



COMMUNITY DEVELOPMENT DIRECTOR STAFF REPORT

TO: Ashley Golden, Acting Community Development Director

FROM: Randy Baez, Associate Planner

DATE: September 14, 2022

SUBJECT: **Project Name: 2721 Colonia Avenue Residence;** Planning and Zoning Permit No. 19-200-08 (Development Design Review Permit), Located at 2721 Colonia Avenue (APN: 132-0-051-540).

- 1) **Recommendation:** That the Community Development Director (“**Director**”):
- a) Conduct a public hearing; and
 - b) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and
 - c) Adopt a resolution approving Planning and Zoning Permit No. 19-200-08 (Development Design Review Permit), subject to certain findings and conditions.

- 2) **Project Description and Applicant:** A request to permit the construction of a 1,667 square-foot single-family residential building with a detached 625 square-foot accessory dwelling unit and an attached 576 square-foot, two-car garage on a 0.22-acre undeveloped lot located within the Single-Family Residential Planned Development (R-1-PD) zone district at 2721 Colonia Avenue (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Frank Vazquez, designated agent (the “**Applicant**”) on behalf of Laura Silva, PO BOX 7276, Oxnard, CA 93031, property owner.

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

- 3) **Existing & Surrounding Land Uses:** The Project site is currently an undeveloped 0.22-acre parcel located within the Single-Family Residential Planned Development (R-1-PD) zoning district. The following table summarizes the General Plan Land Use Designation, Zoning district, and existing land uses of the site and adjacent properties, which is also shown on Attachment A.

LOCATION	2030 GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low (RL)	Residential Single-Family Planned Development (R-1-PD)	Undeveloped
North	RL	R-1-PD	Single-Family Residence
South	RL	R-1-PD	Undeveloped (Site of PZ No. 19-200-09)
East	RL	R-1-PD	Single-Family Residence
West	RL	R-1-PD	Single-Family Residence

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



Exhibit A

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

On September 1, 2020, City Council adopted Ordinance #2984, updating the Accessory Dwelling Unit Sections of the Oxnard City Code (OCC) to be in compliance with the State of California legislature passed in 2019. The OCC was updated and created ADU Types and established the permitting requirements for reviewing and approving to be in compliance

with the State legislature. The proposal includes an application for a Type 1 (New Detached ADU-Only Structure With or Without Garage) ADU to construct a detached ADU.

- 5) Environmental Determination:** In accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as new construction or conversion of small structures may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 1,667 square-foot residential single-family building and attached 576 square-foot garage, designed to be consistent with the Residential Low (RL) General Plan Land Use Designation, as well as with the Single-Family Residential Planned Development (R-1-PD) zoning district. The proposed development is located on a 0.22-acre site in a residential zone within an urbanized area. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

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

The 1,667 square-foot one-story, single-family residential structure will feature an attached 2-car garage along with a kitchen, 3 bedrooms, 3 bathrooms, and a laundry room. The project anticipates constructing a new detached, 625 square-foot accessory dwelling unit (ADU).

Pursuant to Section 16-466 of the OCC, applications to create a Type 1 ADU are not subject to the 60-day ministerial approval and may include an application to include a separate ADU. However, the 60-day permit approval will begin from the date the Community Development Director approved the proposed structure. Pursuant to Section 16-466(F), the Project includes ministerial application (PZ 22-131-152) for a Type 1 ADU.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Residential Low (RL), which allows for detached single-family residential uses along with an ADU. Approval of this DDR permit and ADU zone clearance have been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD 9.2	I	Revitalization and Redevelopment	The Project proposes to develop an undeveloped property with a single-family residential development.
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed single-family residential building is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to provide service to the proposed residential dwellings. The project includes standard and special development project conditions by City Department representatives.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

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

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Density Sec. 16-24	Every single-family dwelling located on any lot of 6,000 to 7,000 SF shall contain at least 1,000 SF.	1,667 square-foot unit on an existing 9,500 square-foot lot Detached 625 square-foot ADU	YES
Max. building height Sec. 16-25	Two stories or 25 feet	Single-story 20 feet	YES
Front yard Setback Sec. 16-31	Not less than 20 feet	30 feet	YES
Side yard Setback 16-32	Side Yard: Not less than 10% of the width of the lot (10% x 60 feet = 6 feet) but not less than 3 feet and need not exceed 5 feet Street Side Yard: Same as Side Yard	Side Yard: 5 feet Street Side Yard: 5 feet	YES
Rear yard Setback Sec. 16-33	Not less than 25% of the depth of the lot (25% x 120 feet = 30 feet), but not to exceed 25 feet Additions within the rear yard shall maintain a 15-foot setback from the centerline of the alley (5 feet from rear property line)	93 feet for the main dwelling 25 feet for the proposed ADU	YES
Interior yard space Sec. 16-34	15% of lot area (15% x 6,600 square feet = 1,980 square feet), or 900 square feet, whichever is less; minimum dimension 10 x 15 feet.	Over 2,000 square feet. All areas counted meet the 10 x 15 feet minimum dimension	YES

Parking Requirements Sec. 16-622	2-car garage for up to 5 bedrooms (with minimum 20-foot x 20-foot interior dimension)	2-car garage for 3 bedrooms, with interior dimension of 24 feet x 24 feet	YES
Fences Sec. 16-308	Front yard: Not to exceed 3.5 feet and are 50% or more open Side and rear yard: Not to exceed 7 feet in height as measured from the grade at the fence.	Front yard: None proposed Side yard: 6-foot wood fence Rear yard: 6-foot fence	YES

d) Circulation and Parking: The existing undeveloped lot is located near the corner of Colonia Avenue and Sycamore Street, with an alley to the west. This scope of work will provide an oversized 2-car garage for the proposed dwelling, with access off of Colonia Ave. to the east as well as uncovered off-street parking from the alley to the west.

e.) Architecture and Landscaping: The one-story residential structure features ranch-style design elements, incorporating stucco and roof elements that will complement the adjacent residences. The Project is providing over 2,000 square feet of IYS (Interior Yard Space) which meets the minimum requirement of 900 square feet for the R-1 zone. Landscaping will be conditioned to consist of drought-tolerant and California-friendly species that are compatible with surrounding properties. For the Project to be consistent with the City's adopted Landscape Standards, the project has been conditioned to include at least one 24" box size (minimum) tree within the front yard.

7) Community Workshop and Public Input: A Community Workshop was held on July 18, 2022. No members of the public provided input at the Community Workshop for this item. To date, staff has not received any public comments, in favor or against, regarding the proposed Project.

8) Appeal Procedure: In accordance with Section 16-525(B) of the City Code, the Community Development Director's action on Planning and Zoning Permit No. 19-200-08 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Project Plans
- C. Notice of Exemption

PZ No. 19-200-08; 2721 Colonia Avenue Residence
Director's Hearing Date: September 14, 2022
Page 7 of 7

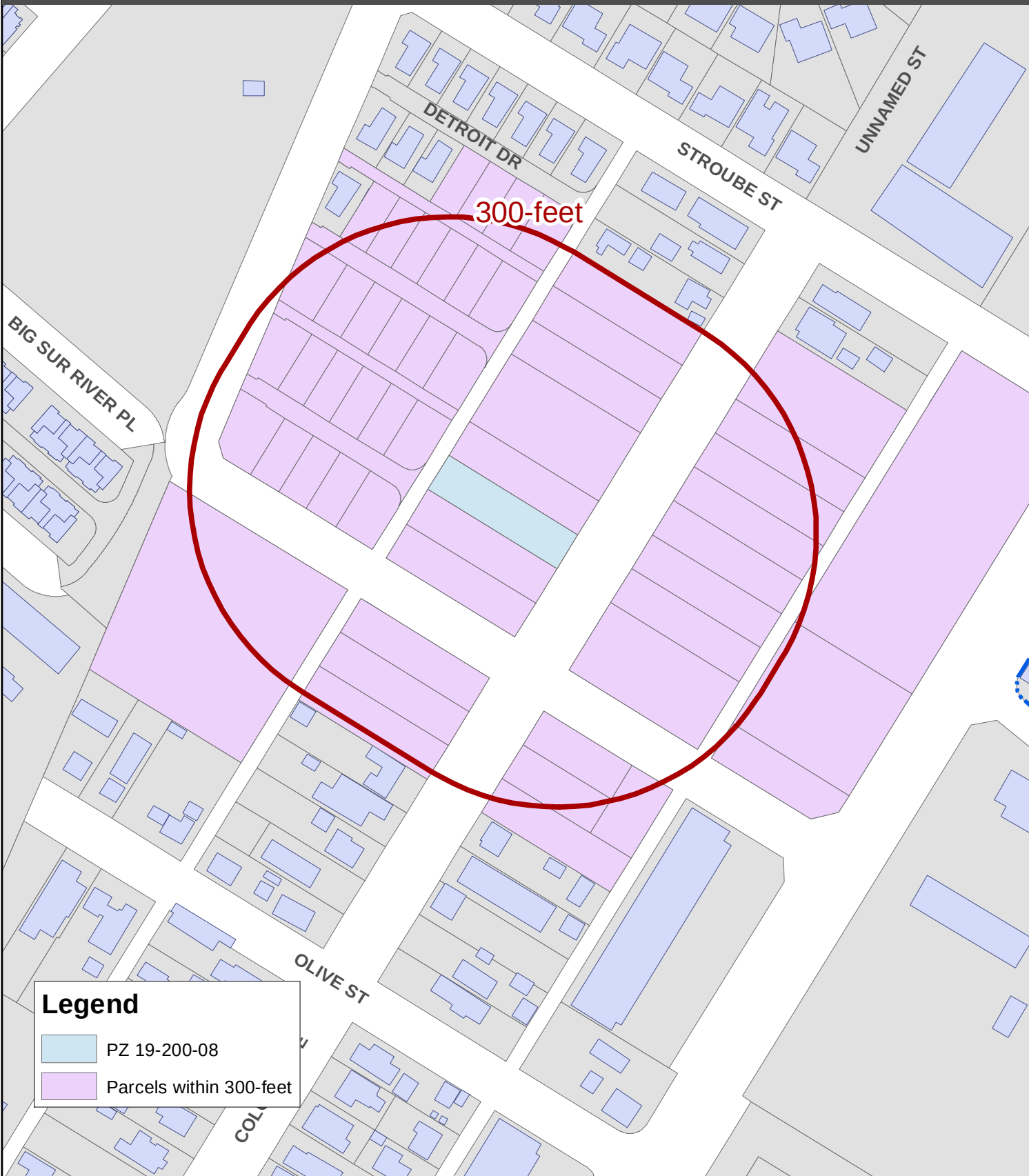
D. Resolution No. 19-200-08 (Development Design Review)

Vicinity Map



2030 General Plan Land Use Map





Legend

- PZ 19-200-08
- Parcels within 300-feet

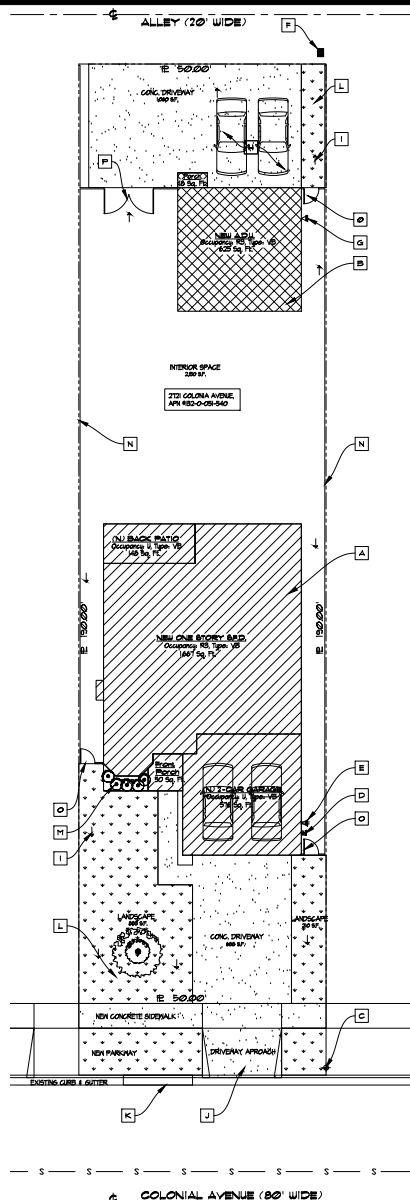


Zoning/Specific Plan Map



SITE KEY NOTES :

- WATER AREA INDICATED 140' 0" FT. ONE STORY 5'10" WITH AN ATTACHED 5'10" 50' FT. TWO CAR GARAGE & 10' 0" 50' FT. FRONT PORCH & 140' 0" 50' FT. BACK PATIO.
- ORANGE HATCH AREA INDICATES 628 SQ. FT., DETACHED ONE STORY ACCESSORY DWELLING UNIT & 10' 0" 50' FT. FRONT PORCH.
- EXISTING EDISON ELECTRICAL POWER POLE 400/150V
- ELECTRICAL METER, PROPOSED 200 AMP ELECTRICAL PANEL & ELECTRICAL METER. IT IS THE RESPONSIBILITY OF THE HOME OWNER OR THE GENERAL CONTRACTOR TO CONTACT LOCAL ELECTRICAL PROVIDER "SOUTHERN CALIFORNIA EDISON COMPANY" AND COORDINATE NEW ELECTRICAL METER LOCATION PRIOR TO STARTING CONSTRUCTION.
- GAS METER, PROPOSED LOCATION OF GAS METER. IT IS THE RESPONSIBILITY OF THE HOME OWNER OR THE GENERAL CONTRACTOR TO CONTACT LOCAL GAS PROVIDER AND COORDINATE GAS METER LOCATION PRIOR TO STARTING CONSTRUCTION.
- REPLACE EXISTING WATER TO WATER METER WITH A 7" WATER METER.
- PROPOSED WATER REGULATOR.
- PROPOSED 2- IN-GROUND PARKING STALL.
- GRADE SLOPES A MINIMUM OF 1% DOWN TOWARD ALLEY OR STREET.
- NEW DRIVEWAY APPROACH AS PER DETAIL ON SHEET A-8
- REMOVE AND REPLACE 14'-0" OF EXISTING CONCRETE CURB AND BUTTER OLD DRIVEWAY APPROACH
- NEW GRASS AREA WITH AUTOMATIC SPRINKLER SYSTEM.
- NEW PLANTER AREA WITH AUTOMATIC SPRINKLER "DROPPING" SYSTEM.
- NEW 8'-0" HIGH x 5'-0" WIDE POOD FENCE.
- NEW 8'-0" HIGH x 5'-0" WIDE POOD GATE.
- PAIR OF NEW 8'-0" HIGH x 5'-0" WIDE POOD GATES.



