CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Kenneth Rozell, Chief Assistant City Attorney

DATE: December 2, 2021

SUBJECT: Adoption of a resolution reauthorizing remote teleconference meetings of the Planning Commission of the City of Oxnard

RECOMMENDATION

That the Planning Commission adopt Resolution 2021-XX reauthorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

BACKGROUND

On March 4, 2020, Governor Newsom issued Executive Order N-29-20, which in part, suspended the Ralph M. Brown Act (the "Brown Act") requirements for the conduct of meetings via teleconference during the COVID-19 pandemic. The Governor issued Executive Order N-08-21 on June 11, 2021, extending the Brown Act modifications in Executive Order N-29-20 through September 30, 2021.

On September 16, 2021, the Governor signed Assembly Bill 361 ("AB 361"), which amends the Brown Act to allow meetings of legislative bodies to be conducted via teleconference under certain conditions during proclaimed emergencies.

On September 20, 2021, the Governor issued Executive Order N-15-21 suspending the provisions of AB 361 through September 30, 2021, and clarifying that legislative bodies may continue to meet under Executive Order N-29-20 through September 30, 2021.

AB 361 allows legislative bodies to hold meetings utilizing teleconferencing without complying with the standard teleconferencing requirements if the Governor has proclaimed a State of Emergency and any of the following circumstances occur:

- State or local officials have imposed or recommended measures to promote social distancing; or
- A meeting is being held for the purposes of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or
- The legislative body has determined that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

The City's COVID-19 Comprehensive Policy and Protocol imposes measures to promote social distancing. Further, the Governor's proclaimed state of emergency remains in effect.

If a meeting is held via teleconference under AB 361, the following requirements apply:

- Notice of the meeting must still be given in compliance with the Brown Act, and the notice must include the means by which the public may access the meeting and provide public comment.
- The public must be provided access to the meeting via a call-in option or internet-based service option and allowed to "address the legislative body directly." The agency does not have to provide an in-person option for the public to attend the meeting.
- The meeting must be conducted "in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body."
- If there is a disruption to the meeting broadcast or in the ability to take call-in or internet-based public comment, no further action can be taken on agenda items until the issue is resolved.
- The body cannot require comments to be submitted before the start of the meeting. The public must be allowed to make "real-time" public comments.
- If the agency provides a timed public comment period, the public comment period must be left open until the time expires. If no timed public comment period is provided, a reasonable amount of time per agenda item must be provided.
- Findings must be made every 30 days to continue to conduct teleconference meetings under AB 361. The body must find it has reconsidered the circumstances of the state of emergency and either 1) the emergency continues to impact the ability to meet safely in person, or 2) State or local officials continue to impose or recommend measures to promote social distancing.

On October 7, 2021, and November 4, 2021, the Planning Commission adopted Resolutions 2021-36 and 2021-38, respectively, authorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

The proposed resolution:

- Reauthorizes staff and the Planning Commission to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

- Provides that, in the event of a disruption in the meeting broadcast or which prevents public comment, the Planning Commission shall not take further action on agenda items until the disruption is resolved, provided that, for a broadcast disruption, action may continue to be taken if the meeting is still being broadcast over any of the media options specified in the posted agenda for the meeting.

If adopted, the resolution will take effect immediately upon its adoption and will be effective until the earlier of (i) November 7, 2021, or (ii) such time as the Planning Commission adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Planning Commission may continue to teleconference without compliance with Government Code section 54953(b)(3).

ATTACHMENTS

1. **AB 361 RESOLUTION**

PLANNING COMMISSION OF THE CITY OF OXNARD
RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD REAUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE PLANNING COMMISSION IN ACCORDANCE WITH ASSEMBLY BILL 361

WHEREAS, on March 4, 2020, the Governor of the State of California (the "Governor") proclaimed a statewide state of emergency due to COVID-19; and

WHEREAS, on March 12, 2020, the Ventura County Health Officer (the "Health Officer") declared a Local Health Emergency due to COVID-19; and

WHEREAS, on March 13, 2020, the Director of Emergency Services of the City of Oxnard (the "Director") proclaimed the existence of a local emergency due to COVID-19; and

WHEREAS, on March 17, 2020, the City Council ratified the Director's local emergency proclamation; and

WHEREAS, all meetings of the City of Oxnard's legislative bodies are open and public, as required by the Brown Act (Cal. Gov. Code sections 54950 et seq.), so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business; and

WHEREAS, beginning in March 2020, the Governor issued a series of Executive Orders, N-25-20, N-29-20, and N-35-20, that waived certain Brown Act requirements to allow legislative bodies to continue meeting while slowing the spread of COVID-19; and

WHEREAS, N-29-20 allowed the City's legislative bodies to meet via teleconference without complying with certain Brown Act requirements; and

WHEREAS, on June 11, 2021, the Governor issued Executive Order N-08-21, extending the Brown Act provisions of N-29-20 through September 30, 2021; and

WHEREAS, on September 16, 2021, the Governor signed Assembly Bill 361 ("AB 361") into law, allowing the City's legislative bodies to continue to meet via teleconference during proclaimed states of emergency under modified Brown Act requirements; and

WHEREAS, AB 361, at Government Code section 54953(e), provides for teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, AB 361 allows legislative bodies to continue to meet via teleconference when a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, AB 361 further requires that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the Governor's proclaimed state of emergency, the Ventura County Health Officer's declared local health emergency, and the Director's and City Council's proclaimed local emergency remain in effect; and

WHEREAS, the City's COVID-19 *Comprehensive Policy and Protocol* imposes measures to promote social distancing; and

WHEREAS, meetings of the City's legislative bodies are broadcast on Spectrum Channel 10, Frontier Channel 10, and Youtube.com/Oxnardnews ("Broadcast Options"); and

WHEREAS, on September 17, 2021, the Health Officer informed the public that Ventura County's case rate is 19.3, which is still considered widespread community transmission by the Centers for Disease Control and Prevention and the California Department of Public Health; and

WHEREAS, on September 21, 2021, the Health Officer issued a letter recommending that social distancing measures continue to be practiced throughout Ventura County communities to minimize the spread of COVID-19.

WHEREAS, on October 7, 2021, and November 4, 2021, the Planning Commission adopted Resolutions 2021-36 and 2021-38, respectively, authorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

NOW, THEREFORE, the Planning Commission of the City of Oxnard resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. In-person meetings of the Planning Commission would present imminent risks to the health or safety of attendees.

SECTION 3. The staff and members of the Planning Commission are hereby reauthorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

SECTION 4. In the event of a disruption which prevents the Planning Commission from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the Planning Commission shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the Broadcast Options are disrupted, but any of the other Broadcast Options is still available to the public, the Planning Commission may take further action on items appearing on a meeting agenda without waiting for the disrupted Broadcast Option(s) to be restored.

SECTION 5. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) November 7, 2021, or (ii) such time the Planning Commission adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Planning Commission may continue to teleconference without compliance with Government Code section 54953(b)(3).

SECTION 6. If any section, subsection, clause or phrase in this Resolution is for any reason held invalid, the validity of the remainder of this Resolution shall not be affected thereby. The Planning Commission would have passed this Resolution and each section, subsection, sentence, clause, or phrases thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases thereof be held invalid.

PASSED AND ADOPTED THIS 2nd day of December 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Daniel Chavez Jr., Chair

ATTEST:

Scott Kolwitz, Secretary

APPROVED AS TO FORM:

Kenneth Rozell, Chief Assistant City Attorney

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Juan Martinez, Associate Planner

DATE: December 2, 2021

SUBJECT: **Project Name: Encanto Homes Subdivision - Major Modification;** Planning and Zoning Permit No. 21-550-03 (Major Modification) to Modify PZ 20-500-05 (Special Use Permit for a Development Plan); and PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus); Development Entitlements to Construct a 27 Single Family Housing Development on 4.1 acre (gross) site located at 1101 and 1111 West Second Street (APN: 202-0-233-355) & 1101 West First Street (APN: 202-0-233-345).

1) **Recommendation:** That the Planning Commission ("**Commission**"):
   a) Find the Project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; and

   b) Adopt Resolution No. 2021-XX repealing Resolution No. 2021-22 and approving Planning and Zoning Permit No. 21-550-03 (Major Modification to PZ 20-500-05 Special Use Permit for a Development Plan and PZ 20-535-03 Density Bonus), subject to certain findings and conditions; and

   c) Adopt Resolution 2021-XX repealing Resolution No. 2021-23 recommending that City Council approve Planning and Zoning Permit No. 20-300-04 (Tentative Tract Map for Tract No.6054), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to:
   a) Adjust the site plan and Tentative Tract Map plotting of five lots (Lots 23 through 27) to exclude a 126 square-foot area designated to be transferred to an adjacent property (1101 West First Street) located north of Lot 27 of Tentative Tract No. 6054. The five lots have been reconfigured to accommodate the 126 square-foot area. The Major Modification to the Planning Commission's recent (August 26, 2021) approval of Planning and Zoning Permit 20-500-05 (Special Use Permit for Planned Development); PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus) would allow for a 27-unit residential project with a reconfigured site and plotting changes to Lots 23 through 27. The Modified Project entitlements include a request to:
      i) Demolish existing infrastructure consisting of modular classroom buildings and site improvements serving the former Oxnard Union High School's Adult Education Program; and

ii) Subdivide the Project 4.10-acre site into 27 lots ranging between 3,891 and 10,584[1] net square feet in size and dedication of approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development. The net developable area will be 3.13 acres; and

iii) Allow for the construction of 27 detached single-family dwelling units. The single-story, three bedroom homes will offer a two plan mix with two unit sizes (1,149 & 1,201 square feet) and attached or detached 484 square-foot two-car garages with alley access and associated site improvements; and

iv) The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 23 percent Density Bonus to increase the maximum number of units from 22-units to 27-units. Of the 27 homes, twenty (20) of the homes will be market rate, seven (7) of the homes will be affordable units as follows: Three (3) units will be set aside for low income households and four (4) units will be set aside for moderate income households. Approval of the following Density Bonus concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law):
   (1) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet;
   (2) reduce the minimum lot dimensions: frontage and width from 50-feet to 32-feet or greater with two flag lots having frontages of 14 and 20 feet and depth from 100 feet to 71 feet[2]; and
   (3) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard[3].

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

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

3) **Existing & Surrounding Land Uses:** The project site is a developed through lot that is bounded by streets on four sides: West First Street to the north; South K Street to the west; West Second Street to the south; and a public alley to the east. The site currently contains vacant structures as the Oxnard Adult School education program has moved to the 1800

[1] The August 26, 2021 entitlements authorized lots ranging between 3,838 and 9,946 square feet in size.
[2] The minimum dimensions in the plans are the same as found in the prior plans. 2 of 27 lots were and are 32 feet wide, 16 of 27 were and are 37 feet wide, and the remainder have larger widths. Two of the properties had and have narrow "flag lot" frontages with the lots widening to 45 or 50 feet.
[3] No Changes from the previously approved plans.

Solar Drive. Existing development improvements consist of approximately 25,000 square feet of modular portable classroom buildings in a campus-like configuration that served the former Oxnard Adult School education program. Paved areas include a parking lot of approximately 170 stalls and landscaping, along with related on-site and offsite improvements.

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

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

4) **Background Information:**

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

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

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

On August 26, 2021, The Planning Commission adopted Resolution Nos. 2021-22 approving Planning and Zoning Permit No. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (Density Bonus), subject to certain findings and conditions; and Resolution 2021-23 recommending that City Council approve Planning and Zoning Permit No. 20-300-04 (Tentative Subdivision Map No. 6054), subject to certain findings and conditions.

On September 8, 2021, the City and developer were notified that alterations needed to be made to the Project reviewed by the Planning Commission on August 26, 2021, so the Oxnard Union High School District could honor an agreement to transfer property to an adjacent property at 1101 West First Street to accommodate a driveway / fence encroachment. The developer made modifications to the plans with two goals in mind: 1) accommodate the transfer of land request (subject to a subsequent Lot Line Adjustment) and 2) maintain the intent of the entitled Density Bonus Concessions in the reconfigured site plan without resulting in in lots which become smaller or narrower than the project previously reviewed by the Planning Commission. Procedurally, it was determined that the modified project must return to the Planning Commission before the map could be presented to the City Council.

On November 1, 2021, the Applicant filed Planning and Zoning Permit No. 21-550-03 (Major Modification), a request to modify the configuration of five (5) of the 27 lots due to an underlying agreement between the Oxnard Union High School District and the property owners of 1101 West Second Street. The change to the proposed Tentative Tract Map No. 6054 will carve out a 126 square foot (net area) triangular shaped area of Lot 27 and said land will be deeded to the adjacent property (1101 West First Street). A site comparison illustrating the difference between Lots 23-27 between the plans presented to the Planning Commission on August 26 and December 2 has been prepared (Attachment C).

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

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

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

6) **Analysis**

a) ***General Discussion:*** The Planning Commission found the Project reviewed on August 26 to be consistent with both the 2030 General Plan and the Oxnard City Code (OCC).

Staff worked with the developer to minimize and re-align the lots necessary to equitably re-design those lots around the cul-de-sac that could be affected by the land transfer affecting the northwest corner of Lot 27. Although, the exclusion and reduction of this area only affected Lot 27, some of the lots around the cul-de-sac needed to be reconfigured to preserve the the intent of the entitled Density Bonus Concessions in the reconfigured site plan without resulting in lots which become smaller or narrower than the project previously reviewed by the Planning Commission.

As discussed below, the Modified Project has been found to be consistent with both the 2030 General Plan and the OCC.

The Planning Commission is the decision maker for Major Modifications pursuant to OCC §16-561(A). Pursuant to the OCC §15-76, a Development Plan is required for all attached or detached single-family residential development projects for which a Tentative Subdivision Map is required, and, pursuant to the OCC §15-78(B), the Development Plan shall be reviewed by the Planning Commission. The applicant is seeking approval of a Special Use Permit (SUP) for a Development Plan. Pursuant to OCC §16-410F(E) the Planning Commission is the decision maker for Density Bonus permit. Additionally, the Planning Commission is to provide a recommendation of approval or disapproval to the City Council for a Tentative Tract Map pursuant to OCC §15-40.

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

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

Plan and a Density Bonus Application is required to ensure consistency with the General Plan and land use designation.

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

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

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	The Project is proposed on a former adult school campus that is no longer in use by the Oxnard Union High School. Site improvements and new homes will address an overall housing need within the immediate area.
CD-8.1	I	Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project is surrounded by urban development, and existing utilities along Second Street that can adequately serve the proposed Project.
CD-9.1	I	Recognize, preserve, and improve the visual identity and character of existing neighborhoods.	The single-story infill development is located within a predominantly single story community that is designed with alley and street access to driveway and garage parking.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development Projects comply with City design policies, plans, and guidelines.	The Project includes development and performance conditions recommended by Development Advisory Committee (DAC) to ensure that the Project complies with City permitting expectations and policies.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which has the capacity to provide service to the proposed residential dwellings. The project includes standards and special development project conditions by City Department representatives.

ER-9.2	I	Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed Projects.	The 27 single-family home development proposes to maintain existing neighborhood characteristics.
CD-9.2 ICS-8.5	II	"…promote the revitalization of residential… properties that are deteriorated or detract from the visual quality of the City" Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works Projects, especially for public sidewalks.	The existing modular school buildings and infrastructure will be cleared and the residential zoned property will incorporate single family and setbacks that include a streetscape design that will complement the existing community setting.
CD-3.4 CD-14.1 CD-14.2 CD-14.3 ICS-11.10 ER-9.4 ER-10.1	II	Neighborhood Quality of Life Design Review Process Development Advisory Committee Functions Quality of Design Water Supply Findings for Smaller Projects Human Scale Development Promote Use of Native and Water Wise Plants	The DAC review process led to changes in the Project and/or conditions of approval that meet these Level II policies.

c) ***Affordable Housing and Density Bonus:***
As conditioned, the project complies with both the City's Inclusionary Housing and the Density Bonus standards.

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

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

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

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

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

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

i) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332 square feet;
ii) reduce the minimum lot dimensions: frontage and width from 50-feet to 32-feet or greater with two flag lots having frontages of 14 and 20 feet and depth from 100 feet to 71 feet; and
iii) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard.

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

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

DEVELOPMENT STANDARD	REQUIRED	PROPOSED	COMPLIES?
Minimum dwelling Size (§16-24)	1,000 square feet, exclusive of garages carports, and any accessory buildings	- Plan 1: 1,149 square feet - Plan 2: 1,201 square feet - Garage: 484 square feet	YES
Maximum building height (§16-25)	2 stories not to exceed 25 feet	1-Story (16-feet, 8-inches)	YES
Minimum lot area (§16-26)	6,000 square feet	Lots 1-27 Average: 5,332 SquareFeet Major Mod: Not Change Lots 1-11, 14-16, 18-22, 24, 26,& 27	*YES w/ DB Concession

<table>
<tr><td></td><td></td><td>Average: ~~4,384~~ Square feet
Major Mod Average: 4,404.48 Square Feet

<u>Lots 12 & 13</u>
Average: 9,805 Square Feet
Major Mod: No Change

<u>Lots 17, 23, & 25</u>
Average: ~~6,042~~ Square Feet
Major Mod Average:
5,886 Square Feet.</td><td></td></tr>
<tr><td>Minimum lot dimensions: Frontage, Width & Depth
(§16-27,
§ 16-28 & §16-29)</td><td>Frontage: 50 feet

Width:
Interior lots: no less than 60 feet
Corner lots: no less than 75 feet

Depth:
At least 100 feet</td><td>Rounded Numbers/Estimated
<table><tr><th>Lot #</th><th>Frontage</th><th>Width</th><th>Depth</th></tr><tr><td>1-11, 18-22</td><td>37 ft</td><td>37 ft</td><td>110 ft*</td></tr><tr><td>12</td><td>138 ft</td><td>81 ft Corner</td><td>121 ft*</td></tr><tr><td>13</td><td>119 ft</td><td>82 ft Corner</td><td>118 ft*</td></tr><tr><td>14</td><td>32 ft</td><td>32 ft</td><td>110 ft*</td></tr><tr><td>15</td><td>38 ft</td><td>38 ft</td><td>110 ft*</td></tr><tr><td>16</td><td>39 ft</td><td>39 ft Corner</td><td>110 ft*</td></tr><tr><td>17</td><td>50 ft</td><td>50 ft</td><td>110 ft*</td></tr><tr><td>23</td><td>74 ft</td><td>74 ft</td><td>83 ft*</td></tr><tr><td>24</td><td>32 ft</td><td>32 ft</td><td>71 ft*</td></tr><tr><td>25</td><td>20 ft</td><td>50 ft</td><td>122 ft*</td></tr><tr><td>26</td><td>14 ft</td><td>45 ft</td><td>100 ft*</td></tr><tr><td>27</td><td>38 ft</td><td>42 ft</td><td>90ft*</td></tr></table>
*Note: These dimensions indicate the buildable areas of the lots and do not reflect lot areas within the private alleyway. With the exception of lots 25, 26, & 27, all lots extend a further 10 feet into the private alley along the sides that abut the public alleyway.</td><td>YES w/ DB Concession</td></tr>
<tr><td>Front yard setback
(§16-31)</td><td>No less than 20 feet; except houses constructed w/ swing (side facing) driveway 15 feet minimum
Dwellings varying from the required setback, such setback shall determine the required setback if such dwellings comprise at least 60% of the block</td><td>20-feet; all garage are designed with alley access</td><td>YES</td></tr>
</table>

Side yard setback (§16-32)	Corner and Interior Lots: 10% of lot width, not less than 3 feet or more than 5 Reverse Corner lots: Side yard on street side shall be no less than 50% of the required front yard. No accessory buildings within the front yard setback	5-feet No reverse corner lots proposed	YES
Rear yard setback (§16-33)	Rear yard of no less than 25% of the lot's depth, but need not exceed 25 ft. Additions to existing house; 15-foot setback to rear property line for lots not abutting a street or alley and 5-feet when abutting a street or alley.	5-feet measured from the rear edge of the alleyway / buildable are to the back of the garages.	YES w/ DB Concession
Interior yard space (§16-34)	At least 15% of the lot area or 900 sf whichever is less and shall be open from ground to sky except for roof overhangs not exceeding 30 inches.	Exceed 15-percent (average range 1,085 square feet and 1,620 square feet 625 square-foot minimum 720 square-foot average Min Required: 575 square feet based on 3,838 square-foot lot (min lot size proposed)	YES
Parking spaces (§16-622F)	2-car garage spaces for each home (For up to 5 bedrooms)	2-car garage spaces with alley access for each 3-bedroom home.	YES

e) ***Site Design:*** The modified project site follows the August 26 site design and floor plans. The project site is bisected by a private L-shaped "private" alley that will be owned and maintained in perpetuity by the Project homeowners. The alley is designed to provide vehicular access needs to residents, service and emergency vehicles and it will also provide for surface drainage and sewer main and lateral connections to serve the Project. Each single-family home will be constructed on a separate lot with twelve (12) single-family homes designed to front West Second Street; four (4) homes will front onto South K Street, and eleven (11) homes will front West First Street. All of the homes will include landscaping within the front and street side yards including a walkway connection between the front door and the public sidewalk. Front yard fencing is not proposed; however, wood fencing for privacy between properties and decorative slump stone walls will be required along the street sides of the two lots that are closer to the intersection of Second and K Streets. The walls will complement the design of the tract wall that is along Second Street west of K Street. Lots 12 and 13 front Second Street and K Street with a wall that wraps around the front of the two lots that are setback 20 feet to comply with the front yard setback requirement of the R-1 zoning standards. These two lots are also located within an area identified as an existing Runway Protection Zone.

The homes are designed to not encroach into this no build zone and any future addition will not be allowed to encroach into this restricted area.

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

The adjacent property at 1101 West First Street currently uses this 126 square-foot portion of land to be transferred to them for access. To comply with the fence height standards within the front yard setback, the first 20 feet of the fence from the front property line will need to be removed. The Resolution for a Major Modification to the Special Use Permit includes a condition of approval requiring the developer to remove the fence section within the front yard setback prior to the project completion. (Attachment E)

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

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

g) ***Circulation and Parking:*** Vehicular access to each single family home will occur via

an alley and each unit will have a two-car garage (side-by-side). Additional visitor parking is not required for the single-family homes. Parallel parking along West First Street, West Second Street, and South K Street will continue to be available. Parking on the alleyway will be prohibited; however, most garages are designed with the 10-foot side yard setback that may allow for additional non-covered parking along the side of the garage. The garages are also designed with two roll-up doors. The roll-up door for vehicles access off the back alleyways will be motorized with remote access and a second roll-up door will open into the back yard. This added feature of the inner garage door is expected to activate and encourage persons to use their garage for parking and access into the private back yards.

h) ***Building Design:*** The architectural design of the homes incorporate character defining features that are typical in Spanish Revival architectural design. Spanish Revival architecture defining features include low-pitched roofs; red tile roof coverings; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; wall surface extends into gable without break; and the facades normally asymmetrical. The homes' single story architectural design with detached garage is also consistent with the nearby community setting and the homes in the Henry T. Oxnard historic District located a few blocks to the east.

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

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

i) ***Development Impact Fees:*** The City requires development connection and/or impact fees that include proportional shared costs for public services and improvements to be collected prior to issuance of building permits. The proposed project will be required to pay the applicable impact fees, including for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, Quimby (park), public art, and General Plan maintenance connection.

Pursuant to SB330, development fees and standards are subject to those design standards

and fees that were in place at time that Pre-Application (SB330) was filed with the City. The Pre-Application was received by the City on July 16, 2020.

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

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

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

DAC members reviewed the plans associated with the modified project, but the modified Project was not formally reviewed at a DAC meeting.

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

The modified Project was not presented at a new Community Workshop as the modifications were minimal and did not alter items which had been raised at the January 11 Community Workshop or August 26 Planning Commission meeting.

9) **Appeal Procedure:** The requested action on the Tentative Subdivision Map is a recommendation to the City Council in accordance with the Oxnard City Code Section 15-40 (Subdivision). In accordance with OCC Section 16-545, the Planning Commission's action on Planning and Zoning Permit Nos. 21-550-03 (Major Modification to PZ 20-500-05 (SUP for a DP); 20-535-03 (DB) & PZ 20-300-04 (TTM#6054) may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. All aspects of this project shall not become effective unless and until the City Council approves the Tentative Subdivision Map.

   Pursuant to the Planning Commission's action of August 26, 2021, if the Planning Commission action or if the Major Modification should be denied, the project shall be considered entitled and subject to the adopted Resolutions and conditions of approval.

Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Project Plans
C. Site Comparison Illustration (Lots 23-27)
D. Notice of Exemption
E. Resolution: PZ 21-550-03 (Major Modification: PZ 20-500-05 (Special Use Permit for a Development Plan) & 20-535-03 (Density Bonus Permit))
F. Resolution: PZ 21-550-03 (Major Modification: PZ 20-300-04 (Tentative Tract Map for Tract 6054))
G. Staff Presentation

ATTACHMENT A

MAPS
(VICINITY, ZONING, GENERAL PLAN MAP)

Vicinity Map

CITY OF OXNARD CALIFORNIA
Oxnard Planning
November 5, 2020

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

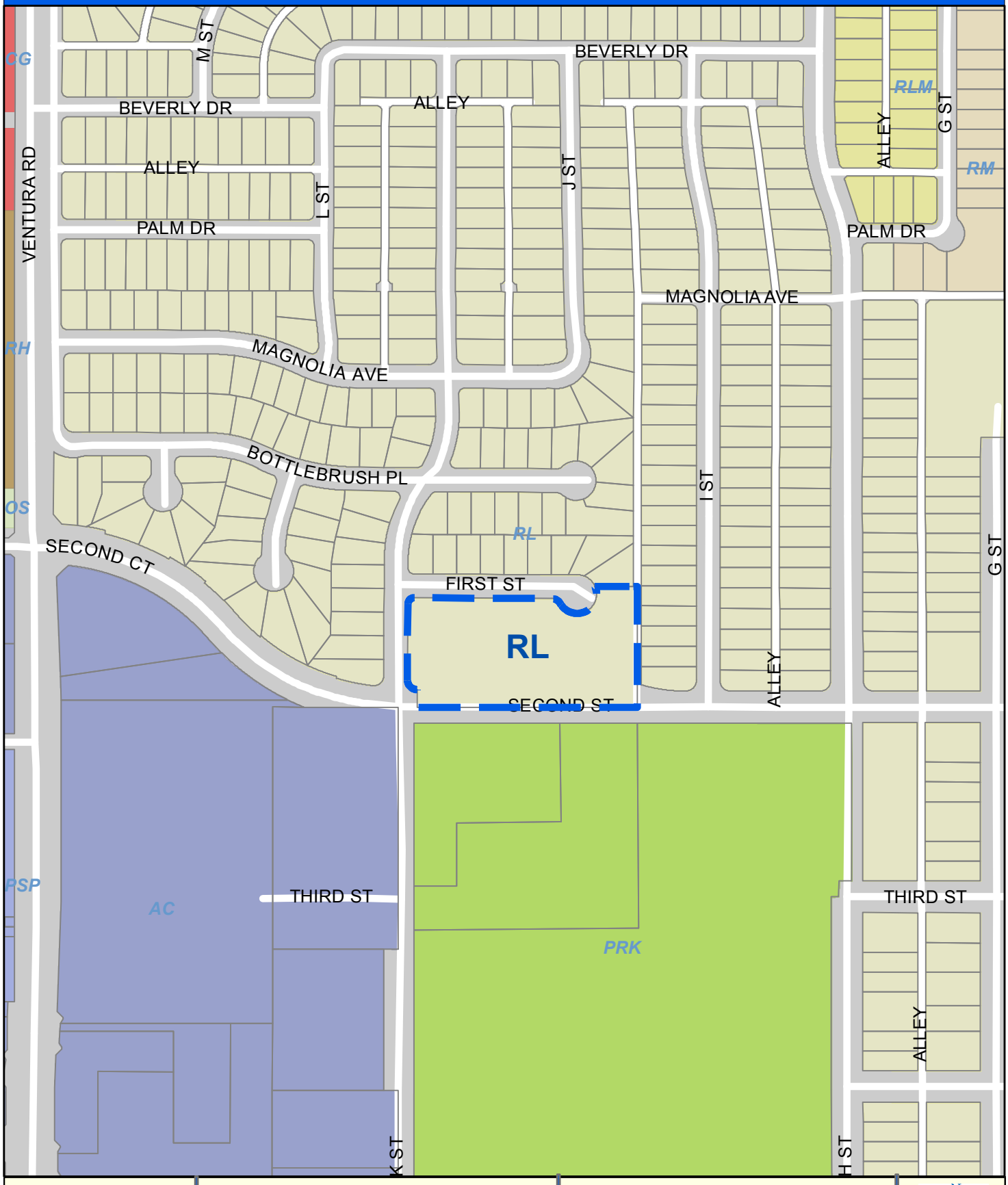
Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 5, 2020

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

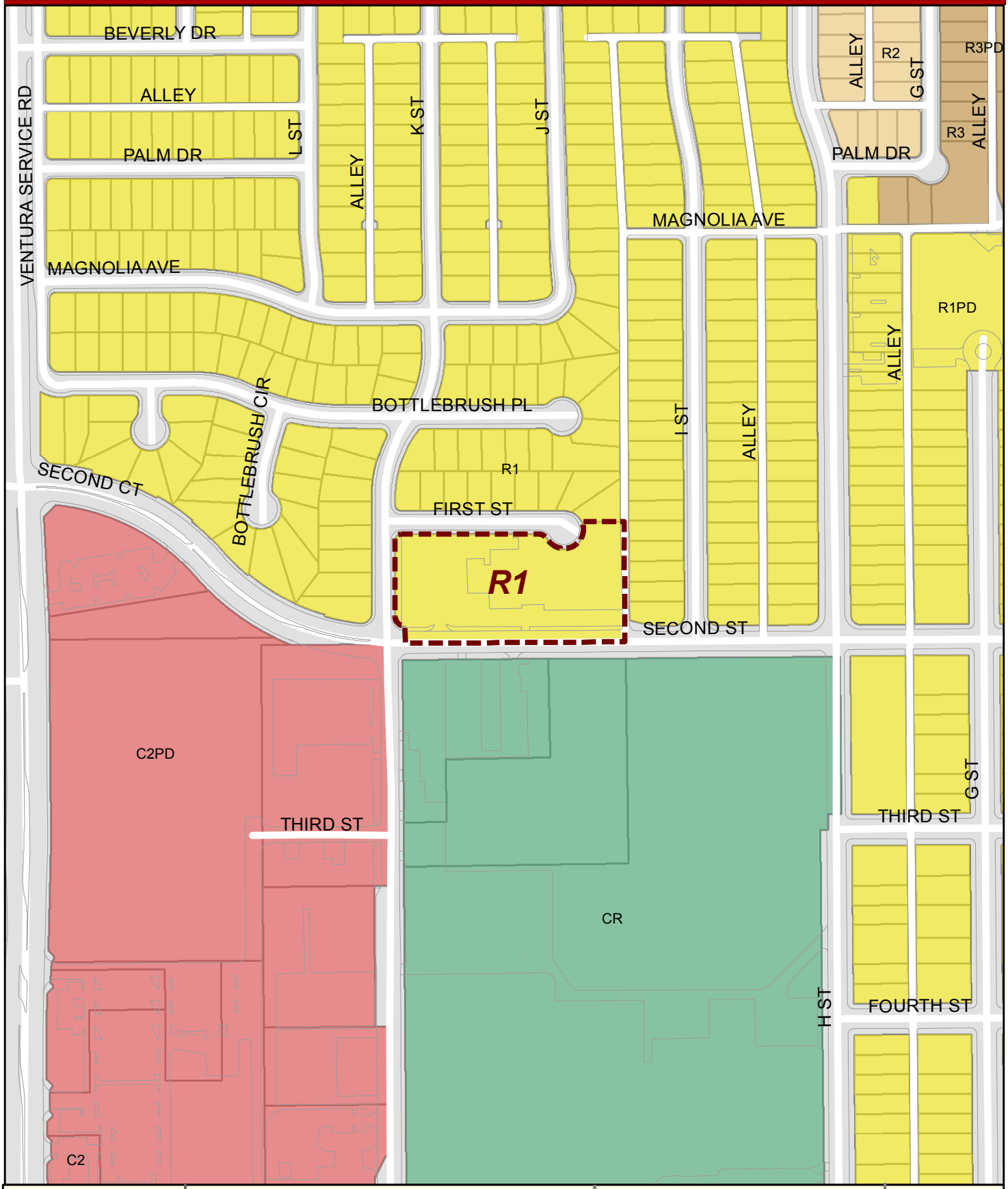
0 125 250 500 Feet

2030 General Plan Land Use Map

N W E S

1:4,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 5, 2020

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

0 65 130 260 390 520 Feet

Zoning/Specific Plan Map

N W E S

1:4,000

Aerial Map

OXNARD
CALIFORNIA

Oxnard Planning

November 5, 2020

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

0 37.5 75 150 225 300 Feet

Aerial Map

N
W E
S

ATTACHMENT B

PROJECT PLANS

Heritage Homes II

1101 W 2nd Street
City of Oxnard, California

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

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

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

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

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

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

Consultants

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

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

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

Sheet Index

architecture:

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

civil:

1	Grading Exhibit
2	Site Utility Exhibit
3	Fire Hydrant Exhibit
4	Tentative Tract Map Exhibit

landscape:

L-1	Conceptual Landscape Plan
L-2	Conceptual Landscape Plan

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805.552.0088
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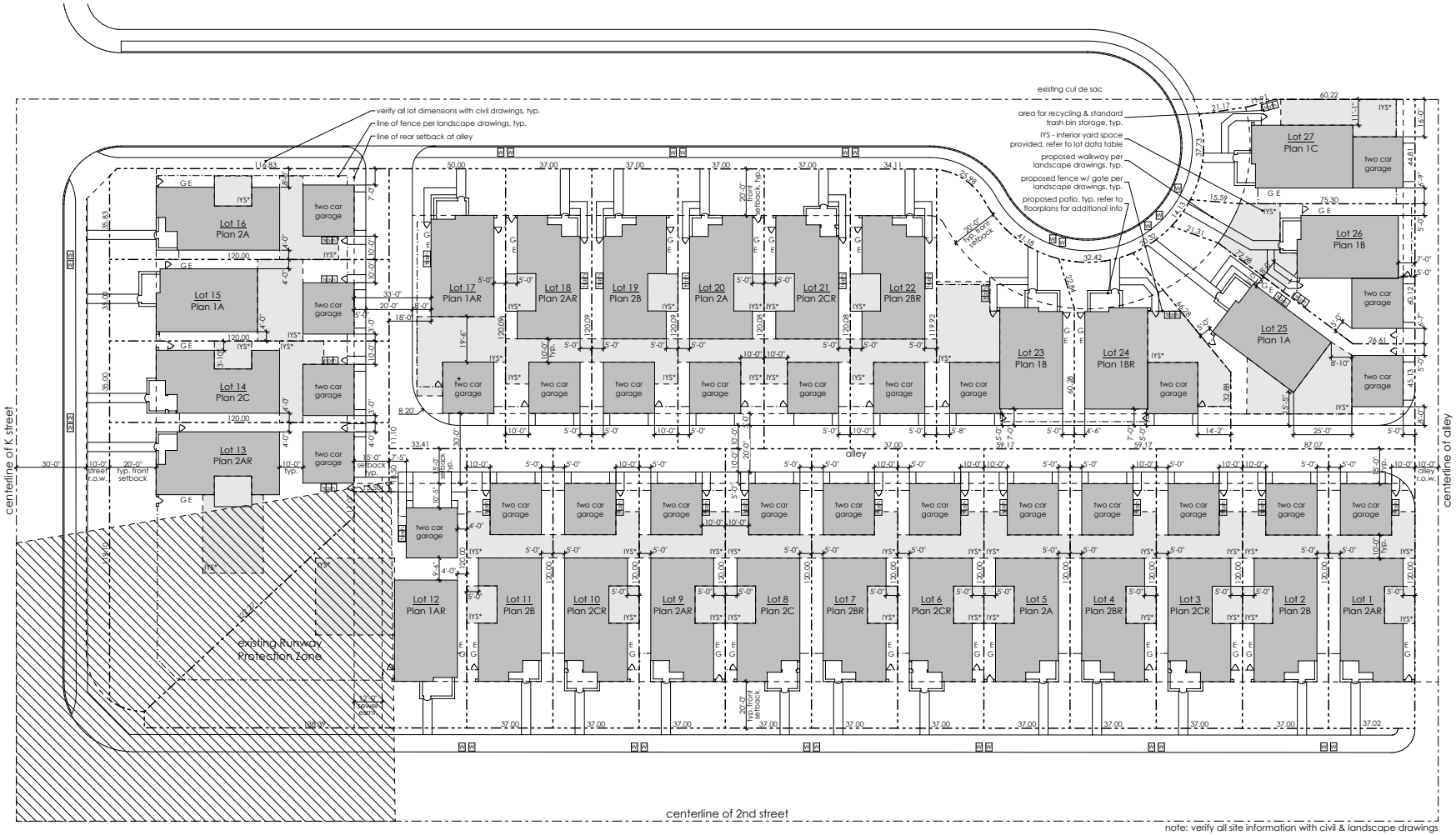

note: verify all site information with civil & landscape drawings

Site Plan
scale: 1"=20'

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Encanto

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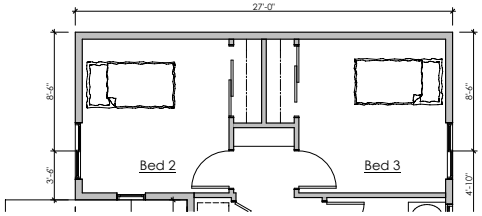
Site Plan
EA.2
10/18/21



Partial Plan 2 @ Lots 12 & 13
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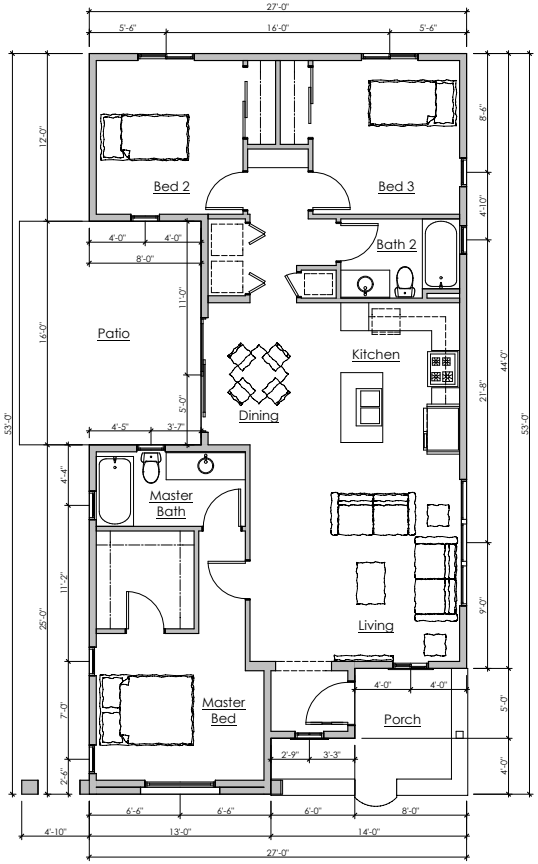

1,201 sf

Plan 2
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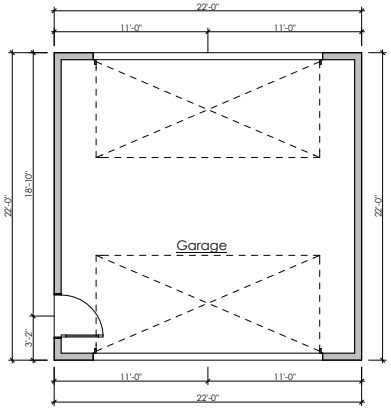

484 sf

Typical Garage Plan
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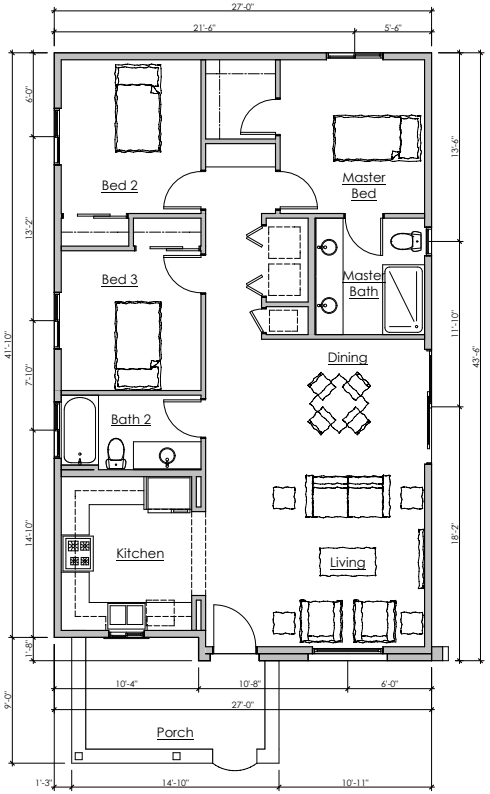

1,149 sf

Plan 1
scale: 1/4"=1'-0"

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Floor Plans
EA.3
9/10/20

stucco body
Merlex Glacier White p-100
Santa Barbara finish

trim
Dunn Edwards
DET693 Mayan Chocolate

roofing
Eagle Roofing Capistrano
3523 Dark Terracotta

windows
Amsco Artisan
Bronze

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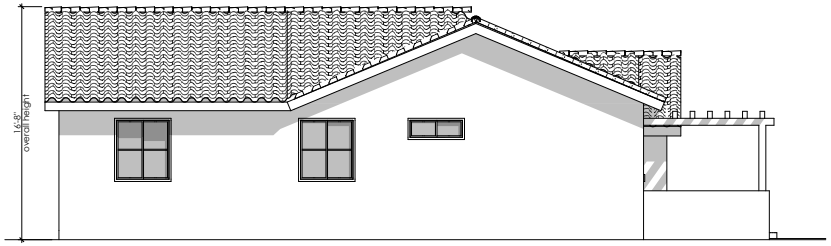
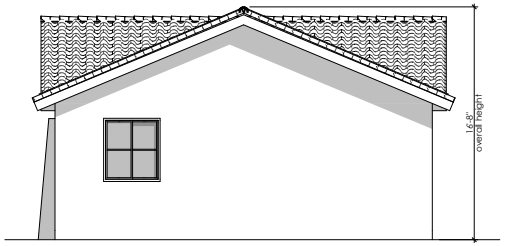
Material Board
EA.4
9/10/20



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



Rear Elevation
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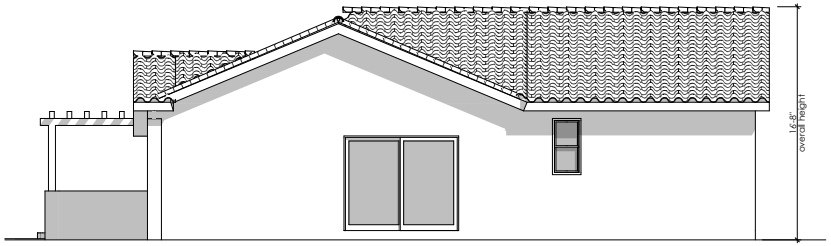

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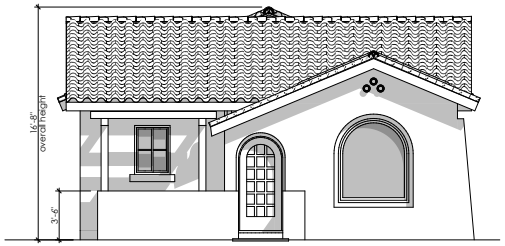

Front Elevation
scale: 1/4"=1'-0"

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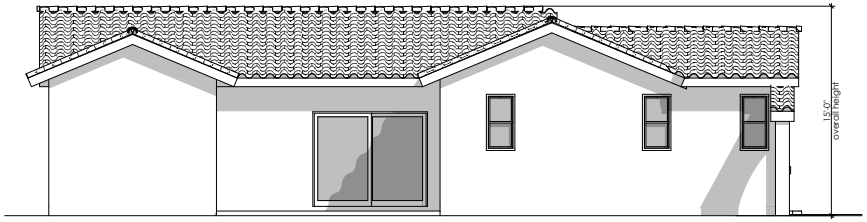
Plan 1 Elevations
EA.5
9/10/20



Left Elevation
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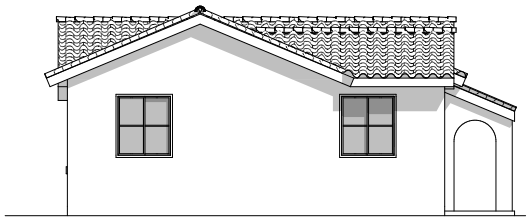

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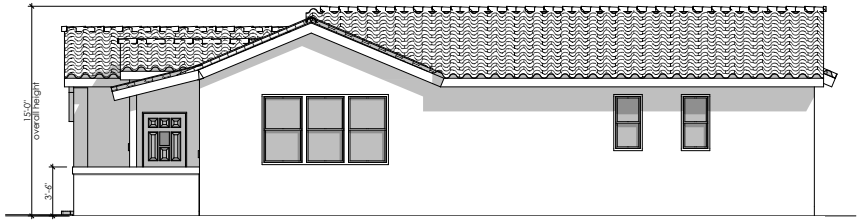

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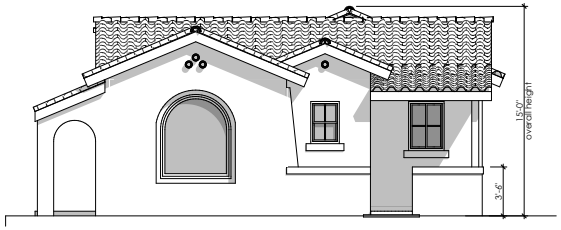

Front Elevation
scale: 1/4"=1'-0"

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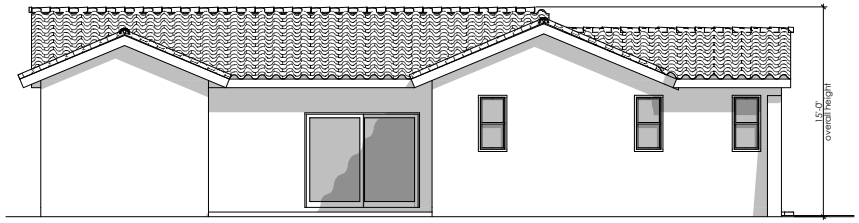
Plan 2A Elevations
EA.6
9/10/20



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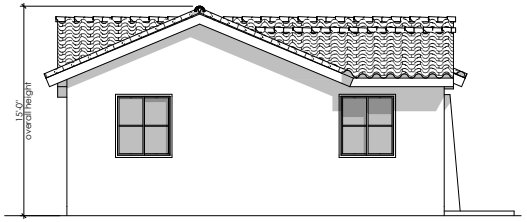

Rear Elevation
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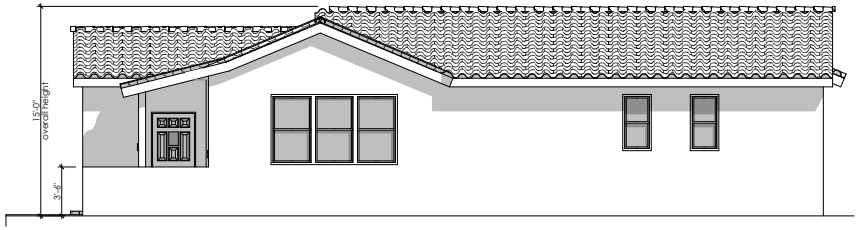
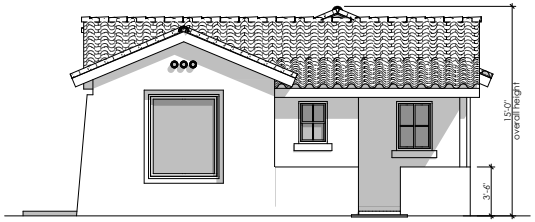


Right Elevation
scale: 1/4"=1'-0"



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

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Heritage Homes II

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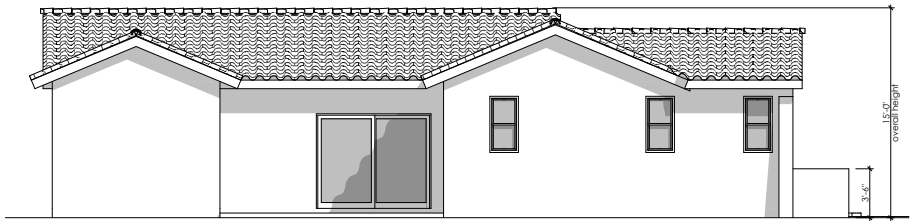
Plan 2B Elevations
EA.7
9/10/20



Left Elevation
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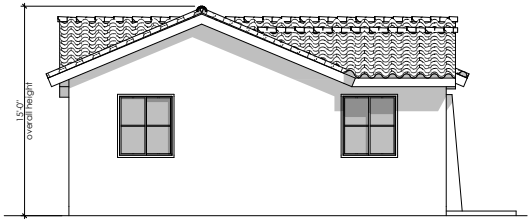

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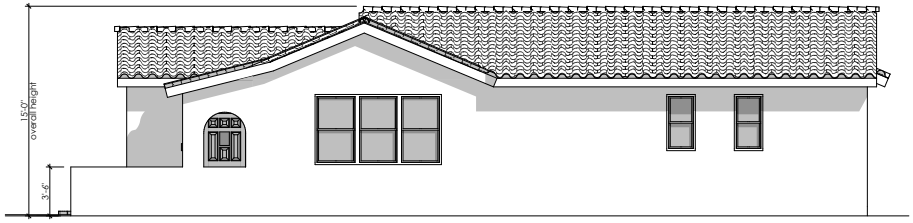

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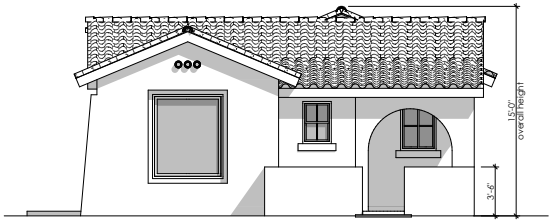

Front Elevation
scale: 1/4"=1'-0"

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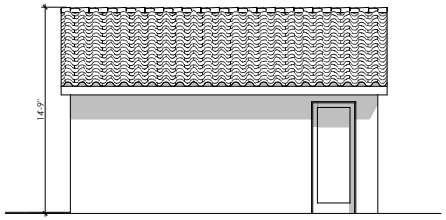
Plan 2C Elevations

EA.8

9/10/20



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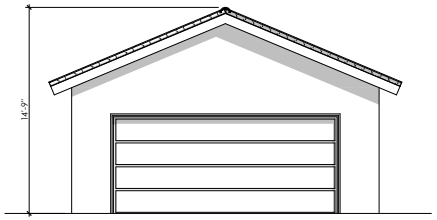

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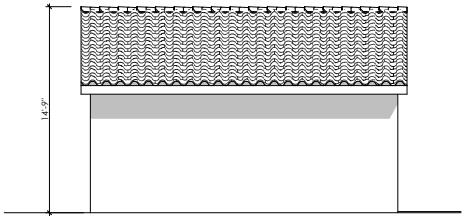

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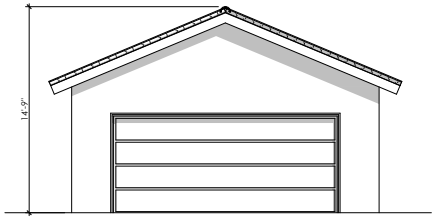

Front Elevation
scale: 1/4"=1'-0"

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Garage Elevations
EA.9
9/10/20

PLANNING NOTE:
At the time of landscape plan check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on the site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all tress which are to remain, be removed or be transplanted. The chart shall contain the arborist's economic appraisal value of all trees to be removed as well as a computation showing how the removed tree value was put back into new tree sizes for the project. The new tree sizes for the project shall be in addition to meeting the minimum tree size of 24" box.

