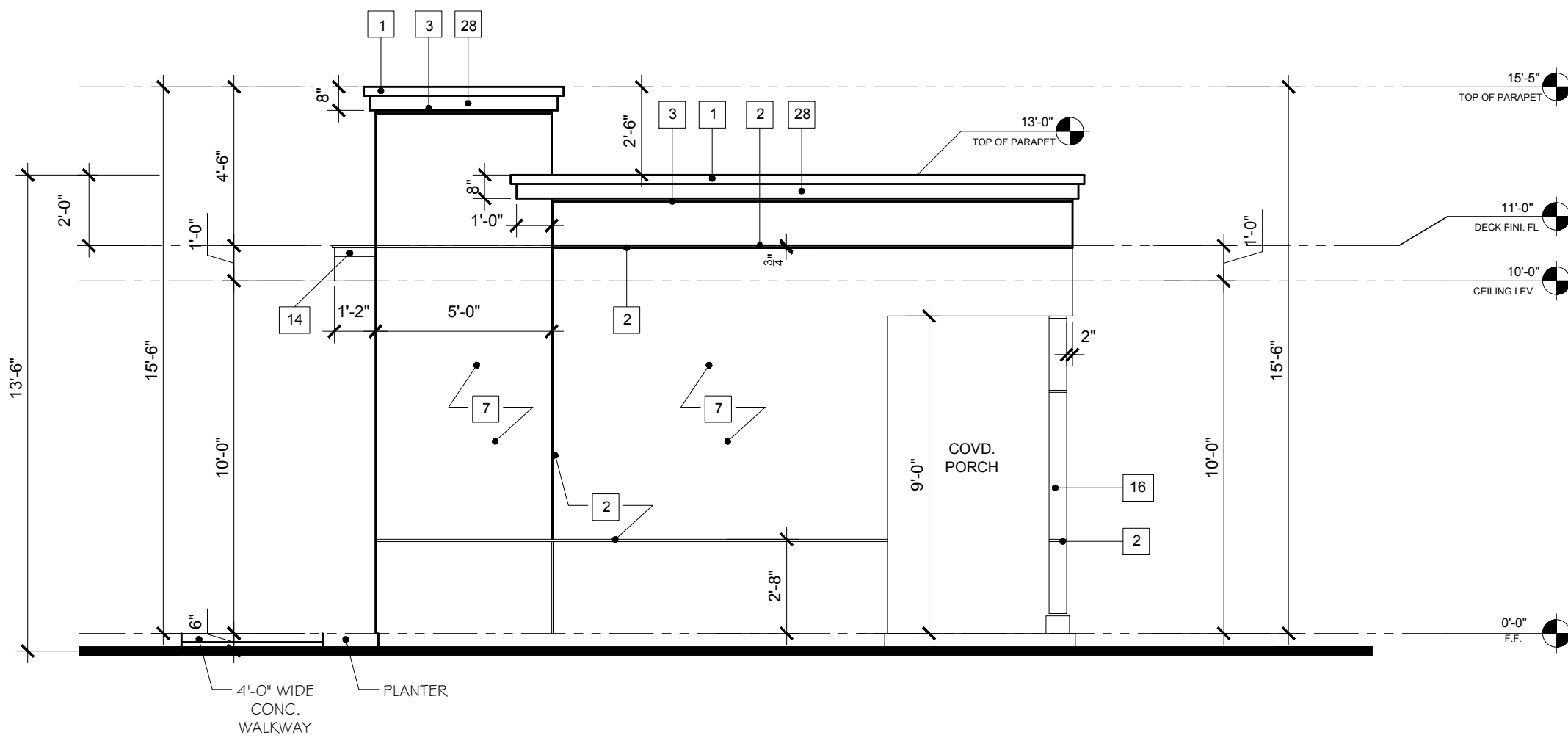
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A-4.1

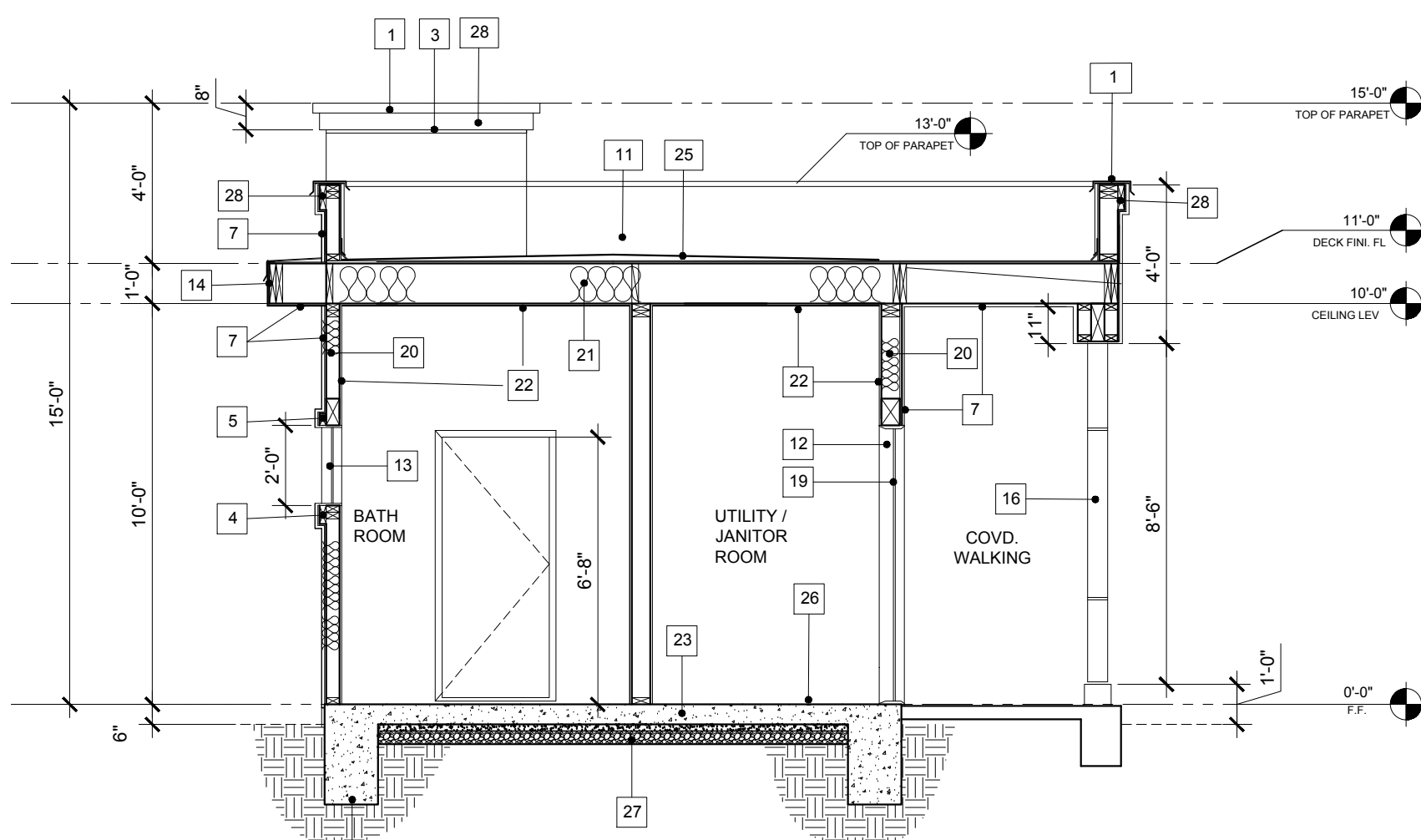




1 SOUTH ELEVATION (COMMON AREA)
SCALE: 1/4" = 1'-0"



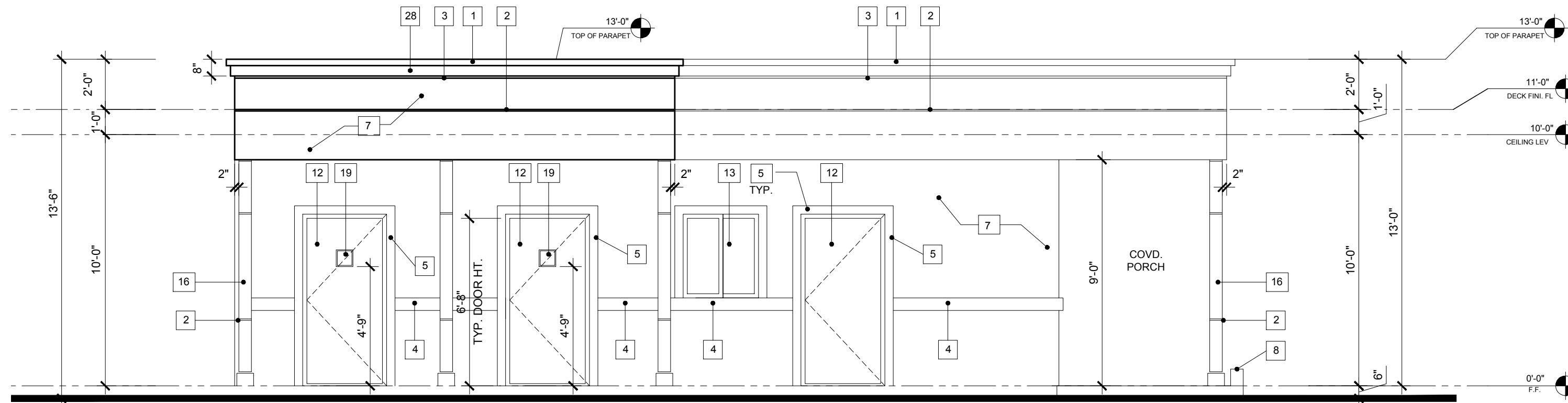
3 NORTH ELEVATION (COMMON AREA)
SCALE: 1/4" = 1'-0"



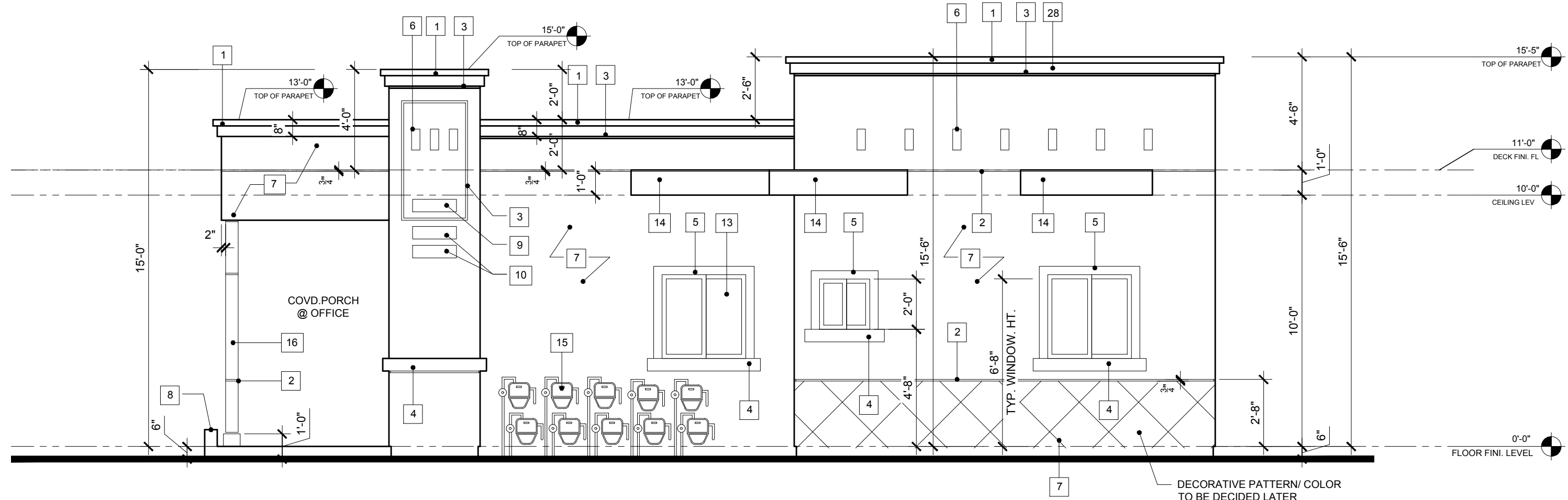
A SECTION (COMMON AREA)
SCALE: 1/4" = 1'-0"

KEY NOTES:

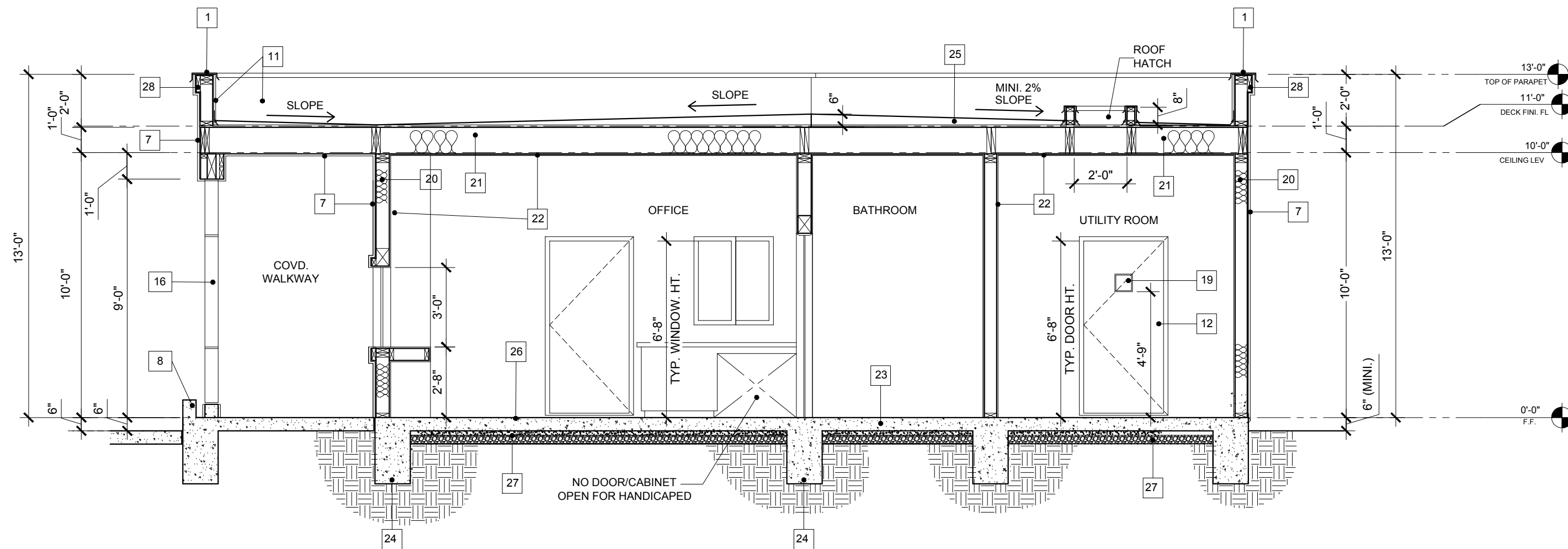
- 3" X 22GA MTL COOPING PAINTED.
- 3/8" X 1/2" RIGGLET.
- 1" X 1/2" MTL RIGGLET.
- 2 X 6 WOOD TRIM WITH PLASTER.
- 2 X 4 WOOD TRIM WITH PLASTER.
- 4 X 12 PT. WOOD DECORATIVE CORBELL, DARK BROWN/ CHOCOLATE COLOR, ROUGHT SWAN.
- 3/4" THK. CEMENT PLASTER ON 2-LAYER OF #15 WATER PROOFING MEMBRAN OF MTL LATH, SAND FINISH WITH PAINT.
- 6X8 CONC. CURB.
- BLDG. ADDRESS/NO'S
- STREET NAME AND NAME OF COMPANY
- 7/8" THK. CEMENT PLASTER STUCCO OVER MTL LATH, & 2-LAYER OF # 15 WATERPROOFING MEMBRANE, SAND FINISH WITH PAINT ON ALL PARAPET WALL (UNO).
- MTL SKIN EXTERIOR DOOR.
- WHITE VINYLE, DUAL GLAZED WINDOW.
- PROJECTED, LEDGE TOP, ON OF WINDOW W/3X3 MTL DRIP EDGE PAINTED.
- GAS METER LOCATION, CONSULT GAS COMPANY TO STACKING METER
- 6X8 WD. COL. WITH SAND FINISH PLASTER WITH PAINT.
- MAIL BOX.
- SIGN/BUELLITON BOARD
- 8"X8" 12" THK. TEMP. CLEAR, WIRED GLASS VISION GLASS.
- R-15 INSULATION FOR 2X4 WALLS
- R-19 INSULATION FOR 2X6 WALLS
- R-30 INSULATION
- 5/8" THK DRYWALL (TYPE X)
- 4" THK. CONS. SLAB.
- BUILDING FOOTING (SEE STRUCT. FOR DETAIL)
- ROOF FINISH: ROLLED ASPHALT FLAT ROOF, FIRE RETARDENT, (TYPE 'A')
- FLOOR FINISH.
- 2" THK. SAND ON TOP OF 10 MIL VISQUEEN
- 2X8 WOOD TRIM WITH PLASTER.