SITE PLAN

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

CODE COMPLIANCE :

- THIS PROJECT SHALL COMPLY WITH:
 - 2018 CALIFORNIA RESIDENTIAL CODE.
 - 2018 CALIFORNIA BUILDING CODE.
 - 2018 CALIFORNIA PLUMBING CODE.
 - 2018 CALIFORNIA MECHANICAL CODE.
 - 2018 CALIFORNIA ELECTRICAL CODE.
 - 2018 CALIFORNIA GREEN BUILDING STANDARD CODE.
- THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER ORDINANCE OR LAW.

SCOPE OF WORK :

- NEW ONE STORY (140' 0" 50' FT.) SINGLE FAMILY DWELLING WITH AN ATTACHED (10' 0" 50' FT.) FRONT PORCH & AN ATTACHED (10' 0" 50' FT.) BACK PATIO.
 - NEW DETACHED (628 SQ. FT.) ACCESSORY DWELLING UNIT WITH AN ATTACHED (10' 0" 50' FT.) FRONT PORCH.
- NOTE: CONVENTIONAL LIGHT WEIGHT, TYPE V, WOOD FRAMING CONSTRUCTION.

GENERAL DATA:

PROPERTY OWNER: MR. ALDO VASQUEZ
2723 COLONIA AVENUE
OAKLAND, CA 94609

PROPERTY ADDRESS: 2723 COLONIA AVENUE
OAKLAND, CA 94609

PARCEL MAP NUMBER: 052-05-05-040

ZONE: R-10

CODES: RL (Residential Low)

CLIMATE ZONE: 6

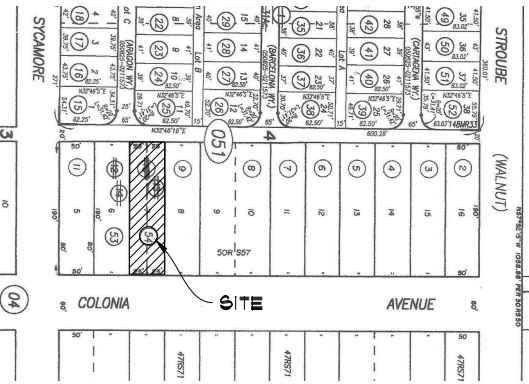
New Main Dwelling:
NEW MAIN RESIDENCE: 140' 0" 50' FT. (R-10 Occupancy)
NEW 2-CAR GARAGE: 576 SQ. FT. (H-1 Occupancy)
NEW FRONT PORCH: 50 SQ. FT. (H-1 Occupancy)
NEW BACK PATIO: 140 SQ. FT. (H-1 Occupancy)
OCCUPANCY: RS / I-2
TYPE OF CONSTRUCTION: V-8
NO. OF STORIES: 1
MAXIMUM BUILDING HEIGHT: 25'-0"

New Accessory Dwelling Unit:
NEW ACCESSORY DWELLING UNIT: 628 SQ. FT. (R-10 Occupancy)
NEW ADJ. FRONT PORCH: 10 SQ. FT. (H-1 Occupancy)
OCCUPANCY: RS / I-2
TYPE OF CONSTRUCTION: V-8
NO. OF STORIES: 1
MAXIMUM BUILDING HEIGHT: 25'-0"

FOOTPRINT: 3,084 SQ. FT.
LOT SQUARE FOOTAGE: 4,900 SQ. FT. / 22 AC.
PERCENTAGE OF LOT COVERAGE: 62.5 %

SHEET INDEX :

- SITE PLAN & SHEET INDEX
- ENGINEERING SITE PLAN
- GRADING PLAN
- MAIN HOUSE FLOOR PLAN & ROOF PLAN
- MAIN HOUSE EXTERIOR ELEVATIONS
- ADJ. FLOOR PLAN, ROOF PLAN & EXTERIOR ELEVATIONS
- TYPICAL DRIVEWAY APPROACH DETAIL



PARCEL / VICINITY MAP

SCALE: Not To Scale

REVISIONS	BY

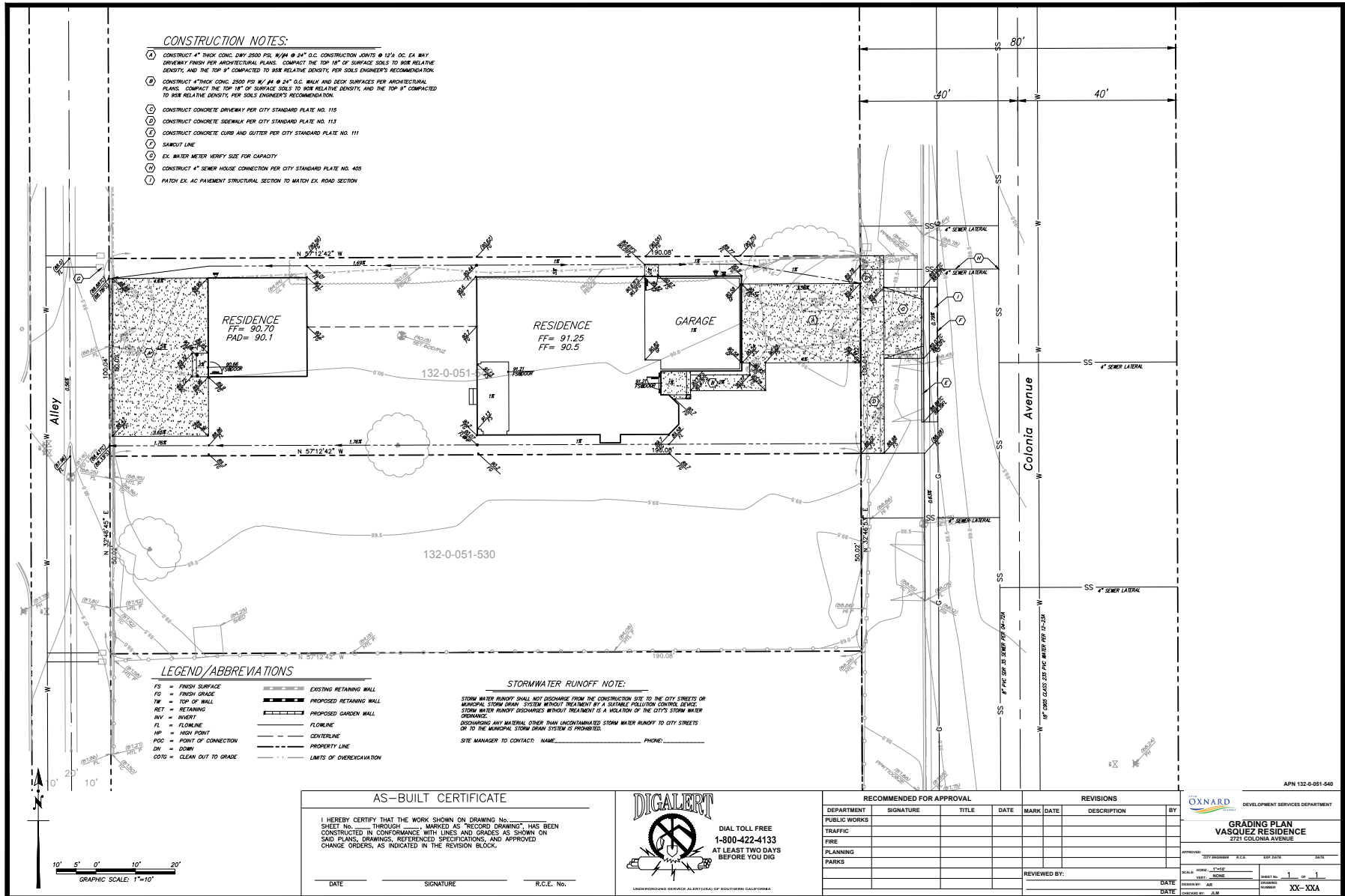
FV DRAFTING SERVICES
410 ORCHARD STREET
FILLMORE, CA 94901
(805) 524-4116
E-Mail: FVDrafting@gmail.com

Project: Single Family Dwelling & ADU
For: MR. ALDO VASQUEZ
2723 COLONIA AVENUE
OAKLAND, CA 94609
(805) 760-3347
APN: 052-05-05-040

Title Sheet:
Site Plan & General Data

Number of sheets: 1 of 1
Project Number: 2723 Colonia Ave
Scale: 3/32" = 1'-0"
North
Date: 07/2024
Sheet: 01

- ① CONSTRUCT 4" THICK CONCRETE SLAB 2000 PSI W/ 0.24" C.D. CONSTRUCTION JOINTS @ 16' O.C. RUN WAY EXISTING DRIVE FOR ARCHITECTURAL PLANS. COMPACT THE TOP 18" OF SURFACE SOLS TO ROR RELATIVE DENSITY. PER SOLS INDUMENTS RECOMMENDATION.
- ② CONSTRUCT 4" THICK CONCRETE SLAB 2000 PSI W/ 0.24" C.D. WALK AND BEDD SURFACES PER ARCHITECTURAL PLANS. COMPACT THE TOP 18" OF SURFACE SOLS TO ROR RELATIVE DENSITY, AND THE TOP 8" COMPACTED TO ROR RELATIVE DENSITY. PER SOLS INDUMENTS RECOMMENDATION.
- ③ CONSTRUCT CONCRETE DRAINWAY PER CITY STANDARD PLAN NO. 115
- ④ CONSTRUCT CONCRETE SEWERMAIN PER CITY STANDARD PLAN NO. 113
- ⑤ CONSTRUCT CONCRETE CURB AND GUTTER PER CITY STANDARD PLAN NO. 111
- ⑥ SLOOT LINE
- ⑦ EX. WATER METER VESSEY SIZE FOR CAPACITY
- ⑧ CONSTRUCT 4" SEWER HOUSE CONNECTION PER CITY STANDARD PLAN NO. 405
- ⑨ PATCH EX. AC PAVEMENT STRIP SECTION TO MATCH EX. ROAD SECTION



APN 132-0-051-540

AS-BUILT CERTIFICATE

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

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



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

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	INITIALS
PUBLIC WORKS							
TRAFFIC							
FIRE							
PLANNING							
PARKS							
				REVIEWED BY: _____			
				DATE: _____			

REVISIONS

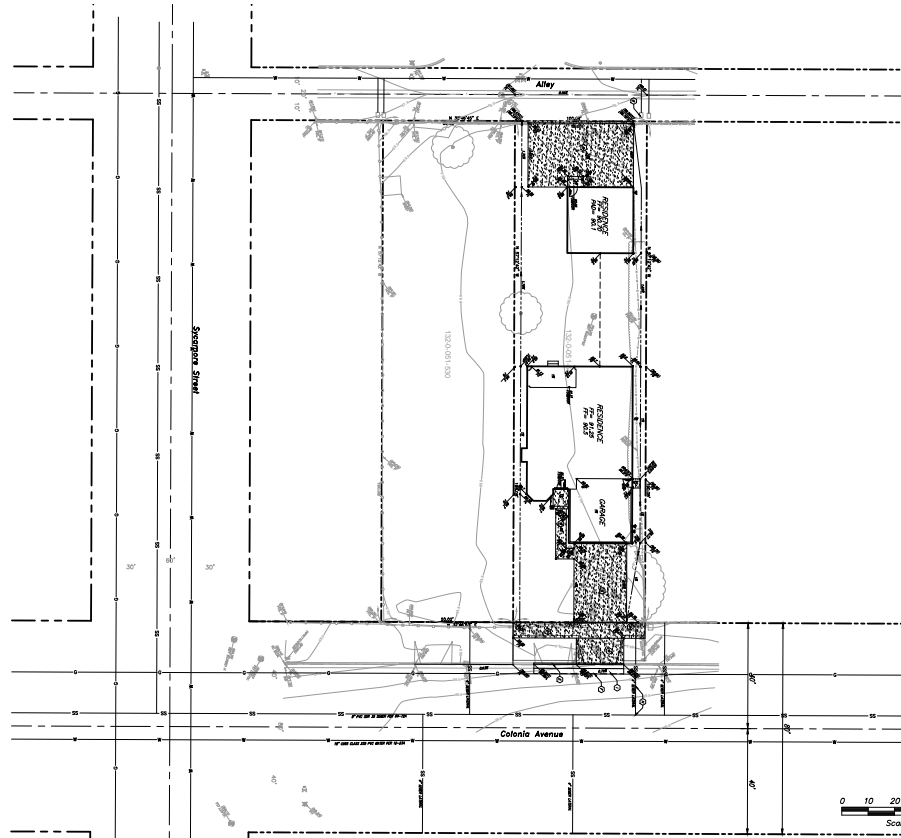
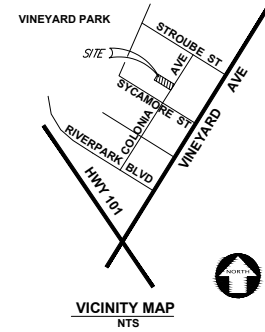
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BY		DEVELOPMENT SERVICES DEPARTMENT	
		GRADING PLAN VASQUEZ RESIDENCE 2721 COLONIA AVENUE	
APPROVED:	CITY ENGINEER R.E. SEP. DATE DATE		
SCALE: HORIZ. 1"=1'	SHEET NO. 1 OF 1		
VERT. NONE	DESIGN BY: AR DRAWING NUMBER: XX-XXA		