LANDSCAPE NOTES:

1. LANDSCAPING WILL COMPLY WITH THE APPLICATION CITY OF OXNARD LANDSCAPE STANDARD.
2. THE LANDSCAPE AND IRRIGATION WILL COMPLY WITH THE CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE NO. 2822) AND LANDSCAPE WATER CONSERVATION.
3. LANDSCAPE 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.
4. LANDSCAPING AT CORNER LOTS/INTERSECTIONS, SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF 36" INCHES OR LESS.

MATERIALS KEY

	WUCOLS
Private Yard Interior Landscape	-
Rear Alley Facing Landscape	MOD-Mix
Front Yard Landscape	LOW
Lawn within Property	HIGH
Lawn in R.O.W.	HIGH
Lawn Parkway	HIGH
6' High Wood Fence & Gate	
6' High Block Wall	
Trash & Recycle Bins	
Lawn Header	

STREET TREES

ARECASTRUM ROMANZOFFIANUM

MAGNOLIA G. SAINT MARY

CHITALPA TASHKENTENSIS

FRONT YARD CANOPY TREE

TABEBUIA IMPETIGINOSA

UPRIGHT ACCENT TREES

PYRUS CALLERYANA 'CAPITAL'

TRISTANIA LAURINA 'ELEGANT'

Scale: 1" = 20'-0"

Rev: 10.22.2021
JOB # 4682

L-I

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

ECG Engineering Consultants Group

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

L.A. GROUP Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net

ENCANTO

Oxnard, California

CONCEPTUAL LANDSCAPE PLAN

L.A. Group Design Works, Inc. — *Landscape Architecture*

Scale: 1" = 20'-0"

PLANNING NOTE:
At the time of landscape plan check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on the site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all tress which are to remain, be removed or be transplanted. The chart shall contain the arborist's economic appraisal value of all trees to be removed as well as a computation showing how the removed tree value was put back into new tree sizes for the project. The new tree sizes for the project shall be in addition to meeting the minimum tree size of 24" box.

LANDSCAPE NOTES:

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MATERIALS KEY

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	Rear Alley Facing Landscape	MOD-Mix
	Front Yard Landscape	LOW
	Lawn within Property	HIGH
	Lawn in R.O.W.	HIGH
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	6' High Wood Fence & Gate	
	6' High Block Wall	
	Trash & Recycle Bins	
	Lawn Header	

STREET TREES

ARECASTRUM ROMANZOFFIANUM

MAGNOLIA G. SAINT MARY

CHITALPA TASHKENTENSIS

FRONT YARD CANOPY TREE

TABEBUIA IMPETIGINOSA

UPRIGHT ACCENT TREES

PYRUS CALLERYANA 'CAPITAL'

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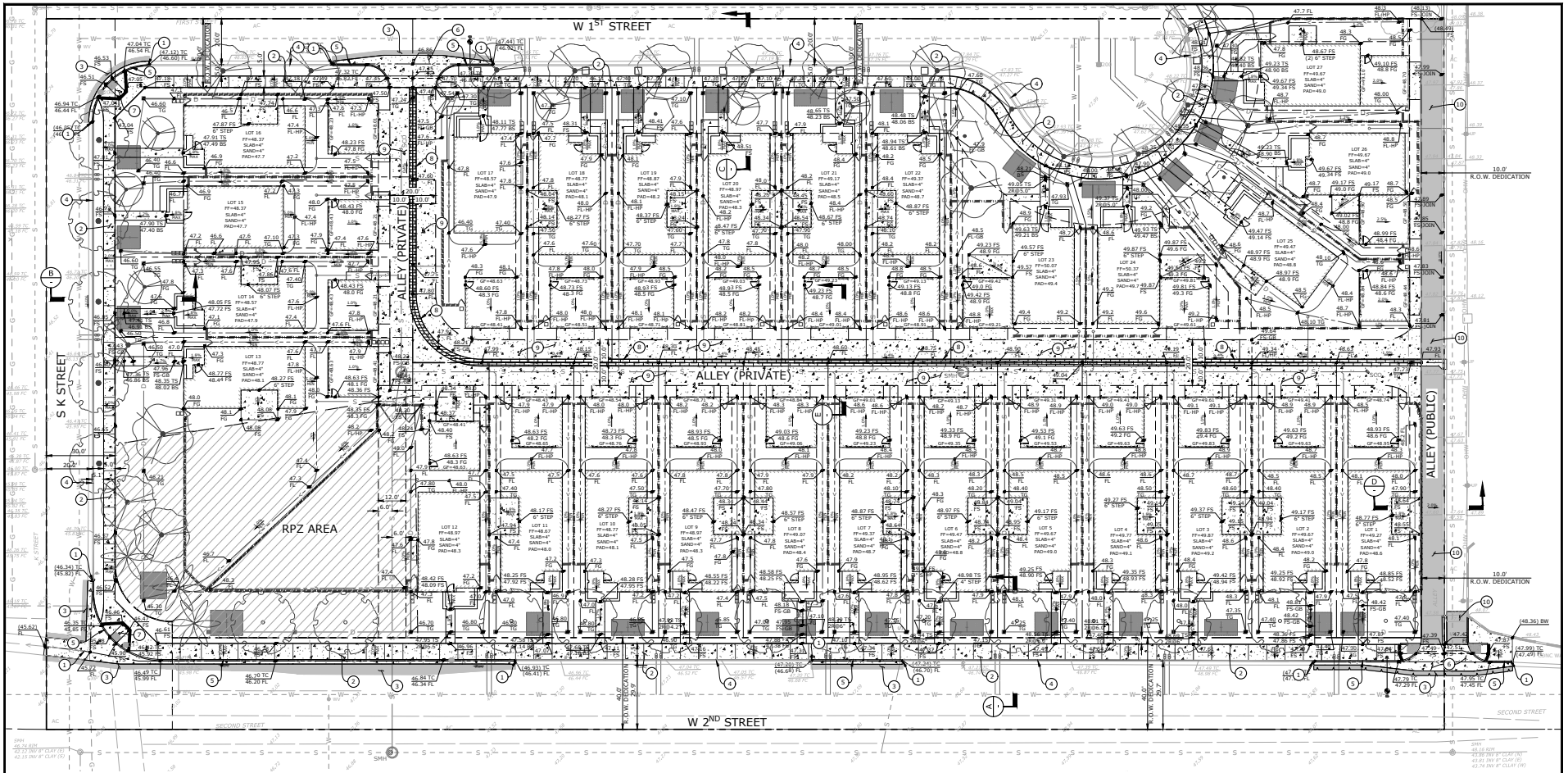
ENCANTO

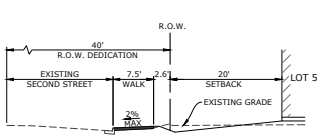
Oxnard, California

CONCEPTUAL LANDSCAPE PLAN

Rev: 10.22.2021
JOB # 4682

L.A. GROUP Design Works
Landscape Architecture
24013 Ventura Blvd. Suite 201
Calabasas, CA 91302
p 818.251-9718 f 818.251-9719
email: DesignWorks@lagroupinc.net





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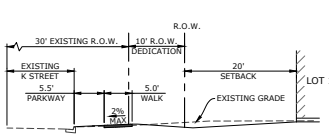

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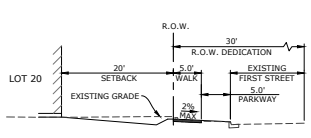

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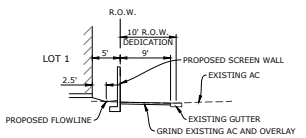

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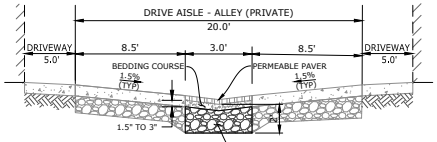


SECTION "E"
N.T.S.

CONSTRUCTION NOTES

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

LEGEND

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

SCALE: 1"=20'
0 20 40 60

GENERAL NOTES

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

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

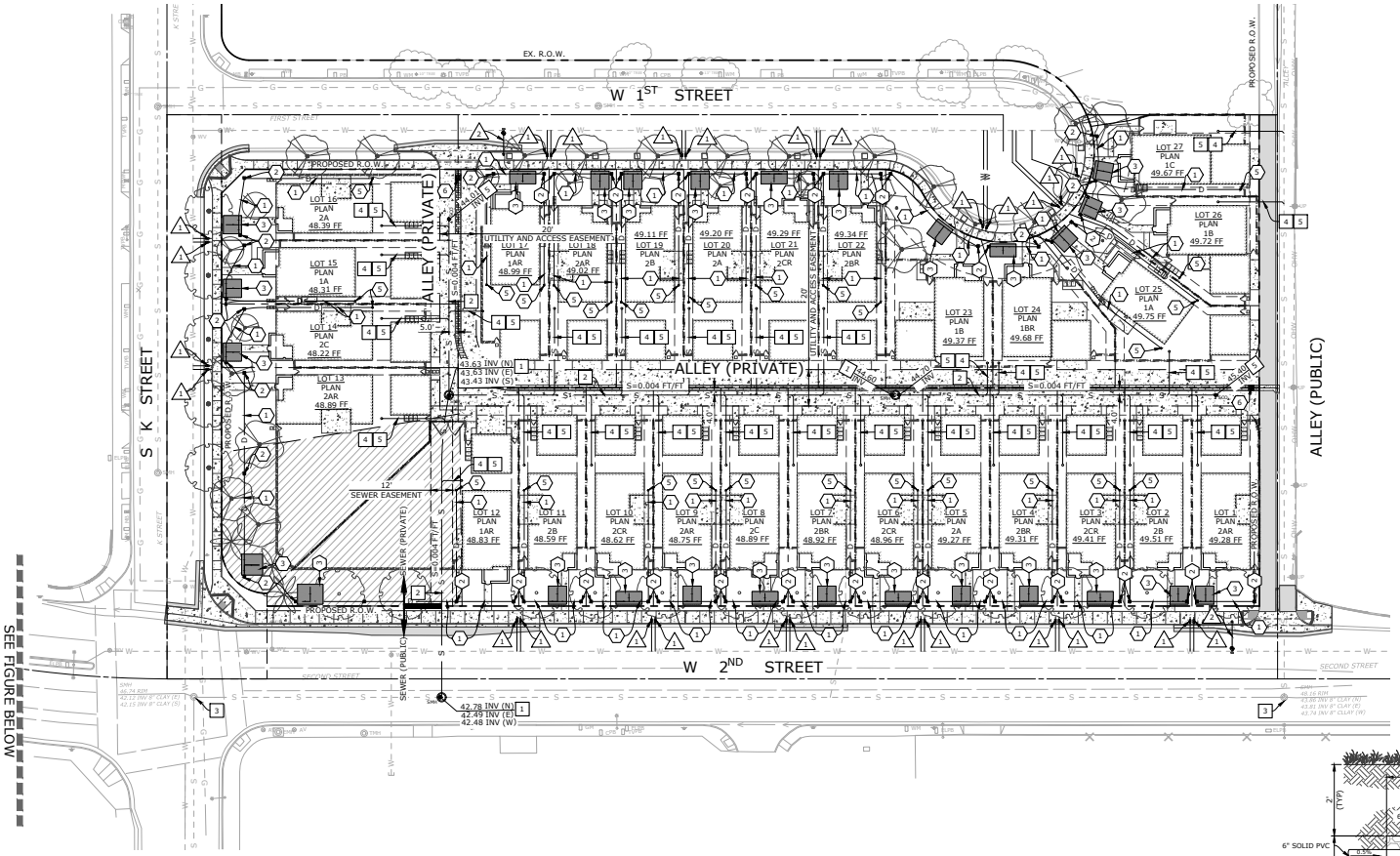
REGISTERED PROFESSIONAL ENGINEER — TRISTAN J. SANTOS — NO 71473 — CIVIL — STATE OF CALIFORNIA

ECG
Encompass Consultant Group
333 N. LANTANA ST., SUITE 207, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM
TRISTAN J. SANTOS
PROJECT ENGINEER
R.C.E. 71473
DATE: 10/21/2021

ENCANTO PROJECT
GRADING AND DRAINAGE EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1 = 20' VERT.
WORK ORDER 0401
DRAWN BY:
CHECKED BY:
SHEET NO. 1 OF 6

DRAWING: n:\proj\wo\0401\exp\exencroachexhibit\0401_gd_exhibit.dwg



SEE FIGURE BELOW

LEGEND

- S — PROPOSED PVC SANITARY SEWER LINE
- W — PROPOSED DOMESTIC WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SD — PROPOSED STORM DRAIN LINE
- PROPERTY LINE
- EASEMENT LINE
- S — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING DOMESTIC WATER LINE
- PROPOSED INFILTRATION BASIN
- RPZ ZONE EASEMENT

WATER CONSTRUCTION NOTES

1. CONSTRUCT 1" DOMESTIC WATER SERVICE AND METER INSTALLATION PER COX STD. PLATE 305.
2. CONSTRUCT FIRE HYDRANT PER COX STD. PLATE 300, JONES MODEL TRITON J-4065 (4" x 4" x 2-1/2").

SEWER CONSTRUCTION NOTES

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

STORM DRAIN CONSTRUCTION NOTES

1. CONSTRUCT 6" PVC SDR 35 SOLID DRAIN PIPE.
2. CONSTRUCT 12" X 12" DESILTING CATCH BASIN WITH OVERFLOW SIDEWALK-DRAIN PIPE PER COX STD. PLATE 122.
3. CONSTRUCT UNDERGROUND GRAVEL INFILTRATION TRENCH WITH 6" PVC SDR 35 PERFORATED DISPERSAL PIPE.
4. FURNISH AND INSTALL CONNECTOR PIPE SCREEN, UNITED STORMWATER (L21-CB-301).
5. CONSTRUCT AREA DRAIN.
6. CONSTRUCT 24" X 24" DESILTING CATCH BASIN IN ALLEY.

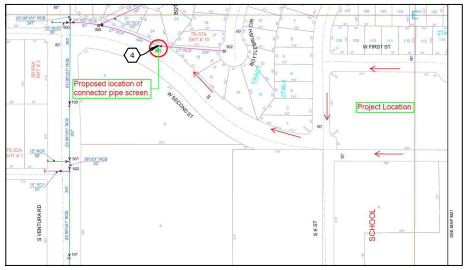
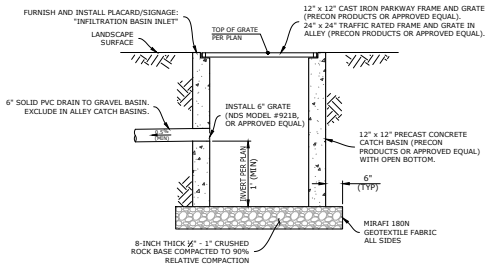
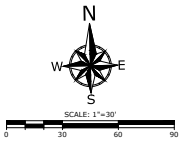
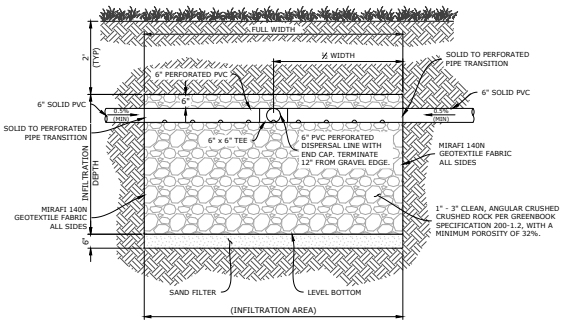


FIGURE: PROPOSED CONNECTOR PIPE SCREEN LOCATION



DESILTING CATCH BASIN
SCALE: N.T.S.





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

REVISIONS

MARK	DATE	DESCRIPTION	BY

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DATE
DATE

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ECG
Engineering Consultant Group
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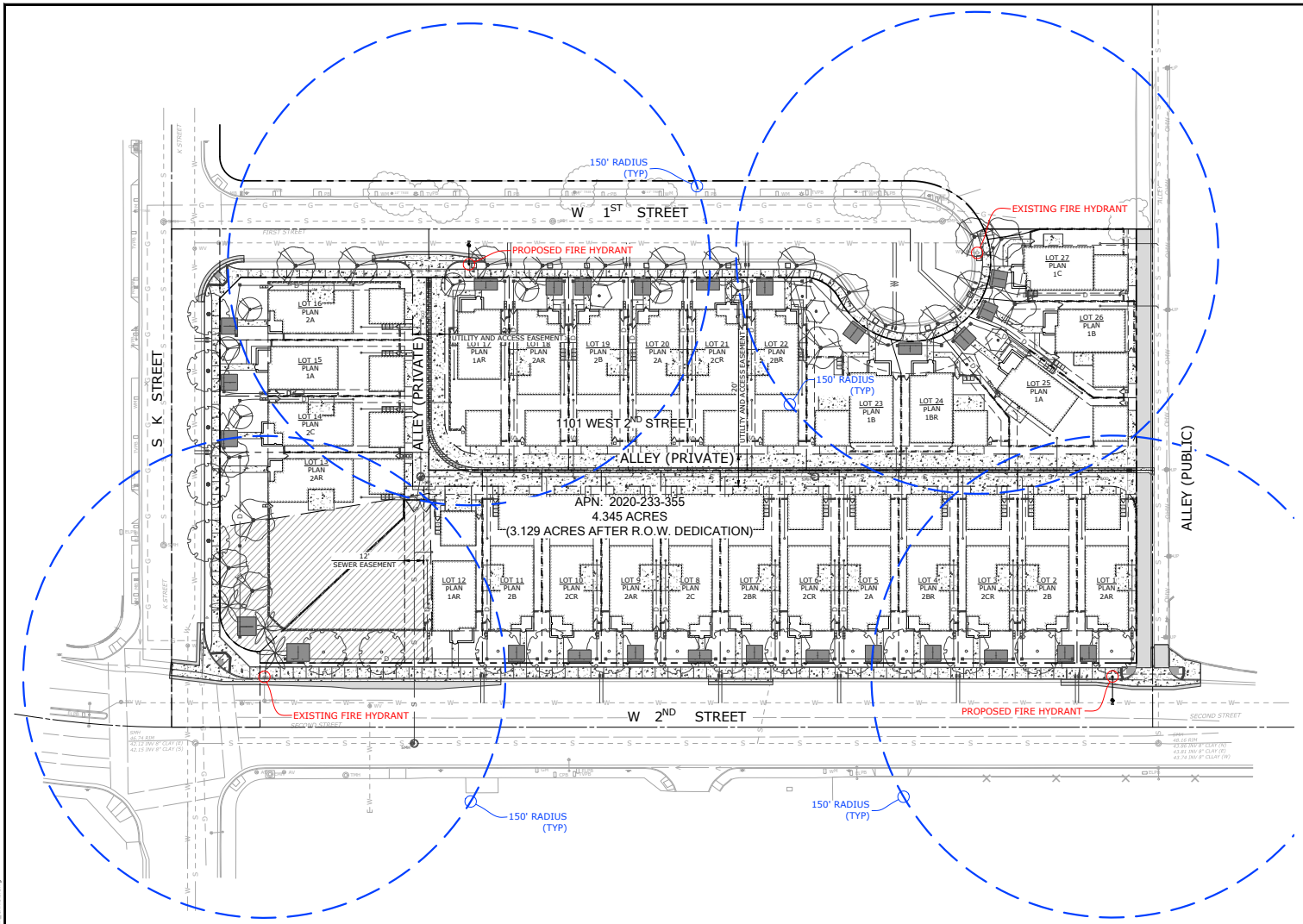
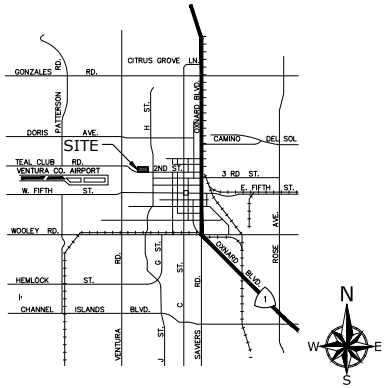
TRISTAN J. SANTOS
PROJECT ENGINEER
R.C.E. 71473
DATE: 10/21/2021

ENCANTO PROJECT
UTILITIES EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1" = 30' VERT. PER PLAN
WORK ORDER 0401
DRAWN BY: JEA
CHECKED BY: TJS
SHEET NO. 2 OF 6

DRAWING: n:\proj\wo\0401\exp\exhibits\0401_util_exhibit.dwg





VICINITY MAP

SCALE: NOT TO SCALE

LOT/ZONING INFORMATION

ZONING	EXISTING:	R1 (SINGLE FAMILY RESIDENTIAL)
	PROPOSED:	R1 (SINGLE FAMILY RESIDENTIAL)
AREA	NET AREA: 4.345-ACRES (3.129-ACRES AFTER R.O.W. DEDICATION)	
FLOOD ZONE	"AREA OF MINIMAL FLOOD HAZARD" - ZONE X (NO SCREEN)	
LOTS	APN: 2020-233-355	
OWNER	HERITAGE HOMES II, LLC	
UNITS	SINGLE FAMILY HOMES	= 27 UNITS

UTILITIES

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

GENERAL

OWNER/DEVELOPER	HERITAGE HOMES II, LLC 451 WEST FIFTH STREET OXNARD, CA 93030 ATTN: HENRY CASILLAS (DEVELOPER) (805) 385-3565
ARCHITECT	DICECCO ARCHITECTURE, INC. 887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088
CIVIL ENGINEER	ENCOMPASS CONSULTANT GROUP, INC. 333 N. LANTANA ST, SUITE 287 CAMARILLO, CA 93010 ATTN: TRISTAN J. SANTOS, RCE 71473 (805) 416-1698
GEOTECHNICAL ENGINEER	WORKMAN ENGINEERING & CONSULTING 3639 HARBOR BOULEVARD - SUITE 116 VENTURA, CA 93001 ATTN: R. MARK WORKMAN JR, RCE 68557 (805) 302-9381
LANDSCAPE ARCHITECT	L.A. GROUP DESIGN WORKS 24013 VENTURA BLVD, SUITE 201 CALABASAS, CA 91302 ATTN: MONICA D'ANGELO-TOMEI (818) 251-9718

N
W E
S

SCALE: 1"=30'
0 30 60 90

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

REGISTERED PROFESSIONAL ENGINEER
TRISTAN J. SANTOS
NO 71473
CIVIL
STATE OF CALIFORNIA

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TRISTAN J. SANTOS DATE: 10/21/2021
PROJECT ENGINEER
R.C.E. 71473

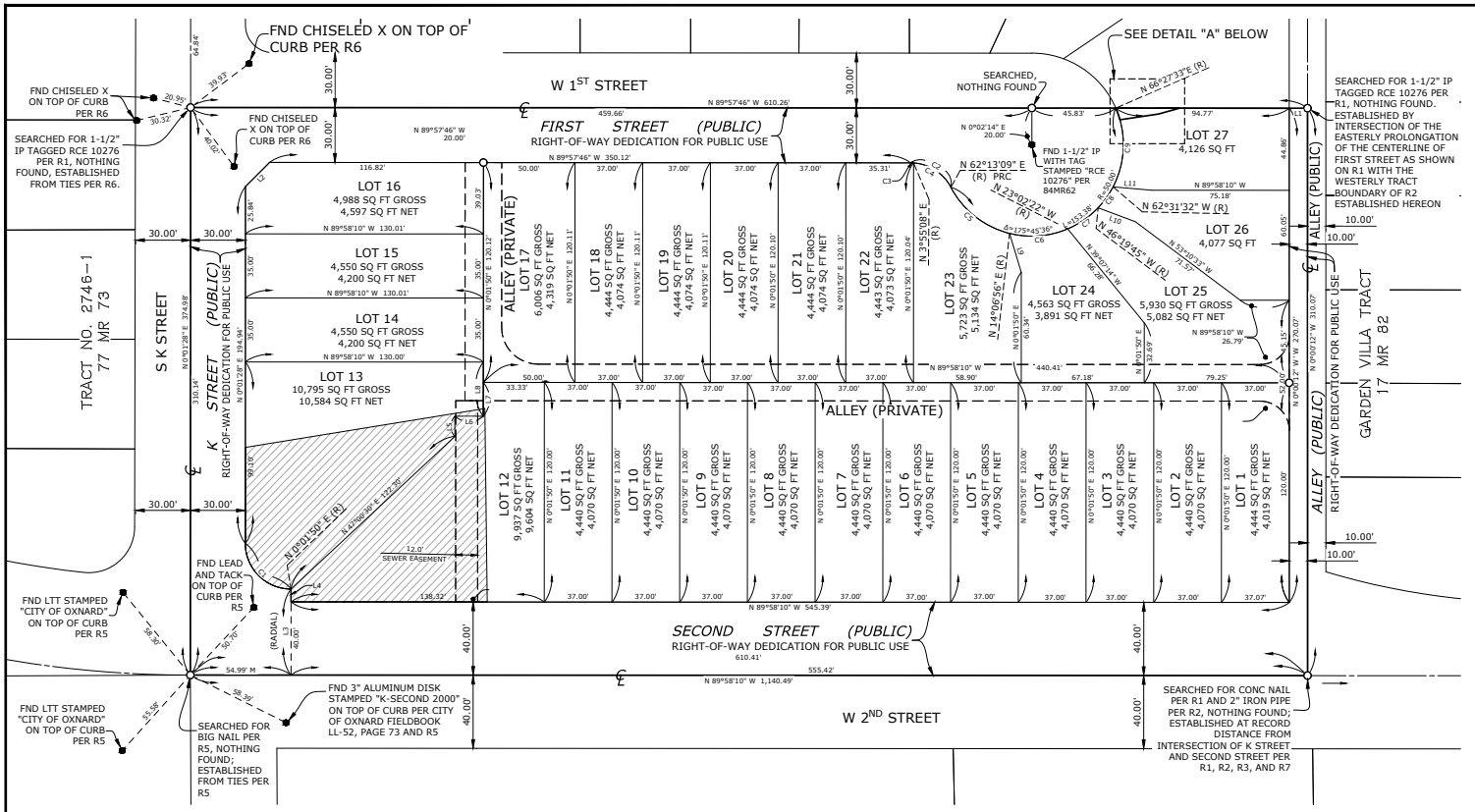
ENCANTO PROJECT
FIRE HYDRANT EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1" = 30' VERT. PER PLAN

WORK ORDER	0401
DRAWN BY:	JEA
CHECKED BY:	TJS

SHEET NO. 3 OF 6

DRAWING: n:\projects\0401\engineering\acad\exhibits\0401_fh_exhibit.dwg



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'38"	25.00'	39.27'
C2	62°10'55"	25.00'	27.13'
C3	3°52'54"	25.00'	1.69'
C4	58°18'01"	25.00'	25.44'
C5	48°06'13"	50.00'	41.98'
C6	37°09'19"	50.00'	32.42'
C7	23°17'23"	50.00'	20.32'
C8	16°11'47"	50.00'	14.13'
C9	51°00'55"	50.00'	44.52'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°57'46" W	10.00'
L2	N 45°01'51" E	18.67'
L3	N 00°01'50" E	47.00'
L4	N 00°01'50" E	7.00'
L5	N 00°01'50" E	11.06'
L6	N 89°58'10" W	15.58'
L7	N 00°01'50" E	18.50'
L8	N 00°01'50" E	29.60'
L9	N 16°47'17" W	22.20'
L10	N 69°36'06" W	21.74'
L11	N 84°59'13" W	21.16'

LEGEND

- RIGHT-OF-WAY
- LOT LINE
- STREET CENTER LINE
- EASEMENT LINE
- S — SEWER
- W — WATER
- FW — FIRE WATER
- SD — STORM DRAIN
- OXNARD AIRPORT RUNWAY PROTECTION ZONE (RPZ) AREA

GENERAL

OWNER / DEVELOPER	HERITAGE HOMES, LLC 451 WEST FIFTH STREET OXNARD, CA 93030 ATTN: HENRY CASILLAS (805) 385-3565
ARCHITECT	DI CECCO ARCHITECTURE INCORPORATED 887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021 ATTN: MARK DI CECCO (805) 552-0088
CIVIL ENGINEER	ENCOMPASS CONSULTANT GROUP, INC. 333 N. LANTANA ST, SUITE 287 CAMARILLO, CA 93010 ATTN: TRISTAN J. SANTOS, RCE 71473 (805) 416-1698
GEOTECHNICAL ENGINEER	WORKMAN ENGINEERING & CONSULTING 3639 HARBOR BOULEVARD - SUITE 116 VENTURA, CA 93001 ATTN: R. MARK WORKMAN JR, RCE 68557 (805) 302-9381

LEGAL DESCRIPTION

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

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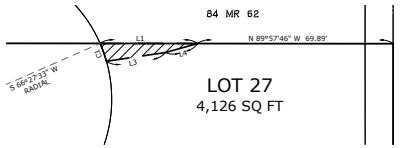
APN: 202-0-233-355



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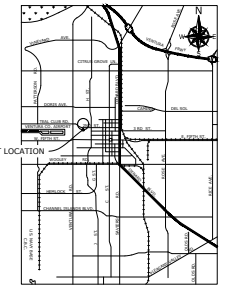


UTILITIES

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

LOT/ZONING INFORMATION

ZONING	EXISTING: R1 (SINGLE FAMILY RESIDENTIAL) PROPOSED: R1 (SINGLE FAMILY RESIDENTIAL)
AREA	NET AREA: 4.345-ACRES (3.129-ACRES AFTER R.O.W. DEDICATION)
FLOOD ZONE	"AREA OF MINIMAL FLOOD HAZARD" - ZONE X (NO SCREEN)
LOTS	APN: 2020-233-355
OWNER	HERITAGE HOMES II, LLC
UNITS	SINGLE FAMILY HOMES = 27 UNITS

PREPARER'S STATEMENT

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

TRISTAN J. SANTOS, RCE 71473 DATE: 10/21/2021

SCALE: 1"=30'
0 30 60 90

DETAIL "A" - ACCESS EASEMENT

VICINITY MAP

SCALE: NOT TO SCALE

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE

DATE

TRISTAN J. SANTOS, RCE 71473

ENCOMPASS CONSULTANT GROUP, INC.
333 N. LANTANA ST, SUITE 287, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 10/21/2021
PROJECT ENGINEER
R.C.E. 71473

ENCANTO PROJECT
TENTATIVE TRACT MAP
CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT.
WORK ORDER 0401
DRAWN BY:
CHECKED BY:
SHEET NO. 4 OF 6

DRAWING: n:\projects\0401\engineering\acad\exhibits\0401_tttm_exhibit.dwg

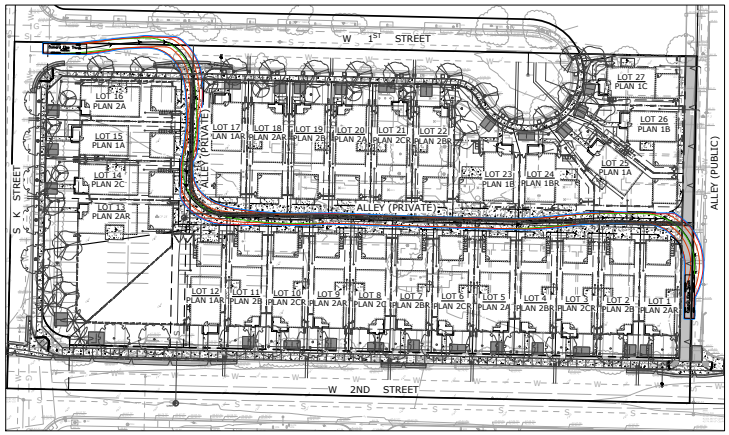


FIGURE 1: INGRESS 1ST STREET (EB) / EGRESS ALLEY (SB)

N.T.S.

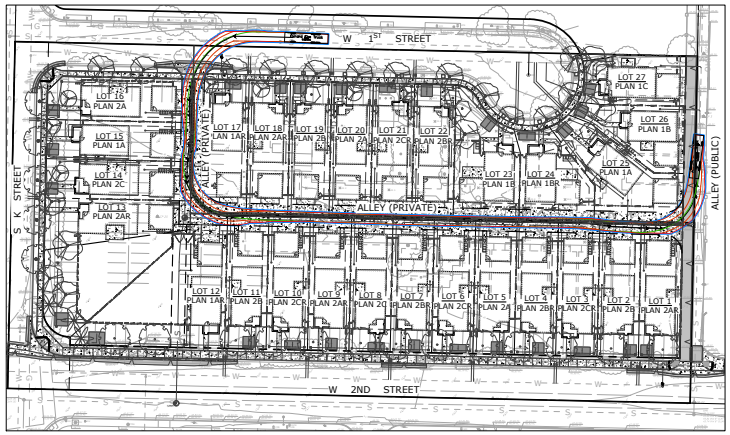


FIGURE 2: INGRESS 1ST STREET (WB) / EGRESS ALLEY (NB)

N.T.S.

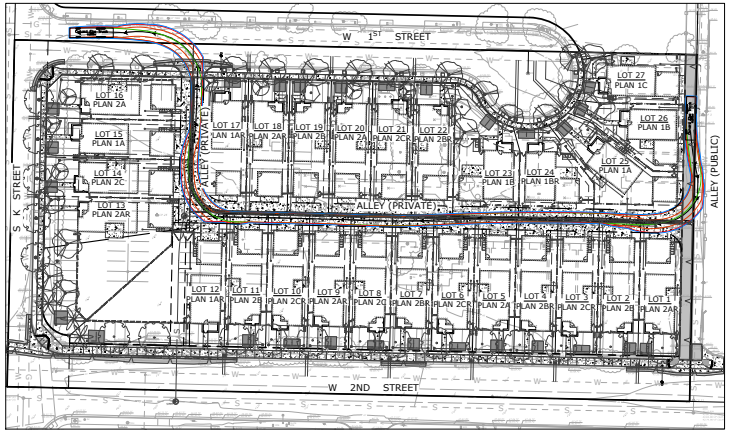


FIGURE 3: INGRESS ALLEY (SB) / EGRESS 1ST STREET (WB)

N.T.S.

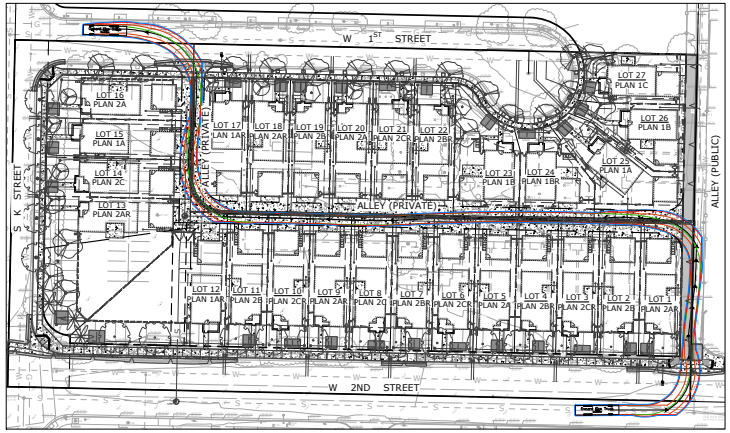
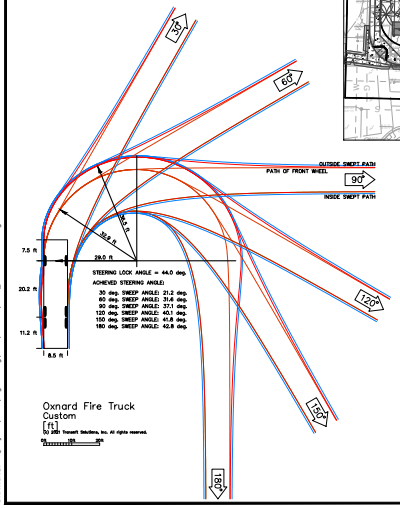
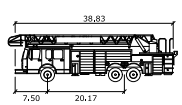


FIGURE 4: INGRESS ALLEY (NB) / EGRESS 1ST STREET (WB)

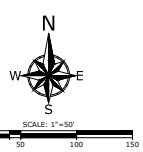
N.T.S.





Oxnard Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 44.0



REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

REGISTERED PROFESSIONAL ENGINEER
TRISTAN J. SANTOS
NO 71473
CIVIL
STATE OF CALIFORNIA

ECG
Encompass Consultant Group
333 W. LANTANA ST., SUITE 207, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 10/21/2021
PROJECT ENGINEER
R.C.E. 71473

ENCANTO PROJECT
FIRE TRUCK TURNING EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1" = 50' VERT. PER PLAN

WORK ORDER	0401
DRAWN BY:	RMS
CHECKED BY:	TJS

SHEET NO. 5 OF 6

DRAWING: n:\projects\0401\engineering\acad\exhibits\0401_autoturn fire.dwg

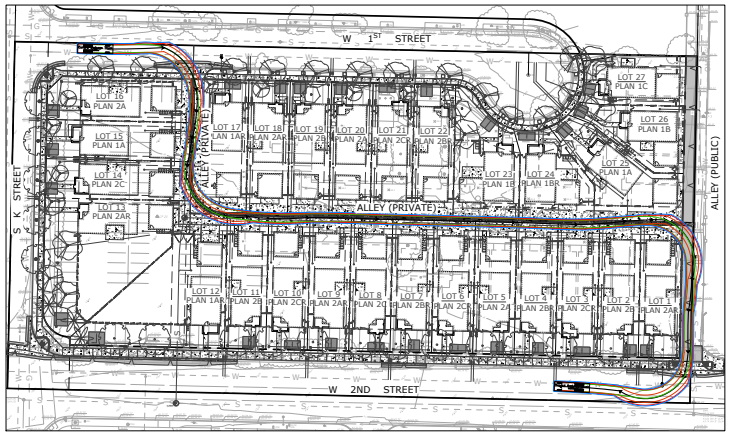


FIGURE 1: INGRESS 1ST STREET (EB) / EGRESS ALLEY (SB)

N.T.S.

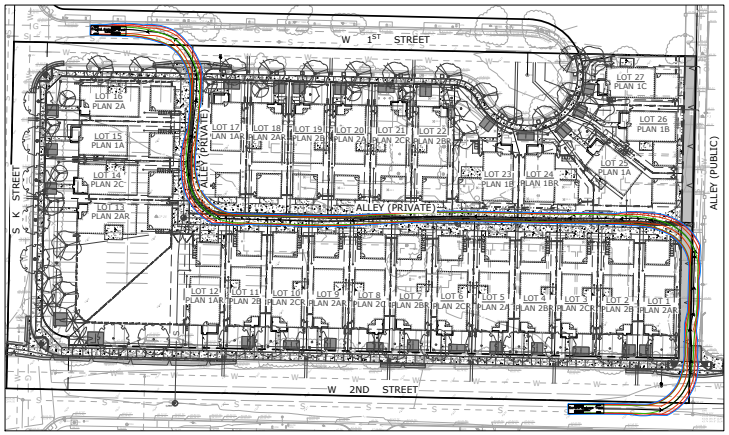


FIGURE 2: INGRESS ALLEY (NB) / EGRESS 1ST STREET (WB)

N.T.S.

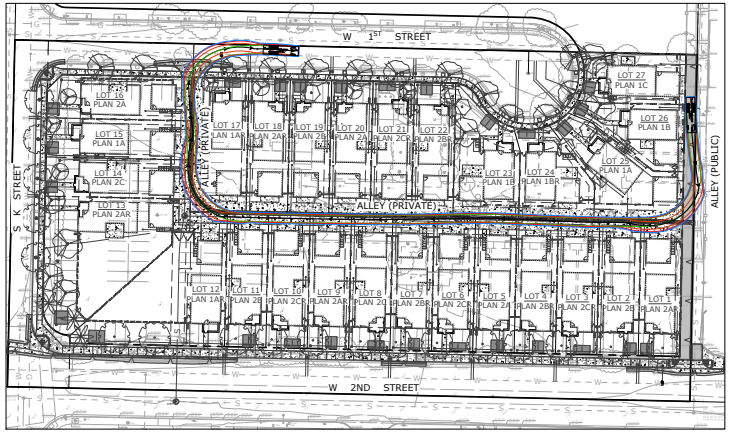


FIGURE 3: INGRESS ALLEY (SB) / EGRESS 1ST STREET (EB)

N.T.S.

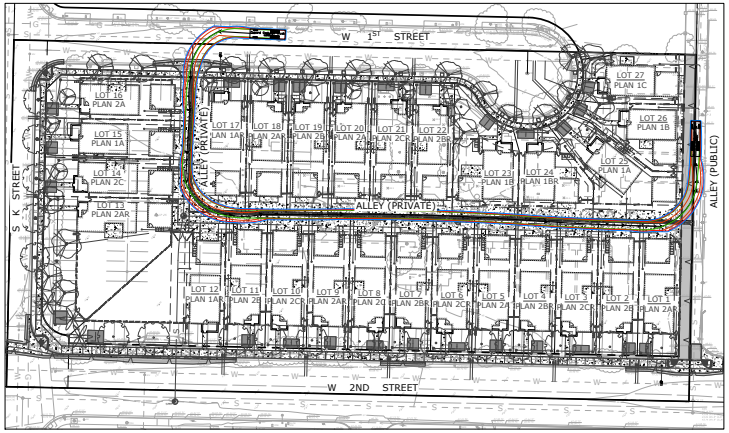


FIGURE 4: INGRESS 1ST STREET (WB) / EGRESS ALLEY (NB)

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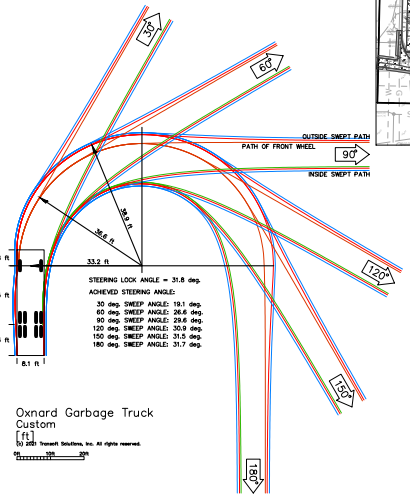
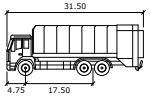
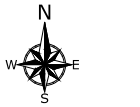




Oxnard Garbage Truck

	feet
Width	: 8.08
Track	: 7.15
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



SCALE: 1"=50'

0 50 100 150

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

REGISTERED PROFESSIONAL ENGINEER
TRISTAN J. SANTOS
NO 71473
CIVIL
STATE OF CALIFORNIA

ECG
Encompass Consultant Group
333 N. LANTANA ST., SUITE 207, CAMARILLO, CA 93010
PHONE: 805.322.4443 WEBSITE: WWW.ECGCIVIL.COM

TRISTAN J. SANTOS DATE: 10/21/2021
PROJECT ENGINEER
R.C.E. 71473

ENCANTO PROJECT
WASTE COLLECTION VEHICLE TURNING EXHIBIT
CITY OF OXNARD

SCALE: HORIZ. 1" = 50' VERT. PER PLAN

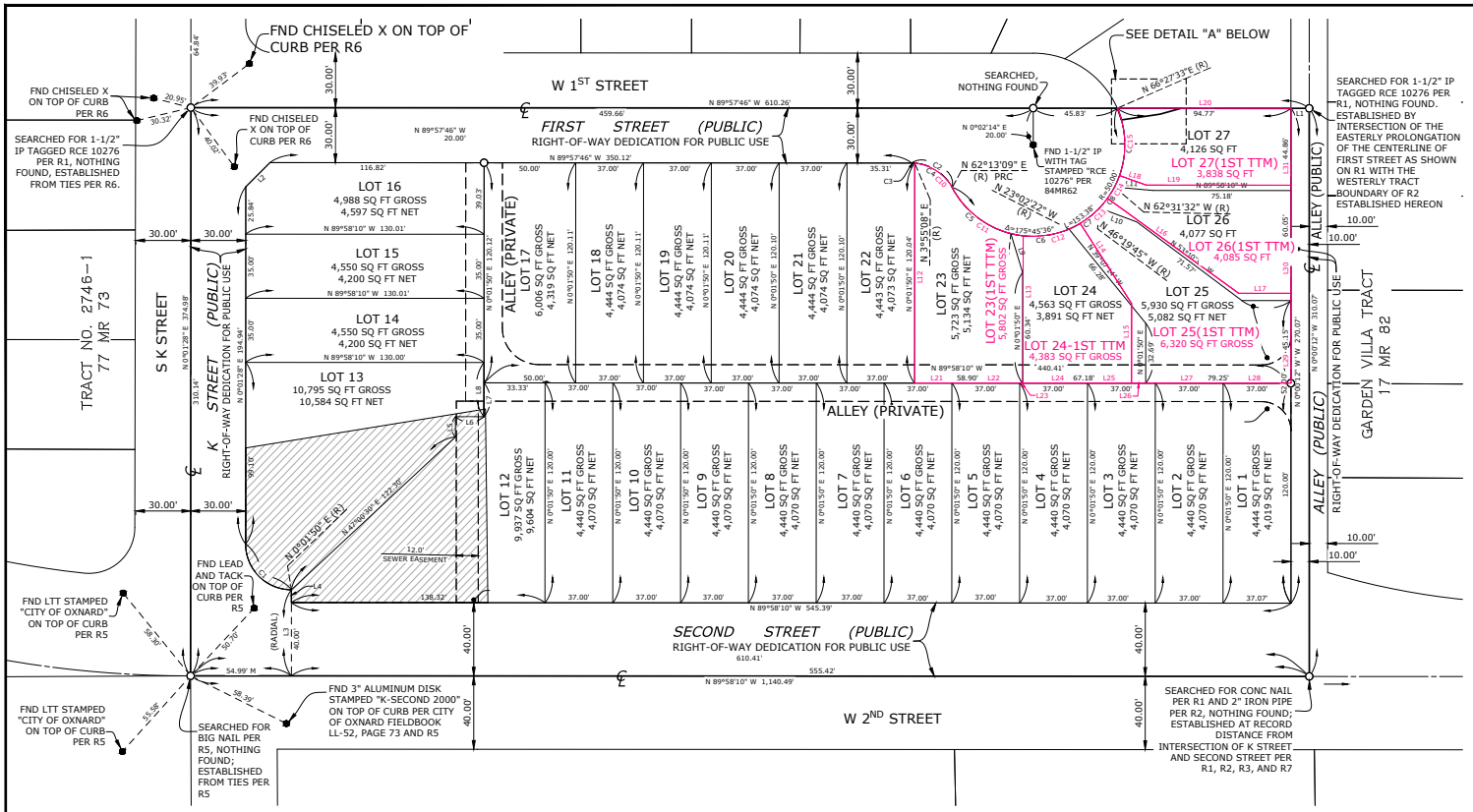
WORK ORDER	0401
DRAWN BY:	RMS
CHECKED BY:	TJS

SHEET NO. 6 OF 6

DRAWING: n:\projects\0401\engineering\acad\exhibits\0401_autotum trash.dwg

ATTACHMENT
C

SITE COMPARISON ILLUSTRATION
(LOTS 23-27)



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L11	N 84°59'13" W	21.16'

CURVE TABLE – 1ST TTM			
CURVE	DELTA	RADIUS	LENGTH
C10	55°07'47"	27.00'	25.98'
C11	55°00'19"	50.00'	48.00'
C12	37°08'42"	50.00'	32.42'
C13	23°16'47"	50.00'	20.32'
C14	16°11'18"	50.00'	14.13'
C15	43°14'25"	50.00'	37.73'

LINE TABLE – 1ST TTM		
LINE	DIRECTION	LENGTH
L12	N 00°01'50" E	119.92'
L13	N 00°01'50" E	80.37'
L14	N 32°38'59" W	51.98'
L15	N 00°01'50" E	43.44'
L16	N 54°06'53" W	88.42'
L17	N 89°58'10" W	28.57'
L18	N 70°18'12" W	15.59'
L19	N 89°58'10" W	78.99'
L20	N 89°57'55" W	94.92'
L21	N 89°58'10" W	20.41'
L22	N 89°58'10" W	37.00'
L23	N 89°58'10" W	1.76'
L24	N 89°58'10" W	35.24'
L25	N 89°58'10" W	23.93'
L26	N 89°58'10" W	13.07'
L27	N 89°58'10" W	37.00'
L28	N 89°58'10" W	37.00'
L29	N 00°01'17" E	49.00'
L30	N 00°01'17" E	59.00'
L31	N 00°01'17" E	42.06'

LEGEND

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- STREET CENTER LINE
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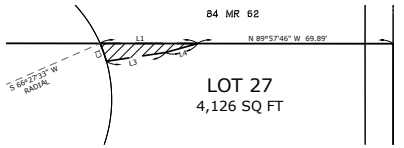
APN: 202-0-233-355



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LOTS	APN: 2020-233-355
OWNER	HERITAGE HOMES II, LLC
UNITS	SINGLE FAMILY HOMES = 27 UNITS

PREPARER'S STATEMENT

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

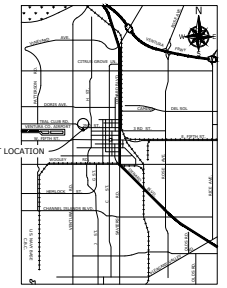
TRISTAN J. SANTOS, RCE 71473 DATE: 10/21/2021

SCALE: 1"=30'
0 30 60 90

DETAIL "A" - ACCESS EASEMENT

VICINITY MAP

SCALE: NOT TO SCALE



REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

TRISTAN J. SANTOS
NO 71473
CIVIL
STATE OF CALIFORNIA

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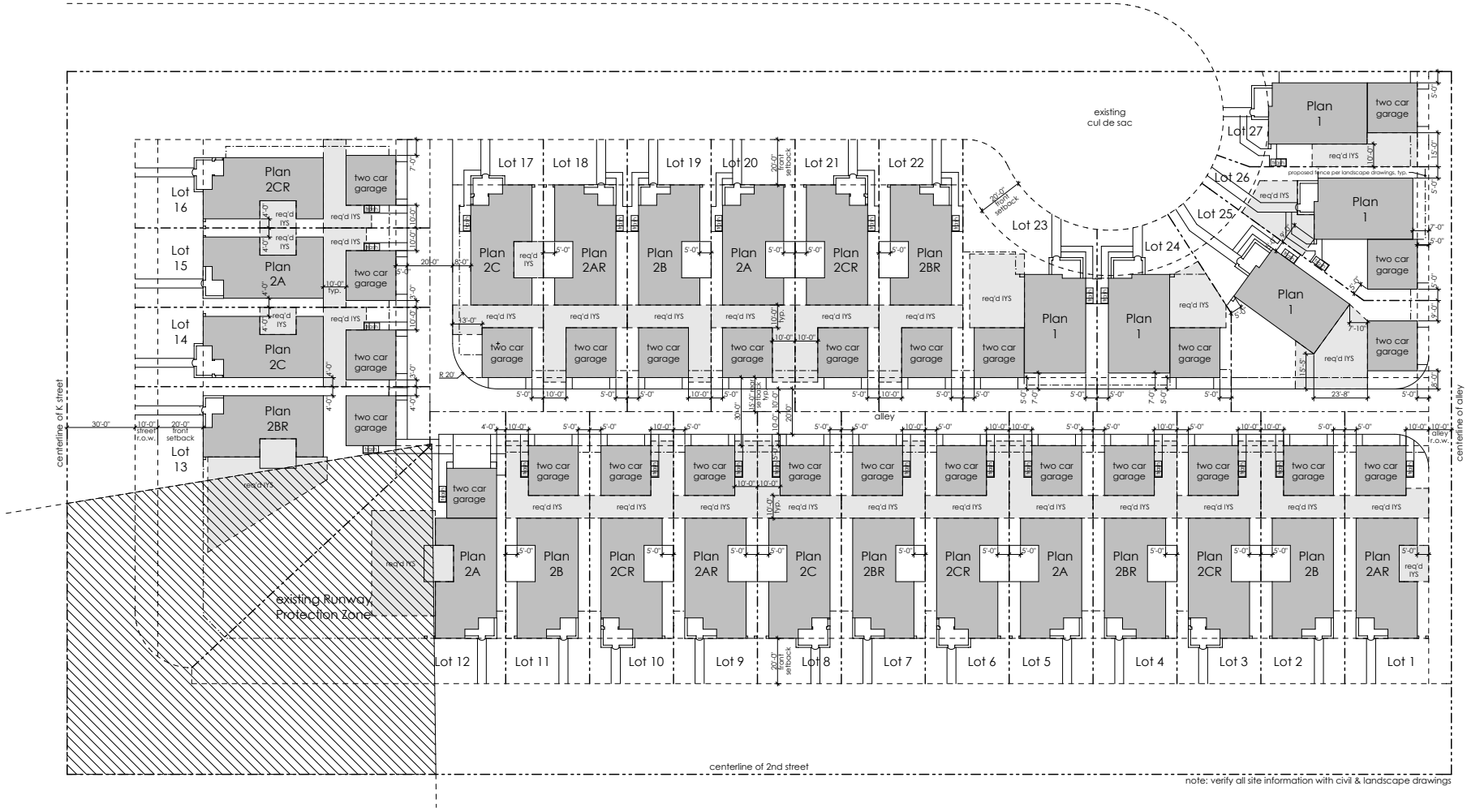
TRISTAN J. SANTOS DATE: 10/21/2021
PROJECT ENGINEER
R.C.E. 71473

