



**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Vyto Adomaitis, Community Development Director

FROM: Randy Baez, Associate Planner

DATE: March 10, 2022

SUBJECT: **Project Name: Orozco Residence;** Planning and Zoning Permit No. 21-200-10 (Development Design Review Permit) & 21-131-106 & 22-131-30 (Accessory Dwelling Units), Located at 545 Carty Drive (APN: 200-0-301-220).

- 1) **Recommendation:** That the Community Development Director (“**Director**”) finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and adopt a Resolution approving Planning and Zoning Permit No. 21-200-10 (Development Design Review Permit), and ADU Zone Clearance numbers 21-131-106 and 22-131-30 (Accessory Dwelling Units), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to permit the construction of a 2,107 square-foot residential building with a detached 750 square-foot, two-car garage on a 6,600 square-foot undeveloped lot located within the Single-Family Residential (R-1) zone district at 545 Carty Drive (Attachment A). The 2-car garage is anticipated to be converted into a 750 square-foot Accessory Dwelling Unit (ADU), and the family room in the new single-family dwelling is anticipated to be converted into a 500 square-foot Junior ADU (JADU). For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Frank Rogue, designated agent (the “**Applicant**”) on behalf of Raul Orozco, 312 Camarillo Dr., Camarillo, CA 91310, property owner.

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

- 3) **Existing & Surrounding Land Uses:** The Project site is currently an undeveloped 6,600 square-foot parcel located within the Single-Family Residential (R-1) zoning district. The following table summarizes the General Plan Land Use Designation, Zoning district, and existing land uses of the site and adjacent properties, which is also shown on Attachment A.

LOCATION	2030 GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low (RL)	Residential Single-Family (R-1)	Single-Family Residence
North	RL	R-1	Single-Family Residence
South	RL	R-1	Single-Family Residence

East	RL	R-1	Single-Family Residence
West	RL	R-1	Single-Family Residence

The Project site is outlined in blue in the following image:

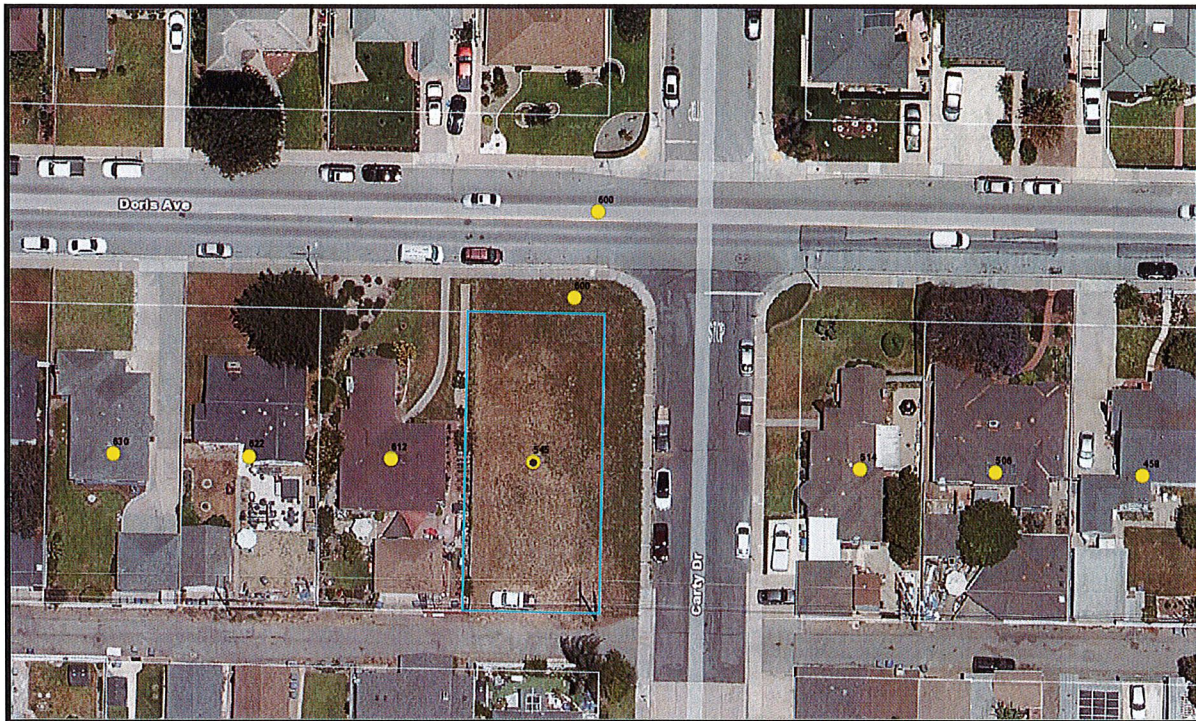


Exhibit A

4) Background Information: No entitlements or Building permits exist for this site.

On September 1, 2020, City Council adopted Ordinance #2984, updating the Accessory Dwelling Unit Sections of the Oxnard City Code (OCC) to be in compliance with the State of California legislature passed in 2019. The OCC was updated and created ADU Types and established the permitting requirements for reviewing and approving to be in compliance with the State legislature. The proposal includes an application for a Type 2A ADU to convert and designate an existing detached structure as the ADU to the primary dwelling unit and a Type 5 to create a JADU within the primary dwelling unit.

ACCESSORY DWELLING TYPES	
1	New Detached ADU-Only Structure With or Without Garage
2A	Conversion of Detached Accessory Structure to ADU
2B	Conversion of Primary Unit's Attached Garage to ADU
2C	Conversion of Existing Non-Residential Structure to Primary Dwelling Unit with ADU

3	ADU Attached to Primary Unit
4	ADU Fully Within Existing Primary Unit
5	Junior (Jr) ADU Within Primary Dwelling Unit
6	Conversion of Multi-Family Structure Areas Not Used as Livable Space
7	Mixed ADU Types 1 to 4

5) Environmental Determination: In accordance with Section 15332 (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 consists of the construction of a 2,107 square-foot residential single-family building and detached 750 square-foot garage, designed to be consistent with the Residential Low (RL) General Plan Land Use Designation, as well as with the Single-Family Residential (R-1) zoning district. The 2-car garage is anticipated to be converted into an ADU, and the family room in the new single-family dwelling is anticipated to be converted into a JADU. The proposed development is located on a 6,600 square-foot site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

- a) **General Discussion:** Pursuant to Section 16-525 of the Oxnard City Code (OCC), the development of any structure within the R-1 zone requires approval of a Development Design Review Permit (DDR).