DEVELOPMENT SERVICES DEPARTMENT ENGINEERING SITE PLAN VASQUEZ RESIDENCE

DECEMBER, 2021



0 10 20 40 60
Scale 1" = 20'

APN 132-0-051-540

AS-BUILT CERTIFICATE

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

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



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

UNDERGROUND SERVICE ALERTS OF SOUTHERN CALIFORNIA

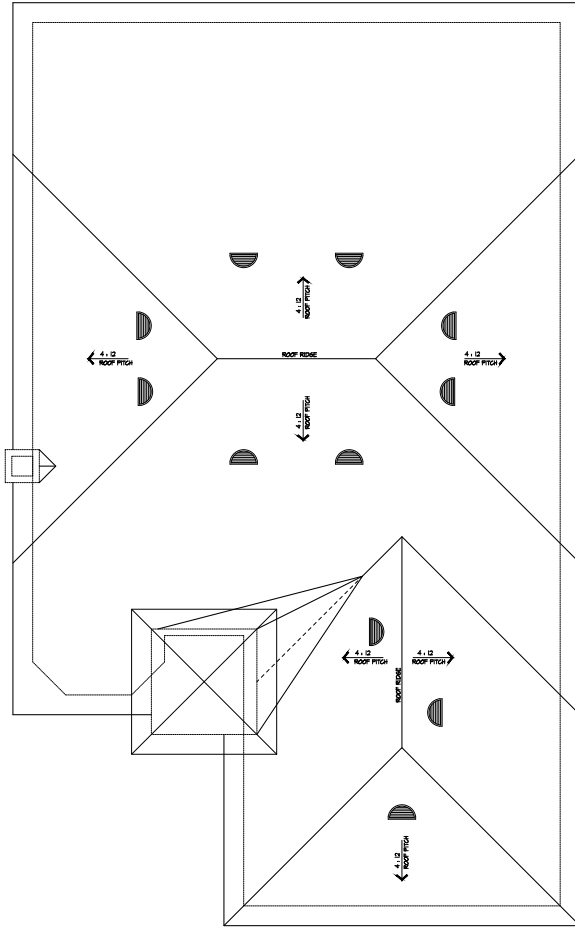
RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	BY
PUBLIC WORKS							
TRAFFIC							
FIRE							
PLANNING							
PARKS							

REVISIONS

REVIEWED BY: _____
DATE _____
DATE _____

CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT			
ENGINEERING SITE PLAN VASQUEZ RESIDENCE 2721 COLONIA AVENUE			
APPROVED:	DESIGNER: _____	REV: _____	DATE: _____
SCALE: HORIZ. 1"=40'	VERT. 1"=10'	SHEET NO. 1	OF 1
DRAWN BY: STAFF	CHECKED BY: _____	DATE: _____	XX-XXA

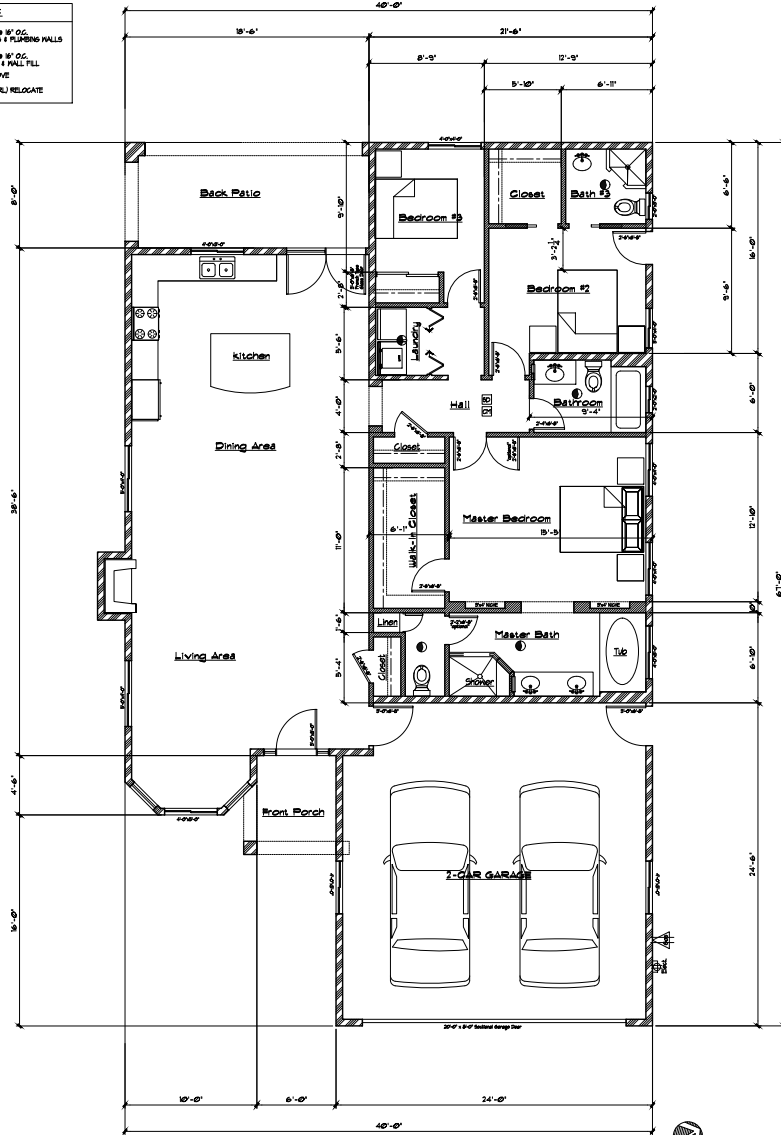


ROOF PLAN

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

WALL LEGEND:

	2x4 STD WALL 8' W' O.C.
	2x4 STD WALL 8' W' O.C. EXTERIOR WALLS & PLUMBING WALLS
	2x4 STD WALL 8' W' O.C. INTERIOR WALLS & WALL FILL
	WALL ARCH ABOVE
	10' EXISTING, IN BOX, IN REMOVE, IN/OUT RELOCATE



FLOOR PLAN

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

The above design, specifications, ideas, designs and arrangements represented herein are and shall remain the property of FV Drafting Services, no part thereof shall be copied, reproduced or otherwise used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of FV Drafting Services.

REVISIONS	BY

Project: Single Family Dwelling 4 ADU

Client: MR. ALDO AZOUEZ
2731 GARDEN AVENUE
OAKLAND, CA 94618
(805) 760-3344
APN 132-0-051-540

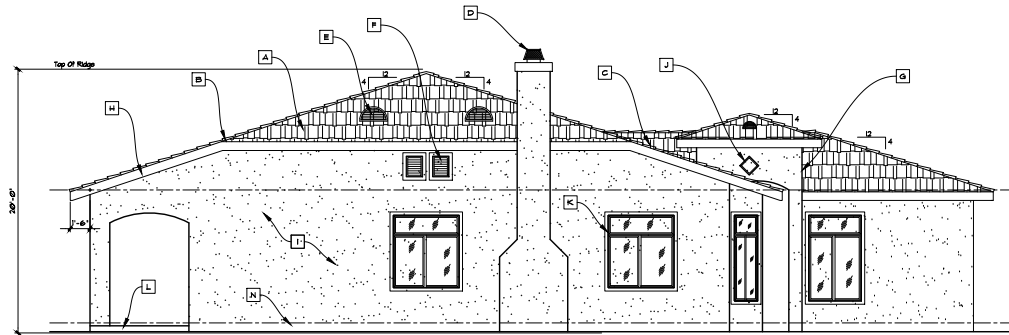
Architect: FV DRAFTING SERVICES
410 ORCHARD STREET
FILLMORE, CA 94905
(805) 524-4116
E-Mail: FVDrafting@gmail.com

Title Sheet:
Main House
Floor Plan & Roof Plan

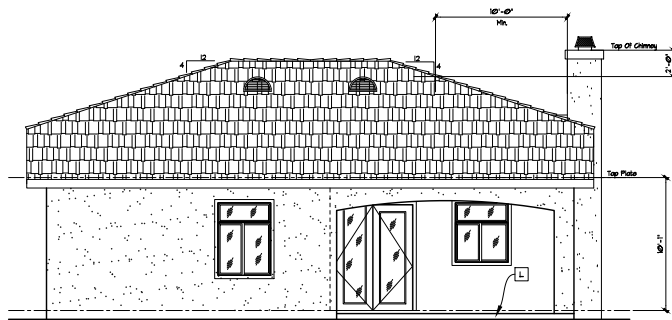
Scale & Area:
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1/4" = 5'-0"
1/8" = 2'-6"

North Arrow:
N

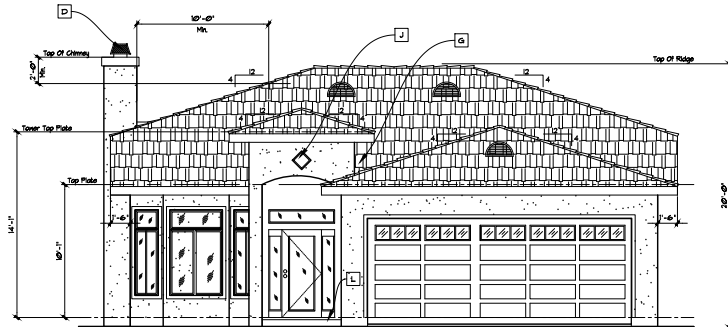
Sheet:
A-2
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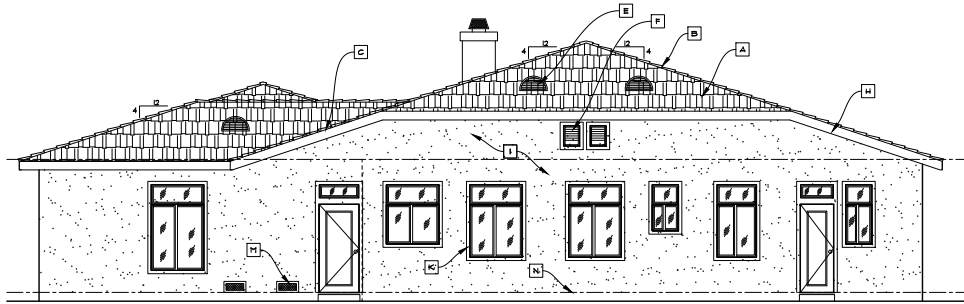
SOUTH / WEST (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"



NORTH / WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH / EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



NORTH / EAST (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEY NOTES :

- A ROOFING : SINGLE ROOFING PRODUCTS, CLASS "A" (EVALUATION REPORT #800, L.A.R.K.0202)
- B STYLE, PROPORTION, PRODUCT RANGE, COLOR DESCRIPTION, BLEND OF CHIMNEY, THE INSTALL ROOFING MATERIAL, AS PER MANUFACTURER'S SPECIFICATIONS.
- C ROOF CAP : SINGLE ROOFING PRODUCTS, CLASS "A" (EVALUATION REPORT #800, L.A.R.K.0202)
- D VALLEY ROOF FLASHING AS PER MANUFACTURER'S SPECIFICATIONS.
- E CHIMNEY, SPARK ARRESTER.
- F LOW PROFILE ROOF VENT 1 1/2" / 300 S.F. OF ATTIC AREA TO COMPLY WITH 2018 C.R.C. Sec. 9008.2, REFER TO ROOF NOTE #1.
- G ATTIC VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT PINE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL. THE OPENING SHALL BE A MINIMUM 1/8" AND SHALL NOT EXCEED 1/8" (2018 C.R.C. Sec. 9008.1).
- H GABLE END VENT 1 1/2" / 50 S.F. OF ATTIC AREA TO COMPLY WITH 2018 C.R.C. Sec. 9008.2, REFER TO ROOF NOTE #1.
- I 1/2" OF VENT 1 1/2" / 50 S.F. OF ATTIC AREA TO COMPLY WITH 2018 C.R.C. Sec. 9008.2, REFER TO ROOF NOTE #1.
- J 1/2" OF VENT 1 1/2" / 50 S.F. OF ATTIC AREA TO COMPLY WITH 2018 C.R.C. Sec. 9008.2, REFER TO ROOF NOTE #1.
- K STEPPED FLASHING, ROOF TO WALL FLASHING AND WATER PROOFING, TYPICAL AT ALL ROOF TO WALL LOCATIONS. REFER TO ROOF NOTE #1.
- L 2x6 FASCIA BOARD, TYP.
- M 1/2" THICK EXTERIOR PLASTER "STUCCO" FINISH OVER (2) LAYERS OF GRADE "D" FELT UNDER-LAMENT OVER FLYWOOD SHEATHING.
- N LA HABRA STUCCO COLOR: 1-25, SADDLEBACK (S2), BASE 300.
- O KEYSTONE (STUCCO HOLDING) LA HABRA STUCCO COLOR.
- P FINISH AND DOOR TRIM (STUCCO HOLDING), TYPICAL.
- Q CONCRETE LANDING / SLAB, NEW CONCRETE SLAB TO SLOPE A MINIMUM OF 1/8" AWAY FROM BUILDING / FOUNDATION WALL.
- R 14" X 8" GARAGE VENTS, REFER TO ROOF NOTE #1.
- S KEEP GRADE: MIN. 4 INCHES ABOVE THE EARTH OR 2 INCHES BY MIN. FROM BOTTOM BILL PLATE TO EXTERIOR EARTH) ABOVE FINISH GRADE AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (2018 C.R.C. Section 9008.2.2).