ENCANTO PROJECT
TENTATIVE TRACT MAP
CITY OF OXNARD

SCALE: HORIZ. 1 = 30' VERT.
WORK ORDER 0401
DRAWN BY:
CHECKED BY:
SHEET NO. 4 OF 6

DRAWING: n:\projects\0401\engineering\acad\exhibits\0401_tttm_exhibit_dec rev.dwg

APPROVED



Site Plan
scale: 1"=20'

dai
887 Patriot Drive, Suite C
Moorpark, California 93021
805.552.0088
www.dicecoarch.com
dicecco architecture incorporated

Encanto

a new affordable housing development in Oxnard, California

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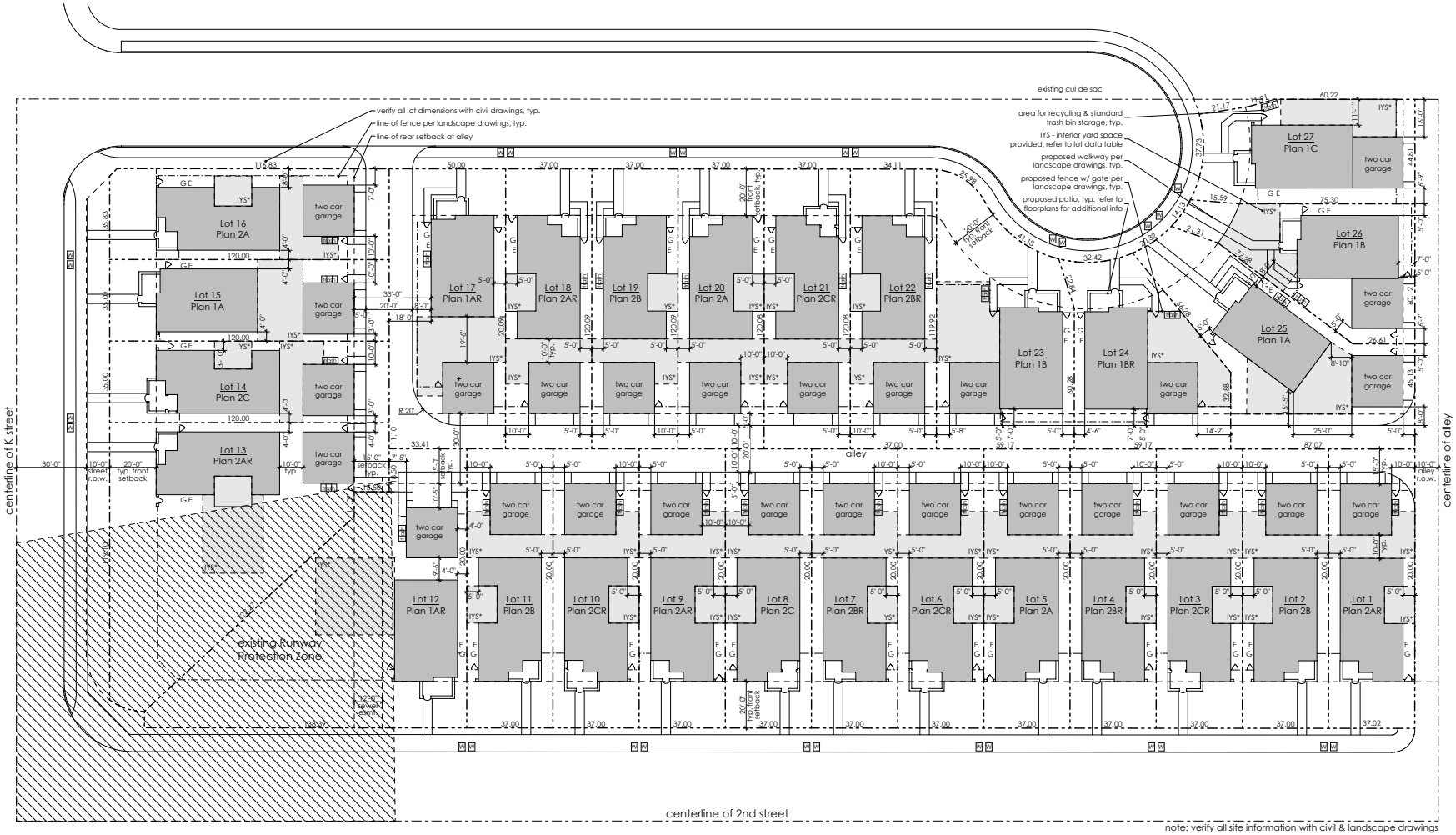
Site Plan
EA.2
2/8/21

PROPOSED



note: verify all site information with civil & landscape drawings

Site Plan
scale: 1"=20'

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Site Plan
EA.2
10/18/21

ATTACHMENT D

NOTICE OF EXEMPTION

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

CITY OF OXNARD CALIFORNIA

NOTICE OF EXEMPTION

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

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

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

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

_____ _____

(Date) Scott Kolwitz,
Planning & Environmental Services Manager

ATTACHMENT
E

RESOLUTION
PZ 21-550-03 (MAJOR MODIFICATION:
PZ 20-500-05 (SPECIAL USE PERMIT FOR A DEVELOPMENT PLAN)
& 20-535-03 (DENSITY BONUS PERMIT))

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING (PZ) PERMIT NO. 21-550-03 (MAJOR MODIFICATION) TO PZ 20-500-05 (SPECIAL USE PERMIT FOR A DEVELOPMENT PLAN) AND 20-535-03 (DENSITY BONUS PERMIT), REQUEST TO ADJUST THE SITE PLAN AND TENTATIVE TRACT MAP PLOTTING OF FIVE LOTS (LOTS 23 THROUGH 27) TO EXCLUDE A 126 SQUARE-FOOT AREA DESIGNATED FOR PRIVATE EASEMENT/LAND TRANSFER TO AN ADJACENT PROPERTY (1101 WEST FIRST STREET) LOCATED NORTH OF LOT 27 OF TENTATIVE TRACT NO. 6054; TO DEMOLISH EXISTING INFRASTRUCTURE CONSISTING OF MODULAR CLASSROOM BUILDINGS AND SITE IMPROVEMENTS SERVING THE FORMER OXNARD UNION HIGH SCHOOL'S ADULT EDUCATION PROGRAM; CONSTRUCT 27 DETACHED SINGLE-FAMILY DWELLING UNITS ON 27 LOTS; AND APPROVING THREE DENSITY BONUS CONCESSIONS NECESSARY TO ACCOMMODATE THE CONSTRUCTION OF THE 27 SINGLE-FAMILY HOME SUBDIVISION. THE DEVELOPED SITE IS ZONED FOR SINGLE FAMILY RESIDENTIAL (R-1) AND IS LOCATED AT 1101 & 1111 WEST SECOND STREET (APN: 202-0-233-355) WITHIN THE FREMONT SOUTH NEIGHBORHOOD. THE PROJECT INCLUDES THE DEDICATION OF APPROXIMATELY 1-ACRE OF LAND FOR THE BENEFIT OF PUBLIC RIGHT-OF-WAY FOR EXISTING AND PROPOSED ROADWAY IMPROVEMENTS ALONG ALL FOUR SIDES OF THE PROPOSED DEVELOPMENT. FILED BY HENRY CASILLAS, ON BEHALF OF THE OXNARD UNION HIGH SCHOOL DISTRICT, PROPERTY OWNER, 451 WEST FIFTH STREET, OXNARD, CALIFORNIA 93030.

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

WHEREAS, on November 3, 2020, designated agent Henry Casillas on behalf of the Oxnard, Union High School District, Property Owner, (the **"Applicant"** and/or **"Developer"**) submitted Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development PlanPermit); and 18-535-01 (Density Bonus Permit), pursuant to Oxnard City Code Sections 15-76, 16-410A though 16410V, to demolish the existing adult education campus and allow the construction of a 27 single family home subdivision on a developed 4.10-acre site commonly known as the Oxnard Union High School Adult Education school site located at 1101 & 1111 West Second Street; and

WHEREAS, the Density Bonus application seeks three development Concessions/incentives pursuant to Government Code Section 65915(d) (State's Density Bonus law) to: i) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet; ii)

reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and depth from 100 feet to 71 feet; and iii) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard. Density Bonus (23%) Concessions/incentives would accommodate construction of 20 market rate single family homes and three (3) affordable (low-income) and four (4) moderate-income single family homes on 27 individual lots, located at 1101 and 1111 West Second Street (APN: 202-0-233-355) (the "Project") in accordance with Sections 16-530 through 16-553 of Oxnard City Code; and

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

WHEREAS, on November 1, 2021, the Applicant filed Planning and Zoning Permit No. 21-550-03 (Major Modification), proposal to repeal Resolution No. 2021-22 adopted by the Planning Commission on August 26, 2021 to modify the configuration of five (5) of the 27 lots due to an underlying agreement between the Oxnard Union High School District and the property owners of 1101 West First Street. The change to the proposed site plan and Tentative Tract Map No. 6054 will carve out a 126 square foot (net area) triangular shaped area of Lot 27 and said land will be deeded to the adjacent property (1101 West First Street); and

WHEREAS, on December 2, 2021, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 21-550-03 (Major Modification) to PZ 20-500-05 (Special Use Permit for a Development Plan) and 20-535-01 (Density Bonus Permit) request to adjust the site plan and Tentative Tract Map plotting of five lots (Lots 23 through 27) to exclude a 126 square-foot area designated for private easement/land transfer to an adjacent property (1101 West First Street) located north of Lot 27 of Tentative Tract No. 6054; and

WHEREAS, the five lots have been reconfigured to accommodate the 126 square-foot area to be excluded and comply with the City's development standards, Tentative Tract Map lot area, and the Planning Commission's recent (August 26, 2021) entitlement review and actions related to Planning and Zoning Permit 20-500-05 (Special Use Permit for Planned

Development); PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus); and

WHEREAS, Planning and Zoning Permit No. 21-550-03 (Major Modification) continues to be consistent with the intent of the Planning Commission's action of August 26, 2021, to allow the subdivision of a 4.10-acre site into 27 lots to allow for the construction of 27 single-story, three bedroom homes with attached and detached two-car garages with alley access and associated site improvements. The modified Project maintains a request for the ministerial approval of a Density Bonus Permit to allow for a 35 percent Density Bonus to increase the maximum number of units from 22-units to 27-units. The 27 home subdivision includes twenty-two (22) market rate homes and five (5) affordable low income units. Approval of the following modified Density Bonus concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law): a) reduction of lot area; b) reduce the minimum lot frontage and width; and c) reduce the rear yard setback. The Project site is located at 1101 & 1111 West Second Street & 1101 West First Street within the Residential Low land use designation, Single Family Residential (R-1) zone, and is in the Fremont South Neighborhood (the **"Project"**). Filed by Henry Casillas, on behalf of the Oxnard Union High School District, LLC, property owner, 451 West Fifth Street, Oxnard, California 93030; and

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

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

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

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

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

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

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

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

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

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

The proposed demolition of the existing school facilities and construction of 27 single-family homes and with associated amenities and infrastructure on is consistent with the 2030 General Plan, the Oxnard City Code, the State Density Bonus law (Government Code § 65915-§ 65918), and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

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

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

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

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

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

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

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

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

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

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

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

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

(2) The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no proposed permit shall be granted if the approval body finds such use will proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

As described in the Staff Report, the proposed site currently contains vacant structures as the Oxnard Adult School education program has moved to the 1800 Solar Drive. Existing development improvements consist of approximately 25,000 square feet of modular portable classroom buildings in a campus-like configuration that served the former Oxnard Adult School education program. The surrounding uses are primarily characterized by residential uses.

The Project as designed and conditioned will be compatible with the surrounding area and will enhance and improve the existing conditions of the site and neighborhood. Aside from the requested development Concessions, the project complies with the standards of the Single-Family Residential (R-1) zoning district. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, as conditioned, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

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

As described in the Staff Report, the Project is consistent with most, but not all, of the applicable development standards. For those standards to which the project does not conform, the Applicant requests three concession pursuant to Government Code Section 65915(d): i) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet as required by OCC Section No. 16-26); ii) reduce the minimum lot dimensions: frontage and width from 50-feet to 32-feet or greater with two flag lots having frontages of 14 and 20 feet and depth from 100 feet to 71 feet as required by OCC Sections 16-27, 16-28, & 16-29; and and iii) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard as required by OCC Section 16-33.

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

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

As described in the Staff Report, the project site is a developed through lot that is bounded by streets on four sides; West First Street to the north; South K Street to the west; West Second Street to the south; and a public alley to the east. The project site is bisected by a private L-shaped "private" alley that will be owned and maintained in perpetuity by the Project homeowners. The alley is designed to provide vehicular access needs to residents, service and emergency vehicles and it will also provide for surface drainage and sewer main and lateral connections to serve the Project. Each single-family home will be constructed on a separate lot

with twelve (12) single-family homes designed to front West Second Street; four (4) homes will front onto South K Street, and eleven (11) homes will front West First Street. The City Traffic Engineer reviewed the Project for circulation and turning conflicts. As described, the site has sufficient access to streets and highways that are adequate in size and existing intersections adjacent to the project site will operate at acceptable levels of service

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

As described in the Staff Report, the Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water mains along West First Street to the north, South K Street to the west and West Second Street to the south. Sewer connections serving the parcels will be through the private alley. Adequate Fire Protection will be provided as determined by the Oxnard Fire Department. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. Therefore, the site for the proposed use will be provided with adequate sewage, water, fire protection and storm drainage facilities.

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

SECTION 3. This Resolution shall not become effective unless and until the City Council approves Planning and Zoning Permit No. 20-300-04 (Tentative Subdivision Map for Tract No. 6054) as processed with PZ 21-550-03 (Major Modification). If the City Council does not approve the Tentative Subdivision Map for this project, then this Resolution shall become null and void and be of no further force and effect.

SECTION 4. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (Density Bonus Permit), subject to the attached conditions of approval.

SECTION 5. The Planning Commission hereby repeals Planning Commission Resolution No. 2021-22.

SECTION 6. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 7. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated December 2, 2021, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date the City Council approves Planning and Zoning Permit No. 20-300-04 (Tentative Tract Map No. 6054, unless Developer has diligently developed the proposed project, as shown by the

issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)

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

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

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

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

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

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)

17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

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

19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, *PK-4*)

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

21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)

22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

23. 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 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.

24. Prior to the issuance of building permits for a residential development that includes any model houses, Developer shall obtain the approval of the Planning Division or designee for a low water-using landscape plan. Developer shall install low water-using landscape design and irrigation systems for at least one of the model houses in any cluster of two or more model houses, thereby demonstrating to prospective buyers the feasibility and aesthetic qualities of low water-using landscape design and irrigation systems. Developer shall provide appropriate signs, shown on the landscape plan, explaining that the model house utilizes a low water-using landscape and listing the plant materials used. (PK, *PK-7*)

25. Developer shall offer a low water-use front yard landscape option to buyers at no extra cost. Developer shall also provide low water-use landscape literature to each buyer. (PK, *PK-8*)

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

27. Within sixty days after a house is occupied, Developer shall install front yard and street side yard landscaping for that house. Developer shall provide proof of financial

responsibility approved by the City Attorney to ensure faithful performance of this condition within the specified time. (PK/ PL, *PK-10*)

28. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

29. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules. (PK, *PK-12*)

30. Developer shall install sod or other alternative drought tolerant and California native friendly landscaping in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

WATER CONSERVATION

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

32. 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)

33. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

AFFORDABLE HOUSING CONDITIONS

INCLUSIONARY HOUSING REQUIREMENTS

34. Inclusionary housing requirements are applicable to this project. With a base density of 22 units, 3 units (10%) must be affordable units. (Per Part 3 and 5 of Ordinance 2980). (AH)

35. The affordable units must include: (3) 3-bedroom units offered for sale to households with annual incomes at or below 80% Area Median Income (AMI) for Ventura County (Per Part 5 (a) of Ordinance 2980). (AH)

36. Prior to offering the affordable units for sale, the Developer and Owner must submit to the Housing Director the proposed sale amounts, for review and approval, the proposed date the affordable units will be offered for sale, the location of the affordable units within the project, and any other information requested by the Housing Director. Thereafter, if the Developer and Owner desires to change the sales price or location of any of the affordable units, the Developer and Owner must obtain the approval of the Housing Director. (AH)

37. Not later than the date of application for the first building permit for the project, the Developer and Owner must cause to be recorded in the office of the Ventura County Recorder, an Inclusionary Housing Agreement approved as to form and substance by the Housing Director. Such agreement shall identify the affordable housing units, restrict the qualifying income of purchasers, specify the maximum housing costs for such units, and require any purchaser of an affordable unit in the project to execute an equity share agreement. The equity sharing agreement must meet the requirements defined in Government Code 65915 (c)(2)(A),(B), and (C). The following applies to the equity sharing agreement: (AH)

    a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C).

    b. For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

    c. For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

38. The Inclusionary Housing agreement shall establish specific compliance standards and specific remedies available to the City if such compliance standards are not met. The agreement shall, among other things, specify the number of affordable units by level of affordability, number of bedrooms, and standards for qualifying household incomes or other qualifying criteria. The City may collect fees for any staff time expended for preparation of the agreement and subsequent compliance with said agreement, including conducting eligibility reviews of prospective buyers. (AH)

39. Developer and Owner must contact the Housing Department for review and approval of the Inclusionary Housing Agreement and resale restriction prior to recordation. (AH)

40. Developer and Owner shall submit to the Housing Director information about the income of each prospective buyer of an affordable unit. The Housing Director shall review such information and determine whether the prospective buyer meets the income requirements for

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

41. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project. The affordable units will be dispersed throughout the project. (AH)

42. When determining the sales price of the affordable inclusionary units, the Developer and Owner must consider that the housing costs may not be more than 30% of 80 % AMI for Ventura County. Contact the Housing Department to assist you in calculating maximum sales price by unit type. (Per 5(a) of Ordinance 2980). (AH)

43. The Housing Director shall monitor the sale of each affordable unit to determine compliance with this condition. If the Housing Director determines that Developer is not meeting the requirements of this condition, the Housing Director shall so notify Developer and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director, in writing, that Developer and Owner is meeting the requirements of this condition. (AH)

44. To the maximum extent permitted by applicable law, Developer and Owner will establish a preference for the sale of the affordable units to qualified and otherwise low-income households, subject to other restrictions related to funding sources. Preference will be established as follows:
    a. Households that live and work in the City of Oxnard.
    b. Households that live or work in the City of Oxnard; and
    c. All other households.

45. Developer and Owner will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to purchase the unit, with information sufficient to rank such persons as set forth herein. Prior to offering any Unit to a prospective buyer who neither lives nor works in Oxnard, the Developer and Owner will offer any available unit or units to those eligible and otherwise qualified applicants listed first in category a, and if any units are still available then to those prospective buyers listed in category b. Developer and Owner shall at all times make the current and prior versions of the waiting list, all information collected relating to compliance with this condition, and other occupancy information available to the City's Housing Director upon request. The Housing Director shall monitor compliance with this condition. In addition to all other remedies, if the Housing Director determines that Developer and Owner is not meeting the requirements of this condition, the Housing Director shall so notify Developer and Owner and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director in writing that Developer and Owner is meeting the requirements of this condition. (AH)

46. Affordable units provided pursuant to the City’s Inclusionary ordinance may only be included in the calculation of affordable units provided pursuant to density bonus statutes,

ordinances or resolutions if at least 3 of the required density bonus units also satisfy conditions #33 through #44 above. (AH)

47. All affordable units being provided to satisfy both the City's inclusionary housing ordinance requirements and state density bonus requirements must include the following housing related costs when determining the affordable housing cost at the required affordability levels for each affordable unit:
    a. Mortgage loan payments
    b. Mortgage insurance payments
    c. Property taxes and assessments
    d. Homeowner association fees
    e. Reasonable utilities allowance
    f. Insurance premiums
    g. Maintenance costs
    h. Space rent

DENSITY BONUS REQUIREMENTS

48. Prior to issuance of the first building permit for the project, Developer and Owner shall enter into a Density Bonus agreement in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the seven (7) units which qualified the applicant for three (3) density bonus concessions and a 23% density bonus increase above the base density of 22 units for a total of 27 units. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. (AH)

49. The Density Bonus agreement shall establish specific compliance standards and specific remedies available to the City of such compliance standards are not met. The agreement shall, among other things, specify the number of affordable units by affordability level, by number of bedrooms, standards for qualifying household incomes or other qualifying criteria, and require any purchaser of an affordable unit in the project to execute an equity share agreement with the City. The equity sharing agreement must meet the requirements defined in Government Code 65915 (c)(2)(A), (B), and (C). The City may collect fees for any staff time expended for preparation of the agreement and subsequent compliance with said agreement, including conducting eligibility reviews of prospective buyers. The following applies to the equity sharing agreement:

    a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C).

    b. For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

c. For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale. (AH)

50. The affordability of the seven units shall be as follows: Three (3) units must be made available for purchase by households with incomes up to or below 80% AMI (low income) for Ventura County and four (4) units must be made available for purchase by households with incomes up to or below 120% AMI (moderate income), as adjusted for family size as provided in 25 California Code of Regulations Section 6932. These units shall be distributed throughout the Project and shall not differ in appearance, size, or amenities from other units of the same size in the Project. Developer and Owner must meet the standards as defined in Health and Safety Code Section 50052.5**.** (AH)

51. Low-Income units must meet the affordable housing cost as defined in Part 5 (a) of the City's Inclusionary ordinance, requiring that for low-income households, affordable housing cost shall not exceed the product of 30% of 80% AMI for Ventura County. Moderate Income units must meet the affordable housing cost as defined in Health and Safety Code Section 50052.5, requiring that for moderate-income households, affordable housing cost shall not be less than 28 percent of the gross income of the household, nor exceed the product of 35 percent times 110 percent of area median income adjusted for family size appropriate for the unit. (AH)

52. Prior to offering the affordable units for sale, the Developer and Owner must submit to the Housing Director the proposed sale amounts, for review and approval, the proposed date the affordable units will be offered for sale, the location of the affordable units, and any other information requested by the Housing Director. Thereafter, if the Developer and Owner desires to change the sales price or location of any of the affordable units, the Developer and Owner must obtain the approval of the Housing Director. (AH)

53. Developer and Owner shall submit to the Housing Director information about the income of each prospective buyer of an affordable unit. The Housing Director shall review such information and determine whether the prospective buyer meets the income requirements for the unit and whether the proposed price of the unit does not exceed the affordable cost for the income category of the prospective homeowner. (AH)

54. The Housing Director shall monitor the sale of each affordable unit to determine compliance with this condition. If the Housing Director determines that Developer is not meeting the requirements of this condition, the Housing Director shall so notify Developer and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director, in writing, that Developer and Owner is meeting the requirements of this condition. (AH)

55. To the maximum extent permitted by applicable law, Developer will establish a preference for the sale of the affordable units to qualified and otherwise eligible low and very

low-income households, subject to other restrictions related to funding sources. Preference will be established as follows:

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

56. Developer and Owner will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to purchase the unit, with information sufficient to rank such persons as set forth herein. Prior to offering any Unit to an applicant who neither lives nor works in Oxnard, the Developer and Owner will offer any available unit or units to those eligible and otherwise qualified applicants listed first in category a, and if any units are still available then to those applicants listed in category b. Developer/ Owner shall at all times make the current and prior versions of the waiting list, all information collected relating to compliance with this condition, and other occupancy information available to the City's Housing Director upon request. The Housing Director shall monitor compliance with this condition. In addition to all other remedies, if the Housing Director determines that Developer and Owner is not meeting the requirements of this condition, the Housing Director shall so notify Developer and Owner and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director in writing that Developer and Owner is meeting the requirements of this condition. (AH)

FIRE DEPARTMENT STANDARD CONDITIONS

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

58. 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*)

59. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)

60. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)

61. 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*)

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

63. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)

64. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

65. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)

66. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

67. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)

68. 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*)

69. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

70. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD*, F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

71. The alleys shall designated as a Fire Lanes and shall be identified by outlining or painting it in red and signage per the California Department of Motor Vehicles.

72. Provide fire truck turning template on a site plan to verify truck access throughout the new alley in all directions. Provide a two foot buffer on each side of the tire track at each turn. Radius may need to be increased at First Street to alley and out of alley to existing public alley (East).

73. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.

74. 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.

75. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

76. Provide a hydrant within 150-feet of all portions of the building exterior walls. Provide a plan with hydrants located and 150-foot radius circles at their center to demonstrate coverage.

INFORMATION TECHNOLOGY CONDITIONS

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

PLANNING DIVISION STANDARD CONDITIONS

78. 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)

79. 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*)

80. 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*)

81. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

82. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

83. 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)

84. 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)

85. 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*)

86. 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*)

87. 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*)

88. 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*)

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

90. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

91. 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*).

92. 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)*

93. 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)*

94. 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)*

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

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

97. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)

98. 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*)

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

100. Additions and patio covers shall conform to the requirements of the R-1 zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)

101. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits. (PL, *PL-28*)

102. Prior to the close of escrow for each dwelling unit, Developer shall provide the buyer with a written guarantee that the exterior finishes of the dwelling unit will remain in good condition for at least five (5) years from the final building permit inspection and sign off. Developer shall provide a copy of the guarantee to Planning staff prior to final Planning Division inspection and sign off. (PL, *PL-29*)

103. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light shall be directed away from dwelling units. (B, *PL-30*)

104. Developer shall provide masonry walls on street side yards and along project perimeter property lines. Developer shall install interior lot line fences, to be constructed of wood or other material, subject to the approval of the Planning Division Manager. (PL/B, *PL-31*)

105. 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*)

106. Developer shall include in all deeds for the project and in the Conditions Covenants & Restrictions a prohibition against parking recreational vehicles over 20 feet long in the project. (CE/PL, *PL-35*)

107. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)

108. Developer shall post in the sales office of the project the latest City planning documents and maps that may affect the project and adjacent properties. At a minimum, this information shall include the 2030 Oxnard General Plan and General Plan Land Use Map showing all adjacent properties, a copy of the ordinances regulating the zone, and any specific plan that may apply to the project. Such documents may be purchased at cost from the Planning Division Manager. Developer shall require that all purchasers sign an affidavit declaring that they have familiarized themselves with the planning documents. Developer shall make such affidavits and planning information available for review upon reasonable request of the Planning Division Manager. (PL, *PL-38*)

PLANNING DIVISION SPECIAL CONDITIONS

109. 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.

110. 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)

111. 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)

112. This permit is granted subject to the City's approval of Planning and Zoning Permit No. 20-300-04 (Tentative Subdivision Map for T6054) and recordation of Tract Map No. 6054. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)

113. This permit is granted subject to the City's approval of Planning and Zoning Permit No. 20-535-03 (Density Bonus Permit) and recordation of an affordable housing agreement and equity share agreement. (PL)

114. Developer shall record a notice to appear in all deeds of property within the project that the project is within or proximate to the Oxnard Airport Sphere of Influence and inhabitants may be affected by the airport and aircraft operations. Before the City issues building permits, Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office. (PL)

115. Developer shall grant to the County of Ventura an avigation easement that includes the elements of the Federal Aviation Administration's (FAA) Model Avigation Easement. (PL)

116. Developer shall file with the FAA a Form 7460, "Notice of Construction or Alteration," that enables the FAA to review the development for any hazards to airport/aviation operations. The FAA's review shall result in a finding of "no objection." (PL)

117. The Developer shall adhere to any recommendations from the FAA for marking or lighting. (PL)

118. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the homeowner. Lighting responsibilities shall be provided within the CC&Rs for the development. (PL)

119. Developer shall establish a homeowners association and the association shall be responsible for the long term construction maintenance of the alley and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL)

120. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications. (MND, C-1)

121. 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)

122. 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)

123. 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)

124. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)

125. 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)

126. The Developer shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)

127. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)

128. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)

129. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

130. 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)

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

132. Developer shall remove and clear to comply with the front yard fencing requirements, the existing chain link fence that is located within the excluded a 126 square-foot area designated for private easement/land transfer to an adjacent property (1101 West First Street) located north of Lot 27 of Tentative Tract No. 6054. (PL)

ENVIRONMENTAL RESOURCES DIVISION

133. 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.

134. 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.

135. 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.

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

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

137. 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)

138. 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)

139. 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)

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

141. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)

142. 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)

143. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)

144. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)

145. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

146. 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)

147. 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)

148. 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)

149. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

150. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)

151. 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)

152. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

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

154. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

155. "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)

156. Prior to issuance of a grading/site improvement permit, developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off-site improvements required by City. (DS-28)

157. 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)

158. 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)

159. 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)

160. 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)

161. 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)

162. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)

163. 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)

164. 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)

165. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)

166. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

167. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)

168. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

169. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)

170. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

171. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)

172. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

173. If required by the City Engineer before the City approval of improvement plans, Developer shall obtain approval signatures from Southern California Edison Company, Southern California Gas Company, General Telephone Company, and all cable television companies. (DS-63)

174. 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)

175. Prior to issuance of building permits, Developer shall record a final map or parcel map. (DS-65)

176. Developer shall construct a 9 foot by 3 foot level concrete pad for storage of three refuse containers in the side yard area or other location approved by the Development Services Manager that is out of view from the street. The storage location shall not be within the garage. Developer shall construct a paved path from the storage location to the street (or other assigned pickup area) that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the containers. Storage location and path shall be shown on the fine grading plans. (DS-68)

177. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

178. 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)

179. 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)

180. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)

181. 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)

182. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)

183. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs".) Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)

184. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board

indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

185. 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)

186. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

187. All existing frontage improvements shall be reconstructed per City standards to include a parkway between the sidewalk and the street, including the reconstruction of the two existing pedestrian curb ramps at the northeast and northwest corners of South K Street and West Second Street to meet the Americans with Disabilities Act (ADA) standards. (DS)

188. Developer shall reconstruct the full width of the public alley, including replacing the existing ribbon gutter to match the 4-foot wide ribbon gutter just north of Lot 27 to West Second Street. The asphalt pavement shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. (DS)

189. Public and private alley entrances shall be reconstructed to City standards with appropriate ADA path of travel per City standard plate 115. (DS)

190. West Second and K Streets are scheduled to be resurfaced in 2021 by the City. As such, the construction of this project will likely disturb the new pavement. Developer shall perform a 2-inch grind and overlay over half of West Second and K Streets along the project frontages to provide a new pavement layer over the trench cut after all utilities have been installed. The exact extents of the overlay are subject to revision by the City Engineer based on field conditions, the number of trenches, and the method of lateral installation. Developer shall perform and a 2-inch grind and overlay for the entire width of West First Street along the frontage of the project. This requirement shall be indicated on the project civil improvement plans. (DS)

191. Developer to develop and record the Covenants, Conditions, and Restrictions ("CC&Rs") to legally bind all affected lots to the alley, storm drain, and sewer improvements and a mechanism to collect fees necessary to maintain the improvements through a Homeowner's Association (HOA). All improvements in the alley, including underground sewer and storm drain facilities, shall be privately owned and maintained. The Covenants, Conditions, and Restrictions shall contain provisions requiring the participation of all affected property owners and include language on use restrictions, maintenance requirements, and construction and design restrictions. During plan check, Developer shall submit a copy to the City for review and approval. The final approved copy shall be recorded with the Ventura County Recorder's Office prior to the issuance of a site improvement permit. (DS)

192. The private alley shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. Stormwater treatment facilities proposed in the alley shall be designed to meet the same durability requirement and be approved by the City Engineer. (DS)

193. Developer shall properly abandon all existing sewer and water laterals to the properties that are not proposed for use by the project. Abandonment requirements shall be clearly indicated on the civil site improvement plans. (DS)

194. All existing fire hydrants along the frontage of the project shall be upgraded to current City standards. (DS)

195. All onsite sewer and storm drainage systems shall be privately owned and maintained by the HOA. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

196. Consistent with the City of Oxnard Bicycle and Pedestrian Facilities Master Plan, the Developer prior to occupancy, shall stripe and install signage on West Second Street to accommodate the 5-foot minimum Class II bike lanes, between H Street and Ventura Road. (TR)

197. Stopping within 50-feet of the intersection of Second Street and K Street shall be restricted. (TR)

198. Developer shall install traffic control signage, markings and other traffic control devices along West Second Street, K Street and First Street subject to approval of the City Traffic Engineer. (TR)

199. Developer shall install LED lighting on the first and fourth power poles in the public alley for street illumination and backing assistance. (TR)

200. Developer shall retrofit existing High Pressure Sodium Vapour(HPSV) street lights along Second Street, between H Street and K Street and the street light at the raised median along the eastbound left turn lane at the intersection of Second Street and K Street with LED. (TR)

201. Establish and maintain a 20-foot visibility triangle in the west-bound direction from the alley to Second Street, the radii at the alley shall be revised to accommodate fire and trash trucks. (TR)

POLICE CONDITIONS

Exterior Lighting

202. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
    e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected. (PD)

203. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme. (PD)

204. All exterior lighting shall operate from dusk to dawn. (PD)

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

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

207. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. (PD)

208. Fencing and gate systems that are adjacent to the alley shall be flush with the alley-side face of each garage. This is to ensure that there are no areas along the alley that would provide for human concealment. (PD)

209. CC&Rs shall reflect that there shall be no storage of any kind in the areas of each property adjacent to the alley. (PD)

210. Each garage shall have a lighting instrument that operates from dusk to dawn that illuminates the alley area in front of the overhead door. This instrument shall be mounted on the wall of the garage above the door near the apex of the eve line to provide the maximum illumination coverage area. Illumination from these instruments shall be illustrated on the project's photometric sheet and meet the 1-7 FC requirement. (PD)

211. Each garage door shall be equipped with a remote control garage door opener. (PD)

212. There shall be no landscape features in the taller than 24-inches above grade adjacent to the alley. (PD)

[SIGNATURES ON NEXT PAGE]

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of December 2021.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 2nd day of December, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary

ATTACHMENT
F

RESOLUTION:
PZ 21-550-03 (MAJOR MODIFICATION:
PZ 20-300-04 (TENTATIVE TRACT MAP FOR TRACT 6054))

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT (PZ) NO. 21-550-03 (MAJOR MODIFICATION) TO PZ 20-300-04 (TENTATIVE SUBDIVISION MAP OF TRACT NO. 6054), TO SUBDIVIDE A 4.10-ACRE SITE INTO 27 PARCELS TO CONSTRUCT 27 DETACHED SINGLE-FAMILY HOMES ON 27 SEPARATE LOTS RANGING BETWEEN 3,891 AND 10,584 SQUARE FEET IN AREA. THE DEVELOPED 4.10-ACRE SITE IS ZONED FOR SINGLE FAMILY RESIDENTIAL (R-1) AND IS LOCATED AT 1101 & 1111 WEST SECOND STREET (APN: 202-0-233-355) WITHIN THE FREMONT SOUTH NEIGHBORHOOD. THE PROJECT INCLUDES THE DEDICATION OF APPROXIMATELY 1-ACRE OF LAND FOR THE BENEFIT OF PUBLIC RIGHT-OF-WAY FOR EXISTING AND PROPOSED ROADWAY IMPROVEMENTS ALONG ALL FOUR SIDES OF THE PROPOSED DEVELOPMENT. FILED BY HENRY CASILLAS, ON BEHALF OF THE OXNARD UNION HIGH SCHOOL DISTRICT, PROPERTY OWNER, 451 WEST FIFTH STREET, OXNARD, CALIFORNIA 93030.

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

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

WHEREAS, the the Tentative Subdivision Map of Tract No. 6054 was designed to be consistent with the associated Density Bonus application (PZ No. 20-535-03); and

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

WHEREAS, on November 1, 2021, the Applicant filed Planning and Zoning Permit No. 21-550-03 (Major Modification), proposal to repeal Resolution No. 2021-23 adopted by the Planning Commission on August 26, 2021 to modify the configuration of five (5) of the 27 lots due to an underlying agreement between the Oxnard Union High School District and the property owners of 1101 West First Street. The change to the proposed site plan and Tentative Tract Map No. 6054 will carve out a 126 square foot (net area) triangular shaped area of Lot 27 and said land will be deeded to the adjacent property (1101 West First Street); and

WHEREAS, on December 2, 2021, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 21-550-03 (Major Modification) to PZ No. 20-300-04 (Tentative Subdivision Map of Tract No. 6054) to adjust the site plan and Tentative Tract Map plotting of five lots (Lots 23 through 27) to exclude a 126 square-foot area designated for private easement/land transfer to an adjacent property (1101 West First Street) located north of Lot 27 of Tentative Tract No. 6054; and

WHEREAS, the five lots have been reconfigured to accommodate the 126 square-foot area to be excluded and comply with the City's development standards, Tentative Tract Map lot area, and the Planning Commission's recent (August 26, 2021) entitlement review and actions related to Planning and Zoning Permit 20-500-05 (Special Use Permit for Planned Development); PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus); and

WHEREAS, Planning and Zoning Permit No. 21-550-03 (Major Modification) continues to be consistent with the intent of the Planning Commission's action of August 26, 2021, to allow the subdivision of a 4.10-acre site into 27 lots to allow for the construction of 27 single-story, three bedroom homes with attached and detached two-car garages with alley access and associated site improvements. The modified Project maintains a request for the ministerial approval of a Density Bonus Permit to allow for a 35 percent Density Bonus to increase the maximum number of units from 22-units to 27-units. The 27 home subdivision includes twenty-two (22) market rate homes and five (5) affordable low income units. Approval of the following modified Density Bonus concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law): a) reduction of lot area; b) reduce the minimum lot frontage and width; and c) reduce the rear yard setback. The Project site is located at 1101 & 1111 West Second Street & 1101 West First Street within the Residential Low land use designation, Single Family Residential (R-1) zone, and is in the Fremont South Neighborhood (the **"Project"**). Filed by Henry Casillas, on behalf of the Oxnard Union High School District, LLC, property owner, 451 West Fifth Street, Oxnard, California 93030; and

WHEREAS, the the modified Tentative Subdivision Map of Tract No. 6054 was designed to be consistent with the associated Density Bonus application (PZ No. 20-535-03); and

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

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

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

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan); and 20-535-03 (Density Bonus Permit); and

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

WHEREAS, Government Code Section 65915 and Oxnard City Code (OCC) Sections 16-410M and 16-410O require that when a housing developer meets certain criteria for a Density Bonus, the local jurisdiction must grant one or more regulatory incentives or Concessions unless the city makes a written finding that the Concessions or incentives are not required in order to provide for affordable housing costs as defined by state law; and

WHEREAS, the Planning Commission finds that the Project meets all necessary criteria of Government Code Section 65915 and OCC Section OCC 16-410H to be considered eligible for three Concessions and a 23 percent Density Bonus to increase the maximum number of units from 22-units to 27-units because seven (7) of the homes will be affordable units as follows: Three (3) units will be set aside for low-income households and four (4) units will be set aside for moderate-income households. Approval of the following Density Bonus Concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law): reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet; reduce the minimum lot dimensions: frontage and width from 50-feet to 32-feet or greater with two flag lots having frontages of 14 and 20 feet and depth from 100 feet to 71 feet; and reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard; and

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

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

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

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

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

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

The proposed demolition of the existing school facilities and construction of 27 single-family homes and with associated amenities and infrastructure on is consistent with the 2030 General Plan, the Oxnard City Code, the State Density Bonus law (Government Code § 65915-§ 65918), and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

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

Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

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

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

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

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

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

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

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

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

As described in the Staff Report, the proposed Project is consistent with the 2030 General Plan since the proposed development is consistent with the site's land use designation of Residential Low. Pursuant to the Oxnard City Code (OCC) 16-410B(J), a "Density Bonus" is "a density increase over the otherwise maximum allowable residential density as of the date of application to the city for a qualified housing development." At 22 units, the project has a density of 7 units per acre, but with the Density Bonus, the project will have a density of approximately 8.7 units per acre. Pursuant to the OCC Chapter 16 Division 7A, Density Bonus and Related Incentives and Concessions Program, and the State's Density Bonus law (Government Code § 65915-§ 65918) the Applicant requested approval of three development code Concessions in exchange for constructing seven (7) affordable housing units. Aside from the requested development Concessions, the project complies with the standards of the Single-Family Residential (R-1) zoning district. The Tentative Subdivision Map has been designed to be consistent with the Density Bonus request to ensure consistency with the General Plan and land use designation The subdivision of land and associated improvements do not change the land use of the subject site. The project site is not subject to a Specific Plan. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 4. The Planning Commission hereby repeals Planning Commission Resolution 2021-23.

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

[CONDITION ON NEXT PAGE]

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated December 2, 2021 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)

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

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

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

10. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

11. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

12. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

13. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

PLANNING DIVISION STANDARD CONDITIONS

14. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

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

16. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

17. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)

PLANNING DIVISION SPECIAL CONDITIONS

18. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)

19. This permit is granted subject to related permit applications Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (Density Bonus Permit). (PL)

20. Final Map shall incorporate 'No Build' deed restrictions within the Airport Runway Protection Zone (RPZ) area affecting lots 12 and 13. (PL)

AFFORDABLE HOUSING CONDITIONS

<u>INCLUSIONARY HOUSING REQUIREMENTS</u>

21. Inclusionary housing requirements are applicable to this project. With a base density of 22 units, 3 units (10%) must be affordable units. (Per Part 3 and 5 of Ordinance 2980) (AH)

22. The affordable units must include: (3) 3-bedroom units offered for sale to households with annual incomes at or below 80% Area Median Income (AMI) for Ventura County (Per Part 5 (a) of Ordinance 2980) (AH)

23. Prior to offering the affordable units for sale, the Developer and Owner must submit to the Housing Director the proposed sale amounts, for review and approval, the proposed date

the affordable units will be offered for sale, the location of the affordable units within the project, and any other information requested by the Housing Director. Thereafter, if the Developer and Owner desires to change the sales price or location of any of the affordable units, the Developer and Owner must obtain the approval of the Housing Director. (AH)

24. Not later than the date of application for the first building permit for the project, the Developer and Owner must cause to be recorded in the office of the Ventura County Recorder, an Inclusionary Housing Agreement approved as to form and substance by the Housing Director. Such agreement shall identify the affordable housing units, restrict the qualifying income of purchasers, specify the maximum housing costs for such units, and require any purchaser of an affordable unit in the project to execute an equity share agreement. The equity sharing agreement must meet the requirements defined in Government Code 65915 (c)(2)(A),(B), and (C). The following applies to the equity sharing agreement:
    a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C).

    b. For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

    c. For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale. (AH)

25. The Inclusionary Housing agreement shall establish specific compliance standards and specific remedies available to the City if such compliance standards are not met. The agreement shall, among other things, specify the number of affordable units by level of affordability, number of bedrooms, and standards for qualifying household incomes or other qualifying criteria. The City may collect fees for any staff time expended for preparation of the agreement and subsequent compliance with said agreement, including conducting eligibility reviews of prospective buyers. (AH)

26. Developer and Owner must contact the Housing Department for review and approval of the Inclusionary Housing Agreement and resale restriction prior to recordation. (AH)

27. Developer and Owner shall submit to the Housing Director information about the income of each prospective buyer of an affordable unit. The Housing Director shall review such information and determine whether the prospective buyer meets the income requirements for the unit and whether the proposed price of the unit does not exceed the affordable cost for the income category of the prospective homeowner. (AH)

28. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project. The affordable units will be dispersed throughout the project. (AH)

29. When determining the sales price of the affordable inclusionary units, the Developer and Owner must consider that the housing costs may not be more than 30% of 80 % AMI for Ventura County. Contact the Housing Department to assist you in calculating maximum sales price by unit type. (Per 5(a) of Ordinance 2980). (AH)

30. The Housing Director shall monitor the sale of each affordable unit to determine compliance with this condition. If the Housing Director determines that Developer is not meeting the requirements of this condition, the Housing Director shall so notify Developer and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director, in writing, that Developer and Owner is meeting the requirements of this condition. (AH)

31. To the maximum extent permitted by applicable law, Developer and Owner will establish a preference for the sale of the affordable units to qualified and otherwise low-income households, subject to other restrictions related to funding sources. Preference will be established as follows:
    a. Households that live and work in the City of Oxnard.
    b. Households that live or work in the City of Oxnard; and
    c. All other households. (AH)

32. Developer and Owner will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to purchase the unit, with information sufficient to rank such persons as set forth herein. Prior to offering any Unit to a prospective buyer who neither lives nor works in Oxnard, the Developer and Owner will offer any available unit or units to those eligible and otherwise qualified applicants listed first in category a, and if any units are still available then to those prospective buyers listed in category b. Developer and Owner shall at all times make the current and prior versions of the waiting list, all information collected relating to compliance with this condition, and other occupancy information available to the City's Housing Director upon request. The Housing Director shall monitor compliance with this condition. In addition to all other remedies, if the Housing Director determines that Developer and Owner is not meeting the requirements of this condition, the Housing Director shall so notify Developer and Owner and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director in writing that Developer and Owner is meeting the requirements of this condition. (AH)

33. Affordable units provided pursuant to the City’s Inclusionary ordinance may only be included in the calculation of affordable units provided pursuant to density bonus statutes,

ordinances or resolutions if at least 3 of the required density bonus units also satisfy conditions No. 21 through No. 32 above. (AH)

34. All affordable units being provided to satisfy both the City's inclusionary housing ordinance requirements and state density bonus requirements must include the following housing related costs when determining the affordable housing cost at the required affordability levels for each affordable unit:
    a. Mortgage loan payments
    b. Mortgage insurance payments
    c. Property taxes and assessments
    d. Homeowner association fees
    e. Reasonable utilities allowance
    f. Insurance premiums
    g. Maintenance costs
    h. Space rent

DENSITY BONUS REQUIREMENTS

35. Prior to issuance of the first building permit for the project, Developer and Owner shall enter into a Density Bonus agreement in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the seven (7) units which qualified the applicant for three (3) density bonus concessions and a 23% density bonus increase above the base density of 22 units for a total of 27 units. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. (AH)

36. The Density Bonus agreement shall establish specific compliance standards and specific remedies available to the City of such compliance standards are not met. The agreement shall, among other things, specify the number of affordable units by affordability level, by number of bedrooms, standards for qualifying household incomes or other qualifying criteria, and require any purchaser of an affordable unit in the project to execute an equity share agreement with the City. The equity sharing agreement must meet the requirements defined in Government Code 65915 (c)(2)(A), (B), and (C). The City may collect fees for any staff time expended for preparation of the agreement and subsequent compliance with said agreement, including conducting eligibility reviews of prospective buyers. The following applies to the equity sharing agreement:

    a. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C).

    b. For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the low-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is

lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

c. For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale. (AH)

37. The affordability of the seven units shall be as follows: Three (3) units must be made available for purchase by households with incomes up to or below 80% AMI (low income) for Ventura County and four (4) units must be made available for purchase by households with incomes up to or below 120% AMI (moderate income), as adjusted for family size as provided in 25 California Code of Regulations Section 6932. These units shall be distributed throughout the Project and shall not differ in appearance, size, or amenities from other units of the same size in the Project. Developer and Owner must meet the standards as defined in Health and Safety Code Section 50052.5**.** (AH)

38. Low-Income units must meet the affordable housing cost as defined in Part 5 (a) of the City's Inclusionary ordinance, requiring that for low-income households, affordable housing cost shall not exceed the product of 30% of 80% AMI for Ventura County. Moderate Income units must meet the affordable housing cost as defined in Health and Safety Code Section 50052.5, requiring that for moderate-income households, affordable housing cost shall not be less than 28 percent of the gross income of the household, nor exceed the product of 35 percent times 110 percent of area median income adjusted for family size appropriate for the unit. (AH)

39. Prior to offering the affordable units for sale, the Developer and Owner must submit to the Housing Director the proposed sale amounts, for review and approval, the proposed date the affordable units will be offered for sale, the location of the affordable units, and any other information requested by the Housing Director. Thereafter, if the Developer and Owner desires to change the sales price or location of any of the affordable units, the Developer and Owner must obtain the approval of the Housing Director. (AH)

40. Developer and Owner shall submit to the Housing Director information about the income of each prospective buyer of an affordable unit. The Housing Director shall review such information and determine whether the prospective buyer meets the income requirements for the unit and whether the proposed price of the unit does not exceed the affordable cost for the income category of the prospective homeowner. (AH)

41. The Housing Director shall monitor the sale of each affordable unit to determine compliance with this condition. If the Housing Director determines that Developer is not meeting the requirements of this condition, the Housing Director shall so notify Developer and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director, in writing, that Developer and Owner is meeting the requirements of this condition. (AH)

42. To the maximum extent permitted by applicable law, Developer will establish a preference for the sale of the affordable units to qualified and otherwise eligible low and very low-income households, subject to other restrictions related to funding sources. Preference will be established as follows:
    a. Households that live and work in the City of Oxnard.
    b. Households that live or work in the City of Oxnard; and
    c. All other households. (AH)

43. Developer and Owner will at all times maintain a list of initial applicants and subsequent waiting lists of all persons who apply to purchase the unit, with information sufficient to rank such persons as set forth herein. Prior to offering any Unit to an applicant who neither lives nor works in Oxnard, the Developer and Owner will offer any available unit or units to those eligible and otherwise qualified applicants listed first in category a, and if any units are still available then to those applicants listed in category b. Developer/ Owner shall at all times make the current and prior versions of the waiting list, all information collected relating to compliance with this condition, and other occupancy information available to the City's Housing Director upon request. The Housing Director shall monitor compliance with this condition. In addition to all other remedies, if the Housing Director determines that Developer and Owner is not meeting the requirements of this condition, the Housing Director shall so notify Developer and Owner and the Community Development Director in writing, and no more building permits shall be issued for the project until the Housing Director notifies the Community Development Director in writing that Developer and Owner is meeting the requirements of this condition. (AH)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

44. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

45. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

46. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

47. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

48. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)

49. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)

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

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

51. Developer shall process the final map associated with this permit concurrent with the site improvement plans for Planning and Zoning permit Nos. 20-500-05 (Special Use Permit for a Development PlanPermit) and 18-535-01 (Density Bonus Permit). The final map shall be processed for recordation concurrent with approval of the PZ 20-500-05 and 20-535-03 site improvement plans. (DS)

52. Developer shall offer a 30-foot public dedication and locate right-of-way line to the back of the proposed frontage sidewalks on West Second Street and West First Street, a 40-foot public dedication for South K Street, and a 10-foot public dedication for the public alley to the satisfaction of the City Engineer. (DS)

53. Show on Tract 6054 Final Map an easement for the Homeowner’s Association (HOA) that provides shared use and maintenance of the proposed private alley, and onsite sewer main and storm drain systems. All improvements in the private alley, including but not limited to the pavement, underground sewer main and storm drain facilities, shall be privately owned and maintained by the HOA. The Developer shall develop and record the Covenants, Conditions, and Restrictions (“CC&Rs”) to legally bind all affected lots to the alley, storm drain, and sewer improvements and a mechanism to collect fees necessary to maintain the improvements through the HOA. (DS)

54. Prior to the final map recordation, Developer shall obtain written confirmation from the County of Ventura for the location of the Oxnard Airport Runway Protection Zone (RPZ) area. Developer shall record a "Notice of Land Use Restrictions and Conditions" form on Lots 12 and 13, using the form provided by the City, for recording with the Ventura County Recorder to notify future property owners of the Oxnard Airport Runway Protection Zone restrictions. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (DS, PL)

55. Developer, shall on the final map, show all easements that are no longer needed for their intended use to be vacated. Easement vacations shall be processed through the City Council for final approval and the Developer shall be responsible for all fees associated with the hearing, easement vacation document preparation, and review by the City. (DS)

56. Show on the final map, an easement for the full width of the private alley to grant access to all governmental agencies providing for the public safety, health and welfare. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

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

[SIGNATURES ON NEXT PAGE]

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of December 2021.

