

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Randy Baez, Associate Planner

DATE: May 5, 2022

SUBJECT: **Project Name: Lockwood 2 Senior Apartments;** PLANNING AND ZONING (PZ) PERMIT No. 21-500-10 (Special Use Permit - Affordable Housing Discretionary (AHD) Additive Zone) and 21-535-06 (Density Bonus Permit); Located at 2001 Outlet Center Drive (Western Portion of APN: 213-0-090-285).

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 15332 (In-Fill Development Projects); and
- b) Adopt Resolution 2021-XX Approving Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus), subject to certain findings and conditions.

2) Project Description and Applicant: A request for a Special Use Permit (PZ No. 21-500-10) for the construction of a 168 unit, 100 percent affordable, active senior apartment project, for individuals who are 62 years of age or older, with associated site improvements on an approximately 3.08 acre site and adjacent infrastructure improvements offsite located at 2001 Outlet Center Drive (Portion of APN: 213-0-090-285) within the Business Research Park land use designation and the Business Research Park - Affordable Housing Discretionary (BRP-AHD) zone district and developed under the Affordable Housing Discretionary (AHD) Additive Zone regulations (Attachment A).

The proposed 4-story building is designed to include one- and two-bedroom units ranging in size between 494 and 843 square feet, a community center, onsite management office, media center, and a lounge. Additional onsite amenities include outdoor recreational areas for residents and pet amenities. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 80 percent Density Bonus to increase the maximum number of units from 93 units to 168 units and to waive, reduce or modify four development standards related to open space requirements, balcony size and number, front yard landscaped setback, and bedroom location and apply parking reductions per State regulations. For the purposes of this staff report, the foregoing project description shall be

referred to as the “**Project.**” Filed by Mark Ross, of Sun Village, LLC, on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, CA 90230 (the “**Applicant**”).

The site’s AHD zoning overlay establishes a density up to 30 units per acre for residential development projects. In addition to the AHD overlay, the Project also includes an approximately 80% Density Bonus request to increase the maximum density unit count from 93 units to 168 units.

As shown in the following table, the Project includes a request for one adjustment to development standards, four concessions and three parking reductions:

Project Deviations	
Deviation	1. 6% increase in the maximum Floor Area Ratio (FAR)
Density Bonus Concession (4)	1. Interior Yard Space (IYS) reduction 13% (30% required) 2. Patio & Deck minimum size (10 feet X 10 feet required) reduction 3. Front-Yard landscaped setback reduction of 30-feet 4. Bedroom facing public way at ground floor
State Bonus Density Parking Reductions	Provide 184 parking spaces onsite; however, none of the spaces will be considered “required” parking spaces 5. 0 spaces per unit (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 6. 0 uncovered parking (Garage required by the OCC) 7. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

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

- 3) Existing & Surrounding Land Uses:** The Project site is a vacant undeveloped parcel located directly west of The Palms Marketplace Center. The following table summarizes the land uses and zoning designation of the project site and adjacent properties, which are also identified on Attachment A:

Location	Zoning	General Plan	Existing land use
Project site	Business Research Park - Affordable Housing Discretionary (BRP-AHD)	Business Research Park (BRP)	Vacant/Undeveloped
North	Business Research Park (BRP)	Business Research Park (BRP)	Vacant/Undeveloped
South	Business Research Park (BRP)	Business Research Park (BRP)	Medical Office Building
East	Business Research Park Affordable Housing Discretionary (BRP-AHD)	Business Research Park (BRP)	Undeveloped/ Future location of Lockwood 1 Senior Apartments
West	Business Research Park (BRP)	Business Research Park (BRP)	CarMax Auto Storage

- 4) **Background Information:** The Project site is part of Tract 4881 approved by City Council on November 16, 1993 and recorded on December 8, 1993. Subsequent lot line adjustments, LLA 99-5-151 (recorded on February 2, 2000) and LLA 00-5-103 (recorded on October 31, 2000), were completed, however, no development was proposed. Lastly, a tentative parcel map (PZ 18-300-10) was approved by the City Council on September 17, 2019, to create the project parcel and construct the connection of Lockwood Street with associated infrastructure. The parcel has remained undeveloped since it was created.

On October 5, 2021, the City Council approved the Final Housing Element inclusive of the adoption of 2021-2029 Housing Element, text and map changes to the General Plan Land Use Element, Zoning Map Amendment, and five Oxnard City Code/Zoning Text Amendments related to the 2021- 2029 Housing Element. The approval of the Final Housing Element was required so that the City could submit it to the State of California Department of Housing and Community Development for certification in an effort for the City to be on an eight-year planning cycle, utilize ongoing and projected new housing related funding and for the City to be able to retain discretionary review authority over projects on newly created Affordable Housing, Discretionary (-AHD). The newly created AHD Additive Zone was applied to the property allowing residential development based on the aforementioned approved Final Housing Element inclusive of the adoption of 2021-2029 Housing Element, text and map changes to the General Plan Land Use Element, Zoning Map Amendment, and five Oxnard City Code/Zoning Text Amendments related to the 2021- 2029 Housing Element.

On October 7, 2021, the Planning Commission approved a Tentative Parcel Map for a Parcel Map Waiver (PZ No. 21-300-03) to subdivide an existing vacant undeveloped 6.68 acre parcel located at the southwest corner of Lockwood Street and Outlet Center Drive into two (2) lots of net size 3.08 and 3.60 acres within the Business & Research Park (BRP) zone with

the 2030 General Plan land use designation of Business Research Park. The approval did not include any structural development or infrastructure improvements on either lot. The Project is being proposed on the Western 3.08-acre site that was part of the aforementioned subdivision.

On December 16, 2021, the Planning Commission approved a Special Use Permit (PZ No. 21-500-01) and Density Bonus (PZ No. 21-535-04) to allow the construction of a 4-story, 173-unit, 100 percent affordable active senior apartment project for individuals who are 62 years of age or older. This project included associated site improvements and adjacent infrastructure improvements offsite and included a ministerial density bonus to allow for 65% density bonus.

- 5) Environmental Determination:** In accordance with Section 15332 (Class 32, In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as 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 the Project is (i) consistent with the applicable 2030 General Plan land use designation and all applicable 2030 General Plan policies as well as with applicable zoning and regulations with concessions, waivers, or reductions to development standards as allowed by the ministerial Density Bonus request pursuant to Government Code Section 65915; (ii) The Project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. (iii) Additionally, the project site has no value, as habitat for endangered, rare or threatened species. (iv) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. There are no Exceptions to the Exemptions (Section 15300.2) which could apply to this project.

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).

Pursuant to OCC Section 16-420D (C), at this location a Special Use Permit is required for the development of multi-family residential uses permitted under Division 7C (Affordable Housing -AHP and -AHD Additive Zones). The Planning Commission is the

decision maker for Special Use Permit pursuant to OCC Section 16-531. Based on OCC Section 16-420G(A), the allowable density of units per acre for the -AHD additive zones is up to 30 units per acre. Under the -AHD additive zone density allowance, the 3.08-acre site could accommodate a maximum of approximately 93 units. However, OCC Section 16-420G(B), affordable housing additive zone sites such as the -AHD additive zones are eligible for the state Density Bonus if the developer files a Density Bonus permit request under Division 7A of Article V of Chapter 16 (Density Bonus and Related Incentives and Concessions Program). As such, the Project is requesting a total of 168 units based on the State and City Density Bonus laws.

Based on the allowable density under the -AHD additive zone, the Project is allowed approximately 93 units (30 units/acre). Pursuant to Government Code Section §65915(f)(3)(D)(i), the Density Bonus shall be 80 percent of the number of units for lower income households consistent with Government Code Section §65915(b)(1)(G) which requires that a Density Bonus be permitted where one hundred percent of all units in a senior housing development, including total units and Density Bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and Density Bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. Based on the aforementioned, the Project is requesting an additional 75 units which equates to a Density Bonus of approximately 80% to bring the total units of the 100% affordable senior housing development project to 168 units.

Pursuant to Government Code Section §65915(f)(5), the granting of a Density Bonus shall not require, or be interpreted, in and of itself, to require a General Plan Amendment, Local Coastal Plan Amendment, zoning change, **or other discretionary approval**. As such, the Density Bonus Permit request is ministerial; however, the requested Density Bonus Permit is included as part of the Project request before the Planning Commission since the multi-family land use in the -AHD Additive Zone requires approval of a SUP.

The project is seeking approval of a 168 unit, 100 percent affordable, active senior apartment project, for individuals who are 62 years of age or older, with associated site improvements on an approximately 3.08 acre site and adjacent infrastructure improvements offsite. The 4-story, 168-unit building encompasses approximately 141,770 square feet of gross floor area. The active senior building will provide floor plans that include one or two bedroom options with a square-footage range between 494 to 843 square feet.

Unit Type

Floor	Number of Bedrooms	Unit Quantity
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1st	1 2 Studio	17 7 4 Total: 28
2nd	1 2 Studio	14 20 15 Total: 49
3rd	1 2 Studio	14 20 13 Total: 47
4th	1 2 Studio	14 19 11 Total: 44

The active senior development will also provide several amenities that include a community center, gym, game/card room, media/theater room, lounge, coffee bar, conference room, swimming pool with bar-b-que and fireplace area, fitness center, outdoor dog walk area and a roof terrace.

Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Additionally, the project has been reviewed by the Development Advisory Committee, including City Departments and outside agencies. Through this multi-department review, it was determined that the Project could be adequately served by existing infrastructure and would not be detrimental to the public health, safety, or welfare of the community.

- b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is BRP. On October 5, 2021, the City Council adopted the 2021-2029 6th Cycle Housing Element which identified the Project site for designation of a residential overlay zone. The intent of the affordable housing additive zones is to provide opportunities for the development of affordable residential housing units to assist the City reach its regional housing needs allocation (RHNA) as determined by the California Department of Housing and Community Development (HCD). Through adoption of City Council Ordinance No. 2999, the residential overlay zone (Affordable Housing -AHP and -AHD Additive Zones) was codified under Division 7C of Article V of Chapter 16 of the OCC. As previously mentioned, the Project site has an AHD additive zone which allows for residential development with an allowable density of up to 30 units per acre. Under

the -AHD additive zone density allowance, the 3.08-acre site could accommodate a maximum of approximately 93 units. However, OCC Section 16-420G(B), affordable housing additive zone sites such as the -AHD additive zones are eligible for the state Density Bonus if the developer files a Density Bonus permit request under Division 7A of Article V of Chapter 16 (Density Bonus and Related Incentives and Concessions Program). As such, the Project is requesting a total of 168 units based on the State and City Density Bonus laws. The 168-unit Project is found consistent with the General Plan land use designation with the density allowed by both the City's -AHD additive zone and the State Density Bonus.

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 CD-16.6	I	Housing Variety Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units. Provide for a Diversity of Housing Choices Provide for a range of housing choices for current and future residents in compliance with State housing element planning through a variety of land use designations and zoning classifications.	The 168-unit senior residential Project consists of 102 one-bedroom units and 66 two-bedroom units. The Project will assist in meeting the housing needs of the City's senior population.
CD-8.1	I	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities,	The Project is adjacent to existing utilities on Outlet Center Drive and Lockwood Street that adequately serve the proposed Project.

		transportation, and service systems.	
CD-14.2	I	Development Advisory Committee (DAC) Function Continue to require that a staff Development Advisory Committee review new development projects for consistency with the City's development policies and appropriateness for the proposed sites.	The Project includes development and performance conditions recommended by the Development Advisory Committee (DAC) to ensure that the Project complies with City permitting expectations and policies.
ICS-1.2	I	Development Impacts to Existing Infrastructure Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets).	The Project would tie into existing infrastructure which has the capacity to provide service to the proposed residential dwellings.
H-2.1 H-5.7	I	Adequate Development Opportunities Designate sufficient sites for residential development with densities of 30 dwelling units per acre (du/acre) or greater to accommodate projects that cumulatively meet or exceed the lower income category of the RHNA allocation. Promote Infill Development Promote quality residential infill development through the creation/adoption of flexible development standards and other programs as funding resources allow.	The Project site was specifically designated as an -AHD site to facilitate the development of a residential project on the 3.08-acre site to assist in meeting the City's RHNA allocation. The 168-unit senior residential Project is proposed on an existing infill site surrounded by shopping centers and medical buildings. The project was designed based on the Affordable Housing -AHD development standards and design standards to encourage residential development to provide affordable housing on infill sites.
ICS-8.5		Public Sidewalks and Pedestrian Orientation 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 proposed site design includes appropriate improvements for pedestrian and bicycle access, including prominent sidewalks and sidewalk landscaping, and bicycle parking.

CD-3.4 CD-14.1 CD-14.3 ICS-11.10 ER-9.4 ER-10.1 H-2.3	II	Neighborhood Quality of Life Design Review Process Functions Quality of Design Water Supply Findings for Smaller Projects Human Scale Development Promote Use of Native and Water Wise Plants Adequate Infrastructure	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
All others	III	Policies not listed as Class I or II	The Project does not conflict with Class III policies per General Plan, Chapter 9.

- c) **Conformance with Zoning Development Standards:** The proposed Project is located in the BRP-AHD zoning district. The Project, as documented in Attachment D, is found consistent with the applicable AHD Development and Design Standards, Applicable R-4 and BRP Standards, and Attached Dwelling Unit Standards with application of concessions, reductions, and waivers listed below and as applied in the following two tables (Project Deviations and Parking Table Breakdown and Distribution).

In summary, the Project relies on OCC Section 16-420(H)(E) (Adjustment to Development Standards) and the ministerial Density Bonus request for compliance with six development standards

1. One numerical adjustment of up to 10 percent, and
2. Four Density Bonus concessions (Density Bonus Law), and
3. Parking (Density Bonus Law Parking Reduction)

Project Deviations

Deviation	6% increase in the maximum Floor Area Ratio (FAR)
Density Bonus Concession (4)	1. Interior Yard Space (IYS) reduction 13% (30% required) 2. Patio & Deck minimum size (10 feet X 10 feet required) reduction 3. Front-Yard landscape reduction of 30-feet 4. Bedroom facing public way at ground floor
State Bonus Density Parking Reductions	Provide 184 parking spaces onsite; however, none of the spaces will be considered "required" parking spaces 1. 0 spaces per unit (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 2. 0 uncovered parking (Garage required by the OCC) 3. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

Staff concurs with the Applicant that the aforementioned development modifications are

necessary to feasibly develop the 100% all affordable senior residential project, for individuals who are 62 years of age or older.

- d) **The -AHD additive zone and Density Bonus Permit:** On October 5, 2021, the City Council adopted Ordinance No. 2999 implementing the -AHD additive zone establishing requirements and procedures. The -AHD additive zone designation requires that all housing units built pursuant to this overlay zone shall provide a minimum of 20% of all units as affordable to extremely-low income, very-low income, or low income households as defined and periodically updated by the U.S. Department of Housing and Urban Development for Ventura County. The Project is proposing a 100% affordable project providing housing opportunities to extremely low, very low-, or low-income senior households (with the exception of a manager's unit). As described above in the General Plan Consistency section, the -AHD designation for this site allows for a density of 30 dwelling units per acre. Based on the allowable density under the -AHD additive zone, the Project is allowed approximately 93 units (30 units/acre). Pursuant to Government Code Section §65915(f)(3)(D)(i), the Density Bonus shall be 80 percent of the number of units for lower income households consistent with Government Code Section §65915(b)(1)(G) which requires that a Density Bonus be permitted where 100 hundred percent of all units in a senior housing development, including total units and Density Bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code. Based on the aforementioned, the Project is requesting an additional 75 units which equates to a Density Bonus of approximately 80% to bring the total units of the 100% affordable senior housing development project to 168 units.

The Project is consistent with the -AHD standards (OCC §16-420(H))) and parking pursuant to Density Bonus State Law, Government Code Section 65915(p). This Government Code section provides relief and preempts the City's off-street parking requirements for bedroom vs number of parking stalls required, garage parking, and visitor parking. The following table provides a tabulation showing how the Project compares with the State Density Bonus Law.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(3)				
BEDROOM COUNT	# OF UNITS	PARKING		NOTE
		REQUIRED	PROVIDED	
1-Bed	102	0	183	Pursuant to §65915(p)(3) ¹ , the project provides 183 more parking stalls than what is required

¹ 65915.(p)(3) Notwithstanding paragraph (1), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets either of the following criteria:

2-Bedrooms	66	0		by Government Code Section 65915
Visitor Parking				

Pursuant to the State Density Bonus Law, the City must grant up to four (4) concessions for this 100% affordable project per Government Code Section 65915. As noted above, the Project is requesting four (4) concessions. Pursuant to Density Bonus Law each concession must result in actual and identifiable cost reductions related to the provision of affordable housing. Justification for each concession is discussed in the following paragraph.

The applicant is requesting a Density Bonus concession for a reduction in the required IYS. Based on the BRP setback requirements, the Project is unable to provide 30% IYS since it would require the Project to eliminate approximately up to 103 units making the Project financially infeasible. If the Project was required to comply with the 30% IYS requirement and incorporate the remaining 21,527 square feet needed to provide the required 30% IYS, the Project would eliminate 26 ground floor units resulting in this net loss area to be open to the sky above which would eliminate 26 units from the remaining three floors totalling a loss of 103 units. Eliminating approximately 103 units would effectively raise the development cost by double. Therefore, the requested concessions would result in identifiable and actual cost reductions.

Another Density Bonus concession request is the reduction in size and number of private patios and balcony spaces. To accommodate the required 10 feet by 10 feet patios/decks which represent 7% of the building area, the Project would have to reduce the number of residential units. Construction costs for the required patios and decks is estimated to be \$80 per square-foot. By providing the required balconies/decks to all 168 units, the net increase in cost would be approximately \$672,000. Eliminating the required number and size of balconies from this Project would result in actual, identifiable cost reduction.

Pursuant to OCC Sections 16-420H(D) and 16-165(B)(2)(b), a 30-foot landscaped area is required along all public streets. Requiring this at this location would require reducing the size of the building by 18 units. If these units were eliminated, the Applicant anticipates that income would be reduced by more than \$238,000 and effectively increase the cost of the land. Based on the development costs and debt service requirements, the viability of the project would be significantly affected.

(B) The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

Pursuant to OCC Section 16-420I(D)(6), when ground floor residential units are proposed, the residential units which front the public right-of-way shall locate kitchens and other living spaces (but not bedrooms) to front on the public right-of-way. The Project has designed the building to include 2 units that are proposed to include bedrooms that face the public right-of-way. The units were designed to face the public right-of-way instead of the interior of the building to address privacy and security concerns. The building is designed to be setback 69.5 feet from the public right-of-way and 65 feet from the greenbelt surrounding the property eliminating any concern that these units would be compromised by being too close to the public right-of-way. Based on the Applicant's analysis, eliminating the 2 units would reduce revenue by \$27,000 which would compromise the viability of the project due to development costs and debt service requirements. As such, the requested concessions would result in identifiable and actual cost reductions.

Lastly, a deviation is being requested to allow the Floor Area Ratio (F.A.R.) to exceed the maximum allowed by no more than 10%. Pursuant to OCC Section 16-164, the maximum allowed F.A.R. within the Business Research Park (BRP) zoning district is 100%, or 1.00. The Applicant is proposing a 4-story residential structure totalling approximately 141,770 square feet of gross floor area on a 134,165 square-foot lot, resulting in an F.A.R. of 1.06. This results in an F.A.R. of 6% above the maximum allowable.

Pursuant to OCC Section 16-410F, the Density Bonus is ministerial and falls under the approving authority of the Planning Commission. The Density Bonus (PZ 21-535-06) is a companion permit to the SUP, which is also before the Planning Commission. As conditioned, and in-compliance with state law, the project shall be 100 percent affordable to at least low-income households and shall be granted up to four (4) concessions or incentives. The Resolution approving the requested Density Bonus permit is included as Attachment E.

- e) Building Design:** The Project has been designed to incorporate architectural elements found in Modern-style architecture throughout the entire senior residential building. The proposed height, at four stories and 51 feet maximum (55-foot for the housing of elevators and stairways), complies with the requirements of the R-4 zone and -AHD additive zone. The property is surrounded by a medical building to the south, a shopping center to the east and a car dealership to the west. Given that the surrounding buildings represent an eclectic variety of architectural types with no single or dominant architectural style, the Modern-style architecture is fitting for the location.

OCC Section 16-420I, outlines design standards which residential developments located within the -AHD additive zone must incorporate into the Project design. The building must be oriented towards the street which this project has accomplished by siting the building towards Outlet Center Drive and the future expansion of Lockwood Street.

Buildings shall carry the same theme and provide architectural articulation on all four sides of the building which the Project's design has accomplished by designing all street elevations with balconies, recessing and projecting elements to avoid flat monotonous facades, and installing board siding to compliment the stucco finish facades which are non reflective and consistent with the exterior materials identified in the -AHD design standards. The building has been designed to avoid blank facades by incorporating windows, balconies, side boarding and railings throughout all street elevations. As required, the 4-story building has designed the ground floor to be distinctive to the upper floors by 1) providing a color scheme which is different from the upper floors, 2) incorporating a porte-cochère to the front entrance and carport parking throughout the remaining elevations, and 3) incorporating a stucco finish with colors different from the upper floors. The 4-story building has been designed to incorporate multicolor facades and incorporate railings, side boarding and balconies throughout more than 20% of the building frontage. As previously mentioned, the building has been designed with recessing and projecting elements to avoid flat monotonous facades in order to to avoid building massing and incorporate architectural articulation. The building's rooflines have been vertically articulated by incorporating parapets at least every 50 feet throughout all street elevations. Based on the aforementioned, the building has incorporated all of the required design standards applicable to this Project identified in OCC Section 16-420I.

- f) Site Design:** The Project parcel is a rectangular shaped lot situated on the corner of Outlet Center Drive and Lockwood Street. The proposed site design places the approximately 155,796 square-foot senior residential structure in the center of the parcel with all the outdoor amenities within the courtyard area of the building with the exception of the dog area which is located in the southeast corner of the Project site. The total number of senior units is 168, one of which is a manager's unit. The senior residential structure is designed with a relatively flat parapet roof, stucco finishes, and both interior and exterior staircases. There are two elevators located within the building with one located in the lobby and the other in the north wing of the building. Additionally, there are staircases and walkways located throughout the building. With the reduction of interior yard space from 30% to 13% of lot area, landscaping is provided within and around the structures in compliance with R-4, Attached Dwelling Unit, and parking lot standards. The perimeter property boundary walls and interior walls and fences are designed to meet the maximum allowed height and will assist in screening parking and other onsite improvements. The refuse collection bins will be stored within the building outside of the view of the public. As such, the Project complies with the applicable site design standards identified within OCC Section 16-420I.
- g) Outlet Drive and Lockwood Street Improvements:** Lockwood Street has been recently extended and improved. Both Outlet Center Drive and Lockwood Street are improved with functional sidewalks and parkways with existing landscaping. The Project is conditioned to install a new driveway approach on Lockwood Street to access the site. The Project is responsible for repairing any damaged sidewalk or other public

infrastructure disturbed or damaged by the construction of the Project.

- h) Circulation and Parking:** In accordance with the -AHD additive zone, the Applicant is requesting to use the parking standards under Government Code Section 65915(p)(3)(B) of the State Density Bonus guidelines. Pursuant to this section a city shall not impose any parking requirements for a 100% all affordable senior residential project, for individuals who are 62 years of age or older; however, the Project is providing 183 spaces along with 10 short-term bicycle spaces and 29 long-term bicycle spaces. As approved, resident access to the Project site will be via a driveway off of Lockwood Street.
- 7) Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on December 15, 2021. Conditions of approval from DAC are included in the attached Resolution.
- 8) Community Workshop and Public Input:** The Project site is not located within a designated residential community and neighborhood as identified within the City of Oxnard Neighborhoods Map (Figure 3-4) of the City's 2030 General Plan. As such, a Community workshop was not required.

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 21-500-10 (SUP) and 21-535-06 (Density Bonus) may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. 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. Zoning Consistency Table (AHD Development and Design Standards, Applicable R-4 and BRP Standards, and Attached Dwelling Unit Standards)
- E. Draft Planning Commission Resolution
- F. Staff Presentation

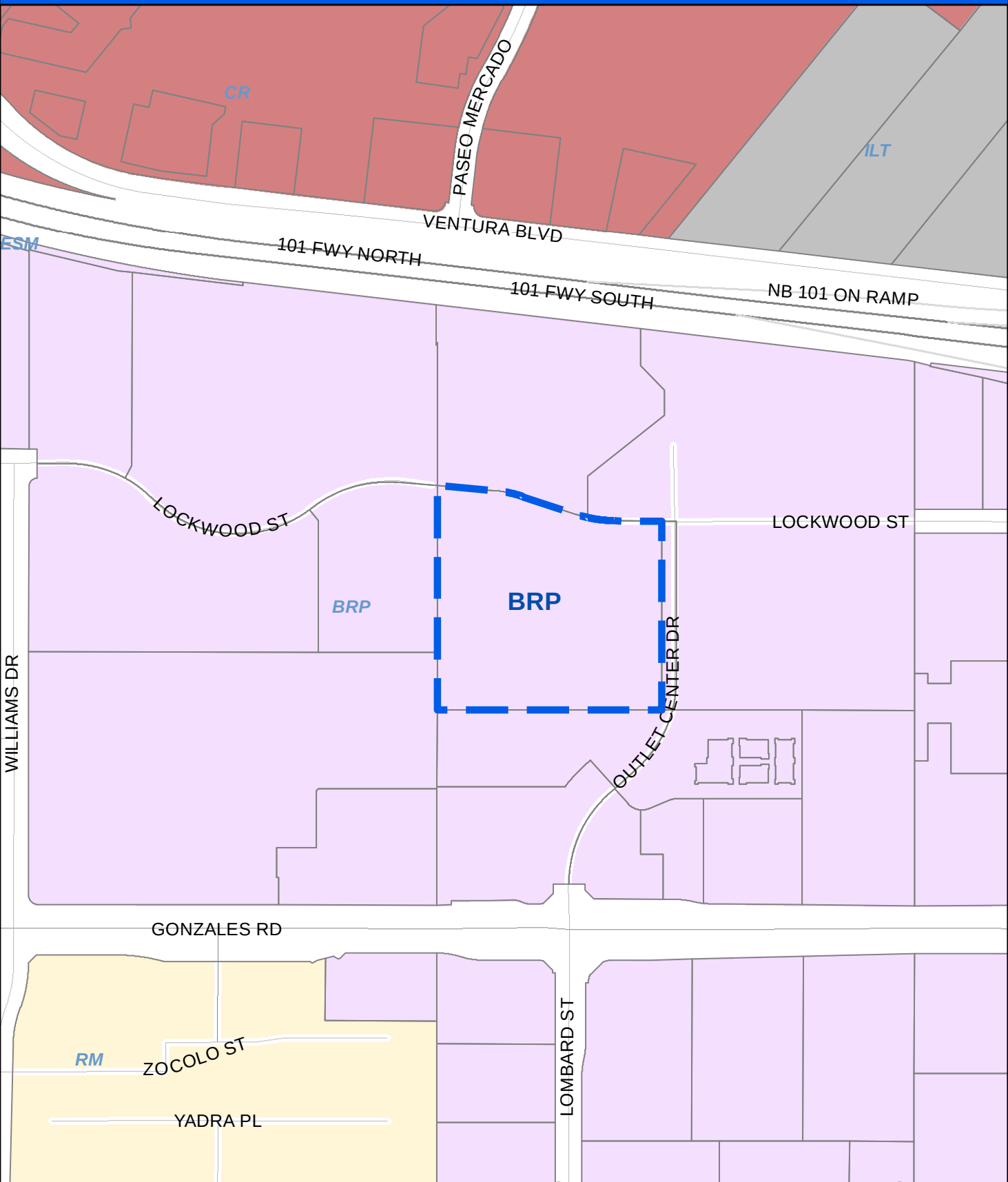
Attachment:

A. Maps (Vicinity, General Plan, Zoning, Aerial)

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning
April 6, 2022

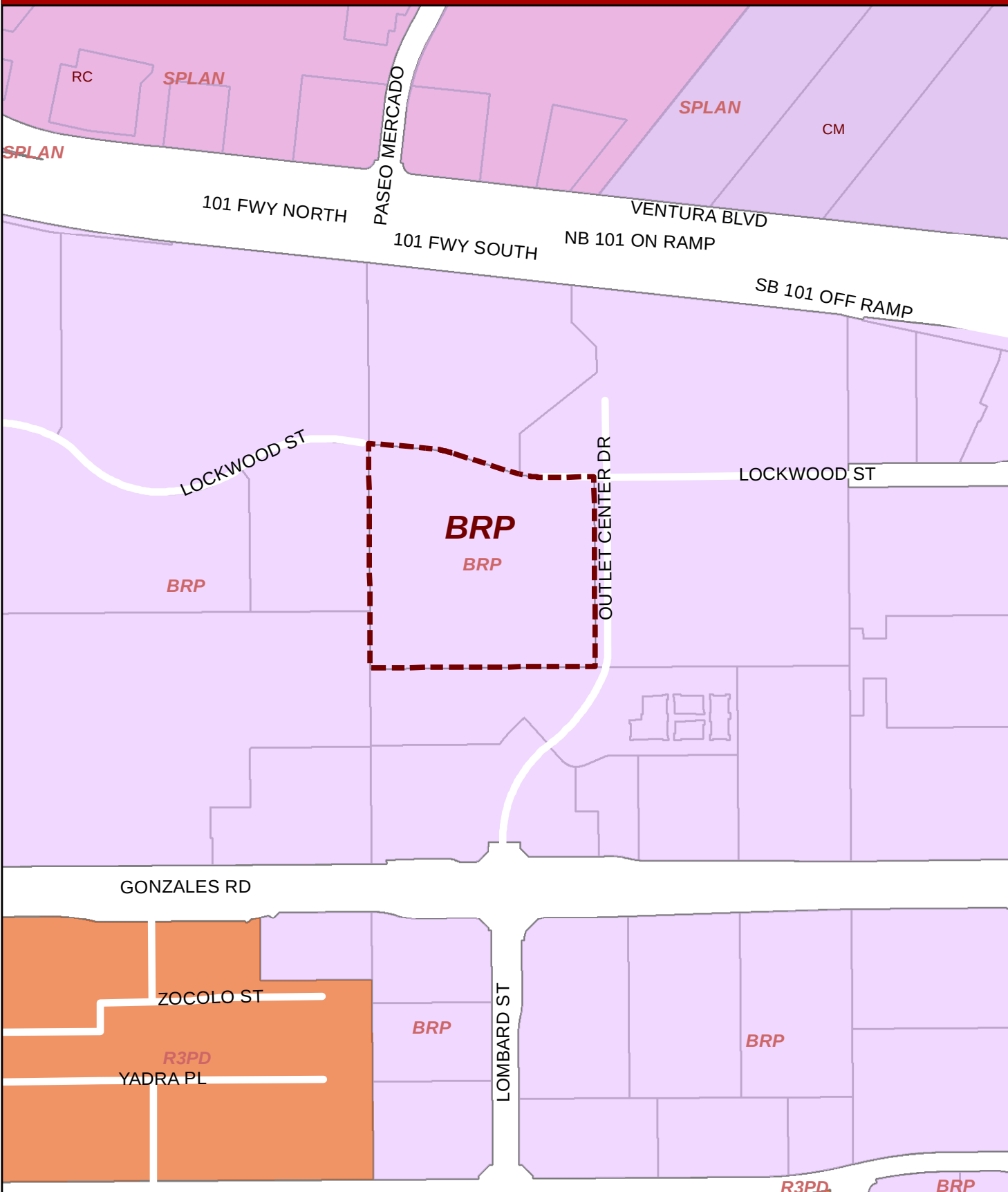
PZ 21-500-10
Location: 2001 Outlet Center Dr
APN: 2130090285
Lockwood 2 senior Apts
0 100 200 400 Feet

