

COMMUNITY WORKSHOP

Monday, February 13, 2023

The attached documents have been submitted by the applicant for the following item:

2. PROJECT NAME: 920 Catamaran Duplex; PLANNING AND ZONING PERMIT NO. 22-400-04 (Coastal Development Permit); Oxnard Dunes Neighborhood

A request to construct a two-story 5,154 square-foot duplex on a 6,480 square-foot vacant site located at 920 Catamaran Street (APN: 196-0-032-015) within the Coastal Multiple-Family (R-2-C) zone. Proposed development includes two attached units, with each unit size 2,577 square-feet, additionally both units include an attached 468 square-foot two-car garage. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

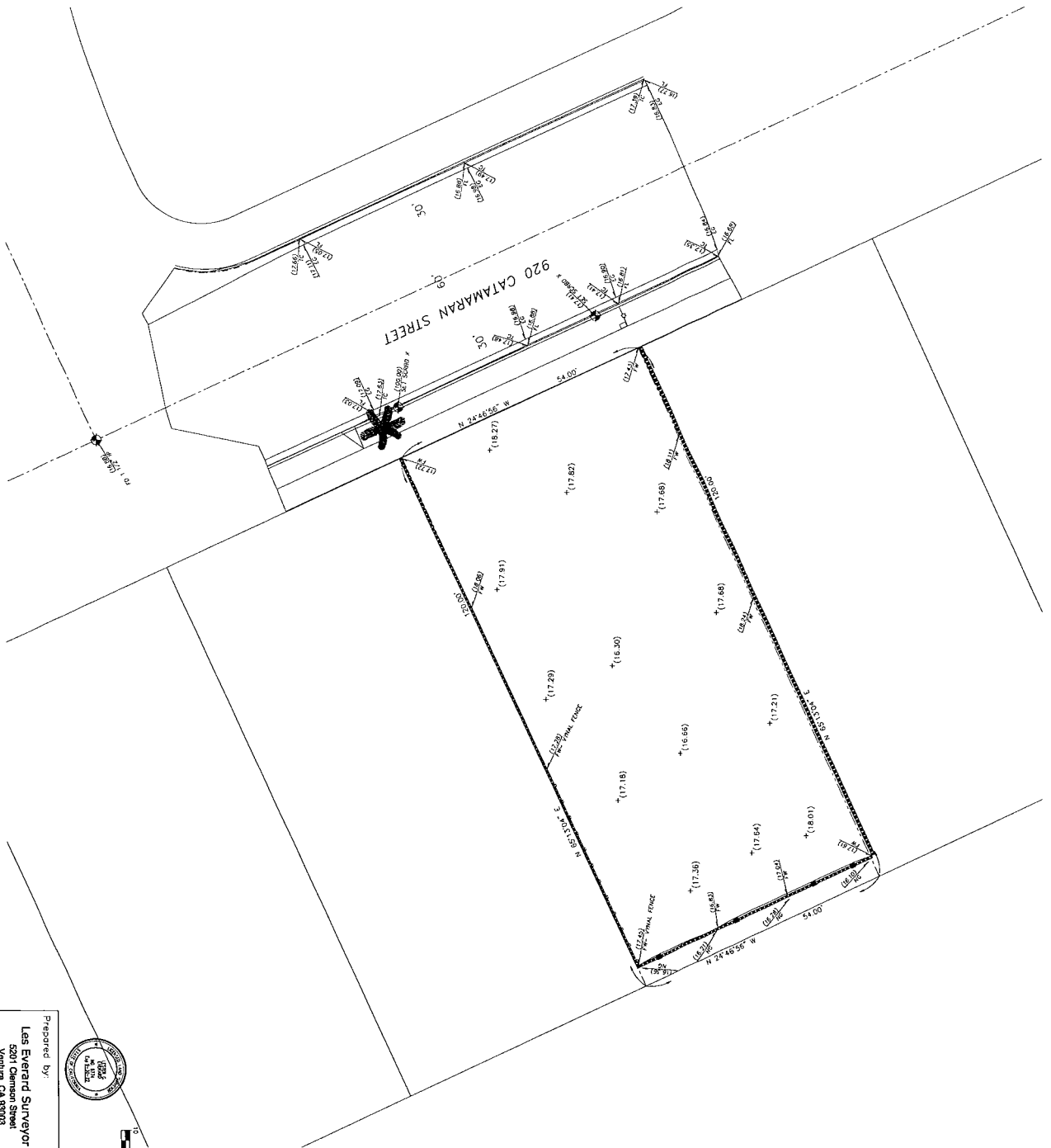
Applicant: Rick Moraga
City Contact: Joe Pearson, Case Planner