2 WEST ELEVATION (COMMON AREA)
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION (COMMON AREA)
SCALE: 1/4" = 1'-0"



B SECTION (COMMON AREA)
SCALE: 1/4" = 1'-0"

REVISION

FOR PLANNING REVIEW

SURVEYOR

LANDSCAPE ARCH.

SOIL ENGINEER

STRUCT. ENGINEER

CIVIL ENGINEER

DESIGN CONSULTANTS

OWNER.

PROJECT:
NEW 2-STORY 9 UNITS APARTMENT
BUILDING @ 1127 & 1239 SOUTH C STREET
OXNARD, CA 93033
(FULLY FIRE SPRINKLERED BUILDING)
APN # 203-0-062-020
203-0-062-010

SHEET TITLE
ELEVATION &
BUILDING
SECTIONS
COMMON AREA

DATE: 08-16-2018

SCALE:
1/4" = 1'-0"

PROJECT NO:

SHEET NO.

A-5.2

MR. SUKHI SANDHU
3480 TREGO CT.
SIMI VALLEY, CA 93063
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ENGINEERING, PLANNING,
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3639 HARBOR BOULEVARD
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(818) 241-9169

FOR PLANNING REVIEW

SURVEYOR

LANDSCAPE ARCH.

SOIL ENGINEER

STRUCT. ENGINEER

CIVIL ENGINEER

DESIGN CONSULTANTS

OWNER.

PROJECT:
NEW 2-STORY 9 UNITS APARTMENT
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APN # 203-0-062-020
203-0-062-010

SHEET TITLE
ELEVATION &
BUILDING
SECTIONS
COMMON AREA

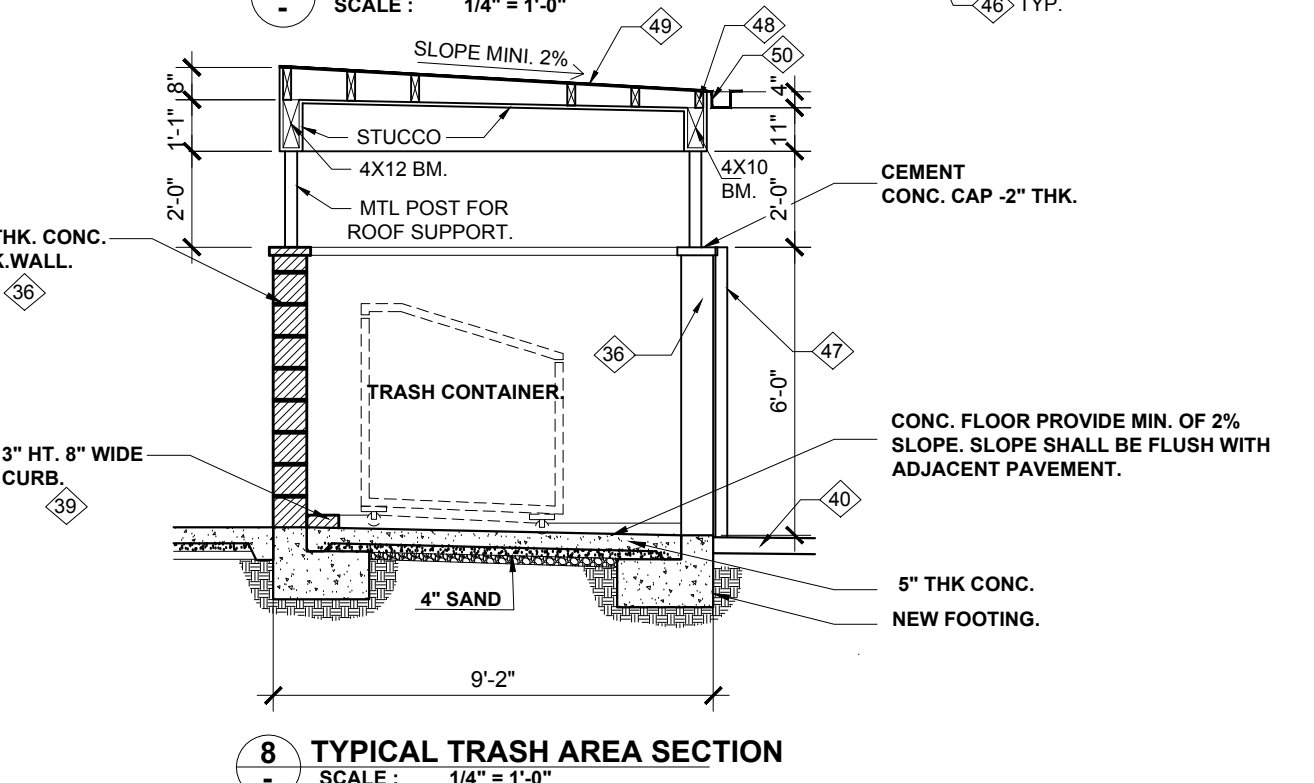
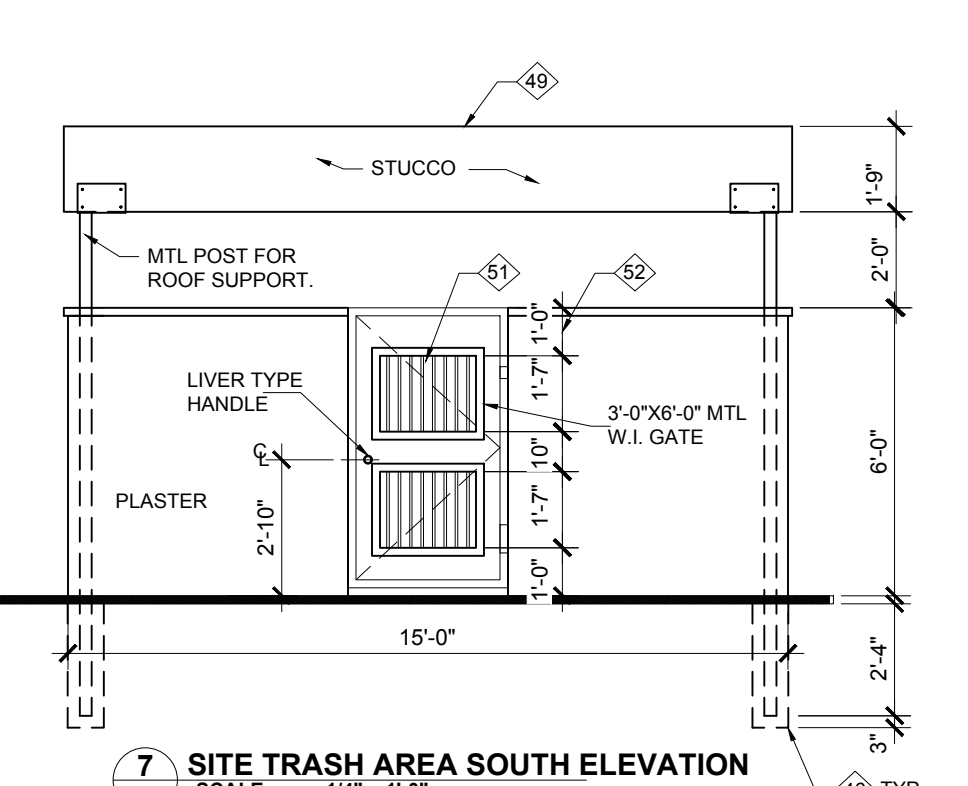
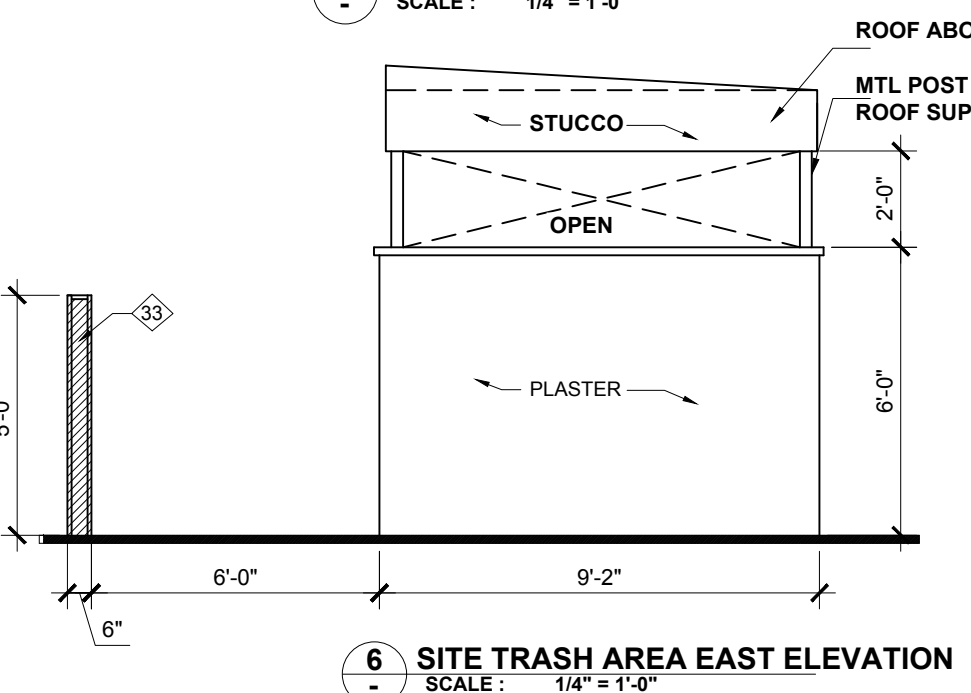
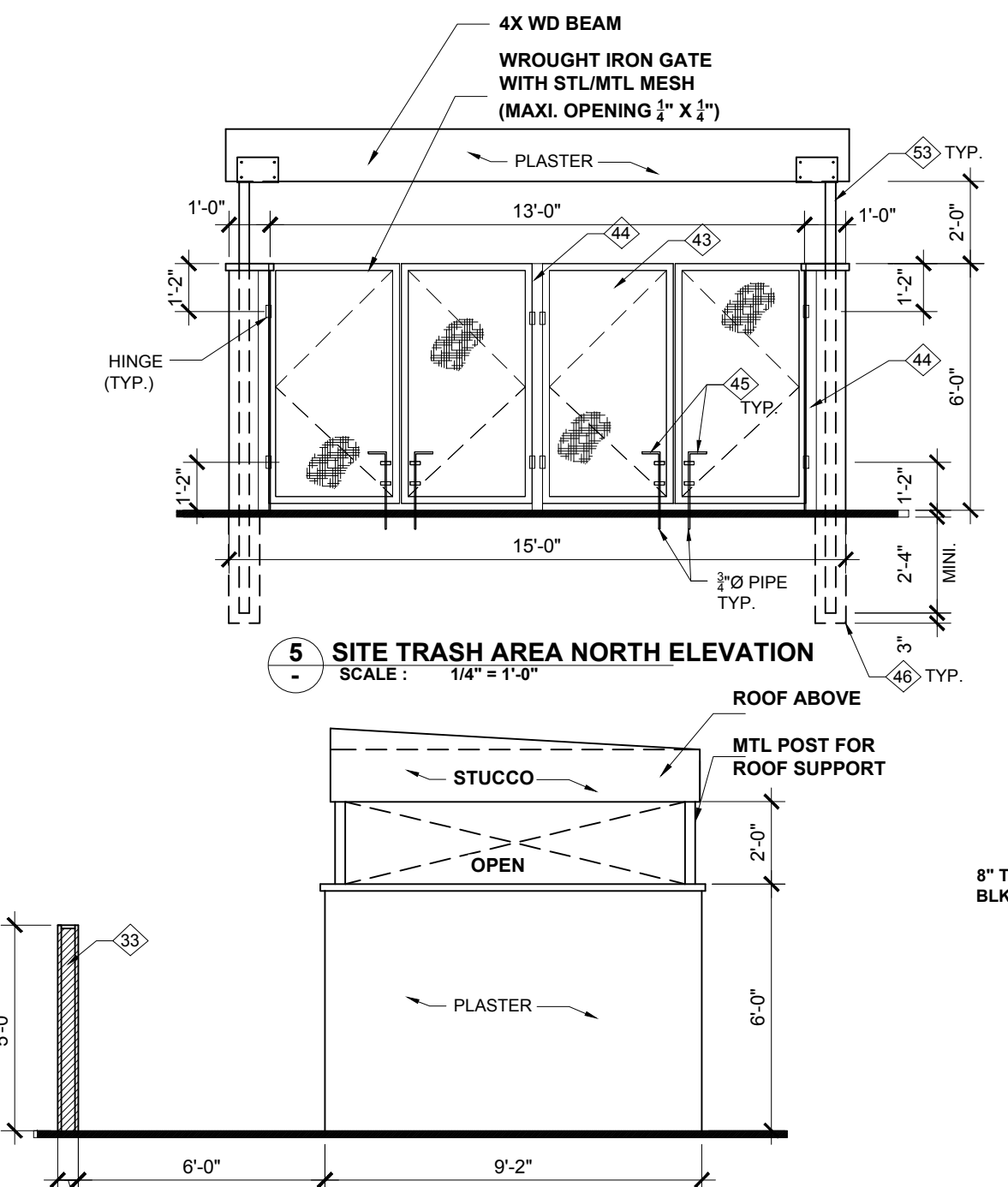
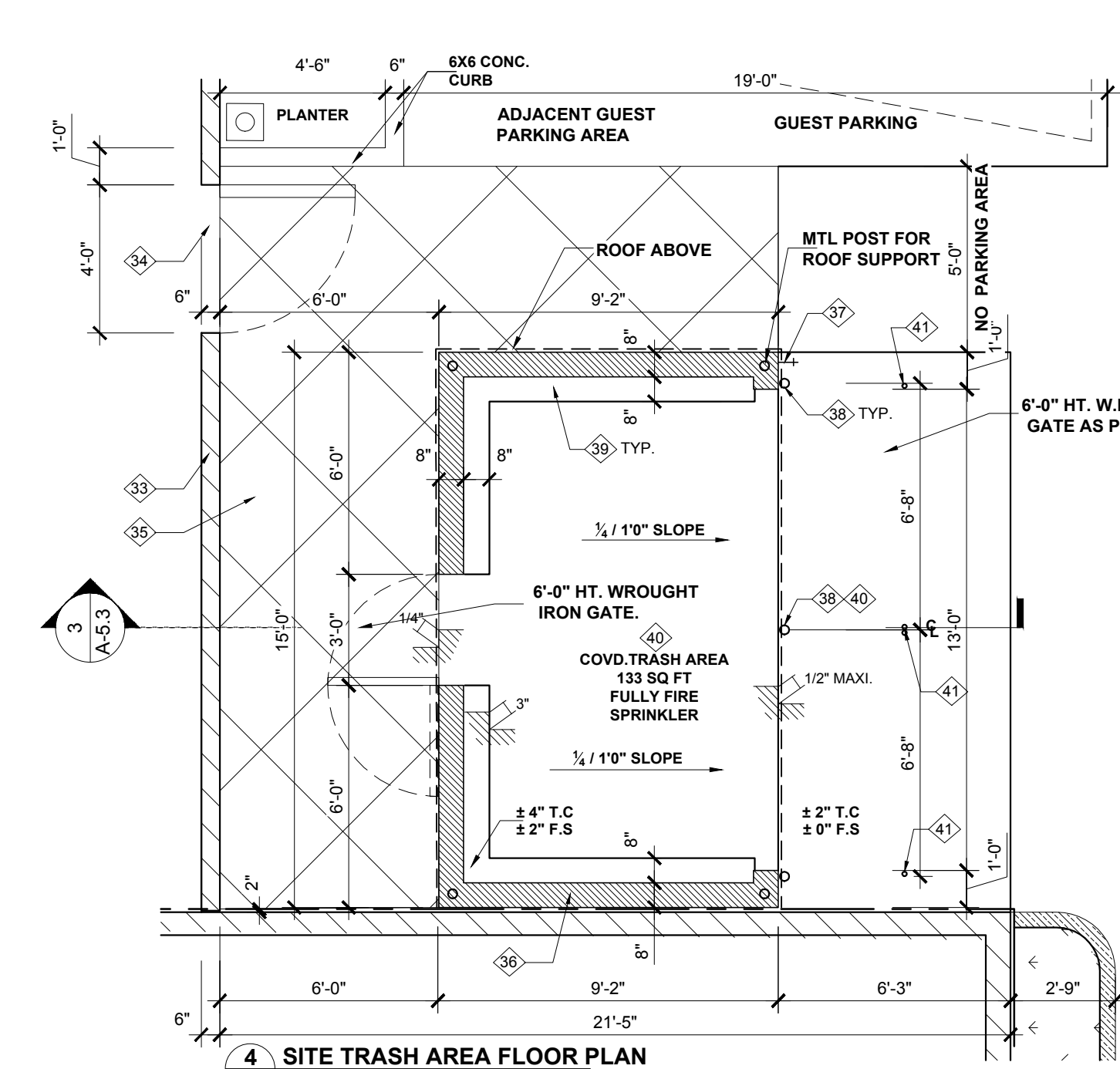
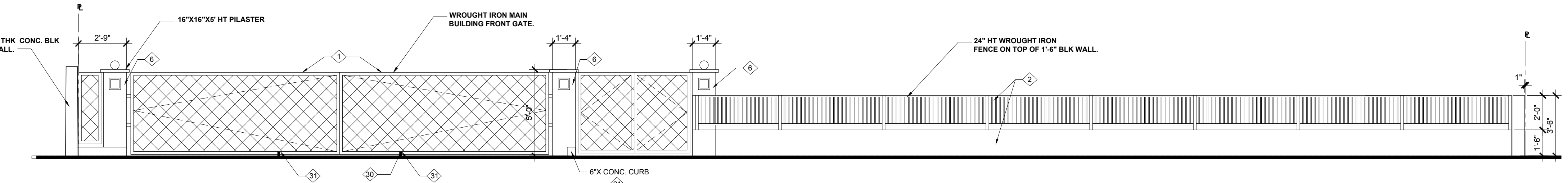
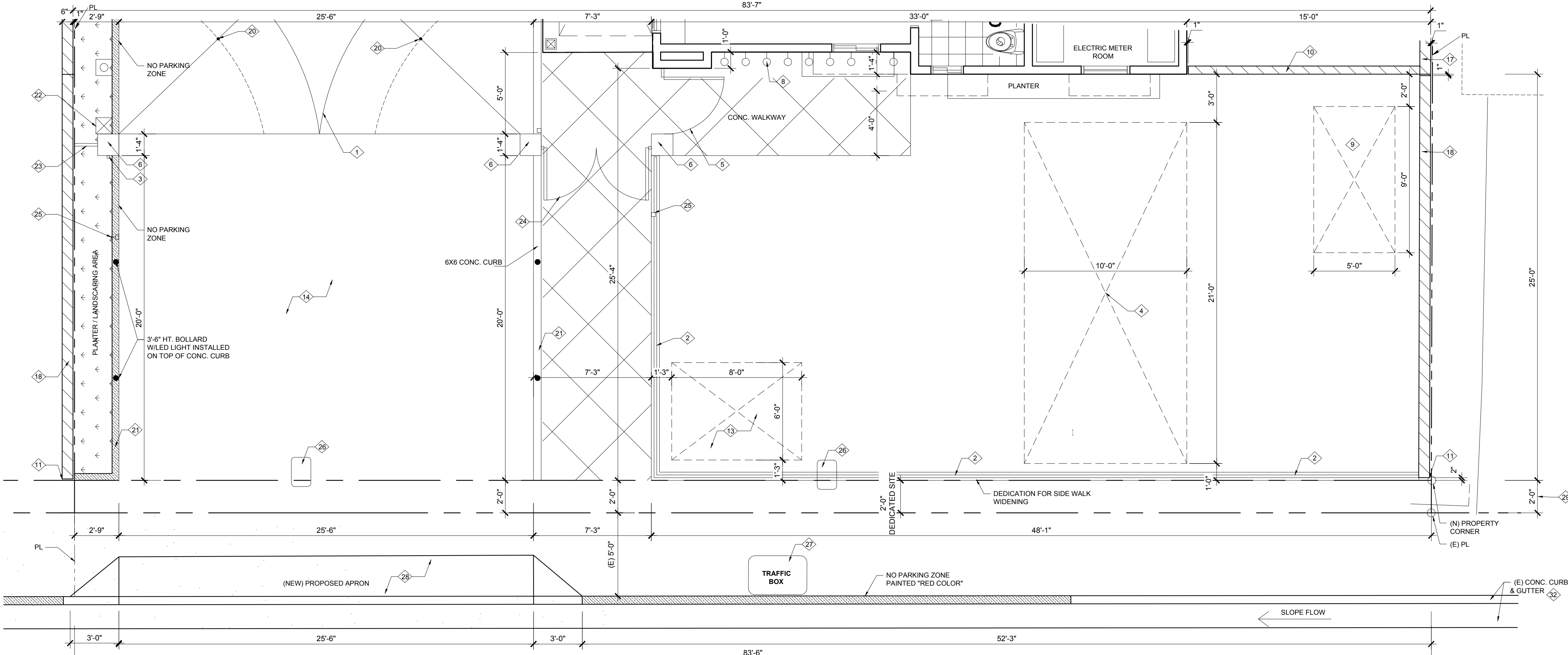
DATE: 08-16-2018