The 2,107 square-foot one-story, single-family residential structure will feature a detached 2-car garage along with a kitchen, 3 bathrooms, a laundry room and a family room. The project anticipates converting a portion of this dwelling, specifically the family room, into a future JADU. The construction of the approximately 750 square-foot detached 2-car garage will result in a project site which is fully compliant with the City's parking regulations; however the garage is also anticipated to be converted into an ADU.

Pursuant to Section 16-466 of the OCC, applications to create a Type 2A ADU or a Type 5 JADU are not subject to the 60-day ministerial approval and may include an application to include a separate ADU. However, the 60-day permit approval will begin from the date the Community Development Director approved the converted structure. Pursuant to Section 16-466(F), the Project includes two separate applications (PZ 21-131-106 and

PZ 22-131-30) for a Type 2A ADU and Type 5 JADU.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Residential Low (RL), which allows for detached single-family residential uses, an ADU and a JADU. Approval of this DDR permit and ADU zone clearances have 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 Policy, Project, or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Policy, 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 Policy, Project, or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD 9.2	I	Revitalization and Redevelopment	The Project proposes to develop an undeveloped property with a single-family residential development.
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-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed single-family residential building is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to

		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.	provide service to the proposed residential dwellings. The project includes standard and special development project conditions by City Department representatives.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the Residential Single-Family (R-1) zoning district. Pursuant to Section 16-466 and 16-525 of the City Code, the Project may be considered and permitted by the Community Development Director via an administrative Development Design Permit. The subject property complies with all applicable development standards required in the R-1 zoning district which have been compared with the proposed project in the following table.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Density Sec. 16-24	Every single-family dwelling located on any lot of 6,000 to 7,000 SF shall contain at least 1,000 SF.	2,107 square-foot unit on an existing 6,600 square-foot lot before JADU conversion 1,607 square-foot unit and 500 square-foot JADU plus a 750 ADU on an existing 6,600 square-foot lot after ADU and JADU conversions	YES
Max. building height Sec. 16-25	Two stories or 25 feet	16 feet, 7 inches	YES
Front yard Setback Sec. 16-31	Not less than 20 feet	20 feet	YES
Side yard Setback 16-32	Side Yard: Not less than 10% of the width of the lot (10% x 60 feet = 6 feet) but not less than 3 feet and need not exceed 5 feet Street Side Yard:	Side Yard: 5 feet Street Side Yard: 5 feet	YES

	Same as Side Yard		
Rear yard Setback Sec. 16-33	Not less than 25% of the depth of the lot (25% x 120 feet = 30 feet), but not to exceed 25 feet Additions within the rear yard shall maintain a 15-foot setback from the centerline of the alley (5 feet from rear property line)	42 feet for the main dwelling 5 feet for the garage	YES
Interior yard space Sec. 16-34	15% of lot area (15% x 6,600 square feet = 1,980 square feet), or 900 square feet, whichever is less; minimum dimension 10 x 15 feet.	990 square feet. All areas counted meet the 10 x 15 feet minimum dimension	YES
Parking Requirements Sec. 16-622	2-car garage for up to 5 bedrooms (with minimum 20-foot x 20-foot interior dimension)	2-car garage, with interior dimension of 20 feet x 20 feet The 2-car garage is proposed to be converted into an ADU consistent with OCC regulations.	YES
Fences Sec. 16-308	Front yard: Not to exceed 3.5 feet and are 50% or more open Side and rear yard: Not to exceed 7 feet in height as measured from the grade at the fence.	Front yard: 3-foot tall fence Side yard: 6-foot fence Rear yard: 6-foot fence	YES

d) Circulation and Parking: The existing undeveloped lot is located at the southwest corner of Doris Avenue and Carty Drive, with an alley to the south. This scope of work will provide an oversized 2-car garage for the proposed dwelling, with access off of the alley to the south.

e.) Architecture and Landscaping: The one-story residential structure features ranch-style design elements, incorporating stucco and roof elements that will complement the adjacent residences. The Project is providing approximately 1,730 square feet of IYS (Interior Yard Space) which meets the minimum requirement of 900 square feet for the R-1 zone. Landscaping will be conditioned to consist of drought-tolerant and California-friendly species that are compatible with surrounding properties. For the Project to be consistent with the City's adopted Landscape Standards, the project has been conditioned to include at least one 24" box size (minimum) tree within the front yard.

7) Community Workshop and Public Input: A Community Workshop was held on

January 31, 2022. No members of the public provided input at the Community Workshop for this item. To date, staff has not received any public comments, in favor or against, regarding the proposed Project.

8) Appeal Procedure: In accordance with Section 16-525(B) of the City Code, the Community Development Director's action on Planning and Zoning Permit No. 21-200-10 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