2030 General Plan Land Use Map



1:4,000

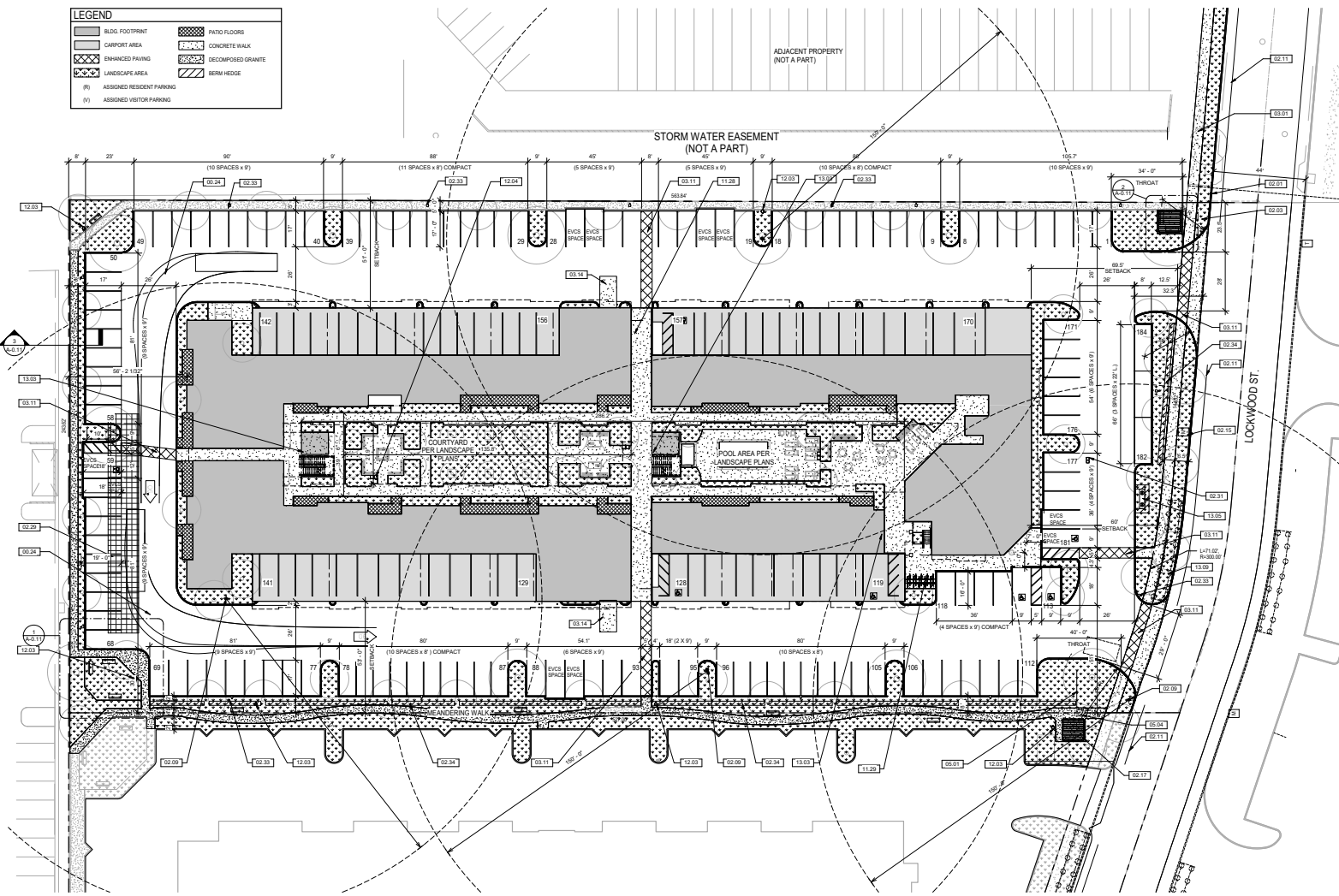
Zoning/Specific Plan Map





Attachment:

B. Reduced Project Plans



LEGEND

[Symbol]	BLDG FOOTPRINT	[Symbol]	PATIO FLOORS
[Symbol]	CARPORT AREA	[Symbol]	CONCRETE WALK
[Symbol]	ENHANCED PAVING	[Symbol]	DECOMPOSED GRAINTE
[Symbol]	LANDSCAPE AREA	[Symbol]	BERM HEDGE
(R)	ASSIGNED RESIDENT PARKING		
(V)	ASSIGNED VISITOR PARKING		

1" = 20'-0"

- KEYNOTES**
- 02.04 FIRE TRUCK TURNING RADIUS PER CITY OF OXNARD TRUCK TEMPLATES
 - 02.01 CURBS AND GUTTER
 - 02.03 LANDSCAPE AREAS: SEE LANDSCAPE PLAN
 - 02.08 FIRE HYDRANT WITH 150' RADIUS
 - 02.11 5' MIN. CLASS (B) LANE ALONG LOCKWOOD ST. STRIPS AND SIGN FROM CURB TO 15' VEHICLE
 - 02.15 FIRE WATER LINE P.O.C. SEE CIVIL UTILITY PLANS
 - 02.17 TREES
 - 02.29 INFILTRATION SYSTEM: SEE CIVIL DRAWINGS
 - 02.31 MINIMUM 18" GAL. DRAINAGE INTERCEPTOR PER CITY STANDARD PLANS
 - 02.33 SITE LIGHTING: TYP. 20' HT. POLE ON 7' BASE. SEE PHOTO-METRIC PLANS
 - 02.34 30' MIN. BERM HEDGE TO SCREEN VEHICLES
 - 02.01 CONCRETE SIDEWALK: SEE CIVIL DRAWING PLANS
 - 02.11 ENHANCED PAVING: SCORED CONCRETE
 - 02.14 REINFORCED CONCRETE: 4" MIN.
 - 02.01 FENCE: METAL WROUGHT IRON STYLE: 6' HT.
 - 02.04 PEDESTRIAN GATE: 2' 0" x 4' 0" STYLE TO MATCH SITE FENCING
 - 11.28 WALL MOUNTED BICYCLE RACKS (LONG TERM)
 - 11.29 BICYCLE RACK (SHORT TERM)
 - 12.03 PET WASTE AND STATION
 - 12.04 TRASH AND RECYCLE BINS
 - 12.05 FIRE RISER
 - 13.05 FIRE WATER DIV/FDC PER PLATE NO. 311. SEE CIVIL DRAWINGS
 - 13.08 BIO-FILTRATION PLANTER: SEE CIVIL PLANS

LOT SIZE: 3.08 AC 134,232 S.F.
APN: 213-0-090-285 (PORTION OF)

SITE ANALYSIS

AREA TYPE	AREA	%
BUILDING AREA	22,964 SF	17%
CIRCULATION (HORIZONTAL)	7,233 SF	5%
CIRCULATION (VERTICAL)	197 SF	0%
COURTYARD	7,989 SF	6%
LANDSCAPE	16,318 SF	12%
PAVING	10,000 SF	8%
PAVEMENT	8,647 SF	6%
PERCENT IMPERVIOUS (NOT A PART)	32.3%	
ROCK UNDER PARKING	1,039 SF	0%
TOTAL	134,182 SF	100%

BUILDING AREAS 1ST FLOOR

AREA TYPE	AREA
CIRCULATION (VERTICAL)	755 SF
COMMON SPACE	1,055 SF
HALL ROOM	813 SF
COURTYARD	7,989 SF
RECREATIONAL AREA	1,055 SF
RESTROOM	127 SF
TRAINING/CLUBHOUSE	1,055 SF
UTILITY	421 SF
TOTAL	22,964 SF

- SETBACKS**
- REQUIRED:**
- FRONT: 30'
 - REAR: 20'
 - SIDE: 10'
- DESIGNED:**
- FRONT: 30' (LOCKWOOD ST.)
 - REAR: 20' (SOUTH)
 - SIDE: 10' (EAST)
 - SIDE: 10' (WEST)

PARKING ANALYSIS

PARKING	UNITS	PER CODE	REQUIRED
J1: 180	43	1 PARKING SPACE = 1	43
180	59	1 PARKING SPACE = 1	59
2: 80	69	1.5 PARKING SPACE = 1	89
TOTAL	171		191

- AUTOMATIC PARKING INCENTIVE**
- 10 SPACES PER UNIT (FOR SENIOR LOW INCOME)
- 188 UNITS x 12 = 2,256 SPACES
PROVIDED: 188 SPACES
- ACCESSIBLE PARKING REQUIREMENTS PER CBC 11B-208.2**
- 15-200 PARKING SPACES: 6 ACCESSIBLE PARKING
PROVIDED: 7 ACCESSIBLE PARKING
- ELEC. VEH. CHARGING STATIONS REQ. PER CBC TABLE 4.108.4.2**
- REQUIRED: 10% OF PARKING: 0.10 x 24 = 2.4 EVCS
PROVIDED: 18 EVCS
- ACCESSIBLE EVCS PER CBC TABLE 11B-208.3.2.1**
- 2-20 EVCS REQUIRED ONE (1) VAN & ONE (1) STANDARD ACCESSIBLE EVCS
PROVIDED: 1 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE
- BICYCLE STORAGE REQUIREMENTS PER CITY OF OXNARD MASTER PLAN**
- REQ. SHORT TERM: 0.15 BORM: 0.15 x 191 = 28.65 SPACES
REQ. LONG TERM: 0.15 BORM: 0.15 x 191 = 28.65 SPACES
PROVIDED: 18 SHORT TERM, 30 LONG TERM

PARKING SCHEDULE

TYPE	SIZE	COUNT
ACCESSIBLE PARKING	8' x 12' MIN.	73
COMPACT PARKING	8' x 12' MIN.	73
EVCS ACCESSIBLE	8' x 12' MIN.	1
EVCS COMPACT	8' x 12' MIN.	1
EVCS (STANDARD)	8' x 12' MIN.	1
PARALLEL PARKING	8' x 22' MIN.	1
PROPOSED PARKING	8' x 22' MIN.	1
TOTAL		154

- GENERAL NOTES**
- DIRECTIONAL SIGNAGE AT MAIN BUILDING ENTRANCE FOR BICYCLE PARKING NOT VISIBLE FROM STREET MUST BE PROVIDED.
 - WAITING SIGN PROGRAM AT ENTRIES TO ALL EMERGENCY RESPONDERS

SITE PLAN

A DEVELOPMENT FOR:
SVM DEVELOPMENT, LLC.
LOCKWOOD STREET, OXNARD, CA 93068

LAUTERBACH & ASSOCIATES
ARCHITECTS, INC.
1000 BOWLING GREEN AVENUE, OXNARD, CALIFORNIA 93068
TEL: 805.321.1111 FAX: 805.321.1111 WWW.LAUTERBACH.COM

SVM DEVELOPMENT, LLC.
15554 N. 100TH AVENUE, SUITE 110, TUCUMAN, CALIFORNIA 95068

Print Date: 3/15/22 10:21:43 AM
Proj. No.: 20-010201

LOCKWOOD STREET APARTMENTS

LOCKWOOD STREET, OXNARD, CA 93036

SVM DEVELOPMENT, LLC

1534 N. MOORPARK RD., SUITE 337, THOUSAND OAKS, CA 91360



GENERAL NOTES

- PROJECT SHALL COMPLY WITH THE OXNARD FIRE DEPARTMENT FIRE PROTECTION CODE REQUIREMENTS.
- NFPA 13 FIRE SPRINKLER SYSTEMS ARE REQUIRED FOR THE BUILDING.
- NFPA 72 FIRE ALARM IS REQUIRED FOR THE BUILDING.
- NFPA FIRE FLOW TEST REQUIRED.
- FIRE FLOW 1.5 MGD MINIMUM REQUIRED.
- FIRE HYDRANTS SHALL BE JONES JAWEL 4" 150' CONNECTIONS AT EACH FLOOR WITH 2 1/2" FIRE HOSE CONNECTIONS AT ALL FLOOR LADDERS.
- TUCK UNDER PARKING TO BE FIRE SPRINKLERED.
- FIRE ACCESS ROAD SHALL BE A MINIMUM OF 20' WIDE PAVED SURFACE.
- TRASH ENCLOSURE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION AND MEET CLEARANCE REQUIREMENTS.
- ELEVATORS SHALL BE GURNEY SIZE. SEE SHEET A-1.5.
- ALL NEIGHBORING DISJOINED INTERSECTIONS SHALL BE EQUIPPED WITH EMERIC PREEMPTION EQUIPMENT.
- SEE TO BE SECURED WITH ENTRY FENCING AND ACCESS CONTROL GATES.
- TRASH CHUTES TO BE ACCESSIBLE TO EVERYONE IN EACH BUILDING FLOOR.
- THERE IS A NEED FOR A MINIMUM OF:
 - A. 100 GAL. FOOD WASTE CURB CANS SERVED 2X A WEEK (UNPROVIDED)
 - B. (4) 4-YARD FRONT LOADING RECYCLING CONTAINERS SERVED 2X A WEEK (UNPROVIDED)
 - C. (2) 4-YARD FRONT LOAD TRASH CONTAINERS SERVED 2X A WEEK (S) PROVIDED
- SITE MUST MEET STORMWATER WEA PERMIT DEVELOPMENT REQUIREMENTS AND THE EXISTING TRASH AMENDMENTS.
- DEVELOPER SHALL PROVIDE SHORT-TERM BICYCLE PARKING STALLS. RACKS SHALL BE LOCATED CLOSE TO A MAIN BUILDING ENTRANCE. IN A LIMITED HIGH VISIBILITY AREA PROTECTED FROM THE ELEMENTS.
- ANY DAMAGED OR BURSTING RACKS ALONG THE PROJECT FRONTAGE SHALL BE RECONSTRUCTED. CONFORMANT QUALITY SHALL BE MADE AT THE FIRST, 2ND OR 3RD FLOOR. ALL EXISTING AND NEW RACKS ALONG THE PROJECT FRONTAGE SHALL BE BROUGHT UP TO CITY STANDARDS.
- 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 ALONG THE PROJECTS FRONTAGE AND FROM THE SITE TO THE INTERSECTION ON THE SOUTH SIDE OF GONZALES ROAD AND N. LOCKWOOD STREET ACCORDING TO CITY SPECIFICATIONS. THE FIBER OPTIC NETWORK INFRASTRUCTURE MUST BE INCLUDED IN THE PROJECTS MASTER UTILITY PLANS.
- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, THE CALIFORNIA CODE OF REGULATIONS. CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS AND THE PROVISIONS OF UNIFORM CODE 11.05.
- PEDESTRIAN GATES ARE REQUIRED TO HAVE KNOCK BOX KEY VAULTS.
- THE DEVELOPER SHALL STRENGTHEN NON-COMBUSTIBLE STREET WITH CLASS II BIKE LANE, BETWEEN ROSE AVE. AND SOLAR DRIVE.

PARKING ANALYSIS

STATE CODE (FOR REFERENCE PURPOSES ONLY)	APPROX. NO. OF SPACES	PER CODE	REQUIRED
JR 1.0	43	1 PARKING SPACE + 43	43
1.0	43	1 PARKING SPACE + 43	43
2.0	86	1 PARKING SPACE + 86	86

AUTOMATIC PARKING INCENTIVE

(10 SPACES PER UNIT FOR SENIOR LOW INCOME)

100 UNITS x 10 = 1000 SPACES

PROVIDED: 1000 SPACES

ACCESSIBLE PARKING REQUIREMENTS PER CBC 11B-228.2.1

100 UNITS x 10 = 1000 SPACES

PROVIDED: 1000 SPACES

ELEC. VEH. CHARGING STATIONS REQ. PER COS TABLE 4.106.4.2

REQUIRED: 10% OF PARKING: 100 SPACES

PROVIDED: 100 SPACES

ACCESSIBLE EVCS PER CBC TABLE 11B-228.2.1.1

5.2% EVCS AT REQUIRE ONE (1) VAN OR ONE (1) STANDARD ACCESSIBLE EVCS

PROVIDED: 51 VAN ACCESSIBLE, 1 STANDARD ACCESSIBLE

BICYCLE STORAGE REQUIREMENTS PER CITY OF OXNARD

100 UNITS x 10 = 1000 SPACES

PROVIDED: 1000 SPACES

MASTER PLAN

100 UNITS x 10 = 1000 SPACES

PROVIDED: 1000 SPACES

PARKING TYPES

TYPE	SIZE	COUNT
ACCESSIBLE PARKING	8' x 12' MIN.	51
COMPACT PARKING	8' x 10' MIN.	51
EVCS ACCESSIBLE	8' x 12' MIN.	1
EVCS COMPACT	8' x 10' MIN.	1
EVCS STANDARD	8' x 12' MIN.	1
STANDARD PARKING	8' x 12' MIN.	1
TUCK UNDER PARKING	8' x 12' MIN.	1
TOTAL		106

LOT SIZE: 3.08 AC

134,165 S.F.

213-0-000-285 (PORTION OF)

SITE ANALYSIS

AREA TYPE	AREA	%
LOT AREA	134,165 SF	100%
IMPERVIOUS	134,165 SF	100%
PERMEABLE	134,165 SF	100%
TOTAL	134,165 SF	100%

UNIT COUNT

NAME	COUNT	AVE AREA
LEVEL 1 FF	17	627 SF
LEVEL 2	7	536 SF
LEVEL 3	4	458 SF

LEVEL 1 FF

LEVEL 1 FF	17	627 SF
LEVEL 2	7	536 SF
LEVEL 3	4	458 SF

LEVEL 4 FF

LEVEL 4 FF	14	577 SF
LEVEL 5	10	742 SF
LEVEL 6	11	863 SF

TOTAL

106 UNITS

BUILDING AREAS 1ST FLOOR

AREA TYPE	AREA
CIRCULATION (VERTICAL)	735 SF
COMMUNITY SPACE	175 SF
MAIL ROOM	103 SF
RECREATIONAL AREA	1847 SF
RESTROOMS	127 SF
TRASH ENCLOSURE	103 SF
UTILITY	421 SF
TOTAL	2346 SF

BUILDING AREAS 2ND FLOOR

AREA TYPE	AREA
COMMON	488 SF
RECREATIONAL AREA	2584 SF
UTILITY	203 SF
TOTAL	3275 SF

BUILDING AREAS 3RD FLOOR

AREA TYPE	AREA
COMMON	422 SF
RECREATIONAL AREA	2424 SF
UTILITY	142 SF
TOTAL	2988 SF

BUILDING AREAS 4TH FLOOR

AREA TYPE	AREA
COMMON AREA	1094 SF
COMMON	488 SF
RECREATIONAL AREA	2584 SF
UTILITY	203 SF
TOTAL	3275 SF

AMENITIES

- MAIN FLOOR COMMUNITY CENTER
- RESIDENT VP LOUNGE
- CONFERENCE ROOM
- BUSINESS ROOM
- PACKAGE AND DELIVERY CENTER
- OUTDOOR LOUNGE
- BBO ARIAN
- FIREPLACE/FIRE PIT
- FOOD CENTER
- DECK TERRACE
- CARD ROOM
- OUTDOOR YOGA
- POOL AREA

CONCESSIONS, WAIVERS & INCENTIVES

- 100 SF. PRIVATE PARTY & BBO
- 10' LANDSCAPE AT FRONT ENTRANCE
- RELOCATION OF 30% OPEN SPACE AREAS
- ORIGINALLY THREAT 1250' TRAIL ALLEY
- WAIVERS
 - BEDROOM FACING PUBLIC WAY AT GROUND FLOOR

DEVIATION

10% DEVIATION FOR FLOOR AREA RATIO (FAR)

AUTOMATIC PARKING INCENTIVE

- 10 SPACES PER UNIT (SENIOR LOW INCOME)
- UNCOVERED PARKING
- ELIMINATION OF VEHICLE PARKING
- COMPACT PARKING SPACES

AFFORDABLE UNIT ALLOCATION

TYPE	COUNT
1 BEDROOM 30.1%	30
2 BEDROOM 30.2%	30
TOTAL	168

DEVELOPMENT STANDARDS

EXISTING ZONE: BUSINESS RESEARCH PARK (BRP)

PROPOSED ZONE: BRP - AND

STANDARD

BRP	R-4	PROPOSED BRP - AND
MINIMUM LOT SIZE	20,000 S.F.	N/A
MINIMUM LOT AREA	40%	N/A
MINIMUM FLOOR AREA RATIO	100%	N/A

FRONT YARD SETBACK

30' (100' BY 6' U.P.)

REAR YARD SETBACK

20' (100' BY 6' U.P.)

STREET SIDE YARD SETBACK

20' (100' BY 6' U.P.)

OPEN SPACE AREAS

MIN. 10' x 10'

DENSITY

30 UNITS TO THE ACRE

1.0 ACRE = 43,560 S.F.

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1.0 ACRE = 43,560 S.F.

PROJECT DESCRIPTION

NEW CONSTRUCTION

ASSESSOR PARCEL NO. 215-4-000-285 (PORTION OF)

COUNTY OF VENTURA - BUILDING AND SAFETY

COUNTY OF VENTURA - PLANNING DEPARTMENT

CODE

TITLE

SECTION

LOCAL AMENDMENTS

ADMINISTRATIVE

BUILDING

ACCESS COMPLIANCE

MECHANICAL

ELECTRICAL

PLUMBING

FIRE PROTECTION

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

YES

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YES

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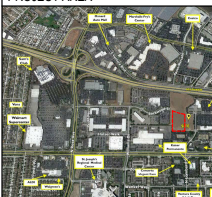
YES

YES

YES

YES

PROJECT AREA



SHEET INDEX

GENERAL	COVER SHEET
C-1	COVER SHEET
C-2	GRADING PLAN
C-3	DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	UTILITY PLAN
ARCHITECTURAL	
A-1	ARCHITECTURAL
A-2	ARCHITECTURAL
A-3	ARCHITECTURAL
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A-99	ARCHITECTURAL
A-100	ARCHITECTURAL

PROPERTY AND PROJECT INFO

LOCKWOOD STREET
CITY, CALIFORNIA 93036
ASSESSOR'S PARCEL NUMBER:
215-4-000-285

EXISTING LAND USE

ZONE DESIGNATION: BRP

AREA PLAN: VERY

APPROVALS REQUIRED

ONE-STOP PERMITTING

PROJECT DESCRIPTION

LOCKWOOD STREET APARTMENTS IS PLANNED AS A 100% AFFORDABLE 4-STORY, 168-UNIT SENIOR LIVING COMMUNITY. THE PROJECT WILL DELIVER A STATE-OF-THE-ART EXPERIENCE, ACCORDING TO THE AMENDMENTS, AS WELL AS OFFER A LOCAL MIX OF PROGRAMS AND SERVICES. THE INFLUENCED ARCHITECTURE AND INTERIOR DESIGN WILL BE MODERN, WITH A FOCUS ON COMMUNITY CENTER.

• MEDIA ROOM THEATRE ROOM

• COFFEE BAR

• COMMUNITY ROOM

• PACKAGE AND DELIVERY CENTER

• POOL AREA WITH SPA AND FRIDGE

• FITNESS CENTER

THE COMMUNITY IS WELL-LOCATED TO SHOPPING, ENTERTAINMENT AND MEDICAL FACILITIES INCLUDING ST. JOHNS MEDICAL CENTER.

PROJECT DIRECTORY

OWNER

SVM Development, LLC

1534 N. Moorpark Rd., Suite 337

Thousand Oaks, CA 91360

(PM 18-300-10)



- ## GRADING NOTES

- ## ABBREVIATIONS

LEGAL DESCRIPTION

MATCHLINE - SEE SHEET 2

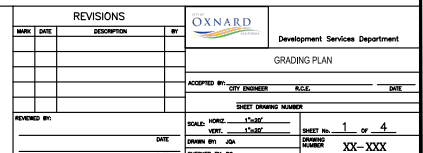
LEGEND

PREPARED BY: **CCE DESIGN ASSOCIATES, INC.**

771 E. Daily Drive • Ste 120 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 9007
805.738.5434 • www.ccedesignassociates.com

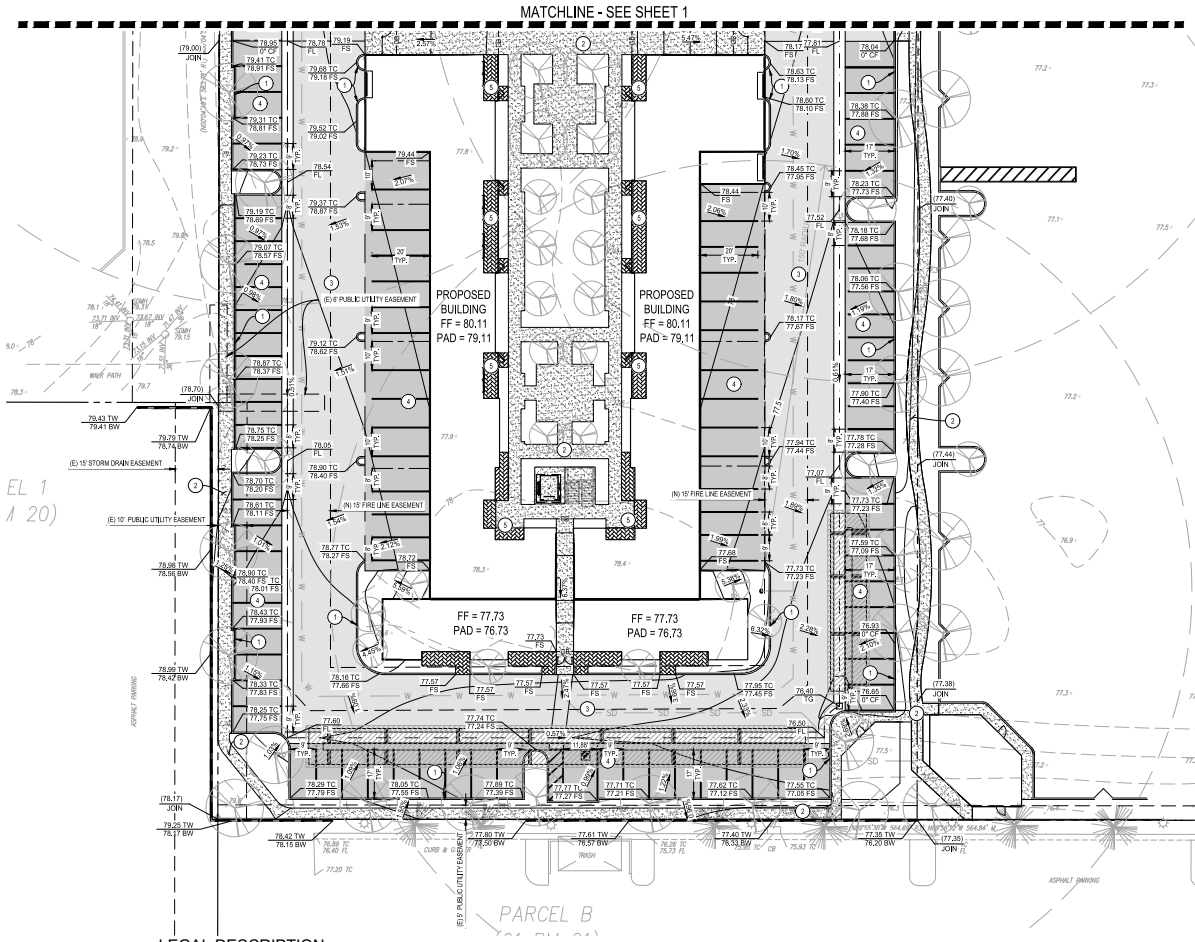
JARED Q. ADAMS, P.E.
P.E. No. 8604

DATE _____



ENGINEERING SITE PLAN

APN: 213-0-090-285



GRADING CONSTRUCTION NOTES / LEGEND

- 1. CONSTRUCT 6" CURB TYPE A-14 PER CITY OF OXNARD STANDARD PLATE NO. 111.
- 2. CONSTRUCT HARDSCAPE, INSTALL MATERIAL ON 4" AGGREGATE BASE. SEE ARCHITECTURAL PLANS FOR PRODUCT SPECIFICATION, PRODUCT TO BE 4" P.C. UNLESS NOTED OTHERWISE.
- 3. CONSTRUCT A.C. PAVEMENT, 4" ASPHALT CONCRETE OVER 4" CLASS II BASE.
- 4. CONSTRUCT A.C. PAVEMENT, 4" ASPHALT CONCRETE OVER 4" CLASS II BASE.
- 5. INSTALL PAVERS, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 6. CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 116.

GRADING NOTES

1. PROVIDE 5 INCHES MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION IS NOT MET.
2. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
3. CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
4. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
5. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
6. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
7. MANMADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 42" BELOW FINISH GRADE AND 50% OF MAX. DRY DENSITY DEEPER THAN 42" BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
8. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
9. FINISHED GRADE NOT TO EXCEED A FOUR INCH VERTICAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.
10. ANY DAMAGED OR SUBSTANDARD SIDEWALK ALONG THE PROJECT FRONTS/AGES SHALL BE RECONSTRUCTED. CONFORMS/AMOUNT SHALL BE MADE AT THE EXISTING JOINT OR SCORELINE. ALL EXISTING ADA CURB RAMPS ALONG THE PROJECT FRONTAGE SHALL BE BROUGHT UP TO ADA-STANDARDS.

ABBREVIATIONS

BPP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLDG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CO	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORRODED METAL PIPE	PV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	RISE	RISE
ESMT	EASEMENT	RM	RM ELEVATION
EG	EXISTING GRADE	RD	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRASH ENCLOSURE
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF TRACT NO. 481, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 125, PAGE 44 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCELS A AND ALL OF PARCELS B OF PLANNING AND ZONING PERMIT NUMBER 186-0-101 (LOT LINE ADJUSTMENT) AS SHOWN ON CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-2573 OF OFFICIAL RECORDS, SHOWN AS PARCELS 2 OF PLANNING AND ZONING PERMIT NUMBER 186-0-101 (LOT LINE ADJUSTMENT), RECORDED OCTOBER 31, 2000, AS DOCUMENT NO. 2000-1196 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL B, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER THE LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-2573 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND THAT PORTION OF PARCEL A OF SAID DOCUMENT LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL A, A DISTANT THEREON NORTH 7° 04' 18" EAST 491.05 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE, 151° SOUTH 89° 50' 30" EAST 50.58 FEET TO THE EASTERLY LINE OF SAID PARCEL A.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING 500 FEET BELOW THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OR UNDER 500 FEET OF THE SUBSURFACE OF SAID LAND.