Phone: (323) 678-6583
Phone: (805) 385-8272

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858

1



SURVEYOR'S STATEMENT

This map correctly represents a topographic survey made by me or under my direction in conformance with locally accepted standards and practices of the request of Charles Morris in December, 2021.

LEGAL DESCRIPTION

LOT 44 OF TRACT NO. 1567-1 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41, PAGES 83 THROUGH 85 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY.

BENCHMARK

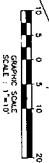
VDPO, 425
DESIGNATION: 100-9 TBM 1
Description: NAD83
Character: Level & Tack
Date: 1982
Elevation: 14.22 Feet

Description:

AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF HARBOR BOULEVARD AND WOLDE ROAD, 32.0 FEET NORTH OF THE CENTER OF HARBOR BOULEVARD, 32.0 FEET NORTHERLY FROM THE CENTER OF WOLDE RD.

NOTES

1. No attempt has been made as a part of this topographic survey to show or show data concerning the location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency.
2. Except as specifically stated or shown on this plot, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey, building setback lines, restrictive covenants, zoning or other land use regulations, and any other land use regulations, and any other facts that on accurate and current title search may disclose.



Prepared by:

Les Eiland Surveyor
5017 Camarillo Street
Ventura, CA 93003
(805) 289-9407

Topographic Survey

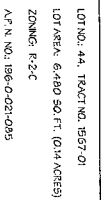
920 Catamaran Street
Oxnard, CA
Survey Date: December, 2021

TS1

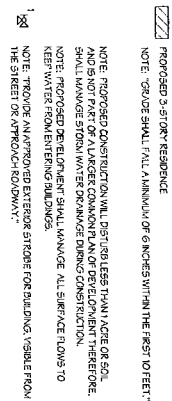
PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
920 CATAMARAN STREET, OXNARD, CA 93035
LOT 82 TRACT 1567-01, A.P.N. 196-0-032-015