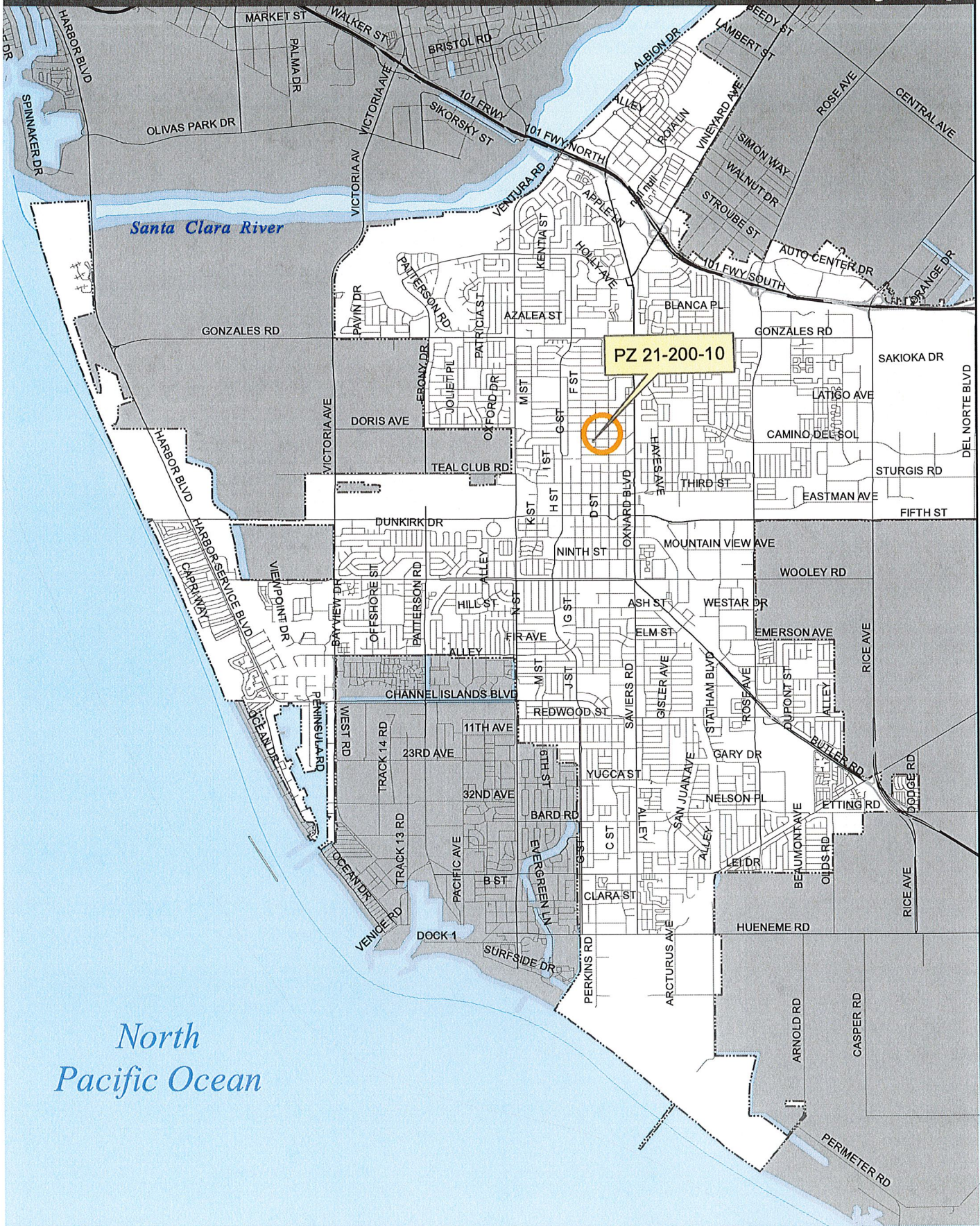
Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Project Plans
- C. Notice of Exemption
- D. Resolution PZ Nos. 21-200-10 (Development Design Review), 21-131-106 (Accessory Dwelling Unit-Type 2A) & 22-131-30 (Junior Accessory Dwelling Unit-Type 5)

ATTACHMENT A

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

Vicinity Map



Vicinity Map

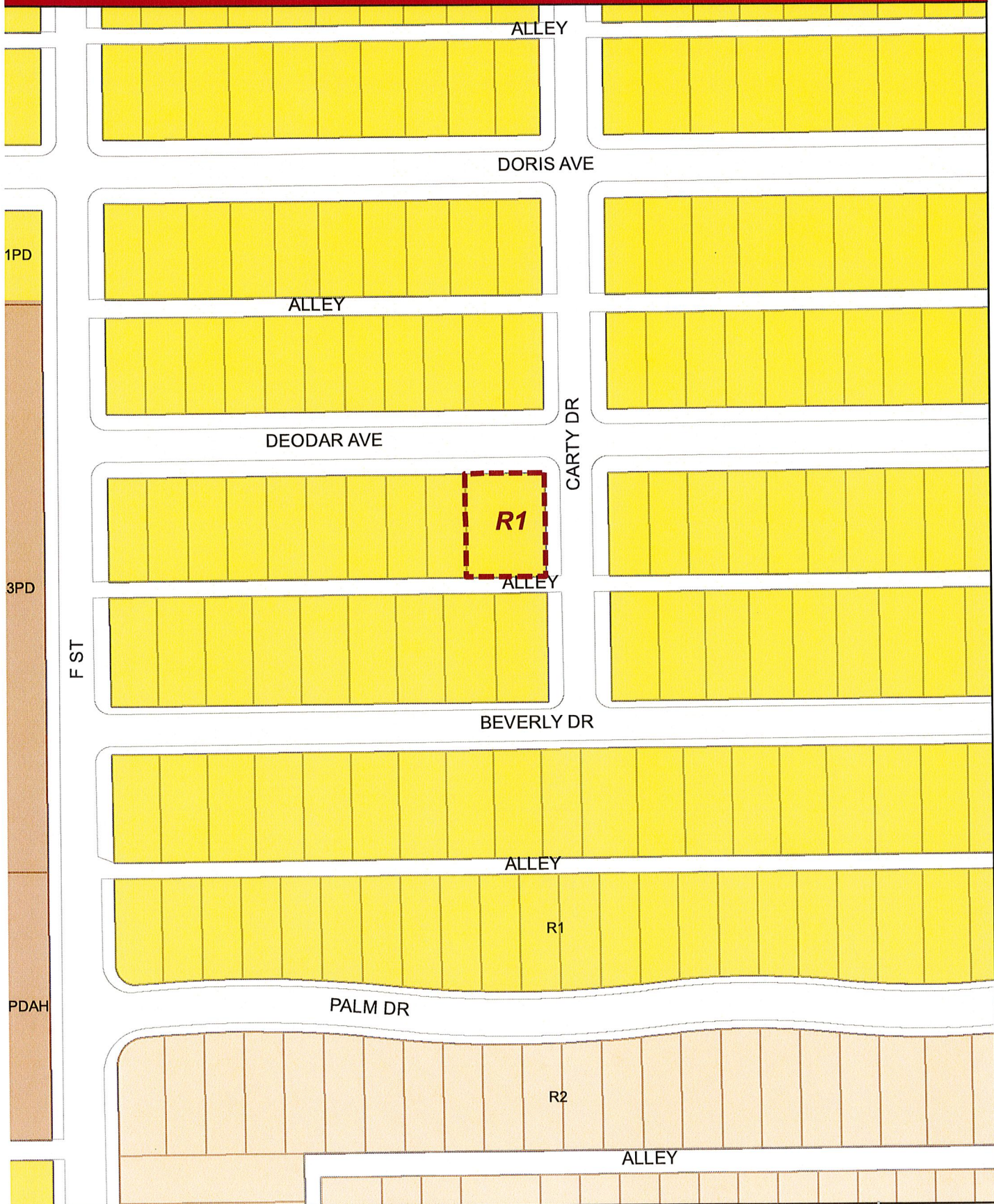


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2030 General Plan Land Use Map