LEGEND

NEW	EXISTING

PREPARED BY:
CCE DESIGN ASSOCIATES, INC.
771 E. Daily Drive • Ste 120 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com

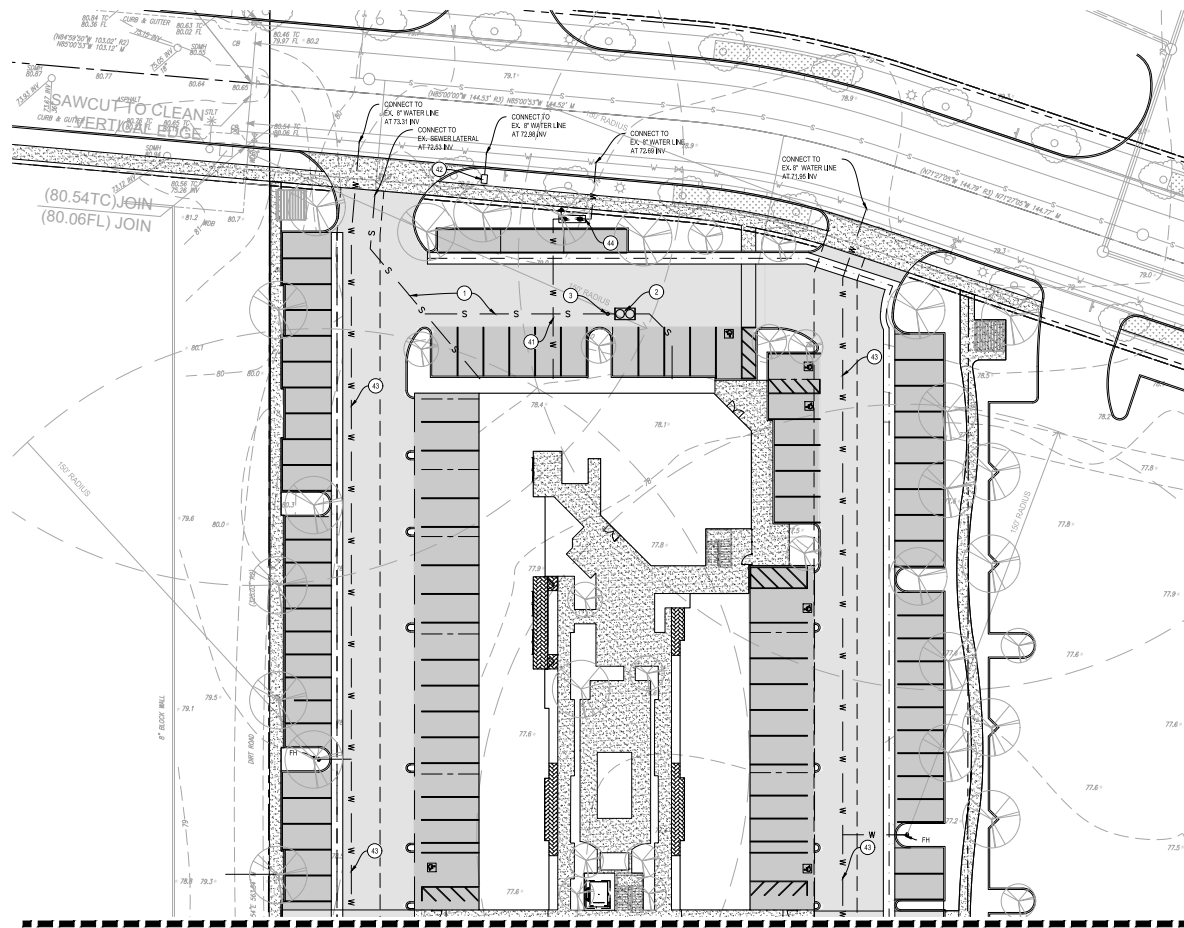


DRAWN BY: JAMES A. ADAMS, P.E.
R.C.E. No. 580086

DATE

REVISIONS			OXNARD	
NO.	DATE	DESCRIPTION	BY	Development Services Department
GRADING PLAN				
ACCEPTED BY: CITY ENGINEER			R.C.E.	DATE
SHEET GRADING NUMBER				
REVIEWED BY:				
DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE

APN: 213-0-090-285



LEGEND

REAL PROPERTY IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCELS 3 AND 4 OF THE CITY OF OHAWARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN HEREON IN BOOK 128, PAGE 44 OF MAPS OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCELS 4 AND 5, OF PLANNING AND ZONING PERMIT NUMBER 904-51 (LOT L) ADJACENT TO THE SHORELINE OF THE OCEAN, APPROVED FOR THE CITY OF OHAWARD, COUNTY OF VENTURA, FEBRUARY 2, 2020, AS DOCUMENT NO. 2020-23273 OF OFFICIAL RECORDS, SHOWN AS PARCEL 2 OF PLANNING AND ZONING PERMIT NUMBER 92-05-01 (LOT L) ADJACENT TO THE SHORELINE OF THE OCEAN, APPROVED FOR THE CITY OF OHAWARD, COUNTY OF VENTURA, FEBRUARY 2, 2020, AS DOCUMENT NO. 2020-17196 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCELS 3 AND 4 OF THE CITY OF OHAWARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER THE LOT L ADJUSTMENT, RECORDED FEBRUARY 2, 2020, AS DOCUMENT NO. 2020-23273 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF PARCEL 4 OF SAID DOCUMENT LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEING ALL OF PARCEL B, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER THE LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-25273 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND THAT PORTION OF PARCEL A OF SAID DOCUMENT LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL A DISTANT THEREON NORTH 0° 04' 18" EAST 491.25 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE, 1ST: SOUTH 80° 55' 38" EAST 581.99 FEET TO THE EASTERLY LINE OF SAID PARCEL A,

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING 500 FEET BELOW THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OR UNDER 500 FEET OF THE SUBSURFACE OF SAID LAND.

NEW	EXISTING	
		ASPHALT PAVING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		GRADE BREAK
		LOT LINE
		RIIDGE LINE
		SANITARY SEWER
		SEEWAL
		STORM DRAIN & CATCH BASIN
		TRUCK BOUNDARY
		WATER LINE AND WATER METER

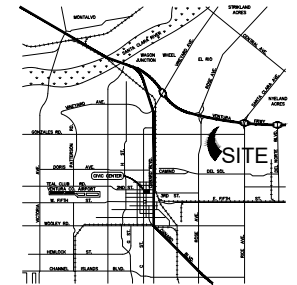
PREPARED BY:

 CCE DESIGN ASSOCIATES, INC.

771 E. Daily Drive • Ste 120 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com



REVISONS						Development Services Department	
DATE	DATE	DESCRIPTION	BY	UTILITY PLAN			
RECEIVED BY:				ACCEPTED BY:		DATE	
				CITY ENGINEER		S.C.E.	
				SHEET DRAWING NUMBER			
				SCALE: HORIZ. 1"=30'		SHEET NO. 3 of 4	
				VERT. 1"=50'		DRAWN BY: JGA	
DATE				CHECKED BY: JGA		XX-XXXX	



UTILITY CONSTRUCTION KEYNOTES / LEGEND

- | | |
|--------|---|
| — S — | <p>① INSTALL 8" SEWER LATERAL, SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS. SHOWN FOR REFERENCE HEREON. TRENCH AND BACKFILL PER CITY OXNARD STD. PLATE NO. 002.</p> <p>② INSTALL GREASE INTERCEPTOR PER CITY OF OXNARD STD. PLATE #15. SEE PLUMBING PLANS FOR DETAILS.</p> <p>③ INSTALL SAMPLING WELL PER CITY OF OXNARD STD. PLATE #13.</p> |
| — SD — | <p>② INSTALL PVC SDR-35 STORM DRAIN PIPE (12" UNLESS NOTED OTHERWISE), LENGTH AND SLOPE PER PLAN.</p> <p>③ INSTALL CONTECH 60" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.</p> <p>④ INSTALL CONTECH CDS LINT 2025-5 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT.</p> <p>⑤ INSTALL BROWNS PRODUCTS CATCH BASIN (#246) OR APPROVED EQUAL.</p> |
| — W — | <p>① INSTALL 2" DOMESTIC WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 310.</p> |
| — W — | <p>② INSTALL 1" IRRIGATION WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 306.</p> |
| — W — | <p>③ INSTALL FIRE WATER LINE.</p> <p>④ INSTALL FDC PER DVC / FDC PER CITY OF OXNARD STD. PLATE NO. 311.</p> |

UTILITY NOTES

1. BACKFILLING AND COMPACT ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING VERTICAL ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE PIPELINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING ELEVATIONS AND RECORD THEM. THE CONTRACTOR SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK OBTAINED AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES, PROVIDE IF MISSING BETWEEN CITIES CROSSING THE PIPELINE LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING ELEVATIONS AND RECORD THEM.
5. FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND /OR THE PROJECT SPECIFICATIONS.
6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
7. MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
8. WATER LINES SHOWN HEREIN FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
9. ALL EXISTING SEWER AND WATER LATERAL SUBJECT TO THE SITE THAT WILL NOT BE USED SHALL BE ABANDONED.

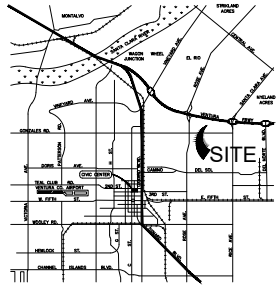
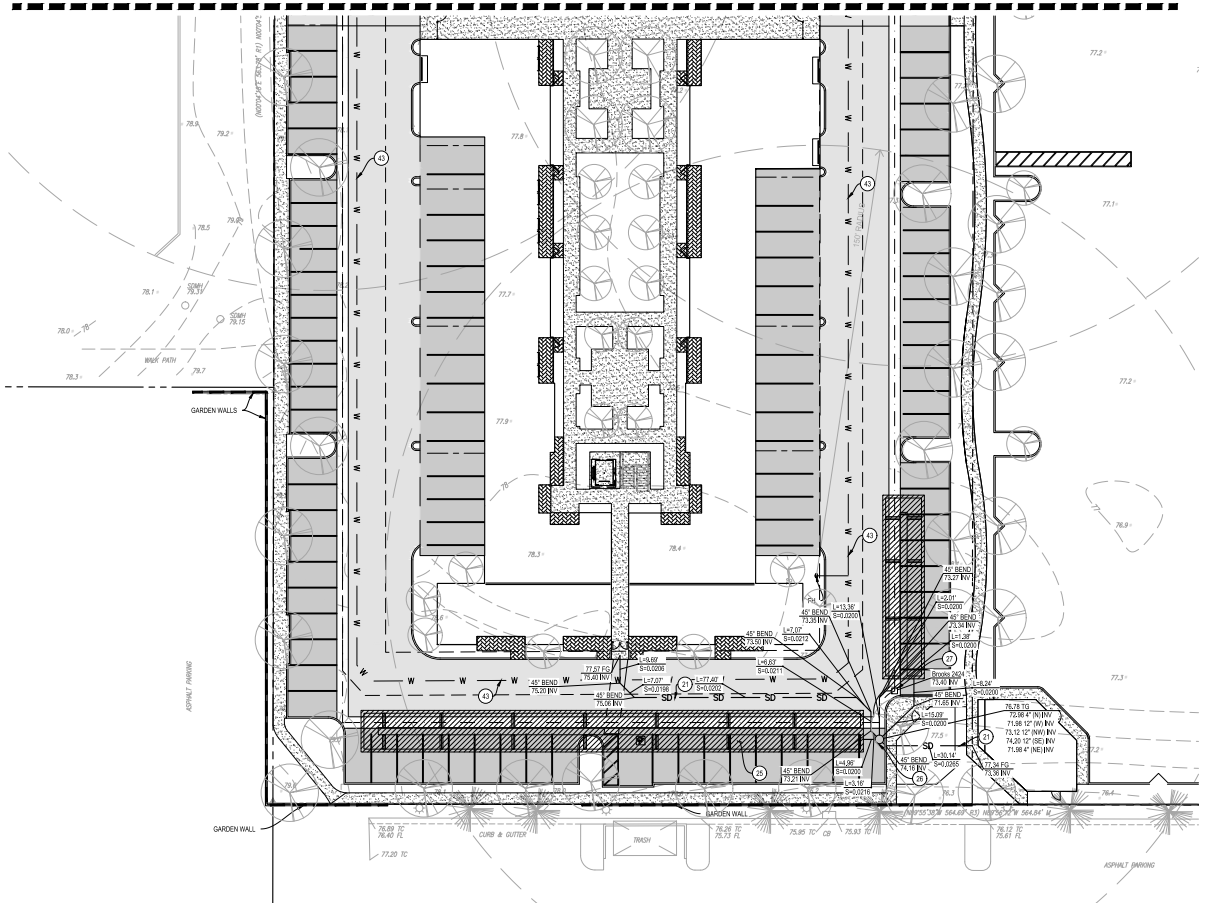
ABBREVIATIONS

BFP	BLOW FLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALK (AT GROUND)	FS	FINISHED SURFACE GRADE BREAK
BDG	BACK OF BUILDING	GB	GRADE
BSN	BUILDING	HP	HIGH POINT
CB	CURB BOUND	INV	INVERT ELEVATION
CD	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CR	CORRUGATED METAL PIPE	PN	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SLOUT	R	RIDGE
EAS	EASEMENT	RM	RM ELEVATION
EG	EXISTING GRADE	RO	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FGR	FINISHED GRADE	TH	TOP OF WALK
FDC	FIRE DEPARTMENT CONNECTION	TR	TRASH ENCLOSURE
FIR	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WW	WATER VALVE

ENGINEERING SITE PLAN

APN: 213-0-090-285

MATCHLINE - SEE SHEET 1



UTILITY CONSTRUCTION KEYNOTES / LEGEND

- S — (1) INSTALL 8" SEWER LATERAL, SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS. SHOWN FOR REFERENCE HEREON. TRENCH AND BACKFILL PER CITY OXNARD STD. PLATE NO. 402.
- (2) INSTALL GREASE INTERCEPTOR PER CITY OF OXNARD STD. PLATE 415. SEE PLUMBING PLANS FOR DETAILS.
- (3) INSTALL SAMPLING WELL PER CITY OF OXNARD STD. PLATE 413.
- SD — (2) INSTALL PVC SDR-35 STORM DRAIN PIPE (12" UNLESS NOTED OTHERWISE, LENGTH AND SLOPE PER PLAN.
- (5) INSTALL CONTECH 60" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
- (6) INSTALL CONTECH CDS UNIT 2025-5 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT.
- (7) INSTALL BROOKS PRODUCTS CATCH BASIN (2424) OR APPROVED EQUAL.
- W — (1) INSTALL 2" DOMESTIC WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 310.
- W — (2) INSTALL 1" IRRIGATION WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 305.
- W — (3) INSTALL 8" FIRE WATER LINE.
- (4) INSTALL FIRE WATER DCV / FDC PER CITY OF OXNARD STD. PLATE NO. 311.

UTILITY NOTES

- BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THE WALL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES, PROVIDE 8" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
- FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
- WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
- MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
- WATER LINES SHOWN HEREON FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
- ALL EXISTING SEWER AND WATER LATERAL, SUBBED TO THE SITE THAT WILL NOT BE USED SHALL BE ABANDONED.

ABBREVIATIONS

BPP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLDG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CO	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	PV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	RISE	RISE
ESMT	EASEMENT	RM	RM ELEVATION
EG	EXISTING GRADE	RD	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRENCH ENCLOSURE
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF TRACT NO. 480, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 125, PAGE 44 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCELS A AND ALL OF PARCELS B OF PLANNING AND ZONING PERMIT NUMBER 06-0-103 (LOT LINE ADJUSTMENT) AS SHOWN ON CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-0273 OF OFFICIAL RECORDS, SHOWN AS PARCELS 2 OF PLANNING AND ZONING PERMIT NUMBER PZ 05-0-103 (LOT LINE ADJUSTMENT), RECORDED OCTOBER 31, 2005, AS DOCUMENT NO. 2005-0196 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL B, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER THE LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-0273 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF PARCEL A OF SAID DOCUMENT LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL A, A DISTANT THEREON NORTH 07° 04' 18" EAST 491.28 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE, 1ST, SOUTH 89° 50' 30" EAST 50.58 FEET TO THE EASTERLY LINE OF SAID PARCEL A.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING 50 FEET BELOW THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OR UNDER 50 FEET OF THE SUBSURFACE OF SAID LAND.

LEGEND

NEW	EXISTING

PREPARED BY:
CCE DESIGN ASSOCIATES, INC.
771 E. Daily Drive • Ste 120 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com



DAVID A. ADAMS, P.E.
R.C.E. No. 88086

DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY

Development Services Department

UTILITY PLAN

ACCEPTED BY: CITY ENGINEER, R.C.E. DATE

DESIGN DRAWING NUMBER

REVIEWED BY: DATE

DESIGN: NAME, DATE, SCALE: 1"=40'

DATE

CHECKED BY: DATE

SHEET NO. 4 OF 4

DRAWING NUMBER XX-XXXX



1



2



3



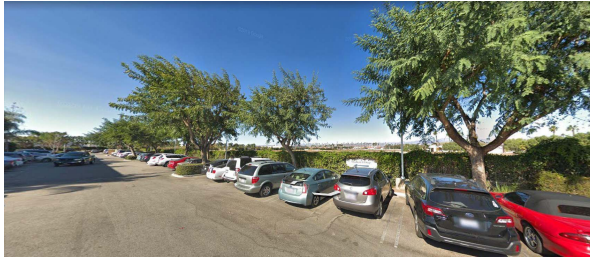
4



5



6



7



8



APN:
213-0-090-105 (PORTION OF)

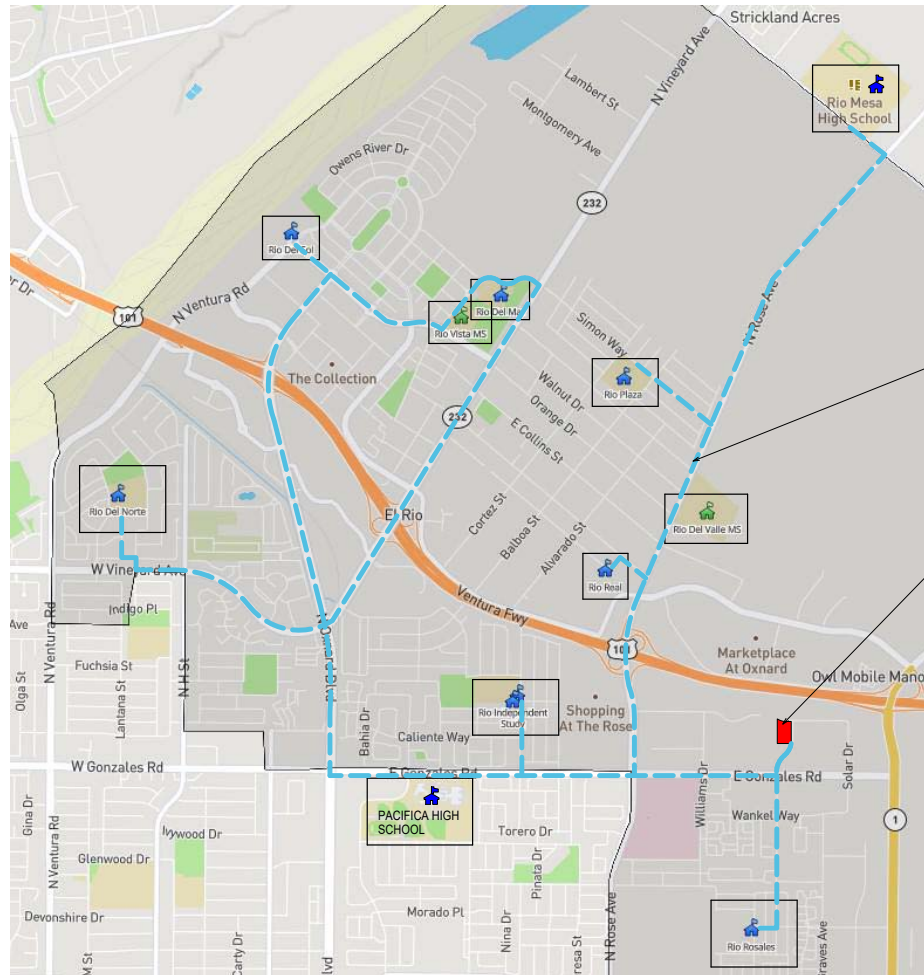
GROSS LOT SIZE:
3.08 ACRES, 134,017 S.F.

NET LOT SIZE:
125,774 S.F.



SITE PHOTOS

A DEVELOPMENT FOR:
SVM DEVELOPMENT, LLC.
LOCKWOOD STREET, OAKLAND, CA 94612



○ SAFE ROUTES TO SCHOOLS EXHIBIT
1/2" = 1'-0"

SAFE ROUTES TO SCHOOLS

PROJECT LOCATION



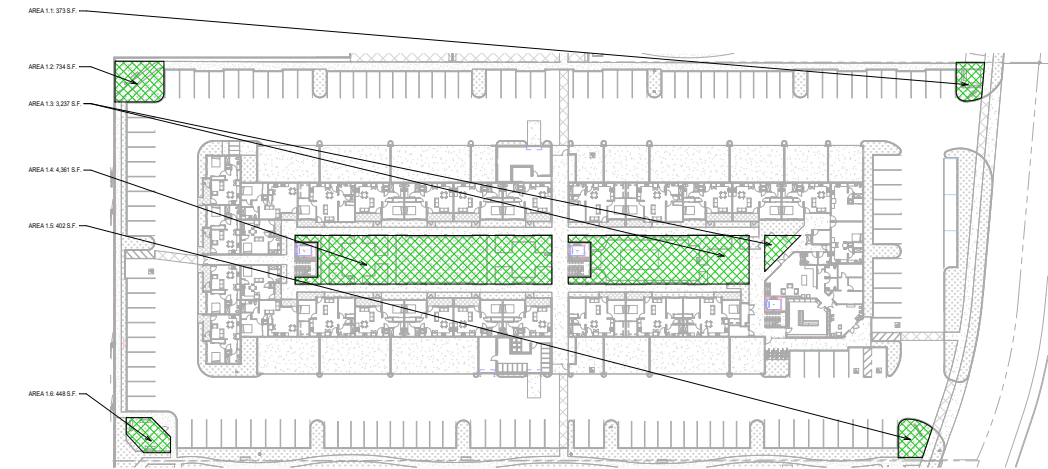
④ OPEN SPACE AREA - 4TH FL.
1" = 30'-0"



② OPEN SPACE AREA - 2ND FL.
1" = 30'-0"



③ OPEN SPACE AREA - 3RD FL.
1" = 30'-0"



① OPEN SPACE AREA - 1ST FL.
1" = 30'-0"

OPEN SPACE AREA CALCULATION		
FLOOR	NO.	OPEN AREA (S.F.)
1ST FLOOR	1.1	373
	1.2	734
	1.3	3,237
	1.4	4,361
	1.5	402
	1.6	448
TOTAL:		9,495
2ND FLOOR	2.1	423
	2.2	487
	2.3	995
	2.4	423
TOTAL:		2,328
3RD FLOOR	3.1	476
	3.2	471
	3.3	460
	TOTAL:	1,407
4TH FLOOR	4.1	382
	4.2	510
	4.3	544
	4.4	597
	4.5	1,031
	TOTAL:	3,064
OVERALL TOTAL		16,291
		AREA (S.F.)
LOT SIZE	(ACRES)	135,000
REQUIRED	37,778	30 %
PROVIDED	16,291	13 %

- GENERAL NOTES**
1. EACH LOT SHALL PROVIDE FOR INTERIOR YARD SPACE IN AN AREA EQUAL TO AT LEAST 10% OF THE LOT AREA.
 2. THIS INTERIOR YARD SPACE SHALL BE COMPLETELY OPEN FROM SIDEWALK TO SIDEWALK FOR A MINIMUM OF 10 FEET. THE PROJECTIONS OF THESE ITEMS REFERRED TO IN SECTIONS 1 & 2 SHALL BE WITHIN THE INTERIOR YARD SPACE. THE INTERIOR YARD SPACE SHALL BE LOCATED IN AN AREA BETWEEN THE REQUIRED FRONT YARD SETBACK AND THE REAR PROPERTY LINE. EACH INTERIOR YARD SPACE SHALL HAVE A MINIMUM DIMENSION OF 15' BY 15' FEET.
 3. THE INTERIOR YARD SPACE SHALL BE COMPLETELY SEPARATE FROM ANY AREA REQUIRED FOR AUTOMOBILE CIRCULATION.
 4. TWENTY FIVE PERCENT OF THE REQUIRED INTERIOR YARD SPACE MAY BE ON DECKS IF SUCH DECKS HAVE A MINIMUM DIMENSION OF TEN FEET AND A MINIMUM OF 30% OF THE DECK SHALL BE OPEN TO THE SKY EXCEPT FOR ALLOWED ROOF PROJECTIONS AND SHALL BE PROVIDED WITH FLOORING AND RAILINGS SUITABLE FOR OUTDOOR ACTIVITY.

OPEN SPACE AREAS

A DEVELOPMENT FOR:
SVM DEVELOPMENT, LLC.
LOOMWOOD STREET, OAKLAND, CA 94612

LEGEND

LANDSCAPE AREA: 7,194 S.F.

PARKING AREA: 33,158 S.F.

REQUIRED PARKING LANDSCAPE:
15% OF PARKING AREA

PROVIDED:
7,194 / 33,158 = 22%

PARKING & LANDSCAPE AREAS
 1/16" = 1'-0"

PARKING & LANDSCAPE AREAS

A DEVELOPMENT FOR:
 SVM DEVELOPMENT, LLC.
 LOCKWOOD STREET, OAKLAND, CA 94612

LAUTERBACH & ASSOCIATES

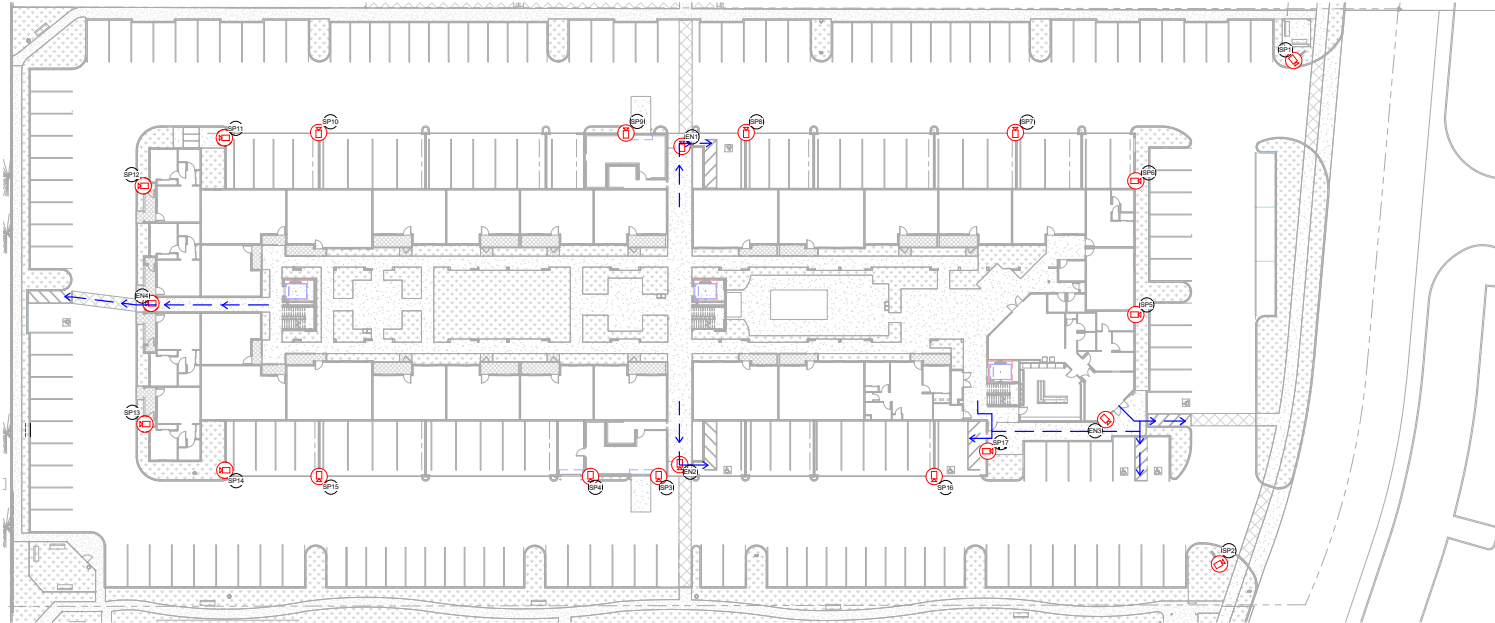
ARCHITECTS, INC.

1000 BAYVIEW AVENUE, SUITE 200, OAKLAND, CA 94612
 TEL: 415.778.1111 FAX: 415.778.1111 WWW.LAUTERBACH.COM

SVM DEVELOPMENT, LLC.
 1500 KODWARREN BLVD, STE. 110, OAKLAND, CA 94612

Print Date: 11/17/22 11:39:35 AM
 Plot No.: 20-010301

A-0.6

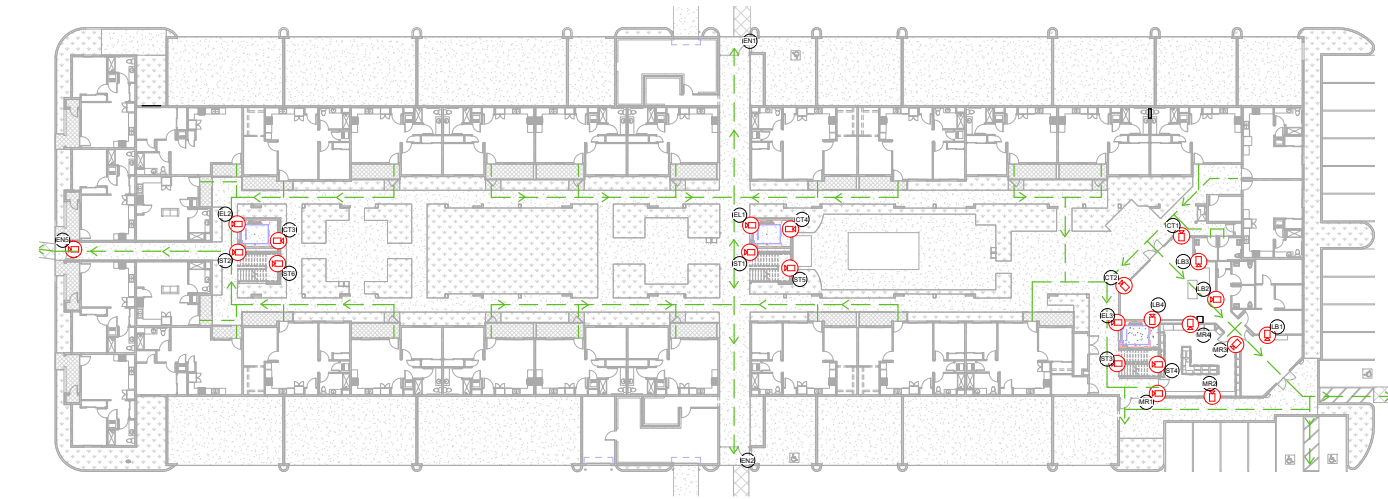


1 SECURITY PLAN - SITE & DRIVEWAYS
1" = 20' 0"

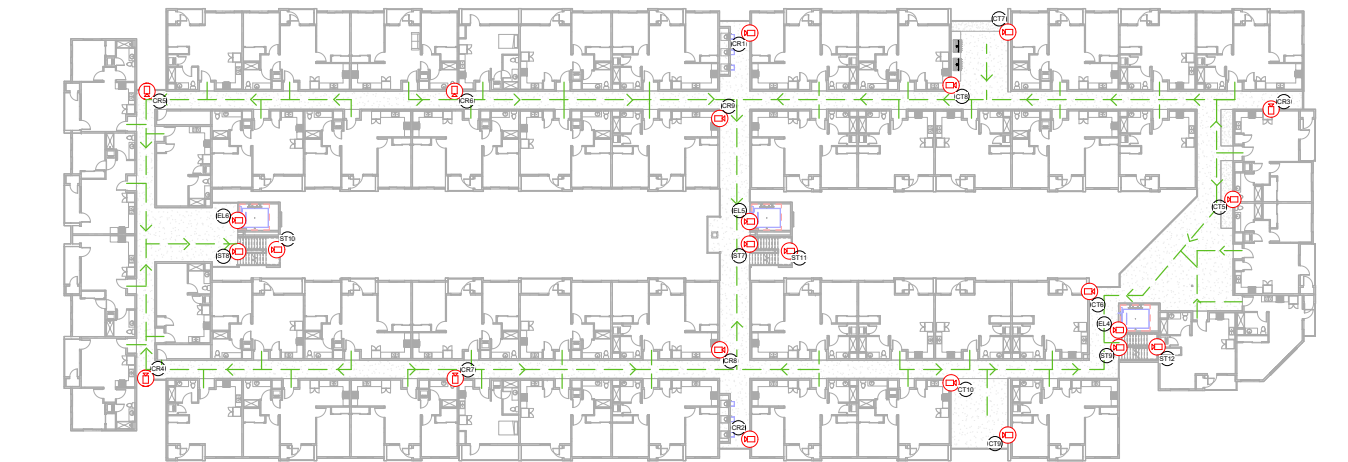
SECURITY PLAN - SITE		
MARK	PURPOSE	COMMENTS
ENTRY GATE		
EN1	FACE CAPTURE	WEST ENTRANCE MOUNTED 7-FT ABOVE FLOOR
EN2	FACE CAPTURE	EAST ENTRANCE MOUNTED 7-FT ABOVE FLOOR
EN3	FACE CAPTURE	NORTH ENTRANCE MOUNTED 7-FT ABOVE FLOOR
EN4	FACE CAPTURE	SOUTH ENTRANCE MOUNTED 7-FT ABOVE FLOOR
SITE PERIMETER		
SP1	GENERAL VIEW	MONUMENT SIGN
SP2	GENERAL VIEW	MONUMENT SIGN
SP3	GENERAL VIEW	TRASH ENCLOSURE
SP4	GENERAL VIEW	BUILDING EAST
SP5	GENERAL VIEW	BUILDING NORTH
SP6	GENERAL VIEW	BUILDING NORTH
SP7	GENERAL VIEW	BUILDING WEST
SP8	GENERAL VIEW	BUILDING WEST
SP9	GENERAL VIEW	TRASH ENCLOSURE
SP10	GENERAL VIEW	BUILDING WEST
SP11	GENERAL VIEW	BUILDING WEST
SP12	GENERAL VIEW	BUILDING SOUTH
SP13	GENERAL VIEW	BUILDING SOUTH
SP14	GENERAL VIEW	BUILDING EAST
SP15	GENERAL VIEW	BUILDING EAST
SP16	GENERAL VIEW	BUILDING EAST
SP17	GENERAL VIEW	BUILDING EAST

GENERAL NOTES	
1.	PROVIDE KNOX BOX KEY VAULTS AT ENTRY DOORS.
2.	PROJECT WILL CONFORM TO DOWNEY FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE"
3.	CAMERAS IN STAIRWELLS SHOULD BE PLACED 7' FT ABOVE THE LANDING.

LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	PATH OF TRAVEL TO ACCESSIBLE PARKING



① SECURITY PLAN - 1ST FL.
1/16" = 1'-0"



② SECURITY PLAN - 2ND FL.
1/16" = 1'-0"

SECURITY CAMERA SCHEDULE - 1ST FL.		
MARK	PURPOSE	COMMENTS
COURTYARD		
CT1	GENERAL VIEW	COURTYARD NORTH
CT2	GENERAL VIEW	COURTYARD NORTH
CT3	GENERAL VIEW	COURTYARD SOUTH
CT4	GENERAL VIEW	COURTYARD NORTH
ELEVATOR		
EL1	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EL2	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EL3	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
ENTRY GATE		
EN1	FACE CAPTURE	WEST ENTRANCE MOUNTED 7-FT ABOVE FLOOR
EN2	FACE CAPTURE	EAST ENTRANCE MOUNTED 7-FT ABOVE FLOOR
EN3	FACE CAPTURE	NORTH ENTRANCE MOUNTED 7-FT ABOVE FLOOR
EN4	FACE CAPTURE	SOUTH ENTRANCE MOUNTED 7-FT ABOVE FLOOR
LOBBY		
LB1	GENERAL VIEW	BUILDING NORTH
LB2	GENERAL VIEW	BUILDING NORTH
LB3	GENERAL VIEW	BUILDING NORTH
LB4	GENERAL VIEW	BUILDING NORTH
MAIL ROOM		
MR1	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
MR2	GENERAL VIEW	BUILDING NORTH
MR3	GENERAL VIEW	BUILDING NORTH
MR4	GENERAL VIEW	BUILDING NORTH
STAIR		
ST1	GENERAL VIEW	STAIR ENTRANCE
ST2	GENERAL VIEW	STAIR ENTRANCE
ST3	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST4	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST5	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST6	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING

SECURITY CAMERA SCHEDULE - 2ND FL.		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR1	GENERAL VIEW	BUILDING WEST
CR2	GENERAL VIEW	BUILDING EAST
CR3	GENERAL VIEW	BUILDING NORTH
CR4	GENERAL VIEW	BUILDING SOUTH
CR5	GENERAL VIEW	BUILDING SOUTH
CR6	GENERAL VIEW	BUILDING WEST
CR7	GENERAL VIEW	BUILDING EAST
CR8	GENERAL VIEW	BUILDING EAST
CR9	GENERAL VIEW	BUILDING WEST
COURTYARD		
CT5	GENERAL VIEW	BUILDING NORTH
CT6	GENERAL VIEW	BUILDING NORTH
CT7	GENERAL VIEW	BUILDING WEST
CT8	GENERAL VIEW	BUILDING WEST
CT9	GENERAL VIEW	BUILDING EAST
CT10	GENERAL VIEW	BUILDING EAST
ELEVATOR		
EL4	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EL5	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EL6	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
STAIR		
ST7	GENERAL VIEW	STAIR ENTRANCE
ST8	GENERAL VIEW	STAIR ENTRANCE
ST9	GENERAL VIEW	STAIR ENTRANCE
ST10	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST11	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST12	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING

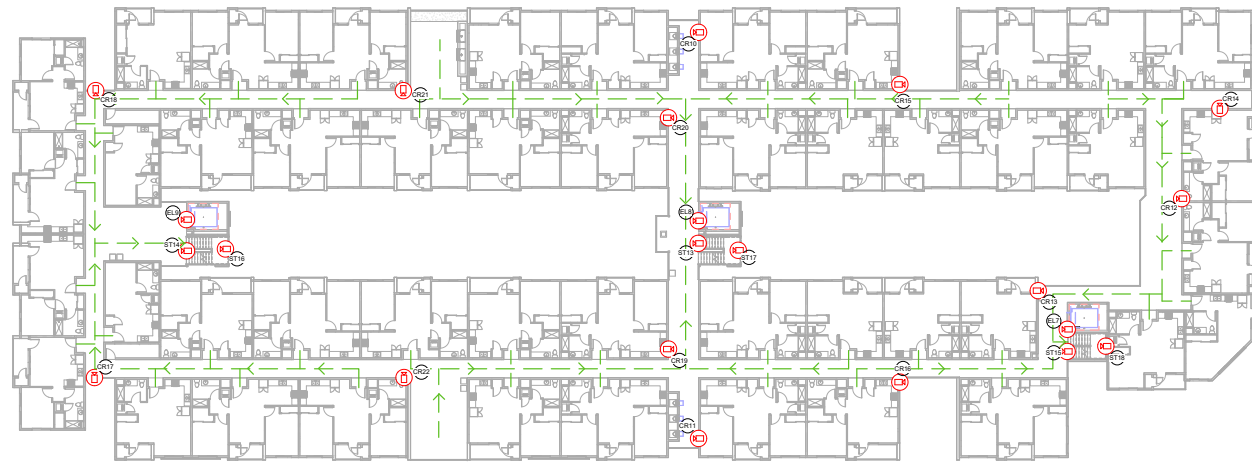
GENERAL NOTES

- PROVIDE KNOX BOX KEY VAULTS AT ENTRY DOORS.
- PROJECT WILL CONFORM TO ONWARD FIRE DEPARTMENT LIFE SAFETY PLANNING GUIDE.
- CAMERAS IN STAIRWELLS SHOULD BE PLACED 7 FT ABOVE THE LANDING.

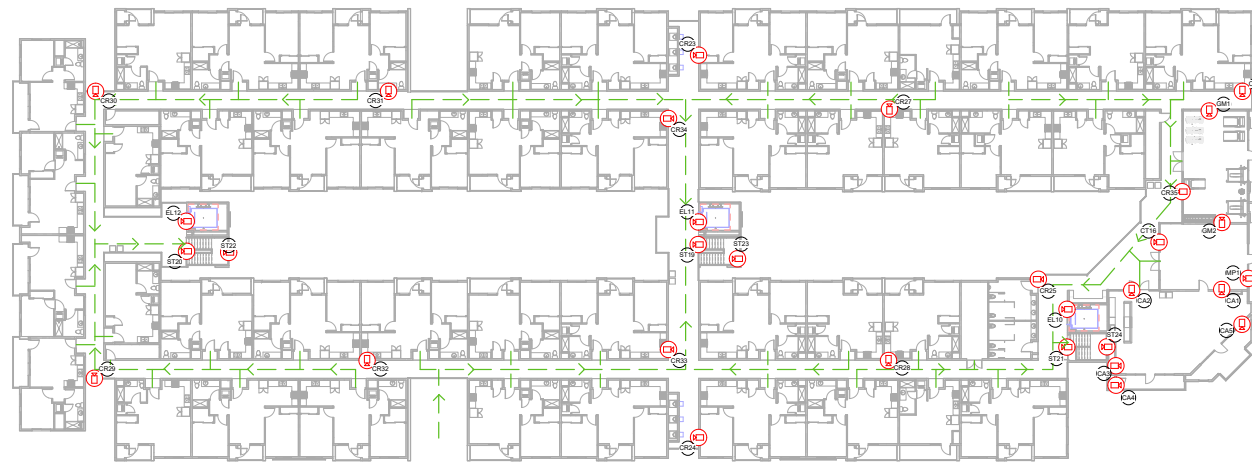
LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	EMERGENCY EGRESS PATH OF TRAVEL

SECURITY PLAN - 1ST & 2ND FLOORS

A DEVELOPMENT FOR:
SVM DEVELOPMENT, LLC.
LOCOMOTIVE STREET, ONWARD, CA 95068



① SECURITY PLAN - 3RD FL
1/16" = 1'-0"



② SECURITY PLAN - 4TH FL
1/16" = 1'-0"

SECURITY CAMERA SCHEDULE - 3RD FL		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR10	GENERAL VIEW	BUILDING WEST
CR11	GENERAL VIEW	BUILDING EAST
CR12	GENERAL VIEW	BUILDING NORTH
CR13	GENERAL VIEW	BUILDING NORTH
CR14	GENERAL VIEW	BUILDING NORTH
CR15	GENERAL VIEW	BUILDING WEST
CR16	GENERAL VIEW	BUILDING EAST
CR17	GENERAL VIEW	BUILDING SOUTH
CR18	GENERAL VIEW	BUILDING SOUTH
CR19	GENERAL VIEW	BUILDING EAST
CR20	GENERAL VIEW	BUILDING WEST
CR21	GENERAL VIEW	BUILDING WEST
CR22	GENERAL VIEW	BUILDING EAST
ELEVATOR		
EL7	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EL8	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EL9	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
STAIR		
ST13	GENERAL VIEW	STAIR ENTRANCE
ST14	GENERAL VIEW	STAIR ENTRANCE
ST15	GENERAL VIEW	STAIR ENTRANCE
ST16	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST17	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST18	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING

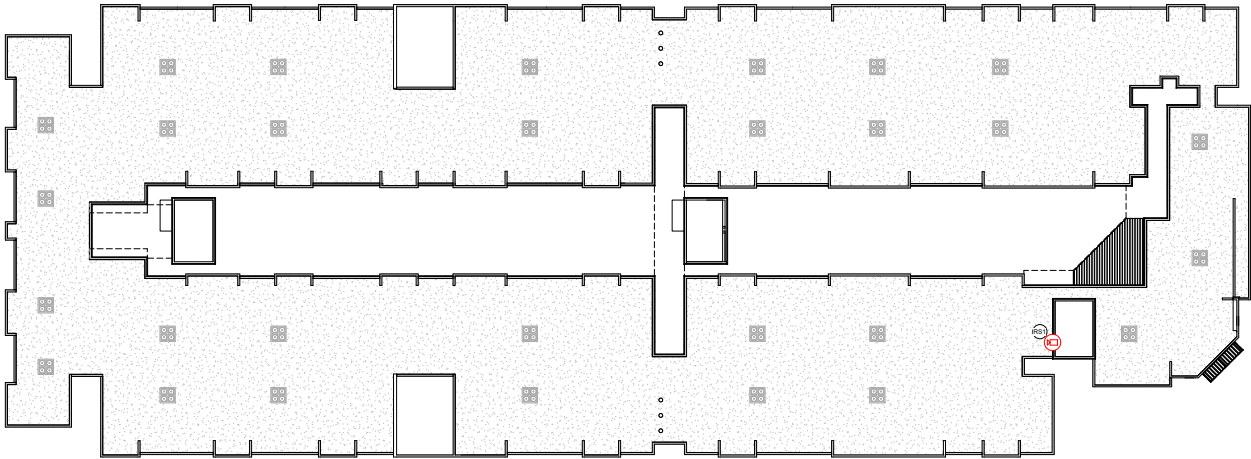
SECURITY CAMERA SCHEDULE - 4TH FL		
MARK	PURPOSE	COMMENTS
COMMUNITY AREA		
CA1	GENERAL VIEW	BUILDING NORTH
CA2	GENERAL VIEW	BUILDING NORTH
CA3	GENERAL VIEW	BUILDING NORTH
CA4	GENERAL VIEW	BUILDING NORTH
CA5	GENERAL VIEW	BUILDING NORTH
CORRIDOR		
CR23	GENERAL VIEW	BUILDING WEST
CR24	GENERAL VIEW	BUILDING EAST
CR25	GENERAL VIEW	BUILDING NORTH
CR26	GENERAL VIEW	BUILDING NORTH
CR27	GENERAL VIEW	BUILDING WEST
CR28	GENERAL VIEW	BUILDING EAST
CR29	GENERAL VIEW	BUILDING SOUTH
CR30	GENERAL VIEW	BUILDING SOUTH
CR31	GENERAL VIEW	BUILDING WEST
CR32	GENERAL VIEW	BUILDING EAST
CR33	GENERAL VIEW	BUILDING EAST
CR34	GENERAL VIEW	BUILDING WEST
CR35	GENERAL VIEW	BUILDING NORTH
CR36	GENERAL VIEW	BUILDING NORTH
ELEVATOR		
EL10	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EL11	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EL12	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
GYM		
GM1	GENERAL VIEW	BUILDING NORTH
GM2	GENERAL VIEW	BUILDING NORTH
MULTIPURPOSE		
MP1	GENERAL VIEW	BUILDING NORTH
STAIR		
ST19	GENERAL VIEW	STAIR ENTRANCE
ST20	GENERAL VIEW	STAIR ENTRANCE
ST21	GENERAL VIEW	STAIR ENTRANCE
ST22	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST23	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST24	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING

GENERAL NOTES	
1.	PROVIDE KNICK BOX KEY VALUETS AT ENTRY DOORS
2.	PROJECT WILL CONFORM TO OAKLAND FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE"
3.	CAMERAS IN STAIRWELLS SHOULD BE PLACED 7-FT ABOVE THE LANDING
LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	EMERGENCY EGRESS PATH OF TRAVEL

SECURITY PLAN - 3RD & 4TH FLOORS

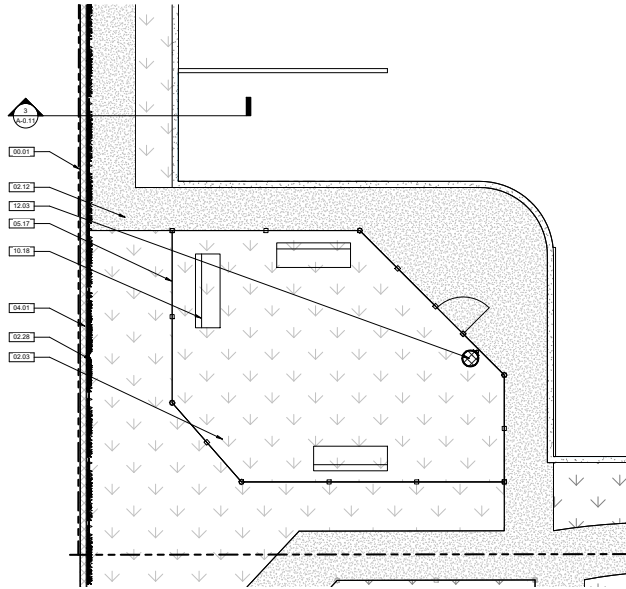
A DEVELOPMENT FOR:
SVM DEVELOPMENT, LLC.
LOOMWOOD STREET, OAKLAND, CA 94612

SECURITY CAMERA SCHEDULE - ROOF		
MARK	PURPOSE	COMMENTS
ROOF STAIR		
RS1	GENERAL VIEW	MOUNTED 7.5 FT ABOVE FLOOR
LEGEND		
	CAMERA LOCATION	
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)	

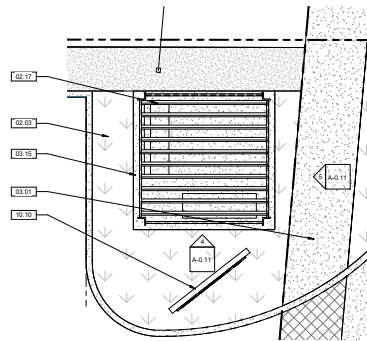


SECURITY PLAN - ROOF
1/16" = 1'-0"

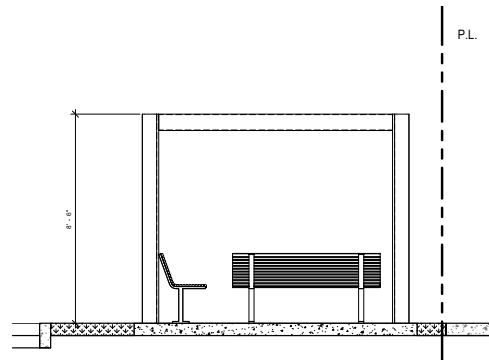




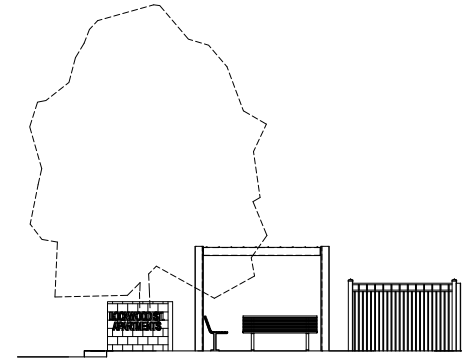
1 DOG PARK
1/4" = 1'-0"



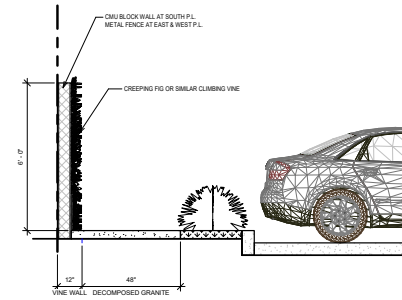
2 SITE TRELLIS
1/4" = 1'-0"



3 TRELLIS STRUCTURE
1/2" = 1'-0"

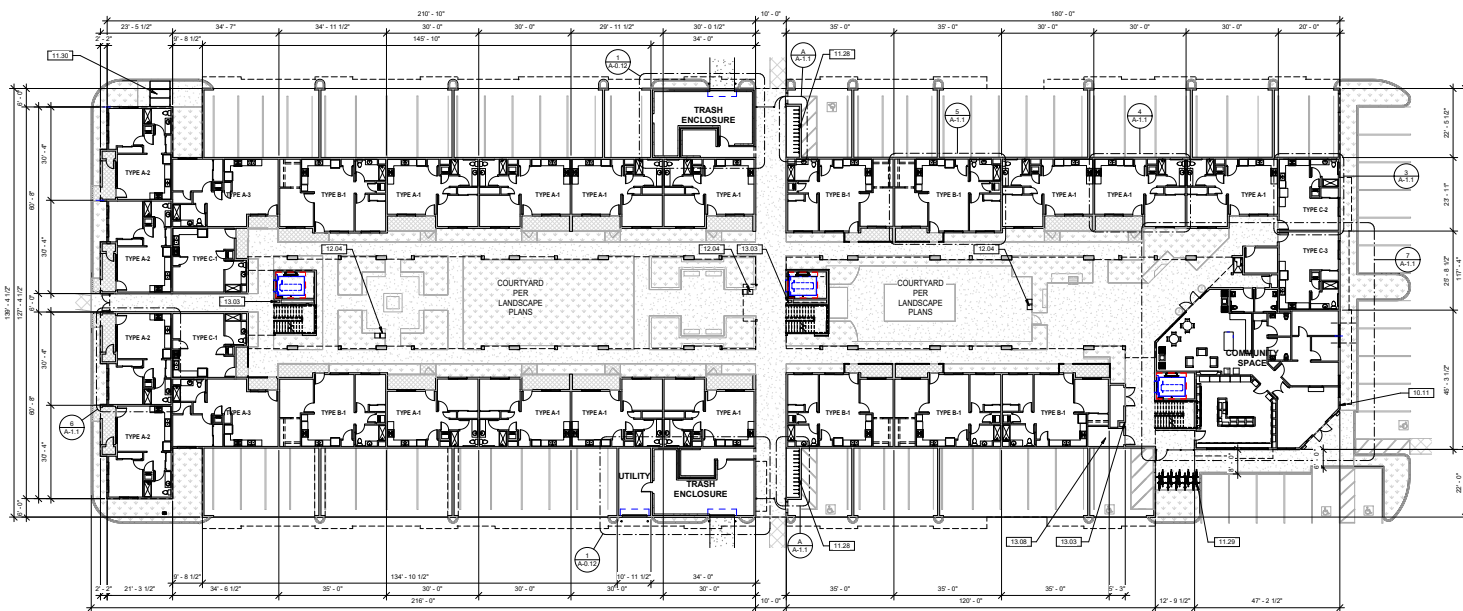


5 SITE TRELLIS 2
1/4" = 1'-0"

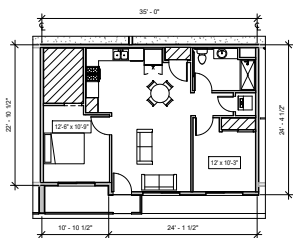


1 DOG WALK SECTION
1/2" = 1'-0"

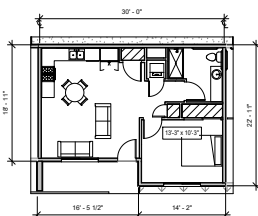
KEYNOTES	
00.01	PROPERTY LINE
00.03	LANDSCAPE AREA, SEE LANDSCAPE PLAN
02.12	DECOMPOSED GRANITE PAVING
02.17	TRELLIS
02.28	VINE WALL, SEE LANDSCAPE PLANS
03.01	CONCRETE SIDEWALK, SEE CIVIL GRADING PLANS
03.15	4" CONCRETE PAD
04.01	CMU WALL, 4' HT.
05.17	DOG WALK FENCE & GATES - 5' HT. COLOR BLACK
10.10	MONUMENT SIGN
10.18	BENCH, SEE LANDSCAPE PLANS
12.03	PET WASTE BAG STATION



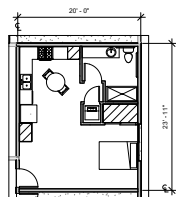
1 FLOOR PLAN - FIRST
1/16" = 1'-0"



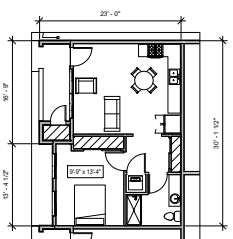
2 UNIT TYPE B-1
1/8" = 1'-0" 684 C.F. STORAGE



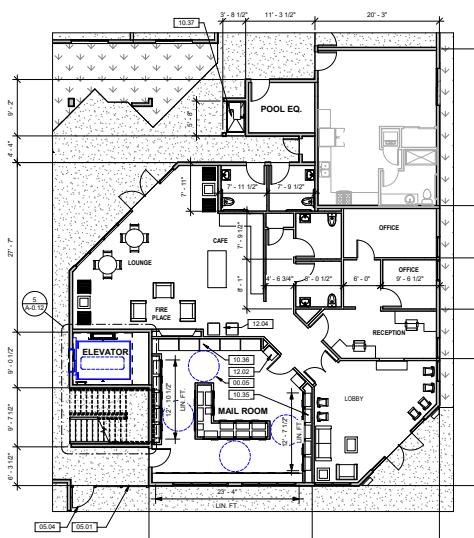
3 UNIT TYPE A-1 (A-3 SIM)
1/8" = 1'-0" 312 C.F. STORAGE



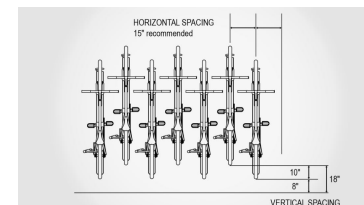
4 UNIT TYPE C-2 (C-1 & C-3 SIM)
1/8" = 1'-0" 458 C.F. STORAGE



5 UNIT TYPE A-2
1/8" = 1'-0" 420 C.F. STORAGE



6 COMMUNITY AREA
1/8" = 1'-0"



7 WALL MOUNTED BIKE RACK
12" = 1'-0"

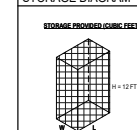
KEYNOTES

- 10.05 9'-0" CLEAR MANEUVERABLE RADIUS SPACE
- 10.01 FENCE: METAL WROUGHT IRON STYLE #10
- 10.04 PEDESTRIAN GATE: 3'-0" x 8'-0" STYLE TO MATCH SITE FENCING
- 10.11 ADDRESS DIRECTORY
- 10.35 WALKWAY: MINIMUM OF 4' LINEAR FEET
- 10.36 AMAZON HUB APARTMENT LOCKERS
- 10.37 ACCESSIBLE OUTDOOR PINE STATION
- 11.28 WALL MOUNTED BIKE RACKS (LONG TERM)
- 11.29 BICYCLE RACK (SHORT TERM)
- 11.30 BICYCLE LOCKERS (LONG TERM)
- 12.02 COUNTERTOPS: SOLID SURFACE
- 12.04 TRASH & RECYCLE BINS
- 12.05 FIRE RISER
- 12.06 FIRE PUMP LOCATION & BACKUP GENERATOR

UNIT COUNT 1ST FL.

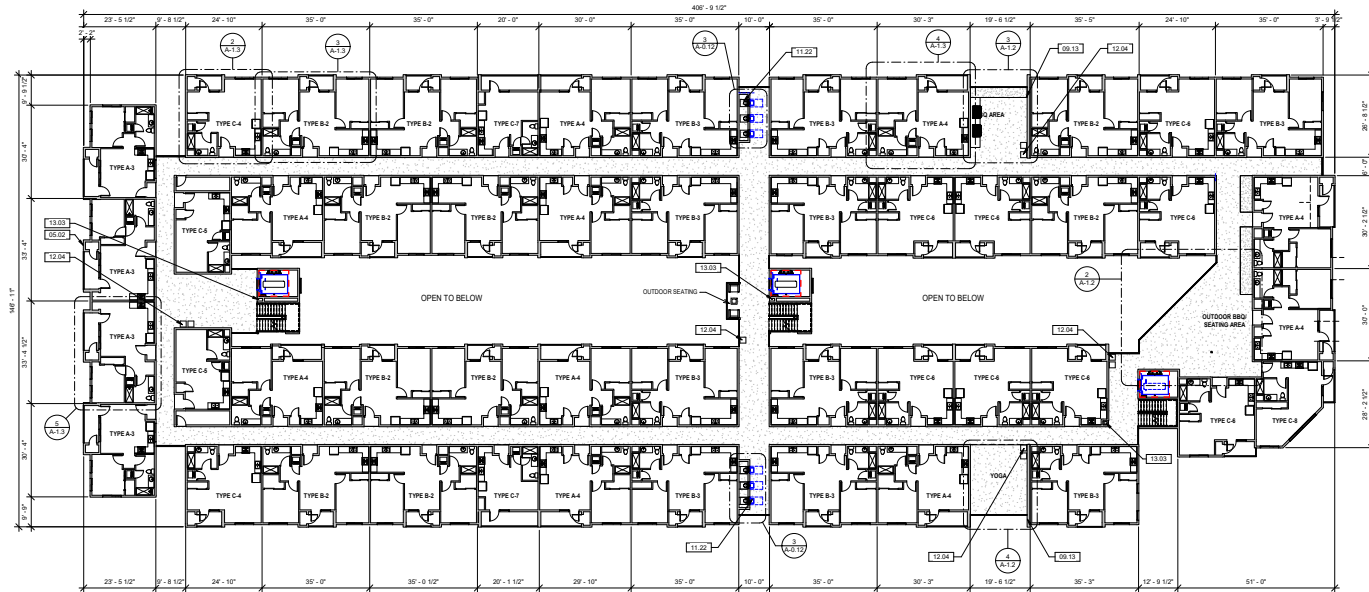
TYPE OF UNIT	COUNT	AVE. AREA
1 BD		
TYPE A-1	11	627 SF
TYPE A-2	2	627 SF
TYPE A-3	4	627 SF
2 BD		
TYPE B-1	7	836 SF
JR. 1 BD		
TYPE C-1	2	494 SF
TYPE C-2	1	494 SF
TYPE C-3	1	494 SF
TOTAL	28	

STORAGE DIAGRAM



KEYNOTES		
00.03	LANDSCAPE AREA: SEE LANDSCAPE PLAN	
00.02	OUTDOOR SEATING	
00.13	FEATURE WALL	
00.38	OUTDOOR BBQ	
11.22	TRASH CHUTES	
12.04	TRASH & RECYCLE BINS	
12.03	FIRE RISER	

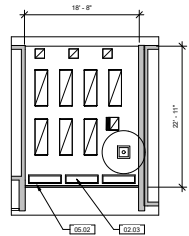
UNIT COUNT 2ND FL.		
TYPE OF UNIT	COUNT	AVE. AREA
1 BD.		
TYPE A-3	4	677 SF
TYPE A-4	10	677 SF
2 BD.		
TYPE B-2	10	842 SF
TYPE B-3	10	842 SF
JR. 1 BD.		
TYPE C-4	2	541 SF
TYPE C-5	2	541 SF
TYPE C-6	8	541 SF
TYPE C-7	2	541 SF
TYPE C-8	1	541 SF
TOTAL	49	



1

FLOOR PLAN - 2ND

1/16" = 1'-0"

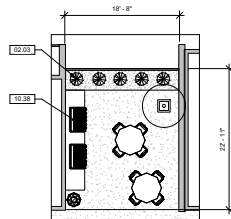


2

FLOOR PLAN - ACTIVE OUTDOOR

1/8" = 1'-0"

(REF. FL. SIMILAR)

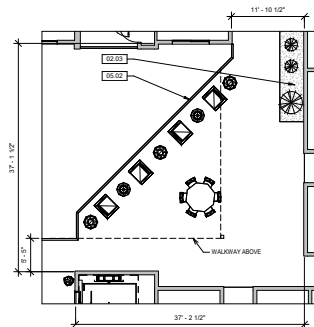


3

FLOOR PLAN - BBQ AREA

1/8" = 1'-0"

