

## PLANNING COMMISSION MEMORANDUM

**TO:** Planning Commission

**FROM:** Joe Pearson II, Planning Manager  
Michael Rocque, Senior Contract Planner

**DATE:** January 5, 2023

**SUBJECT:** **Project Name: 2420 Oxnard Boulevard U-Haul Project;** Planning and Zoning Permit No., 17-500-11 (Special Use Permit); 2420 N. Oxnard Boulevard; APNs: 142-0-010-345 and 142-0-021-010

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At the meeting of November 17, 2022, the Planning Commission received staff's presentation for the proposed renovation and conversion for a U Haul Self-Storage (Project) that required approval of Planning and Zoning (PZ) Permit No. 17-500-11 (Special Use Permit). In the deliberation that followed, Planning Commissioners raised a few issues, and asked specific questions.

Subsequently, the Planning Commission voted to continue the item to the Planning Commission's meeting of December 15, 2022, however due to not having the required information available prior to the meeting, the item was continued to January 5, 2023. As a continued agenda item, no additional mailed or published public notices were required. The on-site hearing notice signs were updated to indicate the January 5, 2023, continued hearing.

As a continued public hearing, the Planning Commission will first need to reopen the public hearing, accept public comment on the item and then may proceed with deliberation on the matter. The applicant has provided an updated site plan (Attachment A) showing the potential solar panel locations that will be added to the RV storage areas. There are no other changes to the Project's proposed site and civil plans or building designs and elevations distributed for the November 17, 2022 Planning Commission meeting.

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

1. Provide additional information on the proposed fiscal impact and tax projections for the project presented by the applicant at the November 17, 2022, hearing.

*The applicant team has provided an updated fiscal and estimated tax projection revenue report for the City (Attachment B). Per the applicant the attached report provides tax revenues from comparable locations and facilities within the California region in order to provide tax revenue projections for the City. Based on the report provided, the applicant*

*claims that the total estimated yearly tax within two years upon project completion will be \$248,599.72 (including property tax assessment). While the tax rate was revised to the correct rate of 3.00% for Oxnard, the estimated taxes have been reduced from the tax estimate of \$399,982.31 presented at the November 17, 2022 hearing, which was based on a 1.5% rate.*

2. The project provides a solar energy system as part of the project scope and to include solar specific project conditions.

*The applicant has provided an updated site plan (Attachment A) showing the potential solar panel locations that will be added to the RV storage areas. The Commission also requested that Staff work with applicable City Departments to include solar project conditions that clarify the maximum production and use of solar for the project site. Staff conferred with the City Building and Safety Division and is proposing Condition No. 45 to ensure that all solar energy systems installed will be compliant and ensure the highest maximum production for the project site.*

**Proposed Condition #45**

*A solar photovoltaic (PV) system shall be installed, which complies with the California Energy Code and shall have a total area no less than 15 percent of the total roof area of the building, including any canopy areas, and covered RV parking area, subject to compliance with Southern California Edison Requirements. Southern California Edison, as the local electric service provider, shall be consulted to ensure that PV system sizing will comply with the Energy Design Rating (EDR) targets.*

For the convenience of the Planning Commission and interested parties, this memo includes the staff report and associated attachments prepared for the Planning Commission's public hearing on November 17, 2022. The staff report and other attachments have not changed.

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

**Recommendation:** That the Planning Commission

- a) Provide direction to City staff regarding the appropriateness of the proposed project and adequateness of the Final IS-MND and direct staff to return with a resolution providing an approval recommendation or a denial recommendation to City Council; and
- b) Continue the meeting to a date certain.

Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address: <https://youtu.be/xOx4F8ULdPQ>

**ATTACHMENTS:**

- A. Updated Site Plan (Solar Panel Locations)



- B. U-Haul Updated Tax Projections
- C. Revised Recommended Project Conditions
- D. November 17, 2022, Staff Report and associated attachments.



U-HAUL  
MOVING & STORAGE  
NORTH OXNARD  
2420 N OXNARD BLVD



# U-Move (EQUIPMENT RENTAL)



Whether you're tackling your first move or the tenth, U-Haul has the Right Equipment at the Lowest Cost for whatever your moving needs are. U-Haul has the largest selection of new trucks/Trailers specifically designed for your upcoming household move.

\*\* North Oxnard Store Comes with 0.33 Acres of parking lot which can easily handle up to 65 trucks and trailers to serve the customers in City of Oxnard and Ventura County.

## Income / Yearly

|        | U-Haul of<br>Canyon<br>Country, CA<br>[0.4 Acres of<br>Parking space]<br>Year of 2021-2022 | U-Haul of<br>Northridge, CA<br>[0.2 Acres of<br>Parking space]<br>Year of 2021-2022 | U-Haul Of<br>Oxnard, CA<br>[0.33 Acres of<br>parking space]<br>Projected in<br>next 2years |
|--------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| U-Move | \$3,536,730                                                                                | \$3,009,095                                                                         | \$3,298,431.00                                                                             |

- Canyon Country & Northridge has similar lot size and population draw

## Tax Estimate / Yearly

|                        |              |
|------------------------|--------------|
| California State 6.00% | \$197,905.86 |
| Ventura County 0.25%   | \$8,246.08   |
| Oxnard City 3.00%      | \$98,952.93  |

# U-Box (PORTABLE STORAGE)



The best part about using U-Box® containers for a move or as a **portable storage** solution is you have the flexibility and control to plan the perfect move. You can ship to your new home or store until you know where you're going. We give you the opportunity to plan each step of the process to ensure it works best for you. City to City Moving® containers will give you the flexibility and convenience you need for your next move.

## Income / Yearly

|                                              | U-Haul of<br>Panorama city,<br>CA<br>[Room of 1800<br>portable storage]<br>Year of 2021-2022 | U-Haul of<br>Hayward, ca<br>[Room of 2500<br>portable Storage]<br>Year of 2021-2022 | U-Haul Of<br>Oxnard, CA<br>Projected in<br>next 2years<br>[Can hold up to<br>1100 portable<br>storage] |
|----------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Portable<br>Storage rental<br>income         | \$1,513,684.80                                                                               | \$2,511,114.00                                                                      | \$3,013,336.80                                                                                         |
| Portable<br>Storage Local<br>Delivery income | \$226,686.00                                                                                 | \$412,036.80                                                                        | \$494,444.16                                                                                           |
| Total                                        | \$1,740,370.80                                                                               | \$2,923,150.80                                                                      | \$3,507,780.96                                                                                         |

- Panorama City & Hayward have similar number of boxes per store, Oxnard location will have less competition.

## Tax Estimate / Yearly

|                        |              |
|------------------------|--------------|
| California State 6.00% | \$210,466.86 |
| Ventura County 0.25%   | \$8,769.45   |
| Oxnard City 3.00%      | \$105,233.43 |



# SAFE PRODUCTS (RENTER'S INSURANCE)

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We can't predict accidents, but we can plan for them. One of the most commonly reported accidents in the rental truck industry is a rock cracking the windshield. With Safemove®, Safemove Plus®, Safetow®, Safestor®, you can rest easy knowing that you will be protected from financial responsibility should you find yourself in an unfortunate situation.

## Income / Yearly

|               | U-Haul of<br>Santa Monica,<br>CA<br>Year of 2021-2022 | U-Haul of<br>Northridge, CA<br>Year of 2021-2022 | U-Haul Of<br>Oxnard, CA<br>Projected in<br>next 2years |
|---------------|-------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------|
| Safe Products | \$437,343.60                                          | \$337,222.80                                     | \$524,812.32                                           |

## Tax Estimate / Yearly

|                        |             |
|------------------------|-------------|
| California State 6.00% | \$31,488.74 |
| Ventura County 0.25%   | \$1,312.03  |
| Oxnard City 3.00%      | \$15,744.37 |

# BOXES & MOVING SUPPLIES



Our boxes & moving supplies are ideal for moving, shipping, protecting furniture, large valuables from nicks, scratches and other damage while moving to a new home or to storage

\*\*Best Quality with compatible price in the market. One stops shopping.

## Income / Yearly

|                         | U-Haul of Agoura Hills, CA Year of 2021-2022 | U-Haul of Belmont, CA Year of 2021-2022 | U-Haul Of Oxnard, CA Projected in next 2years |
|-------------------------|----------------------------------------------|-----------------------------------------|-----------------------------------------------|
| Boxes & Moving Supplies | \$346,365.60                                 | \$281,425.20                            | \$337,710.24                                  |

## Tax Estimate / Yearly

|                        |             |
|------------------------|-------------|
| California State 6.00% | \$20,262.61 |
| Ventura County 0.25%   | \$844.28    |
| Oxnard City 3.00%      | \$10,131.31 |

# TRAILER HITCH & ACCESSORIES



U-Haul is North America's #1 hitch installer. All trailer hitches sold and installed at a U-Haul Moving Center® come with the option of a lifetime warranty plan guaranteed to replace your hitch with no limitation for any damage, including collision, corrosion, accidental overload, jackknifing and vehicle theft. A wiring service plan is also available. This covers repair and replacement of any damage to your wiring setup for up to two years.

\*\* Lowest installation rate with best part price in United States. No one can compete with U-Haul's Hitch and installation.

## Income / Yearly

|                             | U-Haul of Northridge, CA<br>Year of 2021-2022 | U-Haul of Dublin, CA<br>Year of 2021-2022 | U-Haul Of Oxnard, CA<br>Projected in next 2years |
|-----------------------------|-----------------------------------------------|-------------------------------------------|--------------------------------------------------|
| Trailer Hitch & Accessories | \$274,800.00                                  | \$349,640.40                              | \$419,568.48                                     |

## Tax Estimate / Yearly

|                        |             |
|------------------------|-------------|
| California State 6.00% | \$25,174.11 |
| Ventura County 0.25%   | \$1,048.92  |
| Oxnard City 3.00%      | \$12,587.05 |



# U-BOX TRAILER (PORTABLE STORAGE SELF DELIVERY)

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Whether you need portable storage to store your belongings or move them, U-Box® can help. If you can't wait for us to deliver the U-Box container to you, you can use our customer-designed U-Box trailer. Take the U-Box container on our new trailer and you can get started on your packing right away. Return the trailer and the U-Box container when you're ready and we'll store it or ship it to your new destination. U-Box has a solution for all your moving and storage needs.

## Income / Yearly

|              | U-Haul of<br>Panorama city,<br>CA<br>Year of 2021-2022 | U-Haul of<br>Hayward, CA<br>Year of 2021-2022 | U-Haul Of<br>Oxnard, CA<br>Projected in<br>next 2years |
|--------------|--------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------|
| Trailer Rent | \$112,816.80                                           | \$165,295.20                                  | \$198,354.24                                           |

- Panorama City & Hayward has similar number of box store.

## Tax Estimate / Yearly

|                        |             |
|------------------------|-------------|
| California State 6.00% | \$11,901.25 |
| Ventura County 0.25%   | \$495.89    |
| Oxnard City 3.00%      | \$5,950.63  |

# PROPERTY TAX (2022-2023)

## 2022-23 VENTURA COUNTY SECURED TAX STATEMENT

STEVEN HINTZ, TREASURER-TAX COLLECTOR  
800 South Victoria Avenue, Ventura, CA 93009-1290  
www.venturapropertytax.org  
(805) 654-3744

OWNER OF RECORD JANUARY 1, 2022

**Not available online pursuant to CA GC6254.21**

SITUS/LOCATION  
2420 N OXNARD BL OXNARD

CURRENT OWNER

**Not available online pursuant to CA GC6254.21**

| PHONE        | SERVICE AGENCY         | RATE PER \$100 | AMOUNT    |
|--------------|------------------------|----------------|-----------|
| 805 654 3181 | PROP 13 MAXIMUM 1% TAX | 1.000000       | 36,776.35 |
| 805 383 1982 | EL SCH BD RIO #3       | 0.022900       | 842.17    |
| 805 383 1982 | EL SCH BD RIO          | 0.013600       | 500.16    |
| 805 383 1982 | EL SCH BD RIO #2       | 0.021200       | 779.66    |
| 805 383 1982 | HI SCH BOND OXNARD     | 0.004400       | 161.82    |
| 805 383 1982 | HI SCH BOND OXNARD #2  | 0.012400       | 456.02    |
| 805 383 1982 | HI SCH BOND OXNARD #3  | 0.031700       | 1,165.81  |
| 805 383 1982 | VTA COMM COLLEGE BD    | 0.014200       | 522.23    |
| 866 807 6864 | METROPOLITAN WTR       | 0.003500       | 128.71    |
| 805 385 7475 | CITY OXNARD DIST #1    | 0.029095       | 1,070.01  |
|              | GENERAL TAX TOTAL      |                | 42,402.94 |

| PHONE        | SPECIAL ASSESSMENT         | DIST/ZONE | AMOUNT   |
|--------------|----------------------------|-----------|----------|
| 866 807 6864 | CALLEGUAS MWD              | 08-24     | 18.50    |
| 866 807 6864 | METRO WTR DIS STANDBY      | 08-22     | 35.44    |
| 805 654 2816 | VECTOR CONTROL             | 03-01     | 58.32    |
| 805 672 2108 | VCWPD ZN2 OX WP NPDES      | 14-26     | 161.16   |
| 805 672 2108 | VCWPD ZN2 OXNARD NPDES     | 14-42     | 418.40   |
| 805 672 2108 | VCWPD ZN2FLD CTRLMAINT     | 14-05     | 1,134.72 |
| 800 676 7516 | OXNARD BLVD/101HWY CFD     | 16-11     | 7,476.40 |
|              | SPECIAL ASSESSMENTS TOTAL: |           | 9,302.94 |

| ASSESSOR INFORMATION (805) 654-2181 | PROPERTY VALUE   |
|-------------------------------------|------------------|
| LAND/MINERALS                       |                  |
| IMPROVEMENTS                        |                  |
| PERS. PROP.                         | 0                |
| <b>TOTALS</b>                       | <b>3,677,635</b> |
| LESS: HOMEOWNER'S EXEMP.            | 0                |
| OTHER EXEMPTION                     | 0                |
| <b>NET TOTAL</b>                    | <b>3,677,635</b> |

| TAX RATE AREA | PARCEL/I.D. NUMBER | STMT NO. | MAIL CODE | 1ST INSTALLMENT                          | 2ND INSTALLMENT                          | TOTAL              |
|---------------|--------------------|----------|-----------|------------------------------------------|------------------------------------------|--------------------|
| 03311         | 142-0-021-010      | 1471490  |           | <b>\$25,852.94</b><br>PAY BY: 12/12/2022 | <b>\$25,852.94</b><br>PAY BY: 04/10/2023 | <b>\$51,705.88</b> |

### SECURED TAX PAYMENT

Return Stub with Payment

TAX PLUS PENALTY: 2420 N OXNARD BL OXNARD  
**\$28,468.23**

If paid after:  
**4/10/23**

### 2022-23 PAY THIS AMOUNT:



DUE Feb 1, 2023  
DELINQUENT AFTER  
Apr 10, 2023

**\$25,852.94**

2nd installment cannot be paid until  
after payment of the 1st installment

**2nd**

Pay Online at: [www.venturapropertytax.org](http://www.venturapropertytax.org)

**Make check payable to:**

VC TAX COLLECTOR

Please put Assessor's Parcel # on check

| ASSESSOR'S PARCEL#   | STATEMENT #    | MAIL CODE |
|----------------------|----------------|-----------|
| <b>142-0-021-010</b> | <b>1471490</b> |           |

11471490204102300002585294000028468231420021010000001

### SECURED TAX PAYMENT

Return Stub with Payment

TAX PLUS PENALTY: 2420 N OXNARD BL OXNARD  
**\$28,438.23**

If paid after:  
**12/12/22**

### 2022-23 PAY THIS AMOUNT:



DUE Nov 1, 2022  
DELINQUENT AFTER  
Dec 12, 2022

**\$25,852.94**

## 2022-23 VENTURA COUNTY SECURED TAX STATEMENT

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800 South Victoria Avenue, Ventura, CA 93009-1290  
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OWNER OF RECORD JANUARY 1, 2022

**Not available online pursuant to CA GC6254.21**

SITUS/LOCATION  
2420 N OXNARD BL OXNARD

CURRENT OWNER

**Not available online pursuant to CA GC6254.21**

| PHONE        | SERVICE AGENCY         | RATE PER \$100 | AMOUNT    |
|--------------|------------------------|----------------|-----------|
| 805 654 3181 | PROP 13 MAXIMUM 1% TAX | 1.000000       | 53,654.24 |
| 805 383 1982 | EL SCH BD RIO #3       | 0.022900       | 1,228.68  |
| 805 383 1982 | EL SCH BD RIO          | 0.013600       | 729.69    |
| 805 383 1982 | EL SCH BD RIO #2       | 0.021200       | 1,137.47  |
| 805 383 1982 | HI SCH BOND OXNARD     | 0.004400       | 236.08    |
| 805 383 1982 | HI SCH BOND OXNARD #2  | 0.012400       | 665.32    |
| 805 383 1982 | HI SCH BOND OXNARD #3  | 0.031700       | 1,700.84  |
| 805 383 1982 | VTA COMM COLLEGE BD    | 0.014200       | 761.89    |
| 866 807 6864 | METROPOLITAN WTR       | 0.003500       | 187.79    |
| 805 385 7475 | CITY OXNARD DIST #1    | 0.029095       | 1,561.06  |
|              | GENERAL TAX TOTAL      |                | 61,863.06 |

| PHONE        | SPECIAL ASSESSMENT         | DIST/ZONE | AMOUNT    |
|--------------|----------------------------|-----------|-----------|
| 866 807 6864 | CALLEGUAS MWD              | 08-24     | 29.20     |
| 866 807 6864 | METRO WTR DIS STANDBY      | 08-22     | 55.94     |
| 805 654 2816 | VECTOR CONTROL             | 03-01     | 79.82     |
| 805 672 2108 | VCWPD ZN2 OX WP NPDES      | 14-26     | 254.38    |
| 805 672 2108 | VCWPD ZN2 OXNARD NPDES     | 14-42     | 660.38    |
| 805 672 2108 | VCWPD ZN2FLD CTRLMAINT     | 14-05     | 1,791.00  |
| 800 676 7516 | OXNARD BLVD/101HWY CFD     | 16-11     | 11,799.42 |
|              | SPECIAL ASSESSMENTS TOTAL: |           | 14,670.14 |

| ASSESSOR INFORMATION (805) 654-2181 | PROPERTY VALUE   |
|-------------------------------------|------------------|
| LAND/MINERALS                       |                  |
| IMPROVEMENTS                        |                  |
| PERS. PROP.                         | 0                |
| <b>TOTALS</b>                       | <b>5,365,424</b> |
| LESS: HOMEOWNER'S EXEMP.            | 0                |
| OTHER EXEMPTION                     | 0                |
| <b>NET TOTAL</b>                    | <b>5,365,424</b> |

| TAX RATE AREA | PARCEL/I.D. NUMBER | STMT NO. | MAIL CODE | 1ST INSTALLMENT                          | 2ND INSTALLMENT                          | TOTAL              |
|---------------|--------------------|----------|-----------|------------------------------------------|------------------------------------------|--------------------|
| 03313         | 142-0-010-345      | 1471570  |           | <b>\$38,266.60</b><br>PAY BY: 12/12/2022 | <b>\$38,266.60</b><br>PAY BY: 04/10/2023 | <b>\$76,533.20</b> |

### SECURED TAX PAYMENT

2022-23 PAY THIS AMOUNT:

TAX PLUS PENALTY: 2420 N OXNARD BL OXNARD  
**\$42,123.26**

If paid after:  
**4/10/23**

Return Stub with Payment



DUE Feb 1, 2023  
DELINQUENT AFTER \$38,266.60  
Apr 10, 2023

2nd installment cannot be paid until  
after payment of the 1st installment

**2nd**

Pay Online at: [www.venturapropertytax.org](http://www.venturapropertytax.org)

**Make check payable to:**

VC TAX COLLECTOR

Please put Assessor's Parcel # on check

| ASSESSOR'S PARCEL#   | STATEMENT #    | MAIL CODE |
|----------------------|----------------|-----------|
| <b>142-0-010-345</b> | <b>1471570</b> |           |

01471570204102300003826660000042123261420010345000008

# CONCLUSION

Yearly approximately tax revenue opportunities for local & State Government in 2years.

|                                                | California State<br>6.00% | Ventura County<br>0.25%                              | Oxnard city<br>3.00%                       |
|------------------------------------------------|---------------------------|------------------------------------------------------|--------------------------------------------|
| U-Move<br>(Truck Rental)                       | \$197,905.86              | \$8,246.08                                           | \$98,952.93                                |
| U-Box<br>(Portable Storage)                    | \$210,466.86              | \$8,769.45                                           | \$105,233.43                               |
| Safe Products<br>(Damage waiver)               | \$31,488.74               | \$1,312.03                                           | \$15,744.37                                |
| Boxes & Moving<br>Supplies                     | \$20,262.61               | \$844.28                                             | \$10,131.31                                |
| Trailer Hitch<br>Installation &<br>Accessories | \$25,174.11               | \$1,048.92                                           | \$12,587.05                                |
| U-Box Trailer<br>(Self-delivery)               | \$11,901.25               | \$495.89                                             | \$5,950.63                                 |
| Property Tax<br>(2019-2020)                    |                           | \$128,239.08 ++                                      |                                            |
| Total Yearly Tax<br>Forecast in 2 years        | \$497,199.43              | \$20,716.64<br>(Property Tax <u>Not</u><br>Included) | \$248,599.72<br>(Property Tax<br>Included) |

++ Current Assessment value is \$9.04M year of 2022. However, once we completed the construction with city's permission, we are estimating the value will increase to \$24M and we are expecting the property tax will increase to : **\$360,000**

-Entire buildings are complied with the building code/fire code as per city request.

-Entire parking space will be re-pave with landscapes.

-Entire warehouse will be renovated.

-Entire exterior will be renovated.

# Attachment G

## U-Haul Moving and Storage

### Draft Recommended Project Conditions

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 \_\_\_\_\_, (“the plans”) on file with the Planning Division. The Project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items (PL, *G-2*).
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)



4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein (CA, G-5).
6. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process (CA, G-6).
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail (CA, G-7).
8. Applicant shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager (PL, G-8).
9. Developer shall provide off-street parking for the project as detailed in the Parking Study Demand (dated January 19, 2022), including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9).
10. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, G-10).
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)

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

## **LANDSCAPE STANDARD CONDITIONS**

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)
20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)
23. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
24. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

25. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that “all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California”. (PK, PK-24)
26. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled “Tree Tabulation Chart”. The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist’s Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist’s economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City’s minimum tree size of 24” box. Where the value of the trees cannot be accommodated onsite, as determined by the City, the City may approve an alternative method for replacing the value of the removed trees. (PK)

#### **LANDSCAPE SPECIAL CONDITIONS**

27. Site perimeter fencing shall be bordered on both the interior and exterior sides with defensive landscaping. Defensive landscape elements adjacent to fencing shall be maintained in an uninterrupted hedge shape with a minimum height of 18-inches and a maximum height of 36-inches throughout the life of the project.
28. Landscape plan shall be revised to incorporate the installation and maintenance of landscaping in the adjacent parkway between the northern driveway and the northern edge of the property. Final landscape plan shall be subject to approval by the Public Works and Community Development Departments.
29. Landscaping shall be maintained in conformance with approved project plans for the life of the project.

#### **PLANNING DIVISION SPECIAL CONDITIONS**

30. Prior to issuance of building permits, the Developer shall use architectural coatings with VOC contents of 25 g/L or less. (MND, AQ-1)
31. Per VCAPCD Guidelines, because project construction emissions would exceed 25 pounds per day for NOX, the following measures shall be implemented:
  - a. Minimize equipment idling time.
  - b. Maintain equipment engines in good condition and in proper tune as per manufacturers’ specifications.
  - c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.
  - d. Use alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, if feasible.
  - e. In addition, per recent VCAPCD guidance on other projects, project construction shall use Tier 3 or above construction equipment for all off-road diesel equipment

that has greater than 50 horsepower. A copy of each unit's certified tier specification shall be provided at the time of mobilization of each applicable unit of equipment. (MND AQ-2)

32. Prior to construction activities carried out from February 1 to August 31, Nesting bird surveys shall be conducted by a qualified biologist prior to any construction activities during bird breeding season from February 1 through August 31. If no nesting birds are detected during these surveys, then construction-related activities may proceed. Active nests in and adjacent to the construction zone shall be avoided and provided a minimum buffer as determined by the qualified biologist (CDFW recommends a 300-foot-wide nest avoidance buffer or 500 feet for all active raptor nests) prior to the commencement of construction. Construction activities within the buffer must be conducted at the discretion of the qualified biologist. (MND BIO-1)
33. Prior to issuance of grading permits, the Developer shall note on the plans for review and approval by the City Engineer that if historic, cultural or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within 50 feet of discovery and the developer shall immediately notify the Planning Division of the discovery. In such case, the developer shall be required, at its own expense, to retain the services of a qualified archaeologist (or paleontologist, if it is a fossil discovery) for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist or paleontologist shall be required to submit to the Planning Division, for review and approval, a report of the findings and method of curation or protection of the resources. Further grading or site work within 50 feet of discovery shall not be allowed until the preceding work has occurred. (MND-CR-1)
34. 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.
35. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
36. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
37. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, city fiber optic network infrastructure. This connection shall be established by installing fiber optic conduit to the project's frontage according to city specifications. The fiber optic network infrastructure must be included in the project's master utility plans and installed prior to the granting of a certificate of occupancy.
38. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property due to the construction of the Project, as directed by the City Inspector. (DS)

39. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 63.7).
40. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
41. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
42. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
43. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. A City approved archeologist shall be retained to evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
44. Developers or Operators shall not park, store, or stage rental trucks or trailers outside of designated "Equipment Staging Area" or "Dispatch Vehicle Parking" area as identified on the project plans.
45. A solar photovoltaic (PV) system shall be installed, which complies with the California Energy Code and shall have a total area no less than 15 percent of the total roof area of the building, including any canopy areas, and covered RV parking area, subject to compliance with Southern California Edison Requirements. California Edison, as the local electric service provider, shall be consulted to ensure that PV system sizing will comply with the Energy Design Rating (EDR) targets.

#### **PLANNING DIVISION STANDARD CONDITIONS**

46. 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)
47. 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)
48. 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)*

49. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
50. 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*)
51. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
52. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
53. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
54. 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*).
55. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
56. 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*)



57. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
58. 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)
59. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, PL-15)
60. 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).
61. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)
62. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, PL-42)
63. 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)
64. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

## **GOLD COAST TRANSIT CONDITIONS**

65. Developer shall install a Gold Coast Transit bus stop adjacent to the slip/merge to the north of the driveway, unless waived by the City Traffic Engineer. The stop shall have a minimum of 30 feet of standard width sidewalk with an additional 8' x 30' pad to the north of the driveway. The final design is subject to the review and approval of the City Traffic Engineer in coordination with the Gold Coast Transit District.