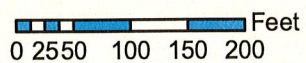


Zoning/Specific Plan Map



Oxnard Planning
January 18, 2022

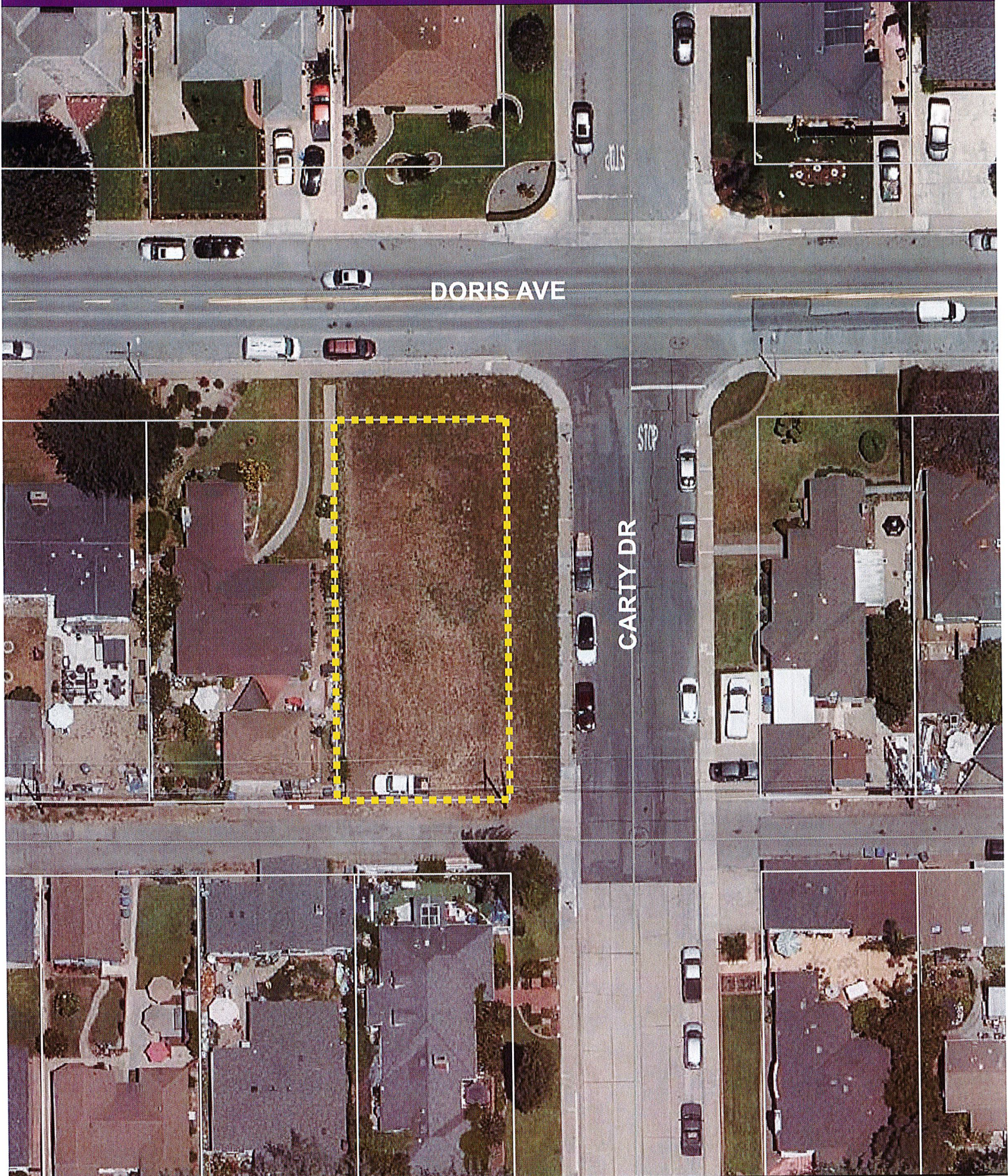
PZ 21-200-10
Location: 545 Carty Dr
APN: 2000030122