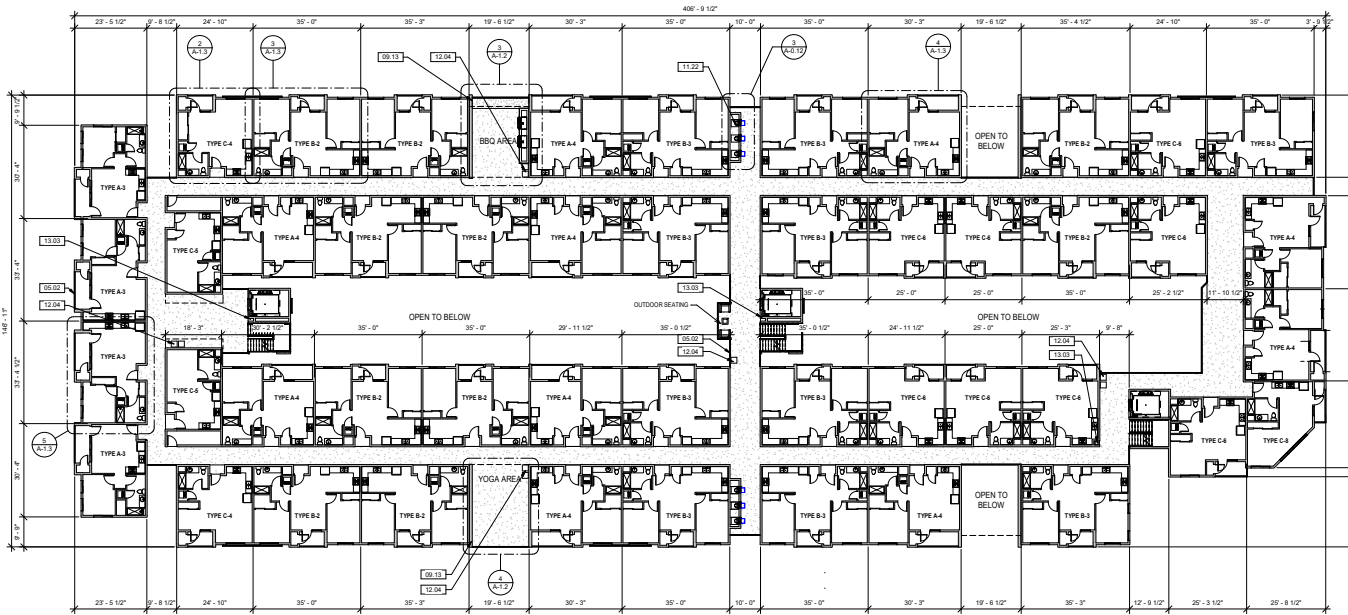
(REF. FL. SIMILAR)



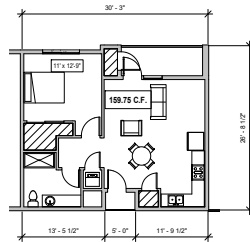
4

BBQ & OUTDOOR SEATING

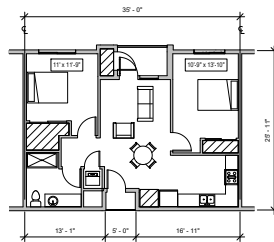
1/8" = 1'-0"



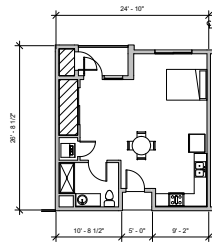
1 FLOOR PLAN - 3RD
3/16" = 1'-0"



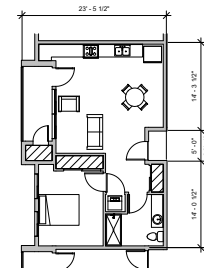
1 UNIT TYPE A-4
1/8" = 1'-0" 414 C.F. STORAGE



2 UNIT TYPE B-2 (B-3 SIM.)
1/8" = 1'-0" 64 C.F. STORAGE



2 UNIT TYPE C-4 (C-5, C-8 SIM.)
1/8" = 1'-0" 34 C.F. STORAGE

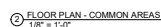


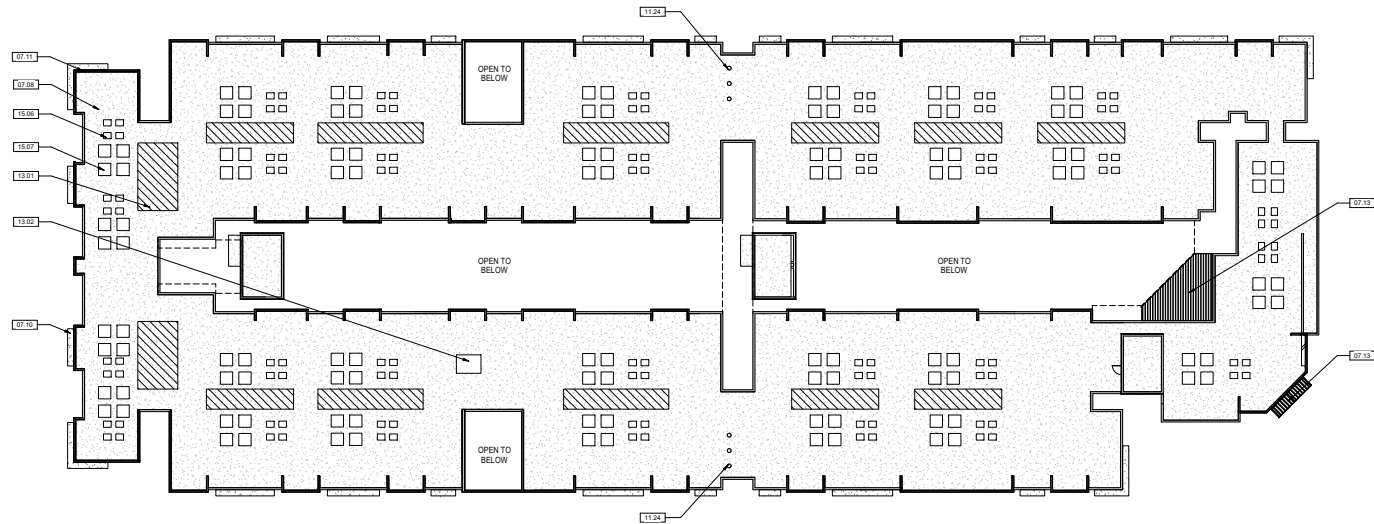
3 UNIT TYPE A-3
1/8" = 1'-0" 420 C.F. STORAGE

KEYNOTES		
06.02	GUARDRAIL, 42" HT.	
06.13	FEATHER WALL	
11.22	TRASH CHUTES	
12.04	TRASH & RECYCLE BINS	
13.00	FIRE RISERS	
UNIT COUNT 3RD FL.		
TYPE OF UNIT	Count	AVE. AREA
1 BD.		
TYPE A-3	4	677 SF
TYPE A-4	10	677 SF
2 BD.		
TYPE B-2	10	843 SF
TYPE B-3	10	843 SF
JR 1 BD.		
TYPE C-4	2	555 SF
TYPE C-5	2	555 SF
TYPE C-6	8	555 SF
TYPE C-8	1	555 SF
TOTAL	47	
STORAGE DIAGRAM		
CUBIC STORAGE PROVIDED		



TYPE OF UNIT	Count	AVE. ARE.
1 BD.		
TYPE A-3	4	677 SF
TYPE A-4	8	677 SF
TYPE C-6	2	677 SF
2 BD.		
TYPE B-2	9	842 SF
TYPE B-3	10	842 SF
JR 1 BD.		
TYPE C-4	2	563 SF
TYPE C-5	2	563 SF
TYPE C-6	7	563 SF
TOTAL	44	



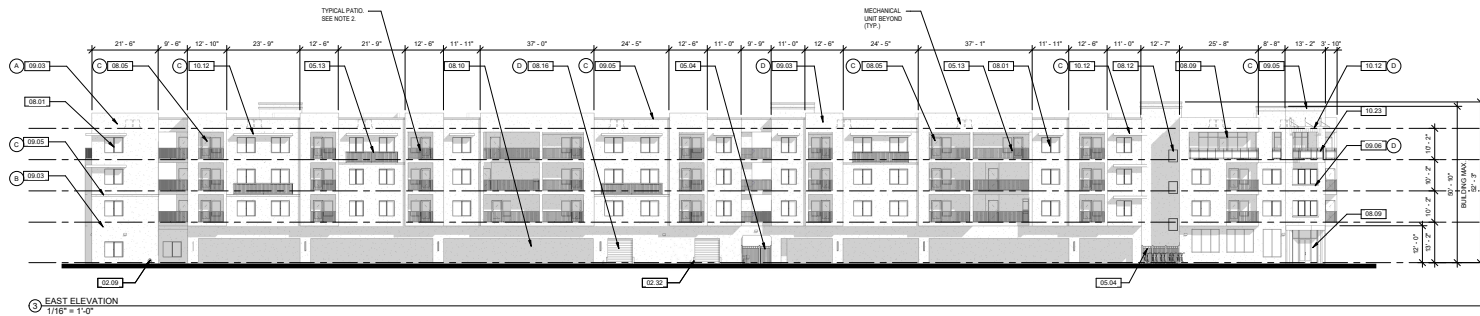
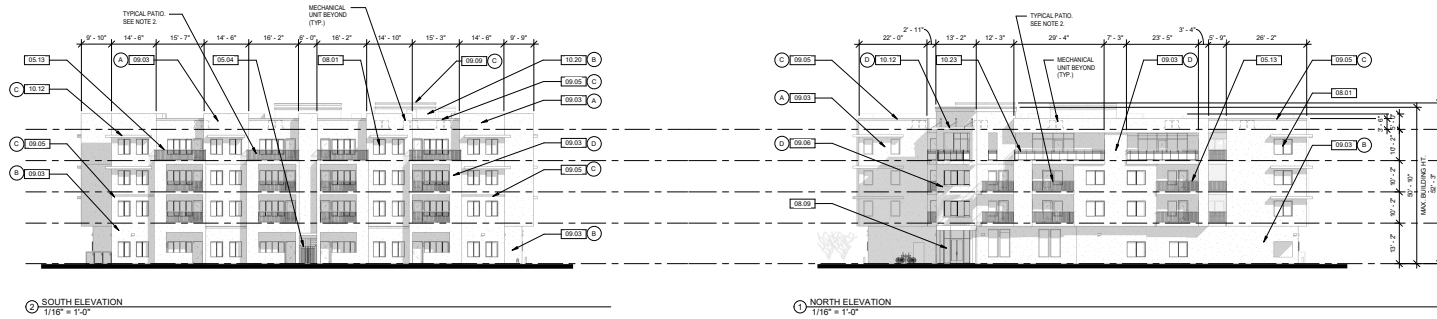


1 ROOF PLAN
1/16" = 1'-0"

0 5' 10' 20'



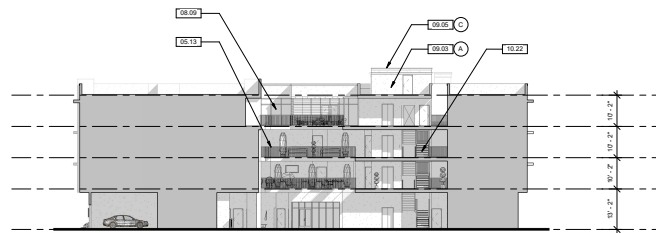
KEYNOTES	
07.08	CLASS 9 - WHITE TPO SINGLE PLY 60 MIL (COOL ROOF) SLOPED 2% MIN.
07.10	ROOF EAVE
07.11	PARAPET ROOF
07.13	TRELLIS ROOF STRUCTURE
11.24	TRUSS CHUTE SENT THRU ROOF
15.01	SOLAR PANEL AREAS SIZE & LOCATION TBD.
15.02	SOLAR PANEL EQUIPMENT
15.06	WATER HEATERS
15.07	CONDENSING LINE



KEYNOTES	
05.00	FIRE HYDRANT WITH 18\"/>

LEGEND	
A	PAINT: SHERWIN WILLIAMS SW 759 KESTREL WHITE
B	PAINT: SHERWIN WILLIAMS SW 748 STUDIO CAIPE
C	PAINT: SHERWIN WILLIAMS SW 773 MEADOW TRAIL
D	PAINT: SHERWIN WILLIAMS SW 838 PREWEED

GENERAL NOTES	
1.	EACH BUILDING MATERIAL COVERS A MINIMUM OF 20% OF THE BUILDING PROSPECT.
2.	SEE FLOOR PLANS FOR PATIO LAYOUTS.
3.	A MINIMUM ONE-FOOT OFFSET IS PROVIDED FOR ANY WALL PLANES THAT EXCEED 30 FEET IN LENGTH.
4.	ARCHITECTURAL ARTICULATION SHOWN FOLLOWS ADJACENT EXISTING DEVELOPMENTS.



① COURTYARD ELEVATION - NORTH
1/16" = 1'-0"

KEYNOTES	
05.13	42" GUARDRAIL, BRONZE FINISH
05.14	PEDESTRIAN GATE, 4'-0" x 8'-0" STYLE TO MATCH SITE FENCING
09.01	WINDOW, BRONZE COLOR VINYL FRAME, TINTED GLAZING (AS REQUIRED)
09.05	PATIO DOORS, SINGLE-LIGHT FRENCH, PAINT
09.06	STOREFRONT WINDOW SYSTEMS, TINTED GLAZING, ANODIZED COLORED FRAMES
09.12	FIXED WINDOW, VINYL FRAME
09.03	WALL FINISH, GYPSUM PLASTER, MEDIUM SAND FLOAT FINISH
09.05	WALL ACCENT, FOAM TRIM WITH CEMENT PLASTER FINISH
09.07	STAIR SYSTEM

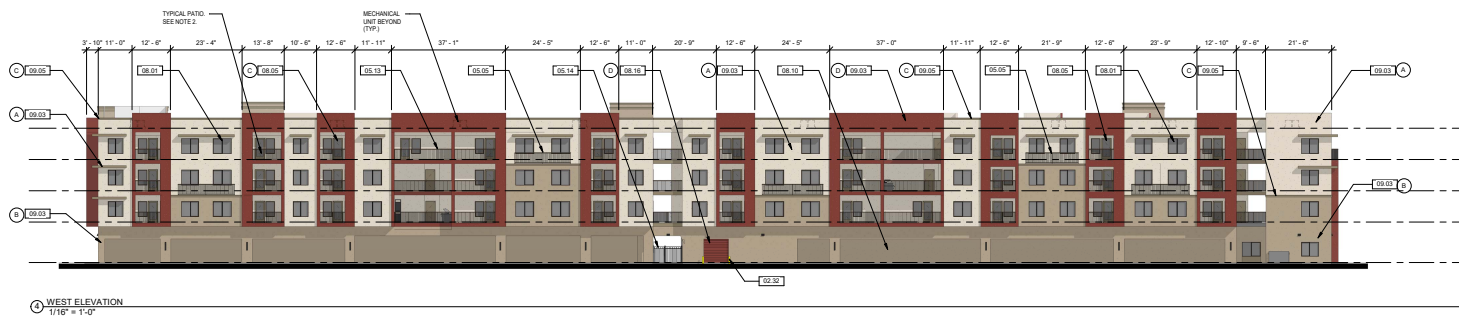
LEGEND	
A	PAINT, SHERWIN WILLIAMS BW 7516 KESTREL WHITE
B	PAINT, SHERWIN WILLIAMS BW 7949 STUDIO TAUPE
C	PAINT, SHERWIN WILLIAMS BW 7733 MEADOW TRAIL
D	PAINT, SHERWIN WILLIAMS BW 8328 PREVEED



② COURTYARD ELEVATION - EAST
1/16" = 1'-0"



③ COURTYARD ELEVATION - WEST
1/16" = 1'-0"



GENERAL NOTES

1. EACH BUILDING MATERIAL COVERS A MINIMUM OF 20% OF THE BUILDING FRONTAGE.
2. SEE FLOOR PLANS FOR PATIO LAYOUTS.
3. A MINIMUM ONE-FOOT OFFSET IS PROVIDED FOR ANY WALL PLANS THAT EXCEED 30 FEET IN LENGTH.
4. ARCHITECTURAL ARTICULATION RHYTHMS FOLLOW ADJACENT EXISTING DEVELOPMENTS.



① COURTYARD ELEVATION - NORTH
1/16" = 1'-0"



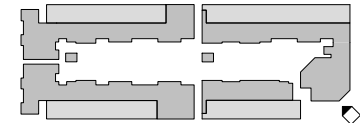
② COURTYARD ELEVATION - EAST
1/16" = 1'-0"



③ COURTYARD ELEVATION - WEST
1/16" = 1'-0"

KEYNOTES	
05.17	TRELLIS
05.13	42" DIAGONAL BRONZE FINISH
05.14	PEDESTRIAN GATE, 4'-0" x 8'-0", STYLE TO MATCH SITE FENCING
05.01	WINDOW, BRONZE COLOR VINYL FRAME, TINTED GLAZING (AS REQUIRED)
05.05	PATIO DOORS, SINGLE-LIGHT FRENCH PAINT, STOREFRONT WINDOW SYSTEMS, TINTED GLAZING, ANNOUEDED COLORED FRAMES
05.12	FIXED WINDOW, VINYL FRAME
05.03	WALL FINISH, CEMENT PLASTER, MEDIUM SAND FLOAT FINISH
05.05	WALL ACCENT FORM TRIM WITH CEMENT PLASTER FINISH STAIR SYSTEM
05.22	

LEGEND	
A	PANT: SHERWIN WILLIAMS SW 705 KESTREL WHITE
B	PANT: SHERWIN WILLIAMS SW 7548 STUDIO TAUPE
C	PANT: SHERWIN WILLIAMS SW 7737 MEADOW TRAIL
D	PANT: SHERWIN WILLIAMS SW 6238 PREWIEED



PERSPECTIVE VIEWS

A DEVELOPMENT FOR:
 SVM DEVELOPMENT, LLC.
 LOCKWOOD STREET, OAKLAND, CA 94608

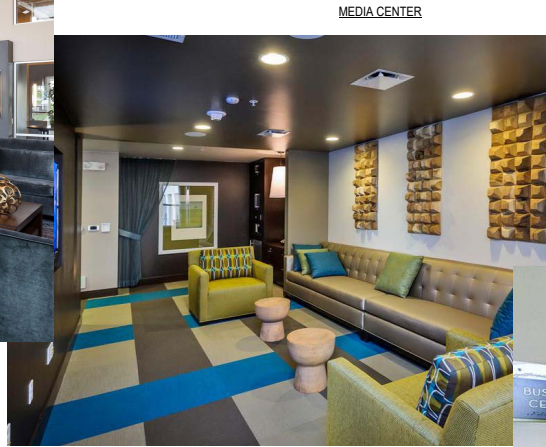


PERSPECTIVE VIEWS

A DEVELOPMENT FOR:
SVM DEVELOPMENT, LLC.
LOCORWOOD STREET, ONNARD, CA 95066



GAME/ CARD ROOM



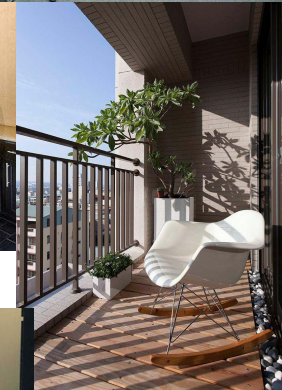
MEDIA CENTER



CONFERENCE ROOM

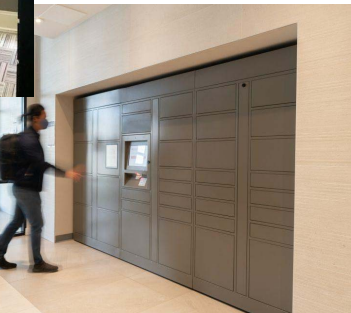


BUSINESS CENTER



PRIVATE PATIOS

MAIL, PACKAGE AND PARCEL



INTERIOR DESIGN ELEMENTS

WASHER DRYER UNITS AT EA UNIT



2 Bees in a Pod

COFFEE BAR



FITNESS CENTER



TRASH CHUTES AT EVERY FLOOR LEVEL

LINEAR FIREPIT



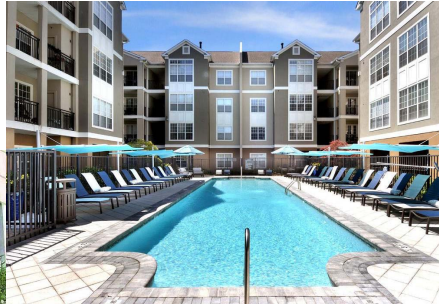
FIREPLACE WITH SEATING



ALUMINUM TRELLIS



POOL AREA



CONCRETE ISLAND WITH BBQ



LINEAR HANGING PLANTERS



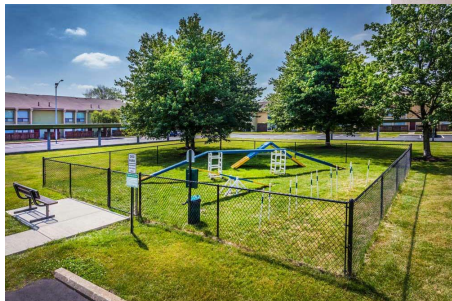
ARTIFICIAL TURF



OUTDOOR YOGA



SEAT WALL



DOG PARK



LARGE PLANTERS



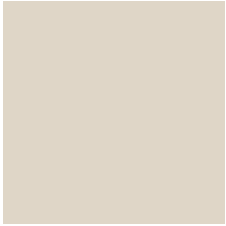
OUTDOOR SEATING



OUTDOOR COVERED DINING

EXTERIOR DESIGN ELEMENTS

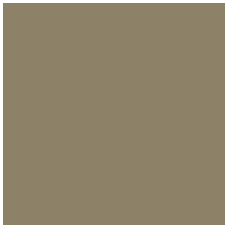
A DEVELOPMENT FOR:
SVM DEVELOPMENT, LLC.
LOCHWOOD STREET, OAKLAND, CA 94612



A PAINT: SHERWIN WILLIAMS
SW 7516 KESTREL WHITE



B PAINT: SHERWIN WILLIAMS
SW 7549 STUDIO TAUPE



C PAINT: SHERWIN WILLIAMS
SW 7737 MEADOW TRAIL



D PAINT: SHERWIN WILLIAMS
SW 6328 FIREWEED



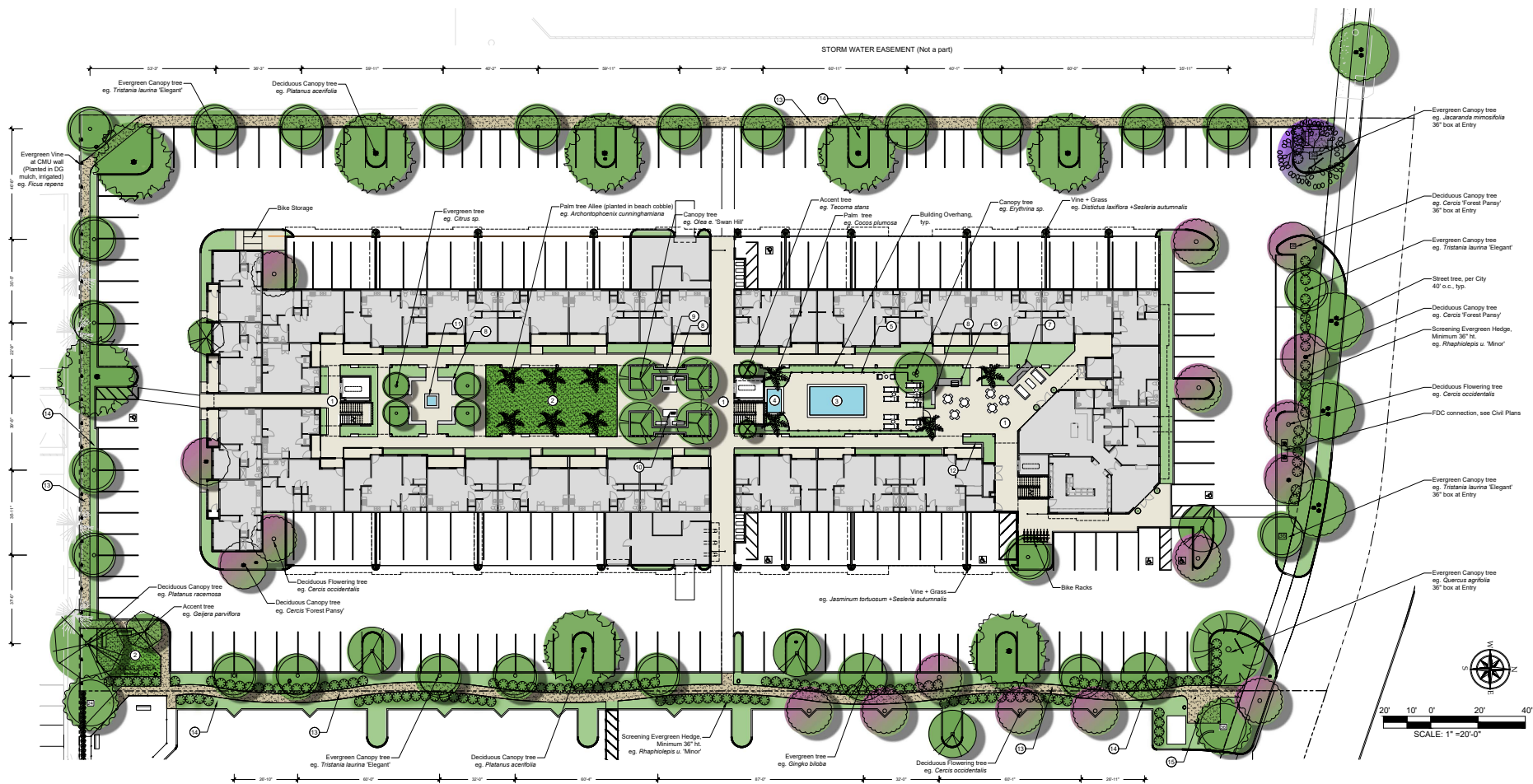
BRONZE FINISH



EXTERIOR CEMENT PLASTER

MATERIALS & SAMPLES BOARD

LOCKWOOD ST. APARTMENTS
LOCKWOOD STREET, OXNARD, CA 93036



PRELIMINARY LANDSCAPE PLAN
Ground Level

SITE IMPROVEMENT LEGEND
Ground Level

- ① Concrete Paving - Integral color TBD, scored per plan
- ② Artificial Turf
- ③ Spool - 25x14'
- ④ Spa - 12' x 8'
- ⑤ Pool Safety Fence and Gate - 5' ht. min.
- ⑥ Concrete counter with BBQ
- ⑦ Fireplace
- ⑧ Seat Wall - 18" ht.
- ⑨ Raised Planter - ht. per plan
- ⑩ Linear Fire pit
- ⑪ Water feature
- ⑫ Patio wall - 42" ht.
- ⑬ DG Paving with black aluminum header
- ⑭ DG Mulch - planted
- ⑮ Pavillion - per Architect's plan

See Sheet L-3 for Concept + Tree Images

BRODERSEN ASSOCIATES
Landscape Architecture / Horticulture / Documentation
422 E. Main Street, Ventura, CA 93001
Tel: 805.201.1564
brodersenassociates@gmail.com
CAM480



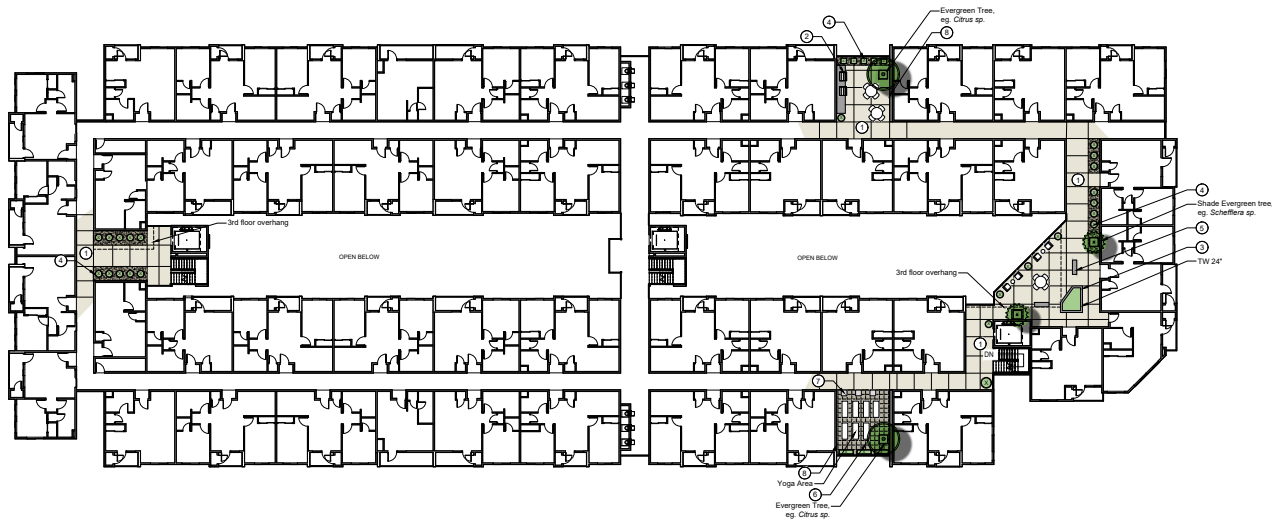
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LOCKWOOD SENIOR APARTMENTS 2
DAILY CENTER DR.
VENTURA, CA 93003

DATE: 01.03.2023
21.19

PRELIMINARY LANDSCAPE PLAN
GROUND LEVEL
L-1
OF 3 SHEETS

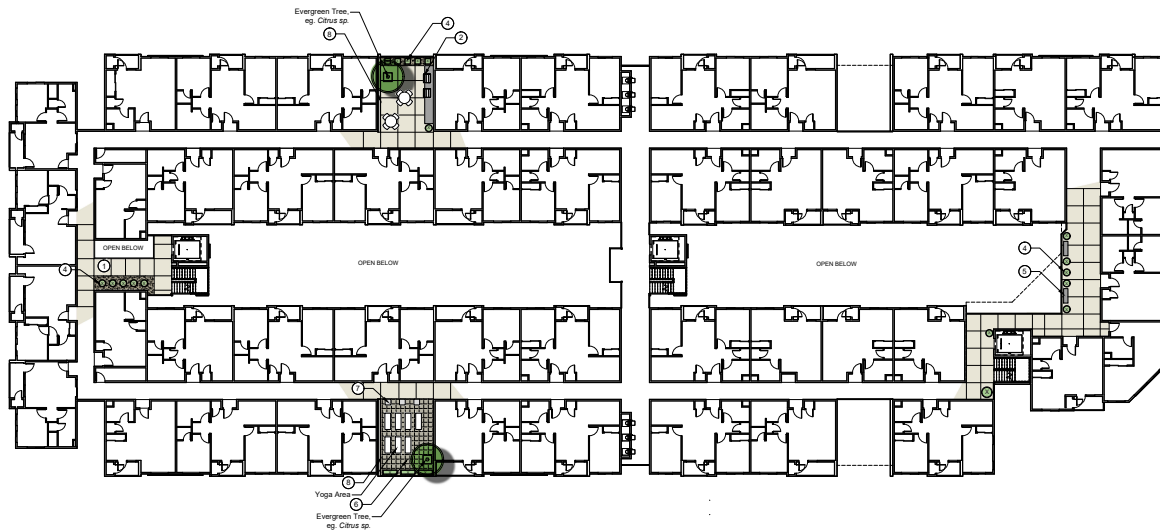
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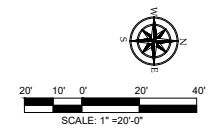
- SITE IMPROVEMENT LEGEND**
2nd + 3rd Floors
- ① Concrete Paving - Integral color TBD, scored per plan
 - ② Concrete counter with BBQ
 - ③ Raised Planter - 1ft. per plan
 - ④ Planters (in gravel where shown)
 - ⑤ Seat Wall - 18\"/>

See Sheet L-3 for Concept + Tree Images

PRELIMINARY LANDSCAPE PLAN
 2nd Floor



PRELIMINARY LANDSCAPE PLAN
 3rd Floor



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 Landscape Architecture / Horticulture / Documentation
 422 E. Main Street, Ventura, CA 93001
 Tel: 805.201.1514
 brodersenassoc@gmail.com
 CA#44860



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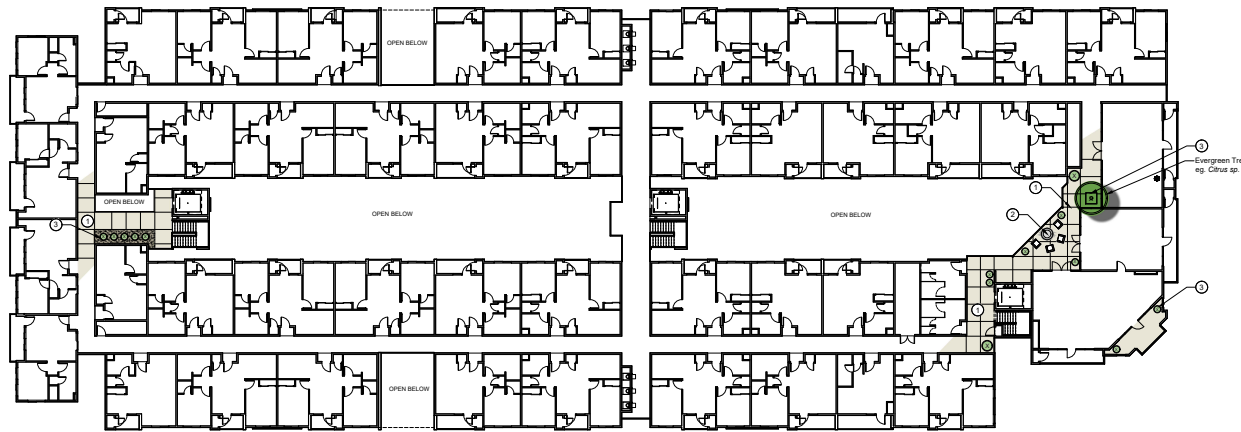
LOCKWOOD SENIOR APARTMENTS 2
 SUITE CENTER DR.
 OAKLAND, CA 94612

DATE: 03/20/23 21.19

PRELIMINARY LANDSCAPE PLAN
 2ND + 3RD FLOOR

L-2
 OF 4 SHEETS

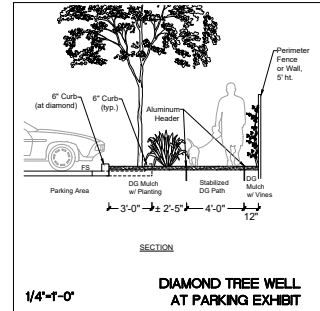
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PRELIMINARY LANDSCAPE PLAN
4th Floor

SITE IMPROVEMENT LEGEND 4th Floor

- 1 Concrete Paving - Integral color TBD, scored per plan
- 2 Fire Feature
- 3 Planters (in gravel where shown)



CONCEPT IMAGES



Outdoor Kitchen with BBQ



Fireplace



Artificial Turf



Linear Firepit



Pots in Gravel



Seat Wall



Planters with Seating



Cube Seat by QCP Corp.