R. G. M. RICKY G. MORAGA
ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-482-1836

DATE	REVISION
DRAWN BY	CHECKED BY
	APPROVED



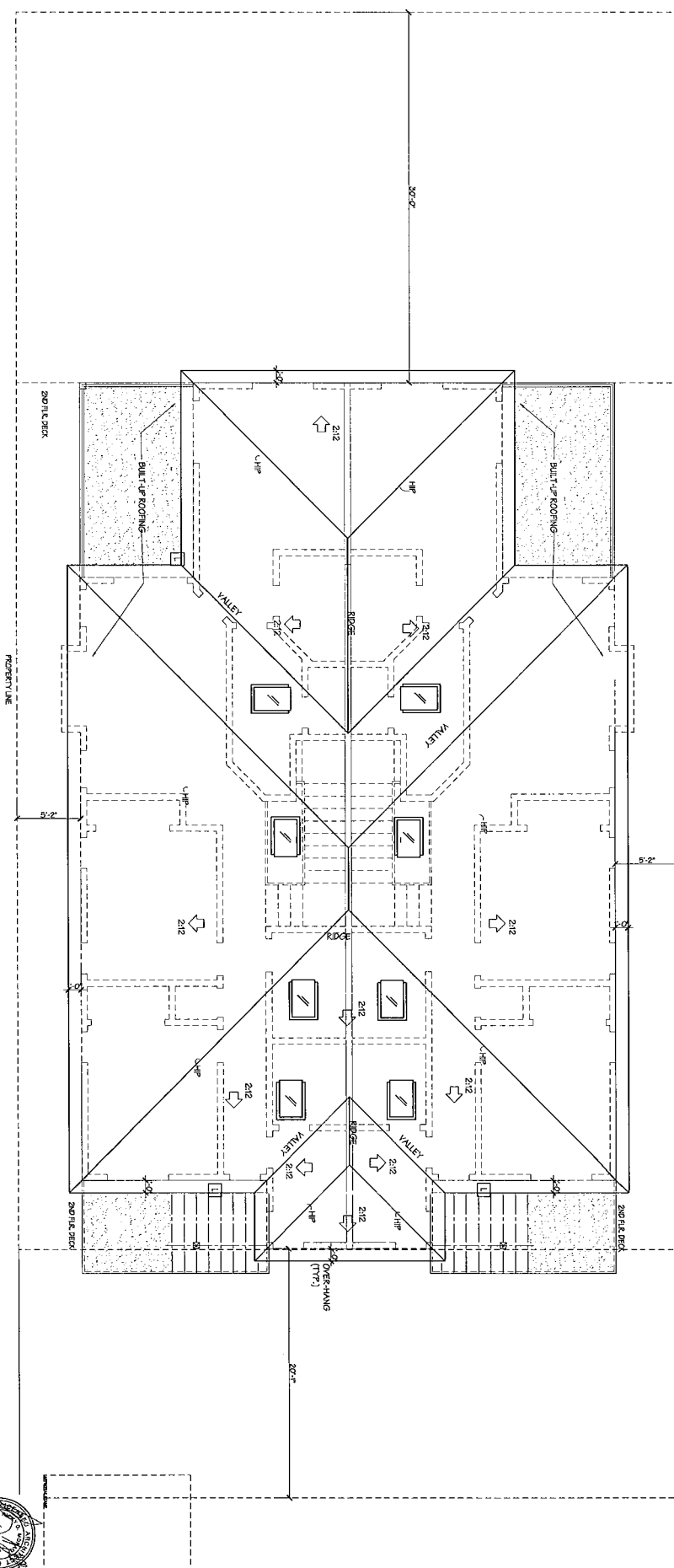
TOTAL BLDG FOOTPRINT
AREA: 3240 SQ. FT.



R. G. M. RICKY G. MORAGA
ARCHITECTURE & PLANNING
 350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA. 93010 805-482-1836

DATE	REVISION	
DRAWN BY	CHECKED BY	APPROVED

[illegible]



ROOF PLAN NOTES

- [illegible]

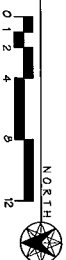
LEGEND

H - HP	SLOPE 2:12	2ND FLOOR
V - VALEY		FLOOR
R - RIDGE	SLOPE 2:12	1ST FLOOR
C - CRICKET		ROOF
DAS - ROOF DRAIN AND SCOPPER		
☒ CHIMNEY'S HIGH ☐ CHIMNEY'S LOW		

IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE, LOCATED AT MOST 3 FEET BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE WITH THE REMAINING VENT AREA PROVIDED BY EAVE OR CORNICE VENT. (\$102.2 CBC)