Zoning/Specific Plan Map



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ATTACHMENT B

PROJECT PLANS

ABBREVIATIONS	
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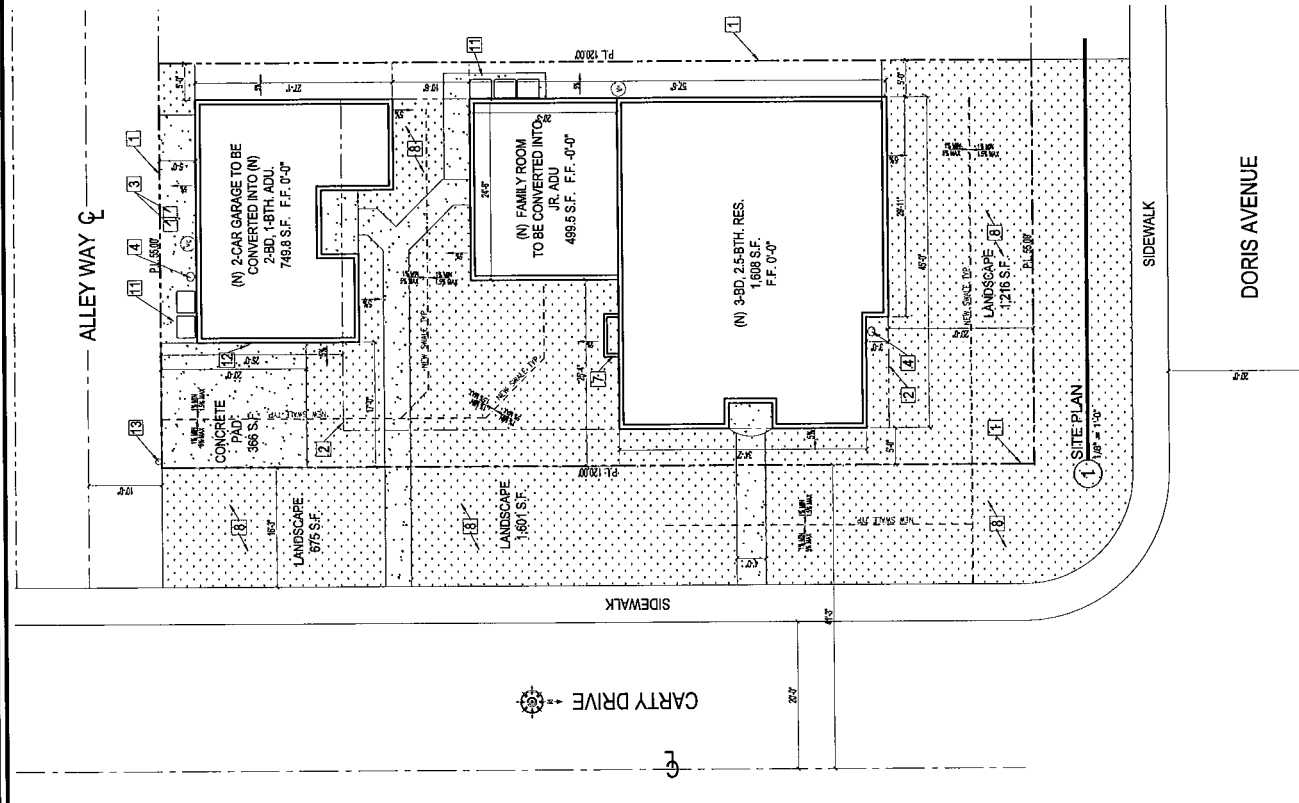
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SAFETY	GENERAL
1. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR INSURING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY TO ALL PERSONS AND PROPERTY, INCLUDING BUT NOT LIMITED TO NORMAL WORKING PERSONNEL, VISITORS, AND ALL OTHERS ON THE PROJECT. CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECORDS AND SHALL BE AVAILABLE TO NORMAL WORKING PERSONNEL, VISITORS, AND ALL OTHERS ON THE PROJECT. CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECORDS AND SHALL BE AVAILABLE TO NORMAL WORKING PERSONNEL, VISITORS, AND ALL OTHERS ON THE PROJECT. CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECORDS AND SHALL BE AVAILABLE TO NORMAL WORKING PERSONNEL, VISITORS, AND ALL OTHERS ON THE PROJECT.	1. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR INSURING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY TO ALL PERSONS AND PROPERTY, INCLUDING BUT NOT LIMITED TO NORMAL WORKING PERSONNEL, VISITORS, AND ALL OTHERS ON THE PROJECT. CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECORDS AND SHALL BE AVAILABLE TO NORMAL WORKING PERSONNEL, VISITORS, AND ALL OTHERS ON THE PROJECT. CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECORDS AND SHALL BE AVAILABLE TO NORMAL WORKING PERSONNEL, VISITORS, AND ALL OTHERS ON THE PROJECT. CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECORDS AND SHALL BE AVAILABLE TO NORMAL WORKING PERSONNEL, VISITORS, AND ALL OTHERS ON THE PROJECT.

ADMINISTRATIVE	DRAINAGE NOTES
1. THE PERSON WITH GENERAL RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO. THE PERSON WITH GENERAL RESPONSIBILITY FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO. THE PERSON WITH GENERAL RESPONSIBILITY FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO.	1. THE PERSON WITH GENERAL RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO. THE PERSON WITH GENERAL RESPONSIBILITY FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO. THE PERSON WITH GENERAL RESPONSIBILITY FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO.

ADDITIONAL NOTES
1. RECONSTRUCT ANY DAMAGE OF DEFECTS TO THE CARPENTRY, SINKING, AND OR CRACKS TO THE CONCRETE.



PROJECT ANALYSIS	
PROJECT ADDRESS:	345 DART DR. CHANDLER, CA 94520
ASSessor's PARCEL NO.:	205-0-30-1-220
CONSTRUCTION TYPE:	R-6
PURPOSED USE:	RESIDENTIAL
SUBJECT PROPERTY ACRES:	1.78
EXISTING ZONING DISTRICT:	RFP #2
PROPOSED ZONING DISTRICT:	2100 S.F. (TO BE CHANGED)
EXISTING LOT AREA:	498 S.F.
PROPOSED LOT AREA:	740 S.F. (TO BE COMPLETED)
FIRE SPRINKLER SYSTEM:	RESCINDER SEPARATE SUBMITTAL
PERMITS REQUIRED:	N/A

SITE PLAN KEY NOTES
[1] PROPERTY LINE
[2] SET BACK LINES FOR MAIN RESIDENCE
[3] (N) 1" WATER METER
[4] (N) 1.5' GAS METER (SEE GAS CALCULATION A2)
[5] (N) 200 AMP ELECTRICAL PANEL TO SERVE (N) MAIN RESIDENCE
[6] (N) 4" VCP SEWER LINE
[7] (N) FIREPLACE
[8] (N) LANDSCAPE
[9] (N) 3" FENCE
[10] (N) CHU WALL 6" HIGH AT SIDE WALKS AT FRONT YPR.
[11] PROVIDE CONCRETE PADS FOR BUTTCE COINNAMERS
[12] (N) 100 AMP ELECTRICAL PANEL TO SERVE (N) ADJ.
[13] (C) ELECTRICAL POLE

[illegible][illegible]

② STANDARD LOT DRAINAGE
6.5' X 11' SHEET

DIRECTORY	
OWNER	BALL, GREGORY 1005 S. GARDEN LOS ANGELES, CA 91310
DESIGNER	FRANK PETER 1005 S. GARDEN LOS ANGELES, CA 91310
GENERAL CONTRACTOR	FLORIANSON/CHAM 1005 S. GARDEN LOS ANGELES, CA 91310
STRUCTURAL ENGINEER	1005 S. GARDEN LOS ANGELES, CA 91310
CONTRACTOR TO BE DETERMINED	