TREE IMAGES



Archontophoenix cunninghamiana



Cercis 'Forest Pansy'



Cercis occidentalis



Citrus sp.



Coccothrinax



Erythrina sp.



Geijera parviflora



Ginkgo biloba



Jacaranda mimosifolia



Olea s. 'Swan Hill'



Platanus racemosa



Platanus acerifolia



Quercus agrifolia



Tecoma stans



Tristemia laurina 'Viegard'



20' 10' 0' 20' 40'
SCALE: 1" = 20'-0"

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brodersenassoc@gmail.com
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LOCKWOOD SENIOR APARTMENTS 2
SITE CENTER DR.
OAKLAND, CA 94612

Size: 21.19

Date: 04/20/21

Drawn by: [blank]

Checked by: [blank]

Reviewed by: [blank]

Approved by: [blank]

Project: [blank]

Sheet: [blank]

Drawn by: [blank]

Checked by: [blank]

Reviewed by: [blank]

Approved by: [blank]

Project: [blank]

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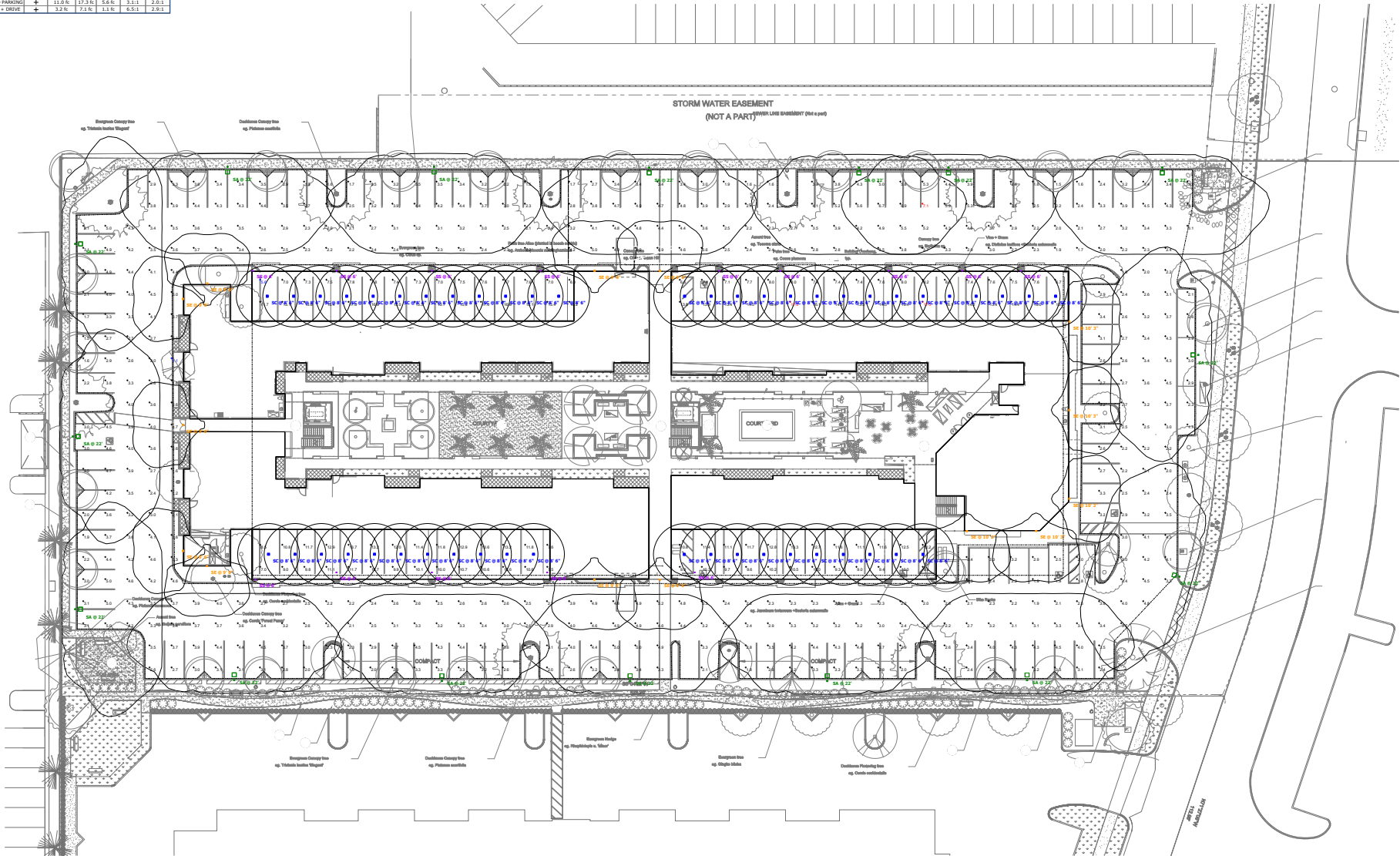
Sheet: [blank]

Drawn by: [blank]

Checked by: [blank]

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	
SA	SA	16	Lithonia	DS41 LED P5 30K BLC MVOLT SPA PERI FINISH /// SSS 20 4C DM184S FINISH	LED AREA LUMINAIRE ON 20FT POLE MOUNTED ON 2" BASE	Lamp LED 30K Lumens Per Lum 12047 Light Loss Factor 0.92 Wattage 138
SC	SC	48	Lithonia Lighting	CMY LED P6 40K MVOLT WH	LED SURFACE MOUNTED CANOPY FIXTURE	Lamp LE 40K Lumens Per Lum 3669 Light Loss Factor 0.92 Wattage 26.35
SE	SE	14	Lithonia Lighting	MOG22 LED P3 30K BLOC TYPH MVOLT SMR (FINISH)	LED WALL MOUNTED WALLPACK	Lamp LED 30K Lumens Per Lum 3015 Light Loss Factor 0.92 Wattage 32.1275
SS	SS	14	TECH	7800WALPWS30302UNVS	LED WALL SCONCE	Lamp LED 30K Lumens Per Lum 1435 Light Loss Factor 0.92 Wattage 48

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
COVERED PARKING	+	11.0 ft	17.3 ft	5.6 ft	3:1	2.6:1
PARKING + DRIVE	+	3.2 ft	7.3 ft	1.3 ft	6.5:1	2.9:1



Plan View
Scale: 1" = 20'



TYPE SE



CNY LED
CNY LED Canopy/Ceiling Luminaire

Specifications

	CNY LED POP/PIF
Width:	36"
Depth:	4.7"
Height:	10"
Depth:	50"

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 250W metal halide luminaires while saving up to 80% energy costs. Caut design mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium

Canopy PIF POP	UL ETL SE IC DMX DMX	Canopy PIF POP
-------------------------------------	--	-------------------------------------



WDGE 2LED
Architectural Wall Sconce
Precision Refractive Optic






Certified
to meet
Energy
Star
standards

Specifications

Depth (D1)	7"
Depth (D2)	1.5"
Height:	9"
Width:	11.5"
Weight (without options)	3.5 Lbs

Introduction

The WDGE LED family is designed to meet specific's every architectural lighting need in a wide range of accepted shapes that blends with any architecture. The clear polycarbonate lens is available in a variety of package lengths (ranging from 1,000 to 20,000 lines), providing a true color solution. Embedded with right-angle LED technology, the WDGE family provides additional energy savings and code compliance.

WDGE with industry leading precision refractive optics provide broad uniform distribution and optical control. When combined with multiple integrated emergency backup lighting options, including an 18W and 120 type options, the WDGE becomes the



Ordering Information **EXAMPLE:** CNYLED P1 50K MVOLT DDB

Series	Performance Package	Color Temperature ¹	Voltage	Finish
OUTLID	P0 1,330 lumens	400 900K	900K 100-277V	ODR 3x1 lumens
	P1 4,300 lumens ²	50K 3000K		WH 930K
	P2 4,300 lumens ²			

Ordering Information

Business

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30612 • Phone: 1-800-785-5579 (7378) • www.lithonia.com
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0470030 POLY-SS

 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-305-7378 • www.lithonia.com
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 **LITHONIA**
LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30612 • Phone: 1-800-335-5597 (7378) • www.lithonia.com WDC2 LED
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TECH LIGHTING

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing
- IP65 Rated

ASPEN 36
shown in bronze

ASPEN 36
shown in charcoal

ORDERING INFORMATION							
PRODUCT	CRI/OCT	LENGTH	LENS	FINISH	VOLTAGE	DRAWING/SON	OPTIONS
SLIMSTAR	827 50 CRI, 7000K	36, 48	Ø 20/25	Ø 20/25	50W 220-240V/50/60Hz	Ø 20/25/30/36	Ø 20/25
	50W 5000K/5600K			Ø 20/25			Ø 20/25

techlighting.com

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** SSS 20 SC DM19 DDB

[illegible]

- [illegible]

PAGE 5

LITHONIA LIGHTING POLK-535

LITHONIA • Two Lithonia Way, Commerce, GA 30007 • Phone 800-542-1100 (Toll Free) • www.lithonia.com • ©2004 Lithonia Lighting Inc. All rights reserved. • Rev. 04-0701

Designer
LS
Date
8/26/2021
Scale
Not to Scale
Drawing No.
Summary

Attachment:

C. Notice of Exemption

NOTICE OF EXEMPTION

Project Description: Lockwood 2 Senior Apartments; Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus Permit). The project is a request for a 168 unit, 100 percent affordable, senior apartment project, for individuals who are 62 years of age or older, with associated site improvements on an approximately 3.08 acre site and adjacent infrastructure improvements offsite. The proposed building would be 4-stories with one- and two-bedroom units ranging between 494 and 843 square feet in size, a community center, onsite management office, media center, and lounge. Additional onsite amenities include outdoor recreational areas for residents and pet amenities. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 80 percent Density Bonus to increase the maximum number of units from 93-units to 168-units and to waive, reduce or modify four development standards related to open space requirements, balcony size and number, landscaped setback requirements, bedroom location, a 6% deviation for Floor Area Ratio (F.A.R.) and apply parking reductions per State regulations. The Project site is located at 2001 Outlet Center Drive (Portion of APN: 213-0-090-285) within the Business Research Park land use designation and the Business Research Park - Affordable Housing Discretionary (BRP-AHD) zone district and developed under the Affordable Housing Discretionary (AHD) Additive Zone regulations. The Project has been found to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15332 (In-fill Development Projects) of the CEQA Guidelines. Filed by Mark Ross, of Sun Village, LLC, on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, CA 90230, the "Property Owner"

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 Sections 15332 (Infill 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 the CEQA. This Project includes revisions to a previously approved project that was previously found to be Categorically Exempt from the CEQA pursuant to Section 15332 of the CEQA Guidelines. The proposed Project meets the requirements of a Class 32 Categorical Exemption because the Project is (i) consistent with the applicable 2030 General Plan land use designation and all applicable 2030 General Plan policies as well as with applicable zoning designation and regulations with concessions, waivers, or reductions to development standards as allowed by the ministerial Density Bonus request pursuant to Government Code Section 65915. (ii) The Project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. (iii) Additionally, the project site has no value, as habitat for endangered, rare or threatened species. (iv) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. There are no Exceptions to the Exemptions (Section 15300.2) which could apply to this project.

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 Categorical 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)

Joe Pearson II,
Interim Planning & Environmental Services Manager

Attachment:

- D. Zoning Consistency Table (AHD Development and Design Standards, Applicable R-4 and BRP Standards, and Attached Dwelling Unit Standards)

Consistency Analysis			
PZ# 21-500-10 (SUP) & 21-535-06 (DB): Lockwood 2 - Senior Apartments			
Zone: Underlying Zone: BRP (Sec. 16-164) Additive Zone –AHP (Secs. 16-420 et seq)	Applicable Standards: (a) R-4 High Rise Residential development standards applicable – Secs. 16-70 to 16-79	(b) Attached Dwelling Unit development standards applicable – Secs. 16-360 to 16-363	(c) Additive Zone Development and Design Standards Secs. 16-420E through 16-420I

	Affordable Housing Additive Zone Standards Sections 16-420E through Section 16-420I		
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Max. building Height Sec. 16-420G(B)	5 stories not to exceed 56 feet	4 stories, 52'3" high	Yes See A-2.1 Building Elevations
	BRP zone standards applicable		
	Front: 30 ft.; 40 ft. when adjacent to designated thoroughfare	60 ft. (Lockwood Street)	Yes See A-0.3 Site Plan & G-001 Development Standards Block
	Side: Equal to height of building unless otherwise permitted by a SUP	53 ft. and 51 ft.	Yes See A-0.3 Site Plan & G-001 Development Standards Block
	Rear: 20 ft.	56 ft.	Yes See A-0.3 Site Plan & G-001 Development Standards Block
	Street: Half of height of building		
Density Sec. 16-420F.		30 units per acre +80% Density Bonus (100% Affordable)	Yes See G-001 Development Standards Block

	Minimum 20%	100% affordable to lower income households	Yes See G-001 Project Description
Design Standards Sec. 16-420I.	Neighborhood Compatibility Sec. 16-420I(A)	Project is not abutting or across the street from single family neighborhood therefore no additional requirements necessary	N/A
	Building Design Sec. 16-420I(B)	Building orients towards internal courtyard	Yes See A-2.2 Courtyard Elevations
		Building carries same theme on all elevations.	Yes See A-2.1-2.4 Elevation Sheets
		Architectural articulation on all four sides.	Yes See A-2.1 Elevation Sheets
		Exterior siding nonreflective and nonmetallic use of stucco	Yes See A-2.3 & Materials Sample Board
		Affordable and market rate units not distinguishable	Project is 100% affordable
		No blank walls greater than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas	Yes See A-2.1 - A-2.4 Elevation Sheets
		Buildings over 3 stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change or color change.	Yes See A-2.1 - A-2.4 Elevation Sheets
		On-grade parking podiums and parking structures	N/A
		Exterior window and door openings shall have trim surrounds or can be recessed from wall plane by a min. of 3 inches.	Yes See A-2.3, 2.4 Elevation Sheets

		Two materials on any building frontage with any one material comprising at least 20% of the building frontage.	Yes See A-2.3 Colored Elevations
		Building facades shall be multi-colored.	Yes See A-2.3, 2.4 Elevation Sheets
	Massing and articulation Sec. 16-420I(C)	Minimum of 2 features such as balconies, cantilevers, dormers, bay windows, patios, individualized entries and accent materials incorporated into each building	Yes See A-2.1-2.4 Elevation Sheets
		A minimum of one-foot offset is required for wall plan that exceeds 30 feet in length	Yes See A-2.1, 2.3 Building Elevations
		Buildings over 3 stories shall have major massing breaks at least every 100' along any street frontage. Major breaks shall be a minimum of 30" deep and four feet wide and extend the full height of the building.	Yes See A-2.1, 2.3 Building Elevations
		Minor massing breaks at least every 50' along the street frontage, with a minimum 1' deep and four feet wide and extending the full height of the building.	Yes See A-2.1, 2.3 Building Elevations
		Rooflines shall be vertically articulated at least every 50' along the street frontage	Yes See A-2.1, 2.3 Building Elevations
		Within 20' of an R-1 District boundary, etc.	N/A
	Site Design Sec. 16-420I(D)	Dwelling units abutting common open space areas and parks must have minimum of one window located to overlook same.	Yes See A-0.3 Site Plan & A-1.1 Floor plan

		Garages and carports designed to include a minimum of two of the following from the main building: materials, detailing, roof materials and colors.	Yes See A-2.3 Building Elevations
		Controlled entrances to parking facilities	N/A
		Directional signage at main building entrance for bicycle parking not visible from street Must be provided.	Yes See A-0.3 Site Plan
		Within commercial zones, parking shall not be allowed within the front setback areas and direct pedestrian access to the building must be provided from the public right-of-way.	Yes N/A (BRP)
		Within commercial zones, must have direct interaction with the public right-of-way. Ground floor residential units which from the public right-of-way shall locate kitchens and other living spaces to front on the public right-of-way. Second and third floor residential units encouraged to place kitchens and other living spaces to overlook public right-of-way.	Yes Requesting waiver See G-001 Concessions & Waiver table
		Surface parking may be open or covered and screened from street views by buildings, walls landscaping, a planted berm, etc.	Yes See A-0.3 Site Plan & A-2.1 Elevations
		Frontage improvements consistent with Public Works plates	Yes See A-0.3 Site Plan
		Common use site areas shall include refuse collection, mail distribution, laundry, recreation and congregation.	Yes See A-0.3 Site Plan & A-1.1-1.4 Floor Plans

		Secured mail and parcel distribution areas well lit, secure and open to tenants at all times.	Yes See A-1.1 Floor Plan & A-0.8 Security Plans
	Accessory Elements Sec. 16-420I(E)	Perimeter fencing	Yes South and West Sides
		Solid fencing between private yards and common open spaces	N/A
		Screen all rooftop, wall mounted or ground mounted equipment.	Yes See A-1.5 Roof plan & A-2.1 Elevations
		All exterior storage facilities shall be screened within an enclosure with walls	N/A
		All wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers shall be located in the least prominent locations and camouflaged using building materials, and colors and/or landscaping.	Yes See A-0.3 Site Plan
		Refuse enclosures designed to comply with City Material Management and Enclosure Design Guidelines, shielded with access for pedestrians without opening large gates, and provide lighting, and locate so that no dwelling is closer than 20' or more than 150 feet from a residential unit.	Yes See A-1.1 - A-1.4 Floor Plans

Special Development Requirements Sec. 16-420J.	For developments located within or adjacent to industrial or commercial zoned property. Determine if multifamily is compatible with surrounding uses. Consider noise, odors, truck traffic and deliveries, hazardous materials handling/storage, air emissions, soil/groundwater contamination and complete sidewalk circulation systems and bus stops. Sec. 16-420J(A)		N/A
	Residential Disclosures Sec. 16-420J(B)	Disclosure to residents regarding issues associated with living in a mixed-use environment	Will be addressed by conditions and part of leasing application process.
			N/A
	Health Risk Assessment Sec. 16-420J(D)	If located within 1,000 square feet from truck bays of an existing distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units or where transport refrigeration unit operations exceed 300 hours per week	N/A
		1,000 square feet from industrial facility which emits toxic air contaminants	N/A
	Odor Assessment Sec. 16-420J(E)	1,000 square feet from an industrial facility that emits substantial odors	N/A
	Noise standards Sec. 16-420J(F)	Vibration impacts from construction implement techniques which reduce vibration below FTA criteria	Will be addressed through project conditions

		Noise on patios and/or balconies shall meet 65 dBA CNEL standards	Address through project conditions
	Hazardous materials standards Sec. 16-420J(G)	Where development sites have existing facilities to be demolished as part of project, must mitigate impacts.	N/A
	Public Safety standards Sec. 16-420J(H)	Locate recreation areas adjacent to residential uses	Yes See A-1.1-1.4 Floor Plans
		Crime Prevention Through Environmental Design concepts	Yes See A-0.7 – A-0.10 Security Plans
		Security Plan that includes management contact 24 hours a day; cameras; access control systems into common areas; secure postal and parcel delivery; quick removal of graffiti; and enforcement of restricted parking spaces.	Address through project conditions. See A-0.7 – A-0.10 Security Plans
		Wayfinding sign program to aid emergency responders	Yes See A-0.3 General Notes, and KN at entry
		Click2Enter access system	N/A
		Security at secured entrances and exits separate from nonresidential uses.	N/A
		Windows adjacent to industrial uses	N/A
R-4 High Rise Residential development standards Secs. 16-70 to 16-79			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
SEC. 16-78. INTERIOR YARD SPACE	Each lot shall provide for interior yard space in an area equal to at least 30 percent of the lot area. This interior yard space shall be completely open from ground to sky except for a patio or pergola or the projections of those items referred to in	The project is providing 13% interior yard space.	N/A Per the Attached Dwelling Unit Development Standards. Sec. 16-362(C)) and (D). In addition, the project is entitled to a concession under the state density bonus law.

	sections 16-304 through 16-307. The interior yard space shall be located in an area between the required front yard setback and the rear property line. Each interior yard space area shall have a minimum dimension of 15 by 15 feet. The interior yard space shall be completely separate from any area required for automobile circulation. Twenty-five percent of the required interior yard space may be on decks if such decks have a minimum dimension of ten feet and a minimum of 200 square feet, and are directly accessible from the units served. All decks shall be open to the sky except for allowed roof projections and shall be provided with flooring and railings suitable for outdoor activity.		
		BRP DEVELOPMENT STANDARDS Sec. 16-164	
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Sec. 16-164 Minimum Lot Size	20,000 s.f.	134,165 s.f.	Yes See G-001 Cover Sheet
Sec. 16-164 Minimum lot width: Interior lots Corner lots	100' 150'	N/A	N/A Site Approx. 243' x 527'

		Project exceeds minimum requirements. See Site Plan. Approx. 242'	Yes See A-0.3 Site plan
Sec. 16-164 Maximum lot coverage	40%	Approx. 27%	Yes See A-0.3 Site Analysis
Sec. 16-164 Maximum floor area ratio	100%	Approx. 1.05%	NO 10% numerical deviation request
Sec. 16-164 Minimum lot depth	150'	Project exceeds minimum requirements. See Site Plan. Approx. 527'	Yes See A-0.3 Site Plan
Parking	Under Sec. 16-622, 201 parking spaces are required. However, if a project meets the requirements of Gov't Code Section 65915, Sec. 16-622 is not applicable.	Sec. 16-410P(F)(2) requires 84 parking spaces Garage parking is not required for affordable housing projects seeking density bonus permit. Provided: 189	Yes See G-001 Parking Analysis

Attached Dwelling Unit development standards applicable –Secs. 16-360 to 16-363			
Minimum dwelling size SEC. 16-362(A)	One bedroom: 450 square feet; two or more bedrooms: 800 square feet	1 BR: 662 s.f. avg. 2 BR: 841 s.f. avg. Jr. 1-BR: 546 s.f. avg.	Yes See G-001 Unit Count
(Sec. 16-362C)	Multiple-family attached dwelling units of 12 units or more shall provide common recreational facilities with interior yard space areas to include, but not be limited to, one or more of the following: (1) Swimming pools; (2) Spa; (3) Tennis and/or basketball or volleyball courts; (4) Barbecues and outdoor picnic facilities; (5) Recreation buildings; (6) Exercise courses and stations; (7) Children's play equipment; and (8) Such other facilities as are approved by the planning commission.	Pool, barbecue area, recreational area, fitness provided.	Yes See G-001 Amenities Block • Pool • Commercial Center • Lounge • Barbeque Area • Fitness Center • Yoga Decks • Multi- Purpose Room
Open area Sec. 16-362(D)	Projects having 12 or more units shall provide at least one lawn area of not less than 2,500 square feet and having a minimum dimension of not less than 35 feet.	See site plan. +/- 3,600 s.f.	Yes See A-0.3 Site plan
Distance to garage from dwelling unit Sec. 16-362(E)	The maximum distance to a garage from any dwelling unit entry shall be 75 feet.	Furthest parking space to an entrance to the building is 75 ft.	N/A No garages Parking Incentive
Balconies and patios Sec. 16-362(F)	All second story dwelling units shall have at least one patio or balcony, having a minimum dimension of ten feet.	Concession requested under State Density Bonus Law. Some units do not have a balcony or patio and those that do, do not have minimum 10 ft. dimension.	No, but utilizing permitted State Density Bonus Law concession.

Balcony enclosures Sec. 16-362(G)	All balconies and patios shall have railings or walls which provide at least 50 % enclosure.	See plans	Yes See A-2.1-2.4 Elevations
Storage areas Sec. 16-362(H)	Each dwelling unit shall have a storage area of at least 225 cubic feet. The storage area may be included in the garage area, but may not intrude into the minimum garage dimensions.	All units meet minimum area by including bedroom closets. Also, because project is 100% affordable a 10% adjustment to numerical development standards is allowed. Sec.16-420G(E)	Yes See A-1.3 & 1.4 Unit layouts
Garages Sec. 16-362(I)	All garages shall have automatic garage door openers. All garage doors shall have architectural treatment or detail.	Project is using tuck under parking only. No garages.	N/A No garages Parking Incentive
Utility meters Sec. 16-362(J)	Wall-mounted utility meters shall be screened or integrated into the building design.	Located in utility room.	Yes See A-0.3 Site Plan and Elevation sheets
Refuse enclosures Sec. 16-362(K)	Refuse enclosures shall be designed to reflect the major design elements or details of the residential units and shall provide an access for persons separate from the refuse vehicle access.	Located inside the building.	Yes See A-1.1-1.4 Floor Plans
Architectural Design standards Sec. 16-165(1)(b)	A minimum of two types of building texture or materials, exclusive of window glazing and frames, shall be provided on all building elevations having exposure to public streets or residential areas.	See exterior elevations and floor plans to demonstrate compliance.	Yes See A-2.1-2.6 Elevations & Materials sample Board

Attachment:

E. Draft Planning Commission Resolution

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-500-10 (SPECIAL USE PERMIT) AND 21-535-06 (DENSITY BONUS) TO ALLOW THE CONSTRUCTION OF A 4-STORY, 168 UNIT, 100 PERCENT AFFORDABLE ACTIVE SENIOR APARTMENT PROJECT, FOR INDIVIDUALS WHO ARE 62 YEARS OF AGE OR OLDER, WITH ASSOCIATED SITE IMPROVEMENTS AND ADJACENT INFRASTRUCTURE IMPROVEMENTS OFFSITE AND TO AUTHORIZE A MINISTERIAL DENSITY BONUS TO ALLOW FOR EIGHTY PERCENT DENSITY BONUS, FOUR CONCESSIONS, AND APPLICATION OF REDUCED PARKING REQUIREMENTS PURSUANT TO STATE DENSITY BONUS LAW (GOVERNMENT CODE 65915) ON AN APPROXIMATELY 3.08 ACRE SITE LOCATED AT 2001 OUTLET CENTER DRIVE (PORTION OF APN: 213-0-090-285) WITHIN THE BUSINESS RESEARCH PARK - AFFORDABLE HOUSING DISCRETIONARY (BRP-AHD) ZONE DISTRICT AND DEVELOPED UNDER THE AFFORDABLE HOUSING DISCRETIONARY (AHD) ADDITIVE ZONE REGULATIONS, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY MARK ROSS, OF SUN VILLAGE, LLC, ON BEHALF OF SUNBELT ENTERPRISES, LLC, 5715 MESMER AVENUE, LOS ANGELES, CA 90230, THE “APPLICANT”.

WHEREAS, Mark Ross (the “**Applicant**” and/or “**Developer**”) filed entitlement applications with the City of Oxnard on November 22, 2021, Special Use Permit (PZ 21-500-10) and a Density Bonus Permit (PZ 21-535-06); and

WHEREAS, if the aforementioned entitlement applications are collectively approved by the City of Oxnard, the project would be permitted to develop a 3.08-acre Project site with a 168 unit, 100 percent affordable, active senior apartment project with associated site improvements at the subject project site (Portion of APN: 213-0-090-285); and

WHEREAS, the Density Bonus application seeks four development Concessions/incentives pursuant to Government Code Section 65915(d) (State’s Density Bonus law) to: i) reduce open space requirements by reducing the Interior Yard Space from 30% to 13%; ii) eliminating the required number and size of balconies while still providing balconies to residential units; iii) eliminating the required 30-foot front yard landscaped setback; iv) allow bedrooms to face public way at ground floor. The Density Bonus application also includes a parking reductions to eliminate required parking per State regulations while providing 184 parking spaces onsite; and

WHEREAS, on May 5, 2022, 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. 21-500-10 (Special Use Permit) to allow the

construction of a 168 unit, 100 percent affordable, active senior apartment project, for individuals who are 62 years of age or older, with 184 total parking spaces, community center, gym, game/card room, media/theatre room, lounge, coffee bar, conference room, swimming pool with bar-b-que and fireplace area, fitness center, and an outdoor dog walk area on a 3.08-acre site located at 2001 Outlet Center Drive (Portion of APN: 213-0-090-285) in accordance with Section 16-531 of the Oxnard City Code and 21-535-06 (Density Bonus) requesting the ministerial approval of a Density Bonus Permit. The Special Use Permit will allow the Floor Area Ratio (F.A.R.) to exceed the maximum allowed by no more than 10%. The Density Bonus request will allow for a 80 percent Density Bonus, use of State parking requirements, and four Density Bonus concessions pursuant to State Density Bonus Law (Government Code 65915) and Oxnard City Code Sections 16-410 and 16-420. The four Density Bonus concessions, waivers or reductions are as follows:

Project Deviations

Deviation	6% increase in the maximum Floor Area Ratio (FAR)
Density Bonus Concession (4)	1. Interior Yard Space (IYS) reduction 13% (30% required) 2. Patio & Deck minimum size (10 feet X 10 feet required) reduction 3. Front-Yard setback reduction of 30-feet 4. Bedroom facing public way at ground floor
State Bonus Density Parking Reductions	Provide 184 parking spaces onsite; however, none of the spaces will be considered "required" parking spaces 5. 0 space per unit (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 6. 0 uncovered parking (Garage required by the OCC) 7. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

(the "**Project**"); and

WHEREAS, Sections 16-531 and 16-410F of the Oxnard City Code authorizes the Planning Commission to approve a Special Use Permit and Density Bonus Permit, respectively; and

WHEREAS, as a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring that 100% of the residential units be affordable at the low-income level in compliance with Section 65915 for a period of at least 55 years.