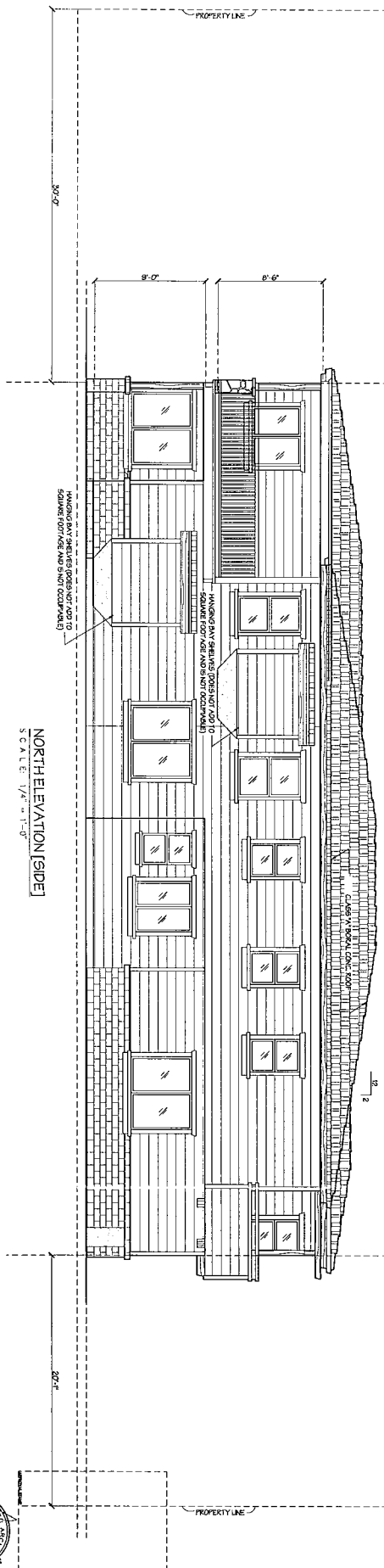
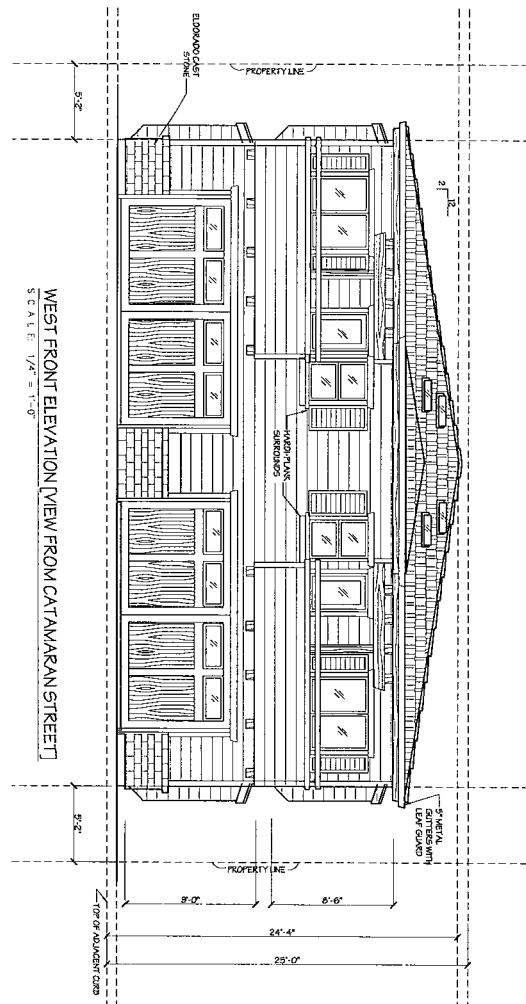
ROOF PLAN
SCALE: 1/4"

1'-0"



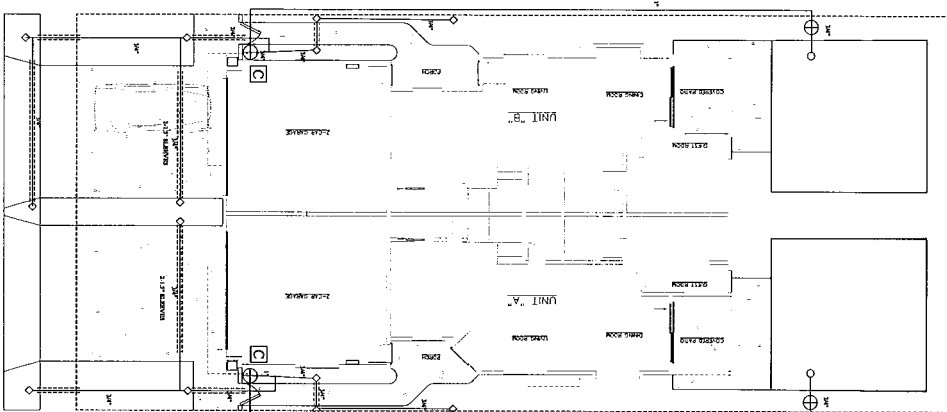
DATE	REVISION	
DRAWN BY	CHECKED BY	APPROVED





- ## ELEVATION NOTES:
- 1) CLAY, SANDY CLAY, MEDIUM BROWN, L.T.C. CONCRETE ROOF THIS SHOWN SOFT WHITE
 - 2) LAY SLOPING IN: JAMES HONDE
 - 3) STONE BELT: REDDISH TAUPE, DARK BROWN
 - 4) VINYL WINDOW FRAMEWORK: MILDLY OILY, WHITE
 - 5) REDDISH STONE IN: CONCRETE STONE, STONE, LIGHT & BROWN, REDDISH, CLAY, GRAY, REDDISH, BROWN
 - 6) PAVED IN: CLAY, SANDSTONE, PATTERN, CONCRETE, COBBLE, CLAY, SAND / 1.5-2.0