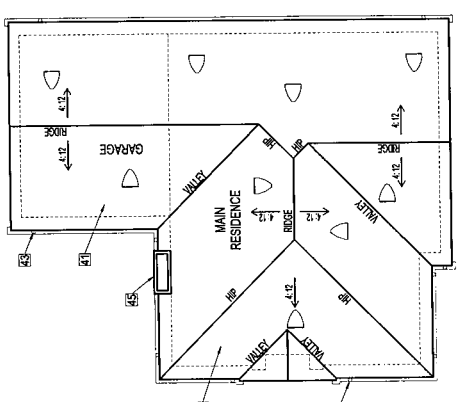
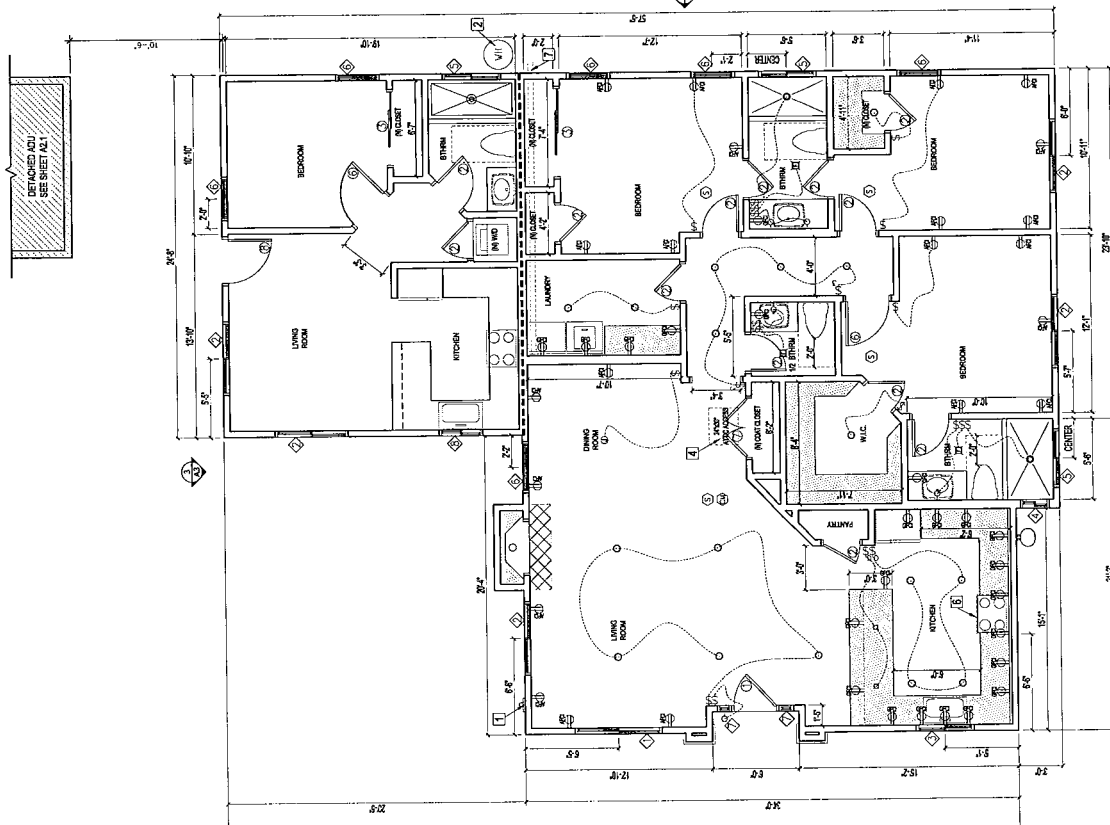
SHEET INDEX	
A1	SITE PLAN AND GENERAL NOTES
A2	MAIN RESIDENCE AND JR. ADJ. PLANS
A3	DETACHED GARAGE
A4	CONSTRUCTIVE DETAILS
B1	GENERAL ASSUMPTION SHEETS
B2	ENERGY REPORTS
B3	FOUNDATION PLAN
B4	FOUNDATION DETAILS
B5	STRUCTURAL DETAILS

SCOPE OF WORK	
1	BUILD A NEW 2-CAR GARAGE PER PLAN
2	BUILD A NEW DETACHED 750 SF. ADJ. PER PLAN
3	BUILD A NEW 699 S.F. JR. ADJ. (IN LIEU OF 2-CAR GARAGE)
4	PROVIDE CONCRETE WALKWAYS AND REDUCE PAVES PER PLAN

5. PROVIDE WATER EFFICIENT LANDSCAPE

545 GARY DR., OXNARD, CA 93030 RAUL OROZCO THE OROZCO, NEW RESIDENCE	805 236 1124 PHONE NO. DATE DECEMBER, 2012 FRANK ROGUE DEARER:	SITE DI V A1
No. REVISIONS REV	Frank Rogue	

NAME	DATE

[illegible]

- 1 (1) 2x FASCI BOARD
- 2 (1) AC COMPOSITION, ROOFING CLASS "B" 20/100 FELT PAPER
COLOR AND STYLE TO MATCH EXISTING. SEE SCHEDULE ESR-1475
- 3 (1) GUTTERS TO DRAIN TO NON ERODING AREAS
- 4 (3) 3/8" STUCCO WITH METAL LATH @ #15 BUILDING PAPER, WITH
MEDIUM GRAIN FINISH TO MATCH EXISTING RESIDENCES
- 5 (1) 300 AMP ELECTRIC SUB-PANEL TO SERVE (4) RESIDENCE AND
2 CAR
- 6 (1) 100 AMP ELECTRIC SUB-PANEL TO SERVE (4) A.D.U.
- 7 (1) WALL MOUNTED LIGHT FIXTURE