SCALE:
1/4" = 1'-0"

PROJECT NO:

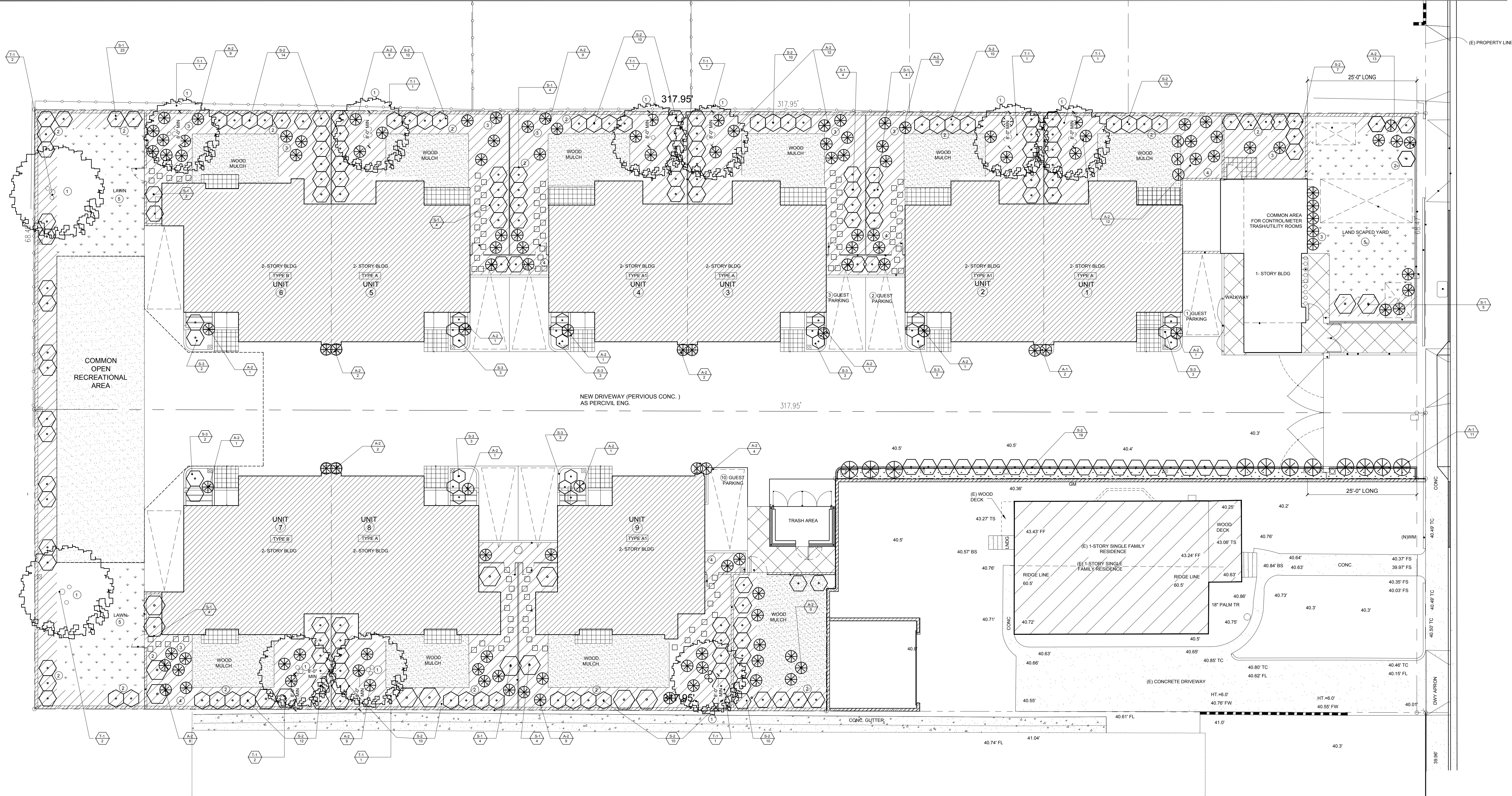
SHEET NO.

A-5.2



- KEY NOTES:
1. MOTOR OPERATED WROUGHT IRON METAL GATE W/HEAVY DUTY TRACK & BRACES.
 2. 6" THK. CEMENT CONC. BLK. WALL 1'-6" HT. /2'-0" HT. W.I. RAILING ABOVE.
 3. PROVIDE FIRE DEPT. KNOCK BOX AS PER REQUIREMENT.
 4. LOCATION OF ALL 10 MAIN WATER LINE (9 UNITS + 1 HOUSE) CONSULT DEPT. OF PUBLIC WORKS OXNARD.
 5. 3'-0" WIDE WROUGHT IRON GATE. W/SELF CLOSING. LEVER TYPE MECHANISM.
 6. 16"x16"x5'-0" PILASTER W/ PLASTER W/UGHT BOX BLT IN W/PROPERTY ADDRESS.
 7. 5' HT WROUGHT IRON GATE
 8. LOCATION OF 10 GAS METER. (9 UNITS + 1 HOUSE) CONSULT GAS COMPANY.
 9. POTENTIAL LOCATION OF 9"x6" 8" THK. CONC. PAD FOR EDISON TRANSFORMER FOLLOW EDISON REQUIREMENTS FOR TRANSFORMER INSTALLATION & SERVICE FEED REQUIREMENT TO ELECTRIC METERS.
 10. 6" THK. X 5'-0" HT. CEMENT CONC. BLK. WALL. W/ 3/4" THK. PLASTER, BOTH SIDES.
 11. ALL BLK. WALL @ PROPERTY LINE TO BE MIN. 1" INSIDE PROPERTY.
 12. OWNER TO PROVIDE STREE IMPROVEMENT PLANS AS PER CITY OF OXNARD "PUBLIC WORKS DEPT" FOR THE APPROVAL.
 13. LOCATION FOR MAIN WATER LINE. BACK FLOW DEVICE, FDC AND CHECK VALVES FOR SPRINKLER. CONSULT FIRE & PUBLIC WORKS DEPT. FOR REQUIREMENTS.
 14. NEW 6" THK. STAMPED CEMENT CONC. SLAB W/RE-BAR #4@16"OC WITH 2" CLEAR SAND W/4" CRUSHED GRAVEL ON APPROVED COMPACTED SOIL COLOR = DARK GRAY PATTERN TO BE DECIDED IN FIELD AT THE TIME OF CONSTRUCTION.
 15. COORDINATE THE ARCH. PLANS WITH CIVIL PLANS FOR DETAILED REQUIREMENTS & INFORMATION.
 16. 5'-0" X 6'-0" HT. VINYLE, WROUGHT IRON, BLK WALL FENCE AS NOTED ON PLAN.
 17. 6" THK. X 6'-0" HT. CEMENT CONC. BLK. WALL. W/ 1/2" THK. PLASTER.
 18. 6" THK. X 5'-6" HT. CEMENT CONC. BLK. WALL WITH MINI 1/2" THK. CEMENTT PLASTER PAINTED COLOR GRAY.
 19. 3X3 MTL POST W/PUSH BOTTON TO PLATE TO OPEN THE GATE.
 20. LOCATION OR MTL SUPPORTOR WHEELS & TRACK (SET FLUSH W/DRIVING SURFACE.
 21. 6X6 CONC. CURB.
 22. ELECTIC POWER OPERATED GATE W/MOTOR.
 23. 5'-0" HT. W.I. FENCE ATTACHED TO BLK. WALL & POST.
 24. MTL DBL DOOR 6'-9" X 5'-0" MTL DOOR WITH SELF LOCKING, LEVER TYPE HARDWARE, BLT AS PER FIRE DEPT. & HANDS CAPPED ACCESS REQUIREMENTS.
 25. 3X3 MTL POST W/ELECTRONIC BUTTON TO OPERATE (OPEN) GATE.
 26. (E) WATER METER TO BE RE-LOCATED AS PER OXNARD PUBLIC WORKS REQUIREMENTS.
 27. VERIFY W/PUBLIC DEPT. IF NEEDED TO BE RE-LOCATED.
 28. (N) DRIVEWAY W/CURB & APRON AS PER CITY STANDARD DETAIL REQUIREMENT.
 29. 2'-0" OF PRORETY DEDICATED TO CITY OF OXNARD FOR SIDE WALK WIDENING & IMPROVEMENTS.
 30. HEAVY DUTY TRACK & WHEEL/CASTERS BOTH SIDE.
 31. 2" SPACE GATE/DRIVING SURFACE.
 32. (E) CONC. CURB & GUTTER.
 33. 6" THK. X5'-0" HT. CEMENT CONC. BLK. WALL W/MINI 1/2" THK. CEMENT PLASTER BOTH SIDE, PAINTED GRAY COLOR.
 34. 5'-0" HT. W.I. MTL GATE WITH SELF CLOSING DEVICE.
 35. CEMENT CONC. WALK WAY GRAY COLOR.
 36. 8" THK. X8'-2" CEMENT CONC. BLK. WALL. FULLY GROUTED (AS/CITY STANDARD SHT (PLATE #606) W/MINI 1/2" THK. CEMENT PLASTER BOTH SIDE PAINTED GRAY COLOR.
 37. PROVIDE ONE-3/4" SIZE HOSE BIB W/ ANTI SIPHON VALVE.
 38. 3" Ø STL PIPE TO INSTALL W.I. MTL DOOR TYP.
 39. 3X8 WIDE CONC. CURB.
 40. 6" THK. CEMENT CONC. SLAB W/3 REBAR @18"OC EACH WAY WITH 2" CLEAN FINE SAND OVER 4" CRUCH GRAVEL.
 41. 1/2" PIPE X 3" DEEP IN TO GROUND.
 42. 6"x5'-0" CEMENT CONC. BLK. WALL.
 43. MTL / ANGLE & MTL SKIN DOOR W/ BRACES AS PLATE # 606.
 44. 3"Ø STL PIPE.
 45. LATCH & CONC. BOLT WELDED TO FRAME.
 46. 9"Ø CONCRETE OR AS PER STRUCT. DRG.
 47. 3"Ø MTL POST AS/CITY PLATE # 606.
 48. 2X8 @16"OC INSTALLED @ SLOPE.
 49. 1/2" THK. PLYWD W/3-LAYERS OF FIBER GLASS TORCH DOWN ROOFING MEMBRANE.
 50. 5X5 SHT. MTL GUTTER W/3"Ø DS.
 51. 1"x6" VERTICAL BAR @ 4"OC WELDED TO DOOR FRAME.
 52. 12" SOLID SHT. MTL PANEL.
 53. 3"Ø OR 4X4 MTL POST AS/ STRUCT DRG. W/CONC. FTG.