## **POLICE DEPARTMENT CONDITIONS**

66. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
  - a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
  - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    - i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    - ii. Luminaires with a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
  - c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
67. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme.
68. All exterior lighting shall operate from dusk to dawn.
69. All exterior LED lighting shall be of a similar nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
70. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
71. An integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits.
72. Port Cocheres/carports shall be illuminated between 7 and 15 foot-candles. Under canopy lighting instruments shall be installed on the ceiling of the canopy in-line with the spaces between RV parking spaces.

73. During the first year of operations after the issuance of the Certificate of Occupancy, a roving security patrol service shall monitor the site during the hours the business is closed. Monitoring shall include a tour check in system approved by the Police Department as part of the business' Security Plan to ensure that outdoor storage is monitored while defensive plantings are maturing.
74. The outdoor vehicle storage area shall be fully enclosed by a fencing system approved jointly by the Police Department and Community Development Department. Vehicular gates shall be controlled by "Click-To-Enter" technology to provide 24-hour access to first responders.

#### **Security Camera Systems – Businesses**

75. Security cameras shall be installed and operated 24 hours a day to monitor the business. The camera system shall comply with these minimum standards:
- a) Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
  - b) Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
  - c) Cameras shall have low light capability and able to identify persons conducting transactions or entering the business.
  - d) The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
  - e) The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
  - f) Recorded images shall bear a date and time stamp that cannot be altered.
  - g) Camera installations shall cover areas open to the general public and where cash or other assets are maintained.
  - h) Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
  - i) A camera shall be installed at to monitor all persons entering the premises from each exterior doorway. The camera shall be mounted 7-feet above the floor and shall be adjusted to capture images of the head and shoulders of all who enter.
  - j) A security camera plan shall be submitted and approved prior to the issuance of building permits. The plan shall be included in the Security Plan and submitted in pdf format to [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org)

#### **Alarms**

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

#### **Signs**

77. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

78. Signs shall be posted around the site stating: "Trespassing Forbidden By Law Violators will be subject to arrest pursuant to 602 PC".
79. Signs shall be posed around the site stating: "This Property Is Monitored By A Security Alarm and Camera System"
- 80.

#### **DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS**

81. 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)
82. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
83. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
84. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an 1. approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
85. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
86. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
87. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
88. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

89. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
90. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
91. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no map, then at the time of public improvement plan approval. (DS-17)
92. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
93. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
94. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
95. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
96. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
97. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the

orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

98. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
99. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
100. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
101. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
102. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
103. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
104. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
105. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
106. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
107. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain

- permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
108. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
  109. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
  110. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
  111. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)
  112. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)
  113. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
  114. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
  115. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
  116. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)
  117. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)
  118. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
  119. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices.



Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)

120. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
121. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump Drains to Ocean" in accordance with City standards. (DS-83)
122. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)
123. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
124. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit.

The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

#### **DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS**

125. The Developer shall prepare a dedicated engineering site plan depicting property lines, right-of-way, and existing and proposed easements. (DS)
126. Developer shall reconstruct the two existing driveway approaches to City Standard Plate 116. Each new driveway shall have a 5-foot pedestrian path of travel behind the driveway apron that meets Americans with Disabilities Act (ADA) standards. (DS)
127. If the pedestrian path of travel at the driveway apron is constructed beyond the existing public right-of-way, Developer shall grant to the City a sidewalk easement for the full width of the pedestrian path. (DS).
128. ADA compliant path of travel around the exterior of the building, (except for crosswalks), shall be elevated and separated from the vehicular traffic area. (DS)
129. ADA and Electric Vehicle (EV) parking spaces not affecting sidewalks shall be 18-feet deep minimum without wheel stops with 1-foot vehicle overhang. Alternatively, these parking spaces can be 19-feet deep with wheel stops placed at the 17-foot mark. (DS)
130. Standard parking stalls shall be 19-feet deep or 17-feet with a 2-foot overhang. Where the 17-foot deep parking stall depth is used, the entire parking stall shall be kept clear from all obstructions, including landscape curbing. (DS)
131. Developer shall construct a minimum 7-foot wide sidewalk at locations where the sidewalk is located at the front of vehicle parking spaces to accommodate for 2-feet of vehicular overhang. Sidewalks in all other locations shall be a minimum of 5-feet wide. (DS)
132. The project is a redevelopment project on an existing commercial site with more than 1 acre. Developer shall design the stormwater facilities to meet the stormwater requirements of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) redevelopment project. (DS)
133. During the engineering plan check, the Developer shall conduct at least one (1) percolation test within the general footprint of the proposed infiltration facility to validate the infiltration rate used in the sizing calculations. The infiltration test shall account for the Reduction Factor from the Los Angeles County "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. (DS)
134. Developer's Geotechnical Engineer shall perform percolation tests on the exposed bottom of all infiltration chambers immediately prior to facility construction and provide the City with an opinion that the exposed soil layer is suitable for the proposed infiltration facility

based on the review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the Project Civil Engineer. (DS)

135. The site drainage shall be designed to maintain the pre-existing drainage pattern. No alteration of drainage pattern is allowed unless approved by the City Engineer. (DS)
136. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") to treat all stormwater runoff from this site that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with the requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures. The location of the trash device is subject to the approval of the City Engineer. (DS)
137. In accordance with City Code, Developer shall provide separate services and water meters for commercial and irrigation. (DS)
138. Developer shall construct a loop water system by extending the existing City water main on North Oxnard Boulevard to the second driveway entrance at Orchard Place. The design is subject to review and approval of the City Engineer and the Fire Department. Before permit issuance, Developer shall dedicate a 15-foot water easement meeting City standards to the City. (DS)
139. Developer shall obtain written approval from the Environmental Resources Division to reuse the existing indoor trash enclosure. If the Environmental Resources Division does not approve, the Developer shall construct a trash enclosure (to store three bins minimum) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Building and Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the new enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS)
140. If a new trash enclosure is constructed, Developer shall construct the floor and the loading/service pad of the trash enclosure to be substantially level (2% max slope). The loading/service pad shall be reinforced concrete and extend a minimum distance of 15-feet from the face of the trash enclosure for the width of the enclosure. (DS)
141. At plan check, a new fire flow test involving two flowing hydrants out of the 2.5-inch nozzles is required. Using the approved fire flow data, Developer shall prepare a fire flow model and demonstrate that new fire hydrants will be able to deliver the required fire flow and pressure to meet the Fire Department requirements. (DS)

142. Developer shall verify that the existing sewer lateral is adequate to serve the proposed project. At a minimum a sewer technical memo shall be submitted to the City Engineer for

#### **TRAFFIC DIVISION CONDITIONS**

143. Developer shall install a traffic signal system at the intersection of Orchard Place and North Oxnard Boulevard prior to building occupancy. Developer shall also prepare and submit signage and pavement markings plans for review. These plans shall include signs and markings onsite and offsite. (TR)
144. Developer shall construct a pedestrian path of travel that is ADA-compliant between the project site and the west side of North Oxnard Boulevard at the intersection of North Oxnard Boulevard and Orchard Place. The design of the pedestrian path shall include crosswalks and ADA curb ramps. (TR)
145. Developer shall install the proposed bike rack close to the main entrance door of the proposed development. Developer shall be responsible for the perpetual upkeep of the proposed bike racks for the project. Final location shall be approved by the City Traffic Engineer. (TR)

#### **ENVIRONMENTAL RESOURCES DIVISION**

146. A Construction and Demolition Waste Management Plan (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit establishing a goal that at least 65% of the waste generated on the project will be diverted from the landfill.
147. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be submitted that demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
148. An Occupancy Plan must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Plan must clearly state how all three waste streams will comply with all applicable state laws, including AB 939, AB 341, AB 1826, and SB 1383, and any subsequent legislation adopted in the future, will be managed on site in perpetuity.
149. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.
150. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.

151. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
152. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

#### **FIRE DEPARTMENT CONDITIONS**

153. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
154. 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)
155. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
156. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)
157. 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)
158. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
159. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
160. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
161. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)
162. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)

163. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
164. 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)
165. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)
166. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F15)
167. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

#### **FIRE DEPARTMENT SPECIAL CONDITIONS**

168. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
169. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
170. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
171. Class I standpipe is required in each stairwell and reach 150' of travel throughout the building.
172. Fire sprinkler coverage is required for:
  - a. Patios, overhangs or any other projections that are 48" or more from the structure.
  - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
  - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
173. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
174. Gurney size elevators will be required.
175. All overhangs over 4 feet are required to be sprinklered.

176. Verify height of parapet. Not to be over 40 inches, unless approved by the Fire Department.
177. FDC is required to be within 50-feet of the fire hydrant and not across drive isles.
178. Vegetation clearance from structure(s) required prior to construction.
179. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction starts.
180. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.



## **PLANNING COMMISSION STAFF REPORT**

**TO:** Planning Commission

**FROM:** Joe Pearson II, Planning Manager  
Michael Rocque, Senior Contract Planner

**DATE:** November 17, 2022

**SUBJECT:** **Project Name: 2420 Oxnard Boulevard U-Haul Project;** Planning and Zoning Permit No., 17-500-11 (Special Use Permit); 2420 N. Oxnard Boulevard; APNs: 142-0-010-345 and 142-0-021-010

- 1) Recommendation:** That the Planning Commission (“**Commission**”):
  - a)** Provide direction to City staff regarding the appropriateness of the proposed project and adequateness of the Final IS-MND and direct staff to return with a resolution providing an approval recommendation or a denial recommendation to City Council; and
  - b)** Continue the meeting to a date certain.
- 2) Project Description and Applicant:** The applicant requests a Special Use Permit (SUP) to allow for the proposed uses and allow the renovation and conversion of an existing one-story (34 feet in height) 152,542 square foot warehouse into a three story (no change in height), 203,213 square-foot mini-warehouse/self-storage space, including a U-Box storage warehouse of 34,537 square feet and 3,050 square feet of retail space on an 8.86-acre site. As part of the SUP request, the applicant is requesting the U-Haul store would also serve as a rental office for U-Haul trucks and equipment stored on site. The parking area on the north end of the lot would provide 46 covered recreational vehicle (RV) parking storage spaces. The height of the building would not be modified, and the structure would be renovated through a reconfiguring of the interior space, construction of a new roof, and refurbishing of the building façade. The project is proposed to be completed in two phases, which is further described in the Project Analysis section below.

Mini-warehouse/self-storage, truck rentals, and recreational vehicle storage are not currently listed as allowed uses within the C-2 zone. In accordance with Section 16-135 of the Oxnard City Code (OCC), “No other uses shall be permitted in the C-2 zone without the approval of the city council”. Therefore, the SUP includes a request to allow for these uses in the C-2 zone district and within the Commercial General Plan land use designation. The Planning Commissions recommendation will be presented to the City Council for a final decision. The Project site is located at 2420 N. Oxnard Boulevard (APNs: 142-0-010-345, and 142-0-021-010). For purposes of this staff report, the foregoing project description shall be referred to as the “Project.” Filed by David Randi, 2420 N Oxnard Blvd, Oxnard, CA 93036



(the “Applicant”) on behalf of Amerco Real Estate Co., 2727 N. Central Avenue, 5-N, Phoenix, Arizona 85004 (the “Property Owner”).

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

- 3) **Existing & Surrounding Land Uses:** The Project site is currently developed with a vacant 152,542 square foot structure, except for 2,291 square feet used as a U-Haul store and offices for the retail sales of boxes and other moving supplies, which was approved under Minor Modification Permit (PZ 17-140-02). The site also contains a large asphalt parking lot to the north end of the project site which is not currently utilized. The Project site is bordered by the Southern Pacific Railroad tracks on the north and east sides, which separate the project from adjacent commercial land uses. The Project site is not located in a 2030 General Plan identified neighborhood. The following table lists and identifies the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

**Table 1**  
Existing and Surrounding Land Uses

| LOCATION     | GENERAL PLAN                  | ZONING                                              | EXISTING LAND USE                                                                |
|--------------|-------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------|
| Project Site | Commercial General (CG)       | General Commercial, Planned Development (C-2-PD)    | Warehouse and Showroom                                                           |
| North        | Commercial General (CG)       | General Commercial, Planned Development (C-2-PD)    | Southern Pacific Railroad tracks; grocery store and retail                       |
| South        | Commercial General (CG)       | General Commercial, Planned Development (C-2-PD)    | West Vineyard Avenue; Mixed commercial and retail and auto repair                |
| East         | Commercial General (CG)       | General Commercial, Planned Development (C-2-PD)    | Esplanade Drive; Southern Pacific Railroad tracks, grocery store and retail      |
| West         | Residential Medium High (RMH) | High Rise Residential, Planned Development (R-4-PD) | Oxnard Boulevard; Southbank Residential Neighborhood and Casitas Apartment Homes |

#### 4) Background Information:

##### Project Site Background

On September 1, 1970, the City Council adopted Resolution No. 5202 and approved Planned Development Permit (PD) No. 139 to permit the construction of a 155,000 square-foot Levitz furniture warehouse and retail showroom on the subject property. Levitz vacated the property in 2005, and the unoccupied structure fell into a state of disrepair.

Following preliminary concept discussions with the City, the property was acquired by U-Haul in 2016. On January 23, 2017, U-Haul applied for a Minor Modification (PZ 17-140-02) to allow the establishment of a retail use within 2,291 square feet portion of the building, restore non-conforming landscaping and lighting conditions on-site, and enhance the building architecture. On January 16, 2018, the City approved the Minor Modification. The Minor Modification did not include any of the uses being requested as part of this Project. The minor modification was separated into two phases, pursuant to Condition of Approval #16 as stated below:

*“In an effort to prevent the installation of improvements on the northerly portion of the property that would conflict with those proposed as part of Special Use Permit No. 17-500-11, the Applicant may defer the installation of the improvements within the area labeled as “Phase II” on the approved minor modification plans for a period not to exceed one-year following final inspection of the building permits for the minor modification. While the building permit plans should include the improvements proposed in this area as described in the minor modification, the Applicant will be granted a Temporary Certificate of Occupancy for a term of one year following final inspection to provide additional time to obtain approval of Special Use Permit No. 17-500-11 and revise the proposed development within this area.”*

On August 21, 2017, the subject application Special Use Permit No. 17-500-11 was formally submitted for processing and review. Between September 2017 and February 2022, multiple project completeness reviews were conducted, and project revisions were submitted, and four Development Advisory Committee (DAC) meetings were held. The prior version of the project was originally preparing to go to a public hearing in 2019, following the completion of the original initial study, however, subsequent to that the changes were made by the applicant team, which included the addition of a third story of self storage. These changes triggered the need for associated changes to the required studies, and additional review by the DAC members. The formal resubmittal of the revised project was made on October 15, 2020. Following completion of the DAC reviews of the revised project, a new initial study was prepared and circulated for public review, as further detail below.

Background on Mini-warehouse/Self-storage Uses in the City

In 1975, the City Council passed Resolution 6446, which established development standards for mini-warehouses. This resolution stated that "Mini-warehouses may locate in C-M (Commercial - Manufacturing) and M-1 (Light Industrial), M-L (Limited Industrial) Zones."

In 2009, the City Council passed Ordinance 2807, which removed mini-warehouses as a permitted use in the C-2 zone. As presented in the staff report at that time, the City determined that the general allowance of self-storage facilities was not consistent with purpose and intent of the General Plan for the C-2 zone and the use is not consistent with the other retailing, office and service-related uses permitted or conditionally permitted in the C-2 zone. This change was processed as a "clean-up" action to make the Oxnard City Code language consistent with the mini-warehouse policies adopted by the City Council in 1975 and the General Plan.

- 5) **Environmental Determination:** Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, prepared a Mitigated Negative Declaration (MND) in accordance with CEQA and the CEQA Guidelines. The MND identified and discussed potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. The Draft MND identified three areas (Biological Resources, Air Quality, and Cultural Resources) where the impacts were determined to be "Less than Significant with Mitigation Incorporated".

The MND was available for public review from August 18, 2022 to September 6, 2022. The City of Oxnard received one comment letter on the MND from Ventura County Air Pollution Control District (VCAPCD). Comments provided will be considered by the decision-making body in accordance with CEQA Guidelines, Section 15074(b).

With the inclusion of the mitigations for the areas noted above, the Project will not have a significant effect on the environment. Therefore, a Mitigated Negative Declaration (MND) was prepared with mitigation measures and monitoring program in accordance with the provisions of CEQA (Attachment C).

6) **Project Analysis:**

- a) **General Discussion:** Pursuant to Section 16-271 of the OCC, "A special use permit shall be required for approval of any new development, enlargement or rebuilding of a structure or new use, license or certificate of compliance in any P-D zone." As noted above, mini-warehouse/self-storage, truck rentals, and recreational vehicle storage are not currently listed as allowed uses within the C-2 zone. A Recreation Vehicle Park is currently allowed, subject to a SUP, however it excludes storage "*Recreational vehicle park not including vehicle storage or trailers over 30 feet in length*". As such, the applicant is requesting these uses be allowed, in accordance with Section 16-135 OCC, "No other uses shall be permitted in the C-2 zone without the approval of the city council". Therefore, the SUP includes a request to allow for these uses in the C-2 zone

district and within the Commercial General Plan land use designation. As the City Council must approve the proposed uses, the Planning Commission's action on the proposed SUP is a recommendation to the City Council, who is the final decision maker.

In order to recommend approval of the proposed Project the Planning Commission must find that the Project, as designed and conditioned meets the following Special Use Permit findings:

1. *The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.*
2. *The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed Special Use Permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.*
3. *The site that is subject to the Special Use Permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).*
4. *The site that is subject to the Special Use Permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.*
5. *The site that is subject to the Special Use Permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.*

As stated earlier in the staff report the project would be completed in two phases. Phase I of the project would include revising the existing interior layout of the warehouse for storage of up to 1,119 U-Boxes (shown on plans as existing warehouse area) and converting the existing retail showroom into 611 individual self-storage units (shown on plans as Phase IB). Exterior improvements and parking lot improvements would be completed in this phase as required for the operation of the warehouse and storage components.

Phase II would consist of renovating the existing warehouse into three interior stories of self-storage space, with a small additional retail element. The three stories would include 203,213 square feet of floor area with 1,263 storage units. The northwest corner of the first floor would be converted to 3,050 square feet of retail space for U-Haul. The remainder of the exterior building façade and parking lot improvements would be

completed during Phase II. The northern part of the parking lot would be fenced in and converted to RV storage with covered parking for approximately 46 RVs.

**Table 2**  
 Project Building Floor Area

| USE                       | BUILDING AREA                                                |
|---------------------------|--------------------------------------------------------------|
| Self-Storage-First Floor  | 112,212 SF                                                   |
| Self-Storage-Second Floor | 41,551 SF                                                    |
| Self-Storage-Third Floor  | 49,450 SF                                                    |
| Warehouse                 | 34,537 SF                                                    |
| Retail                    | 5,341 SF<br>(2, 291 SF approved under Minor Mod PZ17-140-02) |
| <b>Total</b>              | <b>243,091 SF</b>                                            |

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial General, which allows retail centers and free-standing commercial uses along arterials. The proposed Project includes a mix of retail and industrial uses, including Warehousing, mini-warehouse/self-storage, RV storage, and truck rentals along the arterial Oxnard Boulevard.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. Attachment E, identifies the policies which are directly or indirectly applicable to the proposed Project which must be considered in determining the project's consistency with the 2030 General Plan.

- c) **Conformance with Zoning Code Development Standards:** The proposed development is located within the General Commercial, Planned Development (C-2-PD) zone district and is subject to the General Commercial (C-2) development standards. The proposed project would generally conform to the applicable C-2 development standards outlined in the Oxnard City Code for the General Commercial land use as shown in Attachment E.
- d) **Site Design, Circulation, and Parking:** The 8.86-acre site is located on the northeast corner of Oxnard Boulevard and Vineyard Avenue. The proposed Project is an adaptive reuse of the existing warehouse and showroom and would not involve any new expansion of the existing building footprint and would maintain the current overall building height of 34 feet. The applicant proposes to convert the existing parking lot at the north end of the site into a new RV and moving truck rental storage/equipment area. The applicant is also proposing to build new carports/canopies measuring 14 feet in height within the

converted parking lot area to accommodate RV parking and storage. The remainder of the parking area would be for customer parking and equipment staging area and would be enclosed and secured by a decorative wrought iron sliding security gate.

### Project Circulation

The project site has two access points from Oxnard Boulevard via an existing driveway at the south end of the site and an existing driveway towards the north end of the site. In addition to the improved onsite circulation, the Project would be conditioned to install a Gold Coast Transit bus stop adjacent to the slip/merge to the north of the driveway. The stop shall have a minimum of 30 feet of standard width sidewalk with an additional 8' x 30' pad to the north of the driveway. The bus stop provides an option for future changes to the existing bus routes. Additionally, a new traffic signal is required to be installed at the intersection of Orchard Place and North Oxnard Boulevard as indicated in the Traffic Engineer Review below.

### On-Site Parking

A parking demand study (Attachment D) was completed to evaluate and determine the appropriate amount of required parking for the project. Currently the OCC does not stipulate parking requirements for mini-warehouse/storage use. The study reviewed the parking requirements based on the following:

1. The OCC for the applicable retail and warehouse land uses
2. The ITE parking generation manual, 4<sup>th</sup> Edition for the mini-warehouse land use

The table below provides the required amount of parking based on the applicable zone required parking and the parking demand study.

**Table 3**  
 Parking Requirements

| USE                                                                     | SIZE                                       | ZONING REQUIREMENT                                                                                                                            | REQUIRED PARKING                |
|-------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Retail, general merchandising which is not located in a shopping center | 5,341 SF                                   | 1:300 SF                                                                                                                                      | 18 spaces                       |
| Warehousing                                                             | <u>34,537 SF</u><br>20,000 SF<br>14,537 SF | 1:1000 SF for first 20,000 SF devoted to warehousing, plus the required parking devoted to other uses;<br>1:2000 SF for the second 20,000 SF; | <u>27 spaces</u><br><br>20<br>7 |

|                                |            |                                                 |                  |
|--------------------------------|------------|-------------------------------------------------|------------------|
|                                |            | 1:4000 SF for floor area in excess of 40,000 SF |                  |
| Mini-Warehouse                 | 201,796 SF | (ITE Parking Generation)                        | 18 spaces        |
| <b>Total Required Parking:</b> |            |                                                 | <b>63 spaces</b> |

The project site includes a total of 94 parking spaces with the following space designations:

- 13 employee spaces
- 67 customer spaces
- 2 motorcycle spaces
- 12 loading spaces.

Currently, a parking easement exists between the U-Haul site and the adjacent parcel to the south (Marseilles Property, 2368 N. Oxnard Boulevard), which allows 18 spaces on the U-Haul site to be used by the Marseilles property. For purposes of meeting City parking code requirements, these shared spaces cannot be counted towards the U-Haul site total parking supply. In addition to the parking easement space reduction, Staff determined that one of the two motorcycle spaces and 7 of the 12 loading spaces may be counted towards the total parking count. The proposed parking summary is provided in the following table:

**Table 4**  
 Proposed Parking Summary

| <b>PARKING SPACE DESIGNATION</b> | <b>TOTAL SPACES PROVIDED</b> | <b>TOTAL SPACES ALLOWED TO MEET OCC REQUIREMENTS</b> |
|----------------------------------|------------------------------|------------------------------------------------------|
| Employee                         | 13                           | 62                                                   |
| Customer                         | 67                           |                                                      |
| Motorcycle                       | 2                            | 1                                                    |
| Loading                          | 12                           | 7                                                    |

|              |           |           |
|--------------|-----------|-----------|
| <b>Total</b> | <b>94</b> | <b>70</b> |
|--------------|-----------|-----------|

As shown in Table 6 above, with the parking supply reductions applied, the proposed site would provide a total of 70 spaces for exclusive use for U-Haul. The total exceeds the City's minimum requirement of 63 spaces for the site as described above in Table 5.

#### Bicycle Parking

The Project is required to provide bicycle parking pursuant to OCC § 16-623. The Project is providing five bicycle parking spaces located at the southwest corner of the site near the retail entrance.

#### Traffic Engineer Review

The City Traffic Engineer has reviewed the project plans and has recommended the following special conditions be added to the project:

- *Developer shall install a traffic signal system at the intersection of Orchard Place and North Oxnard Boulevard prior to building occupancy. Developer shall also prepare and submit signage and pavement markings plans for review. These plans shall include signs and markings onsite and offsite. (TR)*
- *Developer shall construct a pedestrian path of travel that is ADA-compliant between the project site and the west side of North Oxnard Boulevard at the intersection of North Oxnard Boulevard and Orchard Place. The design of the pedestrian path shall include crosswalks and ADA curb ramps. (TR)*
- *Developer shall install the proposed bike rack close to the main entrance door of the proposed development. Developer shall be responsible for the perpetual upkeep of the proposed bike racks for the project. Final location shall be approved by the City Traffic Engineer. (TR)*

The City finds that the proposed project, as conditioned, and in the context of the documentation provided and reviewed demonstrate that there is sufficient on-site parking and loading facilities.

- e) **Building Design:** The proposed development would involve renovating the existing structure, including an updated façade. The modifications to the façade would implement neutral paint colors, minimal advertising per OCC (Chapter 16, Article IX), and a variety of materials to help create varied visual character. The front of the building visible from Oxnard Boulevard, as shown in the west elevation of the project plans (Sheet A-203-Attachment B), would consist primarily of light stone colored and ribbed metal paneling, broken up by orange panels, mimicking garage doors on the single-story section of the building. The two-story portion of the existing building would utilize off-white as



the primary color, with accents of beige ribbed paneling on the building corners, and in three equally spaced divisions along the west elevation, to break up the building's visual massing. The building façade would also include wall mounted metal landscape trellises on the single-story portions of the west and east elevations and windows at the corners of the warehouses where retail spaces would exist. The proposed modifications would not contrast significantly with the visual character of the surrounding structures.

The adjacent structure to the south of the proposed project site has a stone block outer wall construction with painted metal paneling near the roof. The beige colors proposed for the Project would be similar to the adjacent structure, and the metal paneling accents would have a shared theme. The structures further to south, also have a similar color scheme, with a beige colored stone exterior with light brown accents.