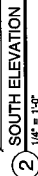
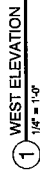
- A. ALL COLORS AND MATERIALS TO MATCH EXISTING FIELD COLOR TO MATCH EXISTING TRIM/ACCENT TO MATCH EXISTING MATCH EXISTING
- B. PROVIDE EXTERIOR WALL MOUNTED LIGHTING AS REQUIRED TO MATCH EXISTING
- C. INSTALL RAIN GUTTERS AT NEW ROOF EAVE TO MATCH (E) WHERE OCCURS
- D. DOWN SPOUTS AND AREA DRAINS TO BE REQUIRED TO MATCH EXISTING AREAS OR APPROVED WATER COARSE
- E. SOILS PREPARATION IS TO CONFORM TO CBC VAN REQUIREMENTS.
- F. FINISH GRADING FOR RESIDENTIAL USE SHALL BE PERFORMED TO MATCH EXISTING FINISH GRADING TO MATCH EXISTING UNPAVED AREAS AND ALL WATER RUNOFF SHALL DRAIN TO THE STREET AND ALLEY

REV DATE	REVISIONS	NO.
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DRAWN BY: FRANK ROGUE
 DATE: FEBRUARY, 2022
 PHONE NO: 805.236.1124

FRANK ROGUE

EXT ELEV. MAIN RES & JR. ADU	A3
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ATTACHMENT C

NOTICE OF EXEMPTION



OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Name: **Carty Drive Orozco Residence;** Planning and Zoning Permit No. 21-200-10 (Development Design Review Permit) & 21-131-106 & 22-131-30 (Accessory Dwelling Units), a request to permit the construction of a 2,107 square-foot residential single-family dwelling with a detached 750 square-foot, two-car garage, on an undeveloped 6,600 square-foot lot located within the Single-Family Residential (R-1) zone district at 545 Carty Drive (APN: 200-0-301-220). The 2-car garage is anticipated to be converted into a 750 square-foot Accessory Dwelling Unit (ADU), and the family room in the new single-family dwelling is anticipated to be converted into a 500 square-foot Junior ADU (JADU).

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 (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 consists of the construction of a 2,107 square-foot residential single-family building and detached 750 square-foot garage, designed to be consistent with the Residential Low (RL) General Plan Land Use Designation, as well as with the Single-Family Residential (R-1) zoning district. The 2-car garage is anticipated to be converted into a 750 square-foot ADU, and the family room in the new single-family dwelling is anticipated to be converted into a 500 square-foot JADU. The proposed development is located on a 6,600 square-foot site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. The Community Development Director has determined that there is no substantial evidence that the 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 the Director 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 and Environmental Services Manager

ATTACHMENT D

DRAFT RESOLUTION

**PZ No. 21-200-10
(DEVELOPMENT DESIGN REVIEW PERMIT)**

**PZ No. 21-131-106
(ACCESSORY DWELLING UNIT - TYPE 2A)**

**PZ No. 22-131-30
(JUNIOR ACCESSORY DWELLING UNIT - TYPE 5)**

RESOLUTION NO. PZ Nos. 21-200-10, 21-131-106 & 22-131-30

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NOS. 21-200-10 (DEVELOPMENT DESIGN REVIEW), 21-131-106 (ACCESSORY DWELLING UNIT) & 22-131-30 (JUNIOR ACCESSORY DWELLING UNIT) TO CONSTRUCT A 2,107 SQUARE-FOOT RESIDENTIAL BUILDING WITH A DETACHED 750 SQUARE-FOOT, TWO-CAR GARAGE, AND ANTICIPATED CONVERSION OF STRUCTURES TO AN ACCESSORY DWELLING UNIT AND JUNIOR ACCESSORY DWELLING UNIT ON A 6,600 SQUARE-FOOT UNDEVELOPED LOT LOCATED AT 545 CARTY DRIVE WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY FRANK ROGUE, DESIGNATED AGENT, ON BEHALF OF RAUL OROZCO, PROPERTY OWNER, 312 CAMARILLO DRIVE, CAMARILLO, CA 91310

WHEREAS, on December 15, 2021, Frank Rogue, on behalf of Raul Orozco, Property Owner (the “**Applicant**” and/or “**Developer**”) submitted a request to permit and construct a 2,107 square-foot residential building with a detached 750 square-foot, two-car garage on a 6,600 square-foot undeveloped lot, and to convert the 2-car garage into a 750 square-foot Accessory Dwelling Unit (ADU) on a 6,600 square-foot undeveloped lot located at 545 Carty Drive; and

WHEREAS, on September 21, 2021, Frank Rogue, on behalf of the “Applicant” submitted a request to permit and convert a family room in the new single-family dwelling into a 500 square-foot Junior ADU (JADU) located at 545 Carty Drive; and

WHEREAS, the Oxnard City Code (OCC) Section 16-525 and 16-466, designates the Community Development Director of the City of Oxnard (“**Director**”) as the approving authority for the Development Design Review Permit; and

WHEREAS, on March 10, 2022, the Director conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit Nos. 21-200-10 (Development Design Review), 21-131-106 (ADU-Type 2A) and 22-131-30 (JADU-Type 5) to permit and construct a 2,107 square-foot residential building with a detached 750 square-foot, two-car garage on a 6,600 square-foot undeveloped lot located within the Single-Family Residential (R-1) zone district at 545 Carty Drive. The 2-car garage is anticipated to be converted into a 750 square-foot ADU and the family room in the new single-family dwelling is anticipated to be converted into a 500 square-foot JADU (the “**Project**”) in accordance with the Section 16-525 of the Oxnard City Code; and

WHEREAS, the Project was not formally reviewed by the Development Advisory Committee (DAC); however, select members of the DAC (Planning, Fire, Building & Engineering) reviewed the project and prepared conditions of approval that are incorporated within the recommended permits; and

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

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical Exemption (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (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 is located within the 2030 General Plan land use designation of Residential Low (RL) and within the Single-Family Residential (R-1) zoning district. The Project is surrounded by residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed 2,107 square-foot residential building with a detached 2-car garage and associated site improvements, including the anticipated ADU and JADU, on a 6,600 square-foot site is consistent with the 2030 General Plan and the R-1 zoning district and is compatible with the physical scale and character of other residential buildings in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the R-1 zoning district for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

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

The proposed construction of a 2,107 square-foot with a detached 2-car garage and associated site improvements, including the anticipated ADU and JADU, on a 6,600 square-foot site 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 residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be generally surrounded on all sides by residential development while it shares a common property line with an existing commercial 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 February 8, 2022.