REVISION	
FOR PLANNING REVIEW	
SURVVEYOR	ACCURATE SURVEYING 1191 FULLMAR AVE VENTURA, CA 93003
	LARRY G. TISON & ASSOCIATES 314 E. BROADWAY, SUITE D. GLENDALE, CA 91203 (818) 241-9169
LANDSCAPE ARCH.	WORKMAN ENGINEERING CONSULTING 3839 HARBOR BOULEVARD SUITE 116 VENTURA, CA 93001 (805)502-9551
SOIL ENGINEER	
STRUCT. ENGINEER	
CIVIL ENGINEER	CIVIL TRANS INC ENGINEERING, PLANNING, SURVEYING 737 FOOTHILL BLVD. LA CANADA, CA 91011 TEL: (818) 219-4586 E-MAIL: ADDCINC@GMAIL.COM
DESIGN CONSULTANTS	ADDC INC 737 FOOTHILL BLVD. LA CANADA, CA 91011 TEL: (818) 219-4586 E-MAIL: ADDCINC@GMAIL.COM
OWNER.	MR. SUKHI SANDHU 3480 TREGO CT. SIMI VALLEY, CA 93063 (805) 402-5050
PROJECT.	NEW 2-STORY 9 UNITS APARTMENT BUILDING @ 1127 & 1239 SOUTH C STREET OXNARD, CA 93033 (FULLY FIRE SPRINKLERED BUILDING) APN # 203-0-062-020 203-0-062-010
SHEET TITLE Trash area & Front deco wall and railing	
DATE: 08-16-2018	
SCALE: 1/4" = 1'-0"	
PROJECT NO:	
SHEET NO. A-5.3	



PLANT LIST

WATER USAGE (WUCOLS)	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
LW	T-1	HETEROMELES ARBUTIFOLIA	TOYON/ MULTI-TRUNK	24" BX	11	--
LW	S-1	DODONEA VISCOSA	HOPSEED BUSH	5 GAL	77	5' O.C.
LW	S-2	ALYOGNE HUEGELLI	BLUE HIBISCUS	5 GAL	130	4' O.C.
LW	S-3	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	24	3' O.C.
LW	A-1	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	43	RANDOM
LW	A-2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL	92	RANDOM
MW	LAWN	BUCHLOE DACTYLOIDES	BUFFALO GRASS	SOD	--	--
LW	GROUNDCOVER	BACCHARIS 'TWIN PEAKS' (ALL P.A.S)	COYOTE BUSH	FLATS	AS NEEDED	18" O.O

MW MODERATE WATER USAGE/ P.F=0.5
LW LOW WATER USAGE/ P.F=0.3

LEGEND

- 1

PROPOSED TREE
- 2

PROPOSED SHRUB
- 3

PROPOSED ACCENT
- 4

PROPOSED GROUNDCOVER
- 5

PROPOSED LAWN
- A-1

PLANT SYMBOL QUANTITY
- 16X16 STEPPING STONE 2" THK.

1 PROPOSED LANDSCAPE/PLANTING PLAN
SCALE: 3/32" = 1'-0"

LANDSCAPE AREA: 9,357 SQ. FT.

NOTES:
1. ALL (N) TREES TO BE PLANTED AT A MINI. OF 8'-0" CLEAR OR MORE AWAY FROM NORTH & SOUTH PL & EXIST BLDGS.
2. LANDSCAPE CONTRACTOR TO COORDINATE WITH CIVIL DWGS FOR UTILITY AND DRAINAGE LINES.

MWELO COMPLIANCE
I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOILS LESS THE 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

REVISION

FOR PLANNING REVIEW

SURVEYOR

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VENTURA, CA 93003
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LANDSCAPE ARCH.

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SOIL ENGINEER

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STRUCT. ENGINEER

CIVIL ENGINEER

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DIAMOND, CA 91765
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DESIGN CONSULTANTS

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E-MAIL: ADDIC@GMAIL.COM

OWNER

MR. SUKHI SANDHU
3480 TREGO CT.
SIMI VALLEY, CA 93063
(805) 402-5050

PROJECT:
NEW 2-STORY 9 UNITS APARTMENT
BUILDING
@ 1127 & 1239 SOUTH C STREET
OXNARD, CA 93033
(FULLY FIRE SPRINKLERED BUILDING)
APN # 203-0-062-020
203-0-062-010

SHEET TITLE

PLANTING PLAN

DATE: 08-16-2018

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

PROJECT NO:

SHEET NO.

L-1



DEVELOPMENT SERVICES DEPARTMENT

SITE IMPROVEMENT / GRADING PLAN COVER SHEET

GENERAL NOTES

- All Grading shall conform to the City of Oxnard Grading Ordinance and the latest editions of the City of Oxnard Department of Public Works Standards, Standard Specifications for Public Works Construction (SSPWC), and the City of Oxnard Standard Land Development Specifications.
- Contractor shall notify the City Inspection Division and all other interested parties and arrange for a preconstruction conference 48 hours prior to the beginning of construction.
- At least two (2) working days prior to commencing construction, the contractor shall contact the Regional Notification Center (Underground Service Alert of Southern California U.S.A. at 1-800-422-4133) to obtain an inquiry identification number and to request the utility owners to mark or otherwise indicate the location of their subsurface facilities. The contractor shall determine the location and depth of all utilities, including all service connections, which have been marked by the respective owners and which may affect or be affected by its operations. The contractor shall take all necessary measures to protect all utilities and all structures found at the site. At least two (2) working days before commencing excavation, the contractor shall pothole and expose the existing utilities at all crossings and at the point of tie-in; then contact the Engineer to verify the elevation of the existing facilities.
- All permits necessary prior to beginning construction shall be obtained by the contractor.
- Throughout all phases of construction, including suspension of work, until final acceptance of the project, the contractor shall keep the work site clean and free from rubbish and debris. The contractor shall also abate dust nuisance by cleaning, sweeping and sprinkling with water and using dust fences or other methods as directed by the City throughout the construction operation.
- The contractor shall keep a strict record of all changes and submit this record to the City of Oxnard Development Services Department. Certified "As-Built" plans shall be provided to the City of Oxnard by the developer's engineer before the release for occupancy will be issued.
- All damage caused to public streets, including haul routes, alleys, sidewalks, curbs or street furnishings, or to private property shall be repaired at the sole expense of the contractor to the engineer's satisfaction.
- The contractor shall remove and replace any existing broken or damaged sidewalk, curb, gutter or asphalt paving (patch, repair or overlay) and upgrade the alley adjacent to the property to current City standards as directed by the Engineer.
- Sawcut existing pavement to a clean straight edge as directed by the City Inspector.
- Pavement removal and replacement shall be in conformance with the City of Oxnard Standards and Specifications. Compaction efforts shall not disturb adjacent street structural section. Contractor shall be responsible for any such damage.
- All underground sewer, storm drain, and water pipelines, electric power, telephone or cable TV conduits and cable and gas pipelines shall be installed prior to construction of curbs, gutters, sidewalks and pavement.
- Where joining the existing pavement, sawcut to sound pavement and overlay as required to provide proper grade and cross-slope. Any unsound pavement shall be replaced as required by the engineer.
- The developer shall obtain final approval of reimbursement amounts prior to beginning construction on reimbursable items.
- All water wells located within the site shall be reported to the City of Oxnard Water Superintendent prior to their modification or destruction (City of Oxnard Ordinance No. 2219).
- The contractor is required to protect all existing survey monumentation during grading and all subsequent construction. Contractor shall give the engineer adequate notice, before disturbing said monuments, so the engineer can replace or relocate any existing survey monumentation.
- All unsuitable material shall be removed as required by the Soils Engineer (and Engineering Geologist, where employed) from all areas to receive compacted fill or drainage structures.
- All deleterious material (e.g. - lumber, logs, brush, rubbish, etc.) shall be removed from all areas to receive compacted fill and hauled to a dump-site approved by the Engineer.
- All areas to receive compacted fill shall be inspected and approved by the Soils Engineer (and Engineering Geologist, where employed) after removal of unsuitable material and excavation of keyways and benches, and prior to placement of subsurface drainage systems or any fills.

- All soil or rock materials deemed unsuitable for placement in compacted fill shall be removed from the site. Any imported material shall be approved by the Soils Engineer prior to use in compacted fill. Blocky material shall be broken into suitable particle sizes before being used as fill in conformance with the City standards.
- All tree roots, abandoned irrigation lines, utility services, septic tanks and similar materials shall be removed from the site and voids created thereby shall be properly filled and compacted as directed by the Soils Engineer.
- All excavated back slopes and keys for buttress fills must be examined by the Engineering Geologist and Soils Engineer to insure all potential planes of failure have been exposed in the excavation and will be adequately supported by the proposed buttress fills.
- The Soils Engineer shall submit recommendations for corrective work to insure slope stability where unstable material is exposed at the top of cuts.
- During the rainy season (approximately October through April), the developer shall be responsible for providing storm damage prevention measures or erosion control devices and/or to perform certain grading to prevent soil or excess runoff from flowing into public streets or adjacent properties. In the event of such an occurrence, cleanup shall commence immediately. Should City forces or the City contractor perform any cleanup resulting from this development, the developer shall pay the cost incurred within ten (10) working days upon receipt of billing.
- The developer or his agent shall be responsible for removal and cleanup of any spill on public streets during the grading operation, as well as repair of damage to haul routes and existing facilities.
- Maximum slopes for both cut and fill shall be 2:1.
- No oversize or overweight loads are permitted without a separate moving permit.
- Haul routes must be on official truck routes as shown on the City truck route map. A separate encroachment permit is required when it is necessary to flag traffic or install any traffic control devices on City right-of-way.
- All work contemplated under the permit shall be completed within the time limit specified in the permit or any time extensions granted thereon and shall be done in accordance with the approved plans and in compliance with the terms and conditions of the Grading Permit to the satisfaction of the Development Services Director and all other provisions of the code, applicable laws, and ordinances.
- In the event the developer fails to comply with the provisions of the permit and applicable laws, the surety will promptly complete the work to the satisfaction of the Development Services Director. In the event said surety fails to promptly do so, the surety shall pay the City all costs and expenses incurred by said City in making the premises safe to the satisfaction of the Development Services Director.
- Fine grading to be no less than the following:

	Longitudinal-Slope	Cross-Slope
Pervious surfaces	1.00%	2.0%
Asphalt surfaces	0.50%	1.0%
Concrete surfaces	.25%	0.5%

- If the property grades have an elevation differential of 12 inches, a retaining wall shall be required (any permits required shall be obtained from Building Division before approval of grading plan). Grade differential greater than three feet shall require a double wall with a 3 foot planting strip between walls. Maximum wall height shall not exceed 8 feet between lots.
- Prior to a final inspection and acceptance of the grading operation, all certification hereon shall be fully executed by the appropriate registered professionals.
- All sewers and storm drain lines shall be videotaped by the contractor in VHS format and the tapes(s) shall be delivered to the city inspector at the time of taping.

CAUTION: UNDERGROUND STRUCTURES

All underground utilities or structures reported by the owner or those shown on records examined are indicated with their approximate location and extent. The developer, by accepting these plans or proceeding with improvements pursuant thereto, understands that they agree to assume liability, and agree to hold the undersigned harmless for any liability for damage resulting from the existence of underground utilities or structures not reported to the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined. The contractor is required to take due precautionary measures to protect the utilities or structures found at the site. It shall be the contractors responsibility to notify the owners of the utilities or structures concerned before starting to work.

ENGINEERED GRADING CERTIFICATE

JOB ADDRESS OR TRACT No.: 1227 SOUTH C STREET

OWNER: SUKHI SANDHU

ROUGH GRADING CERTIFICATION

(A) BY SOILS ENGINEER

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE, AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK AND TESTING DURING GRADING. I FURTHER CERTIFY THAT WHERE REPORTS OF AN ENGINEERING GEOLOGIST, RELATIVE TO THIS SITE, HAVE RECOMMENDED THE INSTALLATION OF BUTTRESS FILLS OR OTHER SIMILAR STABILIZATION MEASURES, SUCH EARTHWORK CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN.

LOT NOS. _____

SEE REPORTS DATED _____ FOR TEST DATA, RECOMMENDED ALLOWABLE SOIL BEARING VALUES, AND OTHER SPECIAL RECOMMENDATIONS.

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(B) BY ENGINEERING GEOLOGIST

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE, AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK DURING GRADING.

LOT NOS. _____

REMARKS: _____

ENGINEERING GEOLOGIST: _____ CERT. No.: _____
(SIGNATURE) DATE: _____

(C) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF ROUGH GRADING INCLUDING: GRADING TO THE APPROXIMATE FINAL ELEVATIONS, PROPERTY LINES LOCATED AND STAKED, CUT AND FILL SLOPES GRADED AND LOCATED IN ACCORDANCE WITH THE APPROVED DESIGN, SWALES AND TERRACES GRADED READY FOR PAVING, BERMS INSTALLED, AND REQUIRED DRAINAGE SLOPES PROVIDED ON THE BUILDING PADS. I FURTHER CERTIFY THAT WHERE A REPORT OR REPORTS OF AN ENGINEERING GEOLOGIST AND/OR SOILS ENGINEER HAVE BEEN PREPARED RELATIVE TO THIS SITE, THE RECOMMENDATIONS CONTAINED IN SUCH REPORTS HAVE BEEN INCORPORATED IN THE DESIGN.