ROOFING NOTES:

- 1. VENTILATION SPECIFICATIONS: (2018 C.R.C. Section 9008.1)
- 2. THE REQUIRED VENTILATION SHALL BE PROVIDED WITH CORROSION-RESISTANT PINE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIALS WITH OPENINGS HAVING A LEAST DIMENSION OF 1/8 INCH MINIMUM AND 1/8 INCH MAXIMUM OPENINGS IN ROOF TRUSSING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 9008.1. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
- 3. THE MINIMUM VENT AREA REQUIRED: (2018 C.R.C. Section 9008.2)
- 4. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/1000 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
- 5. IN CLIMATE ZONE 4 AND 5, A GLASS 1 OF 1 VAPOR RETARDER IS INSTALLED ON THE MINIMUM-VENTER SIDE OF THE CEILING.
- 6. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATION SHALL BE LOCATED NO MORE THAN 9 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY SIDE OR GABLE VENTS. WHERE THE LOCATION OF THE WALL OR ROOF MEMBERS CONFLICT WITH THE INSTALLATION OF UPPER VENTILATION, INSTALLATION MORE THAN 9 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
- 7. SUDOWALL FLASHING: (2018 C.R.C. Section 9008.2.3)
- 8. PROVIDE SUDOWALL FLASHING TO ROOF FLASHING, STEPPED FLASHING AND WATER PROOFING AS PER 2018 C.R.C. Section 9008.2.3.4.
- 9. DRAIN EDGES: (2018 C.R.C. Section 9008.2.3.5)
- 10. A DRAIN EDGE SHALL BE PROVIDED AT EAVES AND RAISE EDGES OF SHINGLES ROOFS. DRAIN EDGE SHALL COMPLY WITH 2018 C.R.C. Section 9008.2.3.5.
- 11. FLASHING AND CALK: HOOD BEAMS AND HOOD OUT-LOOKERS PROJECTING FROM EXTERIOR WALL OR ROOF SURFACES.
- 12. ROOF VALLEY: (2018 C.R.C. Section 9008.2.3)
- 13. VALLEY LINING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

The above drawings, specifications, ideas, designs and arrangements represented herein are and shall remain the property of FV Drafting Services, no part thereof shall be copied, reproduced or otherwise used in connection with any work or project other than that for which they have been prepared and developed without the written consent of FV Drafting Services.

REVISIONS	BY

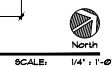
FV DRAFTING SERVICES
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E-Mail: FVDrafting@gmail.com

Draftsman:
James F. Vargis

Project: Single Family Dwelling 4 ADU
MR. ALDO AZARIEZ
2711 GARDEN AVENUE
OAKLAND CA 94616
(805) 760-3944
APN: 132-0-051-540

Title Sheet:
1st Floor
Exterior Elevations

Number of sheets: 1 of 20-08
Project number: 12753 Garden Ave
Client: Mr. Aldo Azariez
Architect: FV Drafting
Date: 10/10/2023
Scale: 1/4" = 1'-0"
Sheet: 12753-01
A-3
01

[illegible]

WALL LEGEND:

	2nd STD WALL - 16" O.C. EXTERIOR WALLS & PLUMBING WALLS
	2nd STD WALL - 16" O.C. INTERIOR WALLS & WALL FILL
	WALL ARCH ABOVE

(E) EXISTING, (N) NEW, (R) REMOVE, (RL) RELOCATE

[illegible]

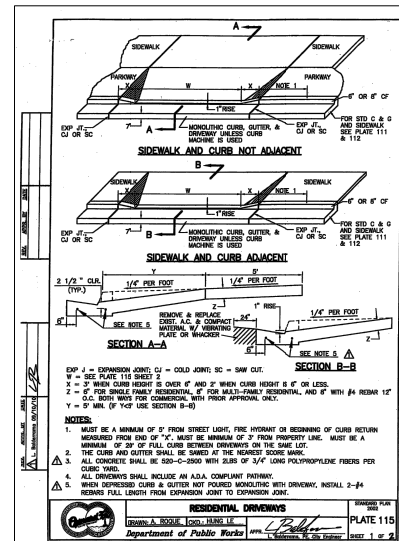
ENV DRAFTING SERVICES,
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FILLMORE CA. 93015
(805) 524-4116
E-Mail: FvDrafting@gmail.Com

For
Mr. Aldo Vazquez
2721 Colonia Avenue
Oxnard CA 93036
(805) 760-3844
APN 132-0-051-540

Title Sheet:
Accessory Dwelling
Floor Plan, Roof Plan
Exterior Elevations

PLUMBING & HEATING PERMIT
14-200-08
HOLDING PERMIT UNDER PERMIT
62121 Colonia Ave
PLM-0001.9
BRICK
P. Vazquez
DOB
May 16, 2002
GAS
As Noted
JOB NO
6294-10.2
6487

of 07 pages



WIDTH OF DRIVEWAY					
TYPE OF STREET	RESIDENTIAL		COMMERCIAL/INDUSTRIAL		ARTERIAL
TYPE OF DEVELOPMENT	MIN	MAX	MIN	MAX	MIN
RESIDENTIAL	12	25	—	—	—
COMMERCIAL	—	—	18	25	30
INDUSTRIAL	—	—	25	36	45
PASSENGER CARS	—	—	18	25	30
TRUCKS	—	—	25	36	45

DRIVEWAYS

PLATE 115

Department of Public Works

Typical Driveway Approach Detail

SCALE: N.T.S.

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REVISIONS	BY

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For
MR. ALDO AZOUEZ
 2731 ORCHARD AVE
 OAKLAND CA 94612
 (805) 760-3344
 APN 132-0-051-540

Project: Single Family Dwelling 4 ADU
Title Sheet:
 Driveway Detail

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

Author: FV Drafting
Checker: FV Drafting
Engineer: FV Drafting
Date: 10/10/2023
Sheet: 2 of 2



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

NOTICE OF EXEMPTION

Project Name: 2721 Colonia Avenue Residence; Planning and Zoning Permit No. 19-200-08 (Development Design Review Permit), a request to permit the construction of a 1,667 square-foot residential single-family dwelling with a detached 625 square-foot accessory dwelling unit and an attached, two-car garage, on an undeveloped 0.22-acre lot located within the Single-Family Residential Planned Development (R-1-PD) zone district at 2721 Colonia Avenue (APN: 132-0-051-540).

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

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

Supporting Reasons: In accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as new construction or conversion of small structures may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 1,667 square-foot residential single-family building and attached 576 square-foot garage, designed to be consistent with the Residential Low (RL) General Plan Land Use Designation, as well as with the Single-Family Residential Planned Development (R-1-PD) zoning district. The proposed development is located on a 0.22-acre site in a residential zone within an urbanized area. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. The Community Development Director has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and the Director hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)

Joe Pearson II
Interim Planning and Environmental Services
Manager

RESOLUTION NO. 19-200-08

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 19-200-08 (DEVELOPMENT DESIGN REVIEW) TO CONSTRUCT A 1,667 SQUARE-FOOT RESIDENTIAL BUILDING WITH AN ATTACHED 576 SQUARE-FOOT, TWO-CAR GARAGE, AND ANTICIPATED CONSTRUCTION OF AN ACCESSORY DWELLING UNIT ON A 0.22-ACRE UNDEVELOPED LOT LOCATED AT 2721 COLONIA AVENUE WITHIN THE SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT (R-1-PD) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY FRANK VAZQUEZ, DESIGNATED AGENT, ON BEHALF OF LAURA SILVA, PROPERTY OWNER, PO BOX 7276, OXNARD, CA 93031

WHEREAS, on August 29, 2019, Frank Vazquez, on behalf of Laura Silva, Property Owner (the “**Applicant**” and/or “**Developer**”) submitted a request to permit and construct a 1,667 square-foot residential building with an attached 576 square-foot, two-car garage on a 0.22-acre undeveloped lot, and to construct a detached 625 square-foot accessory dwelling unit located at 2721 Colonia Avenue; and

WHEREAS, on August 23, 2022, Frank Vazquez, on behalf of the “Applicant” submitted a request to permit and construct a detached 625 square-foot accessory dwelling unit (ADU) located at 2721 Colonia Avenue; and

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

WHEREAS, on September 14, 2022, the Director conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit Nos. 19-200-08 (Development Design Review) to permit and construct a 1,667 square-foot residential building with an attached 576 square-foot, two-car garage on a 0.22-acre undeveloped lot located within the Single-Family Residential Planned Development (R-1-PD) zone district at 2721 Colonia Avenue The “**Project**” is in accordance with the Section 16-525 of the Oxnard City Code; and

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

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

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Residential Low (RL) and within the Single-Family Residential Planned Development (R-1-PD) zoning district. The Project is surrounded by residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed 1,667 square-foot residential building with an attached 2-car garage and associated site improvements, including the anticipated ADU, on a 0.22-acre site is consistent with the 2030 General Plan and the R-1-PD zoning district and is compatible with the physical scale and character of other residential buildings in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the R-1-PD zoning district for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

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

The proposed construction of a 1,667 square-foot with an attached 2-car garage and associated site improvements, including the anticipated ADU, on a 0.22-acre site will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be generally surrounded on all sides by residential development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

- D. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a**

highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on February 8, 2022.

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

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

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

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

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

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

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

As described in the staff report, the applicant is proposing to construct a 1,667 square-foot residential building with an attached two-car garage, on a 0.22-acre undeveloped lot within the Single-Family Residential Planned Development (R-1-PD) zone. The proposed one-story, single-family residential structure and associated improvements, including the anticipated ADU, are allowed uses within the

R-1-PD zone pursuant to section 16-21 of the City Code. The construction of the proposed one-story, single-family residential structure and associated improvements does not change the land use of the subject site. Additionally, the single-family residence has been designed to meet the required development standards identified in the R-1-PD zone. The project site is not subject to a Specific Plan. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

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

As described in the staff report, the proposed land use of the project is of a one-story, single-family residential use with associated site improvements, including the anticipated ADU, which is an allowed use per the Residential Low land use designation within the 2030 General Plan. The surrounding uses are generally characterized by residential uses, specifically of single-family residences. The project site is an interior lot that shares a common property line with an existing residential single-family home. The project shares an additional common property line with a proposed residential single-family home. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this project meets this Finding.

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

As described in the staff report and Finding 1 above, the proposed Project as conditioned will meet the development standards of the Single-Family Planned Development (R-1-PD) zone and ADU regulations to ensure that development is adequately proportional to the size of the property. The size of the project site is 0.22 acres (9,500 square feet). Pursuant to Oxnard City Code Section 16-25, the height permitted for a residence is two-stories, with a height not to exceed 25 feet. The one-story, single-family residence has been designed with a height of approximately 20 feet, which is below the maximum allowed height of 25 feet. Pursuant to City Code Section 16-34, each lot shall provide for interior space in an area to at least 15% of the lot area, or 900 square feet, whichever is less. The project has been designed to include over 2,000 square-feet of interior yard space which is greater than the 900 square feet required interior yard space standard. The proposed front property line setback is 30 feet at the shortest point, the west property line setback is 5 feet and the east side property line is setback 5 feet. The rear property line setback is 93 feet,

which meets the minimum setback requirements. To satisfy Section 16-622, the proposed single-family residence includes an attached two-car garage for the new dwelling. To satisfy Section 16-308, the project has been conditioned for the fence in the front yard to not exceed 3.5 feet tall and to be 50% or more open. For the project to be consistent with the City's adopted Landscape Standards, the project has been conditioned to include at least one 24" box size (minimum) tree within the front yard. The proposed ADU meets all of the standards in OCC Section 16-465 through 16-469. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the yards, parking, landscaping, and other City standards; therefore, the proposed project meets this Finding.

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

As described in the staff report, the project will be accessed from an existing street, Colonia Avenue. The project will provide an attached two-car garage, accessed from an existing curb cut along Colonia Ave. to the east of the site. The project will contribute to existing traffic volumes within the neighborhood; however, the project has been reviewed for circulation and turning conflicts. Pursuant to that review, City Traffic staff has determined the site has sufficient circulation and does not introduce turning conflicts. As a result, the site has sufficient access to streets and highways that are adequate in size and existing intersections adjacent to the project site will operate at acceptable levels of service, as stipulated in the 2030 General Plan. Therefore, this project meets this Finding.