Daniel Chavez Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 2nd day of December 2021, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary

ATTACHMENT G

STAFF PRESENTATION

Encanto

Planning and Zoning Permit Nos.
21-550-03 (Major Modification to Modify
PZ 20-500-05 (Special Use Permit for a Development Plan)
20-300-04 (Tentative Tract Map No. 6054)
20-535-03 (Density Bonus Permit)
1101 & 1111 West Second Street & 1101 West First Street

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

By: Juan Martinez, Associate Planner

Planning Commission
December 2, 2021

CITY OF OXNARD CALIFORNIA

Project Description: Modification Application

A request to:

- Adjust the site plan and Tentative Tract Map plotting of five lots (Lots 23 through 27) to exclude a 126 square-foot area designated to be transferred to an adjacent property (1101 West First Street) located north of Lot 27 of Tentative Tract No. 6054.

- Repeal Planning Commission Resolutions (2021-22 & 2021-23) approved on August 26, 2021

- Approve Planning and Zoning Permit No. 21-550-03 (Major Modification) to PZ 20-500-05 Special Use Permit for a Development Plan and PZ 20-535-03 Density Bonus), 20-300-04 (Tentative Tract Map No.6054), subject to certain findings and conditions.

Project Description - Development Plan

- Development Plan request to:
  - Demolish existing infrastructure consisting of modular classroom buildings and site improvements serving the former Oxnard Union High School's Adult Education Program; and
  - Subdivide the Project 4.10-acre site into 27 lots ranging between 3,891 and 10,584 square feet in size and dedication of approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development. The net developable area will be 3.13 acres; and
  - Allow for the construction of 27 detached single-family dwelling units. The single-story, three bedroom homes will offer a two plan mix with two unit sizes (1,149 & 1,201 square feet) and attached or detached 484 square-foot two-car garages with alley access and associated site improvements; and

Project Description - Tentative Tract Map

- Subdivision request proposes:
  - Tentative Tract Map for Tract No.6054
  - Subdivide an existing 4.1 acre site (Gross Area)
  - Dedicate approximately 1-acre of land for the benefit of public right-of-way (existing and proposed roadway improvements)
  - Subdivide a 3.13 acres (Net Area) into 27 lots ranging between between 3,891 and 10,584 square feet (Average 5,533 square feet)
  - Provide an overlay easement over the private alley that will require property owners to maintain in perpetuity, and
  - Create a 19,466 sf (0.4 acre) 'No-Build' zone (19,466 sf) within the Airport Restricted Zone (RPZ).

Affordable Housing & Density Bonus

- City's Inclusionary Ordinance No. 2980:
  - 10% of the units as affordable (3 units - Low-income)
- Density Bonus:
  - Three (3) concessions and a 23% Density Bonus to allow 5 additional units above the base density of 22 units (27 Total Units)
  - Reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet;
  - Reduce the minimum lot dimensions: frontage and width from 50-feet to 32-feet or greater with two flag lots having frontages of 14 and 20 feet and depth from 100 feet to 71 feet; and
  - Reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard.
- Affordable Units
  - 7 Units (3 Low-Income @ 80% AMI; 4 Moderate-Income @ up to 120% AMI)
  - Equity-shared deed restricted

Street Pictures - Existing Site

① **North View - Second Street**

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

Street Pictures - Existing Site

① **North View - South K Street**

② **Southeast View - North K Street & West First Street**

Street Pictures - Existing Site

①

East View - West First Street Cul-de-Sac

Street Pictures - Existing Site

① **North View - Second Street Alley**

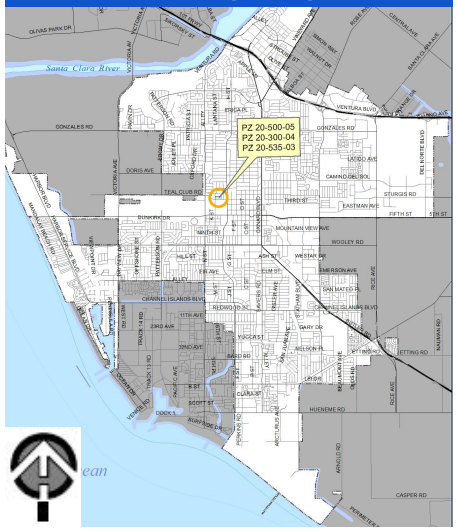
② **North View - Alley**

Street Pictures - Existing Site

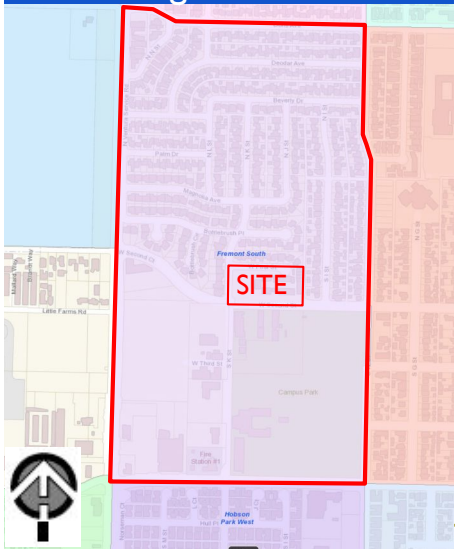
① **South View - Alley**

Existing & Surrounding Uses

Vicinity Map



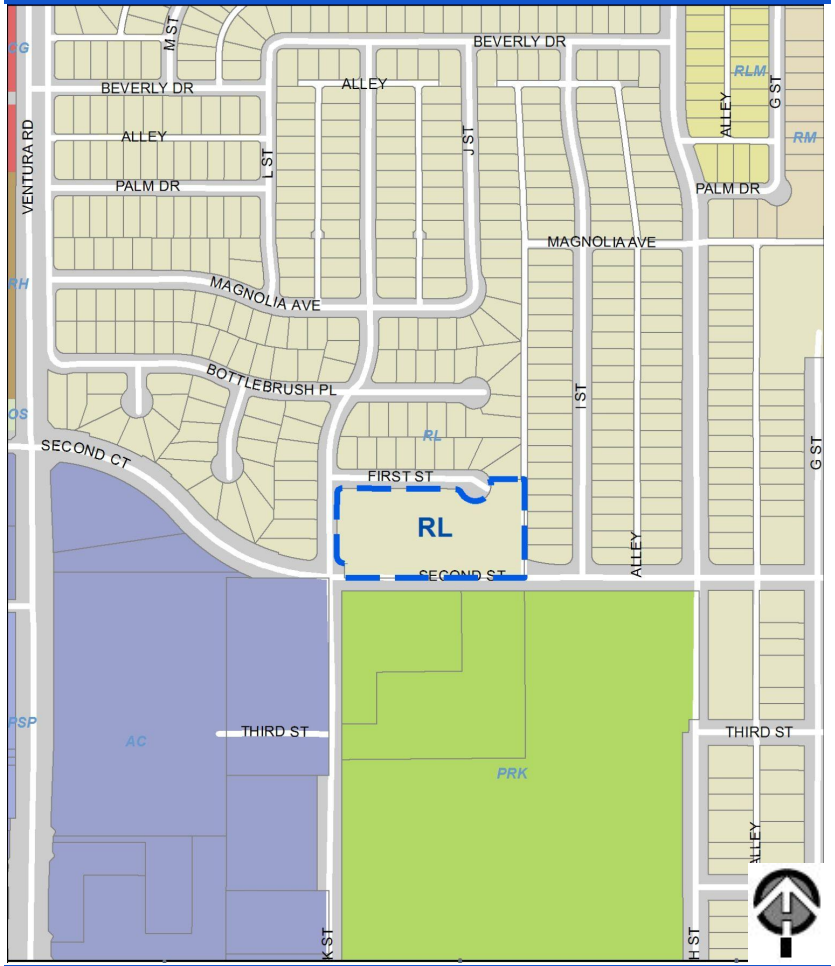
Fremont South Neighborhood



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

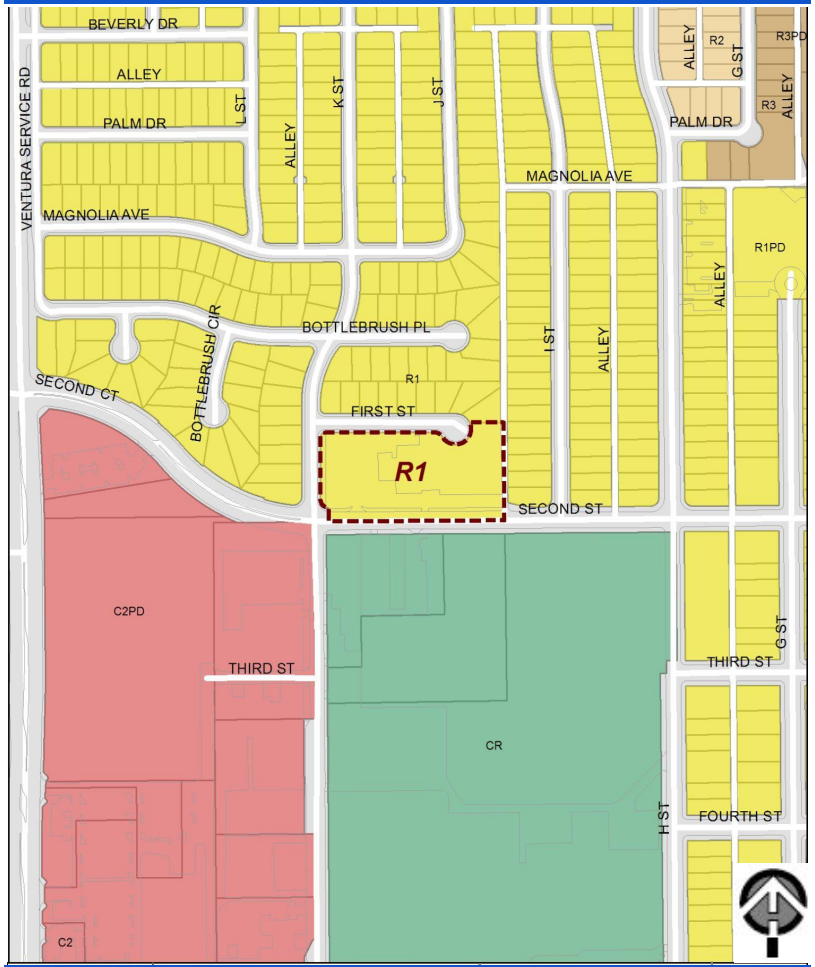
General Plan & Zoning Maps

2030 General Plan



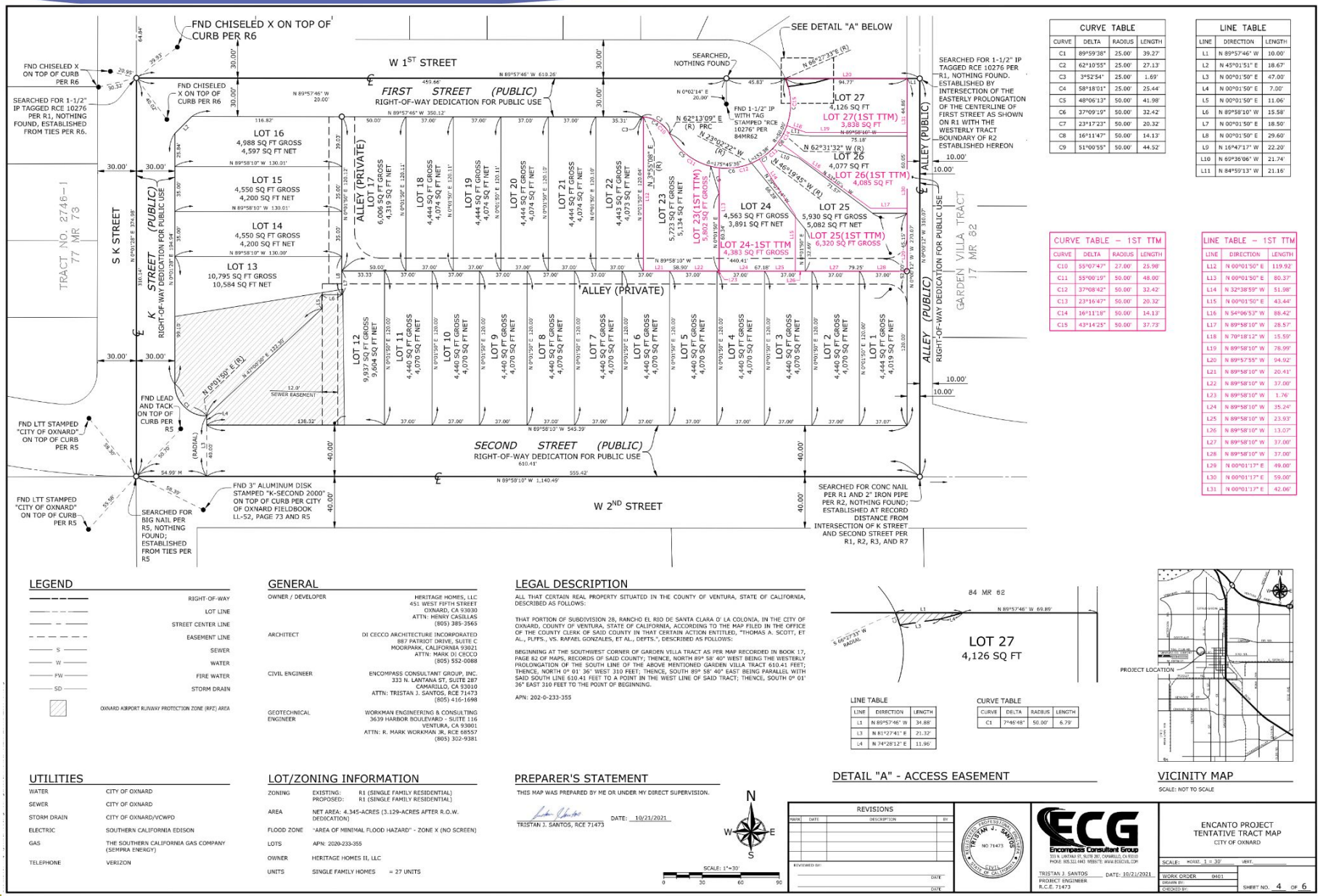
RLM
Residential Low Medium

Zoning Map

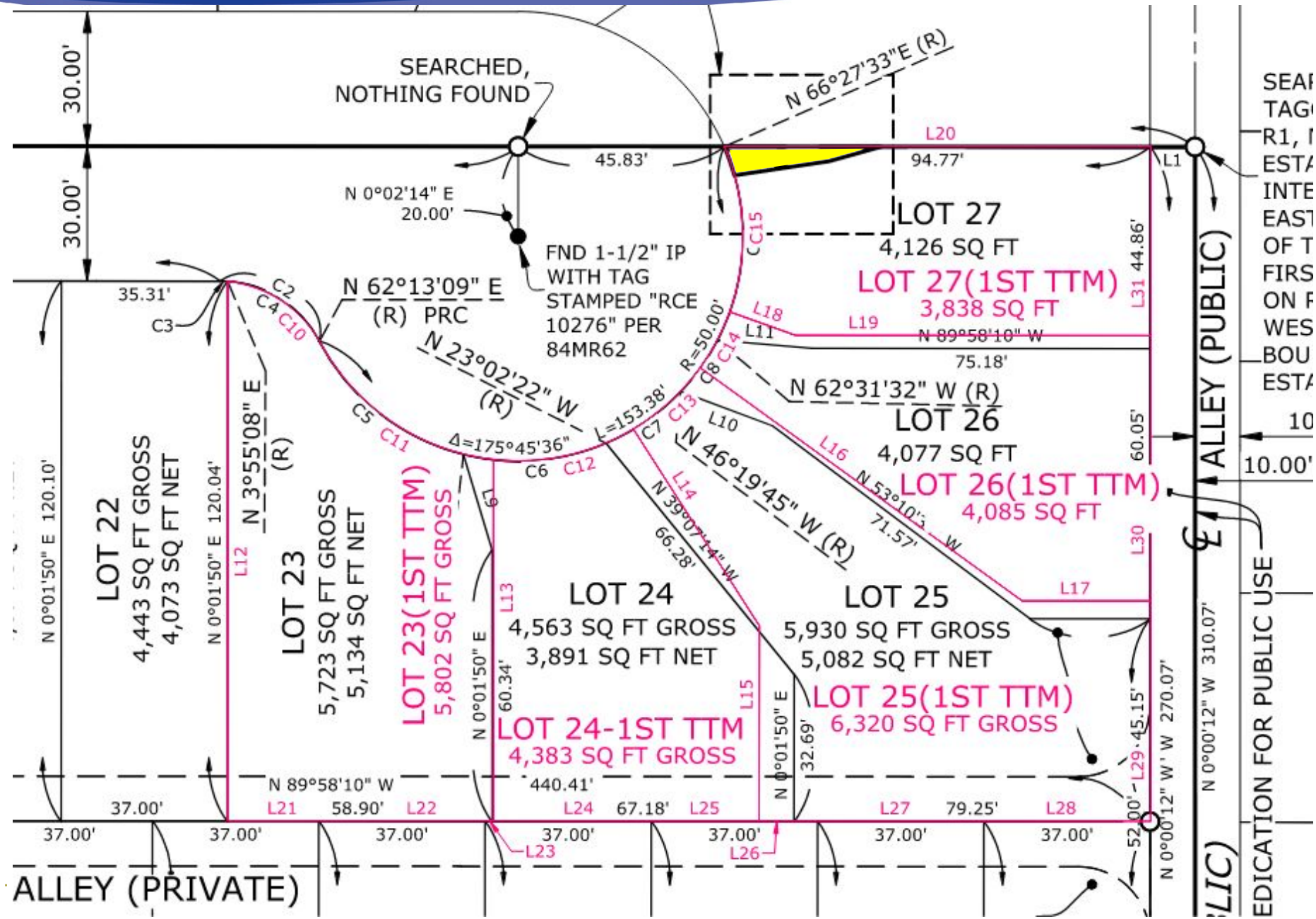


R1
Single Family Residential

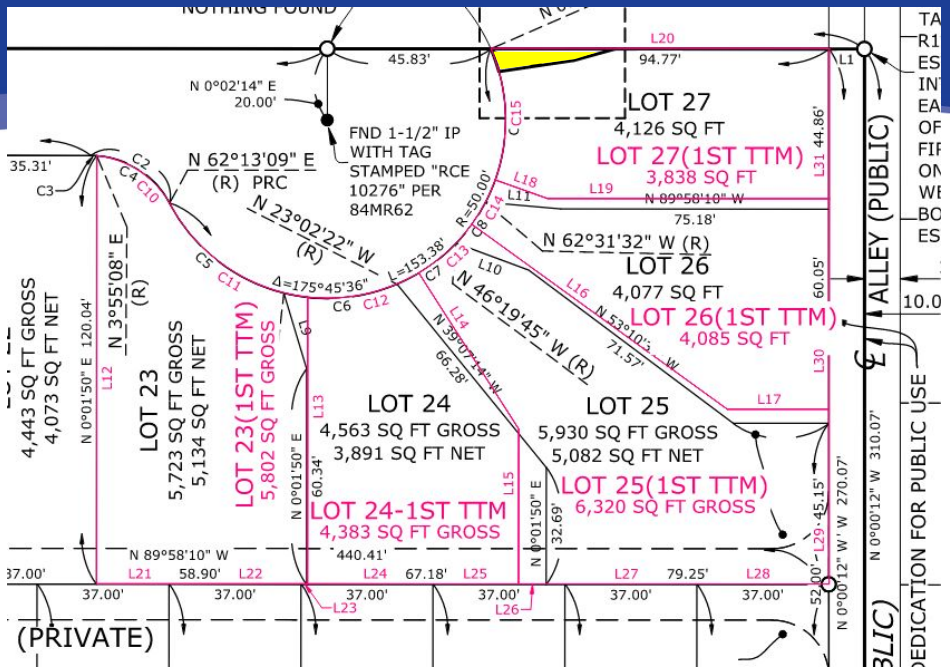
Tentative Tract Map - Lot Configuration Changes


W 1ST STREET
FIRST STREET (PUBLIC)
RIGHT-OF-WAY DEDICATION FOR PUBLIC USE
SECOND STREET (PUBLIC)
RIGHT-OF-WAY DEDICATION FOR PUBLIC USE
W 2ND STREET
K STREET (PUBLIC)
RIGHT-OF-WAY DEDICATION FOR PUBLIC USE
S K STREET
ALLEY (PRIVATE)
ALLEY (PUBLIC)
RIGHT-OF-WAY DEDICATION FOR PUBLIC USE
GARDEN VILLA TRACT
17 MR 82
TRACT NO. 2746-1
77 MR 73
LOT 27
4,126 SQ FT
LOT 27(1ST TTM)
3,838 SQ FT
LOT 26
4,077 SQ FT
LOT 26(1ST TTM)
4,085 SQ FT
LOT 25
5,930 SQ FT GROSS
5,082 SQ FT NET
LOT 25(1ST TTM)
6,320 SQ FT GROSS
LOT 24
4,563 SQ FT GROSS
3,891 SQ FT NET
LOT 24-1ST TTM
4,383 SQ FT GROSS
LOT 23
5,723 SQ FT GROSS
5,134 SQ FT NET
LOT 23(1ST TTM)
5,802 SQ FT GROSS
LOT 22
4,443 SQ FT GROSS
4,073 SQ FT NET
LOT 21
4,444 SQ FT GROSS
4,074 SQ FT NET
LOT 20
4,444 SQ FT GROSS
4,074 SQ FT NET
LOT 19
4,444 SQ FT GROSS
4,074 SQ FT NET
LOT 18
4,443 SQ FT GROSS
4,073 SQ FT NET
LOT 17
6,006 SQ FT GROSS
4,319 SQ FT NET
LOT 16
4,988 SQ FT GROSS
4,597 SQ FT NET
LOT 15
4,550 SQ FT GROSS
4,200 SQ FT NET
LOT 14
4,550 SQ FT GROSS
4,200 SQ FT NET
LOT 13
10,795 SQ FT GROSS
10,584 SQ FT NET
LOT 12
9,937 SQ FT GROSS
9,604 SQ FT NET
LOT 11
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 10
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 9
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 8
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 7
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 6
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 5
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 4
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 3
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 2
4,440 SQ FT GROSS
4,070 SQ FT NET
LOT 1
4,444 SQ FT GROSS
4,019 SQ FT NET
SEE DETAIL "A" BELOW
SEARCHED, NOTHING FOUND
SEARCHED FOR 1-1/2" IP TAGGED RCE 10276 PER R1, NOTHING FOUND. ESTABLISHED BY INTERSECTION OF THE EASTERLY PROLONGATION OF THE CENTERLINE OF FIRST STREET AS SHOWN ON R1 WITH THE WESTERLY TRACT BOUNDARY OF R2 ESTABLISHED HEREON
FND CHISELED X ON TOP OF CURB PER R6
FND CHISELED X ON TOP OF CURB PER R6
SEARCHED FOR 1-1/2" IP TAGGED RCE 10276 PER R1, NOTHING FOUND, ESTABLISHED FROM TIES PER R6.
FND 1-1/2" IP WITH TAG STAMPED "RCE 10276" PER 84MR62
FND LEAD AND TACK ON TOP OF CURB PER R5
FND LTT STAMPED "CITY OF OXNARD" ON TOP OF CURB PER R5
FND LTT STAMPED "CITY OF OXNARD" ON TOP OF CURB PER R5
FND 3" ALUMINUM DISK STAMPED "K-SECOND 2000" ON TOP OF CURB PER CITY OF OXNARD FIELDBOOK LL-52, PAGE 73 AND R5
SEARCHED FOR BIG NAIL PER R5, NOTHING FOUND; ESTABLISHED FROM TIES PER R5
SEARCHED FOR CONC NAIL PER R1 AND 2" IRON PIPE PER R2, NOTHING FOUND; ESTABLISHED AT RECORD DISTANCE FROM INTERSECTION OF K STREET AND SECOND STREET PER R1, R2, R3, AND R7
SEWER EASEMENT
N 89°57'46" W 610.26'
N 89°57'46" W 350.12'
N 89°58'10" W 130.01'
N 89°58'10" W 130.01'
N 89°58'10" W 130.00'
N 89°58'10" W 440.41'
N 89°58'10" W 545.39'
N 89°58'10" W 1,140.49'
555.42'
610.41'
459.66'
N 0°01'50" E 120.00'
N 0°01'50" E 120.11'
N 0°01'50" E 120.12'
N 0°01'50" E 120.13'
N 0°01'50" E 120.18'
N 0°01'50" E 120.09'
N 0°01'50" E 374.98'
N 0°01'28" E 374.98'
N 0°01'50" E 194.94'
N 0°01'50" E 330.14'
N 0°01'50" E 330.07'
N 0°01'12" W 330.07'
N 0°01'12" W 270.67'
N 0°01'50" E 120.00'
N 0°01'50" E 120.00'
N 0°01'50" E 120.00

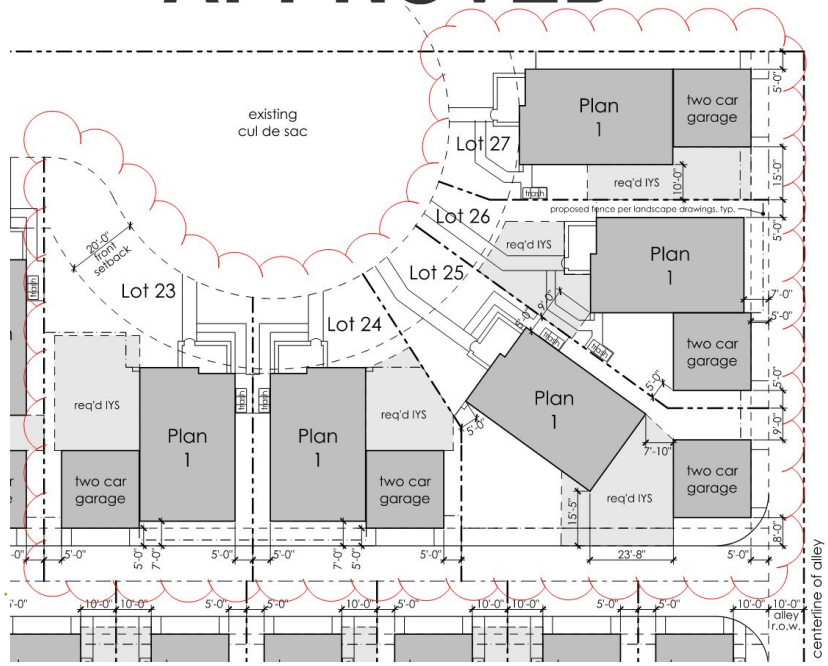
TTM #6064 Lots 23-27



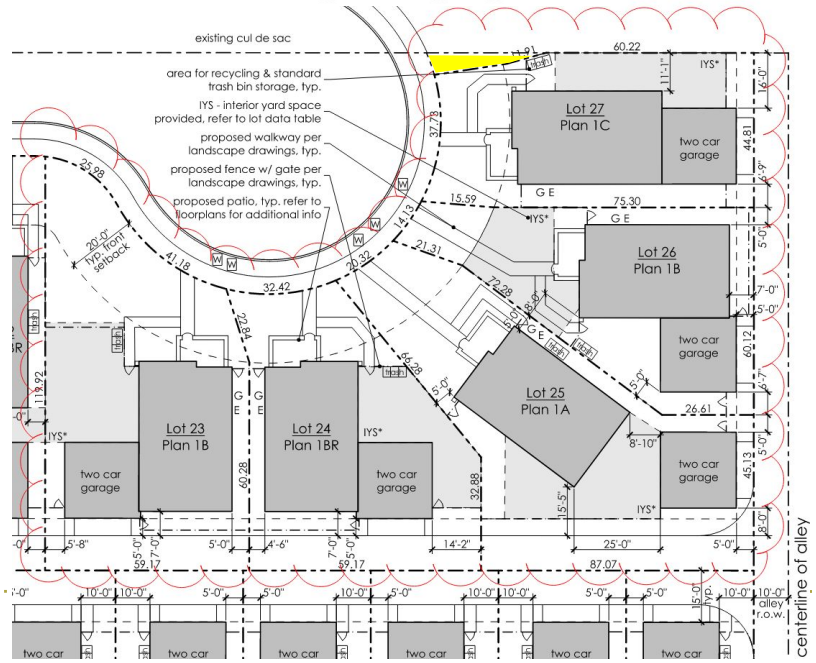
TTM #6064 Lots 23-27



APPROVED



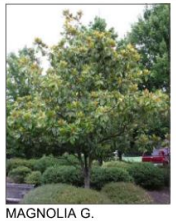
PROPOSED



Site Plan & Landscape Setting - Updated Site Plan

STREET TREES

ARECASTRUM ROMANZOFFIANUM



MAGNOLIA G. SAINT MARY

CHITALPA TASHKENTENSIS

FRONT YARD CANOPY TREE

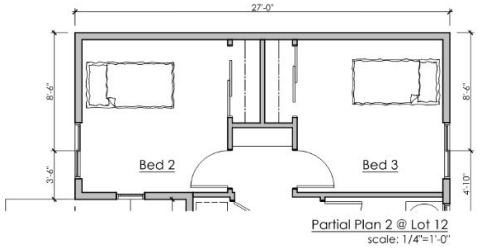
TABEBUIA IMPETIGINOSA

UPRIGHT ACCENT TREES

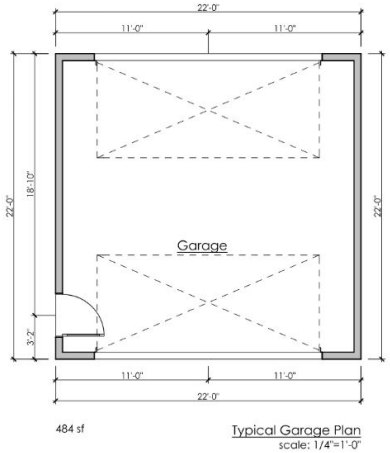
PYRUS CALLERYANA 'CAPITAL'

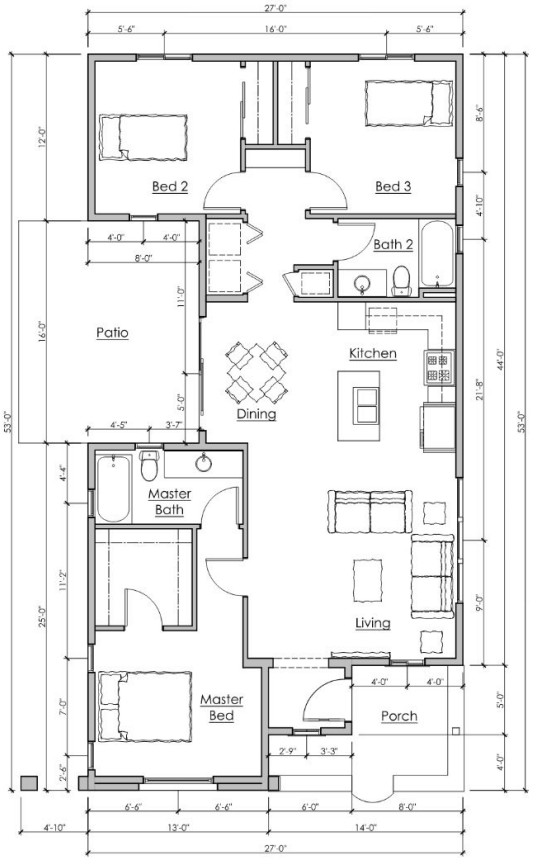
TRISTANIA LAURINA 'ELEGANT'

Floor Plan -

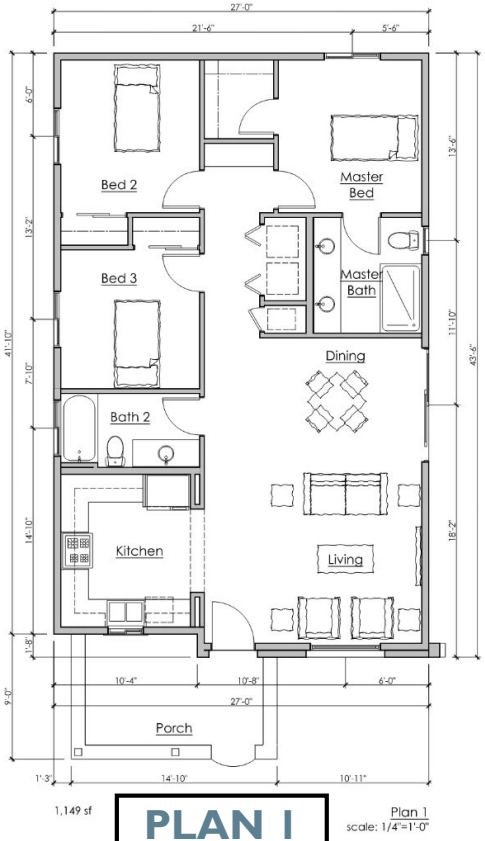


GARAGE
484 SF





PLAN 2
1,201 SF



PLAN 1
1,149 SF

Site Plan - Community Setting - Sheet EA.1

Site Plan - Community Setting - Close Up

Elevation Plan -

stucco body
Merlex Glacier White p-100
Santa Barbara finish

trim
Dunn Edwards
DET693 Mayan Chocolate

roofing
Eagle Roofing Capistrano
3523 Dark Terracotta

windows
Amsco Artisan
Bronze

Spanish Revival Architecture (Defining Features)

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

Permit Process and Milestones

1. Developer voluntarily met w/ Fremont South Neighborhood - (10/17/19)
2. Pre-Submittal Review (Rcvd 11/25/2019) | DAC 12/18/19)
3. Pre-Application (SB330) Review (Rcvd 6/29/20) | DAC 7/22/20)
4. Developer voluntarily met Fremont South Neighborhood - (10/29/20)
5. Applications (SUP, TTM, DB) (Rcvd 11/03/20)
6. Development Advisory Committee - DAC (11/04/20)
7. Community Workshop / Fremont South Neighborhood (1/11/21)
8. Planning Commission Hearing (08/26/2021) - SUP/DB/TTM
9. Planning Commission Hearing (12/2/2021) - MJMD: SUP/DB/TTM
10. City Council Hearing (1/18/2022) - TTM

Environmental Review

- In accordance with Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The project includes:
  - The construction of a single family subdivision is consistent with the General Plan designation of Residential Low (RL) and zoning designation of Single Family Residential (R-1).
  - The proposed single family development is proposed on a 3.13-acre subdivided site (net area) at a density of 8.6 units per acre.
  - The Project site will be adequately served by all required utilities and public services.
  - The Project site has no value as habitat for endangered, rare or threatened species.
  - The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality.
- No substantial evidence the project will have a significant effect on environment.
- A Notice of Exemption will be filed.

Key Conditions of Approval - SUP & DB

- **Condition 3:** Aligns 36-month expiration date to the City Council's approval of the Tentative Subdivision Map.
- **Conditions 34-56:** Inclusionary Housing & Density Bonus.
- **Condition 71:** No parking in the alleyways.
- **Condition 76:** Fire hydrant requirement.
- **Condition 77:** Fiber optics network infrastructure.
- **Conditions 88, 121-127:** Dust control during construction.

Key Conditions of Approval - SUP & DB

- **Conditions 91, 92, 107, 109, 128, 137, 186:** Pay all applicable fees.
- **Condition 114-117:** Easements/Notice - proximate to the Oxnard Airport
- **Condition 130-131:** Archaeological & Native American monitors
- **Conditions 187-192:** Roadway and alley improvements
- **Condition 191:** Establish HOA & record CCRs

Key Conditions of Approval - TSM

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

Staff Recommendation

That the Planning Commission:

- Finds the project to be exempt pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; and

- Adopt Resolution No. 2021-XX repealing Resolution No. 2021-22 and approving Planning and Zoning Permit No. 21-550-03 (Major Modification to PZ 20-500-05 Special Use Permit for a Development Plan and PZ 20-535-03 Density Bonus), subject to certain findings and conditions; and

- Adopt Resolution 2021-XX repealing Resolution No. 2021-23 recommending that City Council approve Planning and Zoning Permit No. 20-300-04 (Tentative Tract Map No. 6054), subject to certain findings and conditions.

End of Presentation

Planning Commission Hearing: December 2, 2021

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
MEMORANDUM

TO: Planning Commission

FROM: Joe Pearson II, AICP, Senior Planner

DATE: December 2, 2021

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

At the meeting of November 4, 2021, the Planning Commission received staff's presentation for the proposed Vineyard Starbucks Site Renovations (Project) that required approval of a Major Modification (MJMD) to U-916 (Special Use Permit). In the deliberation that followed, Planning Commissioners raised several issues, and asked specific questions.

Subsequently, the Planning Commission voted on three motions. The first two motions were a motion of intent to deny the project and a motion to approve the project. These two motions failed as a result of two tie votes (3 to 3, with one Planning Commissioner absent). A third motion was approved to continue the item to the Planning Commission's meeting of December 2, 2021. As a continued agendized item, no additional mailed or published public notices were required. The on-site hearing notice signs were updated to indicate the December 2, 2021 continued hearing.

As a continued public hearing, the Planning Commission will first need to reopen the public hearing, accept public comment on the item and then may proceed with deliberation on the matter.There are no changes to the Project's proposed site and civil plans or building designs and elevations distributed for the November 4, 2021 meeting.

The Planning Commissioners' questions and requests are posed below and grouped by topic. Responses and/or references to attachments are provided by City staff, as noted.

1. How would Condition of Approval #38 be implemented?

   If City staff or members of the public report issues of a backup being created which results in vehicles spilling out into the City's public right-of-way, City staff would begin by contacting the business and property owner to notify them of the problem, to understand what immediate actions the business and property owner have already taken to resolve the issue consistent with the TDMP, and direct them to submit an appropriate application with proposed TDMP modifications if the immediate actions are not working

pursuant to Condition No. 38, while continuing to simultaneously work with City staff to correct real time issues.

As part of the initial process, the City and the business team would work together to implement short-term solutions to address the immediate issues. Following the initial steps City staff and the applicant team would comprehensively review the TDMP, identifying the operational issues leading to the circulation problems. Based on the issues identified, the TDMP would be revised as directed by the Community Development Director and Public Works Director. A similar process would be undertaken if there were any changes proposed to the operations or site layout, if there was a potential to adversely impact the circulation in a way that would result in a back up on to City right-of-way.

2. Can a no U-Turn sign be installed at the intersection of Vineyard Avenue and Riverpark Boulevard?

   The intersection of Vineyard Avenue and Riverpark Boulevard is a state controlled intersection. As a result, any changes to the operation of the intersection would need to be approved by the California Department of Transportation (Caltrans), and would ultimately be controlled by Caltrans. The City Traffic Engineer reviewed the suggestion that U-Turns for the SB direction from River Park Boulevard be restricted to reduce operational or safety issues arising from the proposed development. Historical volume data indicate that U-turns occurring from the turn lane are low for peak periods and it is not anticipated that significant additional U-Turns will result from the change in use. Field observations show that the U-Turns currently being conducted are not problematic for most vehicles; however, trucks or larger vehicles may not be able to execute the turn in one fluid motion.

   No larger vehicles have been observed attempting to make U-Turns during observation periods. At this time The City Traffic Engineer believes the current U-Turns can be made safely and do not hinder safety or operations of the intersection due to the low volume of occurrences and the ability for most vehicles to make the turn easily. Since the intersection is not under the applicant's or the City's control, the Project cannot be required to install signage or make other modifications to the intersection as a condition of this permit. However, City staff will continue to monitor the location both before and after project occupancy, and if it is determined that the U-Turns are becoming problematic, will work with the State to determine the feasibility of establishing the no U-Turn restriction.

3. Provide additional information on other Starbucks parking provided and queue length for their facilities in the area.

   The applicant team has provided the Starbucks Site Analysis document (Attachment A). The applicant team has identified that there are five (5) other stores in the direct vicinity of this store. Per the applicant team "The map highlights a gap in the Starbucks service area." As identified in the document the queue lengths and parking for the three closest

drive-through Starbucks in the vicinity are provided in the chart below. Additionally, the parking provided and queue length for this project are also included in the chart.

Starbucks Location	Parking Provided	Queue Length
Project Site: Vineyard Avenue & Riverpark Boulevard	20 spaces	16 spaces
Esplanade & Wagon Wheel Starbucks	10 spaces	10 spaces
Gonzales & Rose Starbucks	16 spaces	10 spaces
Victoria & Moon Starbucks	20 spaces	10 spaces

4. Is there an ability to connect the parking area on this site to the property to the north?

   The property to the north is a separate property, and it is under separate ownership. Without permission from the property owner, a connection with that property cannot be required. However, in the event it were feasible, it would not be recommended a connection would conflict with the existing circulation / site design of both properties. A connection would result in a shorter queue length for the proposed project, and a connection would likely result in a further reduction of the amount of parking available on both properties.

For the convenience of the Planning Commission and interested parties, this memo includes the staff report and associated attachments prepared for the Planning Commission's public hearing on November 4, 2021. The staff report, recommendation, and other attachments have not changed. If the Planning Commission approves the draft Resolution attached to this memo, staff notes it will need to be updated to reflect the multiple hearing dates in the recitals and the final approval date.

For the convenience of the Planning Commission and interested parties, staff has pulled forward our recommendation:

Recommendation: That the Planning Commission

a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and

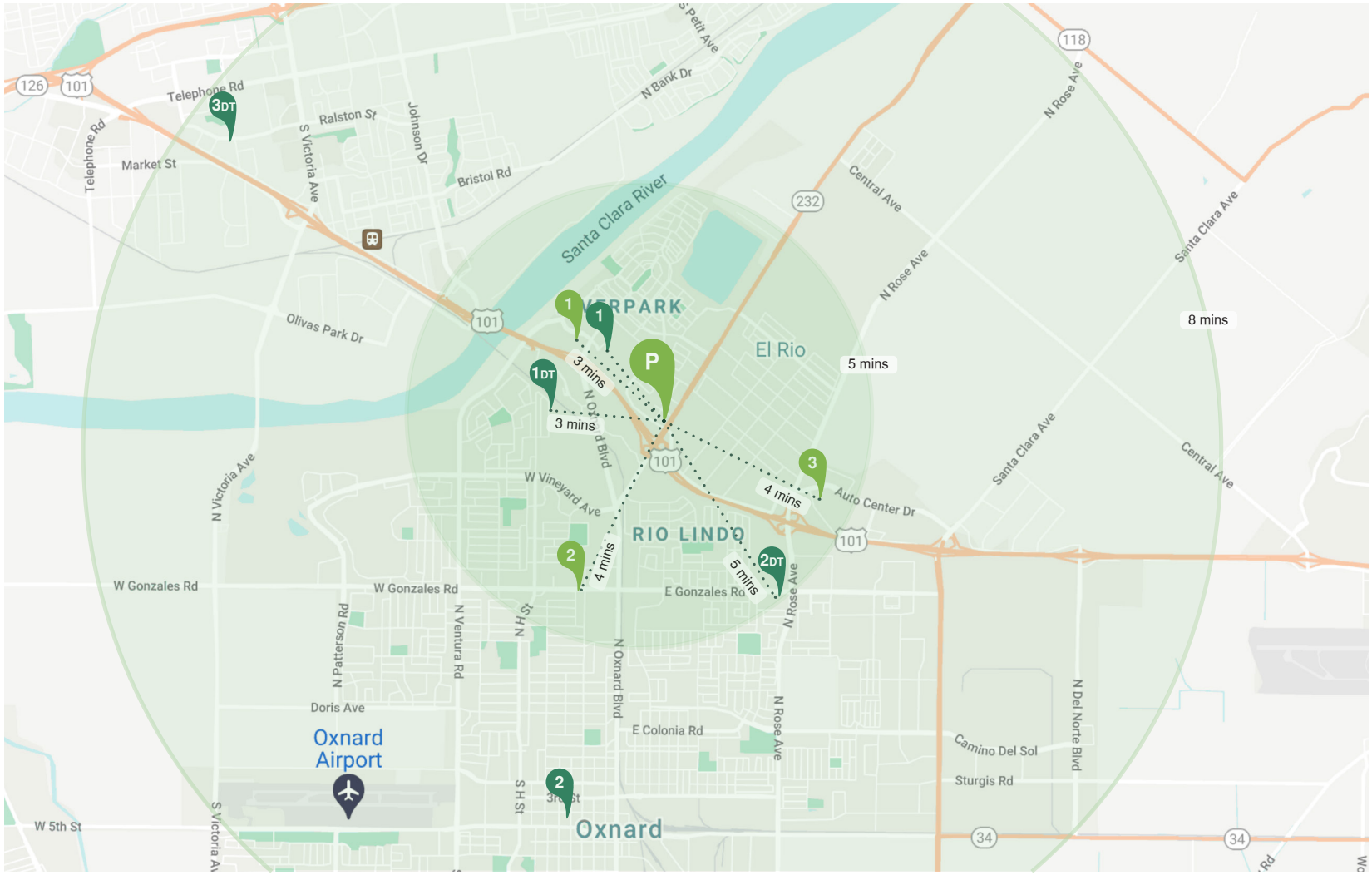
b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings and

conditions.

Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address: https://youtu.be/GuM_jawL1e8.

ATTACHMENTS:

A. Starbucks Site Analysis
B. November 4, 2021 Staff Report and associated attachments.



PROPOSED SITE

UPCOMING STORE

(E) CAFE W/ DT

(E) CAFE

CITY MAP

STARBUCKS

2551 E. VINEYARD AVE.
OXNARD, CA 93036

15635 Alton Pkwy, Suite 100
Irvine, California 92618
Ⓣ 949.553.1117 Ⓕ 949.474.7056
www.mcgarchitecture.com

1 ESPLANADE & WAGON WHEEL (3MINS)

QUEUE: 10
PARKING: 10

2 GONZALES & ROSE (5MINS)

QUEUE: 10
PARKING: 15

3 VICTORIA & MOON (7MINS)

QUEUE: 10
PARKING: 20

EXISTING DRIVE-THRU STORE WITH IN 3 MILES

STARBUCKS

2551 E. VINEYARD AVE.
OXNARD, CA 93036

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Irvine, California 92618
Ⓣ 949.553.1117 Ⓕ 949.474.7056
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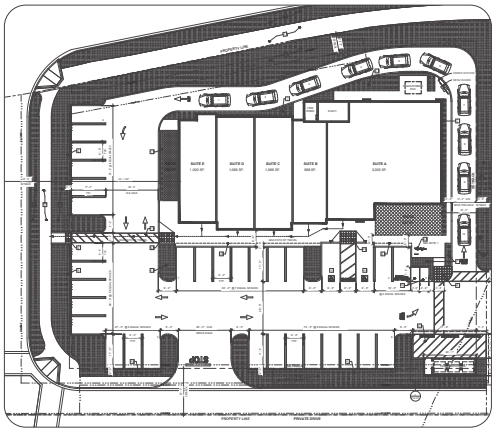
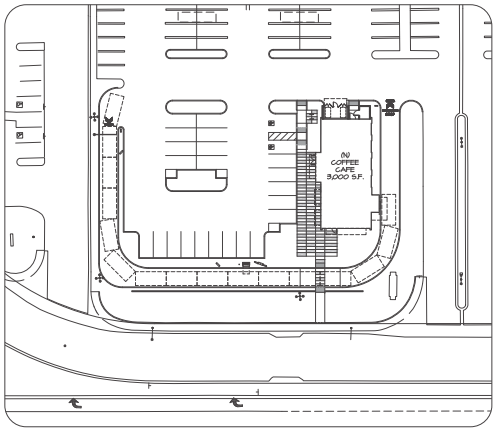
1 OXNARD & TOWN CENTER (3MINS)



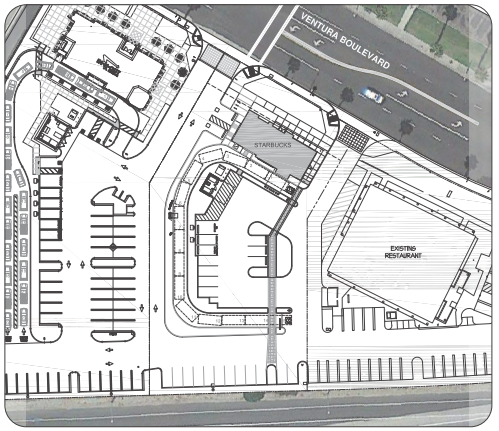
QUEUE: 10
PARKING: 14

2 OXNARD & CITRUS GROVE (4MINS)



QUEUE: 16
PARKING: 24

3 VENTURA & AUTO CENTER DR (4MINS)



QUEUE: 15
PARKING: 20

PROPOSED DRIVE-THRU STORE IN ENTITLEMENT PHASE

STARBUCKS

2551 E. VINEYARD AVE.
OXNARD, CA 93036

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Irvine, California 92618
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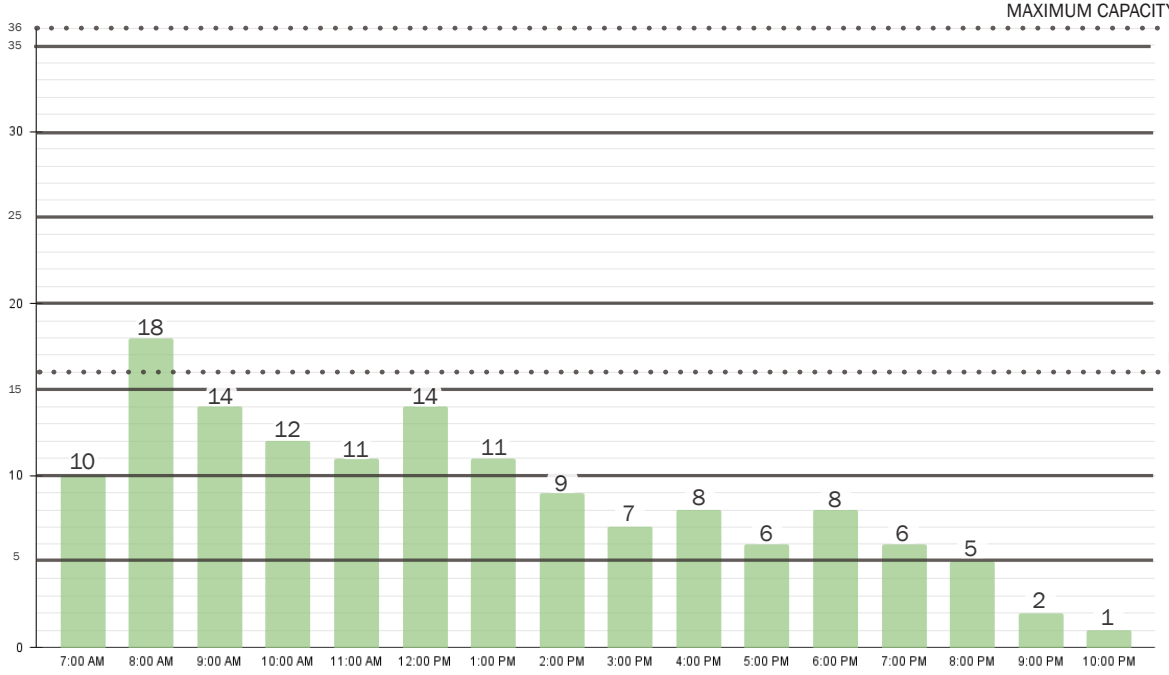
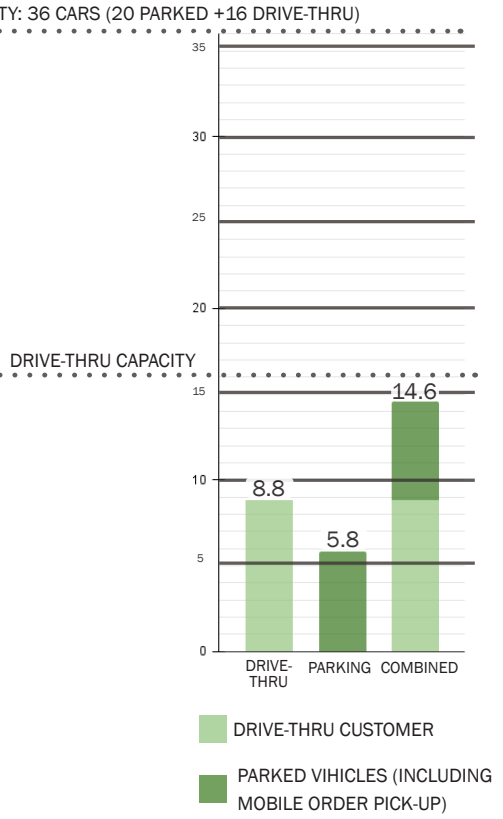
www.mcgarchitecture.com

DRIVE-THRU DEMAND MEASURED HOURLY



DRIVE-THRU AND PARKING DEMAND DAILY AVERAGE



GRAPHIC REPRESENTATION OF DATA FROM QUEUEING STUDY
PERFORMED ON THE HIGHTEST VOLUME STORE IN SOUTHERN CALIFORNIA

STARBUCKS

2551 E. VINEYARD AVE.
OXNARD, CA 93036

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MEMO

CITY OF OXNARD CALIFORNIA

DATE: October 27, 2021

TO: Planning Commission

FROM: Joe Pearson II, Senior Planner

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

Recommendation:

That the Planning Commission

a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and

b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings and conditions.