LOT NOS. _____

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FINAL GRADING CERTIFICATION

(D) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED PLANS. ALL DRAINAGE DEVICES REQUIRED BY THE GRADING PERMIT, GRADING PLANS AND GRADING ORDINANCE HAVE BEEN INSTALLED. EROSION TREATMENT OF SLOPES AND IRRIGATION SYSTEMS (WHERE REQUIRED) HAVE BEEN INSTALLED. ADEQUATE PROVISIONS HAVE BEEN MADE FOR DRAINAGE OF SURFACE WATER FROM EACH BUILDING SITE.

LOT NOS. _____

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

DETENTION BASIN CERTIFICATION

(E) BY CIVIL ENGINEER

I CERTIFY THAT ALL DETENTION BASIN ELEVATIONS AND STORM DRAIN OUTLET CONTROL DEVICES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FEDERAL EMERGENCY MANAGEMENT AGENCY CERTIFICATION

(F) BY CIVIL ENGINEER

BASED ON POST-CONSTRUCTION FIELD SURVEY, I CERTIFY THAT THE LOWEST FLOOR OR HORIZONTAL STRUCTURAL MEMBER HAS BEEN CONSTRUCTED ABOVE THE F.E.M.A. BASE FLOOD ELEVATION. (ANY CHANGES ARE NOTED)

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(CIVIL ENGINEER IS REQUIRED TO FILE AN "ELEVATION CERTIFICATE" FOR ALL "A" OR "V" ZONES)

RECOMMENDED FOR APPROVAL

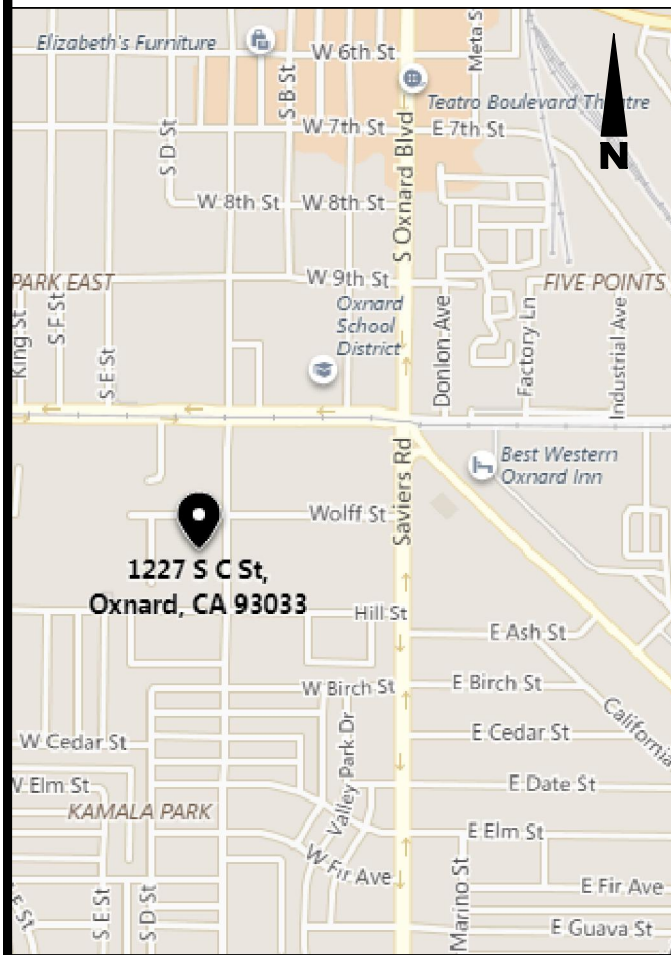
DEPARTMENT	SIGNATURE	TITLE	DATE
PUBLIC WORKS			
TRAFFIC			
FIRE DEPT.			
PLANNING			

DRAWING INDEX

SHEET NO.	DESCRIPTION
1	SITE IMPROVEMENTS / GRADING PLAN COVER SHEET
2	GRADING PLAN
3	SECTIONS AND DETAILS
4	UTILITY PLAN, SEWER AND WATER

LAND DEVELOPMENT PERMIT NO. PZ XX-XXX-XX

LOCATION MAP



APPROVAL BY CONSULTANTS

THIS PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC,... IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF SUPPORTIVE REPORTS.

SOILS ENGINEERING REPORT(S) No. WE16-060542 10/03/16
DATED _____

ENGINEERING GEOLOGIC REPORT No. _____
DATED _____

BY: MARK WORKMAN, JR. 68557
SOILS ENGINEER R.C.E.

COMPANY: WORKMAN ENGINEERS, JULY 25, 20 10/03/16

BY: _____
ENGINEERING GEOLOGIST CERT. No. _____

COMPANY: _____, _____ 20 _____

BENCH MARK

F.E.M.A.

FLOOD ZONE FROM F.I.R.M. _____
BASE FLOOD ELEVATION _____
(REQUIRED FOR ALL "A" OR "V" ZONES)

EARTHWORK QUANTITIES:

CUT= _____ CU. YDS.

FILL= _____ CU. YDS.

EXPORT= _____ CU. YDS.

IMPORT= _____ CU. YDS.

DESIGNATED SITE FOR IMPORT/EXPORT:

OWNER'S AGENT

AGENT _____ OWNER _____

24 HRS. PHONE No. (805) 402-5050

NOTICE OF INTENT

THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE WID# _____

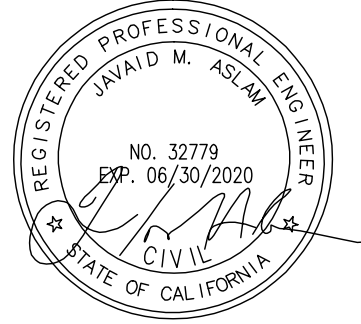
PREPARED BY:



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Diamond Bar, California 91765
(909) 396-1131

PLACE THE ENGINEER'S SEAL IN THIS SPACE



R.C.E. No. _____

DATE _____

AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. _____ THROUGH _____, MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

DATE _____ SIGNATURE _____ R.C.E. No. _____

RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE
PUBLIC WORKS			
TRAFFIC			
FIRE			
PLANNING			
PARKS			

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(UBA) OF SOUTHERN CALIFORNIA

CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT

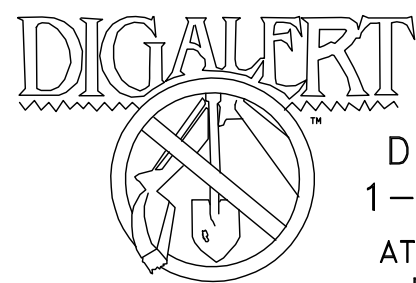
SITE IMPROVEMENT / GRADING PLAN COVER SHEET

APPROVED: CITY ENGINEER R.C.E. EXP. DATE _____ DATE _____

SCALE: HORIZ.: NONE VERT.: NONE

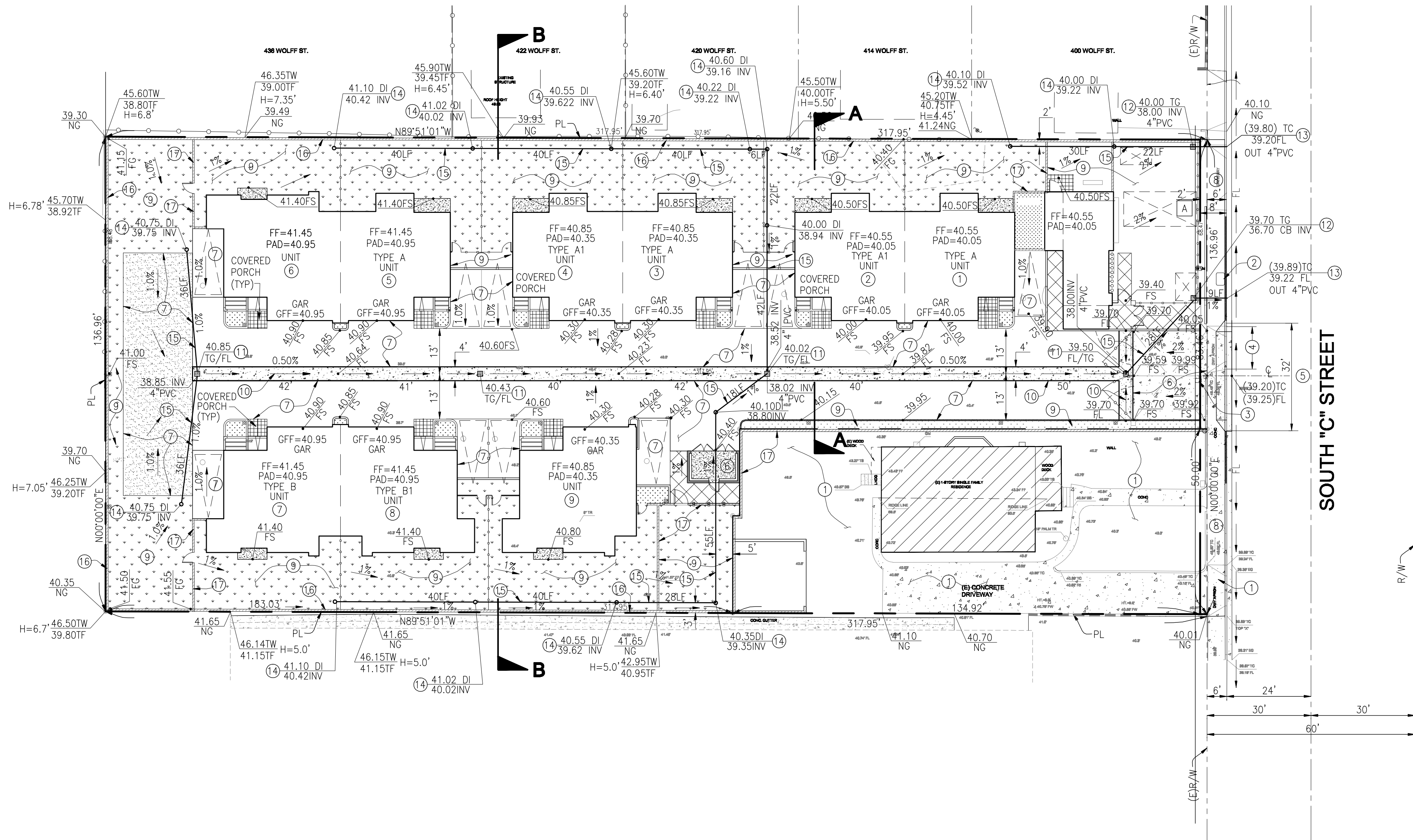
DESIGN BY: DRAFTSMAN SHEET No. 1 OF 4

CHECKED BY: ENGINEER DRAWING NUMBER XX-XXA



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



LEGEND:

- PERVIOUS CONCRETE SURFACE
- CONCRETE SURFACE
- LANDSCAPE SAND/OR PREVIOUS AREA ARCH PLANS
- CONCRETE WALKWAY ARCH PLANS
- 5' HIGH VINYL FENCE ARCH PLANS
- EXIST WOOD FENCE
- 6" CONCRETE CURB
- MAX. 6' HIGH BLOCK WALL
- CMU RETAINING WALL
- DRAINAGE FLOW
- 2' WIDE DEDICATION

CONSTRUCTION NOTES:

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- PROTECT EXISTING UTILITY BOX/VAULT IN PLACE.
- REMOVE EXISTING WATER METER AND RELOCATE AT NEW LOCATION.
- REMOVE EXISTING CONCRETE DRIVEWAY APPROACH.
- CONSTRUCT COMMERCIAL CONCRETE DRIVEWAY APPROACH PER CITY STD. PLATE 115, W=26', X=3'.
- CONSTRUCT 6" THICK CONCRETE DRIVEWAY APRON PER SOILS REPORT RECOMMENDATIONS.
- CONSTRUCT 5" PERVIOUS CONCRETE PAVEMENT OVER 10" ROCK BASE MATERIAL PER DETAIL NO. 1 ON SHEET C-3.
- REMOVE EXIST. 5' SIDEWALK ALONG PROJ. FRONTAGE AND CONSTRUCT 7' WIDE CONC. SIDEWALK PER CITY STD. PLATE 113.
- PLANTING/LANDSCAPING AREA PER LANDSCAPE PLAN.
- CONSTRUCT INFILTRATION TRENCH WITH 3-12" PVC PERFORATED PIPES AS SHOWN PER DETAIL NO. 2 ON SHEET C-3.
- CONSTRUCT 18" X 18" GRAVEL BOTTOM CATCH BASIN PER DETAIL NO. 3 ON SHEET C-3.
- CONSTRUCT CURB DRAIN OUTLET CATCH BASIN PER DETAIL NO. 4 ON SHEET C-3.
- CONSTRUCT SIDEWALK DRAIN PIPE PER CITY PLATE 122.
- INSTALL 6" DIA. AREA DRAIN INLET.
- INSTALL 4" PVC DRAIN AS SHOWN PER PLAN, S=1% MIN.
- CONSTRUCT CMU RETAINING WALL PER ARCH/STR PLANS.
- CONSTRUCT 5' BLOCK WALL PER ARCH/STR PLAN.