- f) Landscaping:** The Project includes new landscaping throughout the project site in two phases. Phase I landscaping was installed under the minor modification (PZ 17-140-02) and included replacing 20,153 square feet of the existing perimeter landscaping with new trees, shrubs, and ground cover. Phase II landscaping would include 14,637 square feet of new interior parking lot landscaping at the north end of the site, new tree canopies to be planted along the south end of the site and new landscaping at the rear site adjacent to the railroad tracks. Additional, landscape modification will be made to the initial Phase I landscaping to improve the screening of the storage area. This is an important improvement as Oxnard Blvd is a designated scenic corridor which requires a landscaped buffer of at least 30 feet, and functions as a primary entry way into the core of the City. The existing parking lot and interior access road is located within this 30-foot area and is considered to be a "legal nonconforming" existing condition. Additional landscaping is proposed to be installed, along the northern portion of the project sign, including in the adjacent right of way, as conditioned. The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.
- 7) Development Advisory Committee:** On October 6, 2021, the Project was reviewed by the Development Advisory Committee (DAC) which resulted in changes to the project and recommended conditions of approval. Subsequent to this initial review, the applicant continually worked with select members of the DAC on revisions to the plans while DAC members drafted project conditions. The DAC conditions of approval will be included in the final project conditions.
- 8) Community Workshop and Public Input:** The Project is not located within a General Plan identified neighborhood; therefore, the Project was not presented during a Community Workshop.

Consistent with public noticing requirements, this Planning Commission hearing was

advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has not received any public comments regarding the proposed Project.

- 9) Appeal Procedure:** The requested actions are recommendations to the City Council. As the Planning Commission does not take formal action, but recommends an action to the City Council, an Appeal procedure is not necessary. All aspects of this Project shall not become effective unless and until the City Council approves the Special Use Permit.

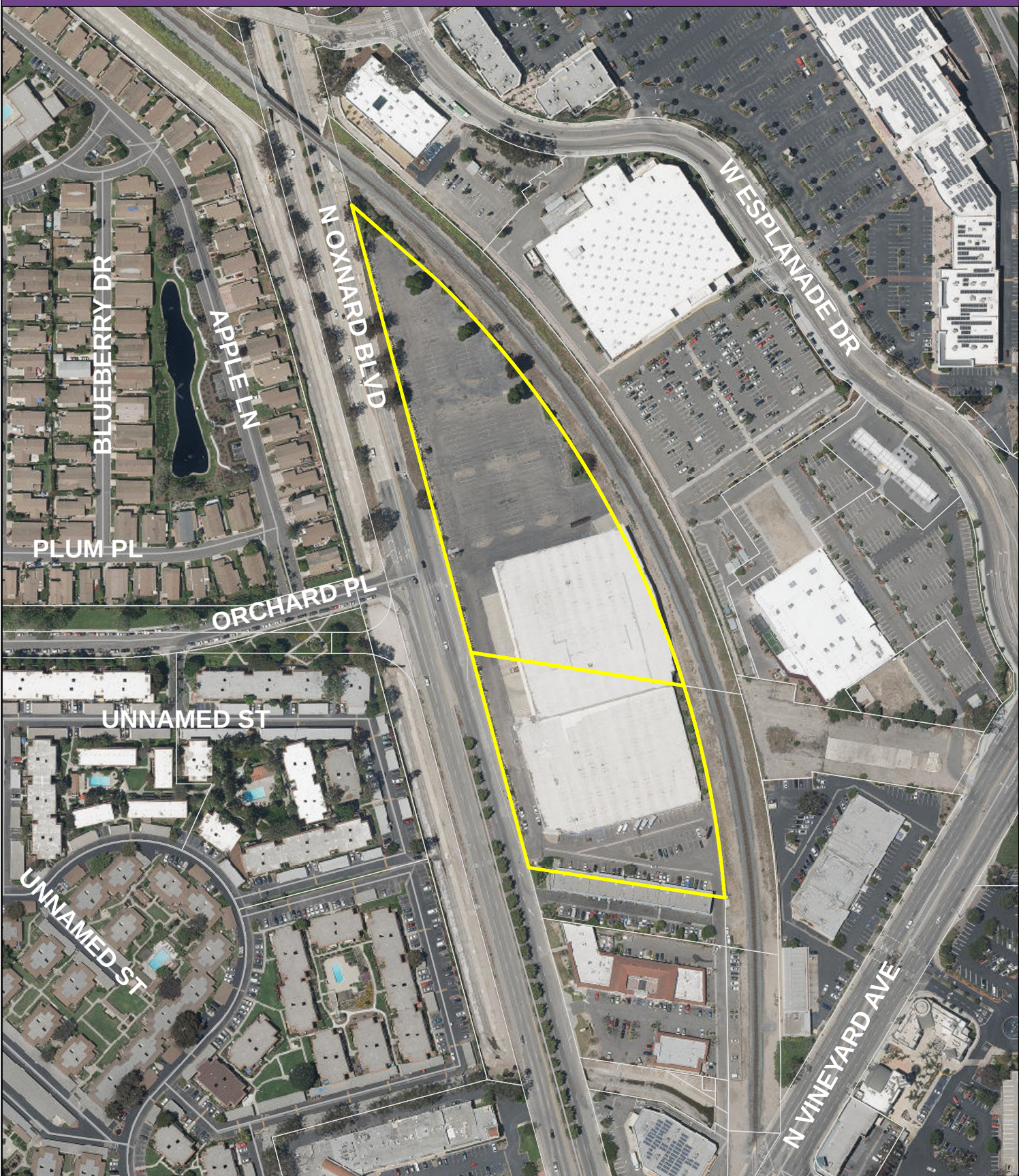
**Attachments:**

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Final IS-MND (October 2022)
- D. Parking Demand Summary
- E. Applicable General Plan Policies
- F. Zoning Compliance Table
- G. Recommended Project Conditions
- H. Staff Presentation

## **ATTACHMENT “A”**

Maps (Vicinity, General Plan, Zoning)



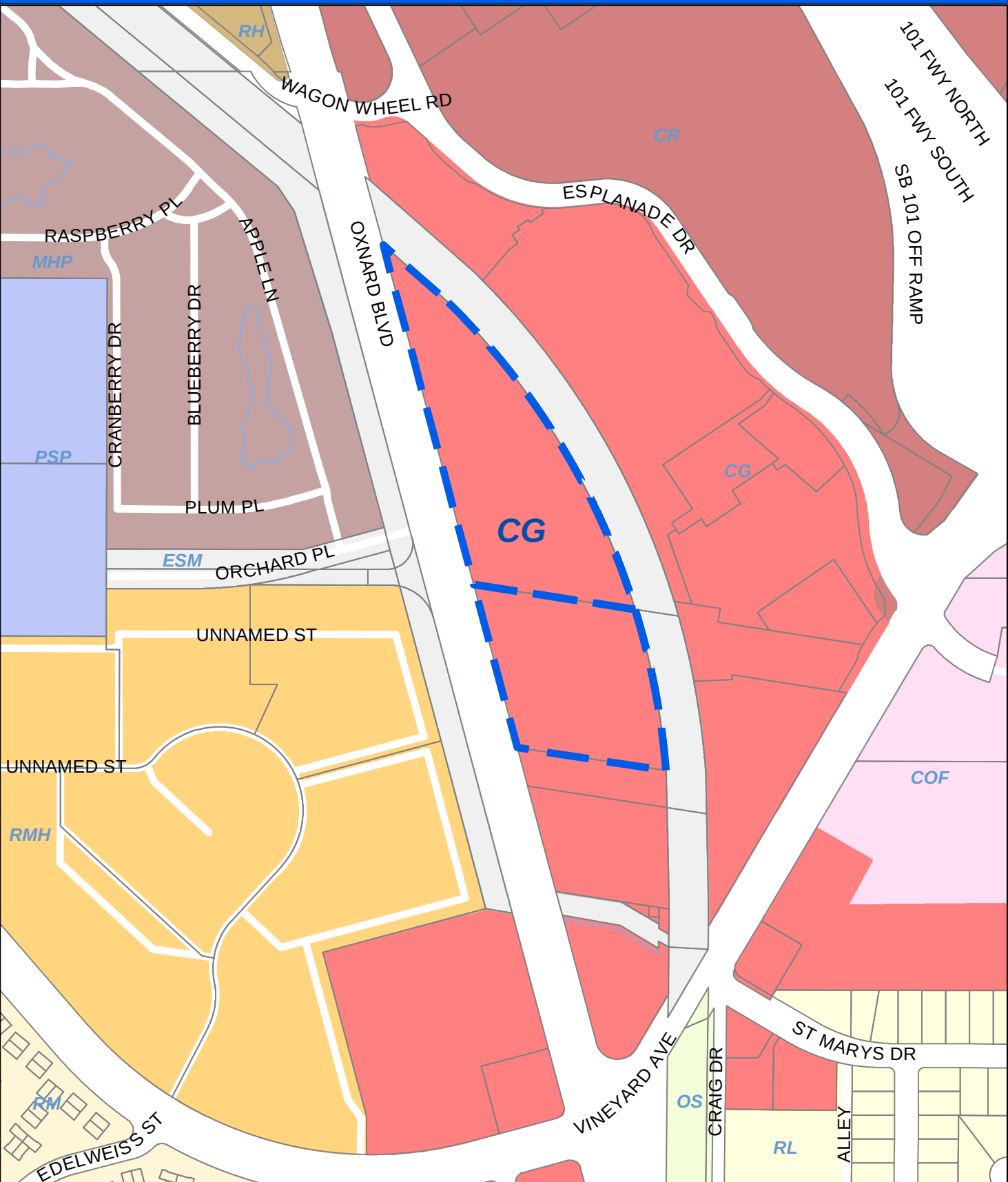




# Vicinity Map

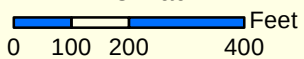


# 2030 General Plan Land Use Map



Oxnard Planning  
November 3, 2022

PZ 17-500-11  
Location: 2420 N Oxnard Blvd  
APN: 11420010345, 1420021010  
U-Haul

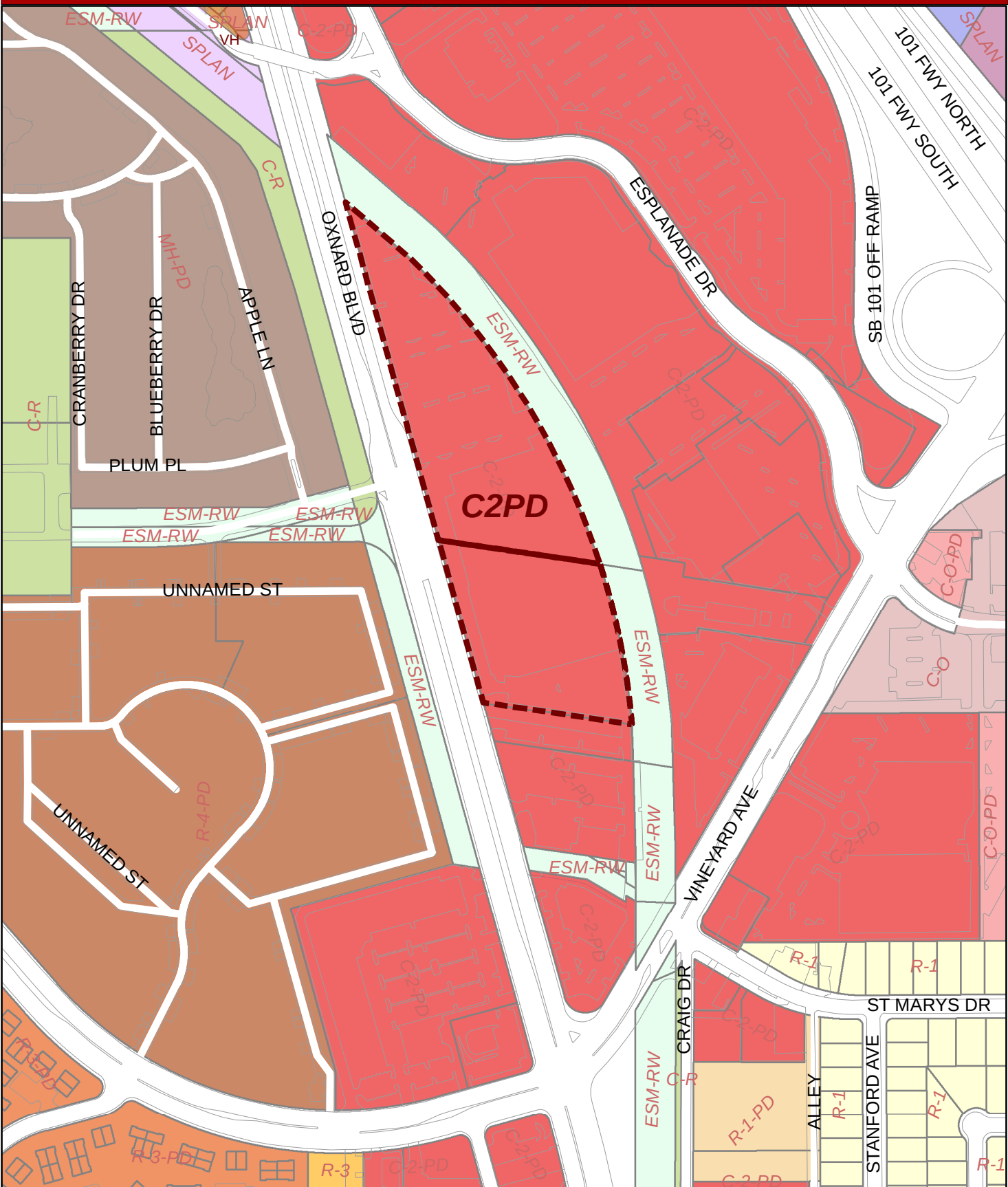


2030 General Plan Land Use Map



1:4,000

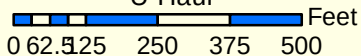
# Zoning/Specific Plan Map



Oxnard Planning

November 3, 2022

PZ 17-500-11  
Location: 2420 N Oxnard Blvd  
APN: 11420010345, 1420021010  
U-Haul



Zoning/Specific Plan Map



1:4,000

## **ATTACHMENT “B”**

Reduced Project Plans



# U-HAUL OF N. OXNARD

## U-HAUL MOVING AND STORAGE OF NORTH OXNARD 2420 N. OXNARD BLVD. - OXNARD, CA, 93036

AMERCO REAL ESTATE COMPANY  
2727 NORTH CENTRAL AVENUE  
PHOENIX, AZ 85004

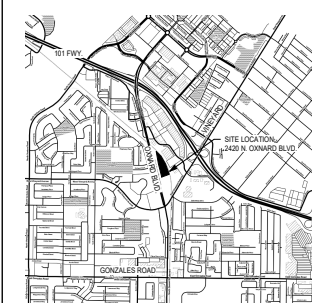
### SCOPE OF WORK:

CONVERT EXISTING RETAIL BUILDING TO SELF-STORAGE, POD STORAGE, AND MOVING SUPPLY. INTERIOR OF EXISTING BUILDING WILL BE CONVERTED TO CONTAIN (2) ADDITIONAL FLOORS OF SELF STORAGE, APPROXIMATELY 200,000 TOTAL SQUARE FEET OF SELF-STORAGE. INTERIOR OF EXISTING BUILDING WILL ALSO CONTAIN APPROXIMATELY 18,000 SF OF POD WAREHOUSE STORAGE AND 3,000 SQUARE FEET OF RETAIL SPACE. EXTERIOR OF BUILDING TO RECEIVE ARCHITECTURAL ENHANCEMENTS, NEW PAINT, FINISHES AND PANELS. THE EXISTING BUILDING SHELL TO REMAIN LARGELY INTACT. NEW LANDSCAPE TO BE PLANTED IN AREAS THAT HAVE NOT BEEN UPDATED. PART OF THE EXISTING PARKING TO BE CONVERTED TO RV STORAGE AND MOVING TRUCK RENTAL STORAGE.

### PROPERTY AND PROJECT INFO

|                                                                                                                                           |                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS:<br>2420 N OXNARD BLVD.<br>OXNARD, CALIFORNIA, 93036                                                                              | LEGAL DESCRIPTION:<br>SEE ALTA SURVEY                                                                                                |
| ASSESSOR'S PARCEL NUMBER:<br>142-0-010-345 & 142-0-021-010                                                                                | TOTAL LAND AREA:<br>386,143 S.F. / 8.865 ACRES                                                                                       |
| EXISTING LAND USE:<br>USE:<br>ZONE DESIGNATION: C-2PDH                                                                                    | USE:<br>EXISTING - FORMER FURNITURE WAREHOUSE, SHOWROOM AND DISTRIBUTION (VACANT FOR APPROXIMATELY 15 YEARS)                         |
| APPROVALS REQUIRED:<br>ZONE CLEARANCE<br>BAS PERMITS                                                                                      | PERMITTED USES:<br>RETAIL M (MERCANTILE)<br>EQUIPMENT STORAGE<br>WAREHOUSING &<br>STORAGE FACILITIES S-1                             |
|                                                                                                                                           | SUB:<br>AUTOMOBILE & TRUCK SHARING<br>SELF-STORAGE STORAGE FACILITIES S-1                                                            |
| SETBACKS (PRINCIPAL STRUCTURES):<br>FRONT LOT LINE: 5 FT.<br>SIDE LOT LINE: 5 FT.<br>REAR LOT LINE: 15 FT.<br>HEIGHT LIMIT: 35 FT. 30'-0" | WHEN GENERAL COMMERCIAL ABUTS ANOTHER COMMERCIAL ZONED LOT FOR STRUCTURES TALLER THAN 16' 10 FT. FOR PROPERTY ABUTTING PUBLIC ALLEYS |

### VICINITY MAP



### PHASING PLAN

| PERCENTAGE OF LAND COVERAGE (386,143 S.F.) |              |                                                                                 |
|--------------------------------------------|--------------|---------------------------------------------------------------------------------|
| BUILDING                                   | 152,542 S.F. | 39.5%                                                                           |
| PAVING                                     | 194,454 S.F. | 50.3%                                                                           |
| LANDSCAPE AREAS                            | 38,633 S.F.  | 10.0%                                                                           |
| PARKING / USE AND TYPE:                    |              |                                                                                 |
| TOTAL STANDARD PARKING STALLS:             |              |                                                                                 |
| RETAIL 5,341 S.F.                          | =            | 18 SPACES REQUIRED PER PARKING STUDY                                            |
| WAREHOUSE 34,537 S.F.                      | =            | 27 SPACES REQUIRED PER PARKING STUDY                                            |
| SELF STORAGE 201,796 S.F.                  | =            | 18 SPACES REQUIRED PER PARKING STUDY                                            |
| TOTAL STANDARD PARKING STALLS              | =            | REQUIRED - 42 STALLS PROVIDED - 70 STALLS (INCLUDES 5 ACCESSIBLE & 13 EMPLOYEE) |
| TOTAL LOADING STALLS                       | =            | 12 STALLS                                                                       |
| TOTAL MOTORCYCLE STALLS                    | =            | 2 STALLS                                                                        |
| BICYCLE PARKING                            | =            | 5 SPACES                                                                        |

### PROJECT DESCRIPTION

| ASSESSOR PARCEL NO.:<br>PARCEL 1: 142-0-010-345<br>PARCEL 2: 142-0-021-010 |                                | CITY OF OXNARD - BUILDING AND SAFETY<br>CITY OF OXNARD - PLANNING DEPARTMENT |           |            |
|----------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------|-----------|------------|
| CODE ENFORCEMENT JURISDICTION:                                             |                                | ZONING JURISDICTION:                                                         |           |            |
| CODE                                                                       | TITLE                          | EDITION                                                                      | LOCAL     | AMENDMENTS |
| Administrative                                                             | Bldg. Struct. Admin Code       | 2019                                                                         |           |            |
| Building                                                                   | California Bldg. Code          | 2019                                                                         |           |            |
| Access Compliance                                                          | California Bldg. Code          | 2019                                                                         |           |            |
| Mechanical                                                                 | California Mech. Code          | 2019                                                                         |           |            |
| Electrical                                                                 | California Electrical Code     | 2019                                                                         |           |            |
| Plumbing                                                                   | California Plumbing Code       | 2019                                                                         |           |            |
| Fire Prevention                                                            | California Fire Code           | 2019                                                                         | YES       |            |
|                                                                            | State Fire Marshal Regs.       | 2017                                                                         |           |            |
|                                                                            | NFPA 72                        | 2015                                                                         |           |            |
|                                                                            | California Building Code       | 2019                                                                         |           |            |
|                                                                            | California Green Building Code | 2019                                                                         |           |            |
| COUNTY CITY Zoning Ordinance                                               |                                |                                                                              |           |            |
| AREAS:                                                                     | SIZE                           | LOAD FACTOR                                                                  | OCCUPANTS | TYPE       |
| WAREHOUSE                                                                  | 34,537 S.F.                    | 60 / S.F.                                                                    | 49        | M          |
| RESTROOMS/BREAKROOM                                                        | 335 S.F.                       | 30 / S.F.                                                                    | 12        | M          |
| STORAGE                                                                    | 202,700 S.F.                   | 300 / S.F.                                                                   | 676       | M          |
| OTHER: STAIRS/UTILITY                                                      | 1,158 S.F.                     | 30 / S.F.                                                                    | 179       | M          |
| MERCANTILE                                                                 | 1,341 S.F.                     |                                                                              |           |            |
| S.F. TOTAL                                                                 | 1,160 S.F.                     |                                                                              | 00        |            |
| EXT WIDTH REQUIRED:                                                        |                                | 36'                                                                          |           |            |
| NO. OF EXITS REQ'D:                                                        |                                |                                                                              |           |            |
| NO. OF EXITS PROVIDED:                                                     |                                | 4                                                                            |           |            |

### PHASING PLAN

|                                  |                                                                                                                                                                               |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PHASE I                          | 2,291 S.F. RETAIL                                                                                                                                                             |
| LANDSCAPE &<br>SITE IMPROVEMENTS |                                                                                                                                                                               |
| BUILDING FACADE                  |                                                                                                                                                                               |
| PHASE I B                        | 64,696 S.F. SELF STORAGE                                                                                                                                                      |
| 34,537 S.F. WAREHOUSE TO REMAIN  |                                                                                                                                                                               |
| PHASE II                         | 47,044 S.F. SELF STORAGE FIRST FLOOR<br>41,591 S.F. SELF STORAGE SECOND FLOOR<br>49,450 S.F. SELF STORAGE THIRD FLOOR<br>472 S.F. UTILITY/MARKETLEV.<br>3,050 S.F. MERCANTILE |

### SHEET INDEX

| GENERAL       |                           |
|---------------|---------------------------|
| CS-01         | COVER SHEET               |
| CIVIL         |                           |
| C1            | CIVIL GRADING PLAN        |
| C2            | CIVIL GRADING PLAN        |
| C3            | CIVIL UTILITY PLAN        |
| C4            | CIVIL PLAN UTILITY        |
| C5            | HYDROLOGY PLAN            |
| ARCHITECTURAL |                           |
| A-100         | PROPOSED SITE PLAN        |
| A-101         | SECURITY PLAN             |
| A-102         | FLOOR PLANS               |
| A-103         | ACCESSIBLE PATH OF TRAVEL |
| A-104         | TRASH ENCLOSURE           |
| A-201         | EXTERIOR ELEVATIONS       |
| A-202         | EXTERIOR ELEVATIONS       |
| A-203         | COLORING ELEVATIONS       |
| A-204         | PHOTOMETRIC PLAN          |
| A-301         | BUILDING SECTIONS         |
| LANDSCAPE     |                           |
| SHEET 1       | CONCEPTUAL LANDSCAPE PLAN |
| SHEET 2       | CONCEPTUAL LANDSCAPE PLAN |
| SURVEY        |                           |
| ALTA          | SURVEY                    |

### GENERAL NOTES

- NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE BUILDING.
- NFPA 72 FIRE ALARM IS REQUIRED FOR THE BUILDING.
- PROJECT SHALL COMPLY WITH THE OXNARD FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS.
- WET STANDPIPE SYSTEM REQUIRED IN ALL STAIRWELLS WITH CONNECTIONS AT EACH FLOOR.
- FIRE ACCESS ROAD SHALL BE A MINIMUM OF 26 FEET WIDE PAVED SURFACE.
- TRASH ENCLOSURE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION AND MEET CLEARANCE REQUIREMENTS.
- ELEVATORS SHALL BE CUNNEY SIZE.
- SITE MUST MEET STORMWATER MS4 PERMIT DEVELOPMENT REQUIREMENTS AND THE STATEWIDE TRASH AMENDMENTS.
- SEWERER SHALL PROVIDE SHORT TERM BICYCLE PARKING STALLS. RACKS SHALL BE LOCATED CLOSE TO A MAIN BUILDING ENTRANCE IN A LIGHTED, HIGH VISIBILITY AREA PROTECTED FROM THE ELEMENTS.
- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, PF THE CALIFORNIA CODE OF REGULATIONS. CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS AND THE PROVISIONS OF OXNARD CITY CODE 16-301.
- PEDESTRIAN GATES ARE REQUIRED TO HAVE KNOX BOX KEY VALVES.
- CLOCK-TO-ENTER REQUIRED FOR FIRST RESPONDER ACCESS TO ALL SEMI-PUBLIC AREAS.
- PURSUANT TO THE CITY'S FIBER MASTER PLAN, THE DEVELOPER WILL BE REQUIRED TO PROVIDE PLANS FOR AND INCLUDE A CONNECTION TO CITY FIBER OPTIC NETWORK INFRASTRUCTURE. THIS CONNECTION SHALL BE ESTABLISHED BY INSTALLING FIBER OPTIC CONDUIT TO THE PROJECT'S FRONTAGE ACCORDING TO CITY SPECIFICATIONS. THE FIBER OPTIC NETWORK INFRASTRUCTURE MUST BE INCLUDED IN THE PROJECT'S MASTER UTILITY PLANS AND INSTALLED PRIOR TO THE GRANTING OF A CERTIFICATE OF OCCUPANCY.