Background:

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

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

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

Revised Conditions

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

32. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, ~~a connection to~~ city fiber optic network infrastructure. This ~~connection~~ shall be established by installing fiber optic infrastructure to the project's frontage on the east side of Riverpark Blvd according to city specifications. The fiber optic network infrastructure must be included in the project's master utility plans and installed prior to the granting of a certificate of occupancy.

38. After implementation of the TDMP, and upon the determination of the Community Development or Public Works Departments that the TDMP created for the drive-through use is not functioning effectively, or upon any future modification or expansion ~~of the shopping center~~, the TDMP shall be comprehensively re-evaluated by the Community Development and Public Works Departments. This TDMP re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff.

41. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property due to the construction of the Project, as directed by the City Inspector. (DS)

65. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls. This specifically includes trash enclosures, where adjacent to landscaped planters. (PD)

94. Developer shall construct the trash enclosure with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall provide a traffic rated drainage inlet within the enclosure to catch all enclosure wash water. This drain shall connect to the sanitary sewer system via a grease interceptor by a gravity system. If a gravity system is proven infeasible by the Developer and approved by the City Engineer, the connection may be waived provided that spill control design measures are incorporated. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Building and Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other

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

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

1. Staff Report and associated attachments.

With the exception of the draft resolution, which has been revised to incorporate the modifications identified above and update the date of the hearing, the staff report and other attachments have not changed. Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address: https://youtu.be/NUnbC3J_WWY

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Joe Pearson II, Senior Planner

DATE: October 21, 2021

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

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

2) **Project Description and Applicant:** The project includes modifications to an existing 2,450 square-foot drive through fast food restaurant building and to allow for a Starbucks coffee shop on a 0.66 acre site. The proposed improvements will consist of a series of site changes to convert the existing Wendy's restaurant drive-through restaurant into a Starbucks drive-through coffee shop. The changes include a small 50 square-foot addition to allow for the relocation of the drive-through pick-up window. The resulting building will be 2,500 square feet. The exterior of the building will be renovated with new colors and materials which will consist of tan stucco and a bronze metal roof, with a weathered copper siding.

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

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

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

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

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

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

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

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

5) **Environmental Determination:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving "negligible or no expansion of use beyond that existing at the time of the lead agency's determination" may be found to be exempt from the requirements of CEQA. The Project involves a request to convert an existing drive-through fast food restaurant to another drive-through coffee shop. The small addition will only increase the building size by 50 square feet or approximately 2 percent, and will be within the existing developed area. Onsite circulation will be improved through the realignment of the drive-through lane and a

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

6) Project Analysis:

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

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

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

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

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

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

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

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

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

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

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

Parking space sizes & design: Standard (16-636 & 16-638) Motorcycle (16-638) Loading (16-644)	Full Size: 9 ft W x 19 ft L may overhang 2 ft over landscape if planter min. 5 [16-616(C)] Compact:8 ft Wx16 ft L; Max 25% of spaces w/admin relief **(50 (Required Spaces per OCC) x .25 = 12.5 (maximum number of compact spaces allowed)** Motorcycle: 4 ft W x 7 ft L Loading: 12 ft W x 40 ft L (unless alternative approval).	Standard Parking = 9 ft x 19 ft min 11 Compact Spaces ● 10 spaces 8.6 ft W x 19 ft L ● 1 space 9 ft W x 18 ft L Motorcycle = 4.5 ft x7 ft Loading Area - Standard Parking Space (legal nonconforming)	Yes, subject to approval of administrative relief from parking to allow for compact parking.
Drive-Through Facilities (16-647(D))	Stacking for three cars between the order board and the pickup window and stacking for five cars behind the order board. (8 Spaces)	16 Spaces	Yes
Parking Landscaping (16-641): ● Along streets/alleys ● Along interior PLs (for lots with 20+ spaces) ● Parking/vehicle area (16-641) ● Landscape fingers (16-641) ● Trees (for lots with 20+)	● Min. 10 ft wide landscape strip along city street ● Min. 5 ft wide side yard ● Landscape island/finger- every 10 spaces with 2 trees, 9 ft W x 20 ft L. ● Minimum 5% of area, exclusive of any other required landscaped area abutting a street or alley. ● Min. 1 tree for each 40' property line. ft frontage	<u>Existing Development</u> 9'- 7.5" along the streets (legal nonconforming) Additional landscaping proposed along Vineyard Avenue. Yes. 22.8% of the lot. 12 trees provided.	Yes

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

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

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

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

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

Table 2: Parking Compliance

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

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

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

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

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

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

e) **Building Design:** The proposed changes include a small 50 square-foot addition to allow for the relocation of the drive-through pick-up window. The resulting building will be 2,500 square feet. The proposed restaurant building features a facade with contemporary stucco with new colors and materials which will consist of tan stucco and a bronze metal roof, with a weathered copper siding.

f) **Landscaping:** The Project will result in an overall increase in onsite landscaping, with the landscaping increasing from 22.8 percent of the site to 26.4 percent. The majority of the new landscaping will be installed along North Vineyard Avenue, a designated scenic corridor which requires a landscaped buffer of at least 30 feet. The existing parking lot is located within this 30-foot area and is considered to be a "legal nonconforming" existing condition. The drive-through queue will be located within this 30-foot paved area, but paved areas will be removed and additional landscaping is proposed to be installed on both linear sides of the drive-through queue within the 30-foot area. This new landscaping will bring the project site more into compliance with the General Plan's 30-foot wide landscape buffer standard. The revised site landscaping will provide parkways and landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Additionally, 8 trees will be added throughout the property, which will assist in meeting the requirement of 1 tree for every 40 feet of property line.

g) Signage: As part of the original Special Use Permit (U-916) a sign program was approved to allow for the existing signage on site. The applicant is proposing to revise the onsite site signage. Per the OCC Section 16-608, the total aggregate sign area of advertising signs cannot exceed two square feet for each lineal foot of building on the principal street or one square foot of sign area for each lineal foot of lot frontage on the principal street, whichever is larger. Using North Vineyard Avenue, the maximum sign area for the site would be 175 square feet. The aggregate sign area includes all wall signs, both sides of the freestanding sign, and ground signs, which per the provided sign program total approximately 166 square feet, which is in compliance with the OCC

(Attachment F).

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

7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on March 3, 2021 and May 26, 2021. Conditions of approval from DAC are included in the attached Resolution.

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

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

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

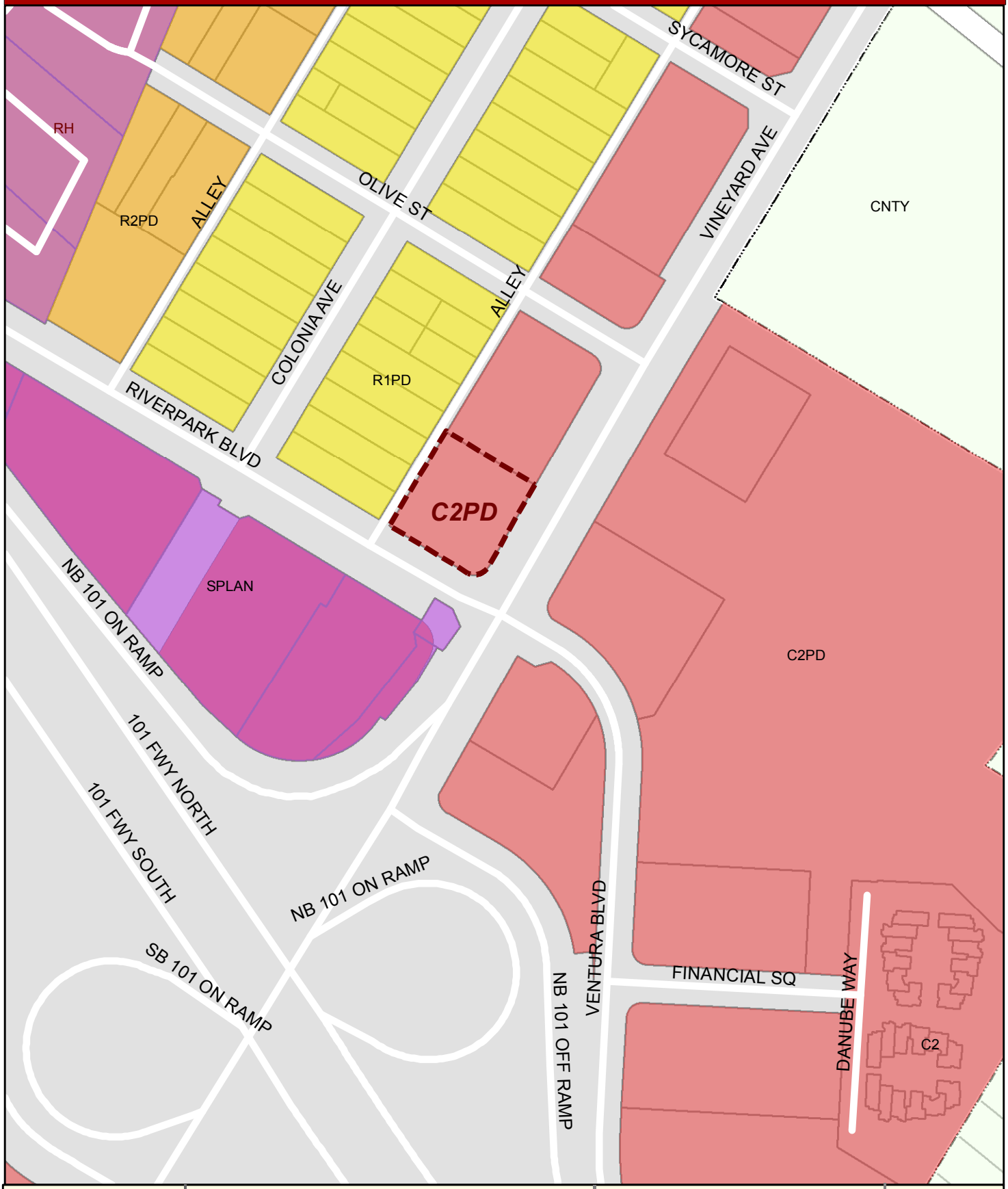
Attachments:

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

ATTACHMENT
A

MAPS
(VICINITY, GENERAL PLAN, ZONING, AERIAL)

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

June 15, 2021

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

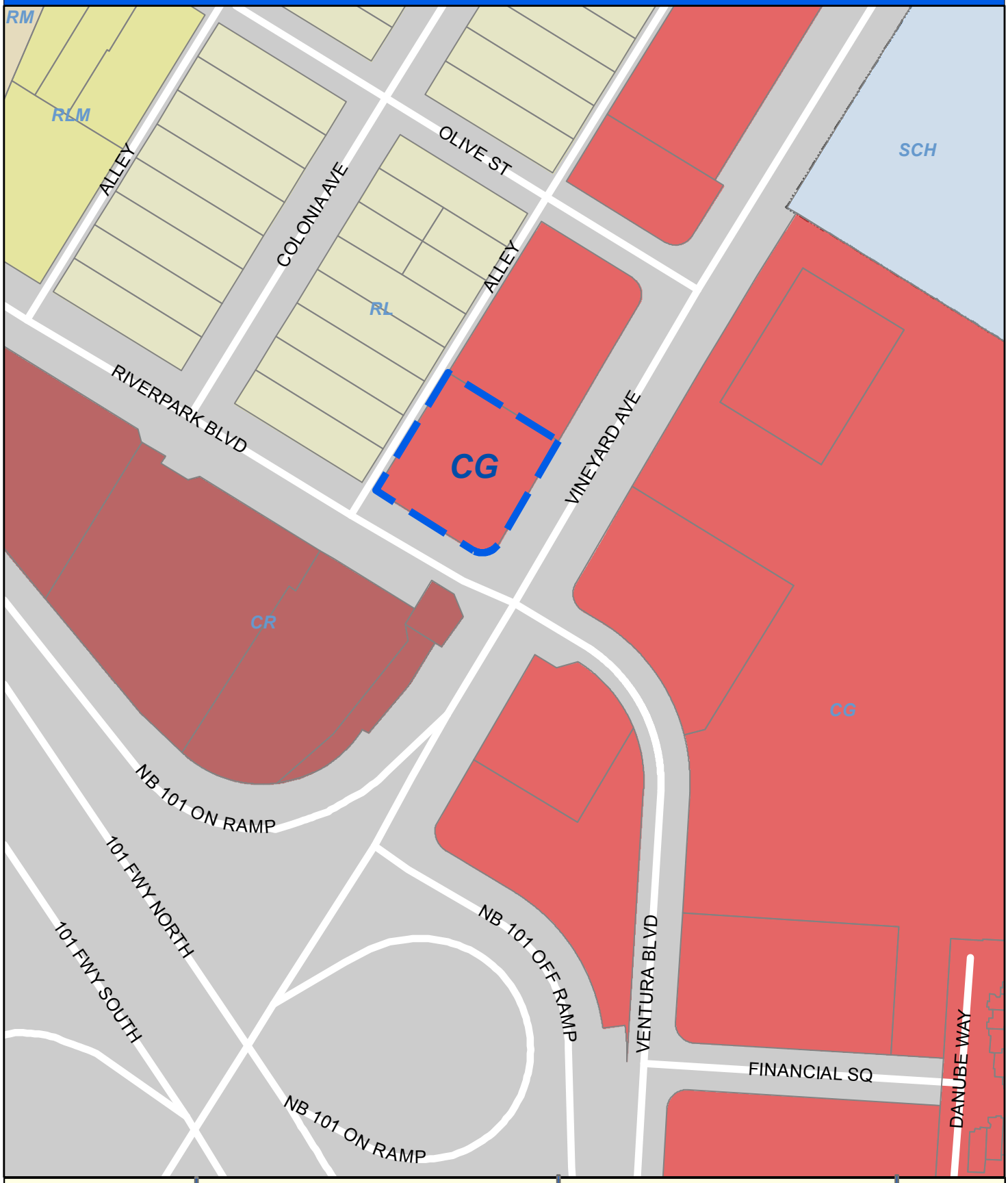
Feet
0 50 100 200 300 400

Zoning/Specific Plan Map

N W E S

1:2,500

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

June 15, 2021

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

Feet
0 50 100 200

2030 General Plan Land Use Map

N W E S

1:2,000

Vicinity Map

CITY OF OXNARD CALIFORNIA
Oxnard Planning
June15, 2021

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

Vicinity Map

0 0.5 1 1.5 2 Miles

N

1:70,000

Aerial Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

June 15, 2021

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

0 25 50 100 150 200 Feet

Aerial Map

N
W E
S

ATTACHMENT B

REDUCED PROJECT PLANS

INDEX

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

- **SUPPLEMENTARY DOCUMENT**
  - RESPONSE LETTER
  - TRASPORTAION DEMAND MANAGEMENT PLAN
  - SIGNAGE PACKAGE
  - LIGHTING SPECIFICATION
  - CIVIL PLANS
  - LETTER OF DRAINAGE ASSESSMENT

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

DATE:	REVISIONS

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FACADE REMODEL

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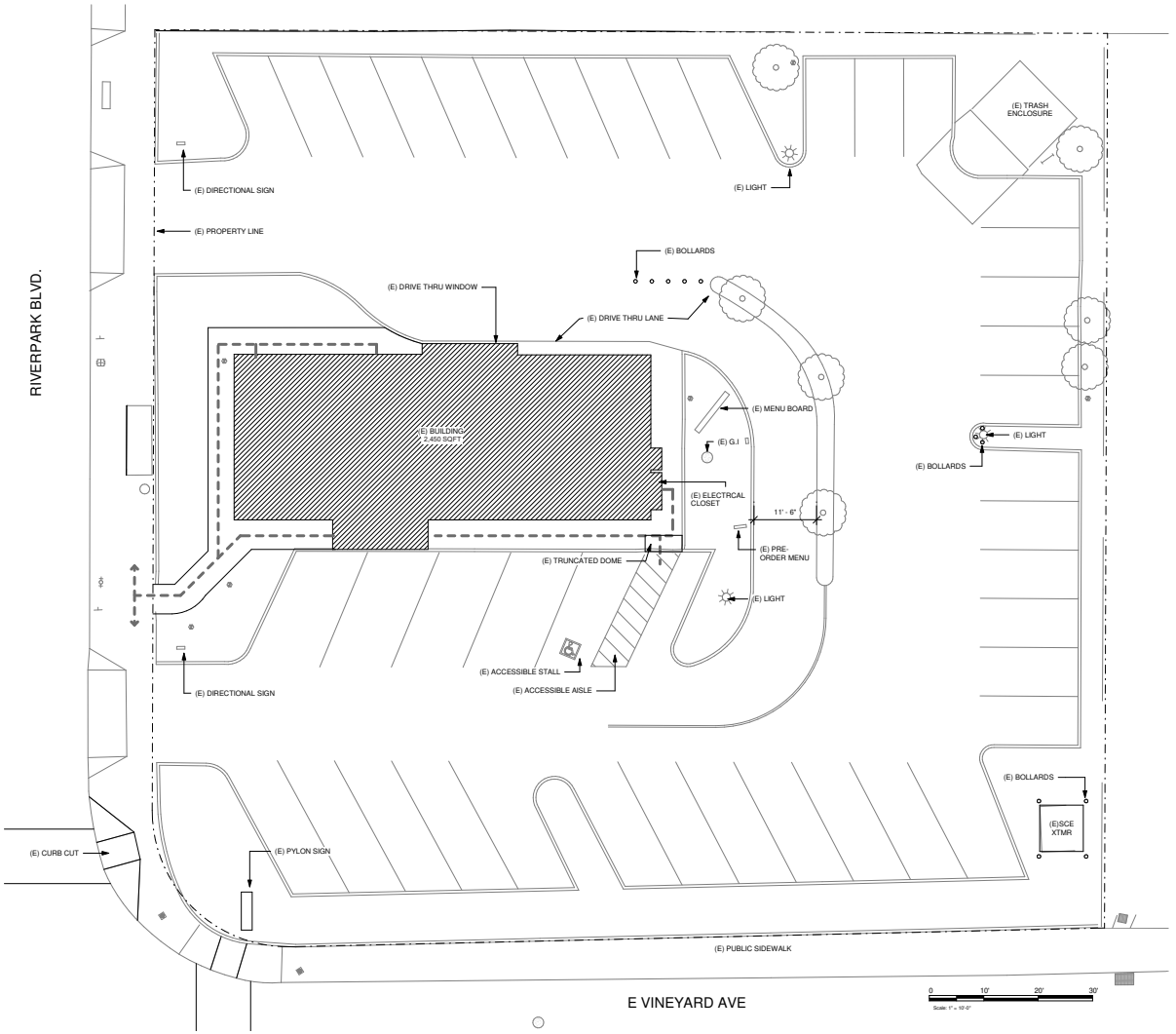
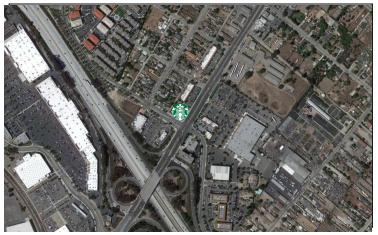


VICINITY MAP



PROJECT SUMMARY

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

SCOPE OF WORK

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

SITE SUMMARY

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

REQUIRED PARKING

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

EXISTING PARKING

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

BUILDING INFORMATION

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

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

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EXISTING SITE PLAN

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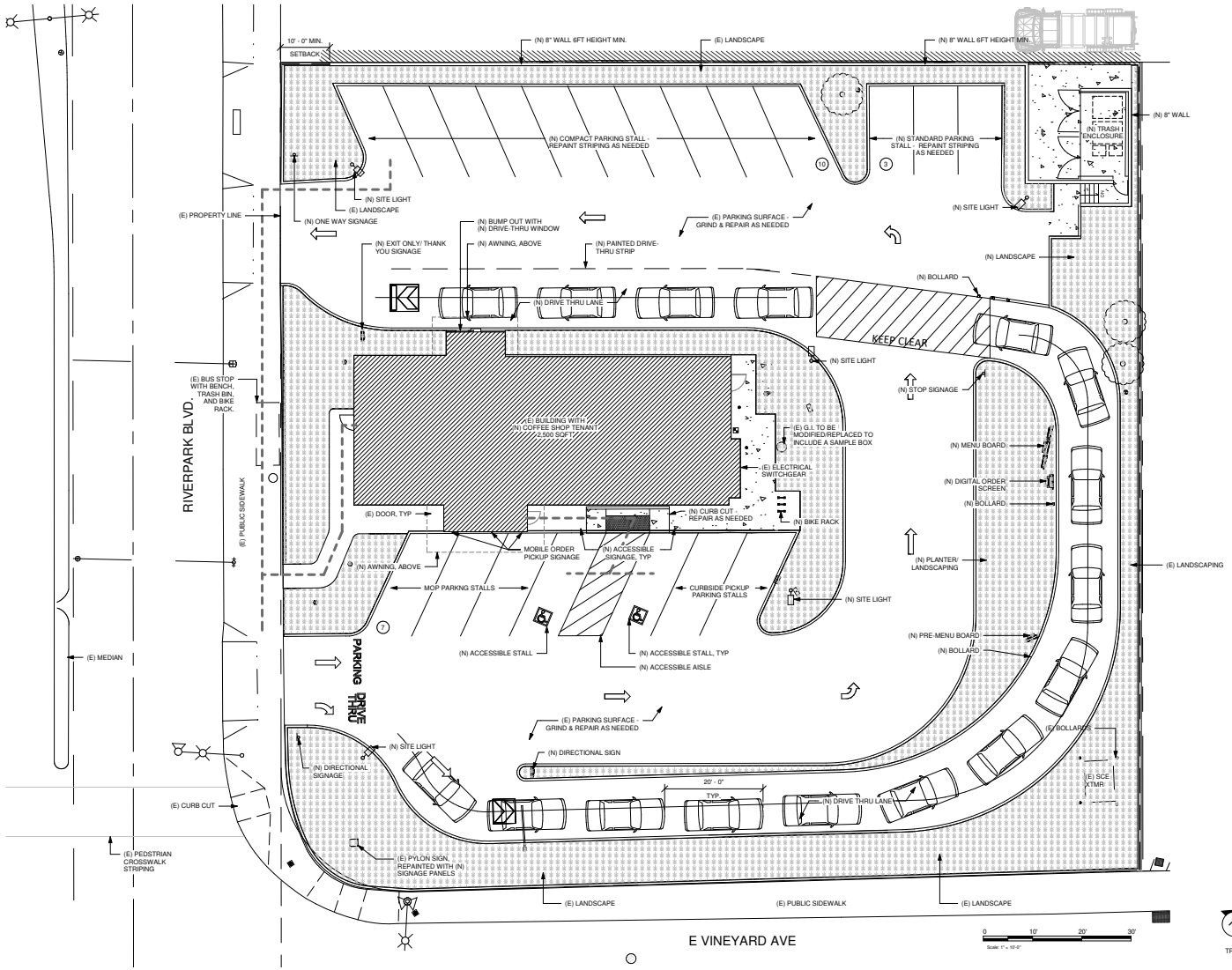

SITE SUMMARY

PROPOSED BUILDING SQFT:	2,500 SQFT
GROSS LAND:	+/-0.66 ACRES +/-28,750 SQFT
LAND COVERAGE:	
BUILDING:	8.7%(2,500 SQFT)
PAVING:	65.5%(18,832 SQFT)
LANDSCAPE:	25.8%(7,418 SQFT)
REQUIRED PARKING	
EXISTING ZONE: C2PD	
PARKING REQUIRED (1 PER 50 SQFT):	49 SPACES
EXISTING PARKING	
EXISTING PARKING SPACES:	42 SPACES
DRIVE-THRU STACKING CREDIT (1 PER 23 LNFT):	105 LNFT / 23 = 5
TOTAL:	47
PROPOSED PARKING	
PROPOSED PARKING SPACES:	20 SPACES
DRIVE-THRU STACKING CREDIT (1 PER 23 LNFT):	345 LNFT / 23 = 15
TOTAL:	35
PROPOSED BIKE RACK:	6 SPACES

BUILDING INFORMATION

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

TRUE REFERENCE

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

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PROPOSED SITE PLAN

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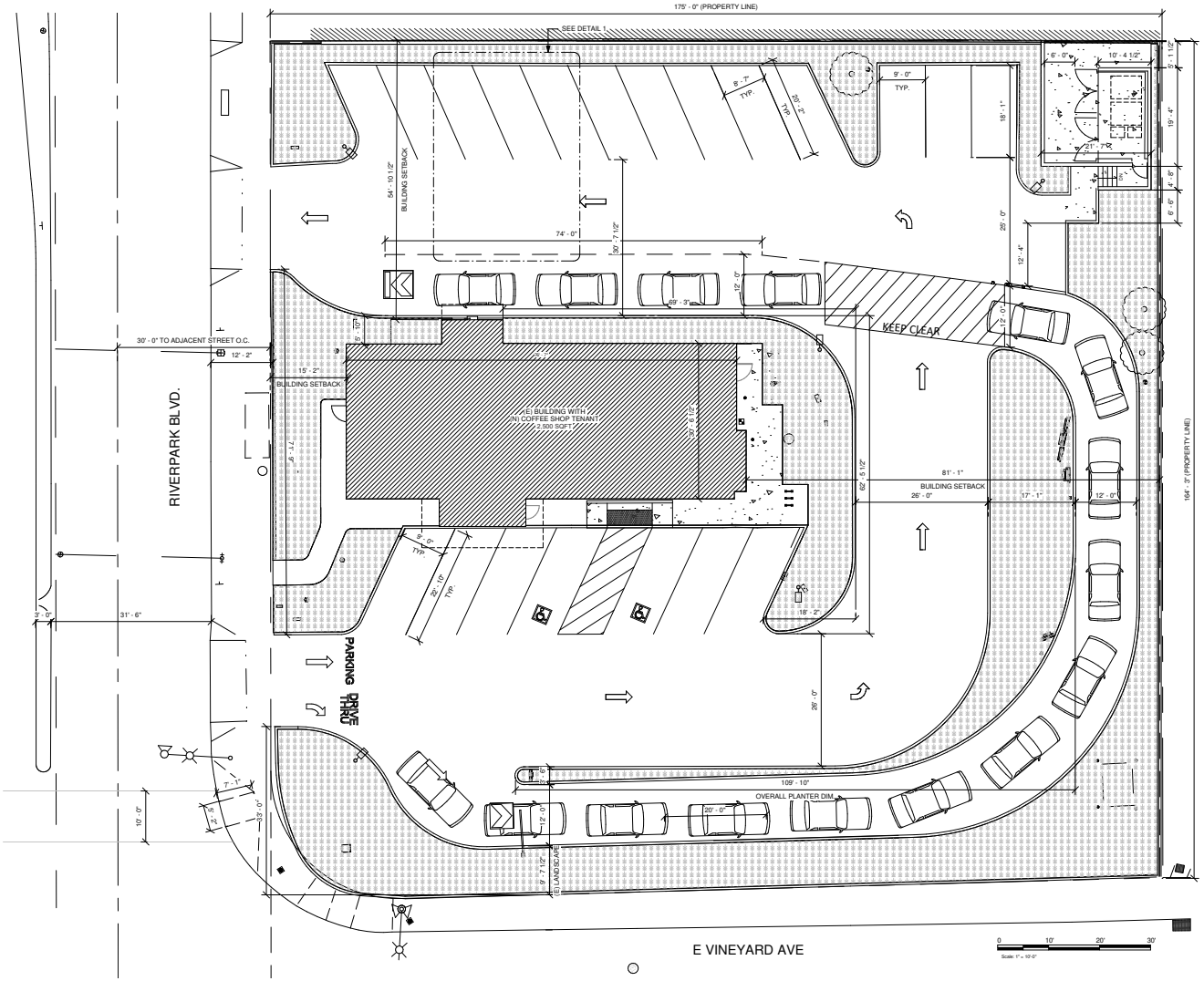

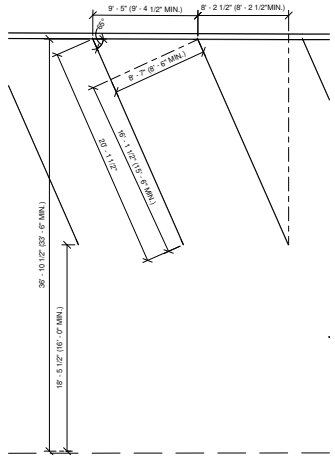

1 ENLARGED ANGLED PARKING STALL
Scale: 1 : 60

TRUE REFERENCE

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PROPOSED DIMENSION PLAN

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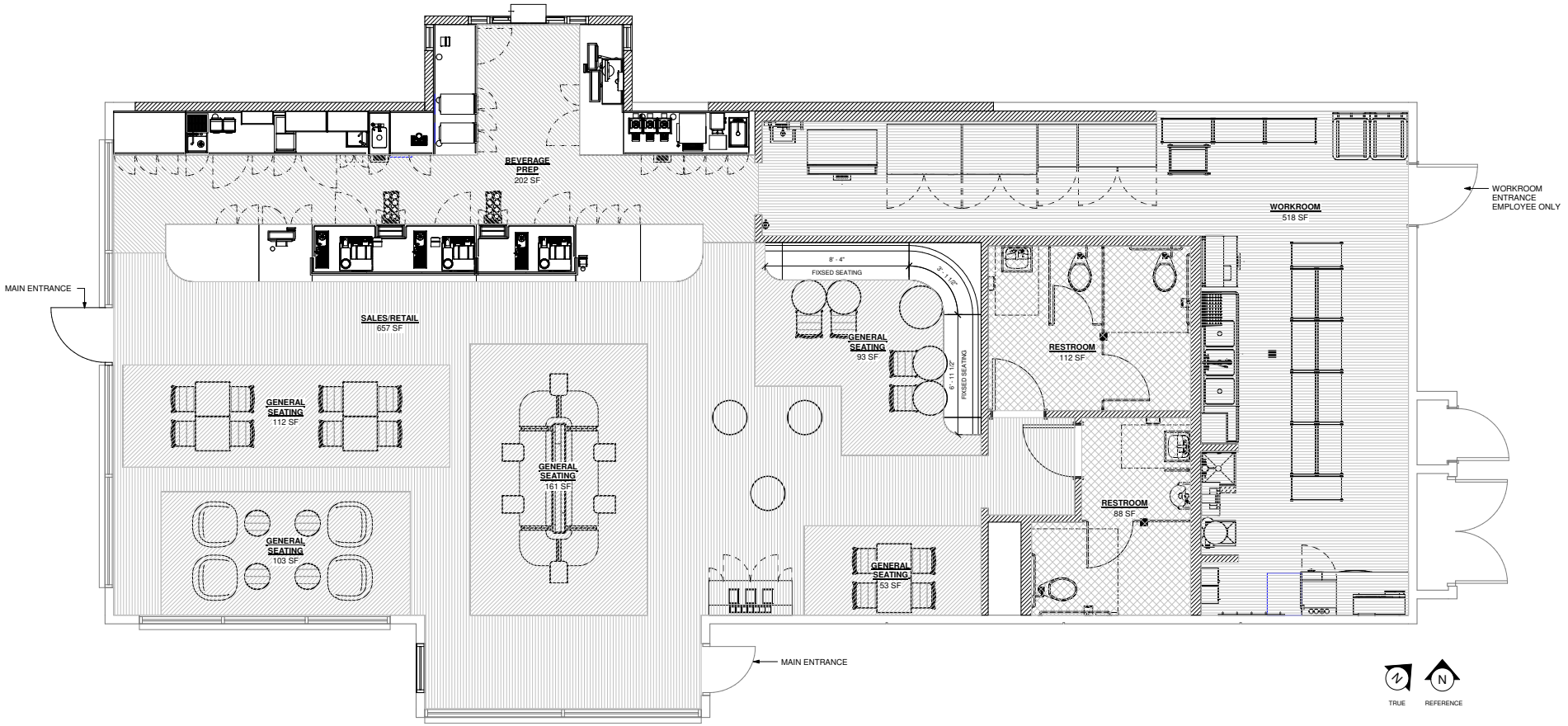
ROOM SCHEDULE

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

LEGEND

- BEVERAGE PREP
- GENERAL SEATING
- SALES/RETAIL
- WORKROOM
- RESTROOM
- DIM. FIXED SEATING



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PROPOSED FLOOR PLAN

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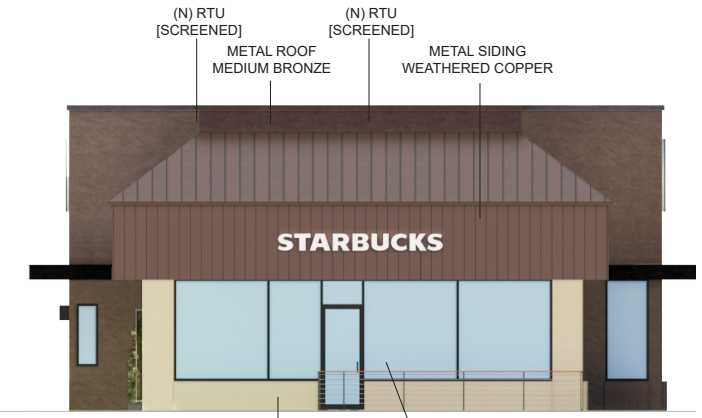
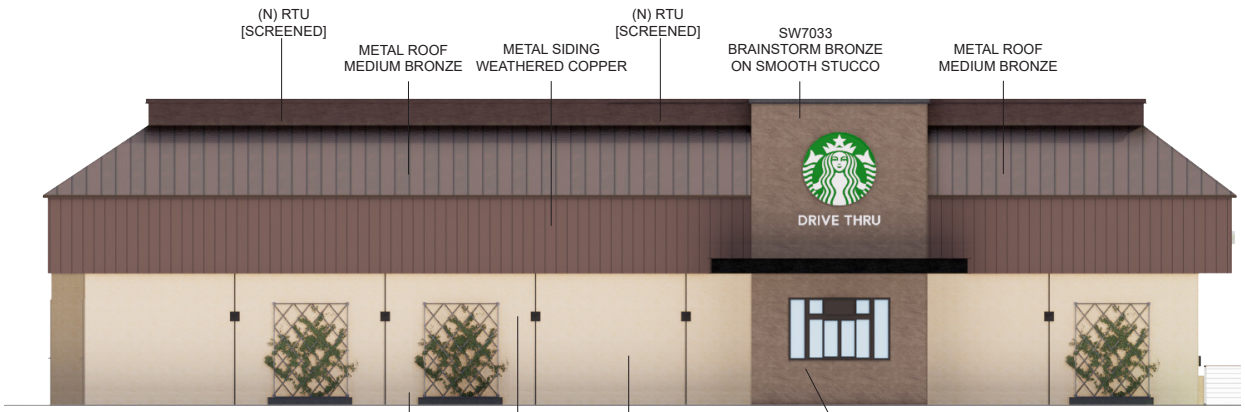
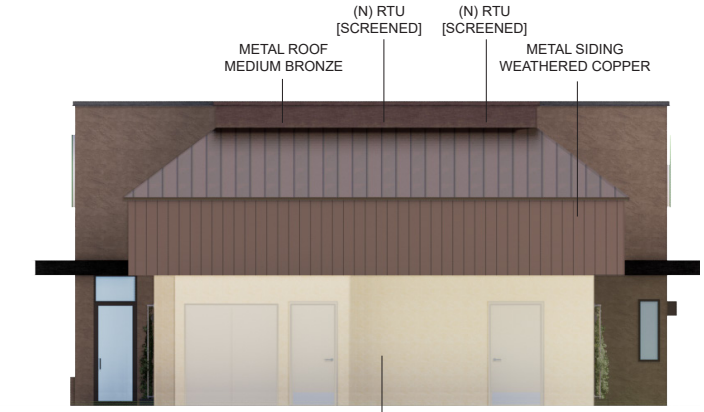
SOUTH ELEVATION
(MAIN ENTRANCE)



WEST ELEVATION



NORTH ELEVATION
(DRIVE-THRU WINDOW)



EAST ELEVATION

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MCG JOB #: 20006.30

DATE:	REVISIONS

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PROPOSED ELEVATIONS

FACADE REMODEL

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SITE PHOTOS

FACADE REMODEL

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LUMINAIRE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	MOUNTING	LAMP QTY	LAMP DESCRIPTION	LAMP TYPE	SELECTED BY OTHERS?	DIMMING PROTOCOL	REMARKS
A	SONNEMAN	2714.72-WL	120	18	WALL SURFACE	–	INTEGRAL	LED	YES	ELV/TRAILEDGE/REV.PHASE	
S1	HUBBELL	PAR2-320L-165-3K7-50W-UNV-A_JJ-BLT-SCP-40F-CS	208	165	GRADE, POLE	–	INTEGRAL	LED	YES	0-10V	
S2	HUBBELL	PAR1-80L-50L-3K7-50W-UNV-A_JJ-BLT	208	50	GRADE, POLE	–	INTEGRAL	LED	YES	0-10V	

LAMP TYPE CODES: FL=LINEAR FLUORESCENT, CFL=COMPACT FLUORESCENT, IND=INCANDESCENT, MH=METAL HALIDE, HPS=HIGH PRESSURE SODIUM, LED=LIGHT EMITTING DIODE

LUMINAIRE SCHEDULE GENERAL NOTES:

A. LUMINAIRE SYMBOLS THAT ARE SHOWN HALF-SHADED, OR LABELED "EM", ON THE PLAN(S) INDICATE LUMINAIRES THAT SERVE AS EMERGENCY LIGHTING. UNLESS SERVED BY A CIRCUIT ORIGINATING AT AN EMERGENCY PANELBOARD OR CENTRAL LIGHTING INVERTER, EMERGENCY LIGHTING LUMINAIRES SHALL BE PROVIDED WITH AN EMERGENCY BATTERY TO PROVIDE EMERGENCY ILLUMINATION FOR A MINIMUM OF 90 MINUTES.

B. INTEGRAL EMERGENCY BATTERIES SHALL MEET THE FOLLOWING MINIMUM PERFORMANCE REQUIREMENTS UNLESS OTHERWISE INDICATED:
- LINEAR FLUORESCENT LUMINAIRES: 1400 LUMENS, MINIMUM, PER LUMINAIRE.
- COMPACT FLUORESCENT LUMINAIRES: 1100 LUMENS, MINIMUM, PER LUMINAIRE.
- INTEGRATED LED LUMINAIRES RATED 1000 LUMENS OR LESS: 10 WATT, MINIMUM, OUTPUT.
- INTEGRATED LED LUMINAIRES RATED GREATER THAN 1000 LUMENS: 20 WATT, MINIMUM, OUTPUT.

C. ANY PROPOSED SUBSTITUTIONS FOR LUMINAIRES THAT ARE SELECTED BY OTHERS REQUIRE THE APPROVAL OF THE SPECIFYING ENTITY.

D. PROVIDE LIGHT EMITTING DIODES (LEDS) BINNED WITHIN A MAXIMUM THREE-STEP MACADAM ELLIPSE TO ENSURE COLOR CONSISTENCY AMONGST LUMINAIRES OF THE SAME TYPE AND LEDS THAT MEET UL STANDARD 8750 "LIGHT EMITTING DIODE EQUIPMENT FOR USE IN LIGHTING PRODUCTS," IES STANDARD LM-79 "ELECTRICAL AND PHOTOMETRIC MEASUREMENTS OF SOLID-STATE LIGHTING PRODUCTS," IES STANDARD LM-80 "MEASURING LUMEN MAINTENANCE OF LED LIGHT SOURCES," IES STANDARD TM-21 "PROJECTING LONG TERM LUMEN MAINTENANCE OF LED LIGHT SOURCES," AND ANSI C78.377 "SPECIFICATIONS FOR THE CHROMATICITY OF SOLID STATE LIGHTING PRODUCTS." LED LUMINAIRES SHALL BE MODULAR AND ALLOW FOR SEPARATE REPLACEMENT OF LED LAMPS AND DRIVERS. USER SERVICEABLE LED LAMPS AND DRIVERS SHALL BE REPLACEABLE FROM THE ROOM SIDE. LED DRIVERS SHALL BE ELECTRONIC-TYPE, LABELED AS COMPLIANT WITH RADIO FREQUENCY INTERFERENCE (RFI) REQUIREMENTS OF FCC TITLE 47 PART 15, AND COMPLY WITH NEMA SSL 1 "ELECTRONIC DRIVERS FOR LED DEVICES, ARRAYS, OR SYSTEMS." LED DRIVERS SHALL HAVE A SOUND RATING OF "A," HAVE A MINIMUM EFFICIENCY OF 85 PERCENT, AND SHALL HAVE A TOTAL HARMONIC DISTORTION (THD) OF LESS THAN 20 PERCENT AT ALL INPUT VOLTAGES.

SITE LIGHTING POLE SCHEDULE

MARK	POLE TYPE	POLE HEIGHT	POLE BASE HEIGHT	GFCI RECEPTACLE?	FINISH	REMARKS
P1	STEEL, ROUND STRAIGHT	18 FEET	30 INCHES AFG	NO	TBD	

GENERAL NOTES:

A. PROVIDE POLES WITH MAXIMUM EPA RATING GREATER THAN TOTAL EPA OF INSTALLED FIXTURE HEADS FOR WIND SPEED REGION IN WHICH THE PROJECT IS LOCATED.

B. PROVIDE POLES WITH MAXIMUM SUPPORTED WEIGHT RATING GREATER THAN THE TOTAL WEIGHT OF THE INSTALLED FIXTURE HEADS.

C. PROVIDE AN ADDITIONAL 25% EPA AND WEIGHT CARRYING CAPACITY ABOVE WHAT IS REQUIRED FOR THE INSTALLED FIXTURE HEADS WHEN CAMERAS OR BANNERS WILL BE MOUNTED ON POLES.

D. PROVIDE APPROPRIATE DRILLING OR TENONS TO INSTALL FIXTURE HEADS AS REQUIRED.

E. PROVIDE POLE CAP, HANDHOLE, ANCHOR BOLTS, AND ANCHOR BOLT COVERS FOR ALL POLES.

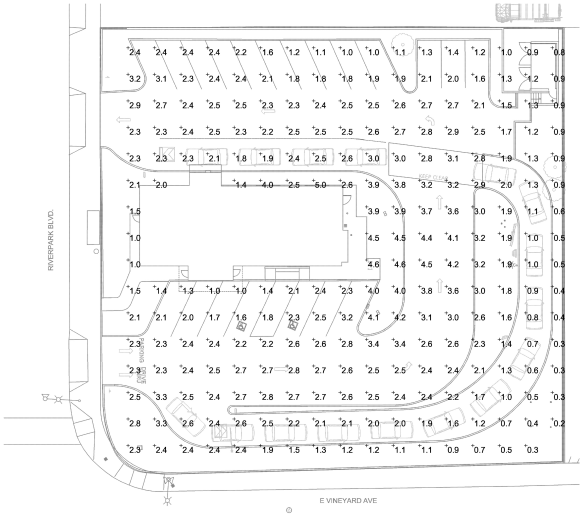
F. PROVIDE HINGED POLES WHEN LOCATED ON TOP DECK OF PARKING GARAGE AND WHERE INDICATED.

G. PROVIDE 300VA TRANSFORMER WITH FUSED 120 VOLT SECONDARY INSTALLED WITHIN POLE AND WIRED TO RECEPTACLE FOR POLES WITH GFCI RECEPTACLES WHEN VOLTAGE OF FIXTURE HEADS IS OTHER THAN 120 VOLTS.

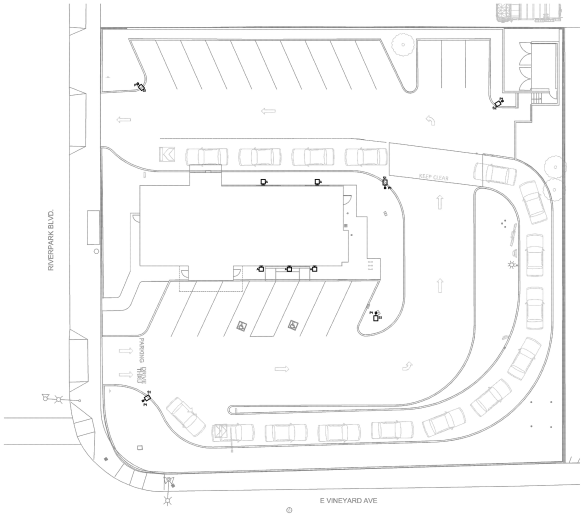
H. PROVIDE 20 AMP INLINE FUSE AND FUSEHOLDER WITHIN HANDHOLE FOR EACH UNGROUNDED CONDUCTOR.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.2 fc	5.0 fc	0.2 fc	25.0:1	11.0:1



2 PHOTOMETRIC PLAN
Scale: 1" = 10'-0"



1 ELECTRICAL SITE PLAN
Scale: 1" = 10'-0"

Schnackel engineers
800-387-0963

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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ENGINEER STAMP
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
06-22-21

PROJECT NAME: VINEYARD AND RIVERPARK
PROJECT ADDRESS: 2551 E. VINEYARD AVE. OXNARD, CA 93036

STORE #:	64612
PROJECT #:	89321-001
PROFILE TYPE:	CORE
ISSUE DATE:	12-15-20
PROGRAM MANAGER:	
STORE DESIGNER:	K.RIFFKIN
LEED® AP:	N/A
CHECKED BY:	GRS
MCG PROJECT #:	20007
MCG PROJ. MANAGER:	C.LEE
MCG PROJ. SPECIALIST:	S.PARK

Revision Schedule

Rev	Date	By	Description

SHEET TITLE: ELECTRICAL SITE PLAN
SCALE: AS SHOWN

SHEET NUMBER: E-0000

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

DATE:	REVISIONS

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PROPOSED PHOTOMETRIC PLAN

FACADE REMODEL

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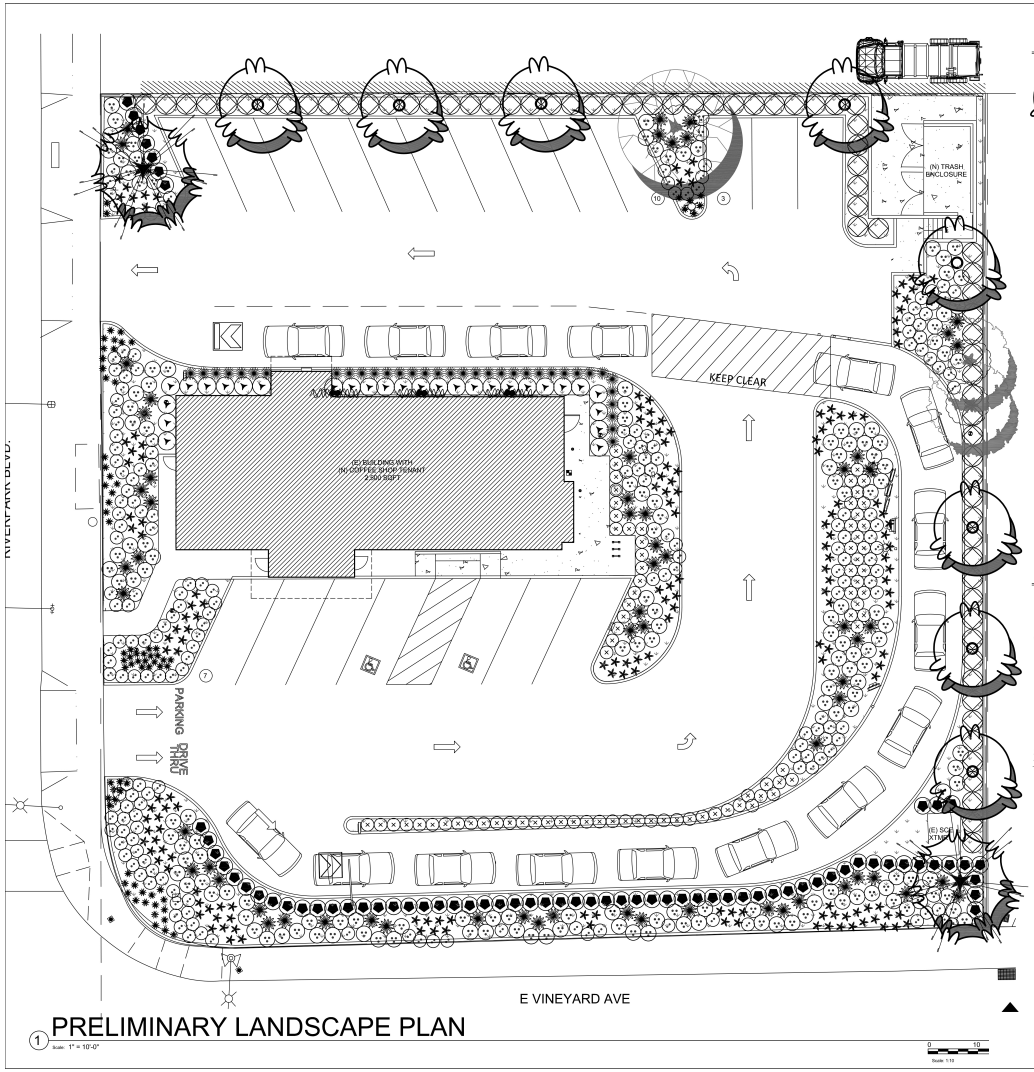

1 PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 10'-0"

PROPOSED PLANT PALETTE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QNTY
TREES				
	RHUS LANCEA	AFRICAN SUMAC	36" BOX STANDARD	8
	PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	48" BOX LOW BRANCHING	8
SHRUBS				
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	
	LEUCOPHYLLUM L. 'LYNN'S LEGACY'	TEXAS RANGER	5 GAL	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL	
	LEUCOPHYLLUM L. 'GREEN CLOUD'	TEXAS RANGER	5 GAL	
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL	
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	
	ALOE STRIATA	CORAL ALOE	5 GAL	
	CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH SHRUB	5 GAL	
	HESPERALOE P. 'BRAKELIGHT'	RED YUCCA	5 GAL	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	
VINES				
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	15 GAL ESPALLIER	
GROUNDCOVER				
	AGUINAGA 'FOREST FLOOR'	MULCH 1 / 2" - 1-1/2"	3" THICK LAYER	

NOTE:
LANDSCAPING WILL COMPLY WITH THE APPLICABLE PARKS DEPARTMENT LANDSCAPE STANDARDS AND WATER CONSERVING LANDSCAPE ORDINANCE.