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

As described in the staff report, the Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water mains found within the existing alley (rear of the property). Sewer connections serving the proposed parcel will also be provided by an existing line located within the existing alley (rear of the property). Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities. As such, this project meets this finding.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a single-family residence) will not have a significant impact on the environment and is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15303 (New Construction) of the State CEQA Guidelines. The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager is hereby authorized to file a Notice of

Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit Nos. 19-200-08 (Development Design Review Permit) subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 19-200-08 (DDR), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated September 14, 2022, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager"). A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and

employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)

7. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
9. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
10. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
11. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
12. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
13. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

14. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
15. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)

16. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
17. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
18. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
19. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
20. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
21. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

22. Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements prior to the issuance of building permits. (PL/PK)
23. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)
24. The applicant shall include at least one 24" box size (minimum) tree within the front yard. The tree shall be selected from "Table 10. Recommended Species Palette" of the "Tree Program Review" dated December 2021 and prepared by Dudek on behalf of the City of Oxnard. Trees shall be installed in conformance with minimum spacing and planter space standards. A priority shall be given to plans with Low and Very Low WUCOLs rating and are utility friendly.

25. Consistent with the City Council Resolution 15,569 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 15,569 is in effect:
- a. Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape and other outside irrigation is prohibited except between 4 p.m. and 9 a.m. or 6 p.m. and 9 a.m. during daylight savings time, no more than once per week.
 - b. The following watering schedule is established:
 - i. Odd numbered addresses (Ending in 1, 3, 5, 7, 9): Sundays ONLY
 - ii. Even numbered addresses (Ending in 0, 2, 4, 6, 8): Saturdays ONLY
 - iii. No watering between 9 am, and 4 p.m. (non-daylight savings time)
 - iv. No watering between 9 a.m. and 6 p.m. (daylight savings time)
 - c. Exceptions to allow for irrigation outside of the designated periods shall include (1) the hand watering of trees or other perennials with use of a container (e.g. bucket or watering can) or a hose fitted with a shut-off nozzle and (2) the use of drip irrigation or other high-efficiency irrigation systems to apply water at a weekly volume consistent with the one-day watering restriction imposed on less efficient irrigation systems.
 - d. Irrigation of park and school ground areas with potable water are only permitted during the once weekly designated irrigation periods noted in this Section.
 - e. Sport activity fields may irrigate more frequently, but only as necessary, to maintain playing surface quality.
 - f. All vegetation within Wildland-Urban Interface and Defensible Space will be maintained as required under Public Resources Code 4291.
 - g. The application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.
 - h. The irrigation of newly constructed homes and building exteriors with potable water is prohibited unless drip or microspray systems are used.
 - i. 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.
 - j. The City must provide prompt notice to customers when information indicates a leak may exist within the end-user's control.
 - k. Irrigation of ornamental turf on medians with potable water is prohibited.

PLANNING DIVISION STANDARD CONDITIONS

26. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
27. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)

28. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)
29. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
30. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
31. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)
32. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
33. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
34. Due to water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
35. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
36. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

37. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
38. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)
39. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
40. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

41. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.
42. Fencing along the front yard shall meet the height restrictions set forth in Section 16-308 of the Oxnard City Code. Specifically, the fence along the front yard shall not exceed 42 inches in height and is to be 50 percent or more open.
43. The final landscape plan is conditioned to be reviewed and approved by the City's Landscape Architect prior to the issuance of a building permit.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

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

DEVELOPMENT SERVICES DEPARTMENT SPECIAL CONDITIONS

45. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the City Inspector. (DS)
46. Developer shall construct a level concrete pad for storage of three refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)
47. Lot fine grading shall be designed and constructed in compliance with City Standard Plate

601 or as otherwise approved by the City Engineer. (DS)

48. Uncovered and unenclosed porches, platforms or landing places which do not extend above the level of the first floor of the building may extend into any required front, side or rear yard not more than six feet; provided, however, that an openwork railing, not more than 42 inches in height may be installed or constructed on any such porch, platform or landing place.

FIRE DEPARTMENT STANDARD CONDITIONS

49. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)
50. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)
51. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
52. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
53. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 14th day of September, 2022.

Date

Ashley Golden

Acting Community Development Director



**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Ashley Golden, Acting Community Development Director

FROM: Randy Baez, Associate Planner

DATE: September 14, 2022

SUBJECT: **Project Name: 2711 Colonia Avenue Residence;** Planning and Zoning Permit No. 19-200-09 (Development Design Review Permit), Located at 2711 Colonia Avenue (APN: 132-0-051-530).

- 1) **Recommendation:** That the Community Development Director (“**Director**”):
 - a) Conduct a public hearing; and
 - b) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and
 - c) Adopt a resolution approving Planning and Zoning Permit No. 19-200-09 (Development Design Review Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to permit the construction of a 1,667 square-foot single-family residential building with a detached 625 square-foot accessory dwelling unit and an attached 576 square-foot, two-car garage on a 0.22-acre undeveloped lot located within the Single-Family Residential Planned Development (R-1-PD) zone district at 2711 Colonia Ave. (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Frank Vazquez, designated agent (the “**Applicant**”) on behalf of Aldo Vazquez, 1247 Mercantile St., Oxnard, CA 93030, property owner.

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

- 3) **Existing & Surrounding Land Uses:** The Project site is currently an undeveloped 0.22-acre parcel located within the Single-Family Residential Planned Development (R-1-PD) zoning district. The following table summarizes the General Plan Land Use Designation, Zoning district, and existing land uses of the site and adjacent properties, which is also shown on Attachment A.

LOCATION	2030 GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Low (RL)	Residential Single-Family Planned Development (R-1-PD)	Undeveloped
North	RL	R-1-PD	Undeveloped (Site of PZ No. 19-200-08)
South	RL	R-1-PD	Single-Family Residence
East	RL	R-1-PD	Single-Family Residence
West	RL	R-1-PD	Single-Family Residence

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



Exhibit A

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

On September 1, 2020, City Council adopted Ordinance #2984, updating the Accessory Dwelling Unit Sections of the Oxnard City Code (OCC) to be in compliance with the State of California legislature passed in 2019. The OCC was updated and created ADU Types and established the permitting requirements for reviewing and approving to be in compliance with the State legislature. The proposal includes an application for a Type 1 (New Detached ADU-Only Structure With or Without Garage) ADU to construct a detached ADU.

5) Environmental Determination: In accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as new construction or conversion of small structures may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 1,667 square-foot residential single-family building and attached 576 square-foot garage, designed to be consistent with the Residential Low (RL) General Plan Land Use Designation, as well as with the Single-Family Residential Planned Development (R-1-PD) zoning district. The proposed development is located on a 0.22-acre site in a residential zone within an urbanized area. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

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

The 1,667 square-foot one-story, single-family residential structure will feature an attached 2-car garage along with a kitchen, 3 bedrooms, 3 bathrooms, and a laundry room. The project anticipates constructing a new detached, 625 square-foot accessory dwelling unit (ADU).

Pursuant to Section 16-466 of the OCC, applications to create a Type 1 ADU are not subject to the 60-day ministerial approval and may include an application to include a separate ADU. However, the 60-day permit approval will begin from the date the Community Development Director approved the proposed structure. Pursuant to Section 16-466(F), the Project includes a ministerial application (PZ 22-131-159) for a Type 1 ADU.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Residential Low (RL), which allows for detached single-family residential uses along with an ADU. Approval of this DDR permit and ADU zone clearance have been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD 9.2	I	Revitalization and Redevelopment	The Project proposes to develop an undeveloped property with a single-family residential development.
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed single-family residential building is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to provide service to the proposed residential dwellings. The project includes standard and special development project conditions by City Department representatives.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

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

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Density Sec. 16-24	Every single-family dwelling located on any lot of 6,000 to 7,000 SF shall contain at least 1,000 SF.	1,667 square-foot unit on an existing 9,500 square-foot lot Detached 625 square-foot ADU	YES
Max. building height Sec. 16-25	Two stories or 25 feet	Single-story 20 feet	YES
Front yard Setback Sec. 16-31	Not less than 20 feet	30 feet	YES
Side yard Setback 16-32	Side Yard: Not less than 10% of the width of the lot (10% x 60 feet = 6 feet) but not less than 3 feet and need not exceed 5 feet Street Side Yard: Same as Side Yard	Side Yard: 5 feet Street Side Yard: 5 feet	YES
Rear yard Setback Sec. 16-33	Not less than 25% of the depth of the lot (25% x 120 feet = 30 feet), but not to exceed 25 feet Additions within the rear yard shall maintain a 15-foot setback from the centerline of the alley (5 feet from rear property line)	93 feet for the main dwelling 25 feet for the proposed ADU	YES
Interior yard space Sec. 16-34	15% of lot area (15% x 6,600 square feet = 1,980 square feet), or 900 square feet, whichever is less; minimum dimension 10 x 15 feet.	Over 2,000 square feet. All areas counted meet the 10 x 15 feet minimum dimension	YES
Parking Requirements Sec. 16-622	2-car garage for up to 5 bedrooms (with minimum 20-foot x 20-foot interior dimension)	2-car garage for 3 bedrooms, with interior dimension of 24 feet x 24 feet	YES

Fences Sec. 16-308	Front yard: Not to exceed 3.5 feet and are 50% or more open Side and rear yard: Not to exceed 7 feet in height as measured from the grade at the fence.	Front yard: None proposed Side yard: 6-foot wood fence Rear yard: 6-foot fence	YES
-----------------------	--	--	-----

d) Circulation and Parking: The existing undeveloped lot is located near the corner of Colonia Avenue and Sycamore Street, with an alley to the west. This scope of work will provide an oversized 2-car garage for the proposed dwelling, with access off of Colonia Ave. to the east as well as uncovered off-street parking from the alley to the west.

e.) Architecture and Landscaping: The one-story residential structure features ranch-style design elements, incorporating stucco and roof elements that will complement the adjacent residences. The Project is providing over 2,000 square feet of IYS (Interior Yard Space) which meets the minimum requirement of 900 square feet for the R-1 zone. Landscaping will be conditioned to consist of drought-tolerant and California-friendly species that are compatible with surrounding properties. For the Project to be consistent with the City's adopted Landscape Standards, the project has been conditioned to include at least one 24" box size (minimum) tree within the front yard.

7) Community Workshop and Public Input: A Community Workshop was held on July 18, 2022. No members of the public provided input at the Community Workshop for this item. To date, staff has not received any public comments, in favor or against, regarding the proposed Project.

8) Appeal Procedure: In accordance with Section 16-525(B) of the City Code, the Community Development Director's action on Planning and Zoning Permit No. 19-200-09 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Project Plans
- C. Notice of Exemption
- D. Resolution No. 19-200-09 (Development Design Review)

Vicinity Map

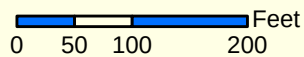


2030 General Plan Land Use Map



Oxnard Planning
September 1, 2022

PZ 19-200-09
Location: 2711 Colonia Ave
APN: 1320051530



2030 General Plan Land Use Map



1:2,000

Zoning/Specific Plan Map



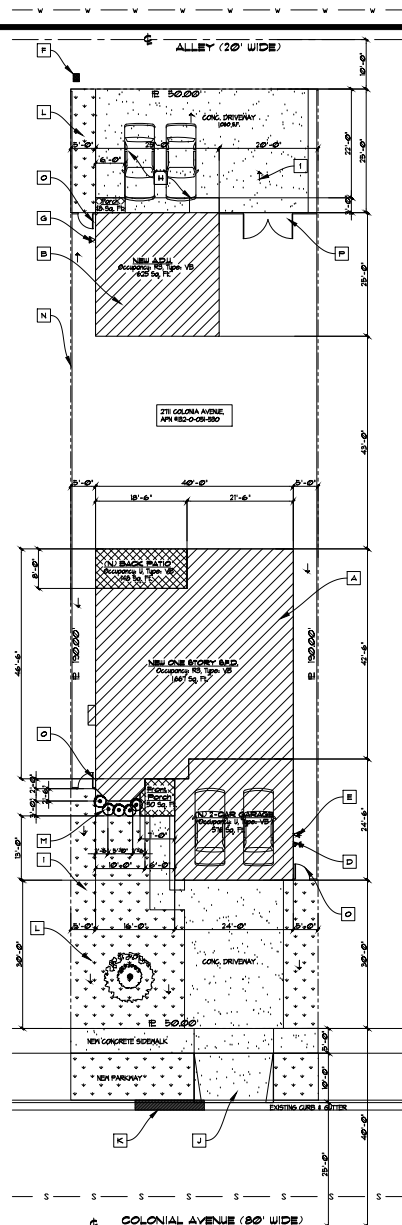


SITE KEY NOTES :

- A** WATER AREA INDICATED (WAT 50.0 FT. ONE STORY 57.0, WITH AN ATTACHED 57.0 SQ. FT. TWO CAR GARAGE & 10.0 SQ. FT. FRONT PORCH & 14.0 SQ. FT. BACK PATIO)
- B** CROSS HATCH AREA INDICATES 628 SQ. FT., DETACHED ONE STORY ACCESSORY DWELLING UNIT & 10.0 SQ. FT. FRONT PORCH.
- C** NA
- D** ELECTRICAL METER. PROPOSED 200 AMP ELECTRICAL PANEL & ELECTRICAL METER. IT IS THE RESPONSIBILITY OF THE HOME OWNER OR THE GENERAL CONTRACTOR TO CONTACT LOCAL ELECTRICAL PROVIDER "SOUTHERN CALIFORNIA Edison COMPANY" AND COORDINATE NEW ELECTRICAL METER LOCATION PRIOR TO STARTING CONSTRUCTION.
- E** GAS METER. PROPOSED LOCATION OF GAS METER. IT IS THE RESPONSIBILITY OF THE HOME OWNER OR THE GENERAL CONTRACTOR TO CONTACT LOCAL GAS PROVIDER AND COORDINATE GAS METER LOCATION PRIOR TO STARTING CONSTRUCTION.
- F** REPLACE EXISTING WATER TO WATER METER WITH A 7" WATER METER.
- G** PROPOSED WATER REGULATOR.
- H** PROPOSED 2-INGRESS PARKING SPALL.
- I** GRAVE SLOTTES A MINIMUM OF 16 DOWN TOWARD ALLEY ON STREET.
- J** NEW DRIVEWAY APPROACH AS PER DETAIL ON SHEET A-5
- K** REMOVE AND REPLACE 14'-0" OF EXISTING CONCRETE CURB AND BUTTER OLD DRIVEWAY APPROACH
- L** NEW GRASS AREA WITH AUTOMATIC SPRINKLER SYSTEM.
- M** NEW PLANTER AREA WITH AUTOMATIC SPRINKLER "DROPPING" SYSTEM.
- N** NEW 6'-0" HIGH x 5'-0" WIDE WOOD FENCE
- O** NEW 6'-0" HIGH x 5'-0" WIDE WOOD GATE
- P** PAIR OF NEW 6'-0" HIGH x 5'-0" WIDE WOOD GATES

SITE PLAN

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



CODE COMPLIANCE :

1. THIS PROJECT SHALL COMPLY WITH:
 - a) 2016 IBCS CALIFORNIA RESIDENTIAL CODE.
 - b) 2016 IBCS CALIFORNIA BUILDING CODE.
 - c) 2016 IBCS CALIFORNIA PLUMBING CODE.
 - d) 2016 IBCS CALIFORNIA MECHANICAL CODE.
 - e) 2016 IBCS CALIFORNIA ELECTRICAL CODE.
 - f) 2016 IBCS CALIFORNIA GREEN BUILDING STANDARD CODE.
 - g) 2016 CALIFORNIA GREEN BUILDING STANDARD CODE.
2. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER ORDINANCE OR LAW.