### PROJECT DIRECTORY

OWNER:  
Amerco Real Estate Company  
Attention: David Rand  
2420 N. Oxnard Blvd.  
Oxnard, CA 93036  
Phone: 805-488-4313  
Email: david\_rand@arad.com

ARCHITECT:  
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Everett Scofield  
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Oxnard, California, 93036  
Phone: 805-688-2812  
Fax: 805-688-4310  
E-Mail: everett.scofield@la-arch.com

LANDSCAPE:  
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Stella Stella  
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Phone: 951-733-1124  
E-mail: stella@stella.net

CIVIL:  
CDE Design Associates, Inc.  
Randy Chapman P.E.  
711 E. Daily Dr. Suite 107  
Coram, California, 92009  
Phone: 805-738-5434  
E-mail: randy@cdedesignassociates.com

COVER SHEET

PLANNING REVIEW  
U-HAUL  
2420 N. OXNARD BLVD. OXNARD, CA 93036

Print Date: 12/10/22 10:52:56 AM  
Proj. No.: 20-205054

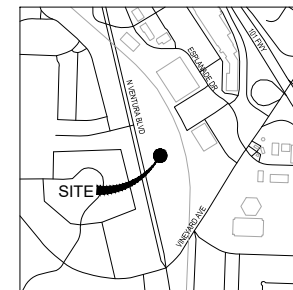
G-001

MARK & PETTY, AIA  
LAUTERBACH & ASSOCIATES  
ARCHITECTS, INC.  
David C. Lauterbach, Architect - Dana Scott, Architect  
300 North Broadway, Oxnard, California 93036 (805) 688-2812 / (805) 688-4310 / www.la-arch.com

U-HAUL OF OXNARD  
2420 N. OXNARD BLVD. OXNARD, CALIFORNIA 93036

APN: 142-0-010-345 & 142-0-021-010

VICINITY MAP



### GRADING CONSTRUCTION NOTES / LEGEND

- |                                                                                     |   |                                                                                           |
|-------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------|
|  | 1 | CONSTRUCT 6" CURB TYPE A16 PER CITY OF OXNARD STANDARD PLATE NO. 111.                     |
|  | 2 | CONSTRUCT 6" GUTTER AND GUTTER TYPE A26 PER CITY OF OXNARD STANDARD PLATE NO. 111.        |
|  | 3 | CONSTRUCT P.C.C. SIDEWALK, MIN. 4" THICK PER CITY OF OXNARD STANDARD PLATE NO. 112 & 113. |
|  | 4 | CONSTRUCT A.C. PAVEMENT, 5" ASPHALT CONCRETE OVER 6" CLASS 1 BASE.                        |
|  | 5 | PROPOSED LANDSCAPE.                                                                       |
|  | 6 | EXISTING CATCH BASIN.                                                                     |

## GRADING NOTES

1. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
2. CLEARING AND GRUBBING OF THE SITE SHALL INCLUDE THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD STUMPS, TREES, ROOTS OF TREES AND OTHER VEGETATION, AND ALL MATERIALS FROM AREAS TO BE GRADED, LEAVING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
3. ALL GRADED SLOPES SHALL BE PLANTED AND SPRINKLED.
4. STANDARD 12" HIGH BERMIS ARE REQUIRED AT TOP OF ALL GRADED SLOPES.
5. NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
6. MAIN-PADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTED OF 90% MAX, 90% DENSITY WITHIN 4" BELOW FINISH GRADE AND 95% OF MAX DRY DENSITY DEEPER THAN 4" BELOW FINISH GRADE UNLESS A LOWER RELATIVE COMPACTION NOT LESS THAN 90% OF MAX DRY DENSITY IS JUSTIFIED BY THE SOIL ENGINEER.
7. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15, OBTAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
8. FINISHED GRADE NOT TO EXCEED A FOUR-INCH VERTICAL DITCH WITHIN TWO FEET OF ADA ACCESSIBLE PATH.

## ABBREVIATIONS

|      |                            |     |                     |
|------|----------------------------|-----|---------------------|
| BPF  | BLOWOFF                    | FF  | FINISHED FLOOR      |
| BOW  | BLOWOFF PREVENTION DEVICE  | FG  | FINISHED GRADE      |
| BOW  | BOTTOM OF WALL (AT GROUND) | FS  | FINISHED SURFACE    |
| BW   | BACK OF WALK               | GB  | GRADE BREAK         |
| BLDG | BUILDING                   | HP  | HIGH POINT          |
| CL   | CATCH-BASIN                | IV  | INVERT ELEVATION    |
| CN   | CLEANOUT                   | LP  | LOW POINT           |
| CONC | CONCRETE                   | MM  | MANHOLE             |
| CP   | CORRODATED METAL PIPE      | PC  | POST INDICATOR VAIL |
| DR   | DOOR                       | PCC | POINT OF CONNECTION |
| DS   | DOWN SLOPE                 | R   | RIDGE               |
| ESMT | EXISTING GRADE             | RM  | RM ELEVATION        |
| EG   | EXISTING CURB              | RD  | ROAD DRIVE          |
| FC   | FACE OF CURB               | TC  | TOP OF CURB         |
| FF   | FINISHED FLOOR             | TW  | TOP OF WALL         |
| FDC  | FLY DEPARTMENT CONNECTION  | TR  | TRASH ENCLOSURE     |
| FI   | FIRE HYDRANT               | WT  | WATER METER         |
| FL   | FL LINE                    | WV  | WATER VALVE         |

## BENCHMARK

COUNTY OF VENTURA BENCHMARK 194: 2.5 MILES NORTH ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT OXNARD, AT CONCRETE BRIDGE 405.25 OVER U.S. HIGHWAY 101 ALTERNATE, IN THE TOP OF THE SOUTHWEST END OF THE NORTHWEST ABUTMENT, 7.0 FEET SOUTHWEST OF THE SOUTHWEST RAIL, AND ABOUT 1 FOOT LOWER THAN THE TOP RAIL.

ELEVATION= 78.77 FEET (NAVD88)

BASIS OF BEARINGS: THE CENTER LINE OF LOT OXNARD BOULEVARD AS SHOWN ON PARCEL MAP P.M. 70-8, RECORDS OF THE COUNTY OF VENTURA SAID BEARING BEING NORTH 14°24'52" WEST.

### LEGEND

PREPARED BY:



**CCE DESIGN ASSOCIATES, INC.**  
 711 E. Daily Drive • Ste 107 • Camarillo, CA 93010  
 445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071  
 805.738.5434 • [www.ccedesignassociates.com](http://www.ccedesignassociates.com)

RANDY CHAPMAN, P.E.  
R.C.E. No. 69614

DATE \_\_\_\_\_



## REVISIONS

|                                      |                 |                  |                                     |                                                                                                                                          |
|--------------------------------------|-----------------|------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| WORK                                 | DATE            | DESCRIPTION      | BY                                  | <br>Development Services Department<br>GRADING PLAN |
|                                      |                 |                  |                                     |                                                                                                                                          |
|                                      |                 |                  |                                     |                                                                                                                                          |
|                                      |                 |                  |                                     |                                                                                                                                          |
|                                      |                 |                  |                                     |                                                                                                                                          |
| REVIEWED BY: _____                   |                 |                  |                                     | ACCEPTED BY: _____ CITY ENGINEER _____ A.C.E. _____ DATE _____                                                                           |
| SHEET DRAWING NUMBER                 |                 |                  |                                     |                                                                                                                                          |
| SCALE: HORIZ. 1"=30'<br>VERT. 1"=30' |                 | SHEET NO. 1 of 4 |                                     |                                                                                                                                          |
| DATE                                 | DRAWN BY: _____ |                  | CHECKED BY: _____<br>NUMBER XX-XXXX |                                                                                                                                          |

# CIVIL GRADING PLAN

APN: 142-0-010-345 & 142-0-021-010

## VICINITY MAP



## GRADING CONSTRUCTION NOTES / LEGEND

1. CONSTRUCT 6" CURB TYPE A1-4 PER CITY OF OXNARD STANDARD PLATE NO. 111.
2. CONSTRUCT 6" CURB AND GUTTER TYPE A2-6 PER CITY OF OXNARD STANDARD PLATE NO. 111.
3. CONSTRUCT P.C.C. SIDEWALK, MIN. 4" THICK PER CITY OF OXNARD STANDARD PLATE NO. 112 & 113.
4. CONSTRUCT A.C. PAVEMENT, 5" ASPHALT CONCRETE OVER 8" CLASS II BASE.
5. PROPOSED LANDSCAPE.
6. EXISTING CATCH BASIN.

## GRADING NOTES

1. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
2. CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
3. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
4. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
5. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
6. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40" BELOW FINISH GRADE AND 90% OF MAX. DRY DENSITY DEEPER THAN 40" BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION IS LESS THAN 90% OF MAX. DRY DENSITY IS AUTHORIZED BY THE SOILS ENGINEER.
7. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
8. FINISHED GRADE NOT TO EXCEED A FOUR INCH VERTICAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.

## ABBREVIATIONS

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



## BENCHMARK

COUNTY OF VENTURA BENCHMARK 194: 2.5 MILES NORTH ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT OXNARD. AT CONCRETE BRIDGE 405.25 OVER U.S. HIGHWAY 101 ALTERNATE. IN THE TOP OF THE SOUTHWEST END OF THE NORTHWEST ABUTMENT, 7.5 FEET SOUTHWEST OF THE SOUTHWEST RAIL, AND ABOUT 1 FOOT LOWER THAN THE TOP RAIL.

ELEVATION: 76.77 FEET (NAVODM)

BASE OF BEARINGS: THE CENTER LINE OF LOT OXNARD BOULEVARD AS SHOWN ON PARCEL MAP P.M. 794, RECORDS OF THE COUNTY OF VENTURA SAID BEARING BEING NORTH 14°24'52" WEST.

## LEGEND

| NEW | EXISTING |
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PREPARED BY:



**CCE DESIGN ASSOCIATES, INC.**  
711 E. Daily Drive • Ste 107 • Camarillo, CA 93010  
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071  
805.738.5434 • www.ccedesignassociates.com

RANDY CHAPMAN, P.E.  
R.C.E. No. 59514

DATE



## REVISIONS

| NO. | DATE | DESCRIPTION | BY |
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OXNARD Development Services Department

## GRADING PLAN

DESIGN GRADING NUMBER

NO. 69614 EXP. 6/30/22

CIVIL

DATE

CHECKED BY: RD

DATE

DATE

DATE

DATE

DATE

DATE



# CIVIL GRADING PLAN

APN: 142-0-010-345 & 142-0-021-010

## VICINITY MAP



## UTILITY CONSTRUCTION KEYNOTES / LEGEND

- W —
1. INSTALL 6" WATER LINE.
  2. INSTALL IRRIGATION BACKFLOW DEVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 385.
  3. INSTALL FIRE HYDRANT PER CITY OF OXNARD STD. PLATE NO. 300. MAKE AND MODEL JONES #054 212.

## UTILITY NOTES

1. BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
5. FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
7. MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
8. WATER LINES SHOWN HEREON FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
9. ROOF FILTERS SHOULD EXTEND AND CONNECT DOWN TO ORCHARD PLACE (AN EASEMENT WILL BE REQUIRED) OR DOWN ALONG OXNARD BLVD.

## ABBREVIATIONS

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

## BENCHMARK

COUNTY OF VENTURA BENCHMARK 194 2.5 MILES NORTH ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT OXNARD. AT CONCRETE BRIDGE 405.25 OVER U.S. HIGHWAY 101 ALTERNATE. IN THE TOP OF THE SOUTHWEST END OF THE NORTHWEST ABUTMENT, 7.0 FEET SOUTHWEST OF THE SOUTHWEST RAIL, AND ABOUT 1 FOOT LOWER THAN THE TOP RAIL.  
ELEVATION= 78.77 FEET (NAVODM)  
BASIS OF BEARINGS: THE CENTER LINE OF LOT OXNARD BOULEVARD AS SHOWN ON PARCEL MAP P.M. 794, RECORDS OF THE COUNTY OF VENTURA SAID BEARING BEING NORTH 14°24'52" WEST.

## LEGEND

| NEW | EXISTING |
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PREPARED BY:

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RANDY CHAPMAN, P.E.  
R.C.E. No. 69614

DATE



## REVISIONS

| NO. | DATE | DESCRIPTION | BY |
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OXNARD Development Services Department

UTILITY PLAN

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

DESIGN NUMBER

REVIEWED BY: DATE

DESIGNED BY: DATE

CHECKED BY: DATE

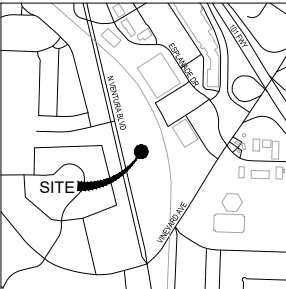
SHEET NO. 3 OF 4

PROJECT NUMBER XX-XXXX

# CIVIL GRADING PLAN

APN: 142-0-010-345 & 142-0-021-010

## VICINITY MAP



## UTILITY CONSTRUCTION KEYNOTES / LEGEND

- W —
1. INSTALL 8" WATER LINE.
  2. INSTALL IRRIGATION BACKFLOW DEVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 309.
  3. INSTALL FIRE HYDRANT PER CITY OF OXNARD STD. PLATE NO. 300. MAKE AND MODEL JONES #4064 210.

### UTILITY NOTES

1. BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING/NEW ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEOK AT THE CONCRETE/MASTAP/PIPE JOINTS. CONTRACTOR SHALL VERIFY THE ELEVATION OF THE STORM DRAIN AND SANITARY SEWER PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE CONCRETE/MASTAP CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK ON/IN/AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENTS OF THE CITY OF CHICAGO.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 12" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN UTILITIES. PIPES CROSSING ELECTRICAL LINES.
5. FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
7. MINIMUM COVER FOR WATER LINES IS 2.0 FEET.
8. WATER LINES SHOWN HEREIN FOR REFERENCE. SEE PLANNING PLANS FOR CONSTRUCTION DETAILS.
9. ROAD FILTERS SHOULD EXTEND AND CONNECT DOWN TO CHURCH PLACE (AN EASEMENT WILL BE REQUIRED) OR DOWN TO CHURCH BLVD.

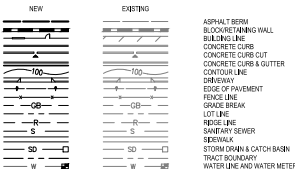
### ABBREVIATION

|      |                            |       |                      |
|------|----------------------------|-------|----------------------|
| BP   | BACKFLOW PREVENTION DEVICE | FF    | FINISHED FLOOR       |
| B/S  | BLOWOFF                    | FG    | FINISHED GRADE       |
| BW   | BOTTOM OF WALL (AT GEODE)  | FS    | FINISHED SURFACE     |
| BLO  | BLOCK OF WALL              | GB    | GRAVEL               |
| BLD  | BUILDING                   | HP    | HIGH POINT           |
| C    | CATCH BASIN                | INV   | INVERT ELEVATION     |
| C    | CLEANOUT                   | LP    | LOW POINT            |
| CONC | CONCRETE                   | MH    | MANHOLE              |
| CUP  | CORRUGATED METAL PIPE      | PI    | POST INDICATOR VALVE |
| DR   | DOOR                       | POC   | POINT OF CONNECTION  |
| DS   | DOWN SPOUT                 | R     | RIDGE                |
| EMT  | EASEMENT                   | RM    | RM ELEVATION         |
| EG   | EXISTING GRADE             | RD    | ROOF DRAIN           |
| FC   | FACE OF CURB               | TC    | TOP OF CURB          |
| F    | FINISHED GRADE             | TW    | TOP OF WALL          |
| FDC  | FIRE DEPARTMENT CONNECTION | TE    | TRASH ENCLOSURE      |
| FL   | FIRE HYDRANT               | WATER | WATER METER          |
| FL   | FLOW LINE                  | WV    | WATER VALVE          |

MATCHLINE - SEE SHEET 1

## BENCHMARK

## LEGEND



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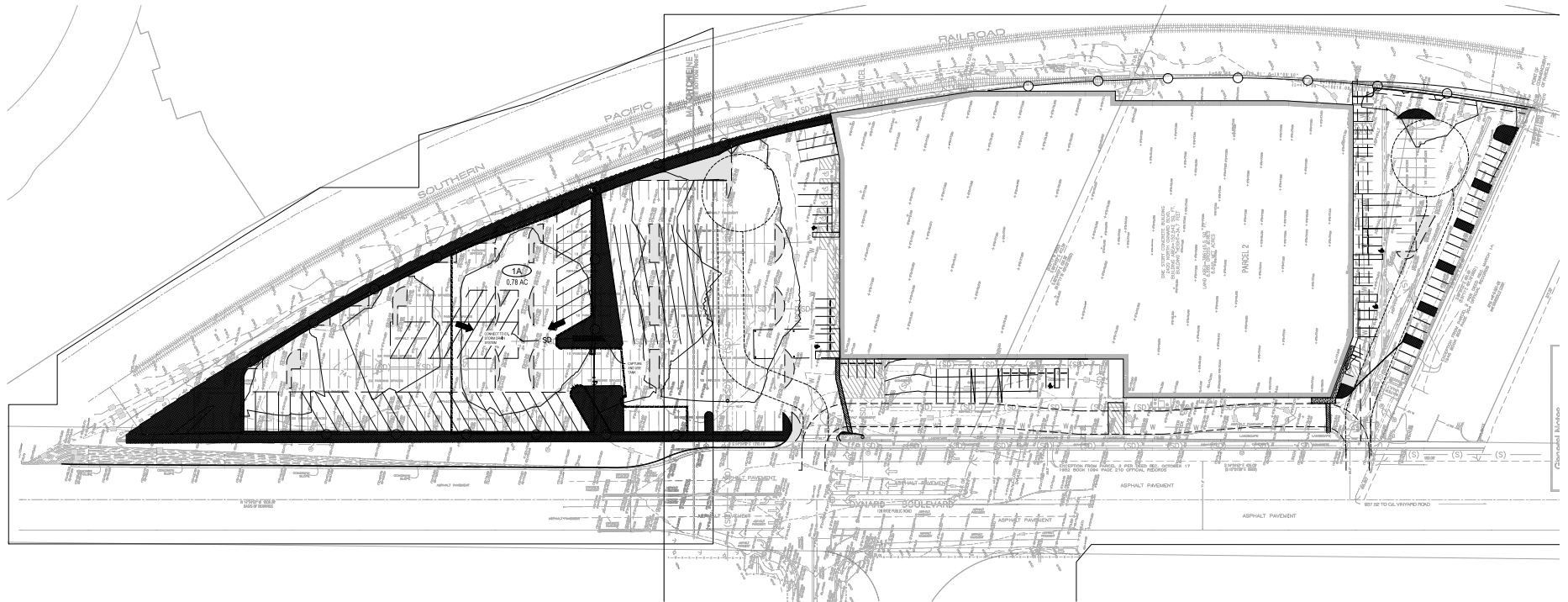
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RANDY CHAPMAN, P.E.  
R.C.E. No. 69614

DATE \_\_\_\_\_



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| <div style="text-align: center;"> <b>REVISIONS</b> </div>     |      |             |    |  |  |
| MARK                                                          | DATE | DESCRIPTION | BY | Development Services Department                                                       |  |
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| <div style="text-align: center;"> <b>UTILITY PLAN</b> </div>  |      |             |    | <div style="text-align: center;"> <b>SHEET DRAWING NUMBER</b> </div>                  |  |
| <div style="text-align: center;"> <b>RECEIVED BY:</b> </div>  |      |             |    | <div style="text-align: center;"> <b>DATE:</b> </div>                                 |  |
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#### HYDROLOGY AND HYDRAULICS NOTES AND LEGEND

- 1A  
1424 S
- HYDROLOGY TRIBUTARY AREA IDENTIFICATION
- AREA OF TRIBUTARY AREA
- TRIBUTARY AREA BOUNDARY
- PATH OF EMERGENCY OVERFLOW
- CAPTURE AND USE SYSTEM
- SD STORM DRAIN LINE

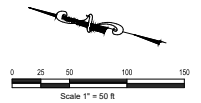
#### HYDROLOGY SUMMARY TABLE

| Area    | Area (sf) | Area (ac) | Cumulative Area (ac) | Q(50) (cfs) | Cumulative Q(50) (cfs) | Q(10) (cfs) | Cumulative Q(10) (cfs) |
|---------|-----------|-----------|----------------------|-------------|------------------------|-------------|------------------------|
| 1A      | 29295     | 0.67      | 0.67                 | 2.82        | 2.82                   | 1.68        | 1.68                   |
| Onsite  |           |           | 0.67                 |             | 2.82                   |             | 1.68                   |
| Total   |           |           | 0.67                 |             | 2.82                   |             | 1.68                   |
| Offsite |           |           | 0.00                 |             | 0.00                   |             | 0.00                   |
| Total   |           |           | 0.67                 |             | 2.82                   |             | 1.68                   |

From Post-Developed Cook's Method Hydrology, Q(50)=4.20 cfs/ac & Q(10)=2.5 cfs/ac

#### STORMWATER QUALITY SUMMARY

| System                 | Area (ac) | SDQV Required (cfs) | Volume Provided (cf) | SDQV (cfs) |
|------------------------|-----------|---------------------|----------------------|------------|
| Capture and Use System | 0.67      | 568                 | 609                  | -          |
| Pre-Treatment          | 0.67      | -                   | -                    | 0.33       |



**NOTICE TO CONTRACTORS**  
CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES



Know what's below.  
Call before you dig.

PREPARED BY:

**CCE DESIGN ASSOCIATES, INC.**  
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R.C.E. No. 69614

DATE



#### REVISIONS

| NO. | DATE | DESCRIPTION | BY |
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ACCEPTED BY: CITY ENGINEER R.C.E. DATE

SHEET DRAWING NUMBER

REVIEWED BY: DATE

DATE

OXNARD Development Services Department

HYDROLOGY MAP

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

SHEET DRAWING NUMBER

REVIEWED BY: DATE

DATE

SHEET No. 1 of 1

DATE

XX-XXXX



- GENERAL NOTES**
1. ALL ELECTRIC GATES TO HAVE A CLICK-ENTER AND INOX KEY SWITCH.
  2. ALL FIRE HYDRANTS TO BE UPGRADED TO JONES 800A, 400X1 1/2". EXISTING POLE SIGNS TO BE REMOVED. NEW SIGNS TO BE UNDER SEPARATE PERMIT.
  3. A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN (CDMP) MUST BE SUBMITTED TO THE ENVIRONMENTAL RESOURCES DIVISION FOR REVIEW AND APPROVAL. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CDMP SHALL PROVIDE THAT AT LEAST 80% OF THE WASTE GENERATED ON THE PROJECT BE DIVERTED FROM THE LANDFILL.
  4. AFTER COMPLETION OF CONSTRUCTION AND PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED, A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT REPORT (CDMP) MUST BE PROVIDED, INCLUDING COPIES OF WEIGHT TICKETS, RECEIPTS, OR INVOICES FOR MATERIALS SENT TO DISPOSAL OR REUSE/RECYCLING FACILITIES.
  5. AN OCCUPANCY PLAN ("OCCUPANCY PLAN") MUST BE SUBMITTED TO THE ENVIRONMENTAL RESOURCES DIVISION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE OCCUPANCY PLAN MUST CLEARLY STATE HOW RECYCLABLE AND ORGANIC MATERIAL, INCLUDING FOOD WASTE, WILL BE MANAGED ON SITE TO BE IN COMPLIANCE WITH APPLICABLE STATE LAWS (AS 899 AB 341, AB 1628, SB 1385). HOW PROPERTY MANAGEMENT STAFF WILL PARTICIPATE IN THE PROGRAM, HOW RESIDENTS WILL BE EDUCATED ABOUT THE PROGRAM AND ENCOURAGED TO PARTICIPATE. THE OCCUPANCY PLAN MUST INCLUDE WHAT SERVICE PROVIDER(S) WILL MANAGE/TRANSPORT MATERIALS TO APPROPRIATE FACILITIES.
  6. LOCATION IS REQUIRED TO ADHERE TO APPLICABLE SOLID WASTE MANAGEMENT ORDINANCES, INCLUDING FUTURE ORDINANCE CREATION AND/OR REVISIONS.
  7. ANY LANDSCAPING MAINTENANCE RESULTING IN ORGANIC MATERIAL NEEDING DISPOSAL, IF PERFORMED IN-HOUSE OR VIA A THIRD PARTY, MUST NOT BE PLACED IN THE TRASH. ALL ORGANIC MATERIALS ARE REQUIRED TO BE DIVERTED FROM LANDFILL. DISPOSAL, ANY THIRD PARTY CONTRACT/SERVICE AGREEMENT MUST STIPULATE THIS REQUIREMENT AND BE VERIFIED THROUGH THE ENVIRONMENTAL RESOURCES DIVISION.