TREE TABULATION CHART

EXISTING TREES TO REMAIN

MELALEUCA QUINQUENERVIA	FLAX LEAF PAPER BARK	PROTECT-IN-PLACE	3
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER	PROTECT-IN-PLACE	1
PINUS CANARIENSIS	CANARY ISLAND PINE	PROTECT-IN-PLACE	1

PERIMETER TREES

TREE QUANTITIES
PERIMETER TREES REQUIRED = 9
PERIMETER TREES PROVIDED = 12 (4 EXISTING & 8 PROPOSED)
EXCESS PERIMETER TREES = 3 (PROPOSED)

TREE COSTS
24" BOX INSTALLED = $ 250.00
36" BOX INSTALLED = $ 650.00
48" BOX INSTALLED = $ 1,150.00
UPGRADE 24" BOX TO 36" BOX = $ 400.00
UPGRADE 24" BOX TO 48" BOX = $ 900.00

TREE UPGRADE COSTS
5 - 24" BOX PERIMETER AFRICAN SUMAC TREES UPGRADED TO 36" BOX @ 400.00 EA = $ 2,000.00
3 - 36" BOX EXCESS PERIMETER AFRICAN SUMAC TREES @ 650.00 EA = $ 1,950.00
4 - 24" BOX PALO VERDE TREES UPGRADED TO 48" BOX @ 900.00 EA = $ 3,600.00
SUBTOTAL = $ 7,550.00

TOTAL COSTS
TOTAL VALUE OF TREE UPGRADES = $ 7,550.00
TOTAL VALUE OF 3 EXISTING FLAX LEAF PAPER BARK TREES TO BE REMOVED = $ 7,050.00

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CHARLES TROWBRIDGE AND ASSOCIATES
LANDSCAPE ARCHITECTURE, INC.

PROJECT NAME: VINEYARD & RIVERPARK

PROJECT ADDRESS: 2551 E. VINEYARD AVE. OXNARD CA, 93036

STORE #:	88762-001
PROJECT #:	TBD
PROFILE TYPE:	
ISSUE DATE:	
PROGRAM MANAGER:	
STORE DESIGNER:	
LEED® AP:	N/A
CHECKED BY:	
MCG PROJECT #:	20006
MCG PROJ. MANAGER:	C.LEE
MCG PROJ. SPECIALIST:	

Revision Schedule

Rev	Date	By	Description

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN
SCALE: AS SHOWN

SHEET NUMBER:
LP-1

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

DATE:	REVISIONS

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PROPOSED LANDSCAPE PLAN

FACADE REMODEL

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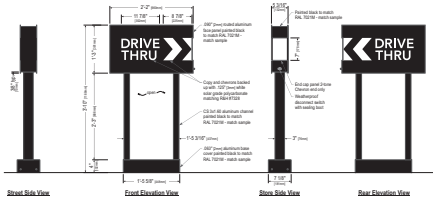
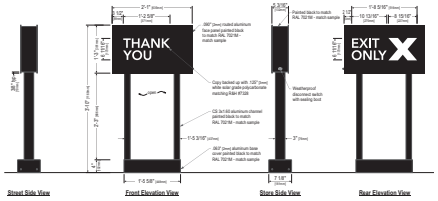
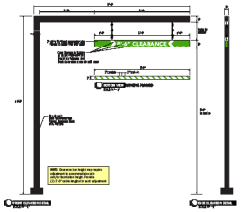


DIRECTIONAL SIGNAGE

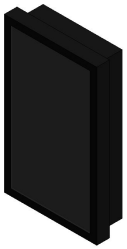


EXIT ONLY/THANK YOU SIGNAGE



CLEARANCE BAR

PRE-MENU BOARD



DIGITAL ORDER SCREEN

5-PANEL MENU BOARD

MOBILE ORDER PICKUP SIGNAGE

ACCESSIBLE SIGNAGE

STOP SIGNAGE

ENTRANCE SIGNAGE

Product Specifications

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

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

BIKE RACK DETAIL

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

DATE:	REVISIONS

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PROPOSED SIGNAGE & BIKE RACK DETAIL

FACADE REMODEL

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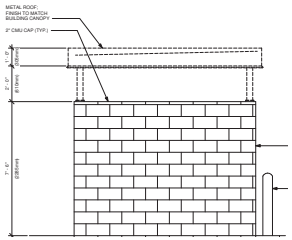
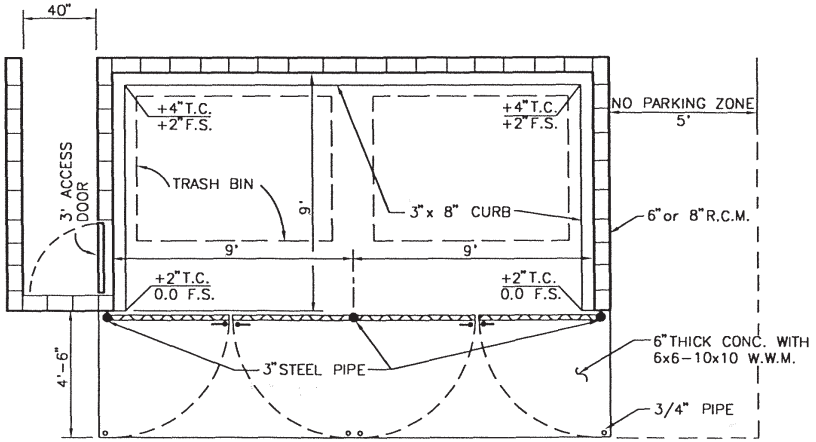
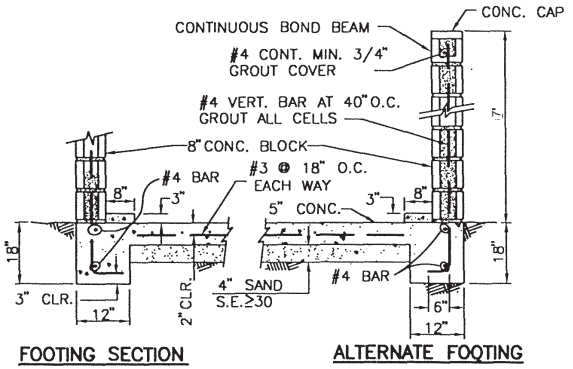
ROOF: A SOLID ROOF WITH 8 FEET OF CLEARANCE IS REQUIRED ON ALL TRASH ENCLOSURES.





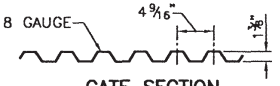
PLAN VIEW

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

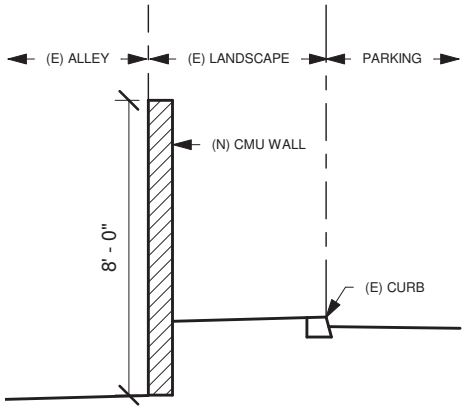


FOOTING SECTION

ALTERNATE FOOTING



GATE SECTION



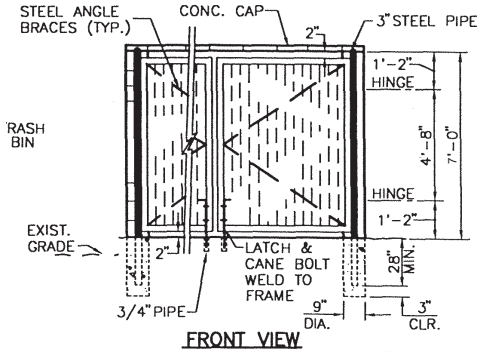
CMU WALL SECTION

CMU WALL ELEVATION

PLEASE SEE CIVIL DRAWING FOR MORE INFORMATION.

SMOOTH CONCRETE BLOCK PAINTED SW7031 MEGA CREIGE

BOSTON IVY



FRONT VIEW

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

DATE:	REVISIONS

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TRASH ENCLOSURE & CMU WALL DETAIL

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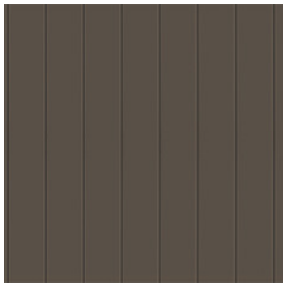
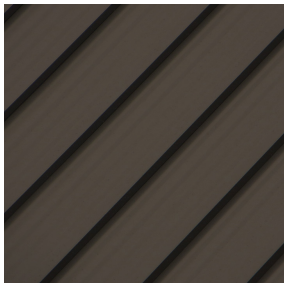
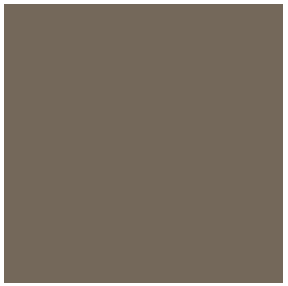


METAL SIDING
WEATHERED COPPER



STANDING SEAM ROOF
MEDIUM BRONZE

SW6141 SOFTER TAN



SW7033 BRAINSTORM
BRONZE

SMOOTH STUCCO TO BE
PAINTED

WALL CABLE TRELLIS WITH
PLANT BASE

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

DATE:	REVISIONS

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PROPOSED MATERIAL

FACADE REMODEL

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ATTACHMENT C

CEQA NOTICE OF EXEMPTION

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

OXNARD
CALIFORNIA

NOTICE OF EXEMPTION

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

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

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

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

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

(Date)

Scott Kolwitz,
Planning & Environmental Services Manager

ATTACHMENT
D

TRANSPORTATION DEMAND MANAGEMENT PLAN

Transportation Demand Management Plan

Prepared for: The City of Oxnard

Prepared by: MCG Architecture

Revised: June 21, 2021

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

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

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

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

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

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

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

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

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

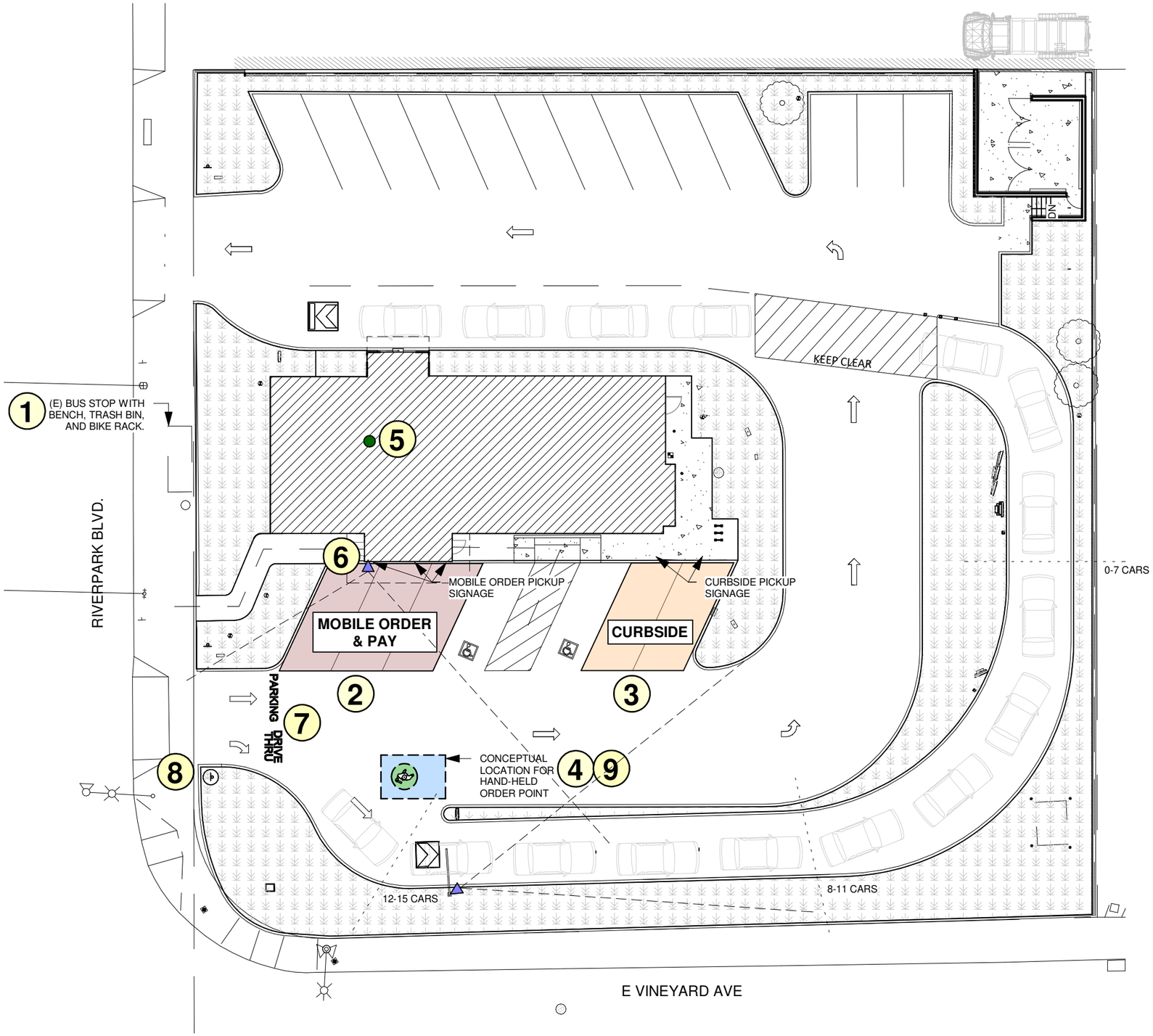
Site Specific Performance-Based Measures & Mitigation

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

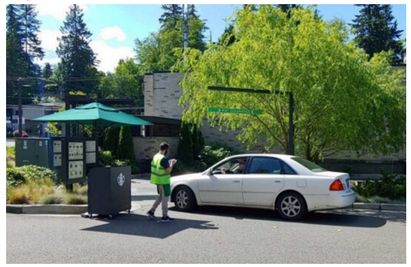
B. Signage & Directional Markings
    a. Directional arrows shall be placed on the pavement at the entry drive aisle to clearly define thru-traffic from drive-thru traffic. See Site Plan number ⑦.
    b. Additional pole-mounted signage will be placed at the entry to the site indicating that cars should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

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

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



4 **HAND-HELD ORDER POINT**



1 **SITE**

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

TRAFFIC DEMAND MANAGEMENT PLAN

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

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ATTACHMENT E

PARKING ASSESSMENT

LINSCOTT
LAW &
GREENSPAN
engineers

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law & Greenspan, Engineers
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Suite C
Woodland Hills, CA 91367
818.835.8648 T
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www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

MEMORANDUM

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

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

Project Description

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

Code Parking

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

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

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

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

Table 1
Code Parking Analysis

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

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

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

Starbucks Parking Demand Data

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

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

- The 85th percentile of parking demand was calculated to be 17 spaces utilized. The 85th percentile factor is a commonly used by traffic engineers, for example, in determining the appropriate length of left and right-turn lanes at intersections. By comparison, the Project proposes to provide 20 on-site parking spaces, exceeding the 85th percentile factor from the Costa Mesa Starbucks data.

- There were four instances over the four days of counts (e.g., 9:00 and 10:00 a.m. on Wednesday, 8:00 a.m. on Thursday, and 12:00 p.m. on Saturday) when the number of parked vehicles exceeded 20.

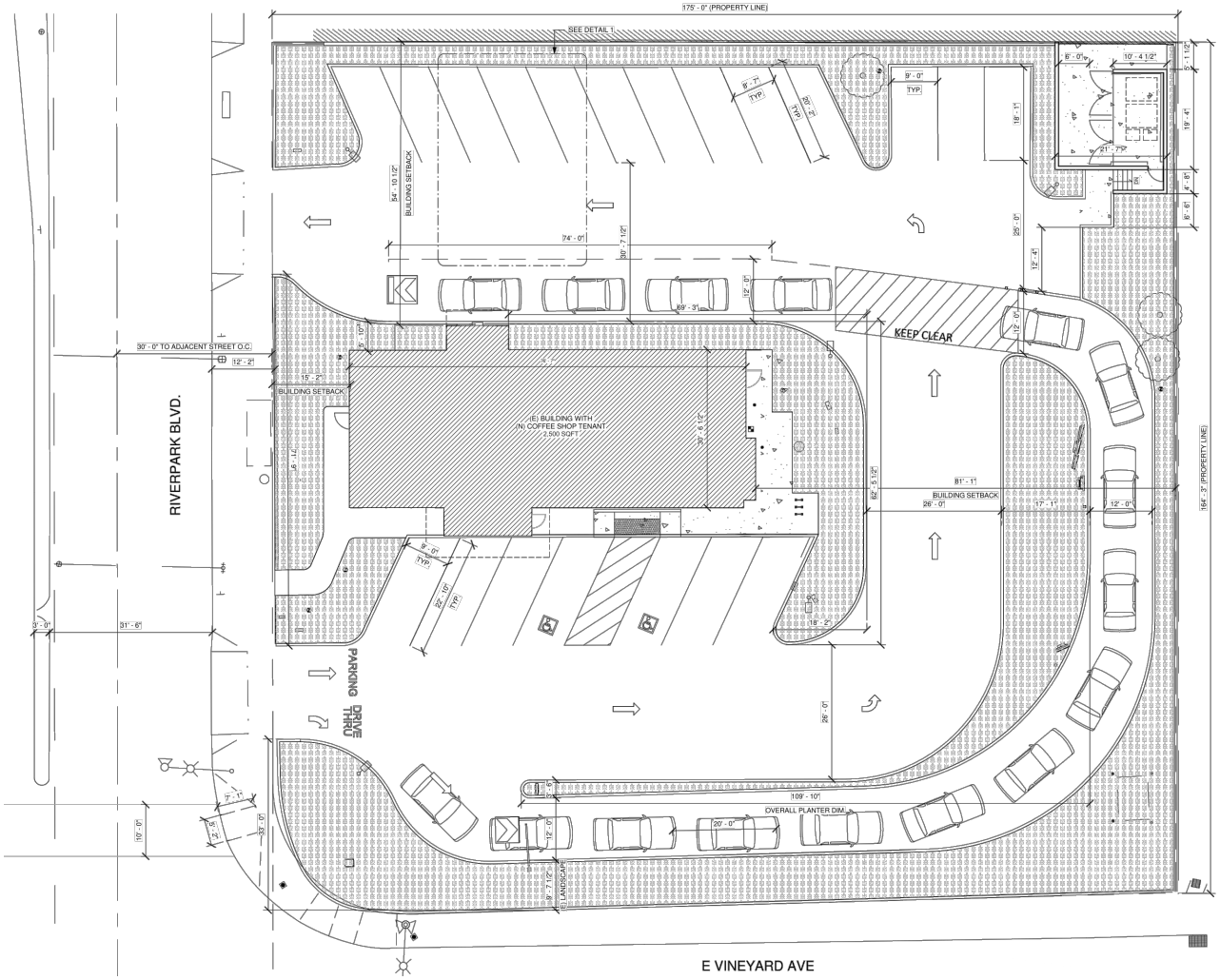
It is noted that at the time of the parking survey at the Costa Mesa Starbucks in 2013, Starbucks management had stated this was one of the highest revenue locations in Southern California. Also, as additional Starbucks locations have opened in the vicinity of the Costa Mesa Starbucks since the time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

Parking Assessment

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

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

cc: File



NOT TO SCALE

SOURCE: MCG ARCHITECTURE

FIGURE 1
SITE PLAN

LINSCOTT, LAW & GREENSPAN, engineers

STARBUCKS - 2551 E. VINEYARD AVENUE

c:\0539\dwg\figure 1 (landscape).dwg 10/05/2021 08:24:19 shankar llg exhibits color.ctb

TABLE A
STARBUCKS PARKING SURVEY [1]

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

Note:

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

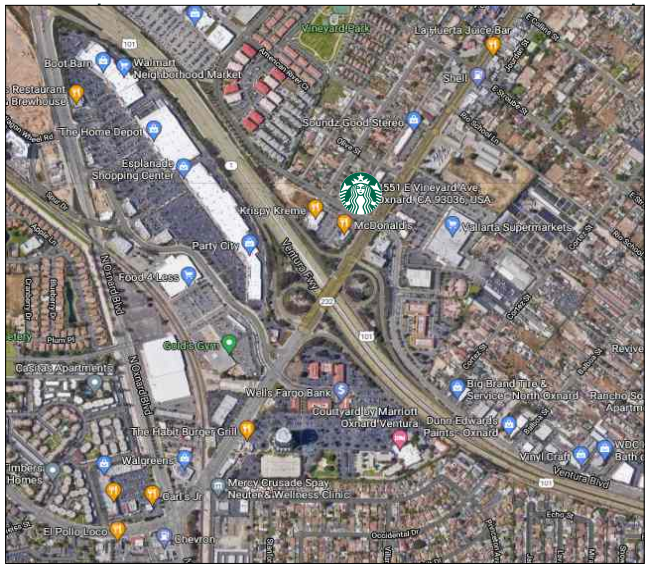
During the time of the counts 35 spaces were available for parking at 450 E. 17th Street.

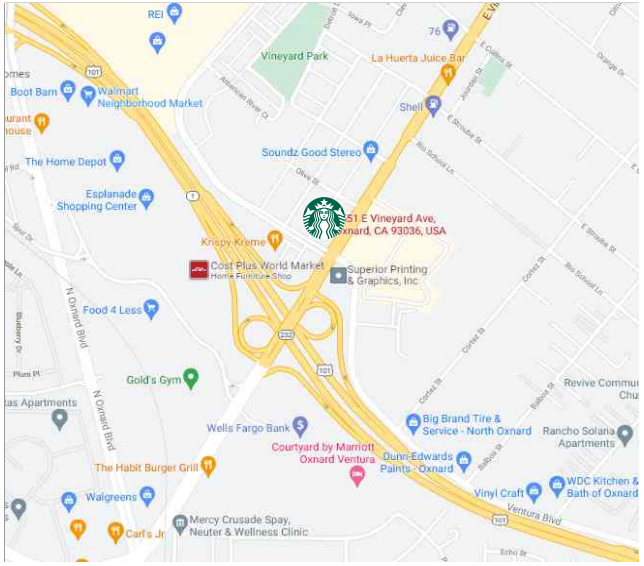
Indicates 85th percentile and greater values. The 85th percentile of parked vehicles is calculated to be 17 vehicles.

Indicates peak demand.

ATTACHMENT F

REDUCED SIGN PLANS





VICINITY MAP
Not To Scale

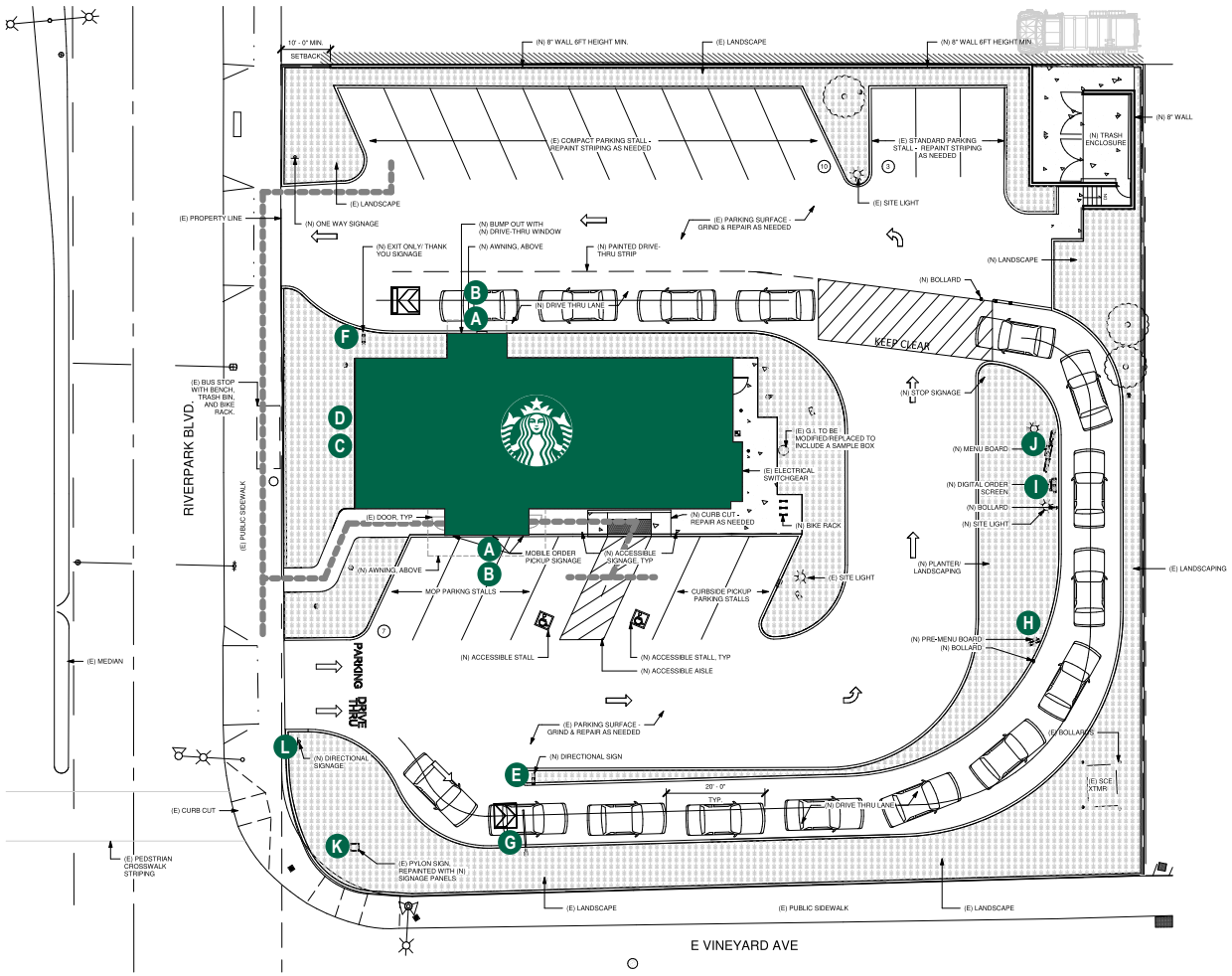
WALL SIGNS LEGEND			
	DESCRIPTIONS	Sq Ft.	QTY
A	60" SIREN ILLUMINATED LOGO DICS	19.62	2
B	8" DAY/NITE DT CHANNEL LETTERS	3.66	2
C	16" ILLUMINATED CHANNEL LETTERS	17.18	1
D	10" DT CHANNEL LETTERS	10.41	1
E	DT ENTRY DIRECTIONAL	3	2
F	DT EXIT DIRECTIONAL	2	1
K	PYLON SIGN	83.52	1
	total sign area proposed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

PROJECT: #20006.30
STORE # 65182

VINEYARD & RIVERPARK - STARBUCKS COFFEE

2551 E. Vineyard Ave.
Oxnard, CA 93036

Sign Industries INCORPORATED



KEY LEGEND

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

1 SITE PLAN
SCALE: NTS

N

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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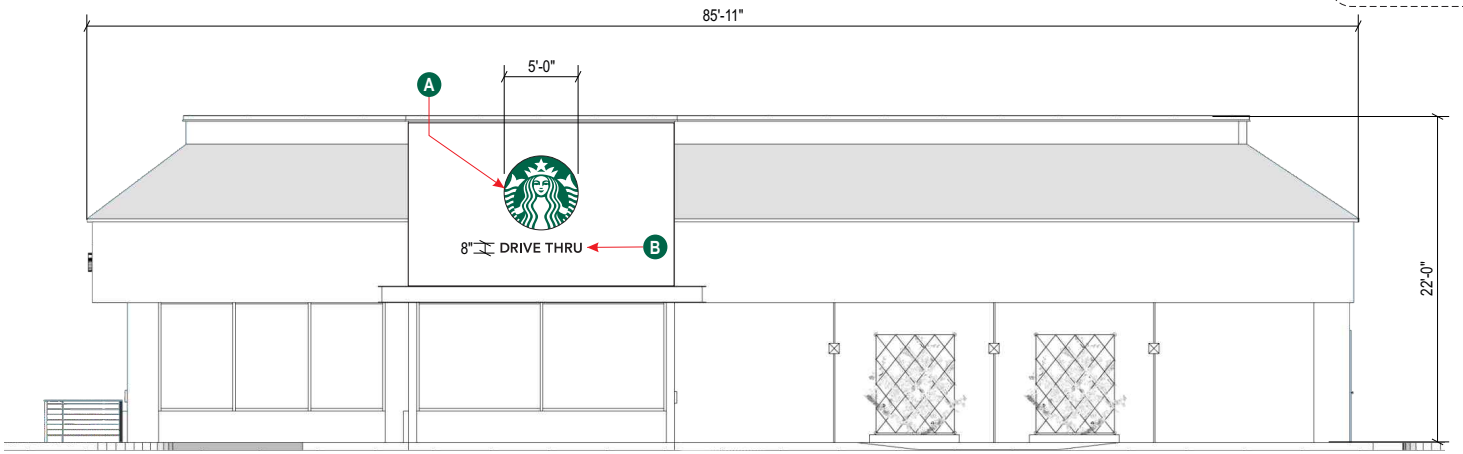
Drawing No
21-253 2

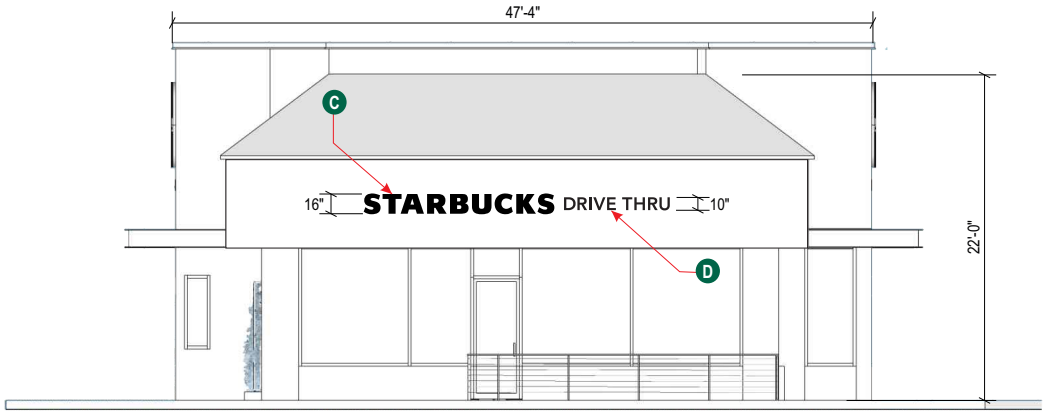
Page: SP.1

KEY LEGEND

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



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



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

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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Drawing No
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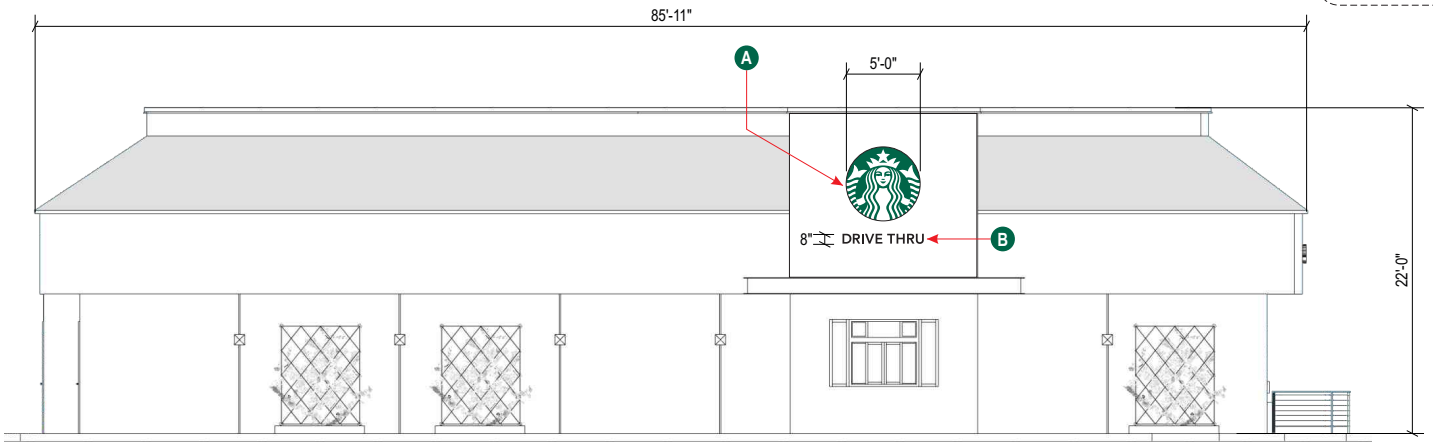
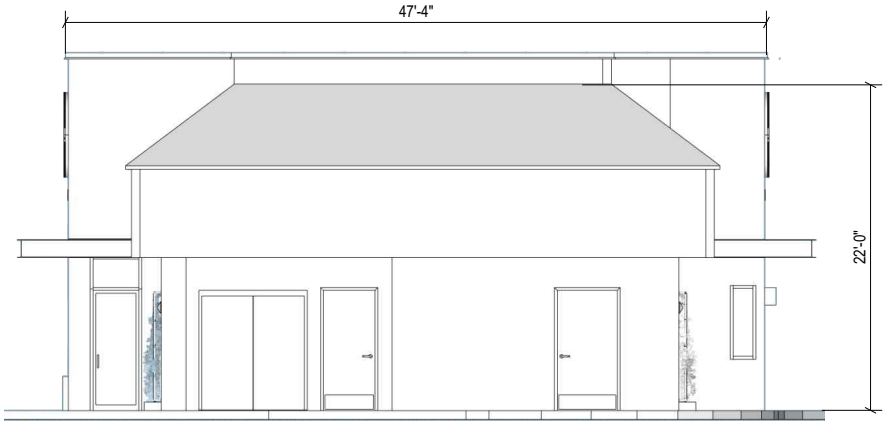
Page: ELE.1

KEY LEGEND

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



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



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

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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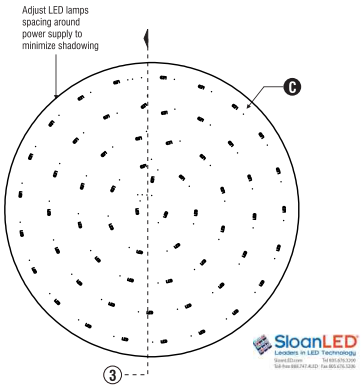
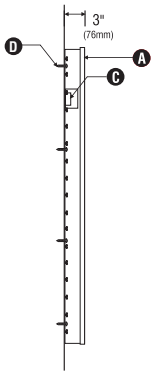
Page: **ELE.2**

Design ID #13164

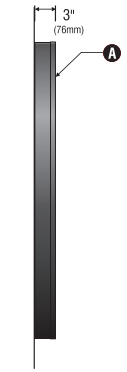
1 Front View



2 LED Detail



3 Section View



4 Side View

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

Sq.Ft.
19.62

Scale: 1/2"= 1'

SPECIFICATIONS:

A 60"(1524mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3"(76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16"(5mm) Acrylite 015-2GP. 1"(25mm) black trimcap with square head screws retainer edging.

B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.

C Internally illuminated logo disc with Sloan Prism Enlightne white 6500k, laid out at 1.5 modules per foot, 6" on center installed to back of disk with self-contained power supply with U.L approved enclosure.

D Flushed mounted to fascia (minium (4) with minimum 3" embedment)

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

MOUNTING HARDWARE CHART

	MASONARY	WOOD	METAL
1/4" BOLTS THRU WALL	*	*	*
1/4" LAGS W/ SHIELD	*		
1/4" LAG BOLTS		*	
1/4" TOGGLE BOLTS			*

Disk 60in S/F Illuminated wall mount EVOLVED

Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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Drawing No
21-253 2

Page: **1.0**

X00102

5'-6"

8"

DRIVE THRU

B 8" DAY/NITE DRIVE THRU LETTERS~ Qty (2) sign area 3.66 sq. ft

Scale 1" = 1'-0"

DRIVE THRU SPECIFICATION:

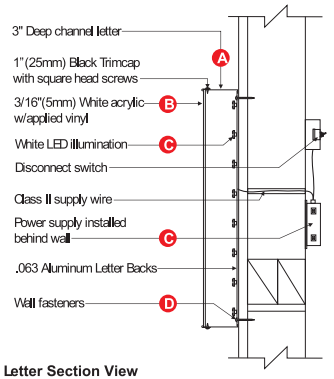
A Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors, 3"(76mm) deep. Letters backs to be .063 Black & White aluminum pop-riveted to sidewalls and sealed.

B Faces to be 3/16" clear acrylic with black trim cap retainer edging. letters face to be 3M day/nite peforated vinyl overlay, with white 3M diffuser second surface.

C Internally illuminated with Sloan Prism Enlighten white 6500k, laid out 1.5 modules per foot, 6" on center installed to back of letter with sloan power supply with U.L. approved closure.

D Fasten letters flush to wall with required fasteners.

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



Letter Section View

NTS

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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Electrical Requirement:
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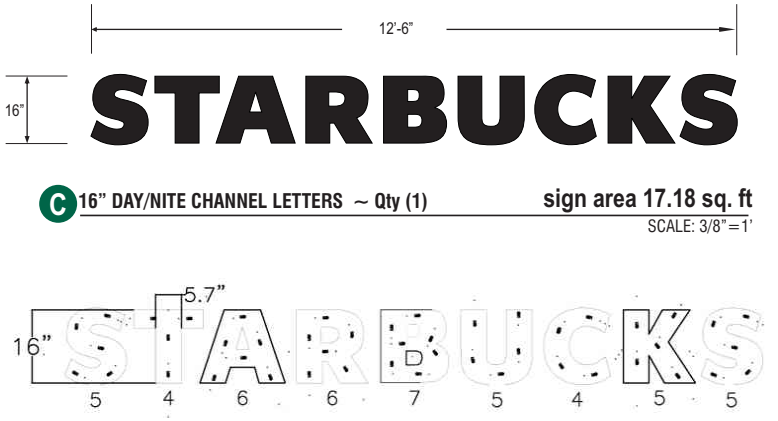
Drawing No
21-253 2

Page: 2.0

Design # 16496



C 16" DAY/NITE CHANNEL LETTERS ~ Qty (1) — **sign area 17.18 sq. ft**

SCALE: 3/8"=1'

LED LAYOUT

Scale:1/4"= 1'

STARBUCKS SPECIFICATION:

A Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors, 3"(76mm) deep. Letters backs to be .063 Black & White aluminum pop-riveted to sidewalls and sealed.

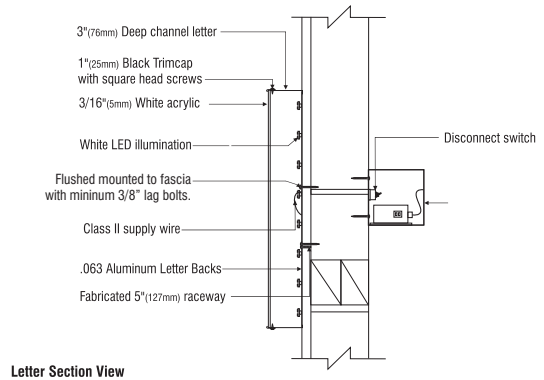
B Faces to be 3/16" white acrylic faces with 3M Day/Nite perforated vinyl black trim cap retainer edging. I

C Internally illuminated with Sloan Prism Enlighten white 6500k, laid out 1.5 modules per foot, 6" on center installed to back of letter with sloan power supply with U.L. approved closure.

D Fasten letters flush to wall with required fasteners.

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

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



Letter Section View

Scale: NTS

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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21-253 2

Page: **3.0**

X00102

D **10" DAY/NITE DRIVE THRU LETTERS~ Qty (1)** **sign area 10.41 sq. ft**

Scale 1" = 1'-0"

DRIVE THRU SPECIFICATION:

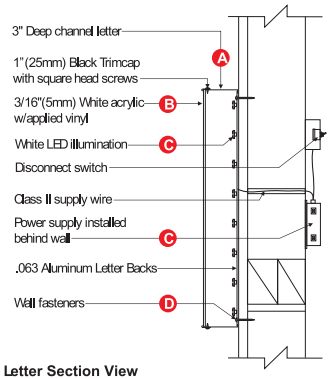
A Internally illuminated channel letters to be fabricated from 0.040 / 3003 aluminum with pre painted White interiors and painted Black polyurethane exteriors, 3"(76mm) deep. Letters backs to be .063 Black & White aluminum pop-riveted to sidewalls and sealed.

B Faces to be 3/16" clear acrylic with black trim cap retainer edging. letters face to be 3M day/nite peforated vinyl overlay, with white 3M diffuser second surface.

C Internally illuminated with Sloan Prism Enlighten white 6500k, laid out 1.5 modules per foot, 6" on center installed to back of letter with sloan power supply with U.L. approved closure.

D Fasten letters flush to wall with required fasteners.

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



Letter Section View

NTS

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

1	08-11-21	L.S
2	08-23-21	L.S
3		
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Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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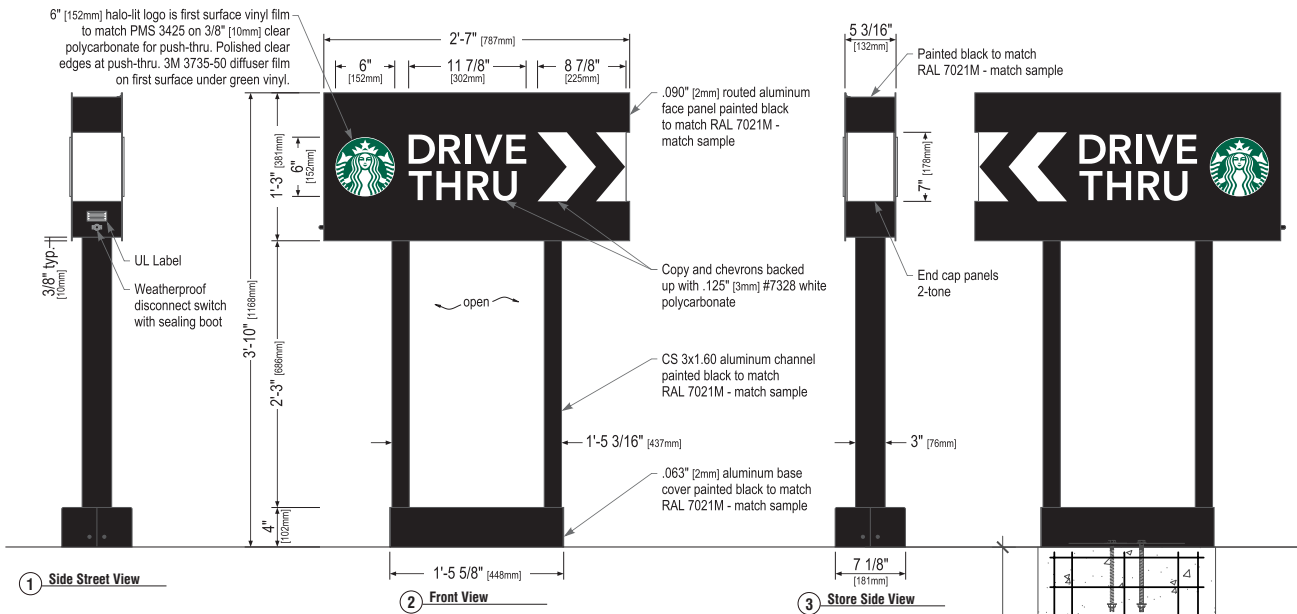
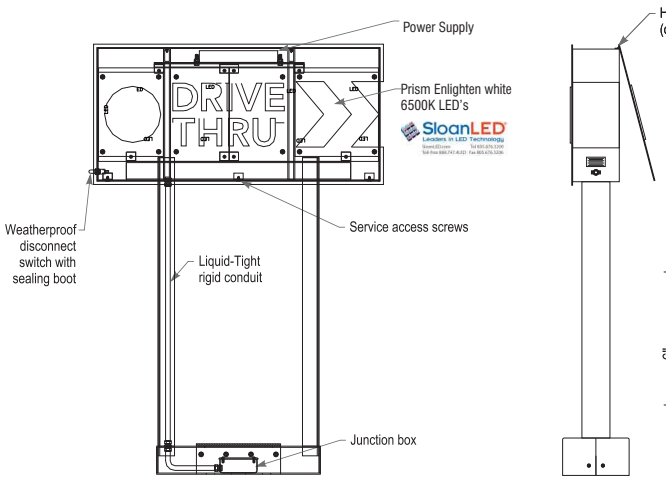
Drawing No
21-253 2

Page: **4.0**

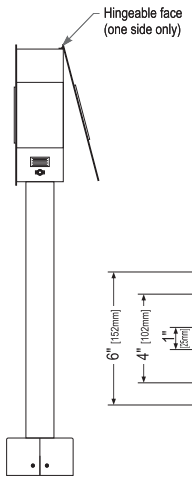


E D/F DRIVE THRU DIRECTIONAL SIGNS~ Qty (2)

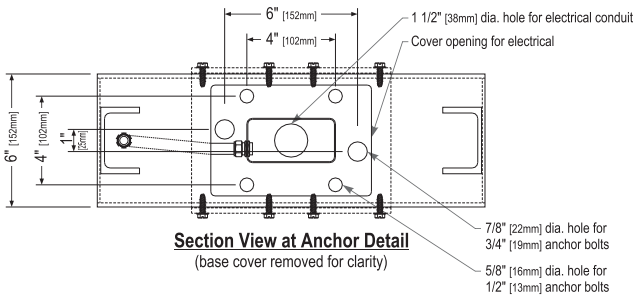
Scale: 1"= 1'



Vertical Cross-Section View, Typ.



Service Position View



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

Sign Specifications: Design ID#14104

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

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

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

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

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

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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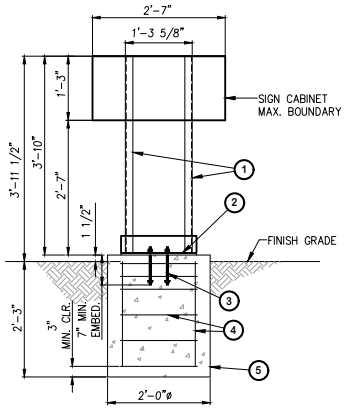
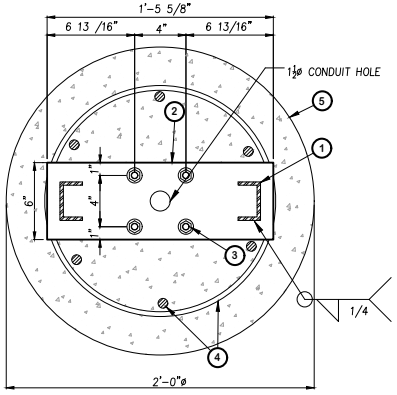
Drawing No
21-253 2



ELEVATION VIEW

1/2" = 1'-0"



BASE PLATE DETAIL

1 1/2" = 1'-0"

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

GENERAL NOTES:

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

DESIGN CRITERIA:

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

CONCRETE:

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

ALUMINUM

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

WINLOADS PER ASCE 7-16:

(29.3-1)	$F=q_h*G*C_f*A_s$	(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*V^2$
	Risk Category:	II	
(26.5)	Wind Speed (V):	130	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K_d):	0.85	(Table 26.6-1)
(26.7)	Exposure Category:	C	
(26.8.2)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_e):	1	(for all elevation)
(26.11)	Gust Effect Fac (G):	0.85	
	s (height of affected area)	1.25	ft
	h (height)	4	ft
	B (width of affected area)	2.583	ft
	s/h=	0.31	
	B/s=	2.07	
	Force Coefficient (C_f):	1.794	
	Velocity pressure exposure coefficient (K_z):		(Table 29.3-1)
	for s/h=1, add 10%	ASCE fig. 29.4-1 therefore:	1.0
	If 2 poles, spacing between:	1.3	O.C.