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OR SPECIFICATION SHALL CONSTITUTE CONVICTION OF A FELONY
UNDER THE PENALTY OF LAW. THE ENGINEER AND THE ENGINEER
CONTRACTORS SHALL BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS OF THE JOB AND THE OFFICE MUST
BE NOTIFIED OF ANY VIOLATION OF THE PENALTY OF LAW.
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DIMENSIONS AND CONDITIONS OF THE JOB AND THE OFFICE MUST
BE NOTIFIED OF ANY VIOLATION OF THE PENALTY OF LAW.

revision	date

printing date

project

1227 SOUTH C STREET
OXNARD, CA 93033

owner

MR SUKHI SANDHU
3490 TREGO CT
SIMI VALLEY, CA 93063
TEL : (805)402-50500

project no.	450-172P8
scale	AS NOTED
drawn	NB
checked	JMA
date	08/25/18

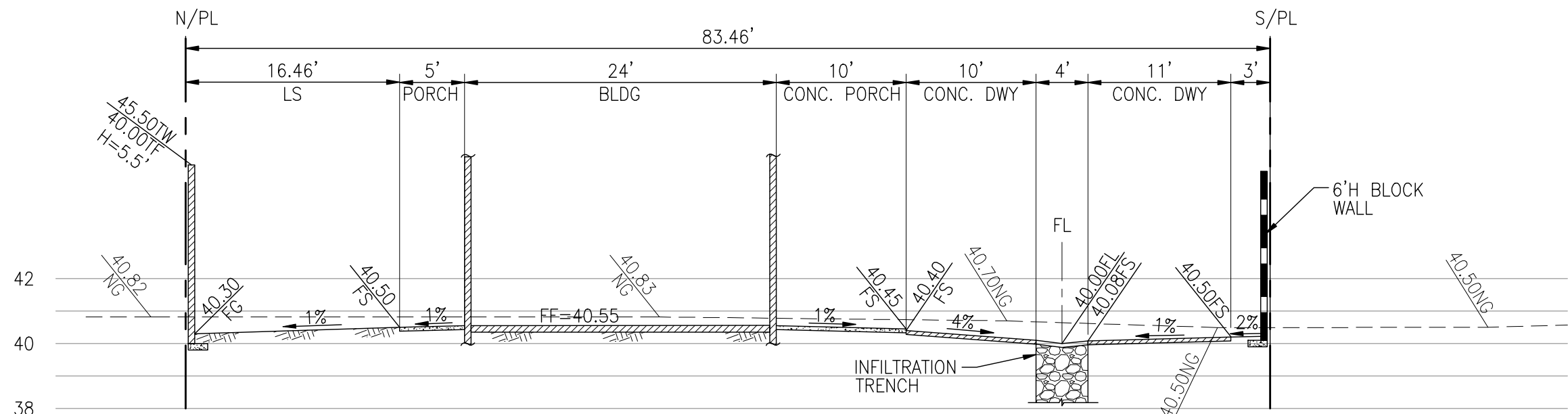
sheet title

**GRADING
PLAN**

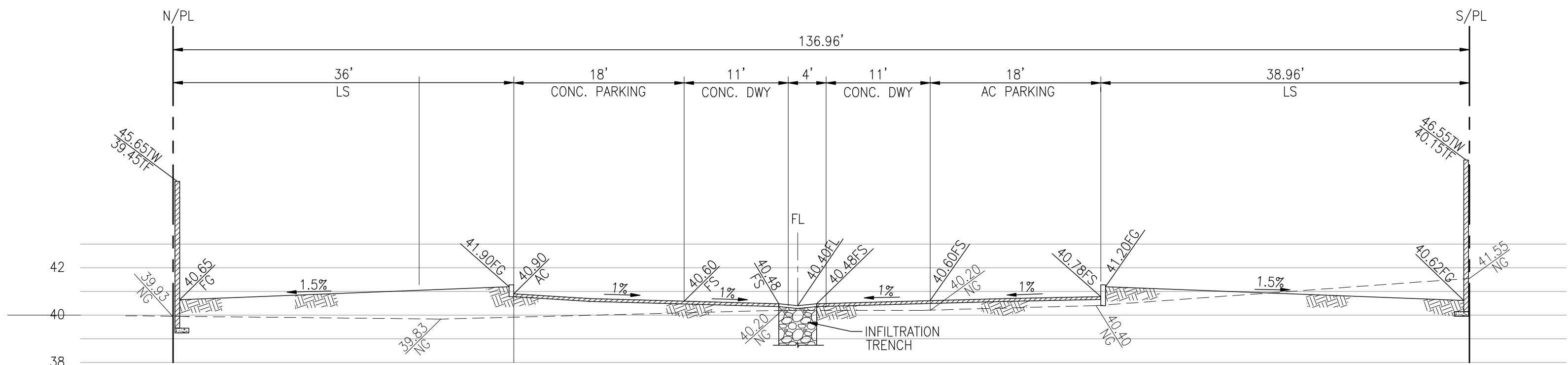
sheet no.

C-2

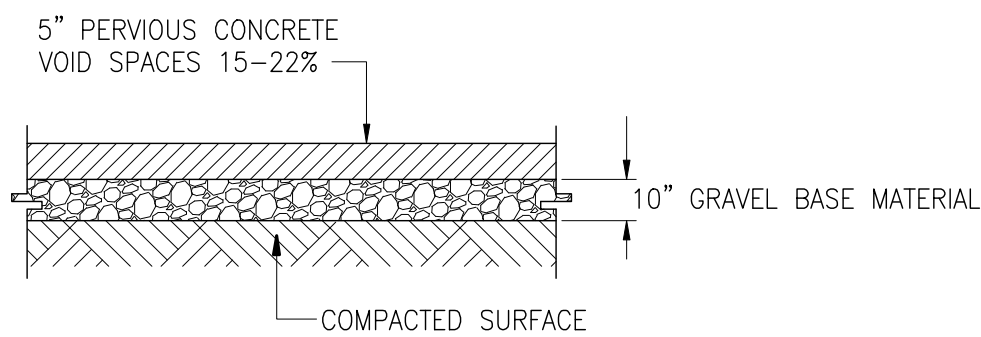
2 OF 4



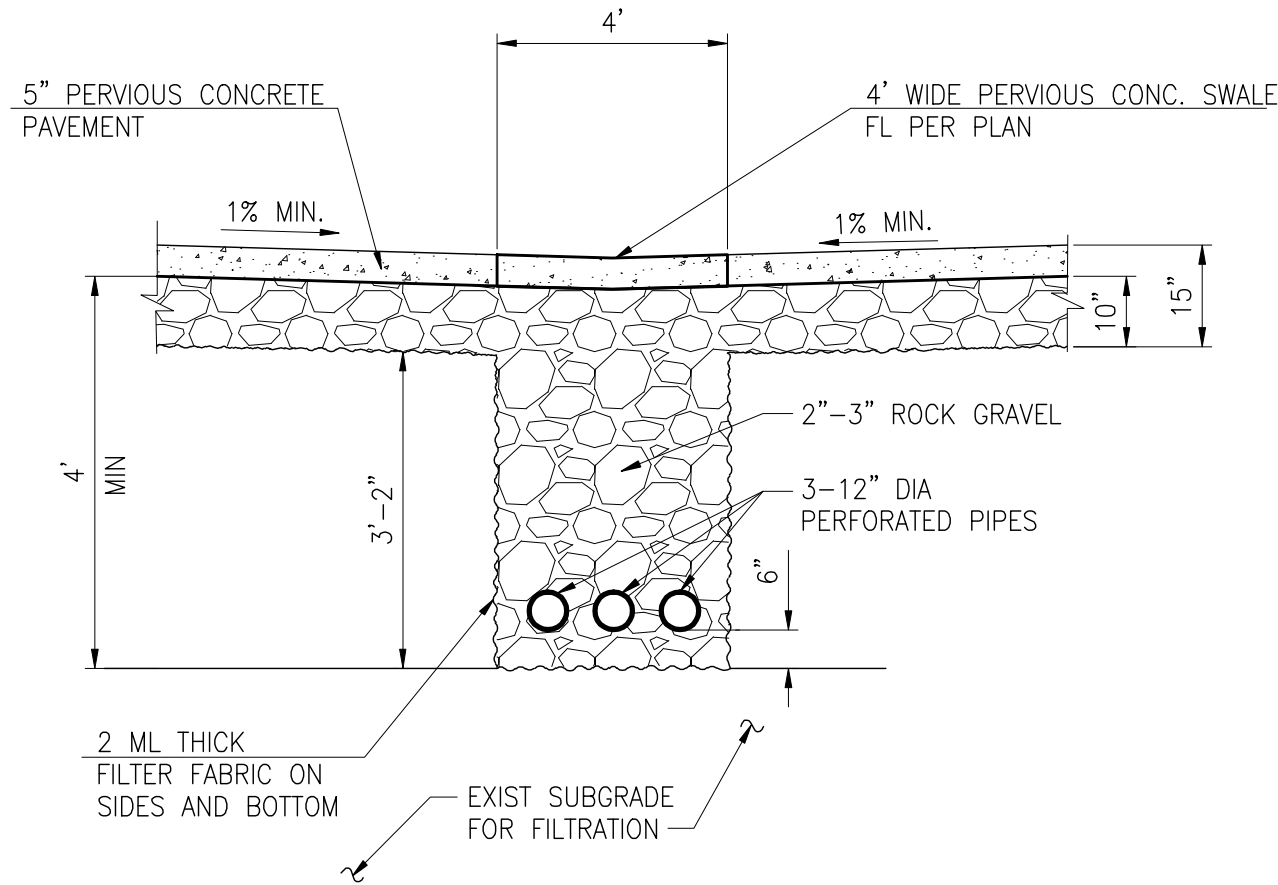
SECTION A-A
SCALE: HORIZ: 1"=10'
VERT: 1"=4'



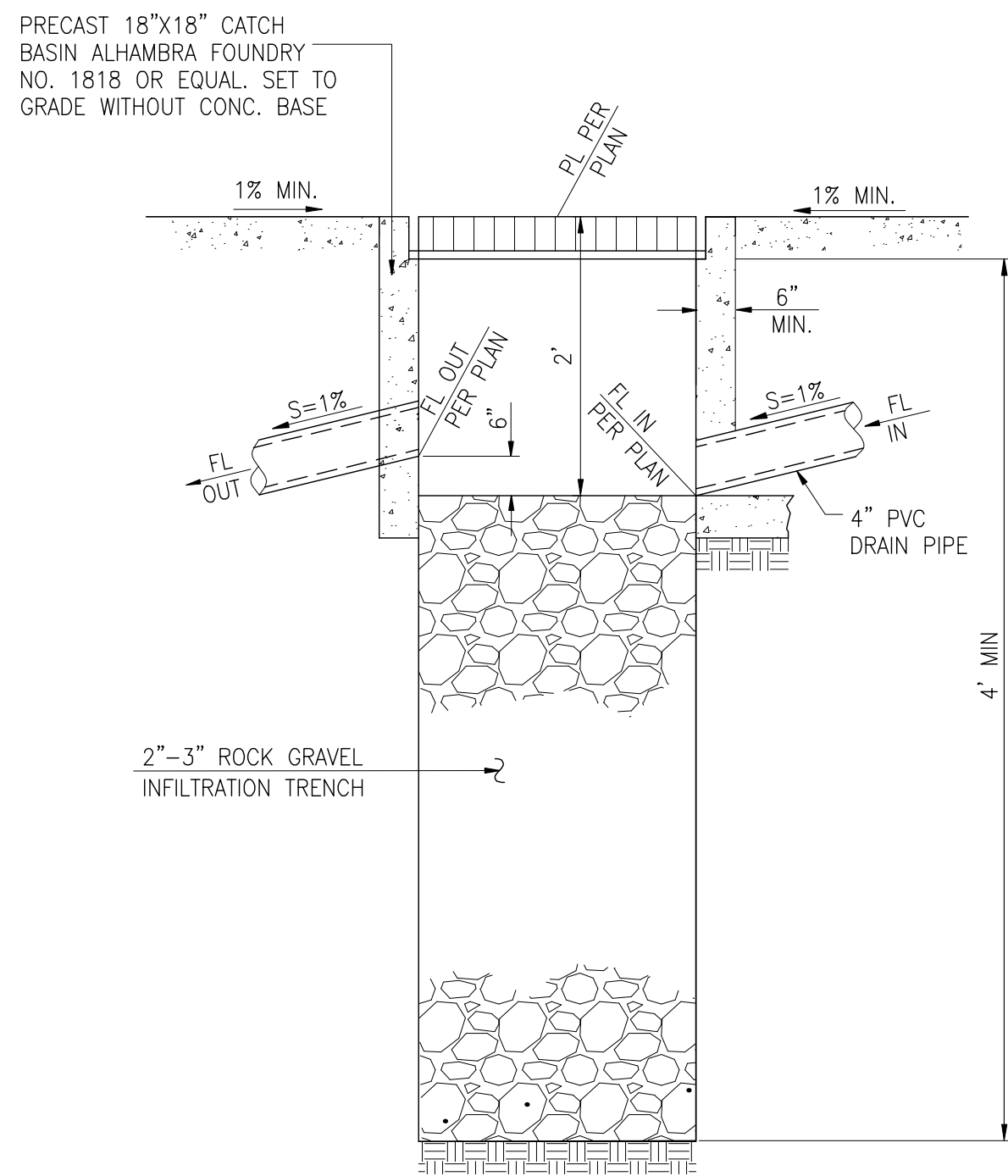
SECTION B-B
SCALE: HORIZ: 1"=10'
VERT: 1"=4'



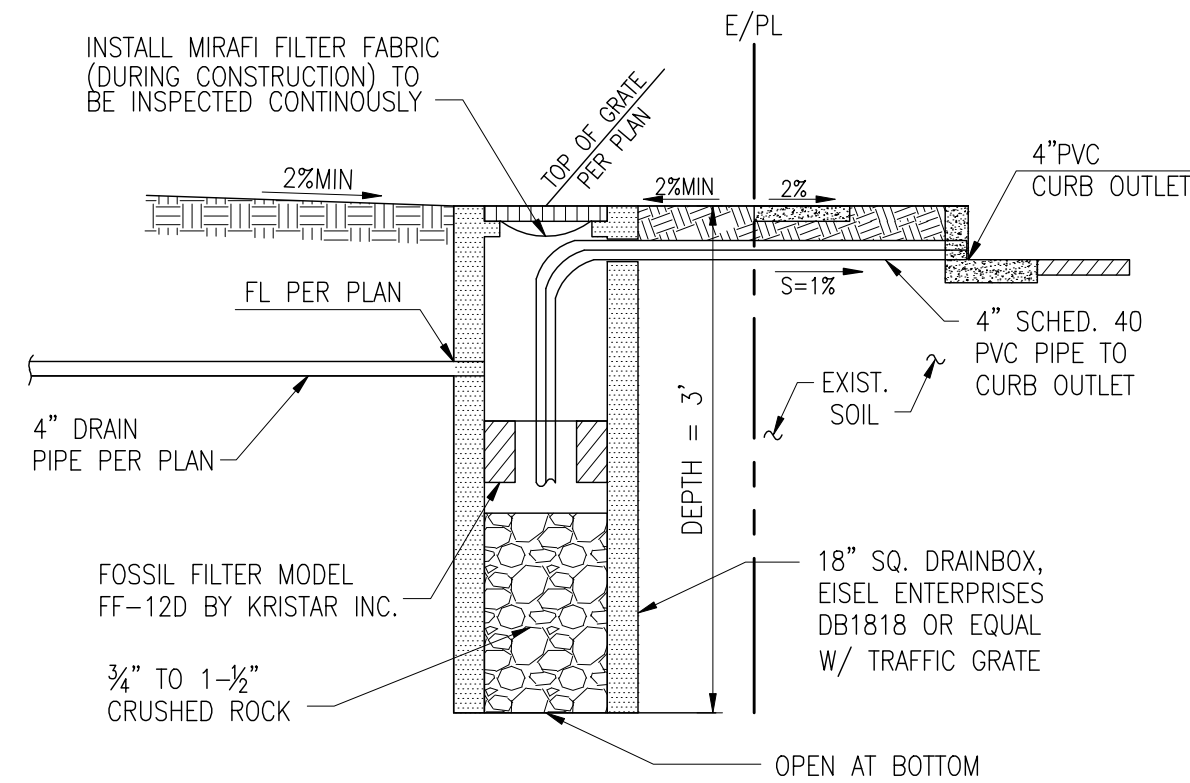
PERVIOUS PAVEMENT - DETAIL NO. 1
NOT TO SCALE



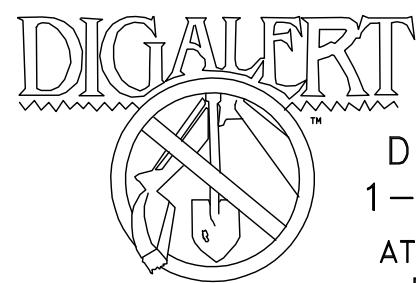
INFILTRATION TRENCH DETAIL NO. 2
N.T.S.



GRAVEL BOTTOM CATCH BASIN DETAIL NO. 3
N.T.S.



CURB DRAIN OUTLET DETAIL NO. 4
N.T.S.