- EASEMENT KEY:**
- 1 EASEMENT FOR INGRESS/EGRESS FOR ROADWAY TRAFFIC AND FIRE ACCESS
  - 2 EASEMENT FOR PIPELINES AND STORM DRAIN PURPOSES
  - 3 EASEMENTS FOR TELEPHONE FOR CONDUITS, MAN HOLES, PEDESTALS, ETC.
  - 4 EASEMENT FOR ELECTRICAL
- KEY**
- PAVEMENT MATERIAL KEY:**
- CONCRETE
  - ASPHALT
  - LANDSCAPE
  - DECORATIVE WROUGHT IRON FENCE (SEE DTL. 1 & 4/A-4)
  - STORM DRAIN INLETS
  - SITE LIGHTING

**LANDSCAPE**

|                     |                  |
|---------------------|------------------|
| LANDSCAPE PERIPHERY | 24,627 SF        |
| LANDSCAPE INTERIOR  | 14,006 SF        |
| <b>TOTAL</b>        | <b>38,633 SF</b> |

1 SITE PLAN  
1" = 50'-0"

2 SITE ELEVATION  
1" = 50'-0"

PROPOSED SITE PLAN

PLANNING REVIEW  
U-HAUL  
2420 N. OXNARD BLVD. OXNARD, CA 93035

Print Date: 12/1/2022 10:12:33 AM  
Proj. No.: 20-205054

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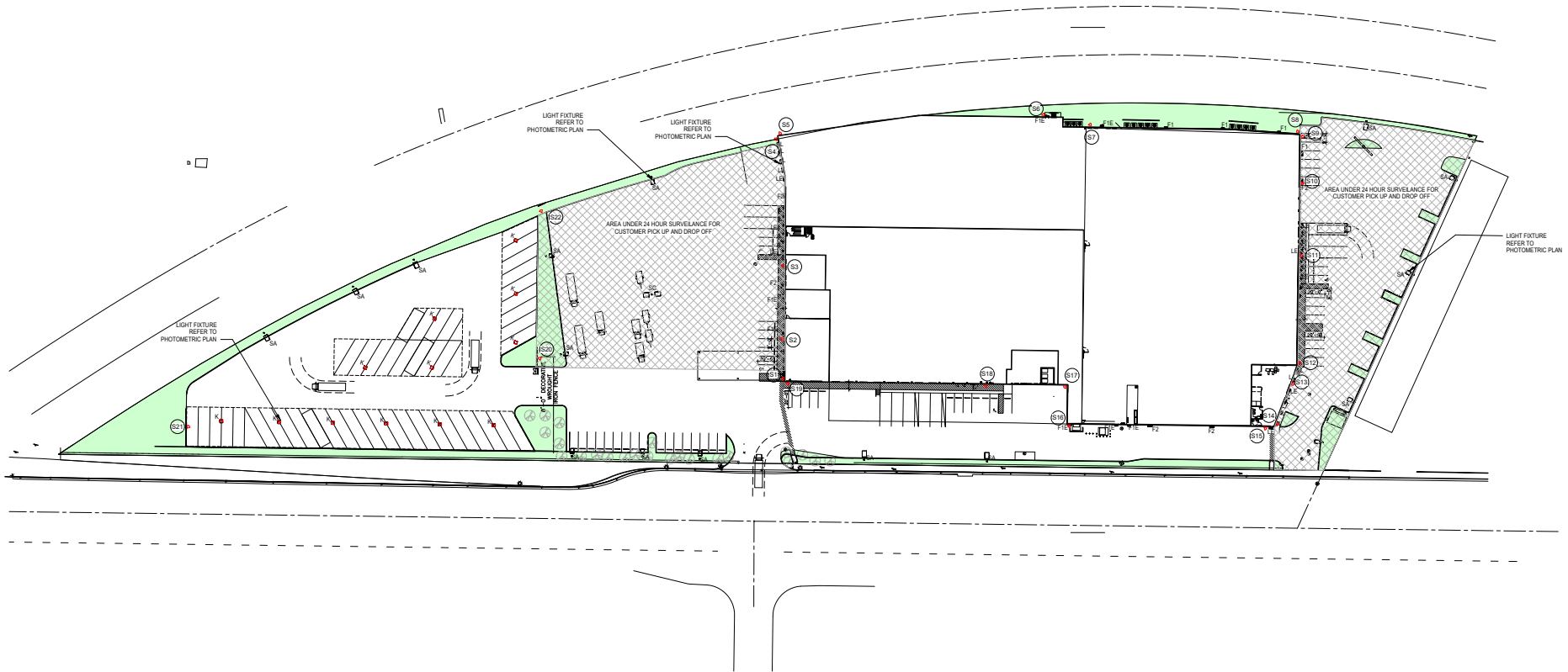
LAUTERBACH & ASSOCIATES  
ARCHITECTS, INC.  
David C. Lauterbach, Architect • Nina Scott, Architect  
300 BENTLEY AVENUE, OXNARD, CALIFORNIA 93035 | TEL: 805.464.1410 | WWW.LA-ARCH.COM

U-HAUL OF OXNARD  
2420 N. OXNARD BLVD. OXNARD, CALIFORNIA 93035

| SECURITY CAMERAS - SITE PERIMETER |                       |
|-----------------------------------|-----------------------|
| CAMERA NAME                       | PURPOSE               |
| S1 PERIMETER                      | PEDESTRIAN ENTRANCE   |
| S1                                | PEDESTRIAN ENTRANCE   |
| S2                                | PEDESTRIAN ENTRANCE   |
| S3                                | PEDESTRIAN ENTRANCE   |
| S4                                | NORTH VEHICLE LOADING |
| S5                                | GENERAL VIEW          |
| S6                                | PEDESTRIAN ENTRANCE   |
| S7                                | PEDESTRIAN ENTRANCE   |
| S8                                | GENERAL VIEW          |
| S9                                | GENERAL VIEW          |
| S10                               | SOUTH VEHICLE LOADING |

| SECURITY CAMERAS - SITE PERIMETER |                     |
|-----------------------------------|---------------------|
| CAMERA NAME                       | PURPOSE             |
| S11                               | PEDESTRIAN ENTRANCE |
| S12                               | GENERAL VIEW        |
| S13                               | PEDESTRIAN ENTRANCE |
| S14                               | SITE ENTRANCE       |
| S15                               | PEDESTRIAN ENTRANCE |
| S16                               | GENERAL VIEW        |
| S17                               | GENERAL VIEW        |
| S18                               | PEDESTRIAN ENTRANCE |
| S19                               | SITE ENTRANCE       |
| S20                               | SECURITY GATE       |
| S21                               | GENERAL VIEW        |
| S22                               | PERIMETER VIEW      |
| TOTAL CAMERAS: 22                 |                     |

- ### SECURITY PLAN REQUIREMENTS
1. ALL CAMERAS MONITORING EXTERIOR THRESHOLDS SHALL BE MOUNTED AT 7 FEET ABOVE THE FLOOR TO CAPTURE QUALITY IMAGES OF HEADS AND SHOULDERS.
  2. THRESHOLD CAMERAS SHALL MONITOR ALL PEDESTRIAN ENTRANCES TO THE FACILITY.
  3. CAMERAS NEAR DRIVEWAY ENTRANCES PLACED TO CAPTURE VEHICLES AS THEY ENTER THE PROPERTY. THESE CAMERAS SHALL BE PLACED SO THAT LICENSE PLATE NUMBERS CAN BE READ FROM THE IMAGES.
  4. SITE TO BE SECURED WITH PERIMETER FENCING.
  5. PEDESTRIAN GATES ARE REQUIRED TO HAVE KNOX BOX KEY VAULTS.
  6. CLOCK TO ENTER REQUIRED FOR FIRST RESPONDER ACCESS TO ALL SEMI-PUBLIC AREAS.
  7. FACILITY WILL BE MONITORED 24 HOURS A DAY.
  8. FACILITY WILL ACCOMMODATE 24 HOUR VEHICLE PICK UP AND DROP OFF.



① SITE PLAN  
1" = 50'-0"

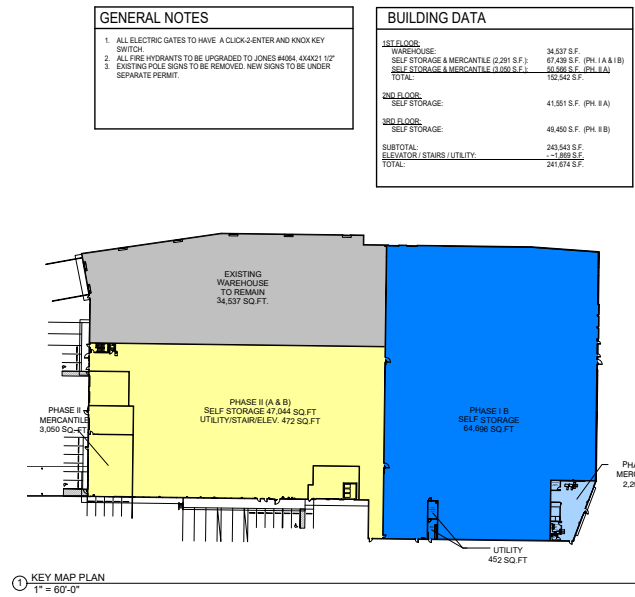
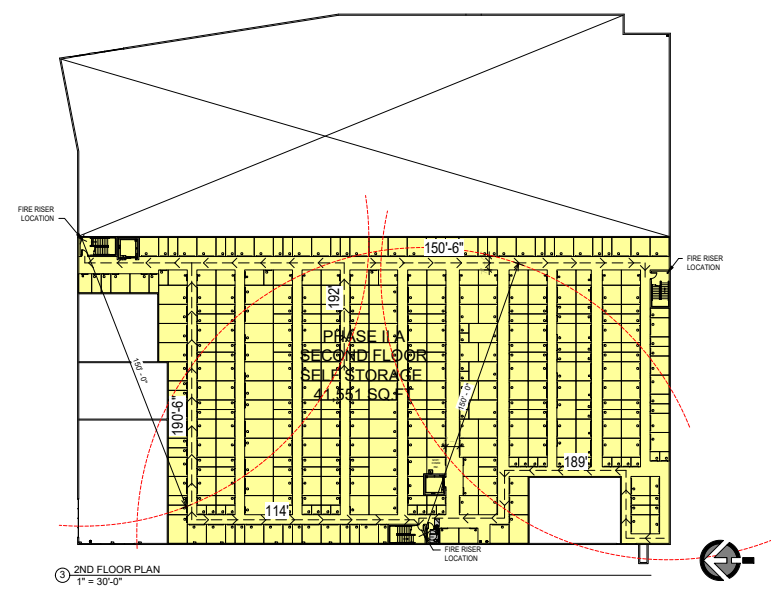
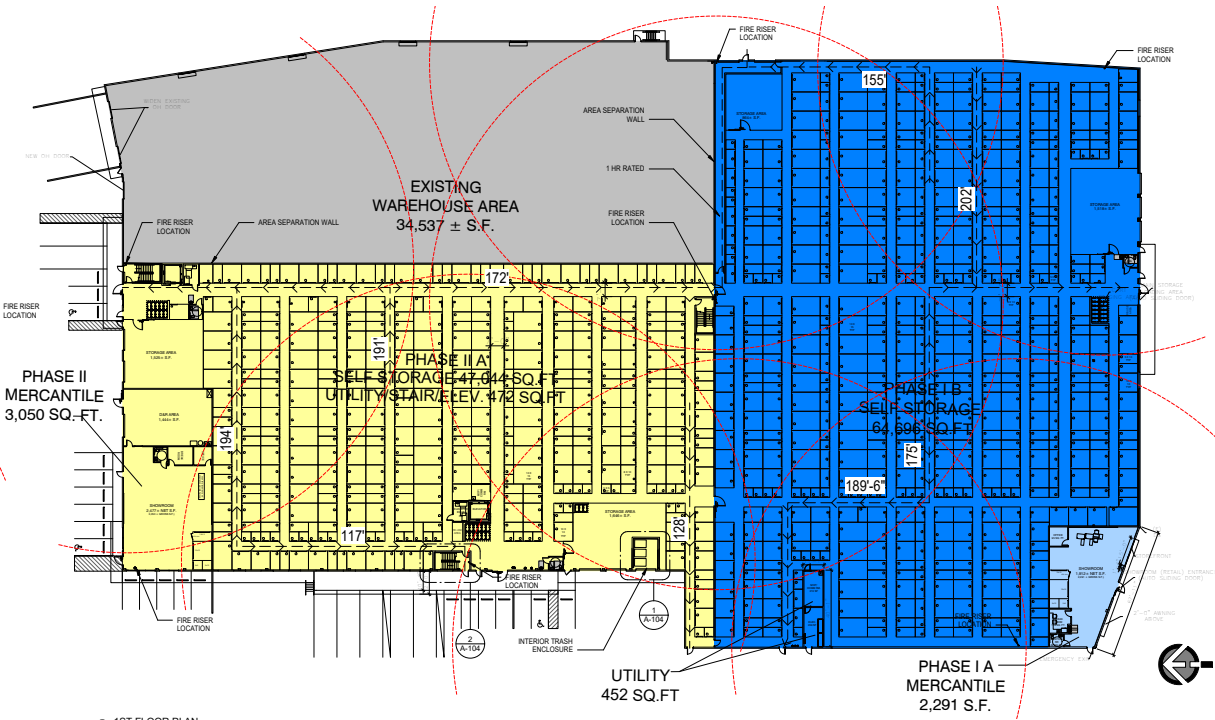
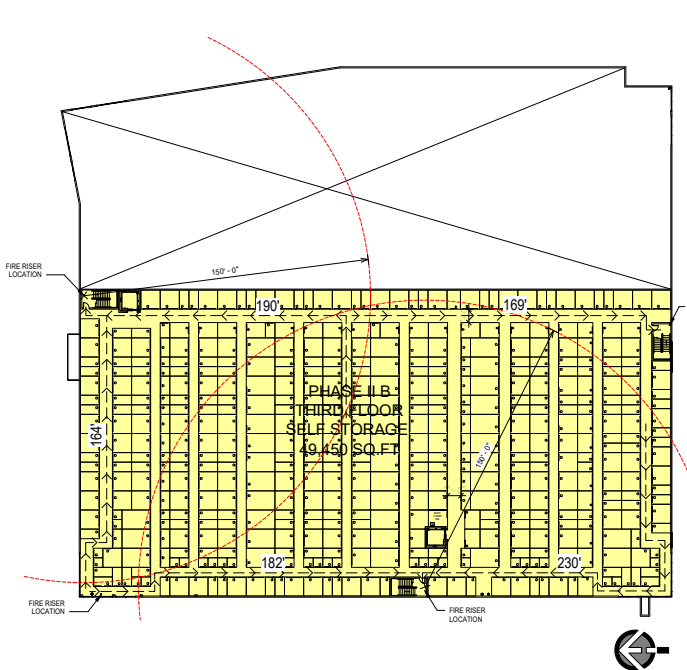
## SECURITY PLAN

PLANNING REVIEW  
U-HAUL  
2420 N. OXNARD BLVD. OXNARD, CALIFORNIA 93036

Print Date: 12/1/2022 10:18:44 AM  
Proj. No.: 20-205054

A-101

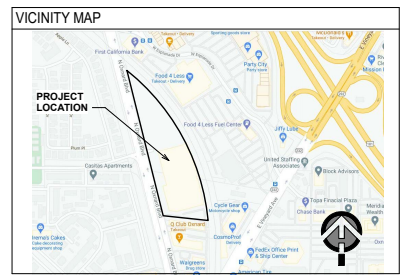




- GENERAL NOTES**
1. ALL ELECTRIC GATES TO HAVE A CLICK-2-ENTER AND KNOX KEY SWITCH.
  2. ALL FIRE HYDRANTS TO BE UPGRADED TO JONES #406, 4X6X31 1/2". EXISTING POLE SIGNS TO BE REMOVED. NEW SIGNS TO BE UNDER SEPARATE PERMIT.

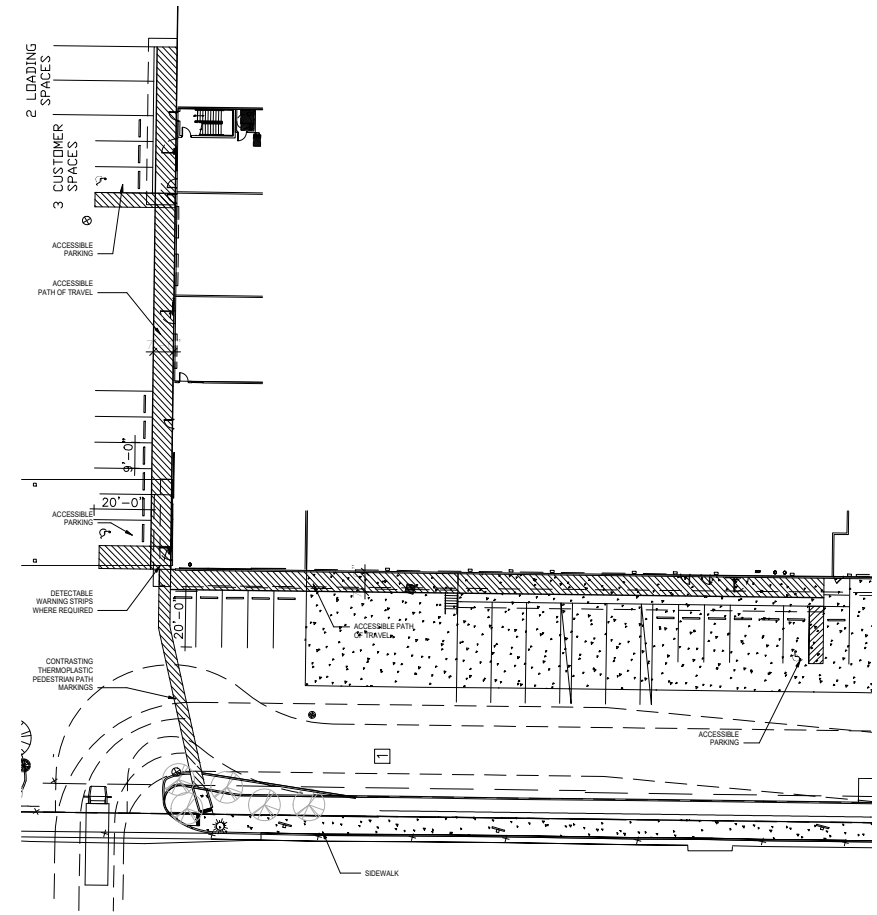
**BUILDING DATA**

|                                         |                              |
|-----------------------------------------|------------------------------|
| 1ST FLOOR:                              |                              |
| WAREHOUSE:                              | 34,537 S.F.                  |
| SELF STORAGE & MERCANTILE (2,291 S.F.): | 67,439 S.F. (PH. I A & II B) |
| SELF STORAGE & MERCANTILE (3,050 S.F.): | 50,589 S.F. (PH. I A)        |
| TOTAL:                                  | 152,565 S.F.                 |
| 2ND FLOOR:                              |                              |
| SELF STORAGE:                           | 41,561 S.F. (PH. I A)        |
| 3RD FLOOR:                              |                              |
| SELF STORAGE:                           | 49,450 S.F. (PH. II B)       |
| SUBTOTAL:                               | 243,943 S.F.                 |
| ELEVATOR STAIRS/UTILITY:                | 1,865 S.F.                   |
| TOTAL:                                  | 241,674 S.F.                 |



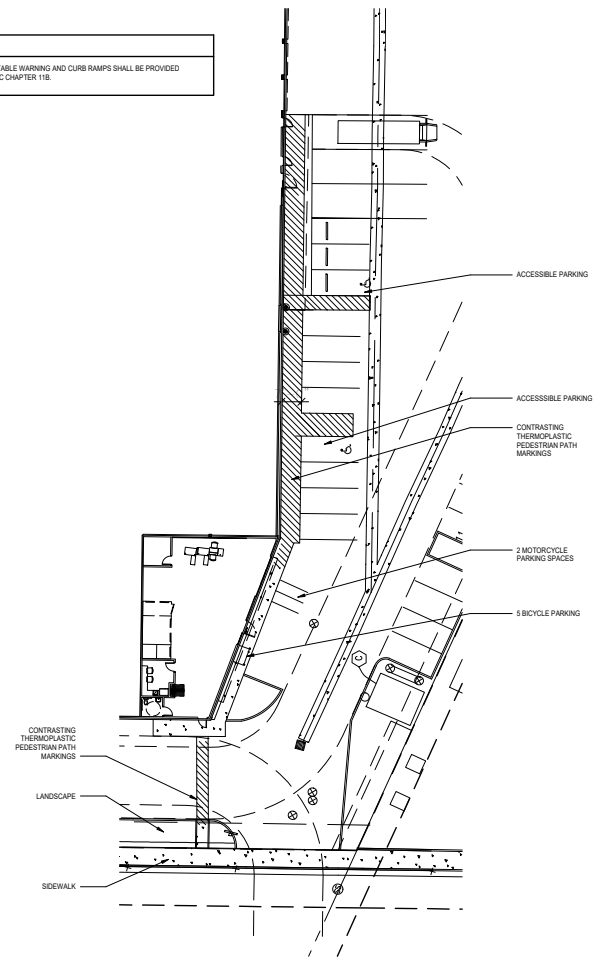
FLOOR PLANS

PLANNING REVIEW  
U-HAUL  
2420 N. OXNARD BLVD. OXNARD, CA 93035



① PARTIAL SITE PLAN - ACCESSIBLE PATH OF TRAVEL  
1" = 20'-0"

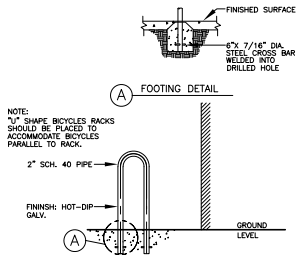
**NOTE**  
1. DETECTABLE WARNING AND CURB RAMPS SHALL BE PROVIDED PER CBC CHAPTER 11B.



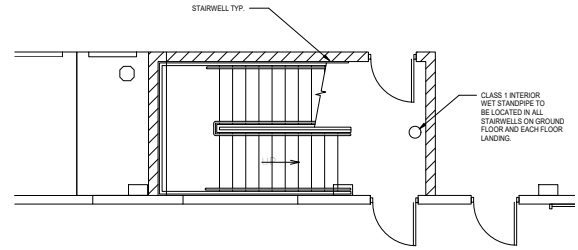
② PARTIAL SITE PLAN - ACCESSIBLE PATH OF TRAVEL  
1" = 20'-0"

**ACCESSIBLE PATH OF TRAVEL**

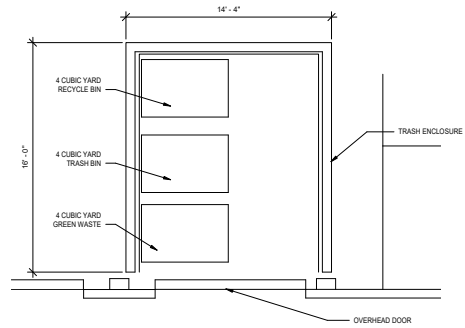
PLANNING REVIEW  
**U-HAUL**  
3420 N. OXNARD BLVD. OXNARD, CA 93036



③ BICYCLE RACK DETAIL  
NOT TO SCALE



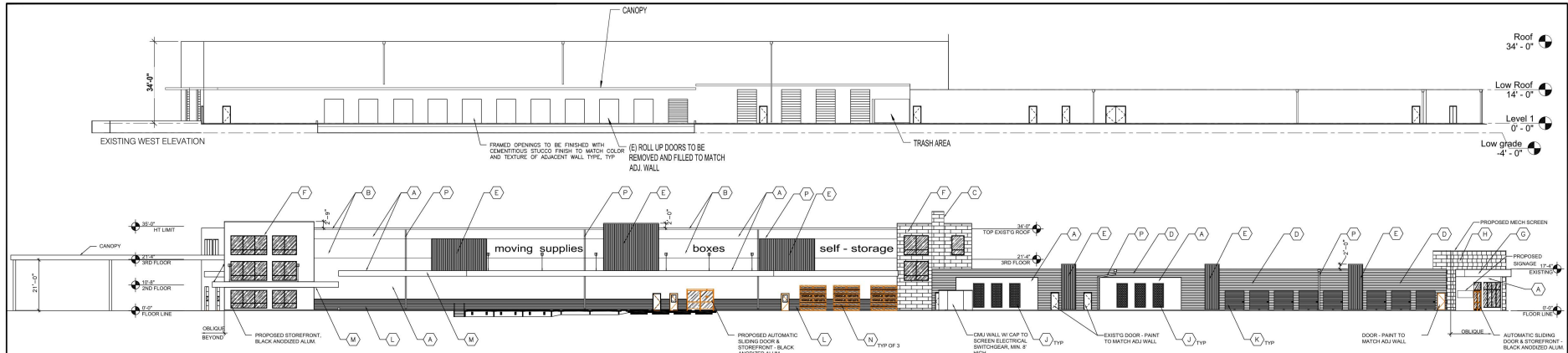
② FIRE RISER IN STAIRWELL (TYP.)  
1/4" = 1'-0"



① TRASH ENCLOSURE PLAN  
1/4" = 1'-0"

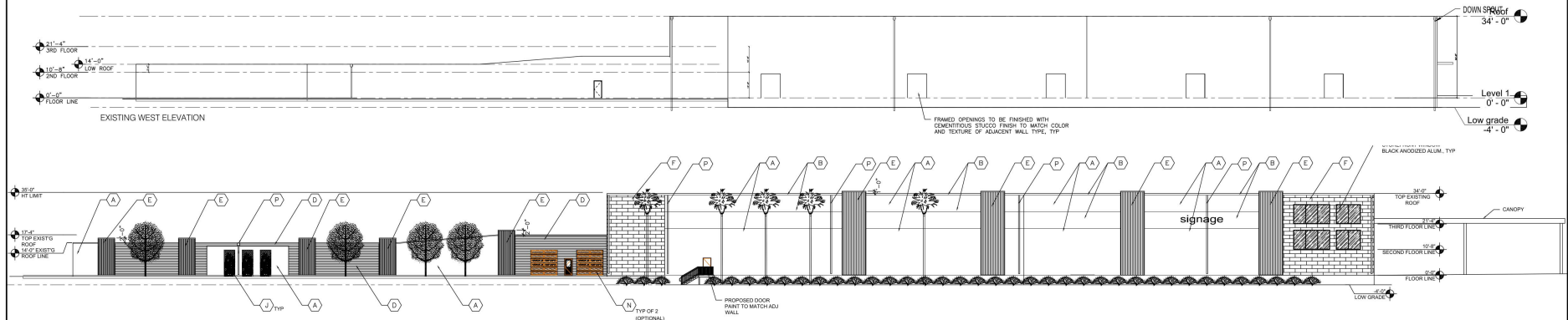
## TRASH ENCLOSURE

PLANNING REVIEW  
U-HAUL  
3420 N. OXNARD BLVD. OXNARD, CA 93036



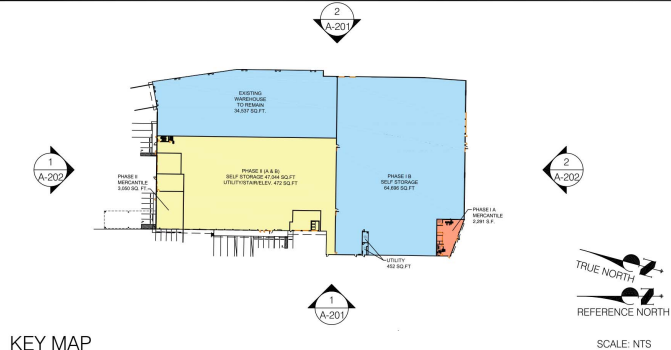
1 PROPOSED WEST ELEVATION

SCALE: 1"=20'-0"



2 PROPOSED EAST ELEVATION

SCALE: 1"=20'-0"



|                                                                                                   |                                                    |
|---------------------------------------------------------------------------------------------------|----------------------------------------------------|
| KEY                                                                                               | (A) COLOR: SHERWIN WILLIAMS 7035 "AESTHETIC WHITE" |
| (B) COLOR: SHERWIN WILLIAMS 6108 "LATTE"                                                          |                                                    |
| (C) FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 7040 "SMOKEHOUSE"       |                                                    |
| (D) MCCI METAL RIBBED 7.2 PANEL, COLOR: "LIGHT STONE"                                             |                                                    |
| (E) MCCI METAL RIBBED 7.2 PANEL, COLOR: "ALMOND"                                                  |                                                    |
| (F) FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 7036 "ACCESSIBLE BEIGE" |                                                    |
| (G) FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 6758 "AQUEDUCT"         |                                                    |
| (H) FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 6214 "UNDERSEAS"        |                                                    |
| (J) METAL WALL MOUNTED TRELLIS COLOR: PPG DURANAR XL "GREEN"                                      |                                                    |
| (K) ARCHITECTURAL PANELS COLOR: SHERWIN WILLIAMS "SIERRA SUNSET"                                  |                                                    |
| (L) WAINSCOT - NICHHA RIBBED PANEL, COLOR: "MOTHER OF PEARL"                                      |                                                    |
| (M) 24GA BREAK METAL WRAP, COLOR: SHERWIN WILLIAMS 6758 "AQUEDUCT"                                |                                                    |
| (N) 11'-0" x 10'-6" OVERHEAD DOOR - ULTRA-GRAIN CLASSIC WALNUT FINISH                             |                                                    |
| (P) DOWN SPOUT PAINTED TO MATCH ADJACENT WALL                                                     |                                                    |

## NOTES

1. NO ROOFTOP EQUIPMENT PROPOSED
2. EXISTING ROOFTOP EQUIPMENT TO BE REMOVED
3. DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACE
4. SIGNAGE TO BE SUBMITTED SEPARATELY

## EXTERIOR ELEVATIONS

PLANNING REVIEW  
U-HAUL  
3420 N. OXNARD BLVD. OXNARD, CA 93035

Print Date: 9/22/2021 12:03:09 PM  
Proj. No.: 20-00504

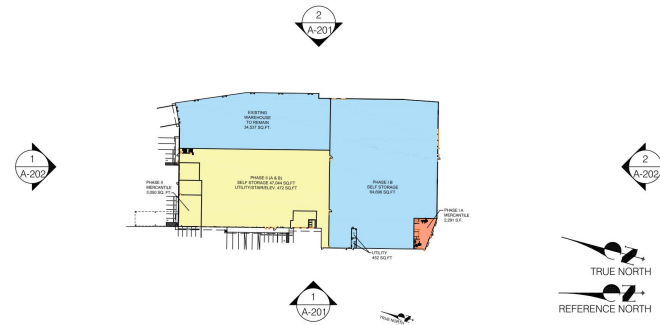
A-201

1. NO ROOFTOP EQUIPMENT PROPOSED
2. EXISTING ROOFTOP EQUIPMENT TO BE REMOVED
3. DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACE

- (A) COLOR: SHERWIN WILLIAMS 7035 "AESTHETIC WHITE"
- (B) COLOR: SHERWIN WILLIAMS 6108 "LATTE"
- (C) FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 7040 "SMOKEHOUSE"
- (D) MBCI METAL RIBBED 7.2 PANEL, COLOR: "LIGHT STONE"
- (E) MBCI METAL RIBBED 7.2 PANEL, COLOR: "ALMOND"
- (F) FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 7036 "ACCESSIBLE BEIGE"
- (G) FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 6758 "AQUEDUCT"
- (H) FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 6214 "UNDERSEAS"
- (J) METAL WALL MOUNTED TRELLIS COLOR: PPG DURANAR XL "GREEN"
- (K) ARCHITECTURAL PANELS COLOR: SHERWIN WILLIAMS "SIERRA SUNSET"
- (L) WAINSCOT - NICHHA RIBBED PANEL, COLOR: "MOTHER OF PEARL"
- (M) 24GA BREAK METAL WRAP, COLOR: SHERWIN WILLIAMS 6758 "AQUEDUCT"
- (N) 11'-0" x 10'-6" OVERHEAD DOOR - ULTRA-GRAIN CLASSIC WALNUT FINISH
- (P) DOWN SPOUT PAINTED TO MATCH ADJACENT WALL

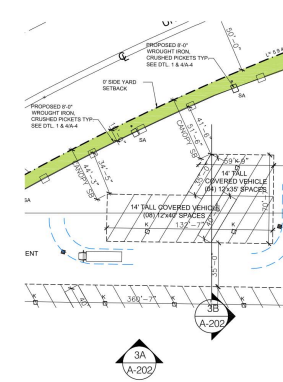
## NOTES

## KEY



## KEY MAP

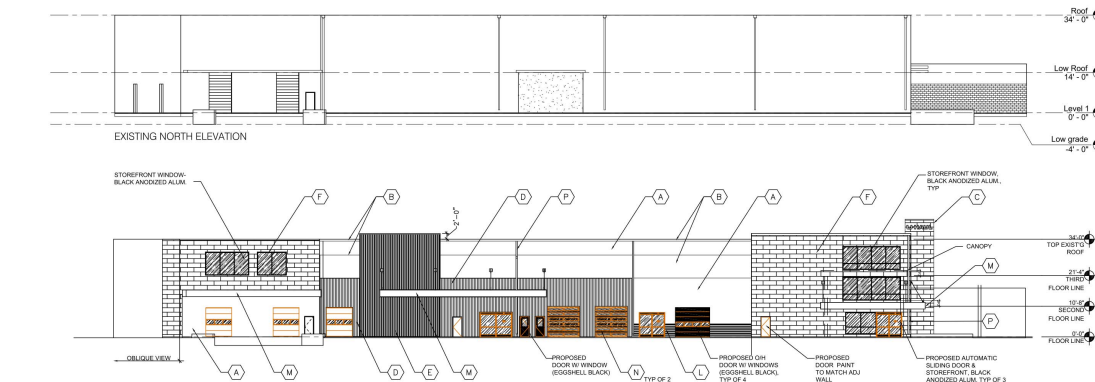
SCALE: NTS



TRUE NORTH  
REFERENCE NORTH

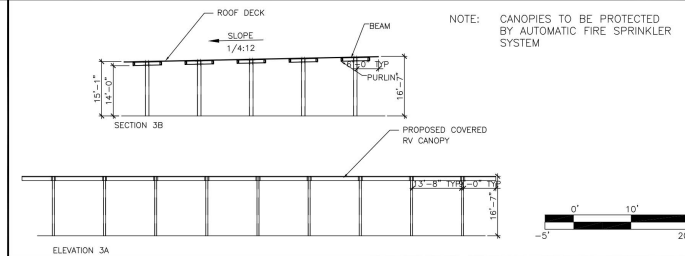
## 1 PROPOSED NORTH ELEVATION

SCALE: 1"=20'-0"



## RV CANOPY KEY MAP

SCALE: NTS

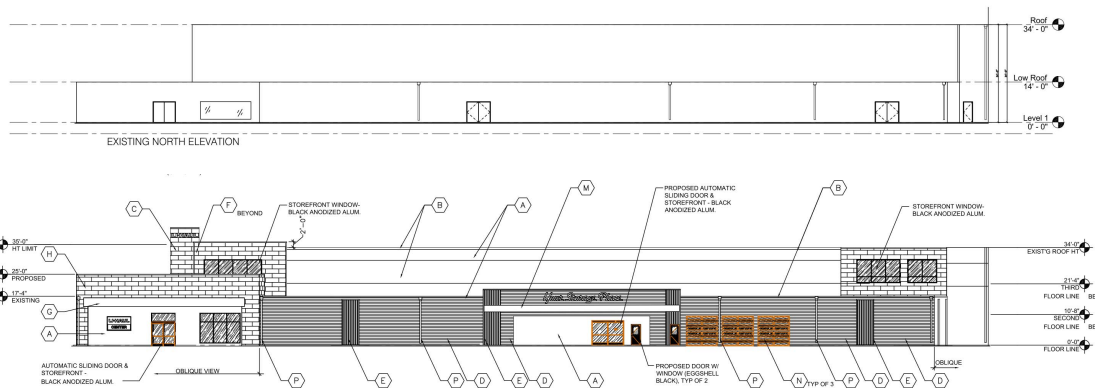


## 3 PROPOSED RV ELEVATION AND TYPICAL SECTION

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

## 2 PROPOSED SOUTH ELEVATION

SCALE: 1"=20'-0"

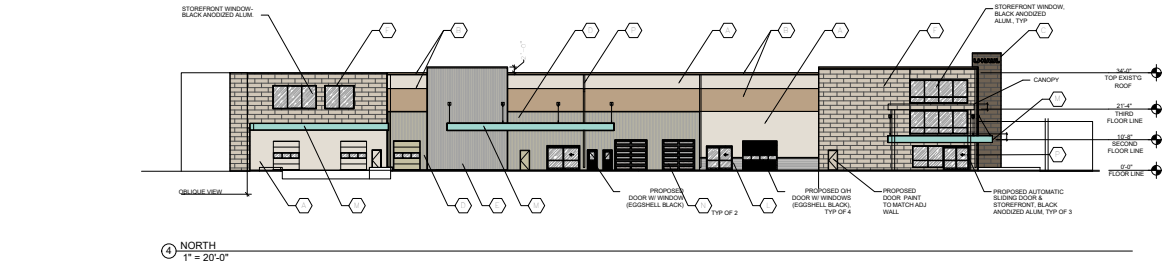


## EXTERIOR ELEVATIONS

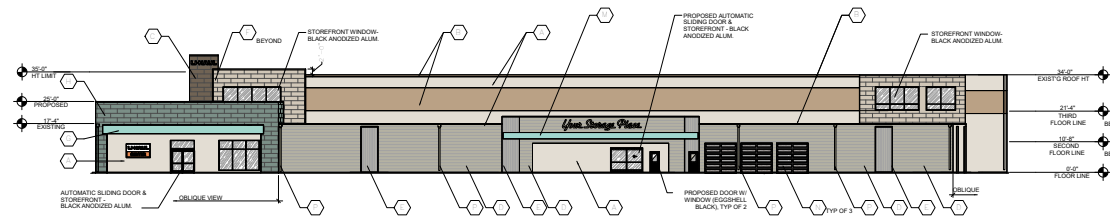
PLANNING REVIEW  
U-HAUL  
3420 N. OXNARD BLVD. OXNARD, CA 93036

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Proj. No.: 20-205054

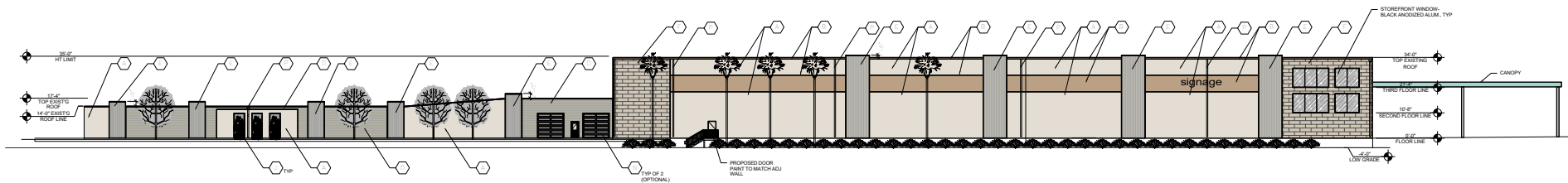
A-202



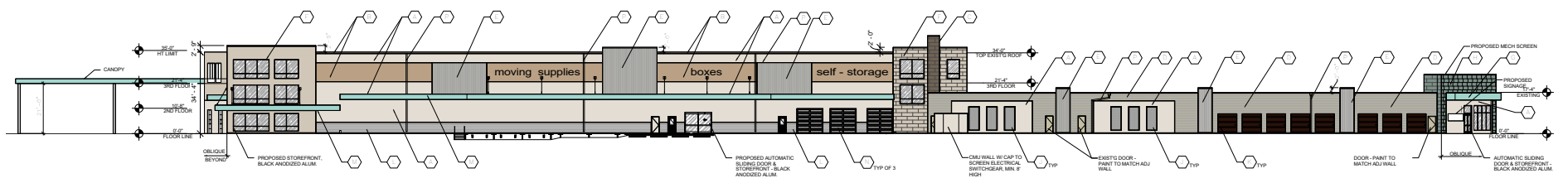
④ NORTH  
1" = 20'-0"



③ SOUTH  
1" = 20'-0"



② EAST  
1" = 20'-0"



① WEST  
1" = 20'-0"

## KEYNOTES:

- A COLOR: SHERWIN WILLIAMS 7035 "AESTHETIC WHITE"
- B COLOR: SHERWIN WILLIAMS 6109 "LATTE"
- C FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 7040 "SMOKEHOUSE"
- D MBI METAL RIBBED 7.2 PANEL, COLOR: "LIGHT STONE"
- E MBI METAL RIBBED 7.2 PANEL, COLOR: "ALMOND"
- F FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 7036 "ACCESSIBLE RIDGE"
- G FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 6759 "AQUEDUCT"
- H FLAT NICHHA WALL PANELS, "ILLUMINATION PANEL" COLOR: SHERWIN WILLIAMS 6214 "UNDERSIEAS"
- J METAL WALL MOUNTED TRELLIS COLOR: PPG DURANAR XL "GREEN"
- K ARCHITECTURAL PANELS COLOR: SHERWIN WILLIAMS "SIERRA SUNSET"
- L WANSLOT - NICHHA RIBBED PANEL, COLOR: "MOTHER OF PEARL"
- M 24GA BREAK METAL WRAP, COLOR: SHERWIN WILLIAMS 6759 "AQUEDUCT"
- N 11'-0" X 10'-4" OVERHEAD DOOR - ULTRA - GRAY CLASSIC WALNUT FINISH
- P DOWN SPOUT PAINTED TO MATCH ADJACENT WALL

## COLORED ELEVATIONS

PLANNING REVIEW  
U-HAUL  
3420 N. ONWARD BLVD. ONWARD, CA 93736



**D-Series Size 2**  
LED Wall Luminaires

Back Box (BBW)

Specifications

Capable Luminaires

Ordering Information

EXAMPLE: DSSX2 LED 100 700 40K TSM MVOLT

**D-Series Size 2**  
LED Area Luminaires

Specifications

Ordering Information

EXAMPLE: DSSX2 LED 100 700 40K TSM MVOLT

**D-Series**  
LED Surface Canopy

Specifications

Ordering Information

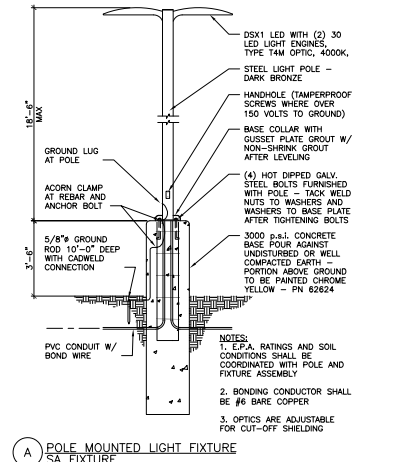
EXAMPLE: DSSX2 LED 100 700 40K TSM MVOLT

**LITHONIA LIGHTING**

FEATURES & SPECIFICATIONS

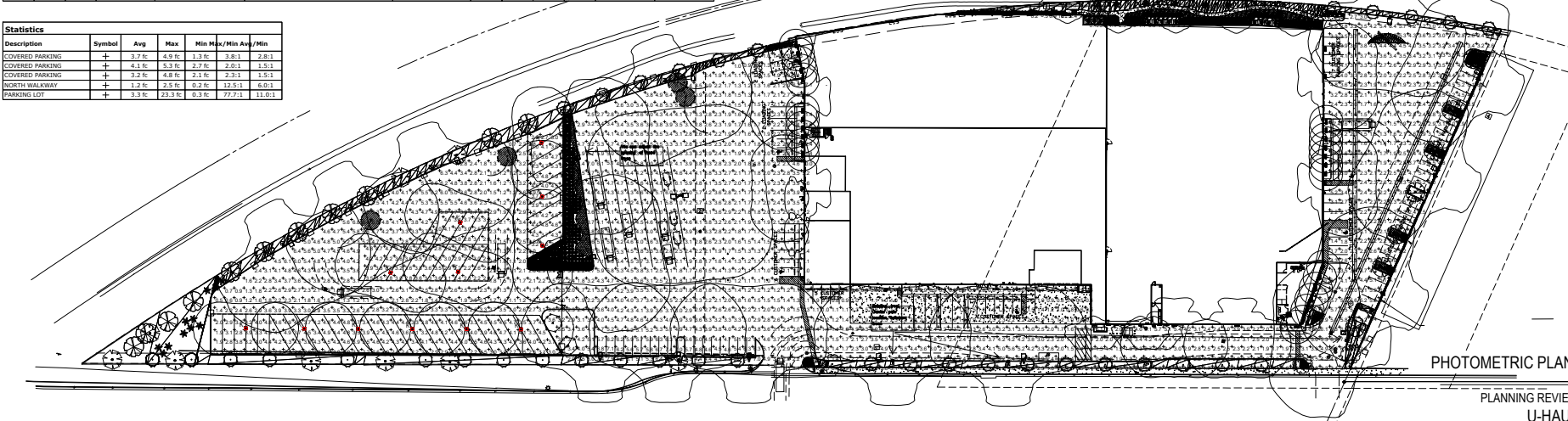
Ordering Information

EXAMPLE: DSSX2 LED 100 700 40K TSM MVOLT



| Schedule | Symbol | Label | Quantity | Manufacturer      | Catalog Number                       | Description                                                                                    | Lamp                               | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage | Finish                             | Mounting                       |
|----------|--------|-------|----------|-------------------|--------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------|--------------|-----------------|-------------------|---------|------------------------------------|--------------------------------|
| F1       |        |       | 4        | Lithonia Lighting | DSXW1 LED 100 700 40K TSM MVOLT      | DSXW1 LED WITH (1) 15 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 700mA                        | LED - 4000K COLOR TEMP             | 1            | 2757            | 0.96              | 26.2    | DOBAD FACTORY FINISH - DARK BRONZE | WALL MOUNTED SCORCH            |
| F1E      |        |       | 7        | Lithonia Lighting | DSXW1 LED 100 700 40K TSM MVOLT ELBW | DSXW1 LED WITH (1) 15 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 700mA                        | LED - 4000K COLOR TEMP             | 1            | 2757            | 0.96              | 26.2    | DOBAD FACTORY FINISH - DARK BRONZE | WALL MOUNTED SCORCH            |
| F2       |        |       | 6        | Lithonia Lighting | DSSX2 LED 300 700 40K TSM MVOLT      | DSSX2 LED WITH (1) 15 LED LIGHT ENGINES, 30 LED, 700MA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC  | LED - 4000K COLOR TEMP             | 1            | 8089            | 0.95              | 71      | DOBAD FACTORY FINISH - DARK BRONZE | WALL MOUNTED SCORCH            |
| K        |        |       | 12       | Lithonia Lighting | DSSX2 LED 300 1000 40K TSM MVOLT     | DSSX2 LED WITH (1) 15 LED LIGHT ENGINES, 30 LED, 1000MA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC | LED - 4000K COLOR TEMP             | 1            | 11588           | 0.95              | 107     | FACTORY FINISH FRAME - WHITE       | MOUNTED UNDER CANOPY           |
| L        |        |       | 38       | Lithonia Lighting | WRT 2 32 A12125 MVOLT                | WRT 2 32 A12125 MVOLT                                                                          | TWO 32-WATT T8 LINEAR FLUORESCENTS | 2            | 2600            | 0.65              | 59      | FACTORY FINISH FRAME - WHITE       | MOUNTED UNDER CANOPY OR AWNING |
| LE       |        |       | 12       | Lithonia Lighting | WRT 2 32 A12125 MVOLT                | WRT 2 32 A12125 MVOLT                                                                          | TWO 32-WATT T8 LINEAR FLUORESCENTS | 2            | 2600            | 0.65              | 59      | FACTORY FINISH FRAME - WHITE       | MOUNTED UNDER CANOPY OR AWNING |
| SA       |        |       | 16       | Lithonia Lighting | DSSX2 LED 100 700 40K TSM MVOLT      | DSSX2 LED WITH (1) 15 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 700mA                        | LED - 4000K COLOR TEMP             | 1            | 32883           | 0.95              | 270     | DOBAD FACTORY FINISH - DARK BRONZE | POLE MOUNTED                   |
| SC       |        |       | 1        | Lithonia Lighting | DSSX2 LED 100 700 40K TSM MVOLT      | DSSX2 LED WITH (1) 15 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 700mA                        | LED - 4000K COLOR TEMP             | 1            | 34437           | 0.95              | 340     | DOBAD FACTORY FINISH - DARK BRONZE | POLE MOUNTED                   |

| Statistics      | Description | Symbol   | Avg       | Max      | Min       | Max/Min Avg/Min |
|-----------------|-------------|----------|-----------|----------|-----------|-----------------|
| COVERED PARKING | +           | 3.7 f.c. | 4.9 f.c.  | 1.3 f.c. | 3.8 f.c.  | 2.8 f.c.        |
| COVERED PARKING | +           | 4.1 f.c. | 5.3 f.c.  | 2.7 f.c. | 2.9 f.c.  | 1.5 f.c.        |
| COVERED PARKING | +           | 3.2 f.c. | 4.8 f.c.  | 2.1 f.c. | 2.3 f.c.  | 1.5 f.c.        |
| NORTH WALKWAY   | +           | 1.2 f.c. | 2.5 f.c.  | 0.2 f.c. | 12.5 f.c. | 6.0 f.c.        |
| PARKING LOT     | +           | 3.3 f.c. | 23.3 f.c. | 0.3 f.c. | 77.7 f.c. | 11.9 f.c.       |



PHOTOMETRIC PLAN

PLANNING REVIEW  
U-HAUL

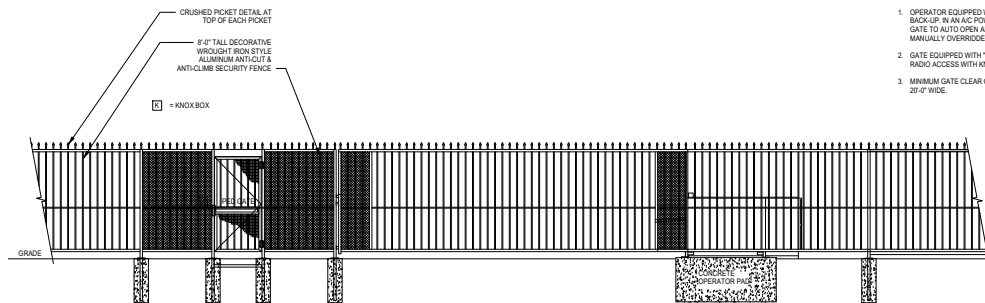
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Proj. No.: 20-00504

A-204

U-HAUL OF OXNARD  
2401 N OXNARD BLVD OXNARD CALIFORNIA 93031

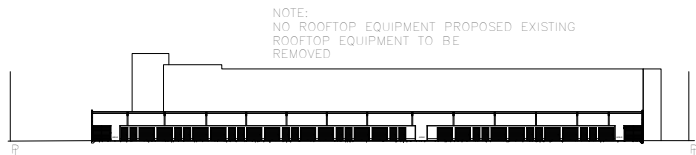
LAUTERBACH & ASSOCIATES  
ARCHITECTS  
David C. Lauterbach, Architect - Mark S. Pettit, Architect  
100 West Broadway Avenue, Oxnard, California 93031 | Tel: 805.461.1000 | www.la.com



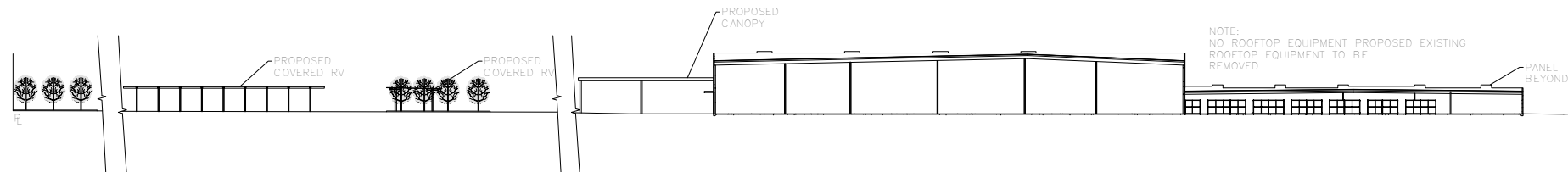


① SLIDING ACCESS CONTROL GATE  
1/4" = 1'-0"

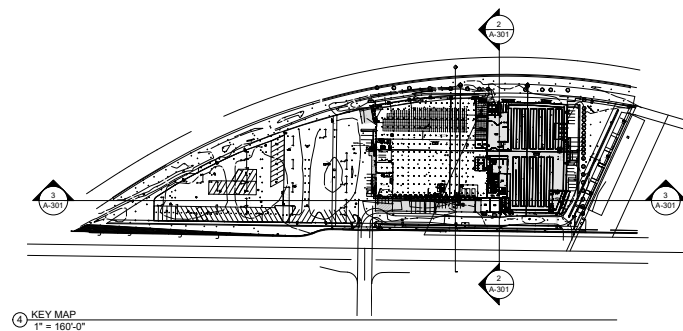
1. OPERATOR EQUIPPED WITH MARINE BATTERY BACK-UP. IN AN AC POWER FAILURE EVENT, GATE TO AUTO OPEN AND STAY OPEN UNTIL MANUALLY OVERRIDDEN.
2. GATE EQUIPPED WITH "CLICK-TO-ENTER" RADIO ACCESS WITH KNOX KEY SWITCH.
3. MINIMUM GATE CLEAR OPEN WIDTH SHALL BE 20'-0" WIDE.



② PROPOSED SITE SECTION EAST TO WEST  
1/32" = 1'-0"



③ PROPOSED SITE SECTION NORTH TO SOUTH  
1/32" = 1'-0"



⑤ ANTI-CUT / ANTI CLIMB FENCING PHOTO  
1/4" = 1'-0"

BUILDING SECTIONS

PLANNING REVIEW  
U-HAUL  
3420 N. OXNARD BLVD. OXNARD, CA 93035

MARK S. PETTY, AIA  
**LAUTERBACH & ASSOCIATES**  
ARCHITECTS, INC.  
David C. Keesom, Architect • Mark S. Petty, Architect  
300 BENTLEY AVENUE, OXNARD, CALIFORNIA 93035 | TEL: 805.461.1000 | WWW.LA-ARCH.COM

U-HAUL OF OXNARD  
3420 N. OXNARD BLVD. OXNARD, CALIFORNIA 93035

Print Date: 9/3/2021 9:31:40 AM  
Proj. No.: 20-200504

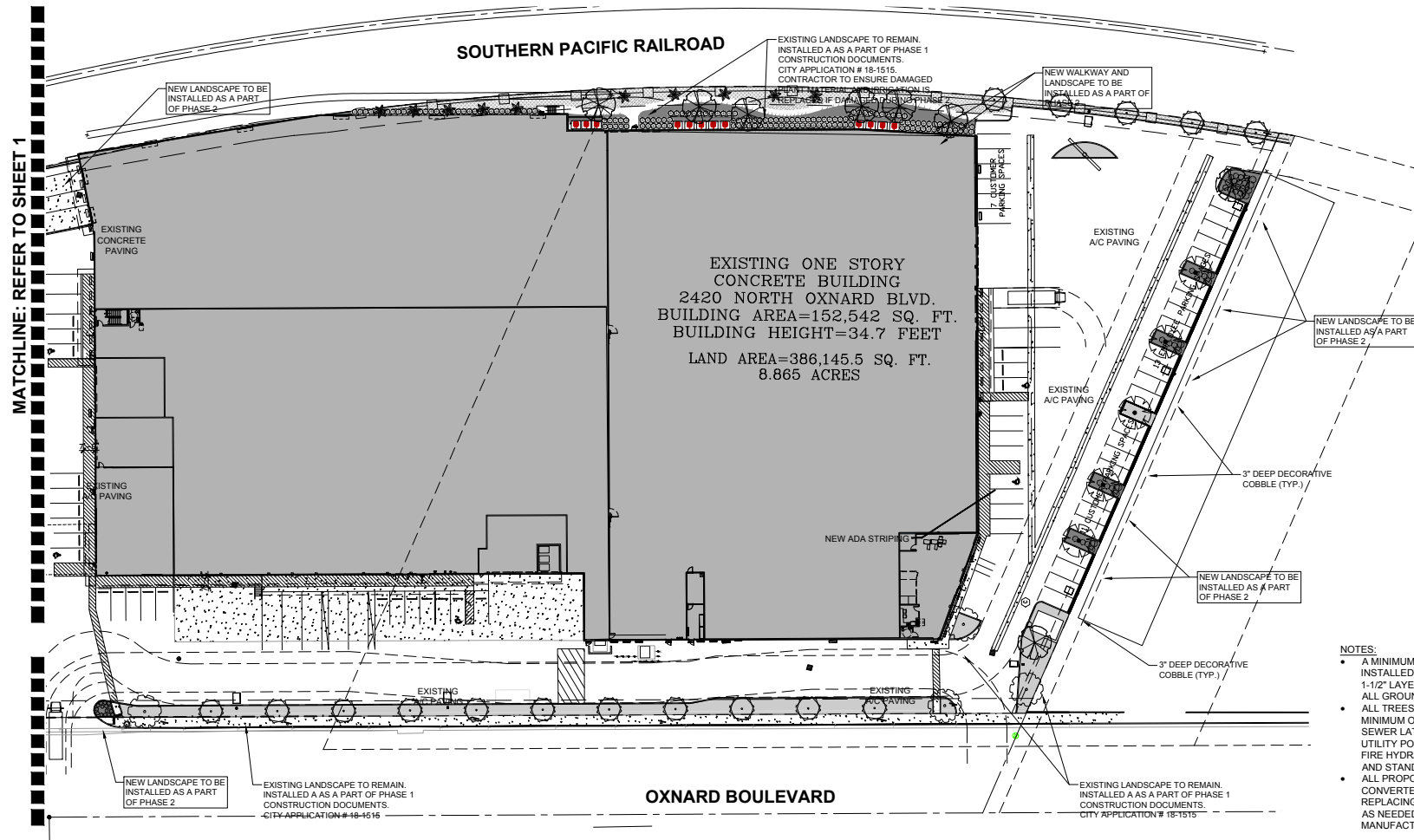
A-301



**LANDSCAPE CONCEPT:**  
This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a consistent theme across the site utilizing attractive perennials and succulents. Existing trees will be evaluated and will be protected or replaced as necessary. Maintenance and longevity of plant material has been taken into consideration. High water use turf grass will not be used. Root panels and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Oxnard Landscape Guidelines and comply with all applicable Parks Landscape Standards and Water Conserving Landscape Ordinances.