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	0.33	0.85	31.26	47.66	0.5	24	8
2	3.38	0.85	31.26	47.66	3.3	157	532
Forces at finish grade		2 pole distribution factor	0.90		4	163	484

DIRECT BURIAL FOOTING:

M_u:	0.48 k-ft	(0.6Mu):	0.29	k-ft	ω:	1.3	IBC 1605.3.2
V_u:	0.16 kips	(0.6Vu):	0.10	kips			
P	0.13 kips	S1:	Sxd/3			200.00 psf	IBC 1806.1
Base	2 ft dia.				12 ft or	1068 psf MAX	&1806.3.4
Depth	2.25 ft deep	A:	2.34*P/(S1xb)			0.74 ft	IBC 1807.3.2.1
h	2.98 ft						
S	100 psf/ft	d:	0.5Av/(1+(1+(4.36hA))			1.97 ft	
S':	266.667 psf/ft	IBC Table 1806.2					

BASE PLATE DESIGN:

Base Plate Check

Mu=	0.484	k-ft	Size: t :	0.625	in	Nominal Yield Moment Mnp=Fy*Z: 1.46 k-in
	5.81	k-in	S :	4	in	ϕ_b: 0.9
Vu=	0.16	kip	Arm :	0.5	in	$\phi_b M_{np}$: 1.32 k-in
			b eff :	1	in	Demand/Capacity: 0.28 OKAY
Tgrp	1.45	kip	n:	2	bolts	
Tb=	0.73	kip/bolt	Aluminum 6061-T6			Nominal Yield Moment
Mu PL=	0.4	k-in	Ftuw :	24	ksi	Mnp=Fy*Z: 2.34 k-in
			Ftyw :	15	ksi	ϕ_b: 0.9
S (in^3)=	0.065		F cyw :	15	ksi	$\phi_b M_{np}$: 2.11 k-in
Z (in^3) =	0.098		Kt:	1		Demand/Capacity: 0.17 OKAY

ALUMINUM COLUMN DESIGN:

Check Aluminum Rectangular Tube

Mu=	0.484	k-ft	Mut=	5.809	k-in	Aluminum 6061-T6	
Size	C3x1.6		S=	1.310	in^3	Ftuw=	24 ksi
			Z=	1.510	in^3	Ftyw=	15 ksi
			Req Z	0.39		Fcyw=	15 ksi
						Kt=	1
Normal Yield Moment			Nominal Rupture Moment				
Mnp=	22.65	k-in	Mnp=	36.24	k-in		
ϕ_b=	0.9		ϕ_b=	0.9			
ϕ_bMnp=	20.39	k-in	ϕ_bMnp=	32.62	k-in		
D/C:	0.28		D/C:	0.18			

YOSIMAR RAMOS
No. 89832
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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

PREPARED BY:

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

NO	REVISION	BY	APPROVED	DATE
△				
△				
△				
△				
△				

STARBUCKS DRIVE THRU SIGNAGE
DIRECTIONAL SIGNAGE
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2012-00	SHEET: 1 OF 1

DISREGARD PRINTS BEARING EARLIER REVISION DATES ▶	10-22-20	12-15-20		

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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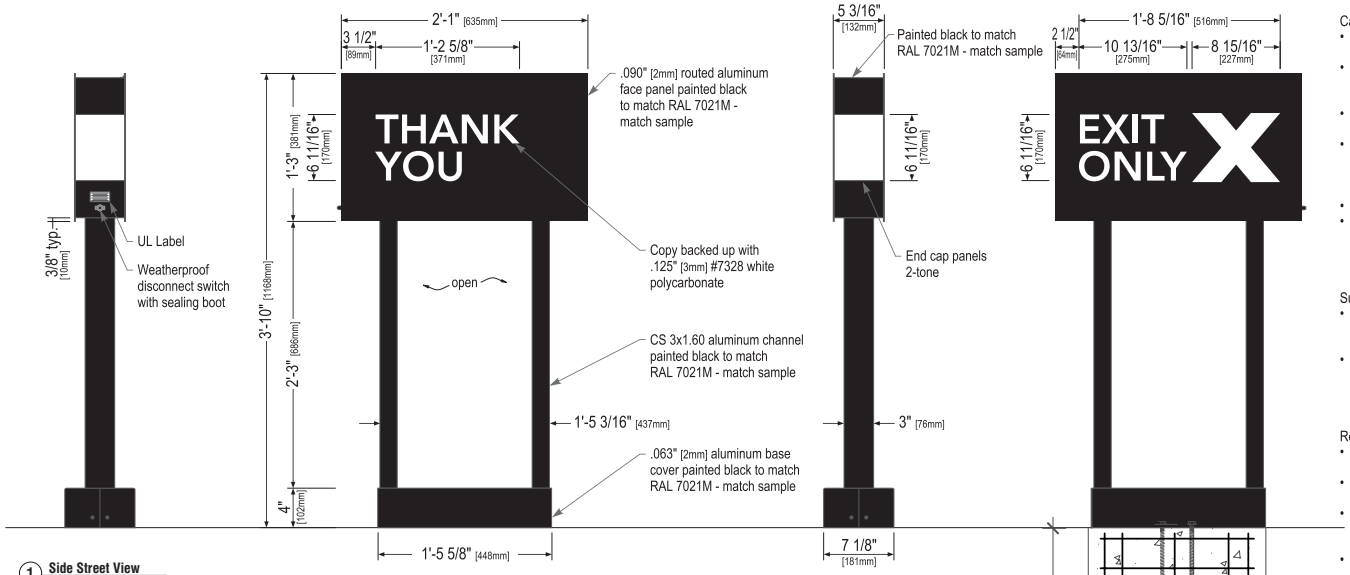
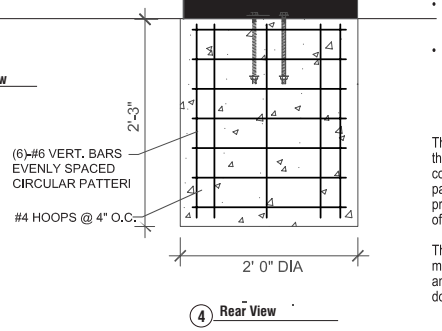
Drawing No
21-253 △2

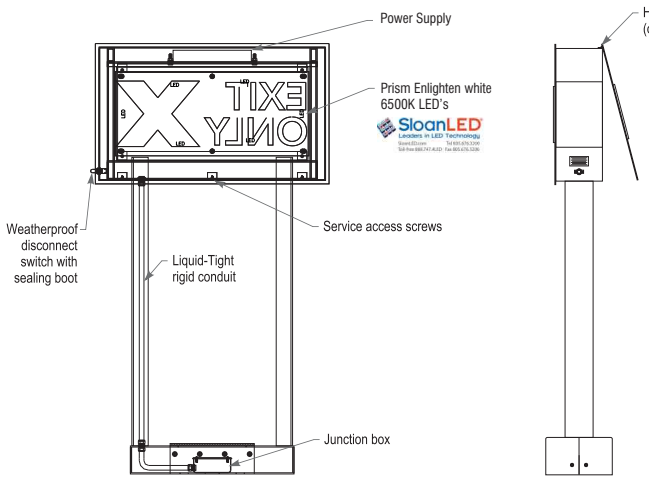
Page: **5.1**



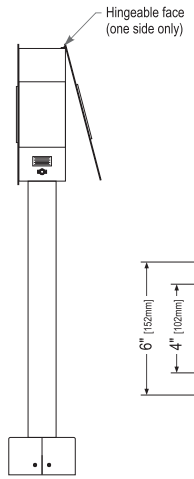


F D/F EXIT DIRECTIONAL SIGNS~ Qty (1)

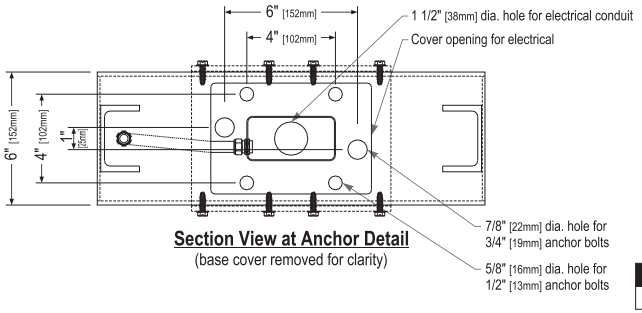
Scale: 1"= 1'



Vertical Cross-Section View, Typ.



Service Position View



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

Sign Specifications: Design ID#14191

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

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

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

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

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

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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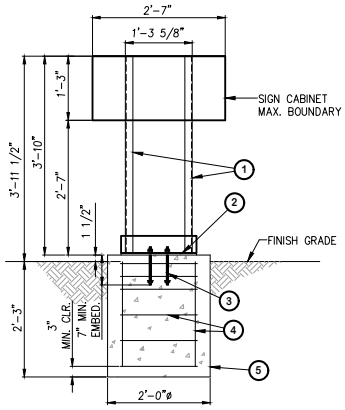
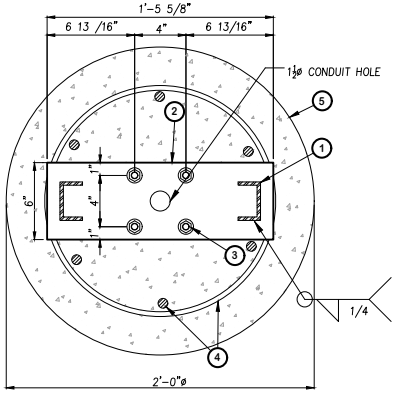
Drawing No
21-253 2



ELEVATION VIEW

1/2" = 1'-0"



BASE PLATE DETAIL

1 1/2" = 1'-0"

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

GENERAL NOTES:

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

DESIGN CRITERIA:

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

CONCRETE:

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

ALUMINUM

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

WINLOADS PER ASCE 7-16:

(29.3-1)	$F_{nq}=q_z*G*C_f*A_s$	(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*V^2$
	Risk Category:		II
(26.5)	Wind Speed (V):	130	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K_d):	0.85	(Table 26.6-1)
(26.7)	Exposure Category:	C	
(26.8.2)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_z):	1	(for all elevation)
(26.11)	Gust Effect Fac (G):	0.85	
	s (height of affected area)	1.25	ft
	h (height)	4	ft
	B (width of affected area)	2.583	ft
	s/h=	0.31	
	B/s=	2.07	
	Force Coefficient (C_f):	1.794	
	Velocity pressure exposure coefficient (K_z):		(Table 29.3-1)
	for s/h=1, add 10%	ASCE fig. 29.4-1 therefore:	1.0
	If 2 poles, spacing between:	1.3	O.C.

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	0.33	0.85	31.26	47.66	0.5	24	8
2	3.38	0.85	31.26	47.66	3.3	157	532
Forces at finish grade		2 pole distribution factor	0.90		4	163	484

DIRECT BURIAL FOOTING:

M_g:	0.48 k-ft	(0.6Mu):	0.29	k-ft	ω:	1.3	IBC 1605.3.2
V_g:	0.16 kips	(0.6Vu):	0.10	kips			
P	0.13 kips	S1:	Sxd/3			200.00 psf	IBC 1806.1
Base	2 ft dia.				12 ft or	1068 psf MAX	&1806.3.4
Depth	2.25 ft deep	A:	2.34*P/(S1xb)			0.74 ft	IBC 1807.3.2.1
h	2.98 ft						
S	100 psf/ft	d:	0.5Av(1+(1+(4.36hA))			1.97 ft	
S':	266.667 psf/ft	IBC Table 1806.2					

BASE PLATE DESIGN:

Base Plate Check

Mu=	0.484	k-ft	Size:			
	5.81	k-in	t :	0.625	in	
Vu=	0.16	kip	S :	4	in	
			Arm :	0.5	in	
Tgrp	1.45	kip	b eff :	1	in	
Tb=	0.73	kip/bolt	n:	2	bolts	
Mu PL=	0.4	k-in	Aluminum 6061-T6			
			Ftuw :	24	ksi	
			Ftyw :	15	ksi	
S (in^3)=	0.065		F cyw :	15	ksi	
Z (in^3) =	0.098		Kt:	1		

Nominal Yield Moment			
$M_{np}=F_y*Z$:	1.46	k-in	
ϕ_b:	0.9		
$\phi_b M_{np}$:	1.32	k-in	
Demand/Capacity:	0.28	OKAY	
Nominal Yield Moment			
$M_{np}=F_y*Z$:	2.34	k-in	
ϕ_b:	0.9		
$\phi_b M_{np}$:	2.11	k-in	
Demand/Capacity:	0.17	OKAY	

ALUMINUM COLUMN DESIGN:

Check Aluminum Rectangular Tube

Mu=	0.484	k-ft	Mut=	5.809	k-in	Aluminum 6061-T6	
Size	C3x1.6		S=	1.310	in^3	Ftuw=	24 ksi
			Z=	1.510	in^3	Ftyw=	15 ksi
			Req Z	0.39		Fcyw=	15 ksi
						Kt=	1
Normal Yield Moment			Nominal Rupture Moment				
Mnp=	22.65	k-in	Mnp=	36.24	k-in		
ϕ_b=	0.9		ϕ_b=	0.9			
ϕ_bMnp=	20.39	k-in	ϕ_bMnp=	32.62	k-in		
D/C:	0.28		D/C:	0.18			

REGISTERED PROFESSIONAL ENGINEER — YOSIMAR RAMOS — No. 89832 — Exp. 6/30/21 — CIVIL — STATE OF CALIFORNIA

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

PREPARED BY:

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

NO	REVISION	BY	APPROVED	DATE
△				
△				
△				
△				
△				

STARBUCKS DRIVE THRU SIGNAGE
DIRECTIONAL SIGNAGE
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2012-00	SHEET: 1 OF 1

DISREGARD PRINTS BEARING EARLIER REVISION DATES ▶	10-22-20	12-15-20		

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
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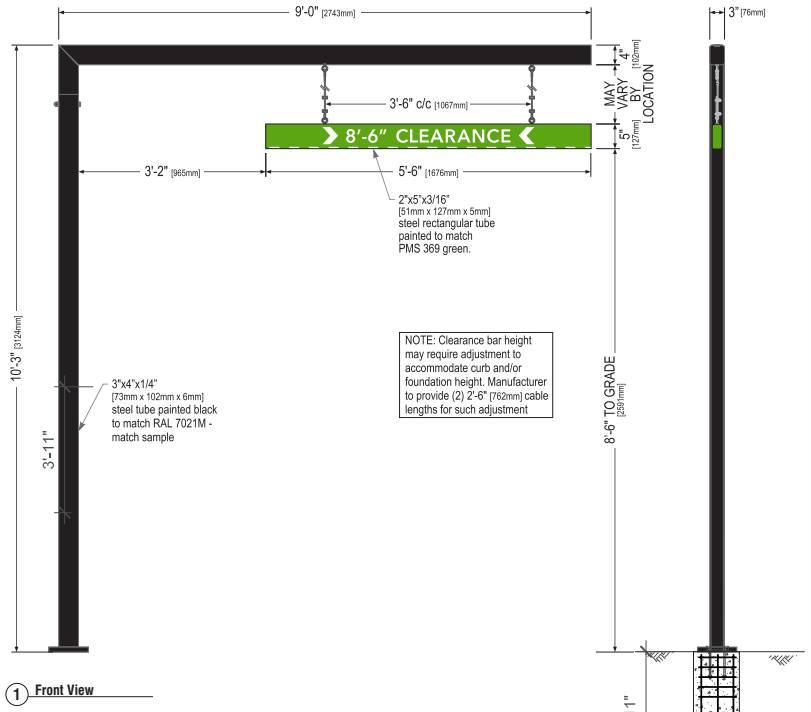
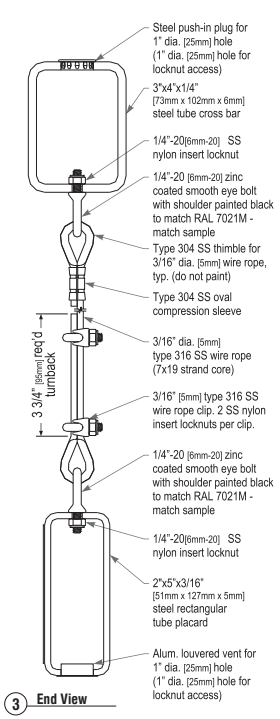
Drawing No
21-253 △2

Page: **6.1**



1 Front View

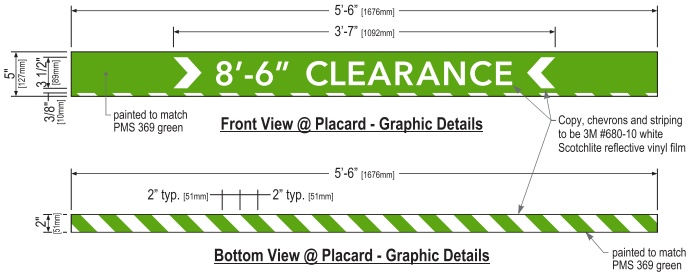
2 Right View



3 End View

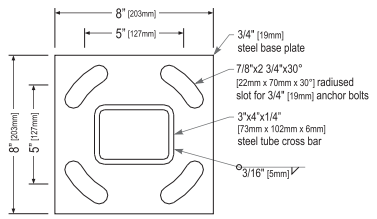
G FREESTANDING -DT CLEARNANCE BAR ARROW SERIES~ Qty (1)

Scale: 1/2"= 1'



Front View @ Placard - Graphic Details

Bottom View @ Placard - Graphic Details



Scale: 1" = 6"

Base Plate Detail

SPECIFICATIONS:

Scraper Bar:

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

Support:

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

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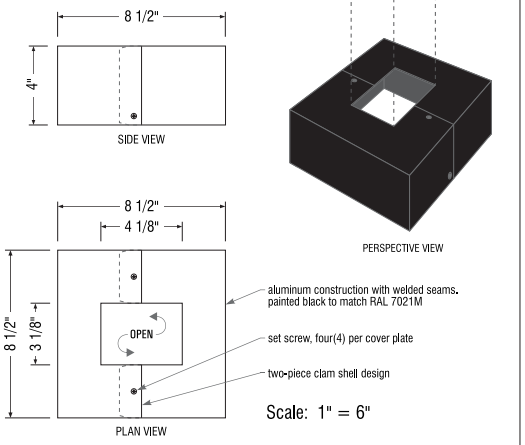
This drawing is a Design Development Document. Site specific modifications made under the responsible charge of the Architect and/or Engineer-of-Record will be required prior to using this document for Bidding, Permitting, or Construction.

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



Scale: 1" = 6"

Base Plate Cover Detail

Design ID#14106

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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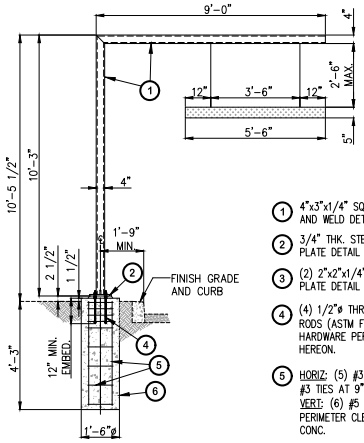
Drawing No
21-253 2

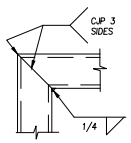
Page: 7.0



ELEVATION VIEW

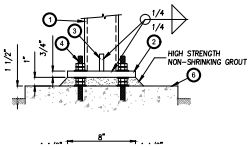
1/4" = 1'-0"

1. 4"x3"x1/4" SQ. HSS FRAME PER ELEVATION AND WELD DETAIL HEREON.
2. 3/4" THK. STEEL BASE PLATE (8"x8") PER BASE PLATE DETAIL HEREON.
3. (2) 2"x2"x1/4" STEEL GUSSET PLATE PER BASE PLATE DETAIL HEREON.
4. (4) 1/2"ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL HEREON.
5. HORIZ: (5) #3 TIES AT 3" O.C. AND THEN (4) #3 TIES AT 9" O.C.
   VERT: (6) #5 BARS SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
6. CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.



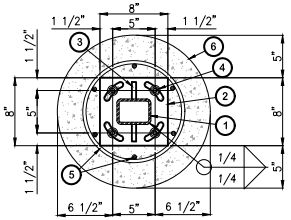
CORNER HSS CONNECTION

NTS



BASE PLATE DETAIL (ELEV VIEW)

1 1/2" = 1'-0"



BASE PLATE DETAIL (PLAN VIEW)

1 1/2" = 1'-0"

STEEL:

1. SQUARE/REC HSS STEEL: ASTM A500GR. B Fy=46 KSI
2. PLATE STEEL: ASTM A36 Fy=36 KSI
3. STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPOON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

GENERAL NOTES:

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

DESIGN CRITERIA:

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

CONCRETE:

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

WINLOADS PER ASCE 7-16:

(29.3-1)	$F=q_z*G*C_f*A_f$		(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*V^2$	
	Risk Category:			II	
(26.5)	Wind Speed (V):			130	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K_d):			0.85	(Table 26.6-1)
(26.7)	Exposure Category:			C	
(26.8.2)	Topo Fac. (K_{zt}):			1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K_e):			1	(for all elevation)
(26.11)	Gust Effect Fac (G):			0.85	
	z (height of affected area)			0.42	ft
	h (height)			10.25	ft
	B (width of affected area)			5.5	ft
			s/h=	0.04	
			B/s=	13.10	
	Force Coefficient (C_f):			1.9	
	Velocity pressure exposure coefficient (K_z):				(Table 29.3-1)
	for s/h=1, add 10%			ASCE fig. 29.4-1 therefore:	1.0

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	0.1	0.85	31.26	50.48	0.3	15	2
2	5.33	0.85	31.26	50.48	3.42	173	920
3	10.29	0.85	31.26	50.48	3	151	1558
4	10.29	0.85	31.26	50.48	2.3	116	1195

STEEL REC. 4x3 HSS DESIGN:

Fy:	46 ksi	Area of Sign:	9 ft²	Mu:	3.7 K-ft		
E:	29000 ksi	Wind Load	50.48 psf	Vu:	0.5 kips		
Square Member Design							
Size H (in)	3	h/t=	9.9				
Size B (in):	4	h/t=	14.2				
t (in):	1/4	KL/r=	209.2				
Length (ft):	10.25	Fe=	6.54	ksi (E3-4)			
K:	2	Max KL/r=	209.2				
A_g (in²):	3.04	4.71sqrt(E/Fy)=	118.3				
r (in):	1.18	Use:	Eq. 2	Governs			
Z (in³):	3.32	Fcr=	Eq. 1	2.42	(E3-2)		
S (in³):	2.80		Eq. 2	5.73	(E3-3)		
I (in⁴):	4.20	Flange: b/t=	14.2	< 1.12√(E/Fy)(Ag)=	28	True, Section is Compact	
wt (lb):	114	b/t=	14.2	< 1.40√(E/Fy) (Ar)=	35	False, Try other	
be=	0.44	Web: h/t=	9.9	< 2.42√(E/Fy)(Ag)=	61	True, Section is Compact	
Se=	0.13	h/t=	9.9	< 5.70√(E/Fy) (Ar)=	143	False, Try other	
					LRFD	Φ=0.90	
Flexural Buckling:		Pn=Fcr*Ag			ΦPn=	15.68 kips (E3-1)	
Yield Moment:		Mn=Mp=Fy*S			ΦMn=	9.66 k-ft	
Plastic Moment:	Compact Shapes	Mn=Mp=Fy*Z			ΦMn=	11.46 k-ft (F7-1)	
Z req:	1.07 in³	Choose Size (Z):	3.32 in3	OKAY	0.32		

DIRECT BURIAL FOOTING:

Direct Burial Footing Design

M_u:	3.73	k-ft	(0.6Mu):	2.24	k-ft	ω:	1.3 IBC 1605.3.2
V_u:	0.46	kips	(0.6Vu):	0.27	kips		
P:	0.36	kips	S1:	Snd/3		385.37	psf IBC 1806.1
Base	1.5	ft dia				1068.00	R3806.3.4
Depth	4.33	ft deep	A:	2.34*P/(S1xb)		1.44	ft IBC 1807.3.2.1
h	8.19	ft					
S	267	psf/ft	d:	0.5A(1+√(1+(4.36hA))		4.37	ft

IBC Table 1806.2

BASE PLATE DESIGN:

Base Plate Check

Mu=	3.730	k-ft	Size: t :	0.75	in	Nominal Yield Moment Mnp=Fy*Z:	15.19 k-in
	44.76	k-in	S :	6	in	Φb:	0.9
Vu=	0.46	kip	Arm :	1.5	in	ΦbMnp:	13.67 k-in
			b eff :	3	in	Demand/Capacity:	0.41 OKAY
Tgrp	7.46	kip	n:	2	bolts		
Tb=	3.73	kip/bolt	Steel A36			Nominal Yield Moment	
Mu PL=	5.6	k-in	Ftuw :	36	ksi	Mnp=Fy*Z:	15.19 k-in
			Fyw :	36	ksi	Φb:	0.9
S (in³)=	0.281		F cyw :	36	ksi	ΦbMnp:	13.67 k-in
Z (in³) =	0.422		Kt:	1		Demand/Capacity:	0.41 OKAY

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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

PREPARED BY:

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

NO	REVISION	BY	APPROVED	DATE
△				
△				
△				
△				
△				
△				

STARBUCKS DRIVE THRU SIGNAGE
CLEARANCE BAR DETAILS
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR | JOB NO: 2012-00 | SHEET: 1 OF 1

DISREGARD PRINTS BEARING EARLIER REVISION DATES ▶ 10-22-20

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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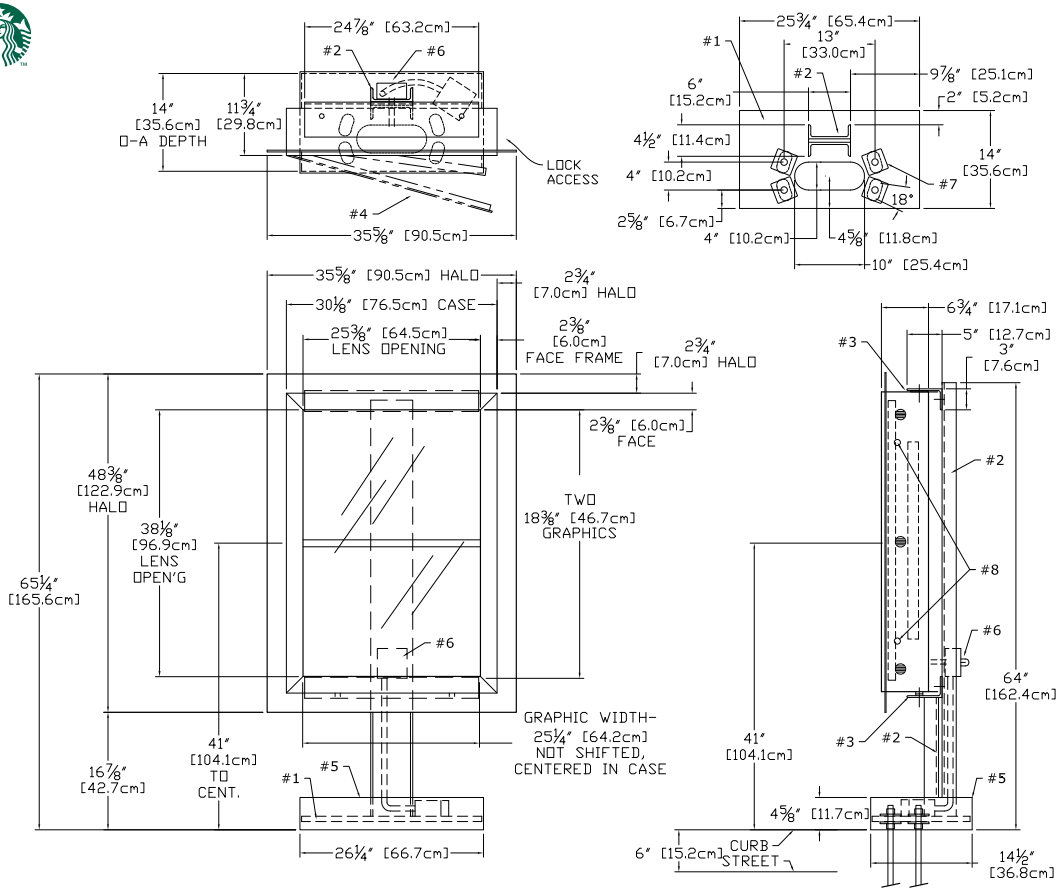
Drawing No
21-253 2

Page: **7.1**

Design ID#14120

PRE-MENU SIGN



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

Scale: 3/4" = 1'

Sign Specifications:

#1 -¾" [19mm] STEEL BASE PLATE w/ 18deg HOLES
PATTERN LEFT SQUARE / SYMETRICAL
#2 - C6X10.5 (6"x2"x5⁄16") STEEL POST (1x)
#3 - 5"x3"X¼" STEEL SUPPORT ANGLES (2x)
(WELDED TO STEEL POST)
#4 - EXTRUDED ALUMINUM MENU BOARD (1x)
ONE SPLIT PANEL LIGHTBOX
TWO 25¼"x18⅜" GRAPHICS
GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED
STANDARD LED TUBE LIGHTING, SIDE LOCKS

#5 - WELDED ALUMINUM BASE COVER
#6 - WATER-TIGHT BOX w/SWITCHES & SENSOR,
RIDGID CONDUIT RUN TO SECOND EXT BOX
BELOW BASE COVER, 120 WATT, 0.30Aac
#7 - 8 BASE WASHERS, ¼" THICK
#8 - TWO SIDE MOUNT LOCKS, RETAIN EXISTING
KEY #E3-26-819-15

RAL7021 BLACK GREY, 10% SHEEN, EXT

APPROVED
02/04/14

DT PRE ORDER FREESTANDING			11036584
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		DRIVE THRU PRE ORDER w/ STAND	
PAH	DATE 02/13/14	CQSBEDTPRELED	SCALE 1:16 S

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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(909) 930-0303 Fax: (909) 930-0308
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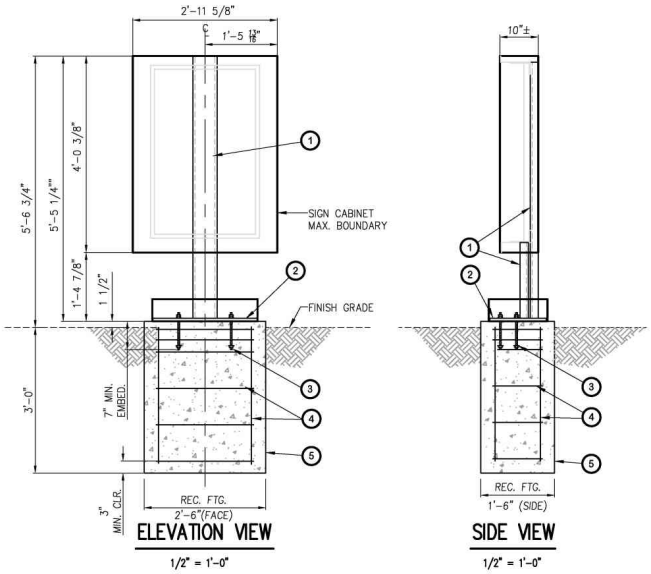
Drawing No
21-253 2

Page: **8.0**

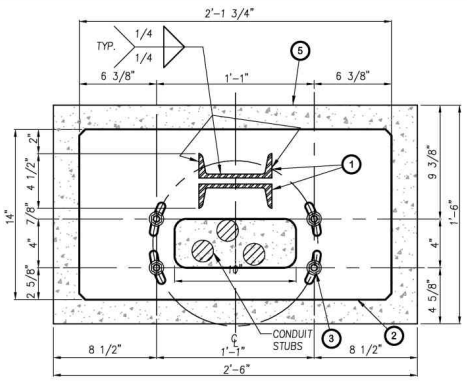


ELEVATION VIEW

1/2" = 1'-0"

SIDE VIEW

1/2" = 1'-0"



BASE PLATE DETAIL

1 1/2" = 1'-0"

1. (2) C6x10.5 STEEL CHANNEL PER ELEVATION AND WELD DETAIL HEREON.
2. 3/4" THK. STEEL BASE PLATE (25.75"x14") PER BASE PLATE DETAIL HEREON.
3. (4) 1/2"ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL HEREON.
4. HORIZ: (3) #3 TIES AT 3" O.C. AND THEN (3) #3 TIES AT 8" O.C.
   VERT: (6) #5 BARS SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
5. CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.

GENERAL NOTES:

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

STEEL:

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

CONCRETE:

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

WINLOADS PER ASCE 7-16:

(29.3-1)	$F_{nq}=q_z*G*C_f*A_s$		(26.10-1)	$q_z = 0.00256*K_z*K_{zt}*K_d*V^2$
	Risk Category:		II	
(26.5)	Wind Speed (V):	130	mph per ATC Council	
(Table 26.6-1)	Directional Fac. (K_d):	0.85	(Table 26.6-1)	
(26.7)	Exposure Category:	C		
(26.8.2)	Topo Fac. (K_{zt}):	1	(unless unusual terrain)	
(26.9)	Ground Elev. Fac. (K_e):	1	(for all elevation)	
(26.11)	Gust Effect Fac (G):	0.85		
	s (height of affected area)	4.04	ft	
	h (height)	5.58	ft	
	B (width of affected area)	3	ft	
	s/h=	0.72		
	B/s=	0.74		
	Force Coefficient (C_f):	1.664		
	Velocity pressure exposure coefficient (K_z):		(Table 29.3-1)	
	for s/h=1, add 10%		ASCE fig. 29.4-1 therefore:	1.0

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	0.13	0.85	31.26	44.20	0.25	11	1
2	0.29	0.85	31.26	44.20	0.67	30	9
3	0.94	0.85	31.26	44.20	0.32	14	13
4	3.56	0.85	31.26	44.20	12	530	1888
Forces at finish grade					13	585	1912

DIRECT BURIAL FOOTING:

M_d:	1.91	k-ft	(0.6M_d):	1.15	k-ft	ω: 1.3	IBC 1605.3.2
V_d:	0.59	kips	(0.6V_d):	0.35	kips		
P	0.46	kips	S1: Sxd/3			266.67 psf	IBC 1806.1 &1806.3.4
Base	2.92	ft					
Depth	3.00	ft	A: 2.34*P/(S1xb)			1.37 ft	IBC 1807.3.2.1
h	3.27	ft					
S	100	psf/ft	d: 0.5A(1+(1+(4.36hA))			3.00 ft	
S'=	266.667	psf/ft	IBC Table 1806.2				

STEEL COLUMN DESIGN:

Check Steel Channel

Mu=	1.912	k-ft	Mut=	22.941	k-in	ASTM A36	
Size	C6x10.5		S=	5.040	in³	Ftuw=	36 ksi
			Z=	6.180	in³	Ftyw=	36 ksi
			Req Z	0.64		Fcyw=	36 ksi
						Kt=	1

Normal Yield Moment			Nominal Rupture Moment		
Mnp=	222.48	k-in	Mnp=	222.48	k-in
ϕ_b=	0.9		ϕ_b=	0.9	
ϕ_bMnp=	200.23	k-in	ϕ_bMnp=	200.23	k-in
D/C:	0.11		D/C:	0.11	

BASE PLATE DESIGN:

Base Plate Check

Mu=	1.912	k-ft	Size:	t :	0.75	in	Nominal Yield Moment		
	22.94	k-in		S :	4	in	Mnp=Fy*Z:	8.86	k-in
Vu=	0.59	kip		Arm :	0.875	in	ϕ_b:	0.9	
				b eff :	1.75	in	$\phi_b M_{np}$:	7.97	k-in
Tgrp	5.74	kip		n :	2	bolts	Demand/Capacity:	0.31	OKAY
Tb=	2.87	kip/bolt	Material Steel A36				Nominal Yield Moment		
Mu PL=	2.5	k-in		Ftuw :	36	ksi	Mnp=Fy*Z:	8.86	k-in
				Ftyw :	36	ksi	ϕ_b:	0.9	
S (in^3)=	0.164			F cyw :	36	ksi	$\phi_b M_{np}$:	7.97	k-in
Z (in^3) =	0.246			Kt:	1		Demand/Capacity:	0.31	OKAY

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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

PREPARED BY:

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

NO	REVISION	BY	APPROVED	DATE
△				
△				
△				
△				
△				

STARBUCKS DRIVE THRU SIGNAGE
PRE-MENU BOARDS
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

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

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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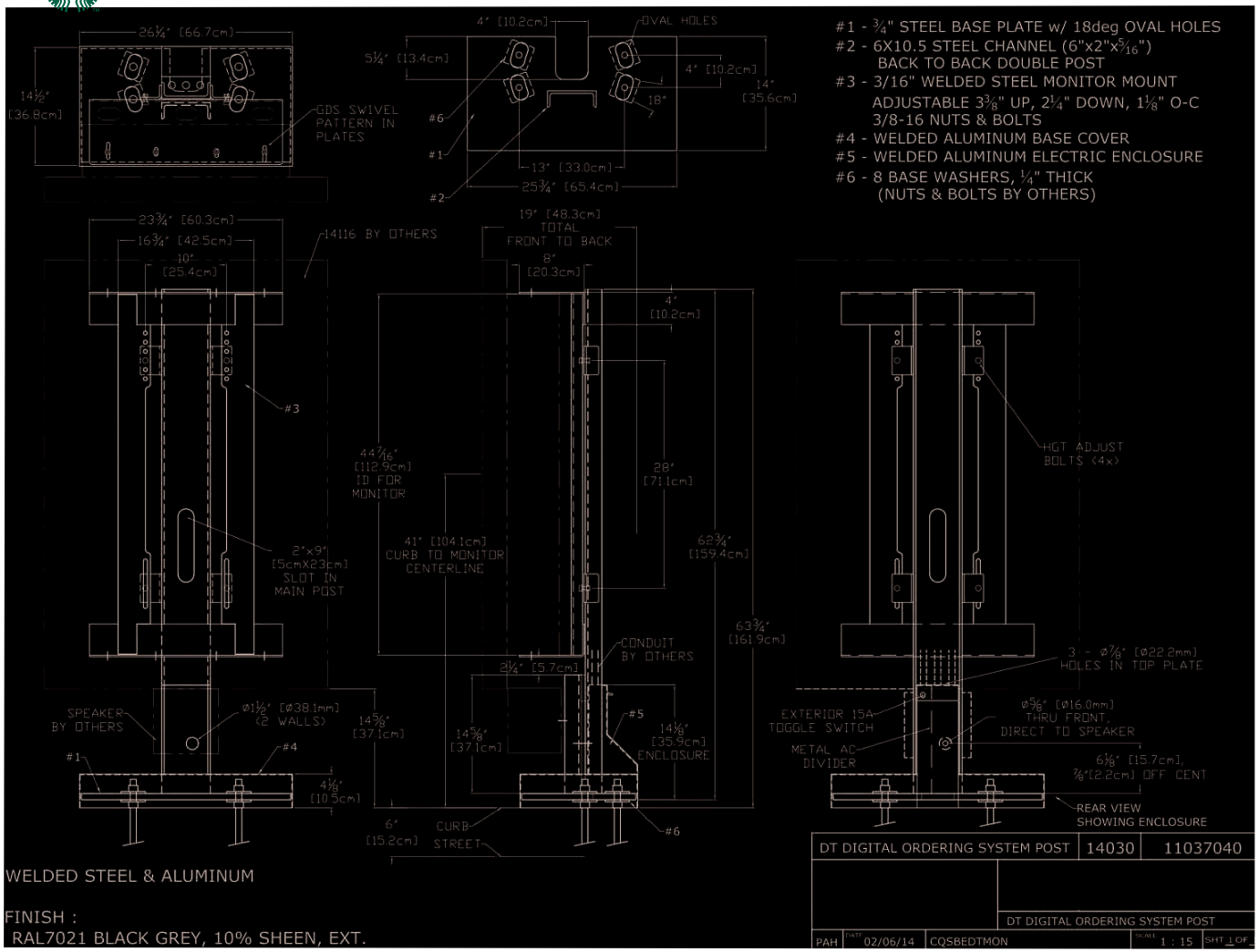
Drawing No
21-253 2

Page: **8.1**

Design ID#14130



H **DRIVE THRU DIGITAL ORDER POST~ Qty (1)**

INSTALLATION ONLY

NTS

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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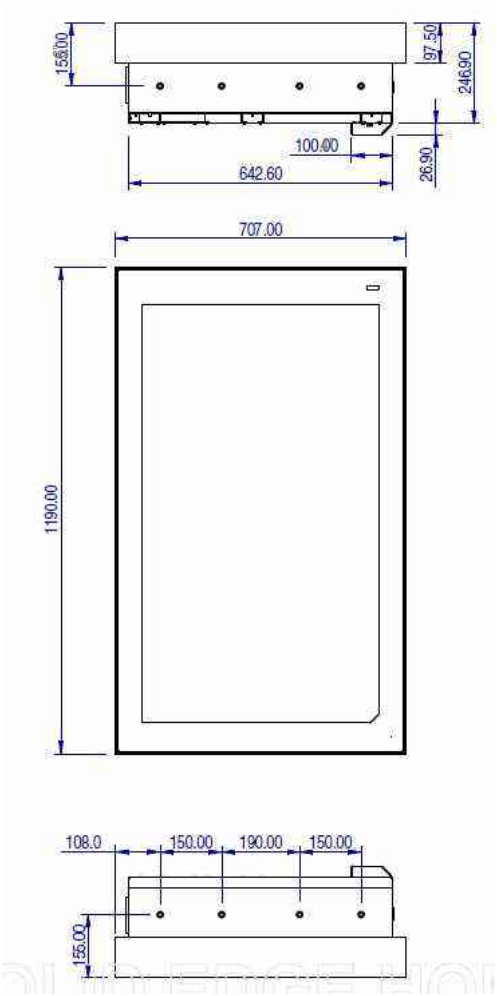
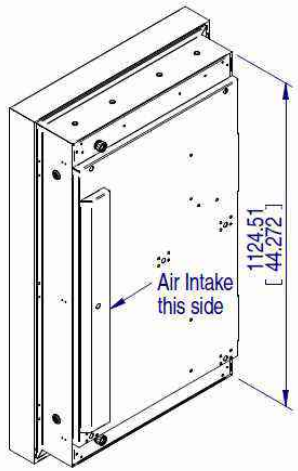
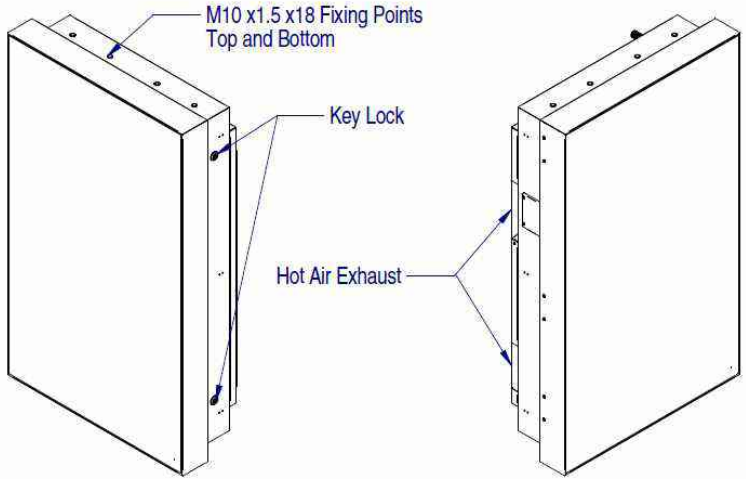
Drawing No
21-253 2

Design ID#14116







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

NTS

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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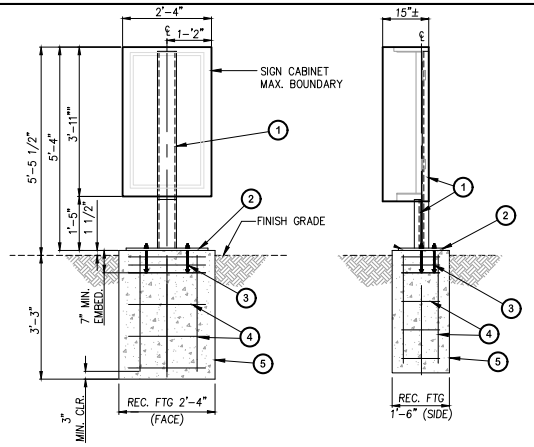
Drawing No
21-253 2

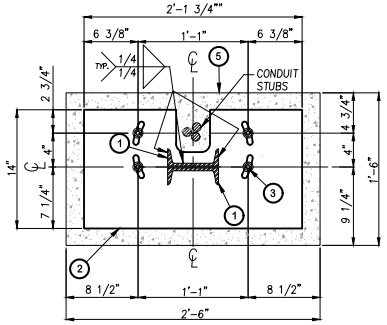


ELEVATION VIEW

3/8" = 1'-0"

SIDE VIEW

3/8" = 1'-0"



BASE PLATE DETAIL

1" = 1'-0"

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2019 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
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3. PROVIDE ISOLATION OF DISSIMILAR MATERIALS

DESIGN CRITERIA:

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

STEEL:

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

CONCRETE:

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

1. (2) C6x10.5 STEEL CHANNEL PER ELEVATION AND WELD DETAIL ON SHEET 2.
2. 3/4" THK. STEEL BASE PLATE (25.75"x14") PER BASE PLATE DETAIL ON SHEET 2.
3. (4) 1/2"ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL ON SHEET 2.
4. HORIZ: (3) #3 TIES AT 3" O.C. AND THEN (3) #3 TIES AT 10" O.C.
   VERT: (6) #5 BARS SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
5. CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON AND SHEET 2.

WINLOADS PER ASCE 7-16:

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

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_r ft²	Shear lb	Wind Moment lb-ft
1	0.1	0.85	**31.26**	**44.13**	0.56	**25**	**2**
2	0.88	0.85	**31.26**	**44.13**	0.69	**30**	**27**
3	3.76	0.85	**31.26**	**44.13**	12.84	**567**	**2130**
Forces at finish grade					14	**622**	**2160**

DIRECT BURIAL FOOTING:

M_s:	2.16	k-ft	(0.6Mu):	1.30	k-ft	ω: 1.3	IBC 1605.3.2
V_s:	0.62	kips	(0.6Vu):	0.37	kips		
P	0.48	kips	S1: Sxd/3			288.89 psf	IBC 1806.1
Base	2.77	ft					&1806.3.4
Depth	3.25	ft deep	A: 2.34*P/(S1xb)			1.42 ft	IBC 1807.3.2.1
h	3.47	ft					
S	100	psf/ft	d: 0.5Av(1+(1+(4.36hA))			3.13 ft	
S'=	266.667	psf/ft	IBC Table 1806.2				

STEEL COLUMN DESIGN:

Check Steel Channel

Mu=	2.160	k-ft	Mut=	25.915	k-in	ASTM A36	
Size	C6x10.5		S=	5.040	in³	Ftuw= 36	ksi
			Z=	6.180	in³	Ftyw= 36	ksi
			Req Z	0.72		Fcyw= 36	ksi
						Kt= 1	
Normal Yield Moment			Nominal Rupture Moment				
Mnp=	222.48	k-in	Mnp=	222.48	k-in		
ϕ_b=	0.9		ϕ_b=	0.9			
ϕ_bMnp=	200.23	k-in	ϕ_bMnp=	200.23	k-in		
D/C:	0.13		D/C:	0.13			

BASE PLATE DESIGN:

Base Plate Check

Mu=	2.160	k-ft	Size:	t :	0.75	in	Nominal Yield Moment		
	25.91	k-in		S :	4	in	Mnp=Fy*Z:	20.25	k-in
Vu=	0.62	kip		Arm :	2	in	ϕ_b:	0.9	
				b eff :	4	in	$\phi_b M_{up}$:	18.23	k-in
Tgrp	6.48	kip		n:	2	bolts	Demand/Capacity:	0.36	OKAY
Tb=	3.24	kip/bolt	Steel A36				Nominal Yield Moment		
Mu PL=	6.5	k-in	Ftuw :	36	ksi		Mnp=Fy*Z:	20.25	k-in
			Ftyw :	36	ksi		ϕ_b:	0.9	
S (in³)=	0.375		F cyw :	36	ksi		$\phi_b M_{up}$:	18.23	k-in
Z (in³) =	0.563		Kt:	1			Demand/Capacity:	0.36	OKAY

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
Exp. 6/30/21
CIVIL
STATE OF CALIFORNIA

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

PREPARED BY:

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

NO	REVISION	BY	APPROVED	DATE
△				
△				
△				
△				
△				

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

PREPARED FOR: SIGN INDUSTRIES, INC.