BY:	



IRRIGATION LEGEND				
SYMBOL	NAME	MODEL	DESCRIPTION	REMARKS
	RAINBIRD	XACZ-975-PPE	REMOTE CONTROL VALVE	
	RAINBIRD	XACZ-975-PPE	REMOTE CONTROL VALVE	
	RAINBIRD	ESP-SMTE	4 STATION SMART MODULAR CONTROL SYSTEM	SEE PLAN FOR LOCATION
	NIBCO	T113	GATE VALVE - LINE SIZE	
	NETAIRA	PSC CONECTOR FROM VALVE TO SPLITTER	SPRING OPERATED SPLITTER	SEE DETAIL PLAN
	NETAIRA	NETAIRA	THIS dashed line separates the 2 drip zones originating at their header connections. Other drip zones are separated by the entry walk and the stepping stones.	SEE DETAIL PLAN

	SCH 40 PVC	SCH 40 PVC	MAINLINE - 18" OF COVER	SIZE PER PLAN
	SCH 40 PVC	SCH 40 PVC	LATERAL LINE - 12" OF COVER	SEE DETAIL
	SCH 40 PVC	SCH 40 PVC	SLEEVES 3/4" OF COVER	2X LINE SIZE

DRIP IRRIGATION NOTES

1. The master of the dry ship system is to provide 100% coverage of the entire painting area.
2. Prior to installing the overhead irrigation, the irrigation contractor shall meet with the landscape architect and CV to discuss the irrigation system and to review the installation.
3. The overhead irrigation system shall be installed in accordance with the manufacturer's instructions.
4. Drilling to be TECHLINE CV set 18" with center at 18" o.c. All entries to be 0.92 GPM.
5. Insert spouts at 3 ft. on center.
6. In stanch and groundcover areas, set dripline on finish grade and cover with 3" layer of mulch and groundcover plants.
7. In arid and desertous grassland.
8. Each separate drip zone to have two (2) manual flush valves (model TTSVO) located on exhaust headers per detail. One flush valve has more than one zone.
9. For plants with a "level change," each PVC filter to have a 1" Guardian Air Relief Valve installed at the highest point of that zone.

GENERAL IRRIGATION NOTES

1. Contractor shall contact DigAlert at 1 (800) 422-4131 one week prior to digging.
2. Equipment shall be in paving or office areas so as to graphics clearly only and shall be installed within 24 hours of the time of paving.
3. Contractor shall be responsible for front ends as they enter and shall exit.
4. A number of one full year shall be granted by the contractor on the Impregnation system, excluding obvious acts of vandalism or damages by others. Contractor shall be responsible for maintenance and repairs during that time.
5. Provide Rainbird RSD Series Rain Sensor.
6. POINT OF INSTALLATION: install of domestic waterline to provide stub up for irrigation "I" manifold. Install gate valve between stub up and fitting, manifold.

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) 32.9

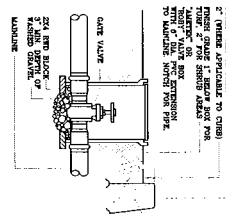
hydrozone#	plant factor (PF)	irrig method	Irrig Efficiency (IE)	ETAF (PP/IE)	(A) LA-landscape area in sq. ft.	(B) ETAW x LA	ETWU (annual gallons req'd)
shrubs	.2	drip	.81	.25	2180	545	11,118
	.7	drip	.81	.86	890	765	15,606
				Average ETAF (B/A) = .43			
					totals (A)	3070	(B) 1310
					ETWU total	26,724	
					MAYWA (annual gallons allowed)	28,183	
Plant Factor:							
very low 0-.1, low 1-.3					20.4	ETWU = (32.9)/0.62/(ETAF x LA)	
medium .4-.6, high .7-1.0						MAYWA = (32.9)/(0.62)(.45 x LA)	



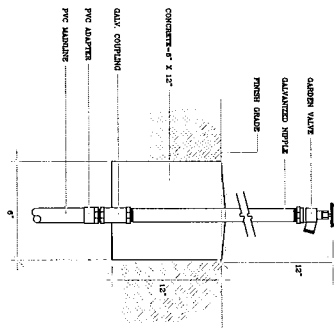
Diagram illustrating the controller assembly:

- CONTROLLER**: The main control unit.
- JUNCTION BOX**: A box connected to the controller, containing wiring for the 1.5-inch PVC pipe and the 1/2-inch PVC pipe.
- 1.5-INCH PVC PIPE 40' CONDUIT AND FITTINGS**: A long pipe connected to the junction box, leading to the **VALVES**.
- 1/2-INCH PVC PIPE TO POWER SUPPLY**: A short pipe connected to the junction box, leading to the **POWER SUPPLY**.
- 50% COMPENSATED 40' ABOVE PN CHASE**: A label indicating the height of the power supply relative to the junction box.

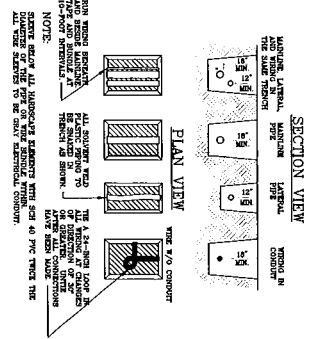
NOT TO SCALE



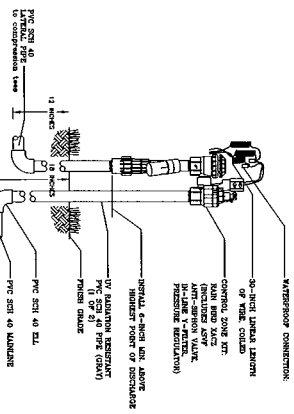
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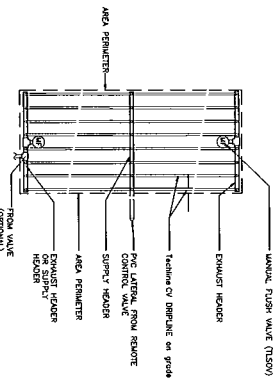
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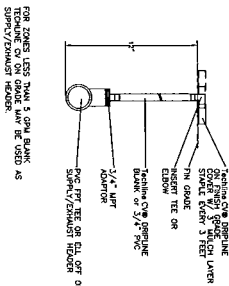
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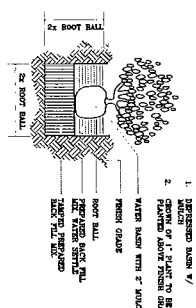
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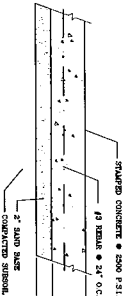
NOT TO SCALE 300'