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BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CIVIL TRANS INC
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OR ARCHITECT SHALL CONSTITUTE CONSULTANTS OR
OTHERS TO ASSIST IN THE DESIGN AND CONSTRUCTION OF THE PROJECT.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL
DIMENSIONS AND CONDITIONS OF THE JOB AND THE OFFICE
MUST BE ADVISED OF ANY VARIATIONS FROM THE DIMENSIONS AND
CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE
SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH
FABRICATION.

revision	date

printing date

project

1227 SOUTH C STREET
OXNARD, CA 93033

owner

MR SUKHI SANDHU
3490 TREGO CT
SIMI VALLEY, CA 93063
TEL : (805)402-50500

project no.	450-172P8
scale	AS NOTED
drawn	NB
checked	JMA
date	08/25/18

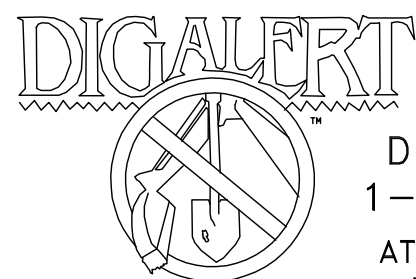
sheet title

**SECTIONS
AND DETAILS**

sheet no.

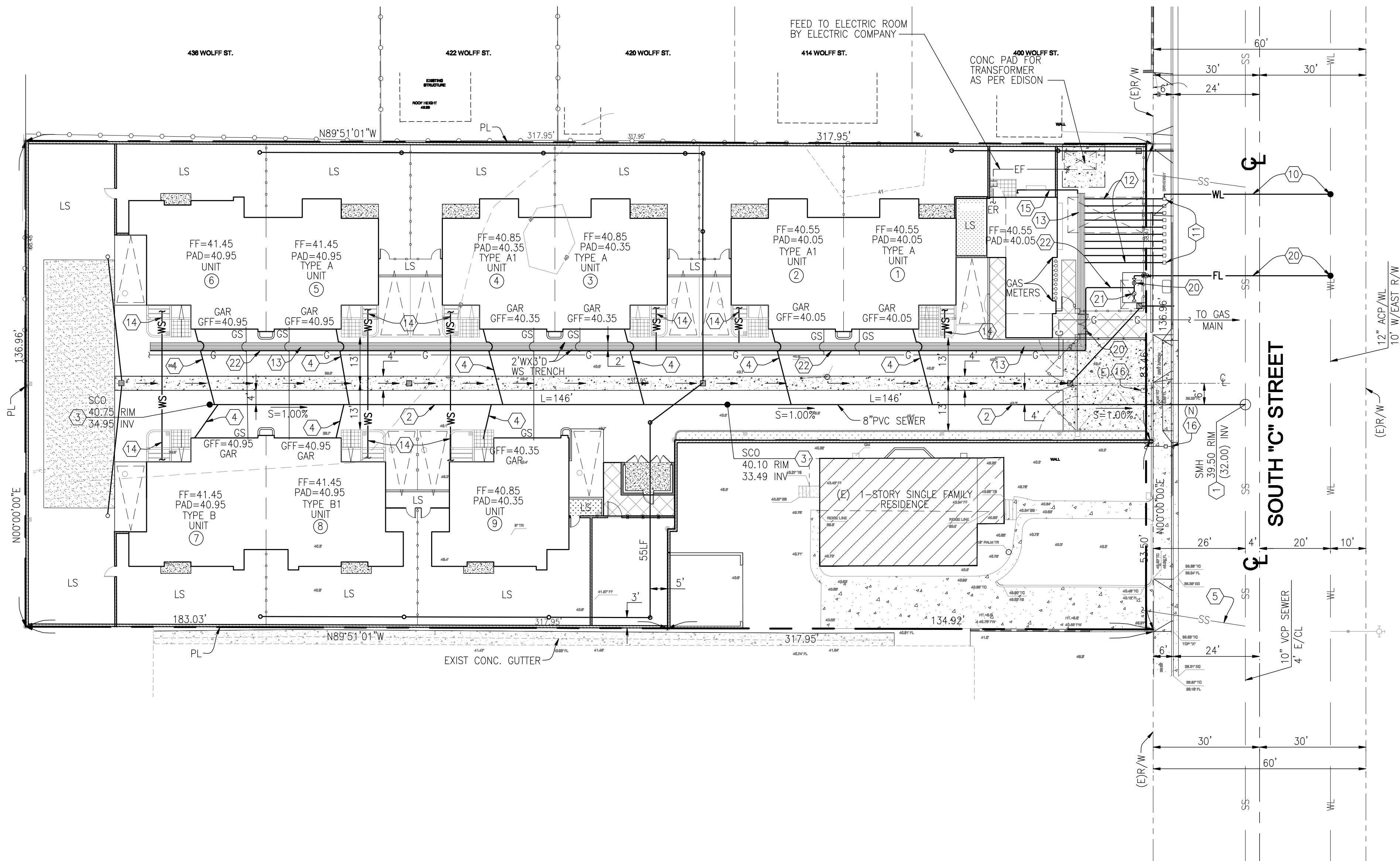
C-3

3 OF 4



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



SEWER CONSTRUCTION NOTES :

1. CONSTRUCT SANITARY SEWER MANHOLE PER CITY OF OXNARD STD. PLATE 400.
2. INSTALL 8" PVC (SDR-35) SANITARY SEWER LINE.
3. INSTALL SANITARY SEWER CLEANOUT PER CITY OF OXNARD STD. PLATE 407.
4. INSTALL 4" PVC (SDR-35) SEWER LATERAL CONNECTION PER CITY OF OXNARD STD. PLATE 405.
5. REMOVE EXIST. SEWER LATERAL AND INSTALL NEW 4" PVC (SDR-35) SEWER LATERAL CONNECTION PER CITY OF OXNARD PLATE 405.

QUANTITY :

1 EA
292 LF
2 EA
172 LF
30 LF

WATER LINE CONSTRUCTION NOTES :

10. RESIDENTIAL WATER SERVICE CONNECTION BY CITY OF OXNARD.
11. INSTALL 1" GROUP WATER METERS, 10 EACH, PER CITY OF OXNARD STD. PLATE 306.
12. STANDARD 1" SERVICE INSTALLATION, PER CITY OF OXNARD STD. PLATE 305.
13. CONSTRUCT 2' WIDE X 3' DEEP TRENCH AND INSTALL INDIVIDUAL WATER SERVICE LINES EXTENSIONS 9 EACH RESIDENTIAL UNIT, AND 1 HOUSE METER LINE.
14. WATER SERVICE CONNECTION WITH PRESSURE REDUCER VALVE.
15. INSTALL 1" SERVICE - HOUSE LINE.
16. REMOVE AND RELOCATE EXIST. WATER METER AS SHOWN PER PLAN.

QUANTITY :

1 EA
10 EA
10 EA
300 LF
10 EA
1 EA
1 EA

FIRE WATER LINE CONSTRUCTION NOTES :

20. 6" FIRE LINE CONNECTIONS AND INSTALLATION WITH DOUBLE DETECTOR CHECK ASSEMBLY VALVES PER CITY OF OXNARD STD. PLATE 311 (C-900 CLASS 200).
21. INSTALL POST INDICATOR VALVE (PIV) AND 6" FIRE DEPARTMENT CONNECTOR (FDC).
22. INSTALL 6" PVC (C-900, CLASS 200) FIRE LINE FOR PROVIDING INDIVIDUAL SPRINKLER LINES TO EACH UNIT.

QUANTITY :

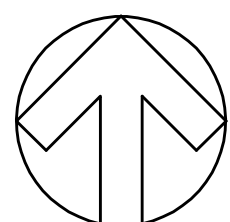
1 EA
1 EA
284 LF

LEGEND:

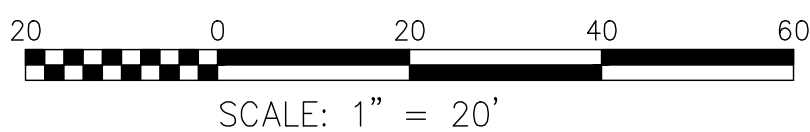
CL	CENTER LINE
CONC	CONCRETE
(E)	EXISTING
FH	FIRE HYDRANT
FF	FINISH FLOOR
FW	FIRE WATER LINE
FW	FIRE WATER LINE
GAR	GARAGE
GFF	GARAGE FINISH FLOOR
INV	INVERT
L	LENGTH
PVC	POLY VINYL CHLORIDE
S	SLOPE
SCO	SEWER CLEAN OUT
SS	SEWER LINE
WL	WATER LINE
WS	WATER SERVICE
G	GAS MAIN
ER	ELECTRICAL ROOM
EF	ELECTRICAL FEED
GS	GAS SERVICE
LS	LANDSCAPE AREA
(N)	NEW

NOTES:

1. CONTRACTOR SHALL ABANDON EXIST WATER SERVICE LINES AND SEWER LATERALS, WHICH ARE NOT PROPOSED FOR REUSE, AT THE MAIN.
2. GAS MAIN AND GAS SERVICE LINES SIZES AND INSTALLATION ARE TO BE PER GAS COMPANY REQUIREMENTS.
3. REFER TO GRADING PLAN SHEET C-2 FOR SITE DRAINAGE SYSTEM INVERT ELEVATIONS.
4. COORDINATE WITH ELECTRIC SERVICE PROVIDER FOR REMOVAL OF ONSITE ELECTRIC SERVICE POLE.



NORTH



SCALE: 1" = 20'

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OR REVISIONS SHALL BE MADE BY THE ENGINEER. THE
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THESE DRAWINGS AND FOR THE PROTECTION OF THE SAME.
THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE
CONTRACTOR'S NEGLIGENCE OR FOR THE NEGLIGENCE OF
ANY OTHER PARTY. THE ENGINEER SHALL NOT BE
RESPONSIBLE FOR THE NEGLIGENCE OF ANY OTHER PARTY.
THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE
CONTRACTOR'S NEGLIGENCE OR FOR THE NEGLIGENCE OF
ANY OTHER PARTY.

revision	date

printing date

project

1227 SOUTH C STREET
OXNARD, CA 93033

owner

MR SUKHI SANDHU
3490 TREGO CT
SIMI VALLEY, CA 93063
TEL : (805)402-50500

project no.	450-172P8
scale	AS NOTED
drawn	NB
checked	JMA
date	08/25/18

sheet title

UTILITY PLAN
SEWER AND WATER

sheet no.

C-4

4 OF 4

ATTACHMENT C

NOTICE OF EXEMPTION

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



NOTICE OF EXEMPTION

Project Description: Project Name: Sandhu Apartments; Planning and Zoning Permit Nos. 18-200-06 (Development Design Review) & 21-310-09 (Lot Line Adjustment), a request to a) retain an existing single story residence, b) allow the construction of a nine-plex, two-story apartment complex that will consist of two and three bedroom apartment units ranging between 1,669 and 1,822 square feet in area. Eight of the nine units will be attached in duplex configuration, and one will be a stand-alone structure, and each unit will include an attached two-car garage, visitor parking, private balconies, and private back yards, and c) install associated site improvements and infrastructure, including a new 2-car garage for the existing single-family residence. The 43,554 square-foot project site consists of two lots within the Multi-Family Residential-Affordable Housing (R-2-AH) zone and Residential Low Medium land use designation. The lots will be adjusted to accommodate an existing two story home on one lot and the apartments on a second lot. Filed by Arun K. Jain, on behalf of the Sandhu Sukhi S-Ranjit K Trust, Property Owner, 437 Foothill Boulevard, La Canada, California 91011

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

Date

Scott Kolwitz,
Planning & Environmental Services Manager

**ATTACHMENT
D**

DRAFT RESOLUTION

**PZ No. 20-200-06
(DEVELOPMENT DESIGN REVIEW PERMIT)**

&

**PZ No. 21-310-09
(LOT LINE ADJUSTMENT)**

RESOLUTION NOS. PZ 18-200-06 & 21-310-09
(DEVELOPMENT DESIGN REVIEW & LOT LINE ADJUSTMENT)

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 18-200-06 (DEVELOPMENT DESIGN REVIEW) AND 21-310-09 (LOT LINE ADJUSTMENT) TO ALLOW THE CONSTRUCTION OF A NINE-PLEX, TWO-STORY APARTMENT COMPLEX THAT WILL CONSIST OF TWO AND THREE BEDROOM APARTMENT UNITS RANGING IN SIZE BETWEEN 1,669 AND 1,822 SQUARE FEET IN AREA. THE UNITS WILL BE ATTACHED IN DUPLEX CONFIGURATION AND EACH UNIT WILL INCLUDE AN ATTACHED TWO-CAR GARAGE, PRIVATE BACK YARDS, AND VISITOR PARKING. THE 36,148 (0.83-ACRE) SQUARE FOOT PROJECT SITE IS PARTIALLY DEVELOPED WITH AN EXISTING HOUSE AND THE SITE CONSISTS OF TWO LOTS ZONED MULTI-FAMILY RESIDENTIAL-AFFORDABLE HOUSING (R2-AH); THAT ARE ARE LOCATED AT 1227 AND 1239 SOUTH C STREET (APN NOS. 203-0-062-010 & 203-0-062-020). THE LOTS WILL BE ADJUSTED TO ACCOMMODATE AN EXISTING TWO STORY HOME ON A 7,131 SQUARE FOOT LOT AND THE SECOND LOT WILL BE 36,148.6 SQUARE FEET IN AREA TO ACCOMMODATE THE PROPOSED NINE-PLEX APARTMENT COMPLEX. FILED BY ARUN K. JAIN, ON BEHALF OF THE SANDHU SUKHI S-RANJIT K TRUST, PROPERTY OWNER, 437 FOOTHILL BOULEVARD, LA CANADA, CALIFORNIA 91011.

WHEREAS, on September 20, 2018, Arun K, Filed by Arun K. Jain, on behalf of the Sandhu Sukhi S-Ranjit K Trust, Property Owner (the “**Applicant**” and/or “**Developer**”) submitted a request to construct a nine-plex, two story apartment complex with associated site improvements on a 36,148 square foot (0.83 acre) site located at 1227 and 1239 South C Street; and

WHEREAS, the Oxnard City Code (OCC) Section 16-525, designates the Community Development Services Director as the approving authority for the Development Design Review Permit; Section 15-11 and 15-267 of the Oxnard City Code authorizes the Community Development Director to approve a Lot Line Adjustment; and

WHEREAS, on November 17, 2021, the Community Development Director of the City of Oxnard (“**Director**”) conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 18-200-06 (Development Design Review) and 21-310-09 (Lot Line Adjustment) to allow a nine-plex, two-story apartment complex and associated site improvements on a 36,148 square foot (0.83 acre) site located at 1227 and 1239 South C Street (the “**Project**”) in accordance with the Section 16-525 of the Oxnard City Code; and

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

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

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

The project site has a General Plan land use designation of Residential Low Medium and Multi-Family Residential - Affordable Housing (R-2-AH) zone. The project is surrounded by urban development. The Project site currently contains a single existing residence which is to be retained onsite.. The Project is surrounded by residential development to the north, south, east, and west. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed retention of the existing single family residential unit and construction of a new nine-unit residential apartment and associated amenities and infrastructure is consistent with the 2030 General Plan, the Oxnard City Code and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

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

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on June 21, 2021.

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

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

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

WHEREAS, the proposed project is consistent with the prior recitals and following Findings.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

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

(1) The proposed use in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

As described in the staff report, the project consists of retention of an existing single-family residential unit and construction of a nine-unit residential apartment complex with associated site improvements within the "Multi-Family Residential - Affordable Housing (R2-AH)" zone which is consistent with the 2030 General Plan land use designation of Residential Low Medium (RLM).