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in the City's Affordable Housing -AHP and -AHD Additive Zones (Division 7C, OCC Section 16-420); 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, the Planning Commission finds that the Project meets all necessary criteria of OCC Section 16-420, 16-410, and Government Code Section 65915 to be considered eligible for the requested concessions; and

WHEREAS, the Planning Commission finds that the concessions are not contrary to any federal, state or local law; 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 set out in the City's Affordable Housing -AHP and -AHD Additive Zones (Division 7C, OCC Section 16-420); and

WHEREAS, the comments of the Planning Commissioners, members of the public, and interested groups and agencies have been adequately responded to; and

WHEREAS, the Planning Commission finds after due study and deliberation that it is a reasonable exercise of the City's police powers to condition the project to ensure the continued health, safety, and welfare of the public by providing housing opportunities inclusive of affordable housing units for the residents of the City of Oxnard; and

WHEREAS, the Special Use Permit and Density Bonus are consistent with the policies and directives in the 2030 General Plan and Zoning Ordinance to allow development to those areas that can be served by existing or planned utilities, transportation, and service systems; and

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 development in particular; and

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

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 (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 2030 General Plan land use designation of Business Research Park land use designation and the Business Research Park - Affordable Housing Discretionary (BRP-AHD) Zone. The Project site is directly surrounded by urban development encompassed by a medical building to the south, a car dealership to the west and a shopping center to the east. Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent surrounding urban uses. The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The Project is consistent with the City of Oxnard 2030 General Plan and would not result in any significant effects relating to traffic, noise, air quality, or water quality would be adequately served by all required utilities and public services. 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 construction of a 168 unit, 100 percent affordable, active senior apartment with, 184 total parking spaces, community center, gym, game/card room,

media/theatre room, lounge, coffee bar, conference room, swimming pool with bar-b-que and fireplace area, fitness center, and an outdoor dog walk area on a 3.08-acre site 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 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 urban development encompassed by a medical building to the south, a car dealership to the west and a shopping center to the east. Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent surrounding urban uses. The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The Project is consistent with the City of Oxnard 2030 General Plan and would not result in any significant effects relating to traffic, noise, air quality, or water quality would be adequately served by all required utilities and public services. 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 state 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 November 22, 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 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.

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 other adopted standards.**

As described in the Staff Report, the Project consists of the construction of a 168 unit, 100 percent affordable, active senior apartment project, for individuals who are 62 years of age or older, with 184 total parking spaces, community center, gym, game/card room, media/theatre room, lounge, coffee bar, conference room, swimming pool with bar-b-que and fireplace area, fitness center, and an outdoor dog walk area on a 3.08-acre site in the Business Research Park - Affordable Housing Discretionary zone (BRP-AHD) zone. The City's 2030 General Plan land use designation for the subject site is BRP. On October 5, 2021, the City Council adopted the 2021-2029 6th Cycle Housing Element which identified the Project site for designation of a residential overlay zone. The intent of the affordable housing additive zones is to provide opportunities for the development of affordable residential housing units to assist the City reach its regional housing needs allocation (RHNA) as determined by the California Department of Housing and Community Development (HCD). Through adoption of City Council Ordinance No. 2999, the residential overlay zone was codified under Division 7C (Affordable Housing -AHP and -AHD Additive Zones) of the OCC. The Project site has an AHD additive zone which allows for residential development with an allowable density of up to 30 units per acre. Under the -AHD additive zone density allowance, the 3.08-acre site could accommodate a maximum of approximately 93 units. However, OCC Section 16-420G(B), affordable housing additive zone sites such as the -AHD additive zones are eligible for the state Density Bonus if the developer files a Density Bonus permit request under

Division 7A of Article V of Chapter 16 (Density Bonus and Related Incentives and Concessions Program). As such, the Project is requesting a total of 168 units based on the State and City Density Bonus laws. The 168-unit Project is found consistent with the General Plan land use designation with the density allowed by both the City's -AHD additive zone and the State Density Bonus.

As discussed in detail in the Planning Commission Staff Report Sections 6(b), 6(c), and 6(d), the Project, as designed and conditioned, meets all applicable development standards with the approval of the Density Bonus Permit (PZ 21-535-06) and reductions to development standards deviations as identified in the Staff report and acknowledgement of the Density Bonus eligible vehicle parking ratios for projects which meet the criteria of Government Code Section 65915.

The construction of the proposed apartment complex 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 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, the Project site is an infill development proposed to be improved with a 168-unit, 100 percent affordable senior apartment complex, for individuals who are 62 years of age or older. The use is consistent with uses considered and permitted by the Business Research Park - Affordable Housing Discretionary zone (BRP-AHD) zone. The Project is consistent with the 2030 General Plan land use designation. The Project site is surrounded by urban development encompassed by a medical building to the south, a car dealership to the west and a shopping center to the east. 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 surrounding urban area. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, Traffic Codes and Planning Division requirements. Therefore, as conditioned, the 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, and as conditioned, the project will meet the development standards of the BRP-AHD zone. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the BRP-AHD zone as stipulated in the Oxnard City Code and the standards contained within City Council Resolution No. 7658 that are intended to encourage amenities that enhance the livability of attached dwelling units with the exception the concessions permitted under the State's Density Bonus Law which include the following:

Project Deviations

Deviation	1. 6% increase in the maximum Floor Area Ratio (FAR)
Density Bonus Concession (4)	1. Interior Yard Space (IYS) reduction 13% (30% required) 2. Patio & Deck minimum size (10 feet X 10 feet required) reduction 3. Front-Yard landscaped setback reduction of 30-feet 4. Bedroom facing public way at ground floor
State Bonus Density Parking Reductions	Provide 184 parking spaces onsite; however, none of the spaces will be considered "required" parking spaces 5. 0 spaces per unit (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 6. 0 uncovered parking (Garage required by the OCC) 7. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

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. As such, this project meets this finding.

- (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.**

The project will be accessed by a driveway off of Outlet Center Drive and another driveway off of Lockwood Street. As such, 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 described in the

Planning Commission Staff Report Section 6. As such, this project meets this finding.

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

As described in the staff report, the Project is considered 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 Outlet Center Drive. Sewer connections serving the proposed parcel will be provided by existing lines on both Outlet Center Drive. 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. As such, this project meets this finding.

- (6) **Division 7C. Affordable Housing -AHP and -AHD Additive Zones Findings (Oxnard City Code Section 16-420L- Findings)**

- A. Community-level environmental review as defined in the California Public Resources Code, Section 21159.20, has been adopted or certified, and the development consistent with the project evaluated in the environmental document, or the development is otherwise exempt from the California Environmental Quality Act.**

The Housing Element is subject to review in accordance with CEQA. The City prepared an Initial Study - Mitigated Negative Declaration (IS/MND - No. 2021-01) for the proposed 2021-2029 Housing Element and related Ordinance Amendment actions, including the creation of the Affordable Housing -AHP and -AHD Additive Zones, in accordance with CEQA Guidelines, Section 15070. Mitigation measures were minor and pertained to standard mitigations to address biological and paleontological resources. These mitigation measures are to be incorporated into development projects associated with the AHP and AHD Additive Zones identified in the 2021-2029 Housing Element, such as the subject project.

In accordance with Section 15332 (Class 32, In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as 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 the Project is (i) consistent with the applicable 2030 General Plan land use designation and all applicable 2030 General Plan policies as well as with applicable zoning and regulations with concessions, waivers, or reductions to development standards as allowed by the ministerial Density Bonus request pursuant to Government Code Section 65915. (ii) The Project occurs within City

limits on a project site of no more than five acres substantially surrounded by urban uses. (iii) Additionally, the project site has no value, as habitat for endangered, rare or threatened species. (iv) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. There are no Exceptions to the Exemptions (Section 15300.2) which could apply to this project. Therefore, this Project meets this finding.

B. The development and other projects approved prior to the approval of the development can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.

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 Outlet Center Drive and Lockwood Street. Sewer connections serving the proposed parcel will be provided by existing lines on Lockwood Street. 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 conditioned to pay all applicable fees. As such, this project meets this finding.

C. The development does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.

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. Therefore, this Project meets this finding.

D. The development site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.

The Project site is not located within a very high fire hazard severity zone. The Project site is surrounded by commercial and medical development encompassed by a medical building to the south, a car dealership to the west and a shopping center to the east. The surrounding medical and commercial uses are not known to carry a high risk of fire or explosion from materials stored or used to undertake services within their respective buildings. Based on the information provided, this Project meets this finding.

E. The development site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.

The Project site is a 3.08-acre, relatively flat infill site that does not contain any development or known chemicals that would present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency. Therefore, this Project meets this finding.

F. The development is not located on a site that is any of the following:

(1) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

The Project site is not defined as prime farmland or farmland of statewide importance as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation. Furthermore, the Project site is zoned BRP-AHD and is not subject to the Save Open Space and Agricultural Resources (SOAR) ordinance. As such, this Project meets this Finding.

(2) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW2 (June 21, 1993).

The Project site is not defined as a wetland. Therefore, this Project meets this finding.

(3) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51184, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

The Project site is not located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51184, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. Based on the aforementioned, this Project meets this finding.

(4) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

The Project site is not listed as a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. Therefore, this Project meets this finding.

(5) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18401) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

The Project site is not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist. As such, this Project meets this finding.

(6) Within a floodplain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

The Project site is not located within a floodplain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations. Therefore, this Project meets this finding.

(7) Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

The Project site is not located within a floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. As such, this Project meets this finding.

(8) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The 3.08-acre Project site is not identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan. Based on the aforementioned, this Project meets this finding.

(9) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The 3.08-acre Project site is not identified as containing habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec.

1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). Therefore, this project meets this finding.

(10) Lands under conservation easement.

The Project site is a 3.08-acre vacant site surrounded by medical and commercial uses that has been previously disturbed and does not contain a conservation easement. Based on the aforementioned, this Project meets this finding.

G. The development is not located on a site where any of the following apply: (1) The development would require the demolition of the following types of housing:

(a) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

The Project site is a 3.08-acre vacant site that does not contain housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income. As such, this Project meets this finding.

(b) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

The Project site is a 3.08-acre vacant site that does not contain housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is Categorically Exempt from CEQA pursuant to Article 19, Section 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 Division 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 approves Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus Permit), subject to the attached conditions of approval.

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

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

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1).
2. This permit is granted for the plans dated May 5, 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”) 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 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 Building and Engineering Division. (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. 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 Building and Engineering shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
25. 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)
26. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, PK-14)
27. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, PK-15)
28. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
29. 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)

30. 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)
31. 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)

POLICE DEPARTMENT CONDITIONS

Exterior Lighting

32. A condition of approval requires compliance with the Outdoor Lighting Code & Guidelines:

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

prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

33. 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.
34. All exterior lighting shall operate from dusk to dawn.
35. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
36. 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.
37. 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.
38. 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.
39. Interior parking facilities shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Walls, ceilings and supporting posts or pillars shall be painted white or off-white to provide maximum reflectivity.

Parking Facility

40. Interior parking facilities including “tuck under parking” shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Walls, ceilings and supporting posts or pillars shall be painted white or off-white to provide maximum reflectivity.
41. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

Security Camera Systems

42. A security camera system shall be installed and operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all

vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:

- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale 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 capability to facilitate the later identification of persons involved in criminal or problem activities.
- 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 a period of at least 30 days.
- f. Recorded images shall bear a date and time stamp that cannot be altered.
- g. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground.
- h. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
- i. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- j. A camera shall be dedicated to capture an image of any person accessing the call system at the exterior of the primary entrance.
- k. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
- l. Prior to the issuance of the Certificate of Occupancy, the developer shall submit via specialprojects@oxnardpd.org one daytime and one nighttime still image generated from each camera monitoring a pedestrian or vehicular entrance to the site illustrating the image of a person or vehicle entering the site. The intent of this provision is to illustrate that each camera is properly mounted and focused to capture images required under subsections "g" and "h" of this condition.

Access Control Systems

40. The site shall be equipped with an access control system that shall restrict human and vehicle access to semi-public areas of the site. The areas considered "semi-public" shall include: parking areas restricted to residents, the building lobby, mailroom, shared hallways, laundry rooms, activity rooms, pool and physical fitness facilities.
41. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access, as appropriate, for an

individual user. The system shall have the capability to add or subtract an access instruments assigned to a particular residential unit, employee, or service provider.

42. The access control system shall include a call system at exterior of the site's primary entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.
43. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.
44. "Click-To-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders.

Security Plan

45. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The plan shall include:
 - a. The Security Plan Sheet that identifies the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
 - b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
 - c. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
 - d. The Security Plan shall identify all the components of the access control system their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model.

Police/Site Management Cooperation

46. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:
 - a. Site management shall establish a dedicated email address for the site. Once the email address has been established, site management shall send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number, dedicated email address, and the person managing the site.
 - b. A sign posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.
 - a. Site management shall participate in crime prevention programs designed for multi-unit residential housing facilities.

- b. The property owner shall inform the Oxnard Police Department changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.
47. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.
48. A Security Plan shall be submitted to and approved by the Police Department prior to the issuance of building permits. The submission shall be made in a pPDF format and sent to specialprojects@oxnardpd.org. The email “subject line” shall have the 7-digit Planning “PZ” number and the site’s address to identify the project. The plan shall include the location of the security features at the site consistent with the Security Plan Requirements document provided during the development review process. The Security Plan shall not be submitted with other development documents or plan sheets. This is done to maintain a level of confidentiality of the security features of the site between the developer/end user of the development and the Oxnard Police Department.

Alarms

49. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

Landscape

50. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.
51. 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.
52. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.
53. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.
54. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.

Site Management

55. Developer/owner/site management shall inform owners and renters via CC&Rs, HOA, or tenant rules, the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should police respond to a disturbance multiple times, a service charge may be incurred up to \$500.
56. Developer/owner/site management shall inform tenants of the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should police respond to a disturbance multiple times, a service charge may be imposed.
57. Developer/owner/site management will enroll project in and comply with the Oxnard Police Department "Crime Free Multi-Housing Program" as applicable to this housing development. For enrollment information, contact the Crime Prevention Officer at (805) 385-8349.
58. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
59. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.

Signage

60. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
61. The property management firm responsible for managing the site shall post a minimum of two signs, each visible from the public right of way, identifying the management company's name, phone number and email address dedicated to the specific site.
62. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number and the email address dedicated to the site management office.
63. A sign shall be posted at each entrance to the site stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".
64. Pool area signage, tenant rules & CC&Rs - Amplified music shall not be audible beyond the confines of the pool area.

Mail Delivery

65. Mail and parcel delivery shall be in an area controlled by the building's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:

- a. A Knox Box shall be installed to provide access for USPS to the lobby/mailroom area. The developer shall contact the Oxnard Postmaster for specific requirements.
 - b. A secure mailbox shall be provided for each residential unit.
 - c. A secure system for receiving parcel deliveries shall be established and maintained.
 - d. Site management shall provide rules in tenant agreements outlining the safe and secure management of parcel deliveries. These rules shall include, but are not limited to: management's role in mail and parcel delivery, size limitation for parcels, process for handling oversized parcels, and other mail and parcel related matters.
66. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the requirements of the USPS.

FIRE DEPARTMENT STANDARD CONDITIONS

67. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. 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*)
68. 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*)
69. 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*)
70. 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. The tests must be certified by a mechanical, civil, or fire protection engineer. 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*)
71. 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*)
72. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
73. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)

74. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
75. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
76. 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)
77. 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)
78. Developer shall install in each structure in the project an 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 provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)
79. Signalized intersections at Gonzales Road & Solar Drive and Gonzales Road & Lombard Street/Outlet Center Drive shall be equipped with pre-emption equipment. (FD/TR, F15)
80. 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)
81. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, F-17)

FIRE DEPARTMENT SPECIAL CONDITIONS

82. 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.
83. Secondary fire access lane shall be constructed of concrete surface for the entire length of the road. Secondary fire access lane shall be a minimum of 20-feet wide measured curb to curb and shall have a 26-feet wide by 40-foot long paved section centered at each fire hydrant.
84. Locate Fire Department Connection and provide a fire hydrant with 50-feet.
85. Class I standpipe is required in each stairwell and within the parking area.
86. Fire sprinkler coverage is required for:
 1. Covered Parking.

2. Patios, overhangs or any other projections that are 48" or more from the structure.
 3. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 4. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
87. 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.
88. Ensure landscape trees do not block bedroom emergency window exits.
89. 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.
90. Gurney size elevators will be required.

PLANNING DIVISION STANDARD CONDITIONS

91. 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)
92. 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)
93. 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 in all sets of construction documents and specifications for the project. (PL, PL-3)
94. 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)
95. 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)
96. 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)

97. 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.
98. 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)
99. 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)
100. Developer shall provide graphic site directories at principal access points. (PL/B, *PL-10*)
101. 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)
102. 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)
103. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
104. 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)

105. 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)
106. 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).
107. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, PL-17)
108. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art, and General Plan maintenance connection and/or impact fees before issuance of building permits.
109. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons with adequate lighting. 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)
110. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, PL-24)
111. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, PL-30)
112. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall

be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)

113. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, PL-42)
114. 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)
115. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)
116. Where feasible, Developer shall locate individual unit plumbing within individual unit walls, as opposed to common or shared walls, and shall paint roof vents to match the roofing material. (PL/B, PL-40)

PLANNING DIVISION SPECIAL CONDITIONS

117. All project statistics within the plan set are to be updated in response to alterations that are made to comply with project conditions prior to the project being submitted to the initial plan check submittal to Building & Engineering. All statistics shall be in compliance with the all AHD Development and Design Standards, Applicable R-4 and BRP Standards, and Attached Dwelling Unit Standards, with the exception of the items granted concessions, waivers, or reductions to development standards as allowed by the ministerial Density Bonus approval.
118. The driveway throat lengths shall be at least 40 feet, measured from edge of curb.
119. The ground floor plate height shall be between 12 to 16 feet. The plans shall be altered prior to the project being submitted to the initial plan check submittal to Building & Engineering.
120. As bicycle parking is not visible from the street, directional signage to bicycle parking shall be included at the main building entrance. The signage shall be in the form of either a directory not exceeding six (6) square feet and or up to ten (10) individual directional signs not exceeding 1 square-foot each. The plans shall be altered prior to the project being submitted to the initial plan check submittal to Building & Engineering.
121. The applicant shall provide a notice to potential residents clearly outlining the issues associated with living in a mixed-use environment. The language for this disclosure shall be drafted by the applicant and submitted to the Community Development Director. The final language shall be approved to the satisfaction of the Community Development Director. Copies of each signed disclosure shall be made available for review upon written request by the City.

122. The multifamily development is within 500 feet of US 101 or industrially zoned property. The project is required to install high efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 14 or better in the intake of residential ventilation systems. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV 14 filter. To ensure long-term maintenance and replacement of the MERV 14 filters in the individual units, the following shall occur:
- a. The developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from US 101 and industrial zones for all affected units.
 - b. For rental units within 500 feet of the US 101 or any industrially zoned property, the owner/property manager shall maintain and replace MERV 14 filters in accordance with the manufacturer's recommendations. The property owner shall inform renters of increased risk of exposure to diesel particulates from US 101 and industrially zoned properties when windows are open.
123. The multifamily dwellings shall be constructed and designed in accordance with the minimum noise standards. An acoustical report addressing exterior noise sources shall be submitted with the dwelling construction plans for approval by the Building Official. The acoustical report shall address construction and operational phases.
- a. Construction: The acoustical report shall describe if the construction will involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, occurring near sensitive-receptors shall be evaluated for potential vibration impacts. Developments are required to implement construction techniques which result in construction-related vibration that is less than the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime (7:00am-10:00pm) and not allowed during the nighttime (10:01pm-6:59am)
 - b. Operations: The applicant shall submit evidence to the satisfaction of the Director that all units with patios and/or balconies meet the 65 dBA CNEL.
124. Prior to issuance of building permits, Developer shall enter into an agreement in a form approved by the City Attorney ensuring the continued availability of the 168 units, exclusive of a manager's unit, for lower income individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code, which qualified the applicant for a Density Bonus. The agreement shall be recorded in the Office of the Ventura County Recorder. The 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 low income affordable units by number of bedrooms, standards for qualifying household incomes or other qualifying criteria, a required annual report, and monitoring fees. Developer hereby agrees to deposit funds for

any staff time expended for preparation of the agreement and subsequent compliance with said agreement. The term of the agreement shall be for a minimum of 55 years.

125. Standpipe systems required by the Fire Department shall be designed to be located within building areas, such as staircase or tuck under parking areas that will lend to visually screen. (PL)
126. No rooftop equipment shall be installed unless screened from all sides by a designed parapet or building element that extends above the height of the tallest part of such equipment. (PL)
127. 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 remaining area.

Air Quality

128. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications.
129. 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.
130. 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.)
131. 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.
 - c. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

- d. 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.
 - e. Sweeping streets adjacent to the construction site to remove dust caused by the construction
132. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations).
133. 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 APCD regularities regarding Asbestos (Rule 63.7).
134. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible to the public off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.
135. 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)
136. 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)

Biological Resources

137. Projects proposed on undeveloped lots shall be subject to a pre-construction biological survey. Within 48 hours of ground disturbance and vegetation removal, a qualified biologist shall conduct a pre-construction survey for potential rare, listed, or other special-status wildlife species. The survey shall include all proposed work areas, access routes, and staging areas plus a 50-foot buffer where accessible. If special-status species are observed during the survey, they shall be relocated by the qualified biologist to nearby suitable habitat, but far enough where they will not re-enter the project site. If a threatened or endangered species is observed, consultation with the appropriate regulatory agency shall be conducted prior to removing the species and work will not commence until approved by the regulatory agency.
138. If construction requires any vegetation trimming or tree removal during the nesting bird season (February 1 to August 31), pre-construction surveys shall be conducted by a qualified biologist not more than one week before construction to determine the presence or

absence of nesting birds on the project site. The survey shall be repeated if a lapse occurs in construction activity of two weeks or more. If active nests are found, the qualified biologist shall establish an appropriate buffer, accounting for species sensitivity and the physical location of the nest (line of sight to the work area) to comply with California Fish and Game Code Sections 3503 and 3503.5. In no case shall the buffer be smaller than 50 feet for passerine species and 200 feet for raptor species. To prevent encroachment, the established buffer(s) shall be clearly marked using high-visibility material. Encroachment into the buffer shall be prohibited unless approved by the qualified biologist with adequate restrictions, protections, and/or monitoring to ensure that impacts to the nest are avoided. The established buffer(s) shall remain in effect until the young have fledged or the nest is abandoned.

Cultural Resources

139. 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.
140. 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)
141. 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 monthly 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)
142. Prior to initial ground disturbance within highly sensitive geologic units, the applicant shall retain a project paleontologist, defined as a paleontologist who meets the Society of Vertebrate Paleontology (SVP) standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources (SVP 2010). A qualified paleontologist (Principal Paleontologist) is defined by the SVP standards as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological

procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least one year.

143. Prior to construction activity a qualified paleontologist should prepare a Paleontological Mitigation and Monitoring Program to be implemented during ground disturbance activity for the proposed project. This program should outline the procedures for construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications.
144. Prior to the start of construction, the project paleontologist or his or her designee, shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a preconstruction meeting at which a qualified paleontologist shall attend. In the event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease and a qualified paleontologist shall be contacted to evaluate the find before restarting work in the area. If it is determined that the fossil(s) is(are) scientifically significant, the qualified paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources.
145. Ground disturbing construction activities (including grading, trenching, foundation work and other excavations) at the surface in areas mapped as high paleontological sensitivity and exceeding 5 feet in depth in areas overlying potentially high paleontological sensitivity units should be monitored on a full-time basis by a qualified paleontological monitor during initial ground disturbance. The Paleontological Mitigation and Monitoring Program shall be supervised by the project paleontologist. Monitoring should be conducted by a qualified paleontological monitor, who is defined as an individual who has experience with collection and salvage of paleontological resources. The duration and timing of the monitoring will be determined by the project paleontologist. If the project paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new or unforeseen deeper ground disturbances are required and reduction or suspension would need to be reconsidered by the Supervising Paleontologist. Ground disturbing activity that does not occur in areas mapped as high sensitivity or that do not exceed 5 feet in depth in areas overlying potentially high sensitivity units would not require paleontological monitoring.
146. If significant fossils are discovered, the project paleontologist or paleontological monitor should recover them. Typically fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist should have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a

safe and timely manner. Work may continue outside of a buffer zone around the fossil, usually 50-100 feet (specific distance may be determined by the project paleontologist).

147. Once salvaged, significant fossils should be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the University of California Museum of Paleontology), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the project paleontologist.
148. Upon completion of ground disturbing activity (and curation of fossils if necessary) the qualified paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

Geology and Soils

149. The Applicant shall submit a site specific soils investigation prepared by a licensed geotechnical engineer. At a minimum, the study shall include liquefaction and compressible soils characteristics on-site and shall identify any necessary construction techniques of other mitigation measures to prevent significant liquefaction/compressible soils impacts on the proposed project. All recommendations of said report shall be incorporated into the project. Developer shall submit the report to the Building Official for review and approval prior to issuance of building permits.

Noise

150. During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufactures' standards.
151. Construction activities should be limited to 7:00 a.m. and 6:00 p.m. weekdays and Saturday, but not on national holidays, in accordance with the Oxnard City Code and the General Plan policies restricting construction times, whichever is more restrictive.

ENVIRONMENTAL RESOURCES DIVISION

152. A Construction and Demolition Waste Management Plan ("C&D Plan") must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The 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 Plan form.

153. After completion of construction and prior to a certificate of occupancy being issued, a 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.
154. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383); how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.
155. Any/all landscaping waste that is generated must be diverted from landfill disposal; material of this type is not allowed in a trash dumpster. If landscaping is performed by an outside source, the landscape service providers must be informed, in writing, of this condition.
156. Developer shall arrange for materials collection during construction and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
157. 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.
158. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.
159. Property Owner (Management) shall provide sufficient containers available to tenants and staff to prevent the contamination of recyclables with waste or moisture.
160. Waste enclosures must be sized and constructed according to the Materials Management and Design Guidelines. The City's Standard Plates are being phased out. The guidelines can be found at: oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf.

161. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
162. All collection containers in the waste room must be accessible for use by tenants.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

163. 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)
164. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
165. 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)
166. 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)
167. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
168. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
169. 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)
170. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)

171. 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)
172. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
173. 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)
174. 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)
175. 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)
176. 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)
177. 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)
178. 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)

179. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
180. 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)
181. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
182. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
183. 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)
184. "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)
185. 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)
186. 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)

187. 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)
188. 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)
189. 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)
190. 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)
191. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
192. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
193. 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)
194. 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)
195. 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)
196. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
197. 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)
198. 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)
 199. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
 200. 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)
 201. 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)
 202. 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)
 203. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
 204. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
 205. 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)
 206. 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)

207. 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)
208. 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)
209. 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)
210. 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)

211. 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)
212. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
213. 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

214. Prior to site improvement permit issuance, the Developer shall demonstrate to the City Engineer that Parcel Map Waiver PZ 21-300-03 and all required grant deeds (including the 20-foot storm drain and sanitary sewer easement across Parcel 2 for the benefit of Parcel 1 of Parcel Map Waiver No. PZ 21-300-03) have been successfully recorded. (DS)
215. The design and construction of the new driveway approach on Lockwood Street shall not alter any portions of the existing bioswale. (DS)
216. The onsite sidewalks and walkways shall provide a 5-foot minimum unobstructed width. At the discretion of the City Engineer, the width may be reduced to 4-feet for specific locations proven infeasible to maintain the 5-foot clear requirement. (DS)
217. ADA and Electric Vehicle (EV) parking spaces not affecting sidewalks shall be 18-feet deep minimum without wheel stops, and those affecting sidewalks shall be 19-feet deep with wheel stops placed at the 17-foot mark. (DS)
218. Standard parking stalls shall be 19-feet deep or 17-feet with a 2-foot overhang. Where the 17-foot deep parking stall depth is used, the entire parking stall shall be kept clear from all obstructions, including landscape curbing. (DS)
219. Compact parking stalls shall be 17-feet by 8-feet minimum plus 2-feet of overhang. (DS)
220. If this project is developed before the parcel located immediately to the east (also known as Parcel 2 in PZ 21-300-03 Parcel Map Waiver) the project shall; a) design and construct the storm drain and sanitary sewer systems between the project site and Outlet Center Drive, and; b) ensure that surface drain emergency stormwater runoff overland from the project

site is directed towards Outlet Center Drive during a 100-year storm event. Overland overflow to the adjacent parcel south of the project is prohibited. The design is subject to review and approval of the City Engineer. (DS)

221. Prior to issuance of a site improvement permit, the Developer shall provide evidence of the recordation of access and maintenance agreement with the adjacent property owner regarding the surface and subsurface drainage and sanitary sewer facilities located inside the 20-foot storm drain and sewer easement. The agreement shall spell out the surface maintenance requirements to be performed in order to keep/maintain an unobstructed overland overflow release along the 20-foot wide storm drainage and sewer easement corridor. Developer shall also provide evidence that maintenance costs and the financial responsibility shared between Parcels 1 and 2 of PZ 21-300-03 Parcel Map Waiver are provided for in a recorded agreement, CC&Rs, or similar document in a manner acceptable to the City Engineer. (DS)
222. The proposed underground stormwater detention and retention facilities must be located at a minimum of 10-feet away from the property line, existing and proposed trees, and water mains. (DS)
223. During engineering plan check, the Developer shall conduct at least one (1) percolation test within the general footprint of the proposed infiltration facility to validate the infiltration rate used in the sizing calculations. The infiltration test shall account for the Reduction Factor from the Los Angeles County "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. (DS)
224. Developer's Geotechnical Engineer shall perform percolation tests on the exposed bottom of all infiltration chambers immediately prior to facility construction and provide the City with an opinion that the exposed soil layer is suitable for the proposed infiltration facility based on the review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the Project Civil Engineer. (DS)
225. Stormwater runoff from this project site shall be limited to a post development discharge of 1 CFS/acre for all events up to a 100-year event and on-site detention shall be provided in conformance with the "Agreement for Storm Water Retention within Rice Road Drain Watershed" and the approved drainage report for Tract 4317. The analysis for the detention and stormwater discharge shall account for the entire project site, including the adjacent street frontages to the street centerline. The detention basin(s) shall be designed in accordance with Public Works standard and policies.