NOT TO SCALE

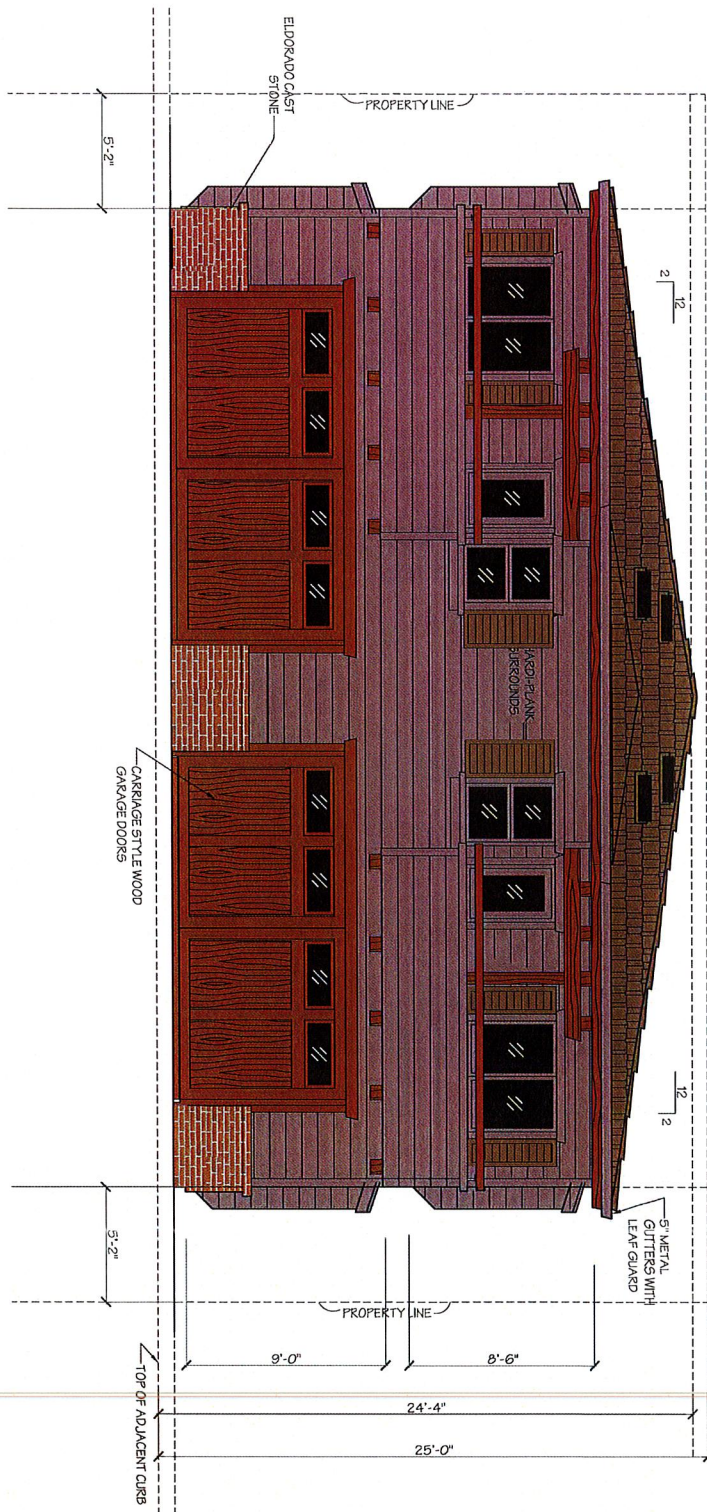


NOT TO SCALE



NOT TO SCALE





- ELEVATION NOTES:**
1. GLASS WINDOWING BY DOWRY BOONING LLC. CONCRETE ROOF-TILES, SHADEY 900 SLATE, BROWN/SLATE COLOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND OPERATIONS.
 2. LAMP FINISH BY JAMES HAZEL. STYLE: SELECT COUNTRY. COLOR: BROWN/SLATE.
 3. VENT WINDOWING & FINISH BY "MADONNA" COLOR: WHITE.
 4. METAL ROOF FIN. BRICK.
 5. FINISH BY DESIGN MANUFACTURE. PATTERN: COUNTRY CORNELL. COLOR: SAND / B-5-WAL.

COLOR ELEVATION
SCALE 3/8" = 1'-0"



PROPOSED 2-STORY DUPLEX FOR:
MORRIS DUNES, LLC.
920 CATAMARAN STREET, OXNARD, CA 93035
LOT 82 TRACT 1567-01, A.P.N. 196-0-032-015

R. G. M. RICKY G. MORAGA
ARCHITECTURE & PLANNING
350 N. LANTANA STREET, SUITE 222, CAMARILLO, CA 93010 805-482-1836

DATE	REVISION
DRAWN BY	CHECKED BY
	APPROVED

COMMUNITY WORKSHOP

Monday, February 13, 2023

The attached documents have been submitted by the applicant for the following item:

3. PROJECT NAME: 1105 Capri Way Beach Front Residence; PLANNING AND ZONING PERMIT NO. 22-400-05 (Coastal Development Permit); Oxnard Shores Neighborhood

A request to construct a two-story 6,942 square-foot single family residence on a 4,848 square-foot beach front vacant site located at 1105 Capri Way (APN: 191-0-008-136) within the Residential Beach Front (R-BF) zone. Proposed development includes 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage and 5 deck areas. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

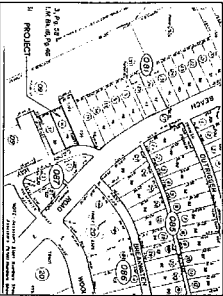
Applicant: Walt Philipp
City Contact: Joe Pearson, Case Planner