**IRRIGATION CONCEPT:**  
The irrigation design will incorporate the latest in smart irrigation technologies. All new landscape areas will include high efficiency, low water use methods. All planters will use drip line with an irrigation efficiency of .81 (per MWELD). A smart, weather based irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Oxnard Landscape Guidelines including Ordinance No. 2822.

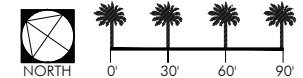
| SYMBOL | DESCRIPTION      | QTY       |
|--------|------------------|-----------|
|        | PHASE 1 PLANTING | 20,153 SF |
|        | PHASE 2 PLANTING | 14,637 SF |



- NOTES:**
- A MINIMUM OF 3" LAYER OF BARK MULCH SHALL BE INSTALLED IN ALL SHRUB AREAS AND A MINIMUM OF 1-1/2" LAYER OF BARK MULCH TO BE INSTALLED IN ALL GROUND COVER AREAS.
  - ALL TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' FROM WATER METER, GAS METER, OR SEWER LATERALS, A MINIMUM OF 10' AWAY FROM UTILITY POLES, AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
  - ALL PROPOSED LANDSCAPE AREAS ARE TO BE CONVERTED TO DRIP IRRIGATION, REMOVING AND REPLACING ALL EXISTING IRRIGATION COMPONENTS AS NEEDED TO INSURE THE SYSTEM RUNS PER MANUFACTURER SPECIFICATIONS.

# UHAUL RENOVATION PHASE II - OXNARD, CA

## SHEET 2



310 NORTH JOY STREET | CORONA, CA 92879  
T: 951.737.1124 | F: 951.737.6551

## CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR AMERCO REAL ESTATE

2727 NORTH CENTRAL AVENUE 9-N PHOENIX, AZ 85004  
JANUARY 19, 2022

## **ATTACHMENT “C”**

Initial Study and Mitigated Negative Declaration (MND No. 22-04)  
October 2022

<https://www.oxnard.org/city-department/community-development/planning/environmental-documents/>

## **ATTACHMENT “D”**

### Parking Demand Study

## MEMORANDUM

**DATE:** January 19, 2022

**TO:** Joe Pearson II, AICP, City of Oxnard

**FR:** John Bruggeman, T.E., raSmith

**CC:** Everett Scofield, AIA, Lauterbach & Associates Architects

**RE:** U-Haul Oxnard Development  
Parking Summary

U-Haul Corporation plans to construct a new storage facility and retail store at 2420 N. Oxnard Boulevard in Oxnard, California. raSmith was retained by Lauterbach & Associates Architects to prepare a parking summary and compare the proposed parking supply to the City's code requirements for the proposed site.

raSmith submitted a parking summary to the City for the proposed site in March 2020, indicating 63 parking spaces were required to meet the City's code requirements. The current site plan (Exhibit 1) reflects the same building square footage and land uses assumed in the March 2020 parking summary, and the required number of parking spaces remains the same. The site includes a total of 94 parking spaces, including the following space designations:

- 13 employee spaces
- 67 customer spaces
- 2 motorcycle spaces
- 12 loading spaces

A parking easement exists between the U-Haul site and the adjacent parcel to the south (Marseilles Property, 2368 N. Oxnard Boulevard), which allows for 18 spaces on the U-Haul site to be used by the Marseilles property. For purposes of meeting City parking code requirements, these shared spaces cannot be counted towards the U-Haul site total parking supply.

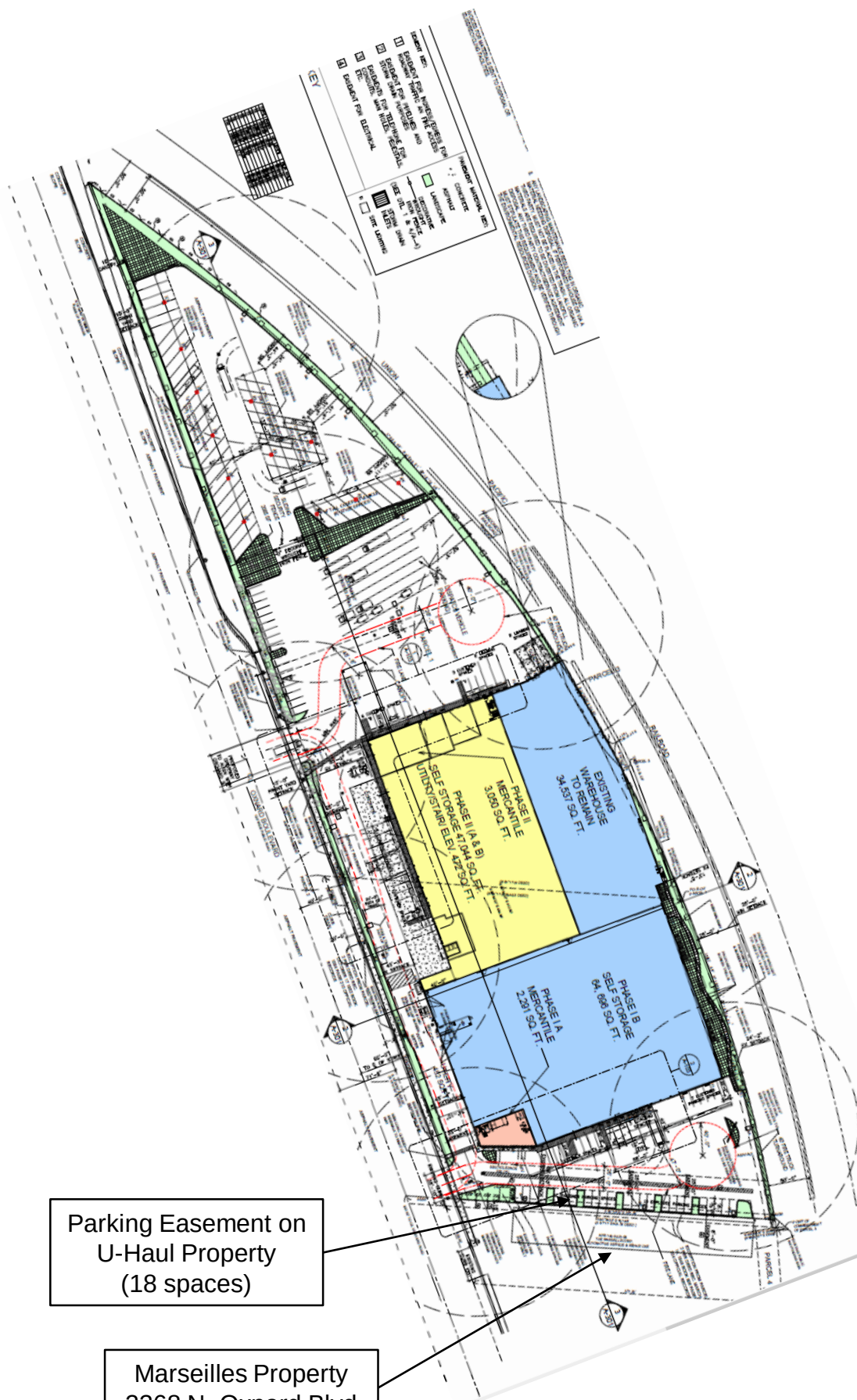
In addition to the parking easement space reduction, the City indicated they will allow one of the two motorcycle spaces and seven of the twelve loading spaces to be counted towards the total parking supply. A parking summary is provided in Table 1.



**Table 1  
Proposed U-Haul Site  
Parking Summary**

| Parking Space Designation | Total Spaces Provided | Total Spaces Allowed to Meet Code Requirements |
|---------------------------|-----------------------|------------------------------------------------|
| Employee                  | 13                    | 62                                             |
| Customer                  | 67                    |                                                |
| Motorcycle                | 2                     | 1                                              |
| Loading                   | 12                    | 7                                              |
| <b>Total</b>              | <b>94</b>             | <b>70</b>                                      |

As shown in Table 1, with the parking supply reductions applied, the proposed site provides a total of 70 spaces for exclusive use of the U-Haul property. This total exceeds the City's minimum parking code requirement of 63 spaces for the site.



Marseilles Property  
2368 N. Oxnard Blvd

## Site Plan

Exhibit  
**1**

## **ATTACHMENT “E”**

Applicable General Plan Policies

# Attachment E

## U-Haul Moving and Storage

| <b>Applicable 2030 General Plan Policies</b> |                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy CD-1.2</b>                         | <p><b><i>Infill Development, Priority to Mixed Use</i></b></p> <p>Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.</p>                                                                                               |
| <b>Policy CD-4.2</b>                         | <p><b><i>Commercial Revitalization and Redevelopment</i></b></p> <p>Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, sales and property valuation.</p> |
| <b>Policy CD-4.4</b>                         | <p><b><i>Commercial Area Aesthetics</i></b></p> <p>Require that older commercial development upgrade / improve landscaping and architecture, if warranted, during discretionary review opportunities.</p>                                                                                                                                                                                                                  |
| <b>Policy CD-9.2</b>                         | <p><b><i>Revitalization and Redevelopment</i></b></p> <p>As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.</p>                                                                                                                                             |
| <b>Policy CD-9.3</b>                         | <p><b><i>Gateway Enhancement</i></b></p> <p>Designate major entryways as gateways into the City. The City shall use landscaping, decorative lighting, signage and/or other streetscape design techniques to enhance the City's identity, sense of place, and provide visual emphasis to the streetscapes to the City.</p>                                                                                                  |
| <b>Policy CD-9.4</b>                         | <p><b><i>View Corridor Preservation</i></b></p> <p>Ensure all public and private investments positively contribute to the overall character of the City by minimizing impacts on important view corridors by creating edge treatments along greenbelt areas and a landscaped buffer corridor of at least 30 feet along designated scenic corridors and other major transportation corridors.</p>                           |
| <b>Policy CD-15.6</b>                        | <p><b><i>Share of Regional Taxable Sales</i></b></p> <p>Increase Oxnard's share of tax base and enhance the fiscal health of the City.</p>                                                                                                                                                                                                                                                                                 |

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy CD-16.3</b>  | <b><i>Balanced Economic Base</i></b><br>Encourage the development of a balanced mix of residential, retail, commercial, and industrial sectors of the economy.                                                                                                                                                                                                                                                                    |
| <b>Policy CD-16.5</b>  | <b><i>Industrial and Commercial Development Standards</i></b><br>Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.                                                                                                                                               |
| <b>Policy CD-18.1</b>  | <b><i>Attract New Business</i></b><br>Identify and attract a range of commercial, retail and industrial businesses that are compatible with the community's business climate and not detrimental to the existing local economy and environment.                                                                                                                                                                                   |
| <b>Policy ER-10.1</b>  | <b><i>Promote use of Native and Water Wise Plants</i></b><br>Promote the development of a native, drought-tolerant landscape character throughout the City that re-enforces a unified and cohesive landscape character and discourage plants that are invasive or problematic in other ways as determined by the City's landscape architect.                                                                                      |
| <b>Policy ER-14.10</b> | <b><i>Consultation with Ventura County Air Pollution Control District</i></b><br>Consult with the Ventura County Air Pollution Control District (VCAPCD) during CEQA review for projects that require air quality impact analysis and ensure that the VCAPCD is on the distribution list for all CEQA documents.                                                                                                                  |
| <b>Policy ICS-1.2</b>  | <b><i>Development Impacts to Existing Infrastructure</i></b><br>Review development proposals for their impacts on infrastructure (i.e., 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. |

|                        |                                                                                                                                                                                                                                                                                                                               |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy ICS-8.5</b>  | <b><i>Public Sidewalks and Pedestrian Orientation</i></b><br>Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works projects, especially for public sidewalks.                                                                     |
| <b>Policy ICS-8.6</b>  | <b><i>Americans with Disability Act (ADA) Handicap Requirements</i></b><br>Require installation of ADA compliant handicapped ramp curb-cuts and other ADA access with all new roadway construction and significant reconstruction of existing roadways, parking lots, plazas and pedestrian area, and parks.                  |
| <b>Policy ICS-19.5</b> | <b><i>Incorporating Security Design Principles</i></b><br>Encourage crime prevention and defensible space through design principles such as those employed through the National Crime Prevention Through Environmental Design program, Neighborhood Watch Program, and/or other appropriate methods to enhance public safety. |

ATTACHMENT "F"

Zoning Compliance Table



# Attachment F

## U-Haul Moving and Storage

### Zoning Compliance Table

| <b>Zoning Code Consistency-General Commercial (C-2)</b>                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                               |                                                                                        |                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>DEVELOPMENT STANDARD</b>                                                                                                                                                                                                                                                                            | <b>REQUIREMENT</b>                                                                                                                                                                                                                                                                                                                                            | <b>PROPOSED</b>                                                                        | <b>COMPLIES?</b>                                                   |
| Max. building height (16-137 & 16-303)                                                                                                                                                                                                                                                                 | 2 stories at 35 ft. Additional stories may be permitted as part of a SUP.                                                                                                                                                                                                                                                                                     | Existing Building-34'<br><br>Proposed tower exceeds 35' limit                          | Yes, subject to approval of SUP                                    |
| Front yard setback (16-139)                                                                                                                                                                                                                                                                            | 10 ft from ultimate property line                                                                                                                                                                                                                                                                                                                             | Varies 45'-85'                                                                         | Yes                                                                |
| Side yard setback (16-140)                                                                                                                                                                                                                                                                             | Zero when abuts another C-2 zoned lot.                                                                                                                                                                                                                                                                                                                        | >5' on both side yards                                                                 | Yes                                                                |
| Rear yard setback (16-141)                                                                                                                                                                                                                                                                             | 15 feet for buildings over 16 feet in height                                                                                                                                                                                                                                                                                                                  | 0' at northeast corner<br>24' at southwest corner                                      | Yes, 0' setback granted under Variance No. 277                     |
| Off-street parking:<br>Required (16-622)<br>Rounding (16-620)<br>Motorcycle (16-624)<br>Bicycle (16-623, 16-637)<br>Loading (16-644)<br>Parking Aisle (16-639, Figure 5)<br><br>[ADA requirements per State Title 24 Accessibility Code]<br><br>Administrative Relief From Parking Provisions (16-651) | 63 Vehicle <u>spaces</u><br><br>Bicycle (Five Spaces) = 5<br><br>Loading space for Industrial (150,000SF and over = 5 spaces, (12 ft x 40 ft).<br>16-644(B)(1), "Loading zone requirements may be modified by the planning commission... based on the nature of the use... design characteristics of the project."<br><br>Aisle Width for 90° parking = 25 ft | 69 Vehicle spaces and 1 Motorcycle space<br><br>5 bike spaces<br><br>12 loading spaces | Yes, with approval of a parking demand study<br><br>Yes<br><br>Yes |
| Parking space sizes & design:<br>Standard (16-636 & 16-638)<br>Motorcycle (16-638)<br>Loading (16-644)                                                                                                                                                                                                 | Full Size: 9 ft W x 19 ft L<br>may overhang 2 ft over landscape if planter min. 5 [16-616(C)]<br><br>Motorcycle: 4 ft W x 7 ft L                                                                                                                                                                                                                              | Standard Parking = 9 ft x 19 ft min<br><br>Motorcycle = 4.5 ft x 7 ft                  | Yes                                                                |

|                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                         |                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|                                                                                                                                                                                                                                                                           | Loading: 12 ft W x 40 ft L (unless alternative approval).                                                                                                                                                                                                                                                                                                                                     | Loading Area - 12 ft W x 40 ft L                                                                                                        |                     |
| Parking Landscaping (16-641): <ul style="list-style-type: none"> <li>Along streets/alleys</li> <li>Along interior PLs (for lots with 20+ spaces)</li> <li>Parking/vehicle area (16-641)</li> <li>Landscape fingers (16-641)</li> <li>Trees (for lots with 20+)</li> </ul> | <ul style="list-style-type: none"> <li>Min. 10 ft wide landscape strip along city street</li> <li>Min. 5 ft wide side yard</li> <li>Landscape island/finger- every 10 spaces with 2 trees, 9 ft W x 20 ft L.</li> <li>Minimum 5% of area, exclusive of any other required landscaped area abutting a street or alley.</li> <li>Min. 1 tree for each 40' property line. ft frontage</li> </ul> | <u>Existing Development</u><br>9'-10' along the streets (legal nonconforming)<br><br>Yes<br><br>Yes.<br><br>7.9% of the lot.<br><br>Yes | Yes                 |
| Roof top Equipment                                                                                                                                                                                                                                                        | May not protrude above height of parapet                                                                                                                                                                                                                                                                                                                                                      | No rooftop equipment proposed.                                                                                                          | Yes                 |
| Trash Enclosures & Transformers                                                                                                                                                                                                                                           | To be screened at installation                                                                                                                                                                                                                                                                                                                                                                | Trash area and transformers are to be screened                                                                                          | Yes                 |
| Fence (OCC §16-310)                                                                                                                                                                                                                                                       | -Cannot be located in the front yard setback<br>-No chain link fence in front yard<br>-8 feet max. height                                                                                                                                                                                                                                                                                     | 8' high decorative wrought iron fence proposed along the rear perimeter                                                                 | Yes                 |
| Lighting (OCC §16-320)                                                                                                                                                                                                                                                    | Lighting within physical limits of the area required to be lighted shall not exceed seven footcandles, nor be less than one footcandle at any point.                                                                                                                                                                                                                                          | Lighting would be conditioned to be comply with §16-320                                                                                 | Yes, as conditioned |

## ATTACHMENT “G”

### Recommended Project Conditions

# Attachment G

## U-Haul Moving and Storage

### Draft Recommended Project Conditions

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 \_\_\_\_\_, (“the plans”) on file with the Planning Division. The Project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items (PL, *G-2*).
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the Project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein (CA, G-5).
6. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process (CA, G-6).
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail (CA, G-7).
8. Applicant shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager (PL, G-8).
9. Developer shall provide off-street parking for the project as detailed in the Parking Study Demand (dated January 19, 2022), including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9).
10. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, G-10).
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)

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

## **LANDSCAPE STANDARD CONDITIONS**

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)
20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)
23. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
24. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

25. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that “all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California”. (PK, PK-24)
26. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled “Tree Tabulation Chart”. The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist’s Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist’s economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City’s minimum tree size of 24” box. Where the value of the trees cannot be accommodated onsite, as determined by the City, the City may approve an alternative method for replacing the value of the removed trees. (PK)

#### **LANDSCAPE SPECIAL CONDITIONS**

27. Site perimeter fencing shall be bordered on both the interior and exterior sides with defensive landscaping. Defensive landscape elements adjacent to fencing shall be maintained in an uninterrupted hedge shape with a minimum height of 18-inches and a maximum height of 36-inches throughout the life of the project.
28. Landscape plan shall be revised to incorporate the installation and maintenance of landscaping in the adjacent parkway between the northern driveway and the northern edge of the property. Final landscape plan shall be subject to approval by the Public Works and Community Development Departments.
29. Landscaping shall be maintained in conformance with approved project plans for the life of the project.

#### **PLANNING DIVISION SPECIAL CONDITIONS**

30. Prior to issuance of building permits, the Developer shall use architectural coatings with VOC contents of 25 g/L or less. (MND, AQ-1)
31. Per VCAPCD Guidelines, because project construction emissions would exceed 25 pounds per day for NOX, the following measures shall be implemented:
  - a. Minimize equipment idling time.
  - b. Maintain equipment engines in good condition and in proper tune as per manufacturers’ specifications.
  - c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.
  - d. Use alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, if feasible.
  - e. In addition, per recent VCAPCD guidance on other projects, project construction shall use Tier 3 or above construction equipment for all off-road diesel equipment



that has greater than 50 horsepower. A copy of each unit's certified tier specification shall be provided at the time of mobilization of each applicable unit of equipment. (MND AQ-2)

32. Prior to construction activities carried out from February 1 to August 31, Nesting bird surveys shall be conducted by a qualified biologist prior to any construction activities during bird breeding season from February 1 through August 31. If no nesting birds are detected during these surveys, then construction-related activities may proceed. Active nests in and adjacent to the construction zone shall be avoided and provided a minimum buffer as determined by the qualified biologist (CDFW recommends a 300-foot-wide nest avoidance buffer or 500 feet for all active raptor nests) prior to the commencement of construction. Construction activities within the buffer must be conducted at the discretion of the qualified biologist. (MND BIO-1)
33. Prior to issuance of grading permits, the Developer shall note on the plans for review and approval by the City Engineer that if historic, cultural or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within 50 feet of discovery and the developer shall immediately notify the Planning Division of the discovery. In such case, the developer shall be required, at its own expense, to retain the services of a qualified archaeologist (or paleontologist, if it is a fossil discovery) for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist or paleontologist shall be required to submit to the Planning Division, for review and approval, a report of the findings and method of curation or protection of the resources. Further grading or site work within 50 feet of discovery shall not be allowed until the preceding work has occurred. (MND-CR-1)
34. 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.
35. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
36. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
37. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, city fiber optic network infrastructure. This connection shall be established by installing fiber optic conduit to the project's frontage according to city specifications. The fiber optic network infrastructure must be included in the project's master utility plans and installed prior to the granting of a certificate of occupancy.
38. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property due to the construction of the Project, as directed by the City Inspector. (DS)

39. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 63.7).
40. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
41. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
42. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
43. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. A City approved archeologist shall be retained to evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
44. Developers or Operators shall not park, store, or stage rental trucks or trailers outside of designated "Equipment Staging Area" or "Dispatch Vehicle Parking" area as identified on the project plans.

#### **PLANNING DIVISION STANDARD CONDITIONS**

45. 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)
46. 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)
47. 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)
48. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)

49. 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)
50. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
51. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, PL-8)
52. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)
53. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
54. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, PL-11)
55. 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)
56. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
57. 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)

58. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, PL-15)
59. 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).
60. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)
61. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, PL-42)
62. 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)
63. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

## **GOLD COAST TRANSIT CONDITIONS**

64. Developer shall install a Gold Coast Transit bus stop adjacent to the slip/merge to the north of the driveway, unless waived by the City Traffic Engineer. The stop shall have a minimum of 30 feet of standard width sidewalk with an additional 8' x 30' pad to the north of the driveway. The final design is subject to the review and approval of the City Traffic Engineer in coordination with the Gold Coast Transit District.

## **POLICE DEPARTMENT CONDITIONS**

65. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
  - a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
  - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall

be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:

- i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    - ii. Luminaires with a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
  - c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
66. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme.
67. All exterior lighting shall operate from dusk to dawn.
68. All exterior LED lighting shall be of a similar nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
69. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
70. An integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits.
71. Port Cocheres/carports shall be illuminated between 7 and 15 foot-candles. Under canopy lighting instruments shall be installed on the ceiling of the canopy in-line with the spaces between RV parking spaces.
72. During the first year of operations after the issuance of the Certificate of Occupancy, a roving security patrol service shall monitor the site during the hours the business is closed. Monitoring shall include a tour check in system approved by the Police Department as part of the business' Security Plan to ensure that outdoor storage is monitored while defensive plantings are maturing.
73. The outdoor vehicle storage area shall be fully enclosed by a fencing system approved

jointly by the Police Department and Community Development Department. Vehicular gates shall be controlled by “Click-To-Enter” technology to provide 24-hour access to first responders.

#### **Security Camera Systems – Businesses**

74. Security cameras shall be installed and operated 24 hours a day to monitor the business. The camera system shall comply with these minimum standards:
- a) Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
  - b) Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
  - c) Cameras shall have low light capability and able to identify persons conducting transactions or entering the business.
  - d) The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
  - e) The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
  - f) Recorded images shall bear a date and time stamp that cannot be altered.
  - g) Camera installations shall cover areas open to the general public and where cash or other assets are maintained.
  - h) Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
  - i) A camera shall be installed at to monitor all persons entering the premises from each exterior doorway. The camera shall be mounted 7-feet above the floor and shall be adjusted to capture images of the head and shoulders of all who enter.
  - j) A security camera plan shall be submitted and approved prior to the issuance of building permits. The plan shall be included in the Security Plan and submitted in pdf format to [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org)

#### **Alarms**

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

#### **Signs**

76. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner’s permission. (PD)
77. Signs shall be posted around the site stating: “Trespassing Forbidden By Law Violators will be subject to arrest pursuant to 602 PC”.
78. Signs shall be posed around the site stating: “This Property Is Monitored By A Security Alarm and Camera System”
- 79.