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

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

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

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

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Development Design Review Staff Report and all attachments thereto, the Community Development Director 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 applicant is proposing to construct a 2,107 square-foot residential building with a detached two-car garage, on a 6,600 square-foot undeveloped lot within the Single-Family Residential (R-1) zone. The proposed one-story, single-family residential structure and associated improvements, including the anticipated ADU and JADU, are allowed uses within the R-1 zone pursuant to section 16-21 of the City Code. The construction of the proposed one-story, single-family residential structure and associated improvements does not change the land use of the subject site. Additionally, the single-family residence has been designed to meet the required development standards identified in the R-1 zone. 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 use permit shall be granted if the approval body finds such 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 land use of the project is of a one-story, single-family residential use with associated site improvements, including the anticipated ADU and JADU, which is an allowed use per the Residential Low land use designation within the 2030 General Plan. The surrounding uses are generally characterized by residential uses, specifically of single-family residences. The project site is a corner lot that shares a common property line with an existing residential single-family home. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, 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. As such, this project meets this Finding.

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

As described in the staff report and Finding 1 above, the proposed Project as conditioned will meet the development standards of the Single-Family (R-1) zone and ADU regulations to ensure that development is adequately proportional to the size of

the property. The size of the project site is 6,600 square feet. Pursuant to Oxnard City Code Section 16-25, the height permitted for a residence is two-stories, with a height not to exceed 25 feet. The one-story, single-family residence has been designed with a height of approximately 17 feet, which is below the maximum allowed height of 25 feet. Pursuant to City Code Section 16-34, each lot shall provide for interior space in an area to at least 15% of the lot area, or 900 square feet, whichever is less. The project has been designed to include approximately 990 square-feet of interior yard space which is greater than the 900 square feet required interior yard space standard. The proposed front property line setback is 20 feet at the shortest point, the west property line setback is 5 feet and the east side property line is setback 5 feet. The rear property line setback is 5 feet, which meets the minimum setback requirements. To satisfy Section 16-622, the proposed single-family residence includes a detached two-car garage for the new dwelling. To satisfy Section 16-308, the project has been conditioned for the fence in the front yard to not exceed 3.5 feet tall and to be 50% or more open. For the project to be consistent with the City's adopted Landscape Standards, the project has been conditioned to include at least one 24" box size (minimum) tree within the front yard. The proposed ADU and JADU meet all of the standards in OCC Section 16-465 through 16-469. Additionally, the project has been reviewed and conditioned by members of 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. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the yards, parking, landscaping, and other City standards; therefore, the proposed project meets this Finding.

4. **The site that is subject to the 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 project will be accessed from an existing street, Carty Drive. The project will provide a detached two-car garage, accessed from an existing alley to the south of the site. The project will contribute to existing traffic volumes within the neighborhood; however, the project has been reviewed for circulation and turning conflicts. Pursuant to that review, City Traffic staff has determined the site has sufficient circulation and does not introduce turning conflicts. As a result, 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, as stipulated in the 2030 General Plan. Therefore, this project meets this Finding.

5. **The site that is subject to the use 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 found within the existing alley (rear of the property). Sewer connections serving the proposed parcel will also be provided by an existing line located within the existing alley (rear of the property). Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities. As such, this project meets this finding.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a single-family residence) will not have a significant impact on the environment and is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-Fill Development) of the State CEQA Guidelines. The Community Development Director 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 Manager is hereby authorized 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 Community Development Director hereby approves Planning and Zoning Permit Nos. 21-200-10 (Development Design Review Permit), 21-131-106 (Accessory Dwelling Unit-Type 2A) & 22-131-30 (Junior Accessory Dwelling Unit-Type 5) subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 21-200-10 (DDR), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

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 March 10, 2022, ("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"). 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. (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 Planning 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. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)

7. 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)
8. 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)
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).

LANDSCAPE STANDARD CONDITIONS

14. Before the City issues building permits or the proposed use is initiated, 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)
15. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)

16. Developer shall 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 will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
17. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. 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)
18. All trees planted or placed on the project 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)
19. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
20. 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)
21. 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)

LANDSCAPE SPECIAL CONDITIONS

22. 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 prior to the issuance of building permits. (PL/PK)
23. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)
24. The applicant shall include at least one 24" box size (minimum) tree within the front yard. The tree shall be selected from "Table 10. Recommended Species Palette" of the "Tree Program Review" dated December 2021 and prepared by Dudek on behalf of the City of Oxnard. Trees shall be installed in conformance with minimum spacing and planter space standards. A priority shall be given to plans with Low and Very Low WUCOLs rating and are utility friendly.

25. 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. Application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.

PLANNING DIVISION STANDARD CONDITIONS

26. 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)
27. 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)
28. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, PL-3)
29. 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 Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
30. 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)

31. 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*)
32. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
33. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
34. Due to 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*)
35. 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*).
36. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
37. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
38. 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*)
39. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
40. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of

screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

41. 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.
42. Fencing along the front yard shall meet the height restrictions set forth in Section 16-308 of the Oxnard City Code. Specifically, the fence along the front yard shall not exceed 42 inches in height and is to be 50 percent or more open.
43. The final landscape plan is conditioned to be reviewed and approved by the City's Landscape Architect prior to the issuance of a building permit.

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)

DEVELOPMENT SERVICES DEPARTMENT SPECIAL CONDITIONS

45. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the City Inspector. (DS)
46. Developer shall construct a level concrete pad for storage of three refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)
47. Lot fine grading shall be designed and constructed in compliance with City Standard Plate 601 or as otherwise approved by the City Engineer. (DS)
48. Uncovered and unenclosed porches, platforms or landing places which do not extend above the level of the first floor of the building may extend into any required front, side or rear yard not more than six feet; provided, however, that an openwork railing, not more than 42 inches in height may be installed or constructed on any such porch, platform or landing place.

FIRE DEPARTMENT STANDARD CONDITIONS

49. 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*)

50. 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*)
51. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
52. 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*)
53. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 10th day of March, 2022.

Date

Vyto Adomaitis
Community Development Director