226. The Developer shall provide an executed city standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to the approval of the grading/site improvement plans. (DS)
227. The Developer shall demonstrate to the satisfaction of the City Engineer the flow control design and hydrograph analysis to capture the required MS4 retention and detention volumes in the same basin. The Developer shall demonstrate that the basin discharges or infiltrates the detention volume in 24 hours. The MS4 retention volume shall be infiltrated in 72 hours or less. (DS)
228. The onsite stormwater pipeline system, including the final discharge line from the detention system, shall be sized hydraulically to handle the 100-year storm event that accounts for the downstream tailwater elevation or hydraulic grade line from Outlet Center Drive. The onsite drain inlets shall be designed with a 50% clogging factor at depressed locations. (DS)
229. The project shall size, design, and construct a sanitary sewer lateral for Parcel 1 for the allowable land uses that would generate the most significant amount of sewer discharge flow rate. (DS)
230. The Developer shall analyze the original sewer design intent and parameters of Tract 4881 and determine the amount of sewer discharge anticipated for the project area. The Developer shall compare the original allowable amount to the proposed project and construct any downstream sewer improvements as required to maintain the system's hydraulic capacity per City of Oxnard Plate 40. (DS)
231. At the direction of the City Engineer, the Developer shall conduct a sewer flow monitoring to validate the sewer analysis prepared for the project. If determined necessary by the City Engineer, the Developer shall submit a \$5,000 deposit to the City to conduct a sewer modeling to determine if the downstream sewer improvements are needed to accommodate the additional sewer flow generated by the project. (DS)
232. In accordance with City Code, the Developer shall provide separate services and water meters for: 1) residential uses; 2) commercial facilities; and 3) landscape irrigation systems. The Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. Abandonment shall occur at the City main. (DS)
233. Unless there is an existing property owners association with executed Covenants, Conditions & Restrictions (CC&Rs), the Developer shall be responsible for providing irrigation to all proposed trees and landscaping in the parkway. (DS)
234. Prior to issuance of a site improvement permit, the Developer shall provide (or update as appropriate) 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)

235. Developer shall construct all trash rooms to include: a) A floor that is substantially level (2% max slope); b) A raised concrete curb on the inside similar to the curb shown on the City Standard trash enclosure; c) a minimum of 11-feet of vertical clearance (to accommodate open and closing of bin covers); d) a layout design of sufficient size to accommodate the number of storage bins determined necessary by the Environmental Resources Division; e) sufficient unobstructed aisle width to allow for removal of each individual bin without moving other bins. The final design of the trash rooms is subject to approval of the Environmental Resources Division. (DS)
236. Prior to occupancy, Developer shall submit a proposed trash enclosure operation plan to the Environmental Resources Division for review and approval, and provide the City Engineer with an approved copy. At a minimum, the proposal shall require 2 full-time onsite maintenance staff that will be responsible for managing the trash rooms, setting out the containers on collection day, rotating the food waste container, and returning the bins and containers according to the collection schedule. City staff will not offer push service and will not be responsible for setting out the containers on collection day. Modifications to requirements of the trash enclosure operation plan must be approved by the Environmental Resources Division. (DS)
237. The Developer shall obtain approval from the Fire Department and Environmental Resources Division for the building components that project into the 26-foot drive aisle. If approval is granted, Developer shall comply with all requirements imposed by the City. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

238. The Developer shall demonstrate (to the satisfaction of the City Traffic Engineer) with turning templates that Fire Department engines and trash trucks can safely navigate through the proposed drive aisle and driveway approaches. (TR)
239. Consistent with the City of Oxnard Bicycle & Pedestrian Facilities Master Plan, the Developer shall stripe and sign Lockwood Street with bike lanes between Rose Avenue and Solar Drive, unless the work is completed by another project at building permit issuance. The new bicycle lane striping shall join the existing bike lane along Solar Drive. (TR)
240. A signing and striping plan shall be prepared by a licensed civil engineer or traffic engineer and submitted for review and approval by the City. The bike lanes and signage shall be installed prior to occupancy. (TR)

241. The Developer shall install traffic control devices, including signage, markings, and other items as required by the City Traffic Engineer along Lockwood and Outlet Center Drive, unless the work is completed by another project at building permit issuance. (TR)

HOUSING DEPARTMENT CONDITIONS

Density Bonus Requirements

242. Prior to, or concurrently with, final map recordation or, where the qualified housing development does not include a map, prior to issuance of the first building permit for any structure on the site Owner and Developer shall enter into a Density Bonus agreement with the City in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the 168 units which qualified the applicant for four Density Bonus concessions and a 80% Density Bonus increase above base density of 93 units. (One (1) of the 168 units being developed may be exempt from affordability requirements for use as managers unit.)
243. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of 55 years, the term shall commence upon occupancy of the first unit in the development.
244. The Density Bonus Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, collection of an annual report, standards for qualifying household incomes or other qualifying criteria. Developer hereby agrees that fees may be charged to the developer for monitoring, staff time expended for preparation of the Density Bonus agreement and subsequent compliance with said agreement.
245. Pursuant to Government Code 65915(b)(1)(G) one hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit, must be made available for lower income households, as defined by Section 50079.5 of the Health and Safety Code.
246. The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee, as set forth in Government Code 65915(c)(1)(B)(ii)(II). To satisfy this requirement the affordable units must be offered for rent at the following affordable rents, inclusive of a reasonable utility allowance:
- a. Twenty-two (22) one-bedroom units and fourteen (14) two-bedroom units shall be set at an affordable rent for very-low income households that does not exceed the product of thirty percent (30%) of fifty percent (50%) AMI for Ventura County.

- b. Eighty (80) one-bedroom and fifty-one (51) two-bedroom units shall be set at an affordable rent for lower-income households that does not exceed the product of thirty percent (30%) of sixty percent (60%) AMI for Ventura County.
 - c. One two-bedroom manager's unit may be exempt from these affordability requirements.
247. For Very-Low Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one-twelfth (1/12) times the product of thirty percent (30%) times fifty percent (50%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to fifty percent (50%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to fifty percent (50%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in the section 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Owner or Property Manager shall use the Area Median Income for Ventura County for Very Low-Income Households, as published annually by the California Department of Housing Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility. In adjusting rents for household size for this purpose, it shall be assumed that one person will occupy a studio unit, two persons will occupy a one-bedroom unit, three persons will occupy a two-bedroom unit, four persons will occupy a three-bedroom unit, and five persons will occupy a four-bedroom unit. The AMI used to make these calculations, however, shall in no event exceed the United States Median income calculations as determined and published annually by HUD.
248. For Lower-Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one-twelfth (1/12) times the product of thirty percent (30%) times sixty percent (60%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to sixty percent (60%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in the section 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Owner or Property Manager shall use the Area Median Income for Ventura County for Very Low-Income Households, as published annually by the California Department of Housing Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility. In adjusting rents for household size for this purpose, it shall be assumed that one person will occupy a studio unit, two persons will occupy a one-bedroom unit, three persons will occupy a two-bedroom unit, four persons will occupy a three-bedroom unit, and five persons will occupy a four-bedroom unit. The AMI used to make these calculations, however, shall in no event exceed the United States Median income calculations as determined and published annually by HUD.

249. Prior to issuance of a certificate of occupancy, Developer and Owner shall obtain a clearance form from the Housing Department certifying that the required number of affordable units are being provided at Affordable Rents and that a Management Plan, prepared by the Developer and Owner, for the operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Developer and owner shall provide a copy of the clearance form issued by the Housing Department to the project planner prior to issuance of the certificate of occupancy.
250. Prior to offering the affordable units for rent, the Owner/Developer must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.

Affordable Housing Additive Zone Requirements

251. Prior to, or concurrently with, final map recordation or, where the qualified housing development does not include a map, prior to issuance of the first building permit for any structure on the site Owner and Developer shall enter into an Affordable Housing Agreement with the City in a form approved by the Housing Director and City Attorney ensuring the continued affordability of at least 20% of the units as set forth in Section 16-420(E)(A) of the City of Oxnard Additive Zone Ordinance 2999. The Housing Director is hereby authorized to enter into the agreements authorized by this section on behalf of the city upon approval of the agreements by city attorney for legal form and sufficiency.
252. The Affordable Housing agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of 55 years, the term shall begin upon occupancy of the first unit in the development.
253. The 20% affordability requirement shall also comply with the City of Oxnard Inclusionary Housing Ordinance 2980, which requires 5% of the units be made available to very-low income households and 5% of the units be made available to lower-income households, as set forth in California Health and Safety Code 50079.5 and Section 16-420(E)(B) of the City of Oxnard Additive Zone Ordinance 2999. The remaining 10% of the units shall be made available to extremely low, very low, or low-income households.
254. To satisfy both the Affordable Housing Additive Zone, the Inclusionary Housing affordability requirements, and Density Bonus affordability requirements, Affordable units provided pursuant to the City's Affordable Housing Additive Zone Ordinance and Inclusionary Ordinance may be included in the calculation of affordable units provided pursuant to Density Bonus statutes, ordinances or resolutions and the rent for the Affordable Housing Additive Zone and Inclusionary units shall comply with the rental requirements for the Density Bonus Units as described in condition numbers 1-9.

255. Oxnard Preference. To the maximum extent permitted by applicable law, Developer will establish a preference for the rental of the affordable units to qualified and otherwise eligible households, subject to other restrictions related to funding sources.

- a. Preference will be established as follows:
- b. Households that live and work in the City of Oxnard.
- c. Households that live or work in the City of Oxnard; and
- d. All other households.
- e. Developer will prepare and implement a marketing plan intended to offer a first view of housing opportunities of all 167 affordable units to be developed to Oxnard residents and workers. Such marketing plan will offer such a first view for at least sixty days.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 5th day of May, 2022, by the following vote:

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 5th day of May, 2022, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

Attachment:

F. Staff Presentation

Lockwood 2 Senior Apartments

PZ 21-500-10 (Special Use Permit)

PZ 21-535-06 (Density Bonus)

Applicant/Property Owner: Mark Ross/ Sunbelt Enterprises, LLC.

Randy Baez, Associate Planner

Planning Commission
May 5, 2022

Project Description

- A request for a Special Use Permit (SUP) to allow for the construction of a new 168-unit 100% affordable apartment complex, for individuals who are 62 years of age or older, on a 3.08 acre site:
 - 4-story building with 59 one bedroom units, 66 two bedroom units, 43 Junior/ Studio units, and ranging between 494 and 843 square feet in size
 - 184 parking spaces provided (0 required per State Density Bonus Law)
 - Resident amenities (community center, gym, game/card room, media/theatre room, lounge, coffee bar, conference room, swimming pool with barbecue and fireplace area, fitness center, and an outdoor dog walk area)
 - Landscaping and infrastructure improvements

Project Description (Continued)

- A request for a deviation pursuant to OCC Section 16-420H(E) to allow for a 6% increase in the maximum allowable Floor Area Ratio up to 105.5%.

Project Description (Continued)

- A request for a ministerial Density Bonus Permit to allow for the following project deviations pursuant to State Density Bonus Law and OCC Section 16-410:
 - 80 percent density bonus to increase the maximum number of units from 93 to 168.
 - Allow for the project to use State Density Bonus Law Parking requirements in place of City requirements.
 - 0 parking spaces required.
 - 184 parking spaces provided.
 - 184 vehicle spaces
 - 10 short-term bicycle spaces
 - 29 long-term bicycle spaces

Project Description (Continued)

➤ Density Bonus Concession (4)

1. Interior Yard Space (IYS) reduction 13% (30% required)
2. Patio & Deck minimum size (10 feet X 10 feet required) reduction
3. Front-Yard landscaped setback reduction of 30-feet
4. Bedroom facing public way at ground floor

Project Location



Site Photos

1



2



3



4



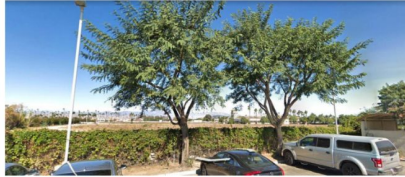
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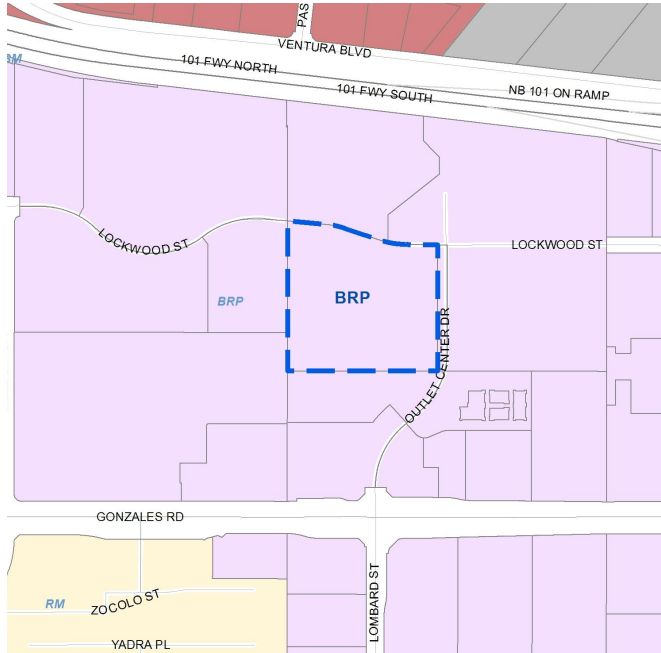


APN:
213-0-090-105 (PORTION OF)
GROSS LOT SIZE:
3.08 ACRES, 134,317 S.F.
NET LOT SIZE:
125,774 S.F.

SITE PHOTO:

General Plan & Zoning Maps

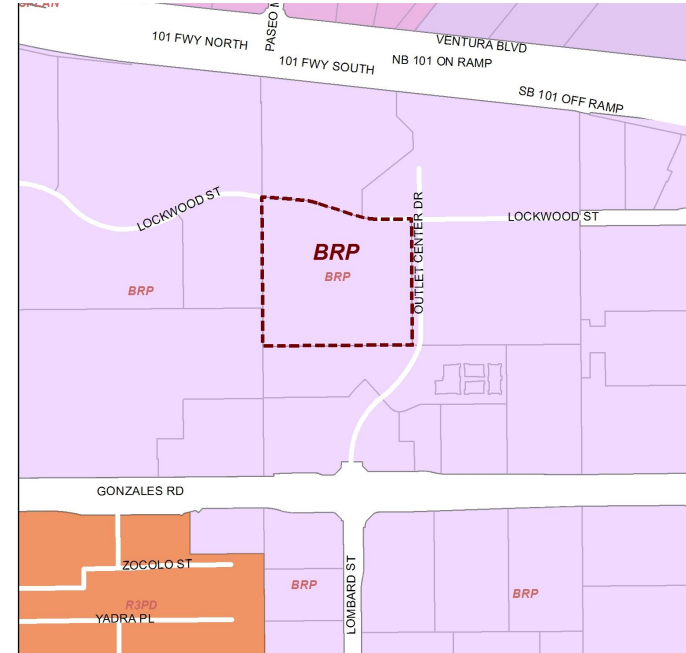
General Plan Land Use Designation



Business Research Park (BRP)



Zoning Designation



Business Research Park- AHD (BRP-AHD)



Surrounding Uses

Location	Zoning	General Plan	Existing land use
Project site	Business Research Park - Affordable Housing Discretionary (BRP-AHD)	Business Research Park (BRP)	Vacant/Undeveloped
North	Business Research Park (BRP)	Business Research Park (BRP)	Vacant/Undeveloped
South	Business Research Park (BRP)	Business Research Park (BRP)	Medical Office Building
East	Business Research Park - Affordable Housing Discretionary (BRP-AHD)	Business Research Park (BRP)	Undeveloped/ Future location of Lockwood 1 Apartments
West	Business Research Park (BRP)	Business Research Park (BRP)	CarMax Auto Storage

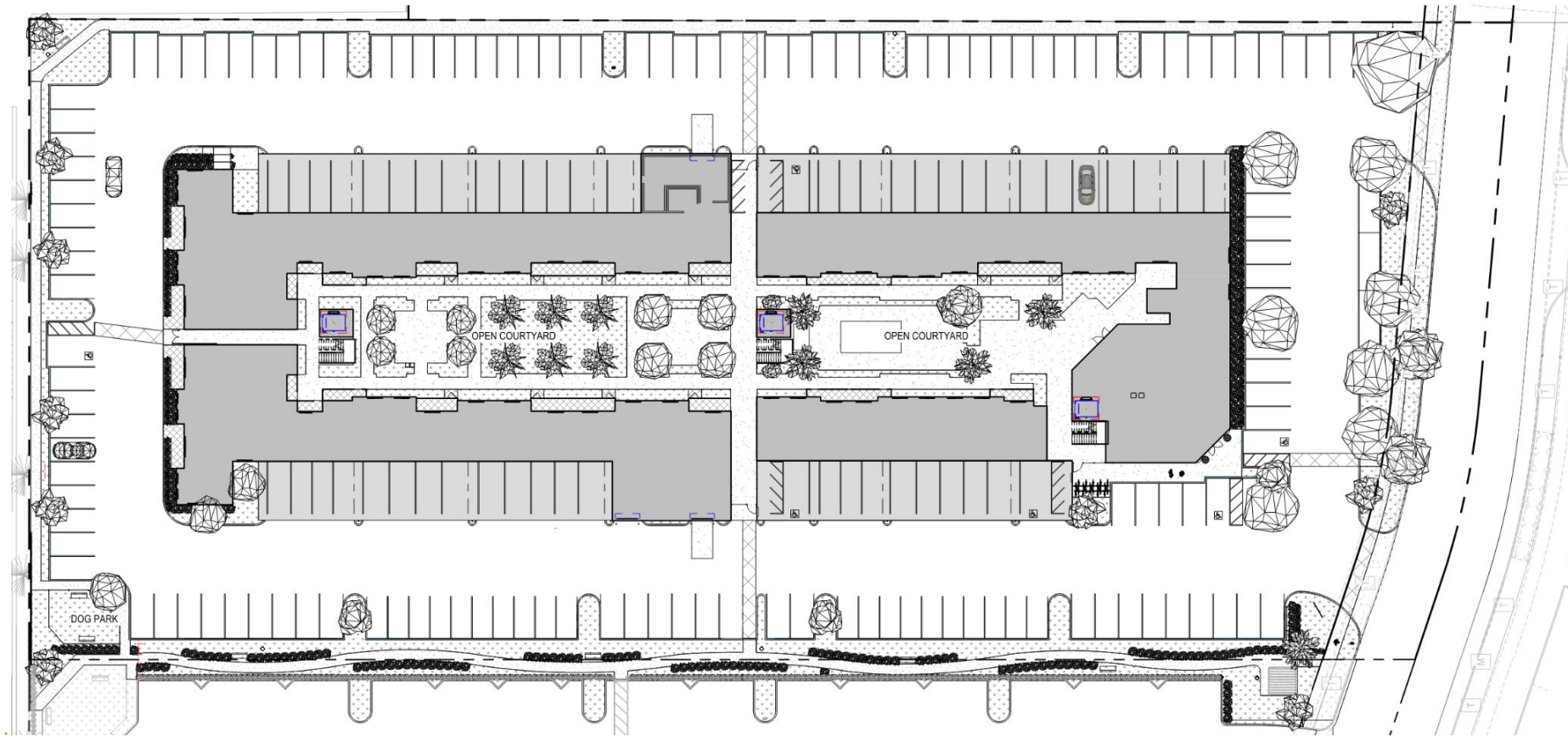
Background

- Tract 4881 approved by City Council on November 16, 1993 and recorded on December 8, 1993.
- Subsequent lot line adjustments, LLA 99-5-151 (recorded on February 2, 2000) and LLA 00-5-103 (recorded on October 31, 2000)- No development took place
- Tentative parcel map (PZ 18-300-10) was approved by the City Council on September 17, 2019, to create two parcels and construct the connection of Lockwood Street with associated infrastructure

Background (Cont'd)

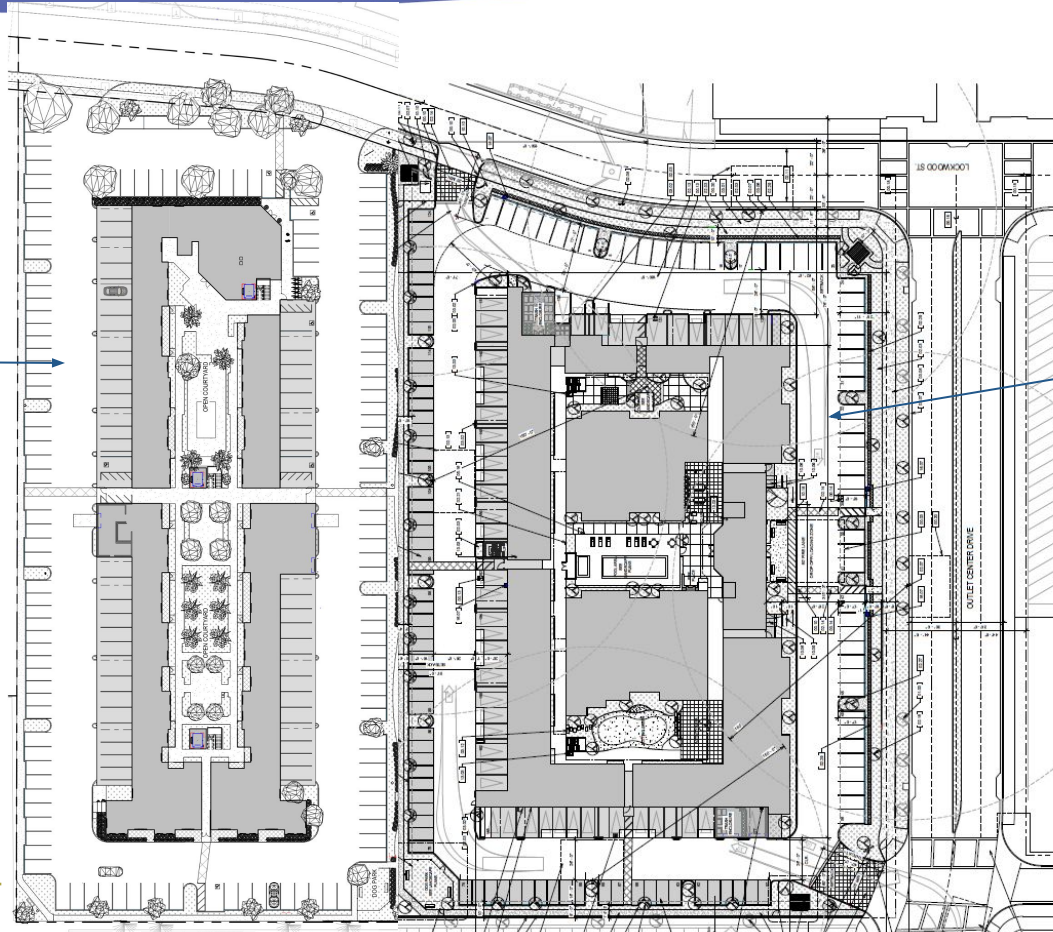
- On October 5, 2021, the City Council approved the Final Housing Element inclusive of the adoption of 2021-2029 Housing Element
 - Newly created Affordable Housing, Discretionary (-AHD) Additive Zone was applied to the property allowing residential development
 - Project site was identified as low income housing opportunity site
- On October 7, 2021, the Planning Commission approved a Tentative Parcel Map for a Parcel Map Waiver (PZ No. 21-300-03) to subdivide an existing vacant undeveloped 6.68 acre parcel into two lots
 - 3.08-acre
 - Project Site
 - 3.60-acre
 - Special Use Permit (PZ 21-500-01) and Density Bonus (PZ 21-535-04) to allow 173-unit senior apartment project on adjacent lot

Site Plan



Overall Reference Site Plan

Lockwood 2
(Proposed
Project)

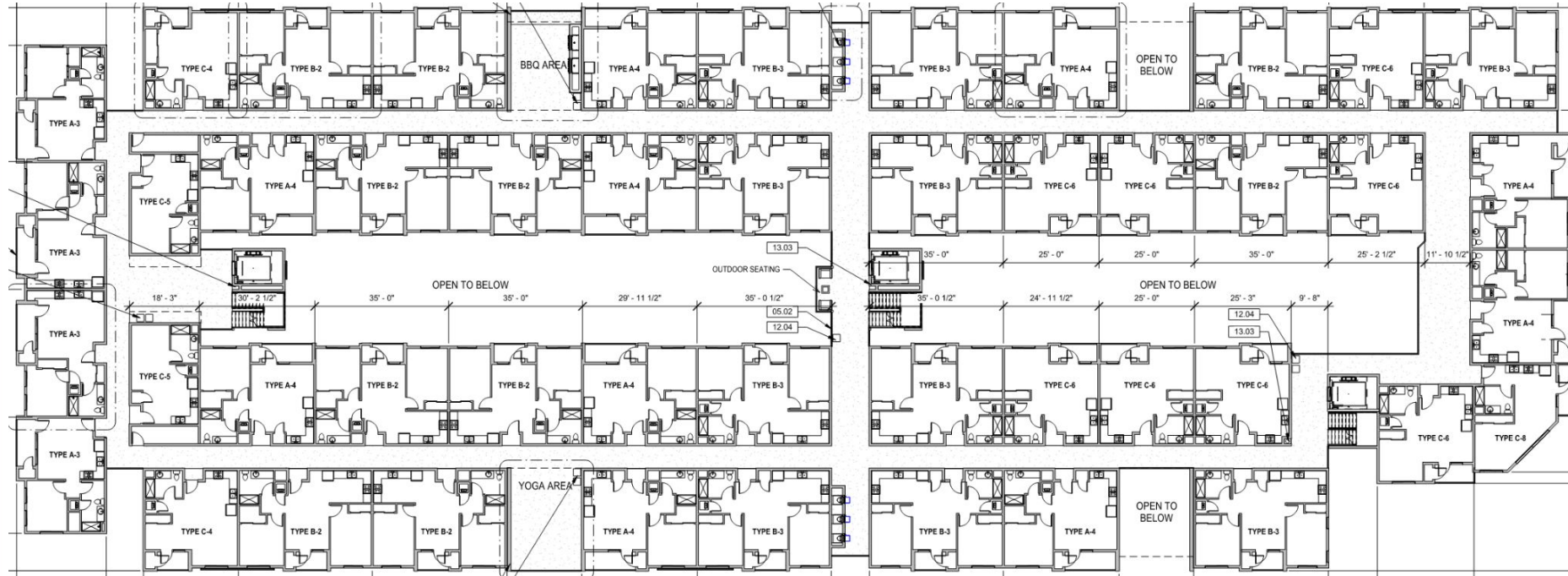


Lockwood 1
(Previously
Approved Project
PZ 21-500-01)

Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Roof Plan



Elevations - Front



Elevations



Courtyard Elevations



② COURTYARD ELEVATION - EAST
1/16" = 1'-0"



③ COURTYARD ELEVATION - WEST
1/16" = 1'-0"

Open Space



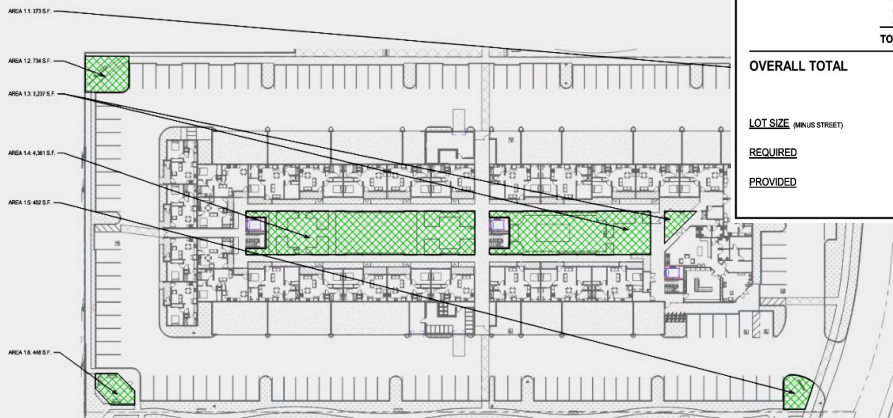
④ OPEN SPACE AREA - 4TH FL.
1" = 30'-0"



② OPEN SPACE AREA - 2ND FL.
1" = 30'-0"



③ OPEN SPACE AREA - 3RD FL.
1" = 30'-0"



① OPEN SPACE AREA - 1ST FL.
1' = 30'-0"

OPEN SPACE AREA CALCULATION

<u>SITE/ 1ST FLOOR</u>	<u>NO.</u>	<u>OPEN AREA (S.F.)</u>
	1.1	373
	1.2	586
	1.3	3,237
	1.4	4,361
	1.5	402
	1.6	448
	TOTAL:	9,407

<u>2ND FLOOR</u>	<u>NO.</u>	<u>OPEN AREA (S.F.)</u>
	2.1	423
	2.2	497
	2.3	990
	2.4	423
TOTAL:		2,333

<u>3RD FLOOR</u>	<u>NO.</u>	<u>OPEN AREA (S.F.)</u>
	3.1	476
	3.2	471
	3.3	490
	TOTAL:	1,437

4TH FLOOR	NO.	OPEN AREA (S.F.)
	4.1	392
	4.2	510
	4.3	544
	4.4	597
	4.5	1,031
	TOTAL:	3,074

OVERALL TOTAL	16,251
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	<u>AREA (S.F.)</u>	<u>% OF LOT</u>
<u>LOT SIZE</u> (MINUS STREET)	125,926*	100 %
<u>REQUIRED</u>	37,778	30 %
<u>PROVIDED</u>	16,251	13 %

Amenities



GAME/CARO ROOM



MEDIA CENTER



CONFERENCE ROOM



MAIL, PACKAGE AND PARCEL

BUSINESS CENTER



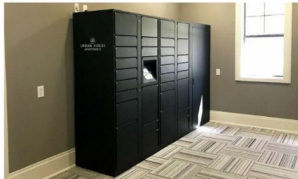
PRIVATE PATIOS



WASHER DRYER UNITS AT EA UNIT



COFFEE BAR



FITNESS CENTER



TRASH CHUTES AT EVERY FLOOR LEVEL

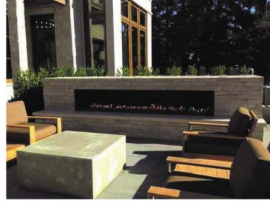


Amenities and Exterior Elements

LINEAR FIREPIT



FIREPLACE WITH SEATING



ALUMINUM TRELLIS



POOL AREA



CONCRETE ISLAND WITH BBQ



LINEAR HANGING PLANTERS



ARTIFICIAL TURF



OUTDOOR YOGA



SEAT WALL



DOG PARK



LARGE PLANTERS



OUTDOOR SEATING



OUTDOOR COVERED DINING

General Plan Consistency

- The development of the 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 Policies 1.5 and 16.6 - Housing Variety, Provide for a Diversity of Housing Choices
 - Housing Element Policy 2.1- Adequate Development Opportunities
 - Housing Element Policy 5.7- Promote Infill Development (residential)
 - Community Development Policy 14.2 - Development Advisory Committee (DAC) Function
 - Infrastructure and Community Services Policy 1.2 - Development Impacts to Existing Infrastructure

Zoning Code Compliance

- The Project would be developed under the Business Research Park - Affordable Housing Discretionary (BRP-AHD) zone district.
- Development tables were incorporated into the staff report showing and comparing applicable development standards for this project
 1. Affordable Housing Discretionary (OCC §16-420A to 16-420I)
 - Height- up to 5 stories
 - Density- 30 units/acre
 2. Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363)
 3. BRP Multiple-Family Zone (OCC §16-43 to 16-48)

Zoning Code Compliance - Density Bonus

- Project Deviations

Density Bonus Concession (4)	1. Interior Yard Space (IYS) reduction 13% (30% required) 2. Patio & Deck minimum size (10 feet X 10 feet required) reduction 3. Front-Yard landscaped setback reduction of 30-feet 4. Bedroom facing public way at ground floor
Deviation	1. 6% increase in the maximum Floor Area Ratio (FAR)
State Bonus Density Parking Reductions	Provide 184 parking spaces onsite; however, none of the spaces will be considered “required” parking spaces 1. 0 spaces per unit (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 2. 0 uncovered parking (Garage required by the OCC) 3. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

Parking Compliance (City Code Statutorily Preempted)

CA Density Bonus Gov Code Section 65915(p)(3)(B)

(3) Notwithstanding paragraph (1), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, then, upon the request of the developer, **a city, county, or city and county shall not impose vehicular parking standards** if the development meets either of the following criteria:

(B) The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(3)				
BEDROOM COUNT	# OF UNITS	PARKING		NOTE
		REQUIRED	PROVIDED	
1-Bed	102	0	184	Pursuant to §65915(p)(3), the project provides 183 more parking stalls than what is required by Government Code Section 65915
2-Bedrooms	66	0		
Visitor Parking				

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:
 - A increase in the number of units from 93-units to 168-units is consistent with the Business Research Park land use designation and Affordable Housing Discretionary (BRP-AHD).
 - A ministerial Density Bonus for a 80 percent density bonus, parking requirement reduction, and concessions pursuant to state law.
 - The proposed development is located on a 3.08-acre 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.
 - 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.

Select Recommended Conditions of Approval (PZ 21-500-10 & 21-535-06)

- The permit is granted for 36 months.
- Security Camera System & Security Plan.
- Requires the payment of all applicable fees.
- Requires that the developer enter in to a agreement to ensure the required affordability levels and restrictions, pursuant to -AHD and government code 65915 for 55 years.

Select Recommended Conditions of Approval (PZ 21-500-10 & 21-535-06)

- Implement landscape plan.
- Elevators required.
- Dust control during construction.
- Construction hours limited to 7:00 am to 6:00 pm on weekdays, including Saturday (not on national holidays).

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 or against the project.

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects); and
- b) Adopt Resolution 2022-XX Approving Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus), subject to certain findings and conditions.



Questions