SCOPE OF WORK :

1. NEW ONE STORY (WAT 50.0 FT.) SINGLE FAMILY DWELLING WITH AN ATTACHED (80.0 SQ. FT.) FRONT PORCH & AN ATTACHED (14.0 SQ. FT.) BACK PATIO.
2. NEW DETACHED (628 SQ. FT.) ACCESSORY DWELLING UNIT WITH AN ATTACHED (10.0 SQ. FT.) FRONT PORCH.

NOTE: CONVENTIONAL LIGHT WEIGHT, TYPE V, WOOD FRAMING CONSTRUCTION.

GENERAL DATA:

PROPERTY OWNER: MRS. LARA SILVA
2711 COLONIA AVENUE
OAKLAND, CA 94609

PROPERTY ADDRESS: 2711 COLONIA AVENUE
OAKLAND, CA 94609

PARCEL MAP NUMBER: 132-O-05-530

ZONE: R-1D

CLIMATE ZONE: 9

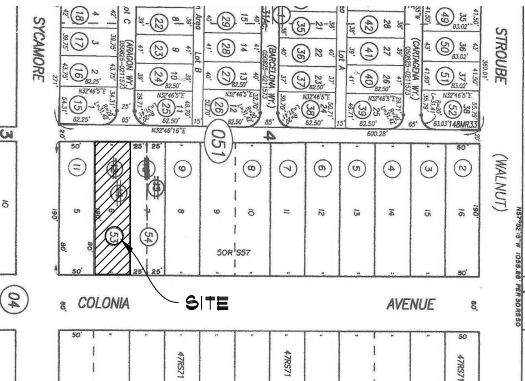
New Main Dwelling:
NEW MAIN RESIDENCE: 1481 Sq. Ft. (R-1D Occupancy)
NEW 2-CAR GARAGE: 578 Sq. Ft. (S-1 Occupancy)
NEW FRONT PORCH: 50 Sq. Ft. (S-1 Occupancy)
NEW BACK PATIO: 148 Sq. Ft. (S-1 Occupancy)
OCCUPANCY: RS / U
TYPE OF CONSTRUCTION: V-8
NO. OF STORIES: 1
MAXIMUM BUILDING HEIGHT: 25'-0"
PROPOSED BUILDING HEIGHT: 25'-0"
FIRE SPRINKLERS: YES (Under a Separate Submittal)

New Accessory Dwelling Unit:
NEW ACCESSORY DWELLING UNIT: 628 Sq. Ft. (R-1D Occupancy)
NEW ADULT FRONT PORCH: 10 Sq. Ft. (S-1 Occupancy)
OCCUPANCY: RS / U
TYPE OF CONSTRUCTION: V-8
NO. OF STORIES: 1
MAXIMUM BUILDING HEIGHT: 25'-0"
PROPOSED BUILDING HEIGHT: 25'-0"
FIRE SPRINKLERS: YES (Under a Separate Submittal)

FOOTPRINT: 2,004 Sq. Ft.
LOT SQUARE FOOTAGE: 13,000 Sq. Ft. / 22 AC.
PERCENTAGE OF LOT COVERAGE: 53.5 %

SHEET INDEX :

- A-1: SITE PLAN & SHEET INDEX
- A-2: MAIN HOUSE FLOOR PLAN & ROOF PLAN
- A-3: MAIN HOUSE EXTERIOR ELEVATIONS
- A-4: ADU FLOOR PLAN, ROOF PLAN & EXTERIOR ELEVATIONS
- A-5: TYPICAL DRIVEWAY APPROACH DETAIL



PARCEL / VICINITY MAP

SCALE: Not To Scale

REVISIONS	BY

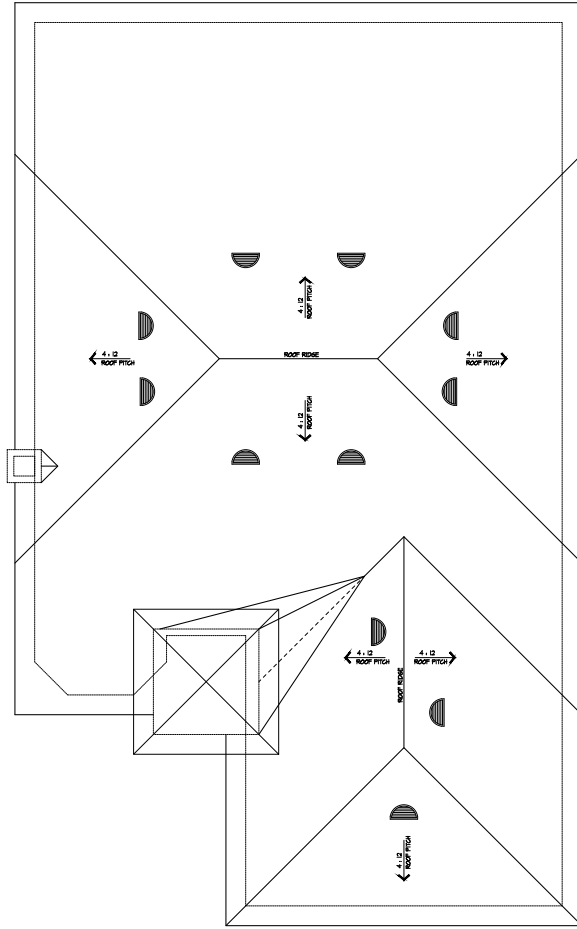
EV DRAFTING SERVICES
410 ORCHARD STREET
FILLMORE CA 94905
(805) 524-4116
E-Mail: Fvdrafting@gmail.com

New Single Family Dwelling & ADU
or
MRS. LARA SILVA
2711 COLONIA AVENUE
OAKLAND, CA 94609
(805) 760-3939
APN 132-O-05-530

Title Sheet:
Site Plan & General Data

Number of sheets: 5
Sheet number: 1 of 5
Project name: 2711 Colonia Ave
City: Oakland
State: CA
Zip: 94609
Scale: As Shown
Date: 06/2024
A-1
06

The above drawings, specifications, notes, design and arrangements represented herein are and shall remain the property of EV Drafting Services. No part thereof shall be copied, duplicated or otherwise used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of EV Drafting Services.

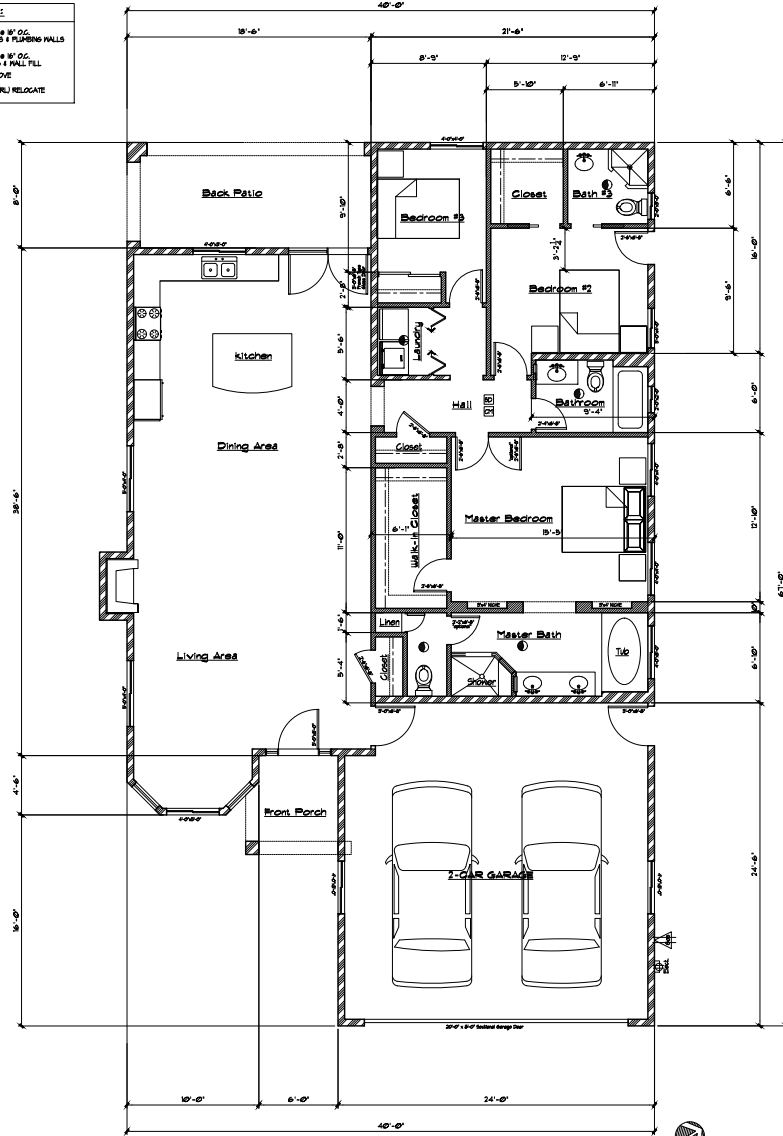


ROOF PLAN

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

WALL LEGEND:

	2x4 STD WALL 8' W' O.C.
	2x4 STD WALL 8' W' O.C. EXTERIOR WALLS & PLUMBING WALLS
	2x4 STD WALL 8' W' O.C. INTERIOR WALLS & WALL FILL
	WALL ARCH ABOVE
	10' EXISTING, IN HOK, IN REMOVE, INJ RELOCATE



FLOOR PLAN

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

Revisions

REVISIONS	BY

Project Information

Client: Mrs. Liana Silva
 2711 COLINA AVENUE
 OAKLAND, CA 94618
 (510) 760-3333
 APN 182-0-051-530

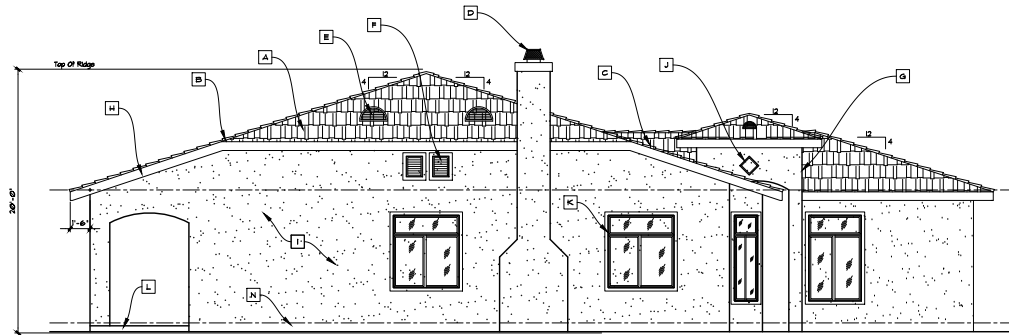
Architect: FV Drafting Services
 410 ORCHARD STREET
 FILLMORE, CA 94901
 (805) 524-4116
 E-Mail: FVDrafting@gmail.com

Title Sheet:
 Main House
 Floor Plan & Roof Plan

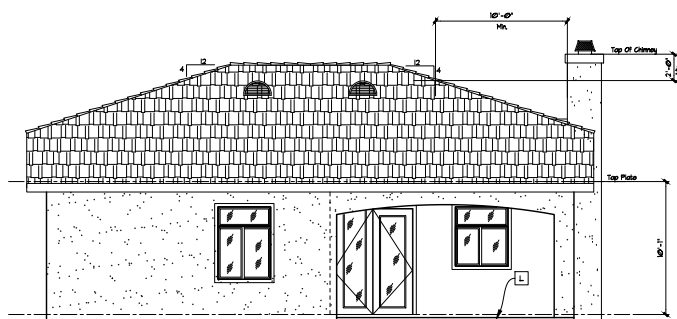
Scale: 1/4" = 1'-0"