## **DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS**

80. 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)
81. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
82. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
83. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an 1. approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
84. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
85. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
86. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
87. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
88. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)



89. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
90. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no map, then at the time of public improvement plan approval. (DS-17)
91. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
92. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
93. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
94. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
95. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
96. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
97. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to

any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

98. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
99. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
100. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
101. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
102. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
103. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
104. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
105. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
106. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
107. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
108. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

109. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
110. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)
111. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)
112. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
113. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
114. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
115. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)
116. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)
117. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
118. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)

119. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
120. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump Drains to Ocean" in accordance with City standards. (DS-83)
121. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)
122. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
123. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

#### **DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS**

124. The Developer shall prepare a dedicated engineering site plan depicting property lines, right-of-way, and existing and proposed easements. (DS)

125. Developer shall reconstruct the two existing driveway approaches to City Standard Plate 116. Each new driveway shall have a 5-foot pedestrian path of travel behind the driveway apron that meets Americans with Disabilities Act (ADA) standards. (DS)
126. If the pedestrian path of travel at the driveway apron is constructed beyond the existing public right-of-way, Developer shall grant to the City a sidewalk easement for the full width of the pedestrian path. (DS).
127. ADA compliant path of travel around the exterior of the building, (except for crosswalks), shall be elevated and separated from the vehicular traffic area. (DS)
128. ADA and Electric Vehicle (EV) parking spaces not affecting sidewalks shall be 18-feet deep minimum without wheel stops with 1-foot vehicle overhang. Alternatively, these parking spaces can be 19-feet deep with wheel stops placed at the 17-foot mark. (DS)
129. Standard parking stalls shall be 19-feet deep or 17-feet with a 2-foot overhang. Where the 17-foot deep parking stall depth is used, the entire parking stall shall be kept clear from all obstructions, including landscape curbing. (DS)
130. Developer shall construct a minimum 7-foot wide sidewalk at locations where the sidewalk is located at the front of vehicle parking spaces to accommodate for 2-feet of vehicular overhang. Sidewalks in all other locations shall be a minimum of 5-feet wide. (DS)
131. The project is a redevelopment project on an existing commercial site with more than 1 acre. Developer shall design the stormwater facilities to meet the stormwater requirements of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) redevelopment project. (DS)
132. During the engineering plan check, the Developer shall conduct at least one (1) percolation test within the general footprint of the proposed infiltration facility to validate the infiltration rate used in the sizing calculations. The infiltration test shall account for the Reduction Factor from the Los Angeles County "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. (DS)
133. Developer's Geotechnical Engineer shall perform percolation tests on the exposed bottom of all infiltration chambers immediately prior to facility construction and provide the City with an opinion that the exposed soil layer is suitable for the proposed infiltration facility based on the review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the Project Civil Engineer. (DS)
134. The site drainage shall be designed to maintain the pre-existing drainage pattern. No alteration of drainage pattern is allowed unless approved by the City Engineer. (DS)
135. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide

Trash Amendments (“Amendments”) to treat all stormwater runoff from this site that meets the definition of ‘Priority Land Use’ as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with the requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures. The location of the trash device is subject to the approval of the City Engineer. (DS)

136. In accordance with City Code, Developer shall provide separate services and water meters for commercial and irrigation. (DS)
137. Developer shall construct a loop water system by extending the existing City water main on North Oxnard Boulevard to the second driveway entrance at Orchard Place. The design is subject to review and approval of the City Engineer and the Fire Department. Before permit issuance, Developer shall dedicate a 15-foot water easement meeting City standards to the City. (DS)
138. Developer shall obtain written approval from the Environmental Resources Division to reuse the existing indoor trash enclosure. If the Environmental Resources Division does not approve, the Developer shall construct a trash enclosure (to store three bins minimum) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Building and Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the new enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS)
139. If a new trash enclosure is constructed, Developer shall construct the floor and the loading/service pad of the trash enclosure to be substantially level (2% max slope). The loading/service pad shall be reinforced concrete and extend a minimum distance of 15-feet from the face of the trash enclosure for the width of the enclosure. (DS)
140. At plan check, a new fire flow test involving two flowing hydrants out of the 2.5-inch nozzles is required. Using the approved fire flow data, Developer shall prepare a fire flow model and demonstrate that new fire hydrants will be able to deliver the required fire flow and pressure to meet the Fire Department requirements. (DS)
141. Developer shall verify that the existing sewer lateral is adequate to serve the proposed project. At a minimum a sewer technical memo shall be submitted to the City Engineer for

#### **TRAFFIC DIVISION CONDITIONS**

142. Developer shall install a traffic signal system at the intersection of Orchard Place and North Oxnard Boulevard prior to building occupancy. Developer shall also prepare and submit signage and pavement markings plans for review. These plans shall include signs and markings onsite and offsite. (TR)

143. Developer shall construct a pedestrian path of travel that is ADA-compliant between the project site and the west side of North Oxnard Boulevard at the intersection of North Oxnard Boulevard and Orchard Place. The design of the pedestrian path shall include crosswalks and ADA curb ramps. (TR)
144. Developer shall install the proposed bike rack close to the main entrance door of the proposed development. Developer shall be responsible for the perpetual upkeep of the proposed bike racks for the project. Final location shall be approved by the City Traffic Engineer. (TR)

## **ENVIRONMENTAL RESOURCES DIVISION**

145. A Construction and Demolition Waste Management Plan (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit establishing a goal that at least 65% of the waste generated on the project will be diverted from the landfill.
146. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be submitted that demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
147. An Occupancy Plan must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Plan must clearly state how all three waste streams will comply with all applicable state laws, including AB 939, AB 341, AB 1826, and SB 1383, and any subsequent legislation adopted in the future, will be managed on site in perpetuity.
148. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.
149. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.
150. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
151. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

## **FIRE DEPARTMENT CONDITIONS**

152. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes.



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

153. 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)
154. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
155. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)
156. 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)
157. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
158. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
159. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
160. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)
161. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
162. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
163. 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)
164. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and

provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)

165. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, F15)

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

#### **FIRE DEPARTMENT SPECIAL CONDITIONS**

167. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.

168. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.

169. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.

170. Class I standpipe is required in each stairwell and reach 150' of travel throughout the building.

171. Fire sprinkler coverage is required for:

- a. Patios, overhangs or any other projections that are 48" or more from the structure.
- b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
- c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

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

173. Gurney size elevators will be required.

174. All overhangs over 4 feet are required to be sprinklered.

175. Verify height of parapet. Not to be over 40 inches, unless approved by the Fire Department.

176. FDC is required to be within 50-feet of the fire hydrant and not across drive isles.

177. Vegetation clearance from structure(s) required prior to construction.

178. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction starts.

179. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

## ATTACHMENT “H”

### Staff Presentation

# 2420 Oxnard Boulevard U-Haul Project

Planning & Zoning Permit No. 17-500-11

Michael Rocque, Senior Contract Planner  
Joe Pearson II, Planning Manager

Planning Commission  
November 17, 2022

# Project Description

- A request for the following action:
  - PZ 17-500-11 - Special Use Permit
    - Allow for mini-warehouse/self-storage, truck rentals, and recreational vehicle storage uses.
    - Allow the renovation and conversion of an existing one-story (34 feet in height) 152,542 square foot warehouse into a three story (no change in height), 203,213 square-foot mini-warehouse/self-storage space.
    - U-Box Storage warehouse (34,537 square-feet)
    - 3,050 square feet of retail space
    - RV Storage Lot for 46 RVs

# Project Description (Cont.)

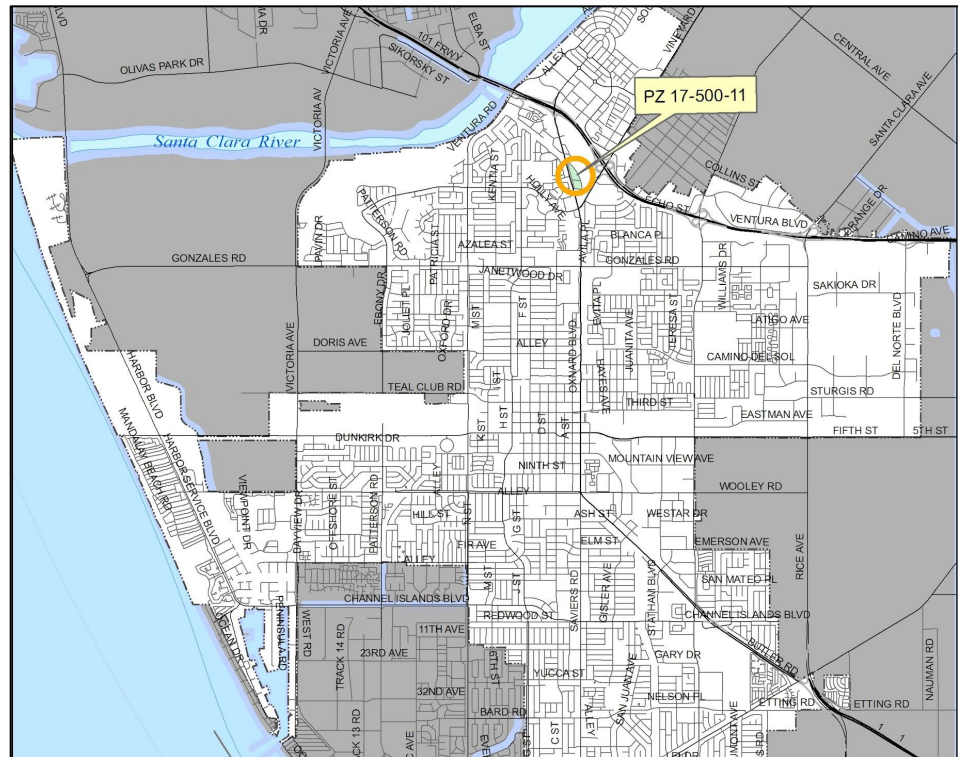
Project Building Floor Area

| USE                       | BUILDING AREA                                                           |
|---------------------------|-------------------------------------------------------------------------|
| Self-Storage-First Floor  | 112,212 SF (Phase II)                                                   |
| Self-Storage-Second Floor | 41,551 SF (Phase II)                                                    |
| Self-Storage-Third Floor  | 49,450 SF (Phase II)                                                    |
| Warehouse                 | 34,537 SF (Phase I)                                                     |
| Retail                    | 5,341 SF (Phase II)<br>(2, 291 SF approved under Minor Mod PZ17-140-02) |
| <b>Total</b>              | 243,091 SF                                                              |

# Project Location

## Subject Site: 2420 N. Oxnard Boulevard

- Existing Vacant Warehouse
- 2,291 Square foot U-Haul Retail center (approved under Minor Modification PZ17-140-02)





# Project Location



Oxnard Blvd (Northbound)

Oxnard Blvd (Southbound)



# Project Location

## Aerial-View

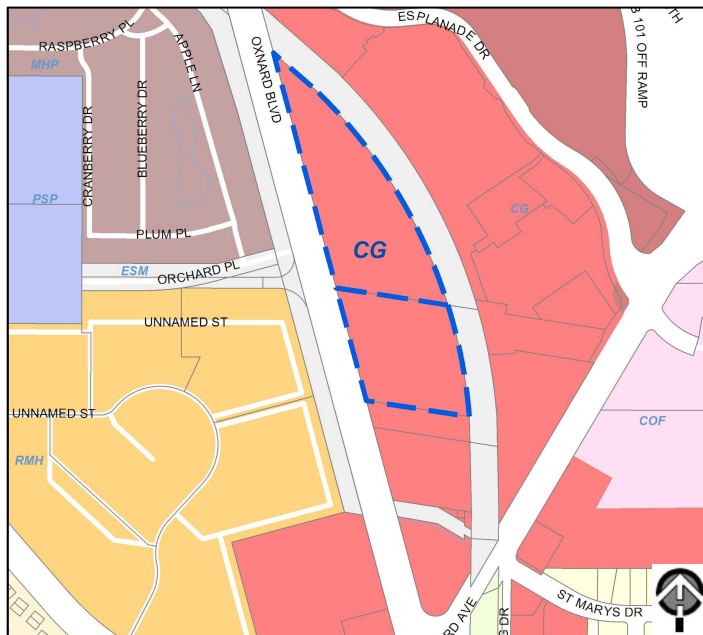


Reference North

| LOCATION     | GENERAL PLAN                  | ZONING                                              | EXISTING LAND USE                                                                |
|--------------|-------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------|
| Project Site | Commercial General (CG)       | General Commercial, Planned Development (C-2-PD)    | Warehouse and Showroom                                                           |
| North        | Commercial General (CG)       | General Commercial, Planned Development (C-2-PD)    | Southern Pacific Railroad tracks; grocery store and retail                       |
| South        | Commercial General (CG)       | General Commercial, Planned Development (C-2-PD)    | West Vineyard Avenue; Mixed commercial and retail and auto repair                |
| East         | Commercial General (CG)       | General Commercial, Planned Development (C-2-PD)    | Esplanade Drive; Southern Pacific Railroad tracks, grocery store and retail      |
| West         | Residential Medium High (RMH) | High Rise Residential, Planned Development (R-4-PD) | Oxnard Boulevard; Southbank Residential Neighborhood and Casitas Apartment Homes |

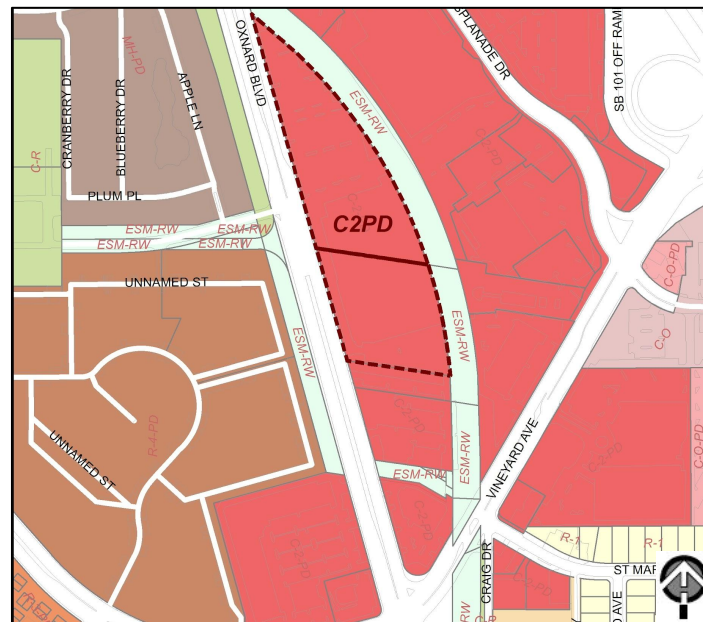
# General Plan & Zoning Maps

## General Plan Land Use Designation



Commercial General (CG)

## Zoning Designation



General Commercial - Planned Development  
(C-2-PD)

# Background - Existing Center

- On September 1, 1970, the City Council approved a Planned Development Permit to permit the construction of a 155,000 square-foot Levitz furniture warehouse and retail showroom on the subject property.
- The property was acquired by U-Haul in 2016. On January 23, 2017, U-Haul applied for a Minor Modification (PZ 17-140-02) to allow the establishment of a retail use within 2,291 square feet portion of the building, restore non-conforming landscaping and lighting conditions on-site, and enhance the building architecture. This was approved in 2018.
- On August 21, 2017, the subject application Special Use Permit No. 17-500-11 was formally submitted for processing and review. Between September 2017 and February 2022, multiple project completeness reviews were conducted, and project revisions were submitted

# Background - Mini-warehouse/Self-storage Uses

- In 1975, the City Council passed Resolution 6446, which established development standards for mini-warehouses. This resolution stated that "Mini-warehouses may locate in C-M (Commercial - Manufacturing) and M-I (Light Industrial), M-L (Limited Industrial) Zones."
- In 2009, the City Council passed Ordinance 2807, which removed mini-warehouses as a permitted use in the C-2 zone. As presented in the staff report at that time, the City determined that the general allowance of self-storage facilities was not consistent with purpose and intent of the General Plan for the C-2 zone and the use is not consistent with the other retailing, office and service-related uses permitted or conditionally permitted in the C-2 zone. This change was processed as a "clean-up" action to make the Oxnard City Code language consistent with the mini-warehouse policies adopted by the City Council in 1975 and the General Plan.



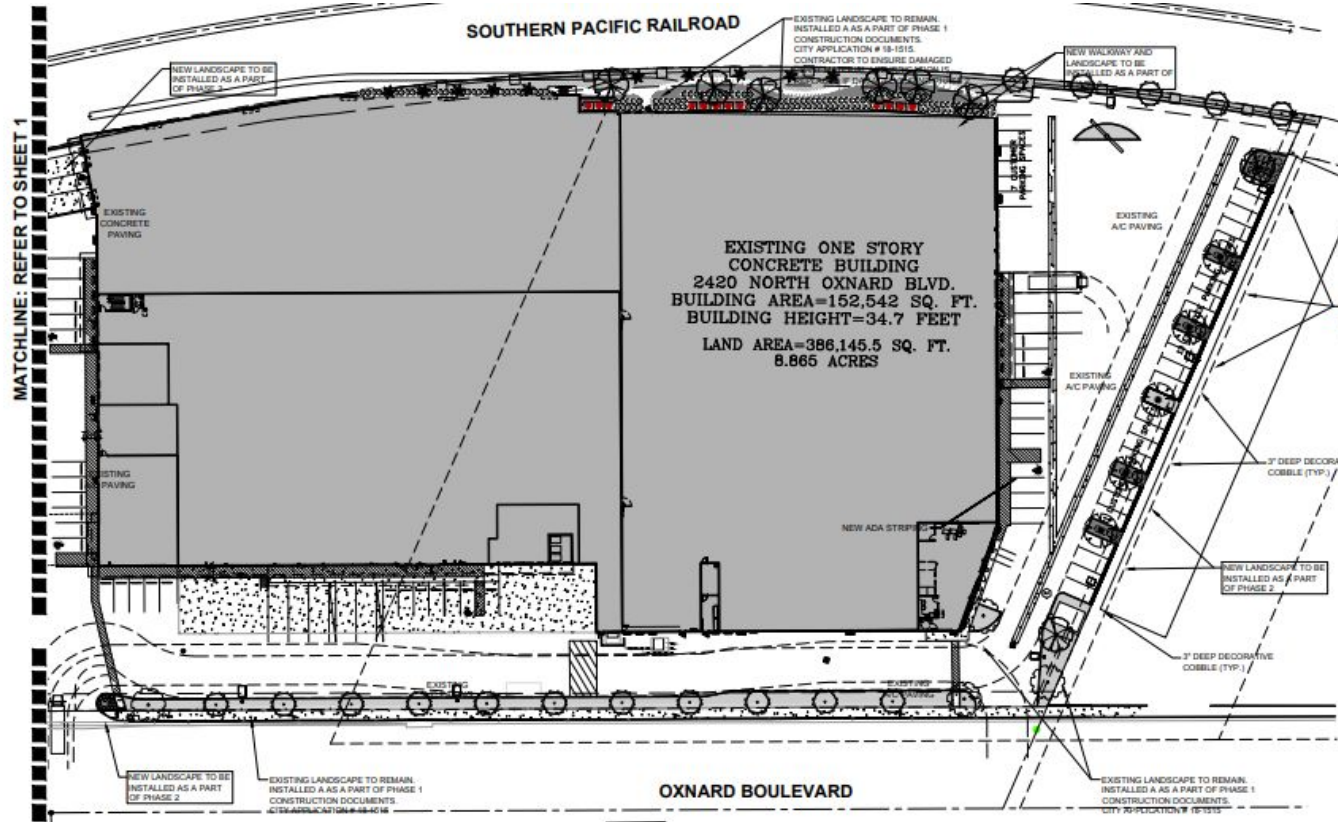
## Proposed Site Plan



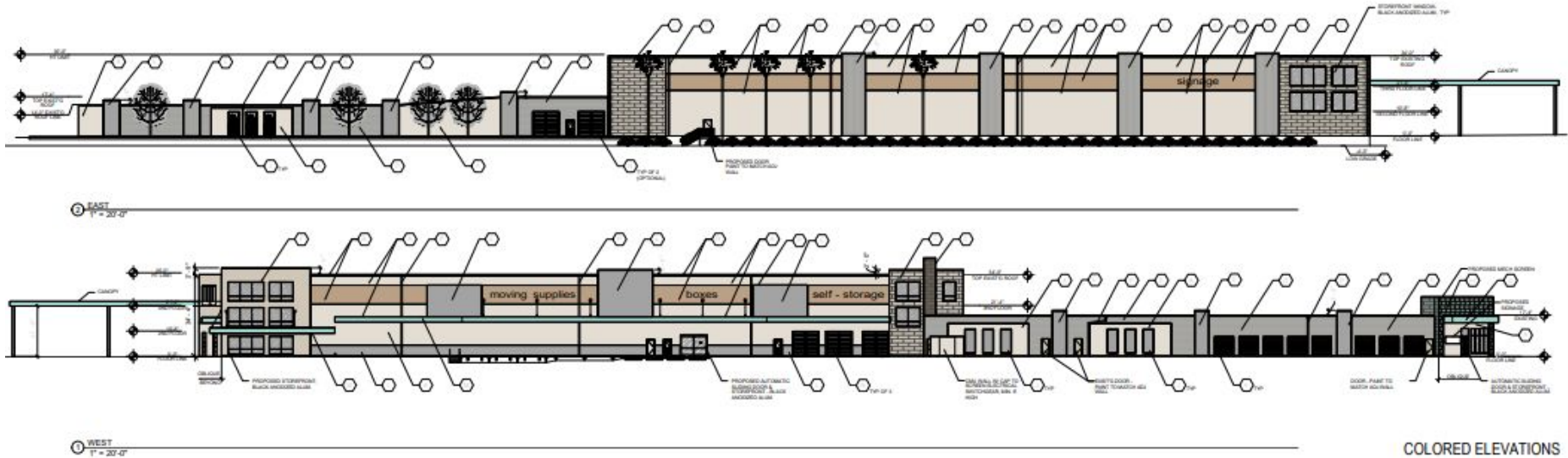
### Rental Staging Area

# Proposed Site Plan (Southern Section)

## Proposed Site Plan

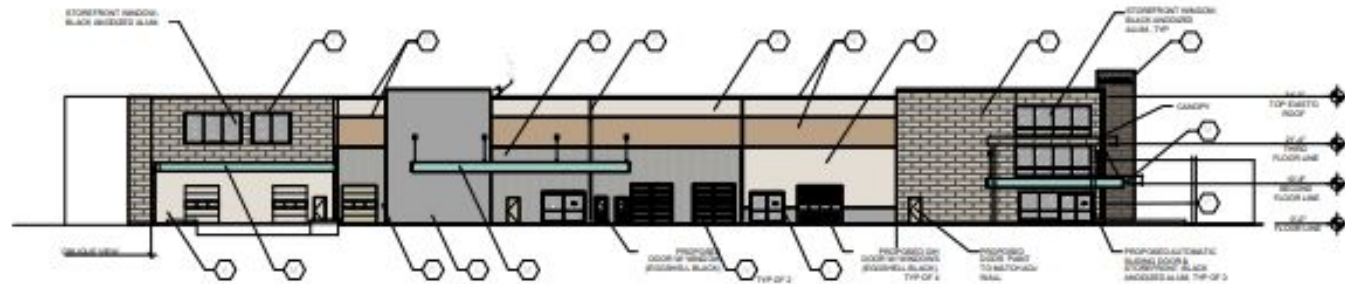


# Elevations - Rendered

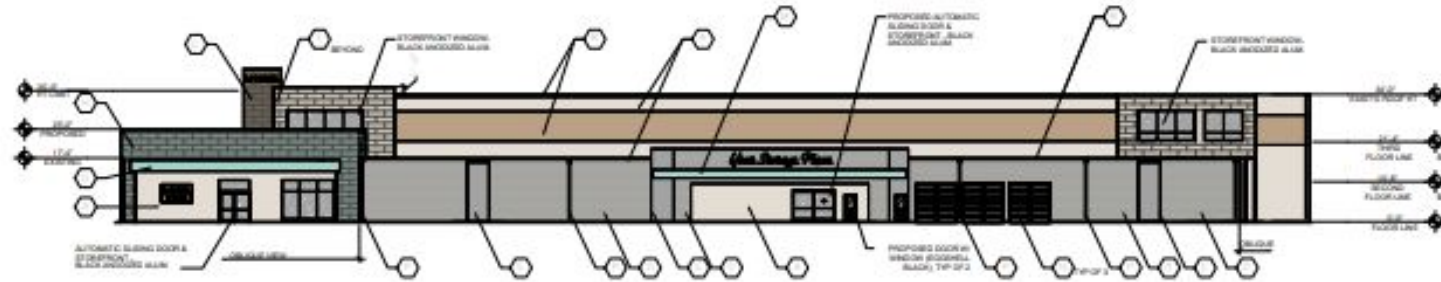




# Elevations - Rendered



① NORTH  
1" = 20'-0"



② SOUTH  
1" = 20'-0"

# Applicable General Plan Policies

- Many policies are directly or indirectly applicable to the proposed project. Some of the key policies are:
  - Community Development Policy 1.2 - Infill Development
  - Community Development Policy 4.2 & 4.4 - Commercial Revitalization and Redevelopment/Commercial Area Aesthetics
  - Community Development Policy 9.2 - Revitalization and Redevelopment
  - Community Development Policy 9.3 & 9.4 - Gateway Enhancement/View Corridor Preservation
  - Community Development Policy 18.1 - Attract new Business

# Zoning Code Compliance

- The proposed development is located within the General Commercial, Planned Development (C-2-PD) zone district and is subject to the General Commercial (C-2) development standards.
- The proposed project would generally conform to the applicable C-2 development standards outlined in the Oxnard City Code for the General Commercial land use as further detailed in the Staff Report.

# Zoning Code Compliance

| USE                                                                     | SIZE                                       | ZONING REQUIREMENT                                                                                                                                                                            | REQUIRED PARKING                |
|-------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Retail, general merchandising which is not located in a shopping center | 5, 341 SF                                  | 1:300 SF                                                                                                                                                                                      | 18 spaces                       |
| Warehousing                                                             | <u>34,537 SF</u><br>20,000 SF<br>14,537 SF | 1:1000 SF for first 20,000 SF devoted to warehousing, plus the required parking devoted to other uses; 1:2000 SF for the second 20,000 SF;<br>1:4000 SF for floor area in excess of 40,000 SF | <u>27 spaces</u><br><br>20<br>7 |
| Mini-Warehouse                                                          | 201,796 SF                                 | (ITE Parking Generation)                                                                                                                                                                      | 18 spaces                       |
| <b>Total Required Parking:</b>                                          |                                            |                                                                                                                                                                                               | <b>63 spaces</b>                |

# Environmental Review

- An environmental consultant, under the supervision of Planning Division staff, prepared IS/MND which evaluated potential environmental impacts of the proposed Project. The IS/MND was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).
- Final IS/MND includes a Mitigation Monitoring and Reporting Program:
  - a. Details process to implement required mitigation measures
  - b. After implementation of standard conditions and mitigation measures, all potentially significant impacts reduced to less than significant levels
- Final IS/MND identified the following:
  - a. Class 2 impacts (potentially significant by mitigable, mitigation required)
    - i. Air Quality
    - ii. Biological Resources
    - iii. Cultural and Tribal Cultural Resources
  - b. All other impact area were identified as Class 3 (less than significant)
- Staff determined that there is no substantial evidence that the Project will have a significant effect on the environment.

# Required SUP Findings

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed Special Use Permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site that is subject to the Special Use Permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).
4. The site that is subject to the Special Use Permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.
5. The site that is subject to the Special Use Permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.

# Public Notice

- Notice of PC hearing was provided:
  - Newspaper,
  - On-site posting; and
  - Mailed to property owners within 300 feet.
- To date, no public comments have been recieved.

**Recommendation:** That the Planning Commission:

- a) Provide direction to City staff regarding the appropriateness of the proposed project and direct staff to return at the next regular meeting with a resolution providing a approval recommendation or a denial recommendation to City Council.