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

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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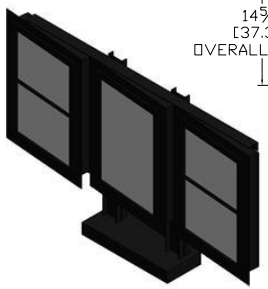
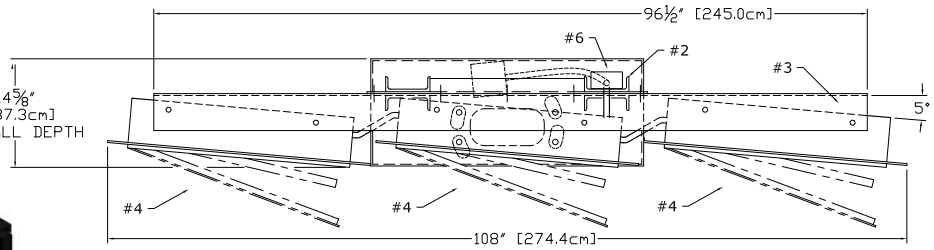
Drawing No
21-253 2

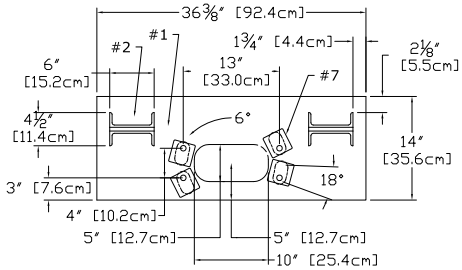
Page: **9.2**

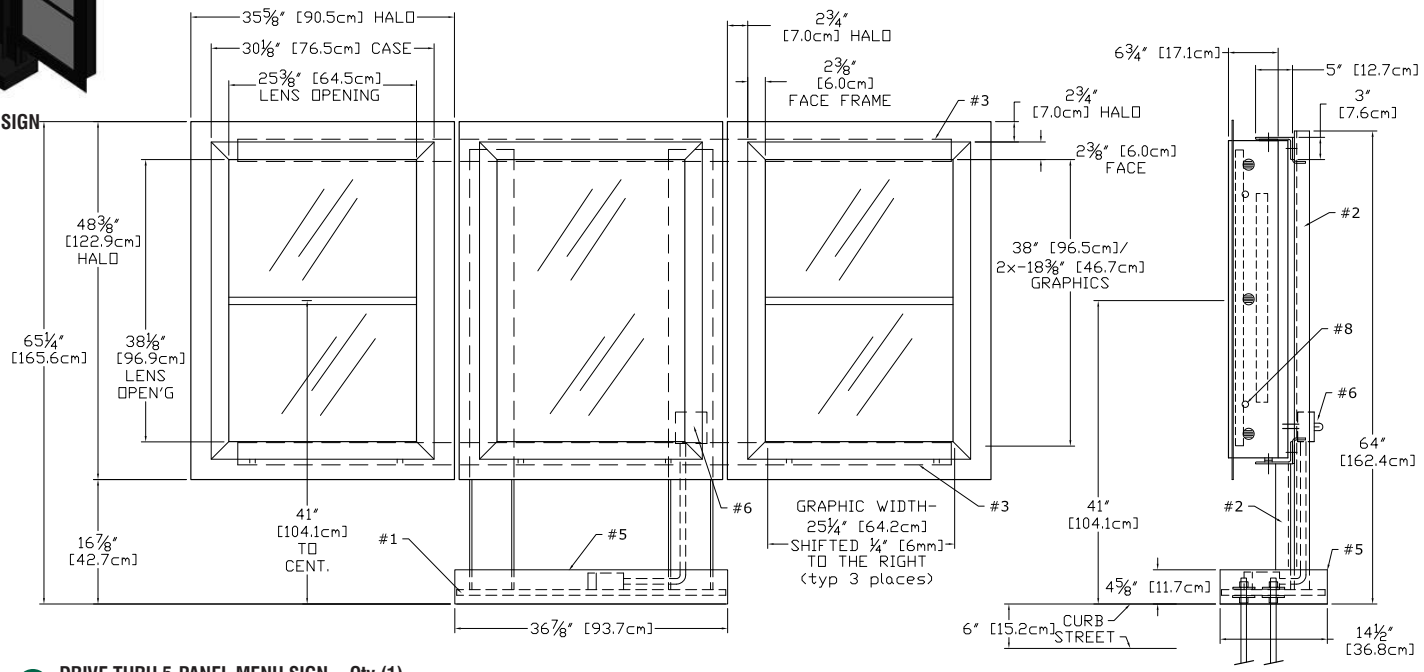
Design ID#14119



5- PANEL MENU SIGN







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

Scale: 1" = 3/4"

Sq. Ft.
36

Sign Specifications:

#1 -¾" [19mm] STEEL BASE PLATE w/ 18deg HOLES PATTERN ROTATED FOR 15deg THRU 3deg POSITION
#2 - C6X10.5 (6"x2"x5⁄16") STEEL POST (2x)
#3 - 5"x3"X¼" STEEL SUPPORT ANGLES (2x) (BOLTED TO WELDED ¼" STEEL CROSSBARS)
#4 - EXTRUDED ALUMINUM MENU BOARDS (3x)
ONE FULL AND TWO SPLIT PANEL LIGHTBOXES
ONE - 25¼"x38" AND FOUR 25¼"x18⅜" GRAPHICS
ALL GRAPHIC ASSEMBLIES SHIFTED ¼" TO RIGHT
STANDARD LED TUBE LIGHTING, SIDE LOCKS

#5 - WELDED ALUMINUM BASE COVER
#6 - WATER-TIGHT BOX w/SWITCH & SENSOR, RIDGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER, 120 WATT, 0.90Aac
#7 - 8 BASE WASHERS, ¼" THICK
#8 - TWO SIDE MOUNT LOCKS per MENUBOARD RETAIN EXISTING KEY #E3-26-819-15

APPROVED 02/06/14

RAL7021 BLACK GREY, 10% SHEEN, EXT

DT 5 PANEL FREESTANDING	14119	11036585

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DSA

DSA/PHOTOTECH
16961 Central Avenue, Carson, CA 90746
(310) 537-5000 (310) 537-7060 Fax
phubbell@dsaphototech.com

DRIVE THRU 5 PANEL w/ STAND

PAH	DATE 02/06/14	CQSBEDT5LED	SCALE 1 : 20	SHT 1 OF 1

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
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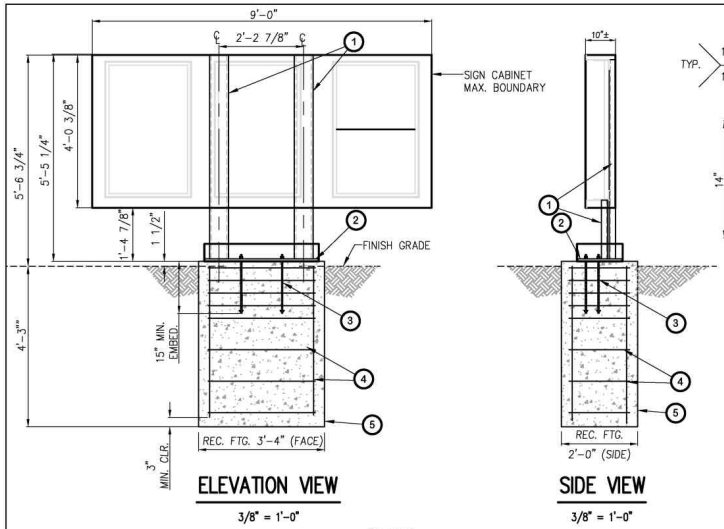
Drawing No
21-253 2

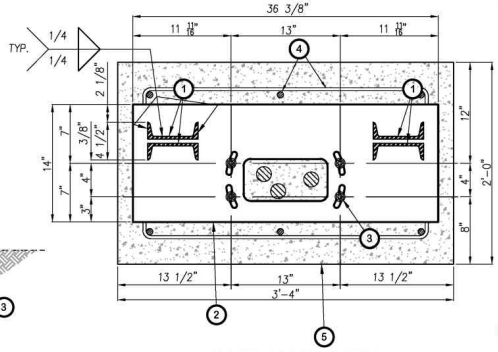


ELEVATION VIEW

3/8" = 1'-0"

SIDE VIEW

3/8" = 1'-0"



BASE PLATE DETAIL

1" = 1'-0"

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

STEEL:

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

CONCRETE:

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

DESIGN CRITERIA:

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

GENERAL NOTES:

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

WINLOADS PER ASCE 7-16:

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

Structure Component	Height at section c.g. ft	(Table 26.10-1) K_z factor	q_z psf	q_z*G*C_f psf	A_f ft²	Shear lb	Wind Moment lb-ft
1	0.23	0.85	31.26	44.23	1.53	65	15
2	0.48	0.85	31.26	44.23	2	84	41
3	2.56	0.85	31.26	44.23	36.38	1536	5469
Forces at finish grade					40	2191	7182

DIRECT BURIED FOOTING:

M_g:	5.52	k-ft	(0.6M_g):	3.31	k-ft	ω: 1.3	IBC 1605.3.2
V_g:	1.69	kips	(0.6V_g):	1.01	kips		
P	1.31	kips	S1: Sxd/3			377.78 psf	IBC 1806.1
Base	3.89	ft dia.			12 ft or	1068 psf MAX	&1806.3.4
Depth	4.25	ft deep	A: 2.34*P/(S1xb)			2.09 ft	IBC 1807.3.2.1
h	3.28	ft					
S	100	psf/ft	d: 0.5Aν[1+(1+(4.36hλ))			3.97 ft	
S'	266.667	psf/ft	IBC Table 1806.2				

STEEL COLUMN DESIGN:

Check Steel Channel

Mu=	7.182	k-ft	Mut=	86.183	k-in	ASTM A36	
Size	C6x10.5		S=	5.040	in^3	Ftuw= 36	ksi
			Z=	6.180	in^3	Ftyw= 36	ksi
			Req Z	2.39		Fcyw= 36	ksi
						Kt= 1	
Normal Yield Moment			Nominal Rupture Moment				
Mnp=	222.48	k-in	Mnp=	222.48	k-in		
ϕ_b=	0.9		ϕ_b=	0.9			
ϕ_bMnp=	200.23	k-in	ϕ_bMnp=	200.23	k-in		
D/C:	0.43		D/C:	0.43			

BASE PLATE DESIGN:

Base Plate Check

			Size:				Nominal Yield Moment	
Mu=	7.182	k-ft	t :	0.75	in		Mnp=Fy*Z:	20.25 k-in
	86.18	k-in	S :	4	in		ϕ_b=	0.9
Vu=	2.19	kip	Arm :	0.375	in		$\phi_b M_{np}$:	18.23 k-in
			b eff :	4	in		Demand/Capacity:	0.22 OKAY
Tgrp	21.55	kip	n:	2	bolts			
Tb=	10.77	kip/bolt	Steel A36				Nominal Yield Moment	
Mu PL=	4.0	k-in	Ftuw :	36	ksi		Mnp=Fy*Z:	20.25 k-in
			Ftyw :	36	ksi		ϕ_b=	0.9
S (in^3)=	0.375		F.cyw :	36	ksi		$\phi_b M_{np}$:	18.23 k-in
Z (in^3) =	0.563		Kt:	1			Demand/Capacity:	0.22 OKAY

REGISTERED PROFESSIONAL ENGINEER — YOSIMAR RAMOS — No. 89832 — Exp. 6/30/21 — CIVIL — STATE OF CALIFORNIA

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

PREPARED BY:

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

NO	REVISION	BY	APPROVED	DATE
△				
△				
△				
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△				

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

PREPARED FOR: SIGN INDUSTRIES, INC.

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

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
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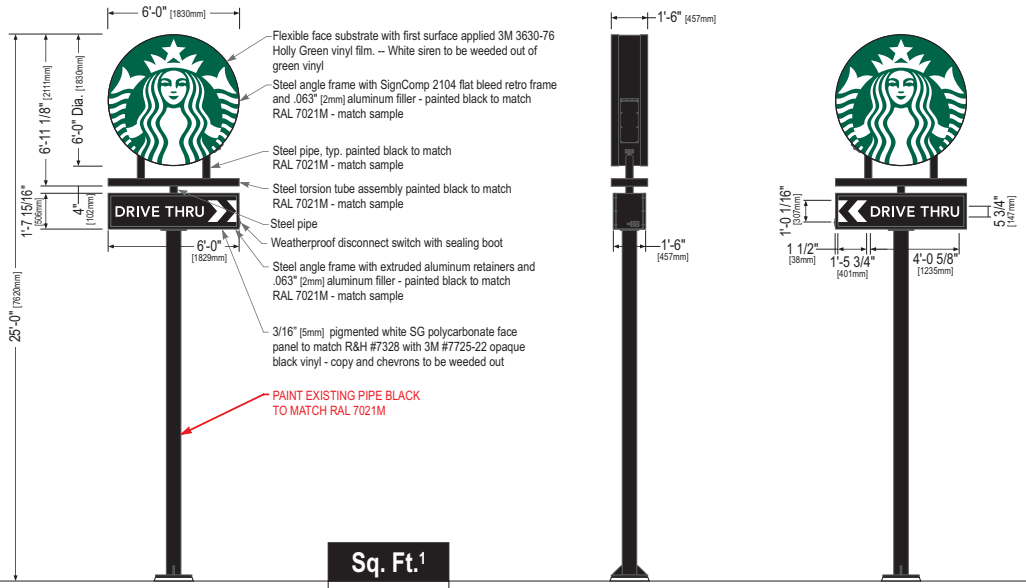
Drawing No
21-253 △2

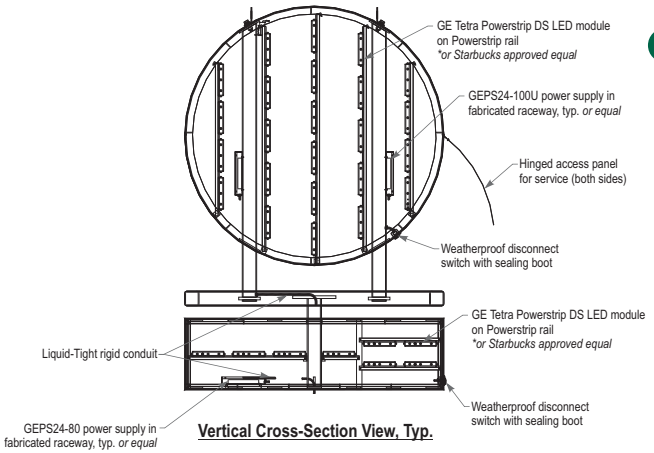


Front Elevation View

Sq. Ft.[1]
41.76

Side View

Rear View



Vertical Cross-Section View, Typ.

K NEW LOGO AND CABINET FOR EXISTING POLE

QTY (1) Scale: 3/8" = 1'-0"

Sign Specifications:

Disk Cabinet:
- Steel angle frame with .063" [2mm] aluminum filler painted black to match RAL 7021M.
- SignComp retro bleed flex face retainer painted black to match RAL 7021M.
- Areas using black paint to match RAL 7021M shall have a max 20% gloss level, match sample.
- Flexible face substrate with first surface applied 3M 3630-76 Holly Green vinyl film. White siren to be weeded out of green vinyl.
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
- All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using GE Tetra Powerstrips DS LED modules mounted on GE Powerstrip Rail operating off (2) GEPS24-100U power supplies in fabricated raceways *or Starbucks approved equal*. All electrical components are removable for service.
- Torsion tube assembly to be constructed of 4"x 4" x 1/4" [102mm x 102mm x 6mm] square steel tube with .063" [2mm] aluminum filler, top and bottom. Assembly painted black to match RAL 7021M.

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

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

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

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

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

Design ID #14110

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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Drawing No
21-253 2

1) PrismBEAM FIXTURES LAID OUT 12" CENTER TO CENTER

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

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

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

5) ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE STATED

6) TOTAL WATTS REQUIRED FOR THIS JOB = 154.7

SloanLED
Leaders in LED Technology
www.SloanLED.com
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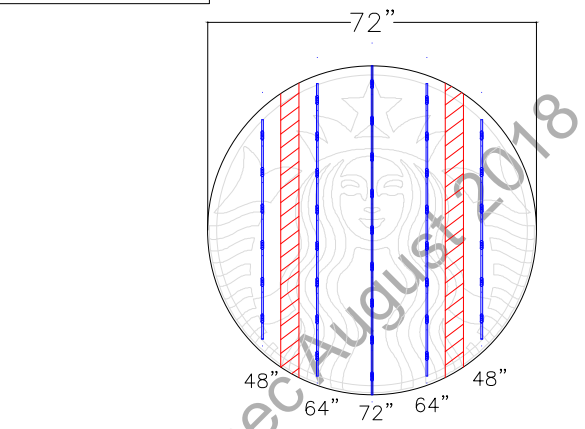
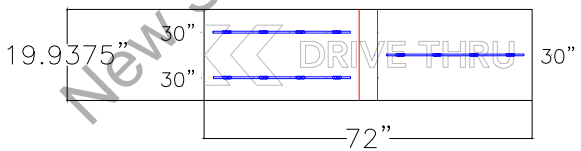
Phone 805.676.3200
Fax 805.676.3206





New Spec August 2018

DID# – 14110

ESTIMATED PRODUCT B.O.M. PER DOUBLE SIDED SIGN:
1 Each 72" PrismBeam Double Sided Fixtures
PN: 701972–6WPD721
2 Each 64" PrismBeam Double Sided Fixtures
PN: 701972–6WPD641
2 Each 48" PrismBeam Double Sided Fixtures
PN: 701972–6WPD481
3 Each 30" PrismBeam Double Sided Fixtures
PN: 701972–6WPD301
3 Each 701895–24C 100W Power Supply 24VDC
1 Each 100' Roll of Jacketed Cable

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

1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.

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

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

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

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

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

Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

Sign Industries INCORPORATED
2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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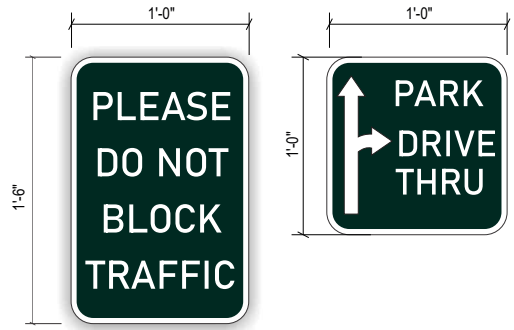
Drawing No
21-253 2

Page: 11.01



L POST SIGN

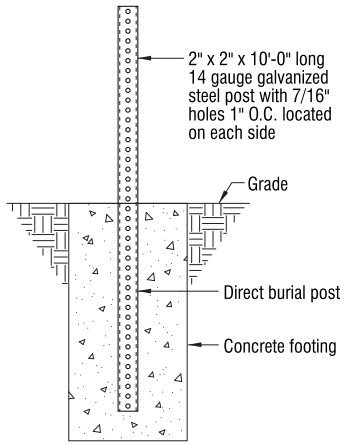
QTY (1) Scale: 1 1/2" = 1'

SPECIFICATIONS:

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

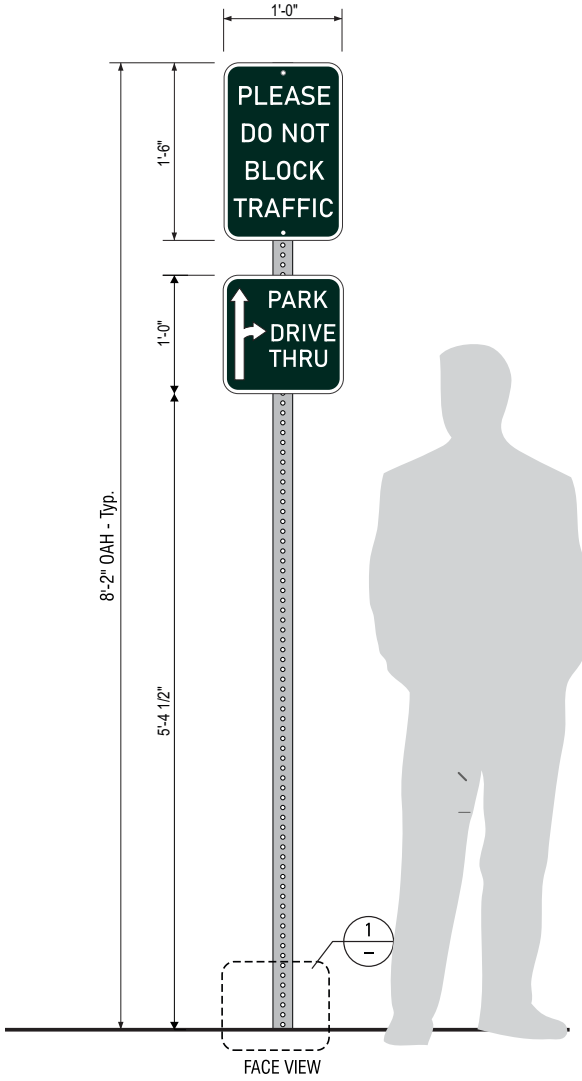
COPY/ARROWS: TO BE APPLIED WHITE OPAQUE VINYL

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



1 DIRECT BURIAL DETAIL

Scale: 1" = 1'-0"



FACE VIEW

Project:

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

Client Approval:

Date of Approval:

Sales Rep:
Paul L.

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

1	08-11-21	L.S
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Electrical Requirement:
☐ 120 Volts ☐ 277 Volts

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Drawing No
21-253 2

Page: **12.0**

ATTACHMENT G

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

RESOLUTION NO. 2021 - XX

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

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

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

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

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

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

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

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

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

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

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

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

cumulative impact.

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

The existing development consists of a drive-through fast food restaurant. The proposed development would intensify the use and modify the operational characteristics of the existing development to allow the proposed drive-through coffee shop, but the project also includes site modifications which are intended to improve the site conditions including circulation and aesthetics. The proposed site improvements will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the urban development (commercial and residential) character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be surrounded on all sides by commercial and residential development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

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

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

WHEREAS, the Planning Commission finds after due study and deliberation that the that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting,

providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular. .

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15301 (Class 1) of the State CEQA Guidelines. The Project involves a request to convert an existing drive-through fast food restaurant to a drive-through coffee shop. The small addition will only increase the building size by 50 square feet or approximately 2 percent, and will be within the existing developed area. Onsite circulation will be improved through the realignment of the drive-through lane. This will work to prevent impacts to adjacent roadways. In addition, to the design improvements a Transportation Demand Management Plan will be implemented for the site to prevent vehicles from backing-up into adjacent roadways. As a result, this Project will not result in any significant effects relating to traffic, noise, or air quality. The Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning & Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 21-550-01 (Major Modification), subject to the attached conditions of approval.

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

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

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated November 4, 2021, ("the plans") on file with the Planning Division. The Project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items (PL, *G-2*).

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements (PL, *G-3*).

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)

5. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein (CA, *G-5*).

6. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process (CA, *G-6*).

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

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

9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code except as modified by the Administrative Parking Relief granted by the Planning Commission. (PL/B, G-9).

10. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, *G-10*).

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

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)

17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)

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

19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)

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

21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)

22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

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

24. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

25. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

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

PLANNING DIVISION SPECIAL CONDITIONS

27. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)

28. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.

29. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)

30. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)

31. Applicant shall seek approval for the proposed monument sign under separate building permit. (PL)

32. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, city fiber optic network infrastructure. This shall be established by installing fiber optic infrastructure to the project's frontage on the east side of Riverpark Blvd according to city specifications. The fiber optic network infrastructure must be included in the project's master utility plans and installed prior to the granting of a certificate of occupancy.

33. Prior to submitting plans to Building and Engineering for Plan Check, the project plans are to be modified to add trees and drive-through screening along Vineyard Avenue to the satisfaction of the Community Development Director. No less than four trees shall be added spaced approximately 40 feet apart. In addition to the trees a 36-inch high landscape berm or a combination of a 36-inch high decorative wall and landscaping shall be provided to screen the drive-through lane.

34. Design measures to avoid vehicle and pedestrian/bicycle conflicts shall be maintained. Direct pedestrian entry through the front of the building shall be maintained from streets

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

35. The location of drive-through facilities in relation to the building, including the location of the pick-up windows, stacking lane, and vehicle access, shall be oriented in a manner such that headlight glare is not directed towards oncoming traffic on public streets, or is to be screened with landscaping, berms, walls or other means to the satisfaction of the Community Development Director.

36. The drive-through may operate 24 hours per day but the speaker box shall be equipped with an automatic volume control. The design of the drive-up audio system shall control and minimize the volume of the system to comply with the City's Noise Regulations in order to control unnecessary, excessive and annoying noises which could be detrimental to the public health and welfare to the satisfaction of the Community Development Director.

37. Prior to the issuance of a Building Permit, the Applicant/Operator is to submit a draft Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the site shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new drive-through use. The TDMP should describe solutions that are available through personnel, technology and/or temporary and permanent barriers. For instance, the Applicant may propose using roving staff with mobile ordering devices when the drive-through exceeds the designed capacity. Prior to the issuance of a Certificate of Occupancy, the Community Development and Public Works Departments shall approve the TDMP.

38. After implementation of the TDMP, and upon the determination of the Community Development or Public Works Departments that the TDMP created for the drive-through use is not functioning effectively, or upon any future modification or expansion, the TDMP shall be comprehensively re-evaluated by the Community Development and Public Works Departments. This TDMP re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff.

39. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.

40. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.

41. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property due to the construction of the Project, as directed by the City Inspector. (DS)

42. Developer shall construct a waste enclosure, with a roof and level concrete pad for the storage of the required containers out of view of the public street. Developer shall provide a concrete apron in front of the enclosure to facilitate proper servicing. Enclosure gates must be constructed to allow eight (8) feet of clear space to allow passage of the City issued containers. (DS)

PLANNING DIVISION STANDARD CONDITIONS

43. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

44. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)

45. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

46. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

47. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

48. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect

49. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding

factors such as tree locations, off-site or adjacent lighting. (PL)

50. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

51. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, PL-8)

52. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)

53. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).

POLICE DEPARTMENT STANDARD CONDITIONS

54. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
        i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
        ii. Luminaires with a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
    c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one food-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

55. Graffiti shall be removed within 48-hours of application. (PD)

56. Police recommends graffiti/etching-resistant film application on accessible windowpanes. (PD)

57. Exterior security lighting shall be on photocells and shall be on from dusk to dawn. Exterior lighting of the site including parking areas shall be between 1 and 7 foot candles and shall be in harmony with existing adjacent lighting scheme. (PD)

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

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

60. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity. (PD)

61. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits. (PD)

62. Porte Cocheres and drive-up window areas shall be illuminated between 15 and 30 foot-candles with a gradual drop off transition to adjacent parking/walking areas having illumination of 4 to 7 foot-candles. (PD)

63. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment. (PD)

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

65. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls. This specifically includes trash enclosures, where adjacent to landscaped planters. (PD)

66. A security camera system is required to be installed, operated and maintained and shall meet or exceed these minimum standards:
    a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Grayscale images are expected for infra-red lighting.
    b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
    c. Cameras shall have low light capture ability to identify persons conducting

transactions or entering the business.

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

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

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

68. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

69. Developer shall have the site improvement plans prepared using standard DevelopmentServices Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS-3)

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

71. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

72. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

73. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

74. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

75. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)

76. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)

77. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

78. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

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

80. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the

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

81. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

82. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

83. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)

84. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18- inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)

85. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)

86. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

87. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)

88. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

89. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)

90. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

91. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15-feet from the face of the enclosure. (DS-69)

92. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

93. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)

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

95. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)

96. Using forms provided by the Building and Engineering Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the City Engineer approves the Plan and Developer provides an executed copy of the

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

97. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets and catch basins with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)

98. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs".) Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)

99. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP".) The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

100. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

DEVELOPMENT DIVISION SPECIAL CONDITIONS

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

102. In accordance with City Code, Developer shall provide separate services and water meters for commercial and irrigation. (DS)

103. Developer shall design the storm drain inlets to allow 6-inches of stormwater to pond over the catch basins or submit an alternative design to demonstrate that enough head will develop over the inlets to capture the required runoff rate and volume. (DS)

104. The trash enclosure shall be designed with sufficient room to house all of the required dumpsters and food waste containers with doors facing the alley. The gates or doors shall not interfere or block any portions of the alley. The design shall also allow the bins to be serviced without the need to be shuffled inside the storage room. An accessible path of travel shall connect the building employee door to the enclosure without steps. (DS)

105. The site drainage shall be designed to maintain the pre-existing drainage pattern. No alteration of drainage pattern is allowed unless approved by the City Engineer. (DS)

106. Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design, as required by the City Engineer. Abandonment shall occur at the City main. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

107. The project design shall include appropriate onsite traffic signs to instruct drivers not to queue in the public sidewalk and public roadway to the City Traffic Engineer's satisfaction. Onsite traffic sign square footage shall not be included within the total Advertising Signs sign area, as defined by Oxnard City Code, Chapter 16, Article IX, allowed on the project site. (TR)

108. The Developer shall comply with Oxnard City Code Section 16-639 in relation to the design of parking stalls within the development, or as approved by the Planning Commission. (TR)

109. The site shall be designed and operated in a manner that vehicles do and will not spill into the adjacent street waiting to enter the site or into the drive-through aisle. Vehicles must be able to pull into the drive-through entrance lane as easily and quickly as possible. Final project design shall verify that vehicle entrance into the drive lane and then into the drive-through aisle can be accomplished with a single turning movement. The project will need to adjust the location of the drive-through median island nose, as necessary, to allow for these movements. Final design of the driveway and drive-through location shall be subject to the approval of the City Traffic Engineer. (TR)

110. A Transportation Demand Management Plan (June 21, 2021) has been prepared for the project and shall be utilized by the occupant at all times during daily operations to reduce the potential for project traffic to back into the adjacent street system. The Developer is responsible for taking appropriate actions as identified in the Plan, as well as any other necessary means, as directed by the City Traffic Engineer, to ensure traffic does not spill back into the adjacent street system. If traffic does back into the street system the

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

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

ENVIRONMENTAL RESOURCES DIVISION

112. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826 and SB 1383) and must make provisions to manage three material streams (recycling, organics, trash) in any waste enclosure(s) constructed.

113. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "Environmental Resources Division Construction and Demolition Waste Management Plan" ("C&D Plan") to the City for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The C&D Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The C&D Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The C&D Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the appropriate C&D Plan form as defined by the Environmental Resources Division.

114. Developer shall follow the approved "Environmental Resources Division Construction and Demolition Waste Management Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of project activity, Developer shall complete and submit the "Environmental Resources Division Construction and Demolition Waste Management Report" ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.

115. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling.

116. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material,

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

117. Per AB 827, public areas that provide waste collection to customers must have an equitable distribution of containers for recycling, organics and trash that are easily accessible. This requirement does not apply to restrooms.

118. This property is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.

119. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.

120. Waste enclosures must conform to the Material Management and Design Guidelines developed by the Environmental Resources Division. A copy of these guidelines can be found here:
https://www.oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf

121. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a matter approved by the City Engineer.

FIRE DEPARTMENT STANDARD CONDITIONS

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

123. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

124. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)

125. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests.

Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)

126. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

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

128. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)

129. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

130. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

131. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)

132. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

133. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

134. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F-15*)

135. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD*, F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

136. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.

137. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.

138. All drive overhangs shall be a minimum of 13 feet 6 inches.

139. All overhangs are required to be sprinklered.

140. Trash enclosure is required to be sprinklered.

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 4th day of November 2021.

Daniel Chavez, Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 4th day of November 2021, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary

ATTACHMENT H

STAFF PRESENTATION

Vineyard Starbucks Site Renovations

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

Applicant: Beverly Metz, Starbucks, Applicant

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

Planning Commission
October 21, 2021

CITY OF OXNARD CALIFORNIA

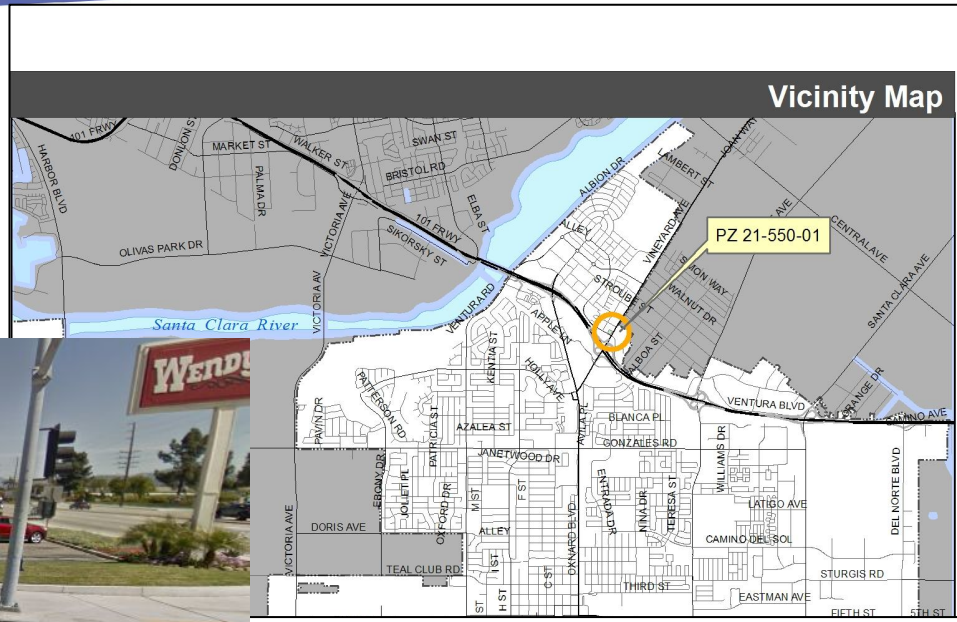
Project Description (SUP)

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

Project Location

Subject Site: 2551 North Vineyard Avenue

Existing Wendy's Drive-through restaurant



Project Location

Project Location

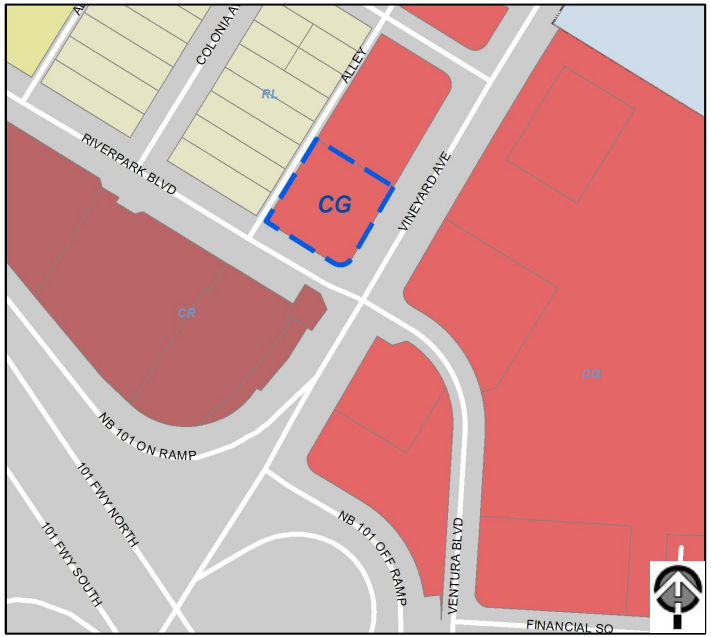
Aerial-View

Reference North

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

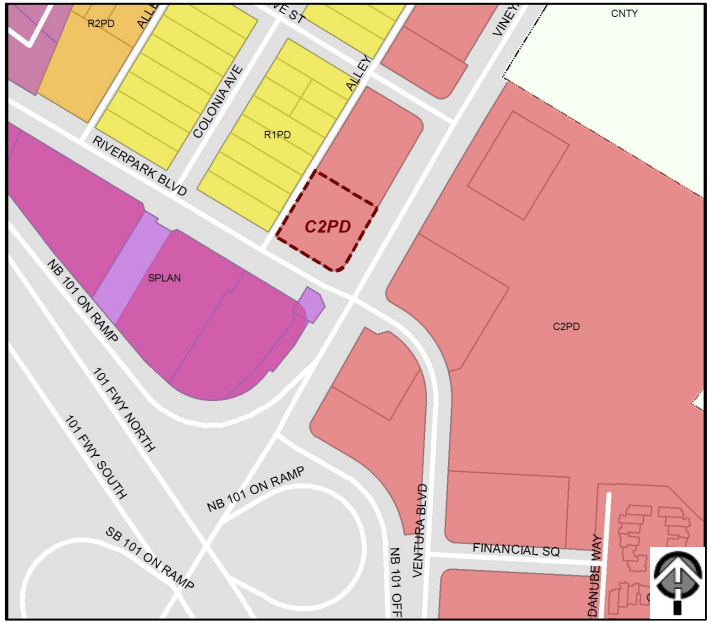
General Plan & Zoning Maps

General Plan Land Use Designation



Commercial General (CG)

Zoning Designation



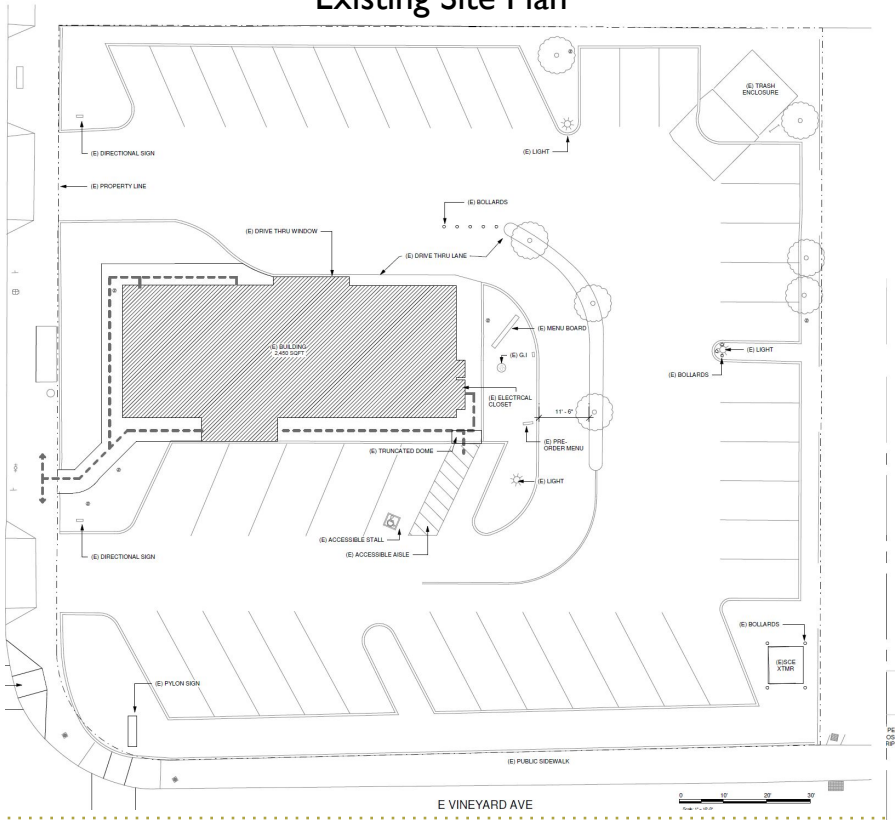
General Commercial-Planned Development (C-2-PD)

Background - Existing Restaurant

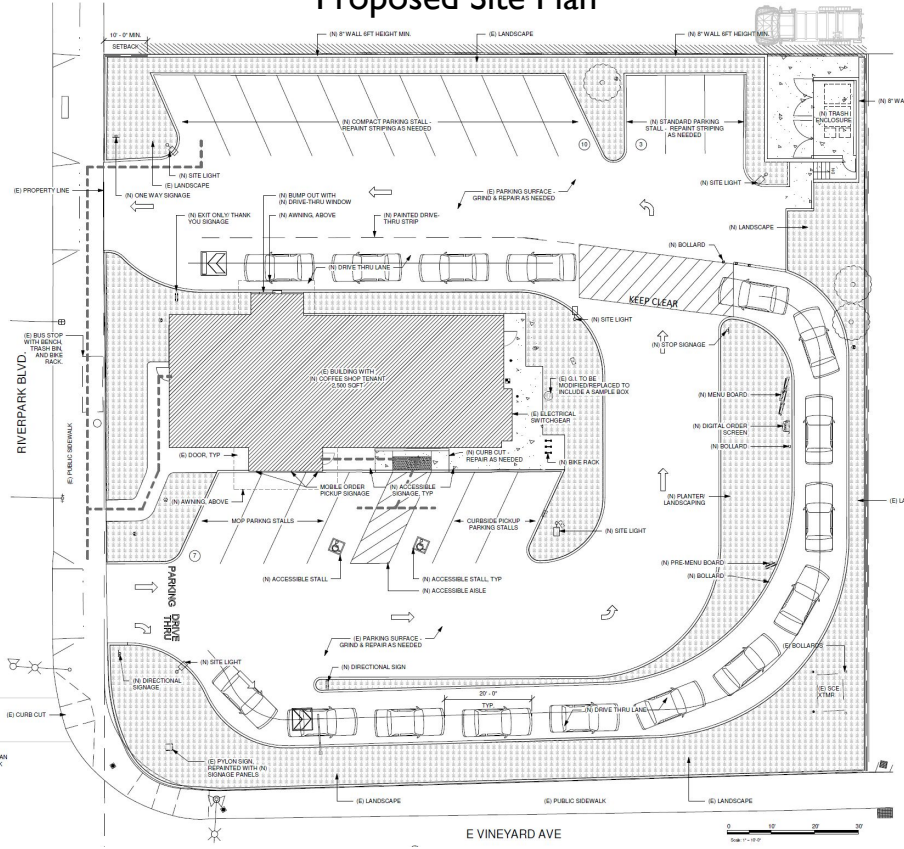
- The existing drive-through restaurant and signage were approved in 1980, through a Special Use Permit. Since that time the site has generally remained unchanged, with only minor facade and landscape changes taking place.

Existing vs. Proposed Site Plan

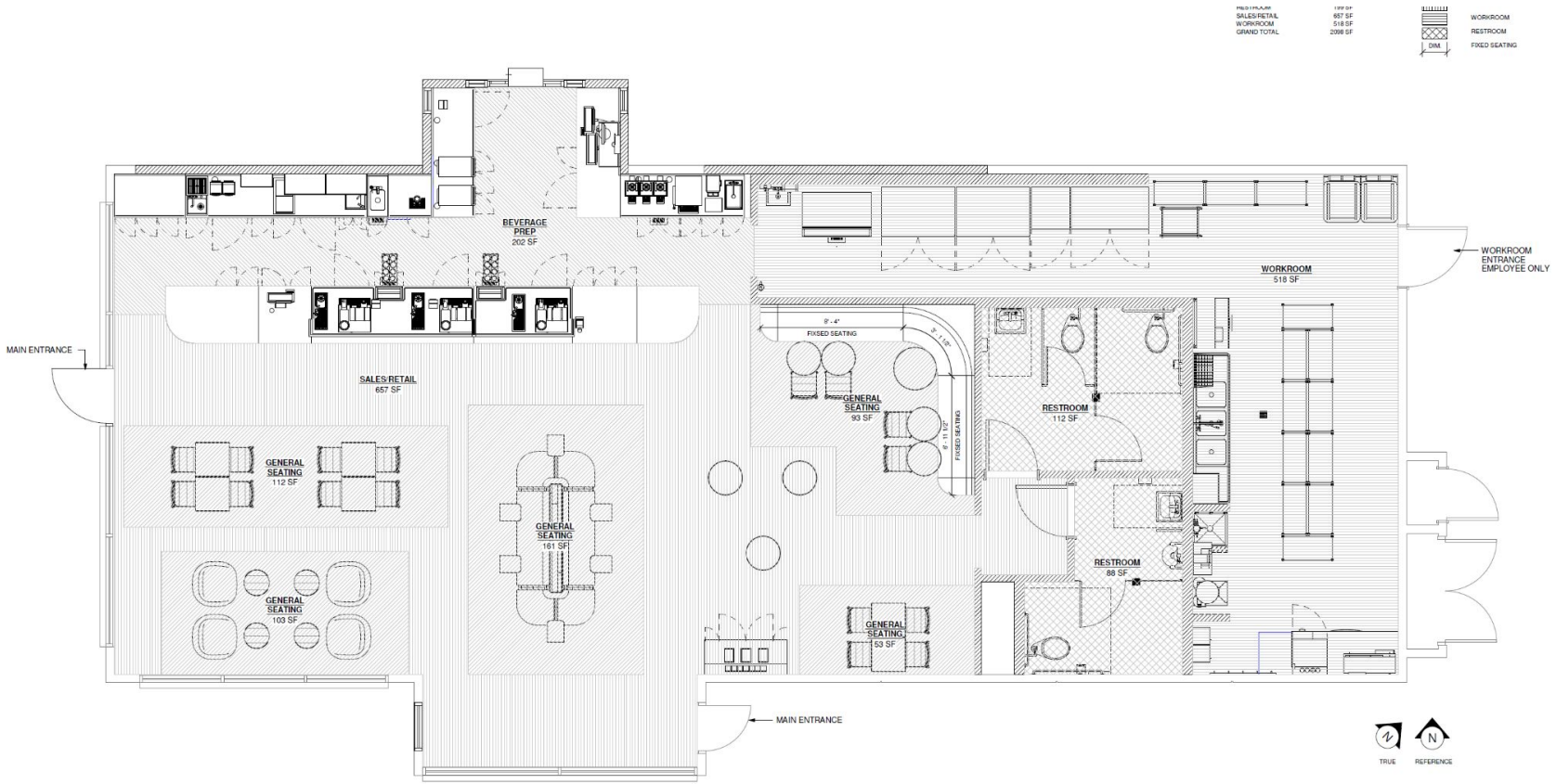
Existing Site Plan



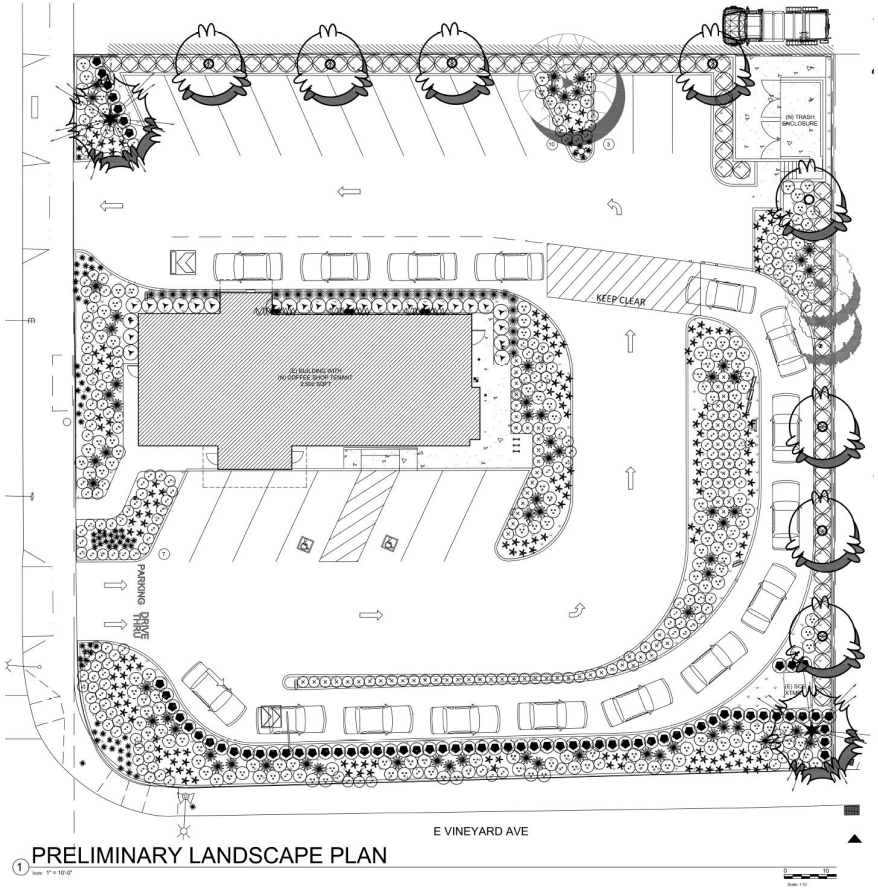
Proposed Site Plan



Floor Plan


SALES/RETAIL 657 SF
WORKROOM 518 SF
GRAND TOTAL 2098 SF
WORKROOM
RESTROOM
DIM
FIXED SEATING
BEVERAGE PREP 202 SF
WORKROOM 518 SF
WORKROOM ENTRANCE EMPLOYEE ONLY
MAIN ENTRANCE
SALES/RETAIL 657 SF
FIXED SEATING
GENERAL SEATING 93 SF
RESTROOM 112 SF
GENERAL SEATING 112 SF
GENERAL SEATING 161 SF
RESTROOM 88 SF
GENERAL SEATING 103 SF
GENERAL SEATING 53 SF
MAIN ENTRANCE
TRUE
REFERENCE

Landscape Plan

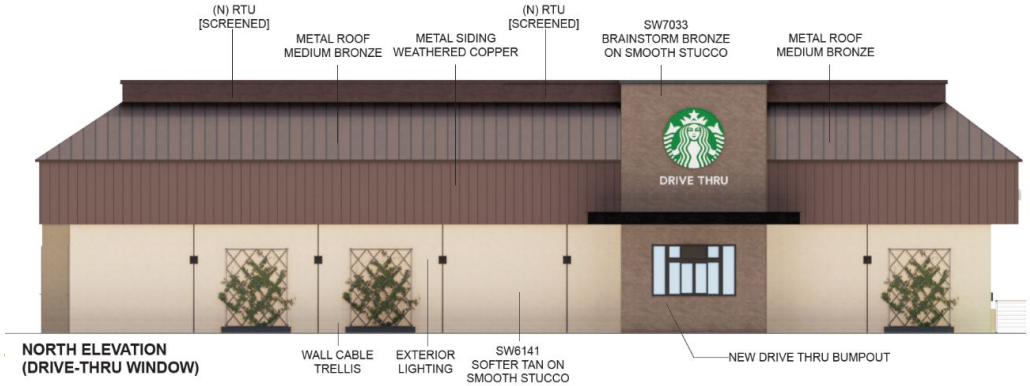


PRELIMINARY LANDSCAPE PLAN

Elevations - Rendered

SOUTH ELEVATION
(MAIN ENTRANCE)

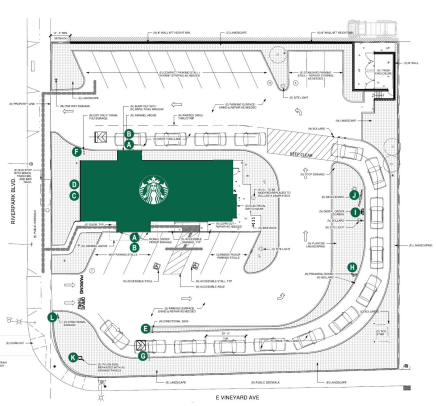
WEST ELEVATION



NORTH ELEVATION
(DRIVE-THRU WINDOW)

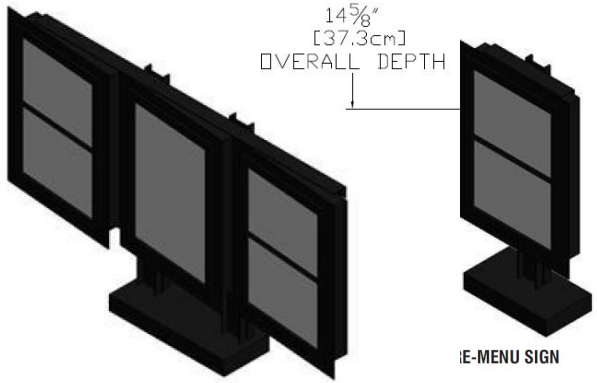
EAST ELEVATION

Drive-Thru and Freestanding Signage

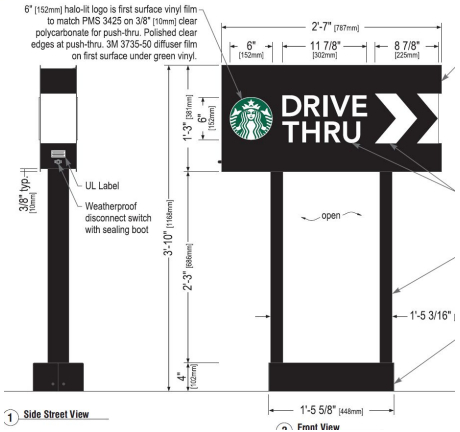


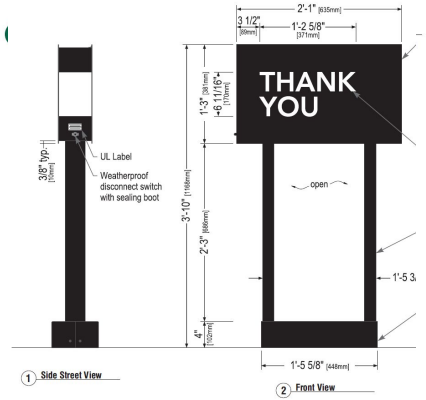
KEY LEGEND

- A 60" SIREN LOGO DICS
- B 9" DT CHANNEL LETTES
- C 16" CHANNEL LETTERS
- D 10" DT CHANNEL LETTERS
- E DT ENTRANCE DIRECTIONAL
- F DT EXIT/THANK YOU DIRECTIONAL
- G CLEARANCE BAR
- H PRE MENU BOARD
- I DT DIGITAL ORDER SCREEN
- J DT 5-PANEL MENU SIGN
- K PYLON SIGN
- L POST SIGN



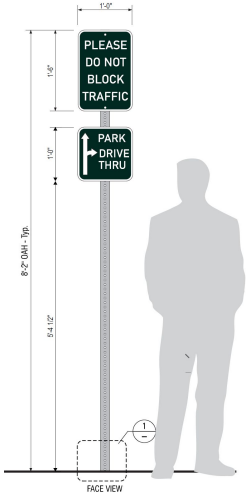
5- PANEL MENU SIGN

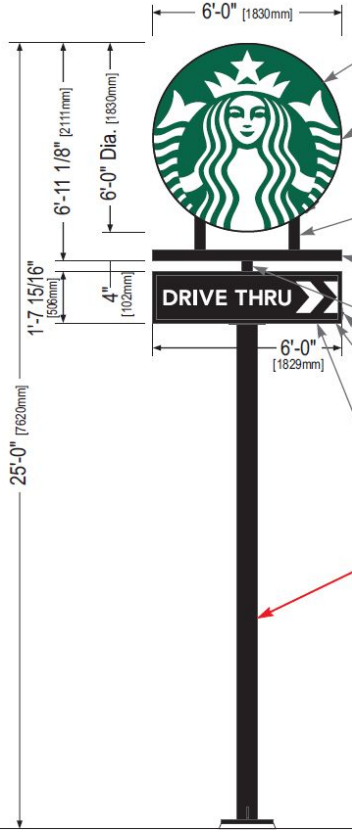




F D/F EXIT DIRECTIONAL SIGNS~ Qty (1)

Scale: 1"= 1'





General Plan Consistency

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

Zoning Code Compliance

- The Project is subject to the "General Commercial-Planned Development" (C-2-PD) zone district.

- Two variations from the standards are being requested:
  - A reduction in the required parking from 50 to 35 pursuant to the approval of a administrative parking relief under OMC 16-651(B)(4)
  - Allow for up to 25 percent of the required parking to be compact spaces pursuant to the approval of a administrative parking relief under OMC 16-651(B)(3)

Zoning Code Compliance

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

Zoning Code Compliance

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

Environmental Review

Exempt for California Environmental Quality Act (CEQA):

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

Select Recommended Conditions of Approval

- COA# 3:

  The permit is granted for 36 months.

- COA # 33:

  Requires additional screening of the drive -through lane.

- COA #36:

  Requires the drive-through speaker box use automatic volume control.

- COA #s 37, 38, 107, 109, 110, and 111:

  Requires the applicant implement a Transportation Demand Management Plan (TDMP) and allows for re-evaluation by the City.

Public Comments

On July 19, 2021 a Community Workshop was held.

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

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

Public Notice

- Notice of PC hearing was provided:
  - Newspaper,
  - On-site posting; and
  - Mailed to property owners within 300 feet.

- To date, no public comment has been submitted in support of the project.

Staff Recommendation

Recommendation: That the Planning Commission:

a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and

b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings and conditions.

CITY OF OXNARD CALIFORNIA

Questions