Sheet: A-2

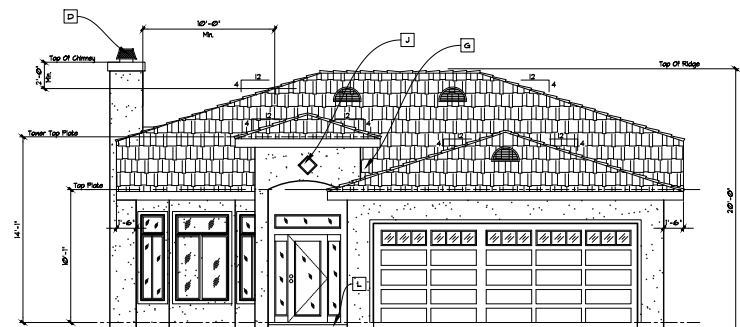
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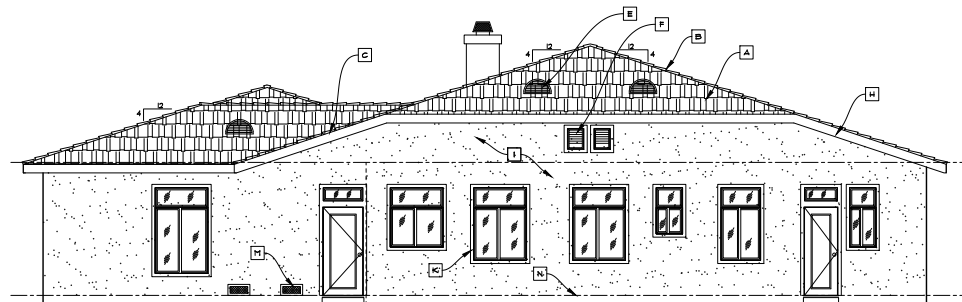
SOUTH / WEST (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"



NORTH / WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH / EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



NORTH / EAST (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEY NOTES :

- A ROOFING : EAGLE ROOFING PRODUCTS, CLASS "A" (EVALUATION REPORT #R000 L.A.R.R.02002)
- B STYLE, PORCELAIN, PRODUCT #R002, COLOR DESCRIPTION, BLIND OF CHAMICAL, TAN
- C VALLEY ROOF FLASHING AS PER MANUFACTURER'S SPECIFICATIONS.
- D CHIMNEY, SPARK ARRESTER.
- E LOW PROFILE ROOF VENT 1 1/2" / 300 S.F. OF ATTIC AREA TO COMPLY WITH 2018 C.R.C. SEC. R903.2. REFER TO ROOF NOTE #1.
- F 4" / 12" VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT PINE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL. THE OPENING SHALL BE A MINIMUM 1/8" AND SHALL NOT EXCEED 1/8" (2018 C.R.C. SEC. R903.1).
- G 4" / 12" VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT PINE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL. THE OPENING SHALL BE A MINIMUM 1/8" AND SHALL NOT EXCEED 1/8" (2018 C.R.C. SEC. R903.1).
- H STEPPED FLASHING, ROOF TO WALL FLASHING AND WATER PROOFING, TYPICAL AT ALL ROOF TO WALL LOCATIONS. REFER TO ROOF NOTE #1.
- I 2x6 FASCIA BOARD, TYP.
- J 1/2" THICK EXTERIOR PLASTER "STUCCO" FINISH OVER (2) LAYERS OF GRADE "D" FELT UNDER-LAMENT OVER PLYWOOD SHEATHING.
- K LA HABRA STUCCO, COLOR: #4326, SOUTHERN MOSS (#2), BASE 200.
- L KEYSTONE (STUCCO HOLDING) LA HABRA STUCCO COLOR.
- M FINISH AND DOOR TRIM STUCCO HOLDING, TYPICAL.
- N CONCRETE LANDING / SLAB, NEW CONCRETE SLAB TO SLOPE A MINIMUM OF 1/8" AWAY FROM BUILDING / FOUNDATION WALL.
- O 14" X 6" GARAGE VENTS, REFER TO ROOF NOTE #1.
- P KEEP GRADED MIN. 4 INCHES ABOVE THE EARTH OR 2 INCHES BY MIN. FROM BOTTOM BILL PLATE TO EXTERIOR EARTH) ABOVE FINISH GRADE AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (2018 C.R.C. SECTION R903.2.1).

ROOFING NOTES:

- 1. VENTILATION SPECIFICATIONS: (2018 C.R.C. SECTION R903.1)
- THE REQUIRED VENTILATION SHALL BE PROVIDED WITH CORROSION-RESISTANT PINE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIALS WITH OPENINGS HAVING A LEAST DIMENSION OF 1/8 INCH MINIMUM AND 1 INCH MAXIMUM OPENINGS IN ROOF TRUSSING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R903.1.1. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.
- 2. THE MINIMUM VENT AREA REQUIRED: (2018 C.R.C. SECTION R903.2)
- THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE.
- EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/600 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
- a) IN CLIMATE ZONE 4 AND IN A CLASS 1 OF 1 VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
- b) AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATION SHALL BE LOCATED NO MORE THAN 9 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY SIDE OR GABLE VENTS. WHERE THE LOCATION OF THE WALL OR ROOF MEMBERS CONFLICT WITH THE INSTALLATION OF UPPER VENTILATION, INSTALLATION MORE THAN 9 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
- 3. SOFFIT WALL FLASHING: (2018 C.R.C. SECTION R903.2.3)
- PROVIDE WALL TO ROOF FLASHING, STEPPED FLASHING AND WATER PROOFING AS PER 2018 C.R.C. SECTION R903.2.3.1.4.
- 4. DRAIN EDGES: (2018 C.R.C. SECTION R903.2.3)
- A DRAIN EDGE SHALL BE PROVIDED AT EAVES AND RAISE EDGES OF SHINGLE ROOFS. DRAIN EDGE SHALL COMPLY WITH 2018 C.R.C. SECTION R903.2.3.
- 5. FLASHING AND CALK: HOOD BEAMS AND HOOD OUT-LOOKERS PROJECTING FROM EXTERIOR WALL OR ROOF SURFACES.
- 6. ROOF VALLEY: (2018 C.R.C. SECTION R903.2.3)
- VALLEY LINING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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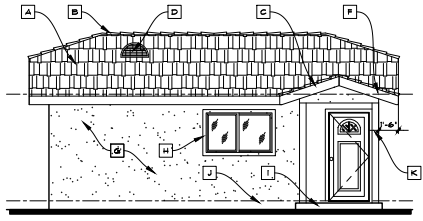
New Single Family Dwelling 4 ADU
or
MRS. LAURA SILVA
2711 COLINA AVE
OAKLAND CA 94620
(805) 760-3936
APN 182-0-051-530

Title Sheet:
Exterior Elevations

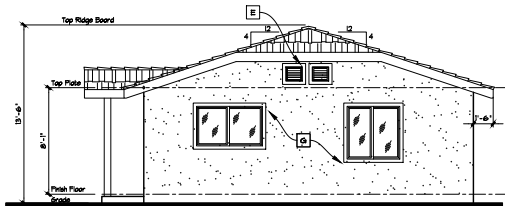
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Sheet: 3 of 3

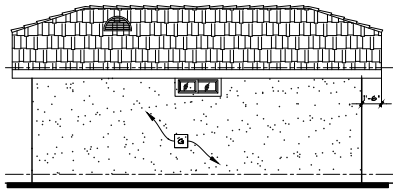
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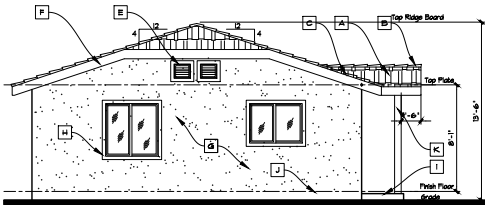
NORTH / WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH / WEST (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"



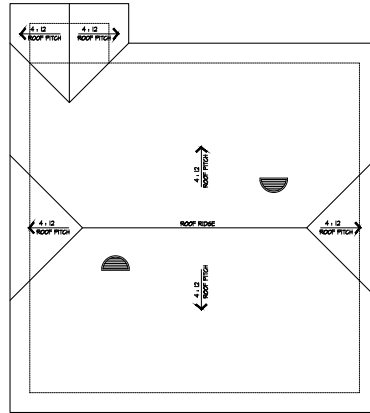
SOUTH / EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



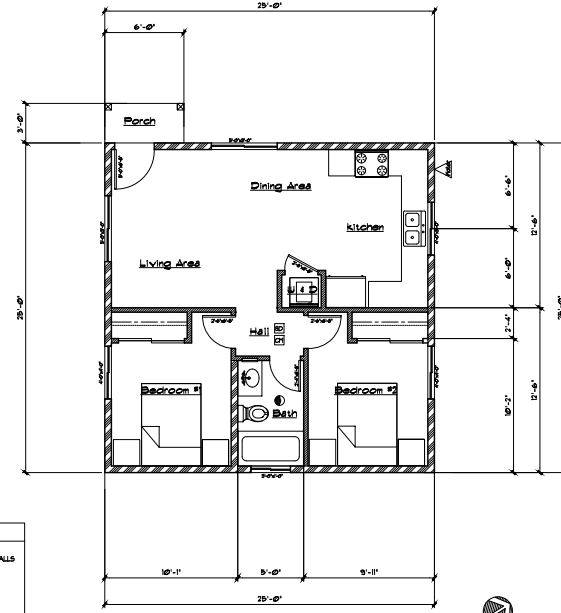
NORTH / EAST (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION KEY NOTES :

- A ROOFING - EMULE ROOFING PRODUCTS, CLASS 'A' (EVALUATION REPORT #100, L.A.R.R.2002) STYLIC, HENDERSON, PRODUCT #100, COLOR DESCRIPTION, BLEND OF CHARCOAL, TAN. INSTALL ROOFING MATERIAL AS PER MANUFACTURER'S SPECIFICATIONS. REPAIRS AND PATCHES SHALL BE MATCHED TO THE EXISTING ROOFING. THE OPENING SHALL BE A MINIMUM 1/8" AND SHALL NOT EXCEED 1/8" (2016 C.R.G. S&C, R006.2).
- B ROOF CAP - EMULE ROOFING PRODUCTS, CLASS 'A' (EVALUATION REPORT #100, L.A.R.R.2002) 'ROOFING CAP' TO MATCH MAIN HOUSE ROOFING CAP.
- C VALLEY ROOF FLASHING AS PER ROOFING MANUFACTURER'S SPECIFICATIONS.
- D LOW PROFILE ROOF VENT 1 SF / 300 SF. OF ATTIC AREA TO COMPLY WITH 2016 C.R.G. S&C, R006.2. REFER TO ROOF NOTE #2. ATTIC VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT WIRE CLOTH SCREENING. HARDWARE CLOTH PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENING SHALL BE A MINIMUM 1/8" AND SHALL NOT EXCEED 1/8" (2016 C.R.G. S&C, R006.2).
- E GABLE END VENT 1 SF / 300 SF. OF ATTIC AREA TO COMPLY WITH 2016 C.R.G. S&C, R006.2. REFER TO ROOF NOTE #2. SIZE OF VENT = 12"X18". GAF MATERIALS CORPORATION (GAF, R008-088). ATTIC VENTS ARE REQUIRED TO BE PROTECTED WITH CORROSION RESISTANT WIRE CLOTH SCREENING. HARDWARE CLOTH PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENING SHALL BE A MINIMUM 1/8" AND SHALL NOT EXCEED 1/8" (2016 C.R.G. S&C, R006.2).
- F 2x8 FASCIA BOARD, TO MATCH MAIN HOUSE FASCIA BOARD.
- G 1/2" THICK EXTERIOR PLASTER 'STUCCO' FINISH OVER (2) LAYERS OF GRADE 'D' FELT UNDERLAMENT OVER PLYWOOD SHEATHING. LA HABRA STUCCO, COLOR: X-438, SOUTHERN HOBBS (42), BASE 300. EXTERIOR PLASTER TO MATCH MAIN HOUSE EXTERIOR PLASTER IN TEXTURE AND IN COLOR.
- H WINDOW AND DOOR TRIM (STUCCO HOLDING), TO MATCH MAIN HOUSE STUCCO HOLDING.
- I CONCRETE LANDING / SLAB, NEW CONCRETE SLAB TO SLOPE A MINIMUM OF 1/4" AWAY FROM BUILDING / FOUNDATION WALL.
- J WEEP SCREED, MIN. 4 INCHES ABOVE THE EARTH OR 2 INCHES (2") MIN FROM BOTTOM SILL PLATE TO EXTERIOR EARTH ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (2016 C.R.G. Section #1008.2.1).
- K END ROOF POST.