The City's 2030 General Plan land use designation for the subject site is Residential Low-Medium (7-12 dwelling units/acre) which allows low-rise residential housing. With a density of one unit per 3,500 square feet of lot area, the 36,148 square foot (0.83 acre) site is allowed 10 residential units; however, the project is only proposing to construct a total of nine units. The nine unit Project is found consistent with the General Plan land use designation.

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

As described in the staff report, and Finding (1) above, the proposed land use is consistent with uses considered and permitted by the Multiple-Family Zone - Affordable Housing (R-2-AH) zone that is the consistent zone designation for the General Plan Residential Low-Medium - AAHOP designation. The surrounding uses are characterized by residential uses, which are a combination of low rise single-family, and multiple-family residences. The Project as designed and conditioned will be compatible with the surrounding area and will enhance and improve the existing conditions of the site and neighborhood. The project as designed and conditioned complies with the standards of the Multi-Family Residential (R-2) zoning district. Construction activities, anticipated uses, and

development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, as conditioned, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this project meets this Finding.

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

As described in the staff report, and Finding (1) above, the, proposed project as conditioned, will meet the development standards of the Multiple-Family Zone (R-2) zone. Additionally, the project has been reviewed and conditioned by the Development Advisory Committee and was determined that it would have no significant impact on the public health, safety, or welfare and the project plans have been reviewed by all applicable departments and outside agencies, which include the Oxnard Police and Fire Departments. As such, the subject site is adequate in terms of size and as developed the development meets or exceeds City's design standards; therefore, the proposed project meets this Finding.

- (4) **The site that is subject to the 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 City's Traffic Engineer has reviewed the Project and has found the Project, as conditioned, will be adequately served by existing roadways. South C Street lies to the east of the Project, and this street will serve as the main point of access with one vehicular driveways. The Project's drive aisle is designed to provide vehicular access needs to residents, service and emergency vehicles and it will also provide for surface drainage and sewer main and lateral connections to serve the Project. The project will contribute to existing traffic volumes within the neighborhood; however, the City's Traffic Engineering has reviewed the Project for circulation and turning conflicts and determined the site has sufficient circulation, does not introduce turning conflicts, and the site has 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, as stipulated in the 2030 General Plan. Therefore, this project meets this Finding.

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

As described in the Staff Report, the Project is considered an infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water and sewer mains. The Fire Marshal has found the project site has adequate fire protection. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities. As such, this project meets this finding.

SECTION 2. The Director, in accordance with Section 15332 (Infill Development) of the State California Environmental Quality Act (CEQA) Guidelines, determines that the Project will not have a significant impact on the environment and is Categorically Exempt from CEQA pursuant to Article 19, Section 15332 (Class 32) of the State CEQA Guidelines and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Community Development Director hereby approves Planning and Zoning Permit No. 18-200-06 (Development Design Review Permit) and 21-310-09 (Lot Line Adjustment), subject to the attached conditions of approval.

SECTION 4. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525(B) of the Oxnard City Code.

CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated November 17, 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 Community Development Director. 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. An additional one year time extension can be granted upon receipt of an application, provided that the time extension request is reviewed and approved by the Planning Manager prior to the expiration of this permit. (PL)
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 the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

16. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Building and Engineering Division and obtain approval of such plans. (PK/DS, PK-2)
17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the City. (PK, PK-3)
18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, PK-4)
19. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit and the approved landscape plan. (PK, PK-6)
21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELo). (PK, PK-7.1)
22. Consistent with the City Council Resolution 14,741 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the follow mandatory water conservation requirements for as long as a City Council Resolution 14,741 is in effect:
 - a. The use of potable water in a fountain or other decorative water feature is prohibited, except where the water is part of a recirculating system.

- b. Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape and other outside irrigation is prohibited except between 4:00 p.m. and 9:00 a.m. or 6:00 p.m. and 9:00 a.m. during daylight savings. Additionally, watering is limited to no more than twice a week and only on the designated days per odd and even addresses. Exceptions to allow for irrigation outside of the designated periods include (1) watering of newly installed, drought-tolerant landscapes for up to 1 year after planting, and (2) hand watering of potted plants or stressed vegetation with use of a container (e.g., bucket or watering can) or a hose fitted with a shut-off valve.
 - c. Irrigation of newly constructed home and building exteriors with potable water is prohibited unless drip or microspray systems are used.
 - d. Irrigation of ornamental turf on public medians with potable water is prohibited.
 - e. Irrigation of park and school ground areas with potable water will only be permitted during the twice weekly designated irrigation periods noted above in this condition and only if necessary. Sport activity fields may irrigate more frequently, but only as necessary to maintain playing surface quality.
 - f. Application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.
23. Developer shall install sod or other alternative drought tolerant and California native friendly landscaping in the lawn areas of all front yards and street side yards. (PK, PK-13)
24. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
25. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
26. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

FIRE DEPARTMENT STANDARD CONDITIONS

27. 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 as approved by the Fire Marshall.

Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)

28. 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*)
29. 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*)
30. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
31. 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*)
32. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

33. An additional hydrant is required on the project property to meet required fire flow. Exact location of hydrant, shall be approved by the fire department prior to installation. (FD)
34. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
35. Trash enclosure shall be equipped with fire sprinklers. (FD)
36. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to the exterior of the building without having to re-enter the structure. (FD)

PLANNING DIVISION STANDARD CONDITIONS

37. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish

manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

38. 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)
39. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)
40. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that the Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
41. 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)
42. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet. (PL)
43. 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)
44. 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)
45. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at

least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

46. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)
47. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
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 when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
49. 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*).
50. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)
51. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
52. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)

53. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
54. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)
55. Walls separating the patio areas of different units shall be of solid construction, such as masonry, stucco, or wood over wood. Ground level patios shall be enclosed by walls not less than five feet high, except as otherwise approved by this permit. (PL/B, *PL-25*)
56. Developer shall provide a rear patio concrete slab of at least 100 square feet. (PL/B, *PL-26*)
57. Additions and patio covers shall conform to the requirements of the R-2 zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)
58. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)
59. All drive lanes shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owner. (PL)
60. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)
61. Developer shall recess or screen rooftop heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)

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

PLANNING DIVISION SPECIAL CONDITIONS

63. The Project approval for PZ 18-200-06 (Development Design Review) is not in effect until such time as implementation of the Lot Line Adjustment. Prior to building permit issuance, Developer shall file for technical review with the Planning Division a plat map with legal exhibits/deeds and record with the County of Ventura. (PL)
64. The project is conditioned for the maximum building heights, which would otherwise exceed the maximum height of 25 feet as measured from the top of the average curb elevation of the adjacent principal public street, be revised so the maximum building height is not constructed above the maximum building height (Oxnard City Code Sections 16-43 and 16-303). The plans shall be altered prior to the project being submitted to the initial Plan Check submittal to Building and Engineering. During rough framing, the developer is to hire a licensed surveyor to document the new buildings constructed on the project site are consistent with the Oxnard City Code building height regulations. (PL)
65. The property owner shall be responsible to ensure that garages remain free and clear of any storage and that all mechanical and remote hardware is operable so that garage parking is available for continuous use. Tenant lease/rental agreements shall disclose garage use restrictions and prohibit garage areas to be impacted by storage, inoperable vehicle parking, or any other obstructions that affect the continuous use and availability of garage parking. This shall not prohibit laundry and other utility needs that are consistent with the approved plans or future modification permitted by the Planning Manager or designee. (PL)
66. Garages closer than 23 feet to the front property line or drive aisle shall have sectional roll-up garage doors. (PL/B, *PL-21*)
67. Outdoor displays or vending equipment shall be prohibited. (PL)
68. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
69. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)

70. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PL)
71. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.

Air Quality

72. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
73. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
74. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)
75. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)
76. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance),

Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)

Cultural Resources

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

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

78. If a Native American monitor is required by the Phase I Cultural Resources Survey recommendations, the developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

ENVIRONMENTAL RESOURCES DIVISION

79. 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.

80. 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.
81. 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.
82. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste. Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content. To be consistent with City collection standards, containers for recycling shall be blue in color.
83. Property Owner (Management) shall provide literature in each apartment explaining the importance of recycling, what can be recycled, and providing suggestions for source reduction, as well as water and energy conservation. City contacts for waste reduction, water conservation, and energy savings shall be listed in the literature.
84. Property Owner (Management) shall provide sufficient containers to custodial staff to prevent the contamination of recyclables with waste or moisture.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

85. 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)
86. Developer's Engineer shall design parking areas structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material.

Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)

87. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
88. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
89. Developer shall protect building pads from inundation during a 1% chance (100 year) storm. (DS-5)
90. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
91. Developer's site improvement plans shall include an onsite sewer plan. (DS-10)
92. Developer shall install onsite and offsite electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
93. 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)
94. 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)

95. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
96. Developer shall provide necessary easements for the sidewalk behind the driveway approach, city-owned onsite water system, and fire department access as required by the City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of the Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before the City issues a site improvement permit, Developer shall verify with the City if any other public easements are required as a result of the final site design layout, including the ones mentioned in this condition, and dedicate all them to the City. (DS-19)
97. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
98. 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)
99. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)
100. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until the City accepts the improvements. (DS-23)
101. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for the 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 the 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)
102. "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)
103. 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)
 104. 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)
 105. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
 106. 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)
 107. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
 108. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
 109. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
 110. 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)
 111. 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)

112. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
113. 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)
114. 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)
115. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

STORMWATER QUALITY CONDITIONS

116. 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)
117. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-79)
118. 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)

119. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by the City, the property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
120. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
121. 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)
122. 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 SERVICES DIVISION SPECIAL CONDITIONS

123. Developer shall limit the runoff from the site to the existing runoff rates up to and including a 100-year event or shall construct downstream storm drain improvements (indicated as line OW-03) in conformance with the City's Master Plan of Drainage that will provide sufficient capacity to convey site runoff to a safe point of discharge. (DS)
124. If Developer constructs improvements to limit runoff to existing runoff rates, Developer shall provide a city standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to approval of the grading/site improvement plans. (DS)
125. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration facilities immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer. (DS)
126. The percolation tests for this project shall include implementation of the "test-specific reduction factor" that accounts for the direction of flow during the test as specified in the "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the safety factor specified in the Technical Guidance Manual (TGM). (DS)
127. 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 BMPs. 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 unless no suitable compliant device can be found as determined by the City Engineer. (DS)
128. Proposed infiltration trenches, pervious concrete, and gravel bottom catch basins shall be designed and constructed in general conformance with the current version of the Technical Guidance Manual for Stormwater Control Measures. (DS)
129. Developer shall provide civil site grading plans that include detailed information about existing and proposed drainage patterns along with spot elevations at property lines.

Information provided shall be sufficient to demonstrate that proposed wall construction will not result in blockage of drainage paths. (DS)

130. Developer shall construct apartment finish floor elevations at a sufficient height to protect buildings from inundation during a 100-year event. As specified in the Oxnard City Code, developer shall elevate structures a minimum of 25 inches above the lowest adjacent roadway flowline or provide calculation demonstrating a lower height provides the required protection. (DS)
131. Developer shall design the site grading to provide a safe emergency overflow that protects site finished floor elevations from inundation should the underground infiltration trench capacity be exceeded. (DS)
132. Developer shall utilize H-20 rated interlocking permeable pavers along the front entrance main entry and design the structural section to withstand periodic heavy traffic loads. (DS)
133. Developer shall remove the existing onsite utility pole and associated overhead utility line. All utility services for the project shall be installed underground in accordance with City ordinances. (DS)
134. Developer shall remove and reconstruct the entire existing 5.5-foot-wide sidewalk, curb, and gutter per City standard plate 112 along the frontage of both existing lots (single family residence and apartment complex) that encompass this project. The new driveway shall be constructed per City standard plate 115 with a 5-foot Americans with Disability Act (ADA) compliant sidewalk behind the driveway apron. Improvements shall include removal of existing driveway curb cuts that will no longer be used and replacement with standard curb and gutter in compliance with City standards. All damaged, raised, or missing curb and gutter shall be replaced. (DS)
135. Prior to issuance of a site improvement permit, Developer shall provide a sidewalk easement for the 5-foot ADA-compliant sidewalk behind the proposed driveway approach. (DS)
136. Developer shall provide a new lateral and domestic water meter for the existing single family home. The new meter and lateral shall be located within the frontage of the lot containing the single family home. (DS)
137. Developer shall provide a separate water meter for each premises as defined in the Oxnard City Code. Each water meter shall have an independent lateral and tap into the City water main unless otherwise directed by the City Engineer. (DS)

138. Developer shall properly destroy the existing sewer lateral serving the apartment parcel if it is not appropriately sized to serve the project. Destruction shall be indicated on the civil improvement plans prior to approval. (DS)
139. Prior to construction of the block wall surrounding the existing single family home, Developer shall provide sufficient grading information to demonstrate that the lot will drain to a safe point of discharge. (DS)
140. Prior to issuance of a site improvement permit, Developer shall process a lot line adjustment that relocates lot lines to the locations indicated on the site plan. Lot line adjustment documents shall include deeds transferring lot ownership between affected underlying lots. (DS)
141. Prior to issuance of a site improvement permit, Developer shall provide the City Engineer with an updated 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, Tract number, phase boundary and lot numbers. The City will assign all addresses. (DS)
142. Developer shall retrofit the existing High Pressure Sodium Vapor (HPSV) safety lighting at the intersection of Hill Street and C Street with LED lighting. The LED intersection lighting shall conform to City standards. (TR)
143. Developer shall paint the C Street curb red for 15 feet along the southerly side and 30 feet along the northerly side of the project vehicular entrance. (TR)
144. Developer shall install a bench, trash receptacle and a bus shelter with solar lighting at the existing bus stop located at the northeast corner of the intersection of C Street and Hill Street. Specifications and final location of the street furniture shall be approved by the City Traffic Engineer. (TR)
145. Developer shall install a bench, trash receptacle and a bus shelter with solar lighting at the existing bus stop located at the southwest corner of the intersection of C Street and Hill Street. Specifications and final location of the street furniture shall be approved by the City Traffic Engineer. (TR)

POLICE CONDITIONS

146. Exterior on-site lighting shall be between 1 and 7 foot-candles and shall be in harmony with existing adjacent lighting scheme. (PD)
147. Lighting instruments shall be metal halide, LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature). (PD)

148. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate beyond the property line. Instruments shall not create glare for motorists, pedestrians or neighbors. (PD)
149. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment. (PD)
150. An integrated landscape/lighting photometric plan is required before the issuance of building permits to ensure that tree canopies will not conflict with parking area pole mounted lights. Plan must show tree canopies at a 20-year maturity. (PD)
151. Developer shall install a full cut-off "dusk to dawn" sensor equipped light instrument for each dwelling within entry alcove. The light source shall be hard-wired to the building's electrical system with light switch control inside each dwelling unit. (PD)
152. Street addresses shall be illuminated with minimum character size of 4-inches in height. Addresses shall be placed at each respective entry side within entry alcove. (PD)
153. Prior to issuance of building permit, Developer shall submit for plan check review lighting plans prepared by a licensed electrical engineer along with details and information for lighting proposed common areas. Lighting plans, design and fixture specifications shall include but not be limited to illumination levels, on/off sensors, safety needs, and tampering features (i.e impact resistance lenses/covers and Torx, Robertson, or Allen fitting/screws). (PD/PL)
154. A viewing device (or peep hole) shall be installed in each unit entrance door and shall allow for 180-degree vision. (PD)

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 17th day of November, 2021.

Vyto Adomaitis,
Community Development Director