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



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

WALL LEGEND:

	2x4 STUD WALL # 1/2" OC.
	EXTERIOR WALLS & FILLING WALLS
	2x4 STUD WALL # 1/2" OC.
	INTERIOR WALLS & WALL FILL
	WALL ARCH ABOVE
	(E) EXISTING, (N) NEW, (R) REMOVE, (RL) RELOCATE

REVISIONS	BY

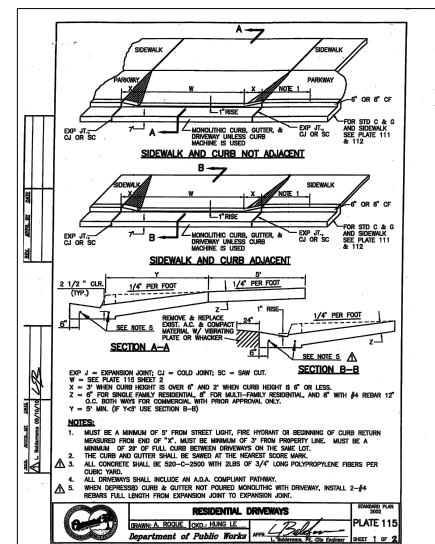
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New Single Family Dwelling 4 ADU
or
MRS. LAURA SILVA
2711 COLIMA AVENUE
OAKLAND, CA 94612
(805) 760-3936
APN 182-0-051-530

Title Sheet:
Accessory Dwelling Unit
Floor Plan, Roof Plan &
Color for Sections

Scale: 1/4" = 1'-0"	Sheet: 1 of 1
Project: New Single Family Dwelling 4 ADU	Client: MRS. LAURA SILVA
Location: 2711 COLIMA AVENUE, OAKLAND, CA 94612	Architect: FV DRAFTING SERVICES
Drawn by: FV	Check by: FV
Date: 10/10/2023	Scale: 1/4" = 1'-0"
Sheet: 1 of 1	Project: New Single Family Dwelling 4 ADU
Sheet: 1 of 1	Project: New Single Family Dwelling 4 ADU

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WIDTH OF DRIVEWAY						
TYPE OF STREET	RESIDENTIAL		COMMERCIAL/ INDUSTRIAL		ARTERIAL	
TYPE OF DEVELOPMENT	MIN	MAX	MIN	MAX	MIN	MAX
RESIDENTIAL	12	25	—	—	—	—
COMMERCIAL	ONE WAY TRAFFIC	—	18	25	20	30
	TWO WAY TRAFFIC	—	25	35	25	35
INDUSTRIAL PASSENGER CARS	ONE WAY TRAFFIC	—	18	25	20	30
	TWO WAY TRAFFIC	—	25	35	25	35
INDUSTRIAL TRUCKS	—	—	25	45	25	45

DRIVEWAYS

CITY OF OAKLAND
 DEPARTMENT OF PUBLIC WORKS
 PLATE 115
 SHEET 2 OF 2

Typical Driveway Approach Detail

SCALE: N.T.A.

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REVISIONS	BY

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New Single Family Dwelling 4 ADU
 or
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 APN 182-0-051-530

Title Sheet:
 Driveway Detail

Number of sheets: 1 of 200-08
 Revision number: 0270 California Pub
 Date: 10/1/2011
 Drawn by: FV
 Checked by: FV
 Title: Driveway
 Project: 182-0-051-530
 Scale: 1/8\"/>



OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Name: 2711 Colonia Ave. Residence; Planning and Zoning Permit No. 19-200-09 (Development Design Review Permit), a request to permit the construction of a 1,667 square-foot residential single-family dwelling with a detached 625 square-foot accessory dwelling unit and an attached, two-car garage, on an undeveloped 0.22-acre lot located within the Single-Family Residential Planned Development (R-1-PD) zone district at 2711 Colonia Ave. (APN: 132-0-051-530).

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

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

Supporting Reasons: In accordance with Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as new construction or conversion of small structures may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 1,667 square-foot residential single-family building and attached 576 square-foot garage, designed to be consistent with the Residential Low (RL) General Plan Land Use Designation, as well as with the Single-Family Residential Planned Development (R-1-PD) zoning district. The proposed development is located on a 0.22-acre site in a residential zone within an urbanized area. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. The Community Development Director has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and the Director hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)

Joe Pearson II
Interim Planning and Environmental Services
Manager

RESOLUTION NO. 19-200-09

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 19-200-09 (DEVELOPMENT DESIGN REVIEW) TO CONSTRUCT A 1,667 SQUARE-FOOT RESIDENTIAL BUILDING WITH AN ATTACHED 576 SQUARE-FOOT, TWO-CAR GARAGE, AND ANTICIPATED CONSTRUCTION OF AN ACCESSORY DWELLING UNIT ON A 0.22-ACRE UNDEVELOPED LOT LOCATED AT 2711 COLONIA AVENUE WITHIN THE SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT (R-1-PD) ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY FRANK VAZQUEZ, DESIGNATED AGENT, ON BEHALF OF ALDO VAZQUEZ, PROPERTY OWNER, 1247 MERCANTILE STREET, OXNARD, CA 93030

WHEREAS, on August 29, 2019, Frank Vazquez, on behalf of Aldo Vazquez, Property Owner (the “**Applicant**” and/or “**Developer**”) submitted a request to permit and construct a 1,667 square-foot residential building with an attached 576 square-foot, two-car garage on a 0.22-acre undeveloped lot, and to construct a detached 625 square-foot accessory dwelling unit located at 2711 Colonia Avenue; and

WHEREAS, on August 23, 2022, Frank Vazquez, on behalf of the “Applicant” submitted a request to permit and construct a detached 625 square-foot accessory dwelling unit (ADU) located at 2711 Colonia Avenue; and

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

WHEREAS, on September 14, 2022, the Director conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit Nos. 19-200-09 (Development Design Review) to permit and construct a 1,667 square-foot residential building with an attached 576 square-foot, two-car garage and construct a detached 625 square-foot accessory dwelling unit on a 0.22-acre undeveloped lot located within the Single-Family Residential Planned Development (R-1-PD) zone district at 2711 Colonia Avenue. The “**Project**” is in accordance with the Section 16-525 of the Oxnard City Code; and

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

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

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical

Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Residential Low (RL) and within the Single-Family Residential Planned Development (R-1-PD) zoning district. The Project is surrounded by residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed 1,667 square-foot residential building with an attached 2-car garage and associated site improvements, including the anticipated ADU, on a 0.22-acre site is consistent with the 2030 General Plan and the R-1-PD zoning district and is compatible with the physical scale and character of other residential buildings in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the R-1-PD zoning district for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

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

The proposed construction of a 1,667 square-foot with an attached 2-car garage and associated site improvements, including the anticipated ADU, on a 0.22-acre site will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be generally surrounded on all sides by residential development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on February 8, 2022.

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

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

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

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

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

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

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

As described in the staff report, the applicant is proposing to construct a 1,667 square-foot residential building with an attached two-car garage, on a 0.22-acre

undeveloped lot within the Single-Family Residential Planned Development (R-1-PD) zone. The proposed one-story, single-family residential structure and associated improvements, including the anticipated ADU, are allowed uses within the R-1-PD zone pursuant to section 16-21 of the City Code. The construction of the proposed one-story, single-family residential structure and associated improvements does not change the land use of the subject site. Additionally, the single-family residence has been designed to meet the required development standards identified in the R-1-PD zone. The project site is not subject to a Specific Plan. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

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

As described in the staff report, the proposed land use of the project is of a one-story, single-family residential use with associated site improvements, including the anticipated ADU, which is an allowed use per the Residential Low land use designation within the 2030 General Plan. The surrounding uses are generally characterized by residential uses, specifically of single-family residences. The project site is an interior lot that shares a common property line with an existing residential single-family home. The project shares an additional common property line with a proposed residential single-family home. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this project meets this Finding.

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

As described in the staff report and Finding 1 above, the proposed Project as conditioned will meet the development standards of the Single-Family Planned Development (R-1-PD) zone and ADU regulations to ensure that development is adequately proportional to the size of the property. The size of the project site is 0.22 acres (9,500 square feet). Pursuant to Oxnard City Code Section 16-25, the height permitted for a residence is two-stories, with a height not to exceed 25 feet. The one-story, single-family residence has been designed with a height of approximately 20 feet, which is below the maximum allowed height of 25 feet. Pursuant to City Code Section 16-34, each lot shall provide for interior space in an area to at least 15% of the lot area, or 900 square feet, whichever is less. The project has been designed to include over 2,000 square-feet of interior yard space which is greater than the 900

square feet required interior yard space standard. The proposed front property line setback is 30 feet at the shortest point, the west property line setback is 5 feet and the east side property line is setback 5 feet. The rear property line setback is 93 feet, which meets the minimum setback requirements. To satisfy Section 16-622, the proposed single-family residence includes an attached two-car garage for the new dwelling. To satisfy Section 16-308, the project has been conditioned for the fence in the front yard to not exceed 3.5 feet tall and to be 50% or more open. For the project to be consistent with the City's adopted Landscape Standards, the project has been conditioned to include at least one 24" box size (minimum) tree within the front yard. The proposed ADU meets all of the standards in OCC Section 16-465 through 16-469. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the yards, parking, landscaping, and other City standards; therefore, the proposed project meets this Finding.

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

As described in the staff report, the project will be accessed from an existing street, Colonia Avenue. The project will provide an attached two-car garage, accessed from an existing curb cut along Colonia Ave. to the east of the site. The project will contribute to existing traffic volumes within the neighborhood; however, the project has been reviewed for circulation and turning conflicts. Pursuant to that review, City Traffic staff has determined the site has sufficient circulation and does not introduce turning conflicts. As a result, the site has sufficient access to streets and highways that are adequate in size and existing intersections adjacent to the project site will operate at acceptable levels of service, as stipulated in the 2030 General Plan. Therefore, this project meets this Finding.

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

As described in the staff report, the Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water mains found within the existing alley (rear of the property). Sewer connections serving the proposed parcel will also be provided by an existing line located within the existing alley (rear of the property). Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities. As such, this project meets this finding.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a single-family residence) will not have a significant impact on the environment and is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15303 (New Construction) of the State CEQA Guidelines. The Community Development Director has

determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager is hereby authorized to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit Nos. 19-200-09 (Development Design Review Permit) subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 19-200-09 (DDR), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated September 14, 2022, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager"). A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and

employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)

7. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
9. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
10. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
11. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
12. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
13. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

14. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
15. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)

16. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
17. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
18. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
19. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
20. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
21. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

22. Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements prior to the issuance of building permits. (PL/PK)
23. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)
24. The applicant shall include at least one 24" box size (minimum) tree within the front yard. The tree shall be selected from "Table 10. Recommended Species Palette" of the "Tree Program Review" dated December 2021 and prepared by Dudek on behalf of the City of Oxnard. Trees shall be installed in conformance with minimum spacing and planter space standards. A priority shall be given to plans with Low and Very Low WUCOLs rating and are utility friendly.

25. Consistent with the City Council Resolution 15,569 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 15,569 is in effect:
- a. Watering of lawns, ornamental turf, trees, shrubs, vegetation, landscape and other outside irrigation is prohibited except between 4 p.m. and 9 a.m. or 6 p.m. and 9 a.m. during daylight savings time, no more than once per week.
 - b. The following watering schedule is established:
 - i. Odd numbered addresses (Ending in 1, 3, 5, 7, 9): Sundays ONLY
 - ii. Even numbered addresses (Ending in 0, 2, 4, 6, 8): Saturdays ONLY
 - iii. No watering between 9 am, and 4 p.m. (non-daylight savings time)
 - iv. No watering between 9 a.m. and 6 p.m. (daylight savings time)
 - c. Exceptions to allow for irrigation outside of the designated periods shall include (1) the hand watering of trees or other perennials with use of a container (e.g. bucket or watering can) or a hose fitted with a shut-off nozzle and (2) the use of drip irrigation or other high-efficiency irrigation systems to apply water at a weekly volume consistent with the one-day watering restriction imposed on less efficient irrigation systems.
 - d. Irrigation of park and school ground areas with potable water are only permitted during the once weekly designated irrigation periods noted in this Section.
 - e. Sport activity fields may irrigate more frequently, but only as necessary, to maintain playing surface quality.
 - f. All vegetation within Wildland-Urban Interface and Defensible Space will be maintained as required under Public Resources Code 4291.
 - g. The application of potable water to landscapes during and within 48 hours after measurable rainfall is prohibited.
 - h. The irrigation of newly constructed homes and building exteriors with potable water is prohibited unless drip or microspray systems are used.
 - i. 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.
 - j. The City must provide prompt notice to customers when information indicates a leak may exist within the end-user's control.
 - k. Irrigation of ornamental turf on medians with potable water is prohibited.

PLANNING DIVISION STANDARD CONDITIONS

26. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
27. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)

28. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)
29. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
30. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
31. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)
32. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
33. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
34. Due to water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
35. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
36. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

37. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
38. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)
39. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
40. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

41. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.
42. Fencing along the front yard shall meet the height restrictions set forth in Section 16-308 of the Oxnard City Code. Specifically, the fence along the front yard shall not exceed 42 inches in height and is to be 50 percent or more open.
43. The final landscape plan is conditioned to be reviewed and approved by the City's Landscape Architect prior to the issuance of a building permit.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

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

DEVELOPMENT SERVICES DEPARTMENT SPECIAL CONDITIONS

45. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the City Inspector. (DS)
46. Developer shall construct a level concrete pad for storage of three refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)
47. Lot fine grading shall be designed and constructed in compliance with City Standard Plate

601 or as otherwise approved by the City Engineer. (DS)

48. Uncovered and unenclosed porches, platforms or landing places which do not extend above the level of the first floor of the building may extend into any required front, side or rear yard not more than six feet; provided, however, that an openwork railing, not more than 42 inches in height may be installed or constructed on any such porch, platform or landing place.

FIRE DEPARTMENT STANDARD CONDITIONS

49. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)
50. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)
51. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
52. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
53. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 14th day of September, 2022.

Date

Ashley Golden
Acting Community Development Director