Phone: (323) 678-6583
Phone: (805) 385-8272

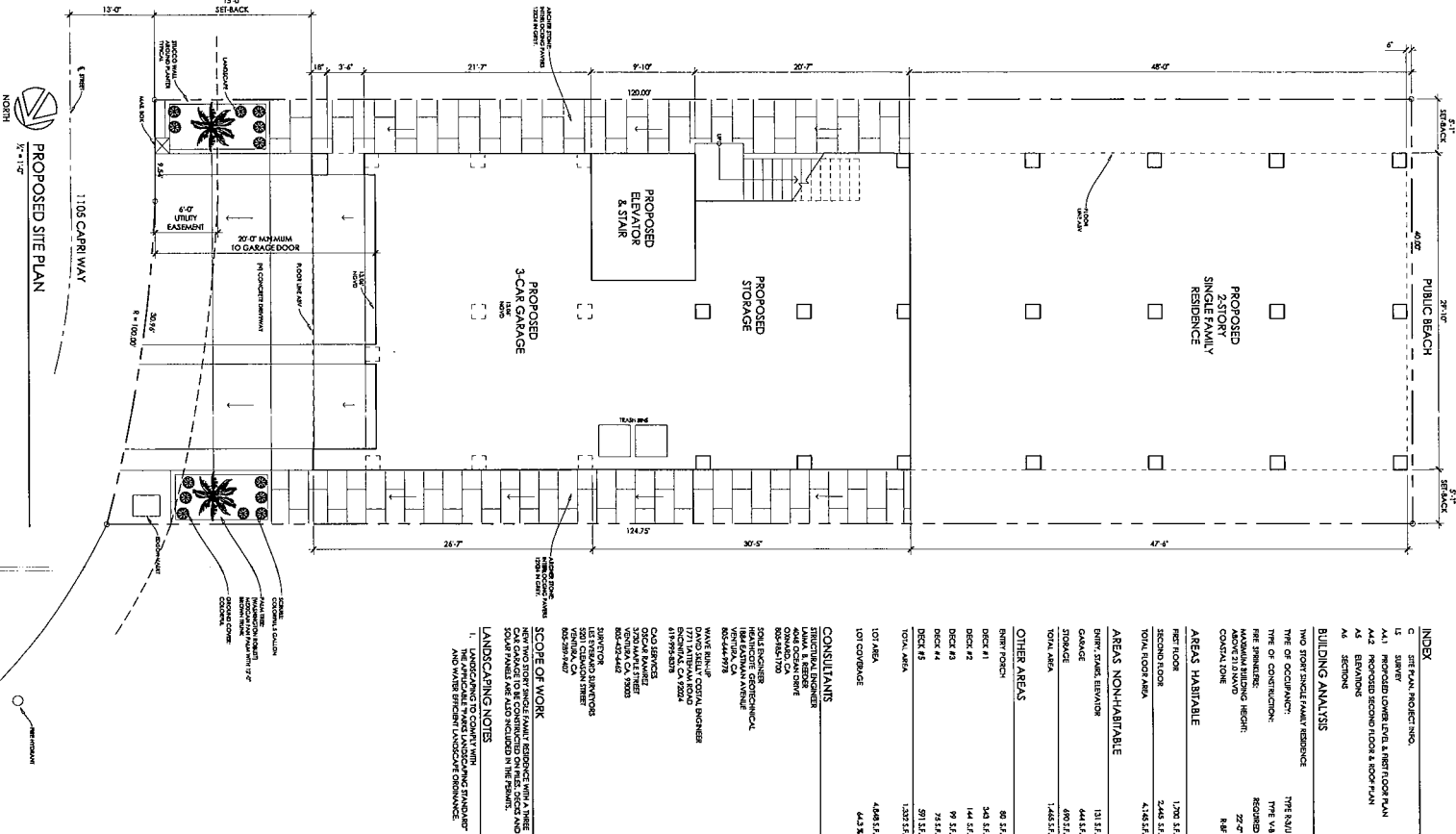
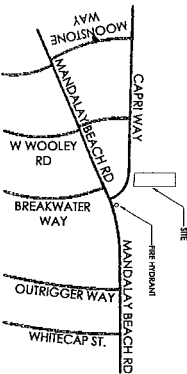
For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

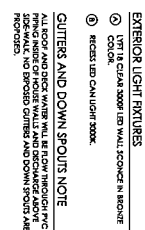
Para información en español, favor de llamar al (805) 385-7858

PARCEL MAP
N.T.S.

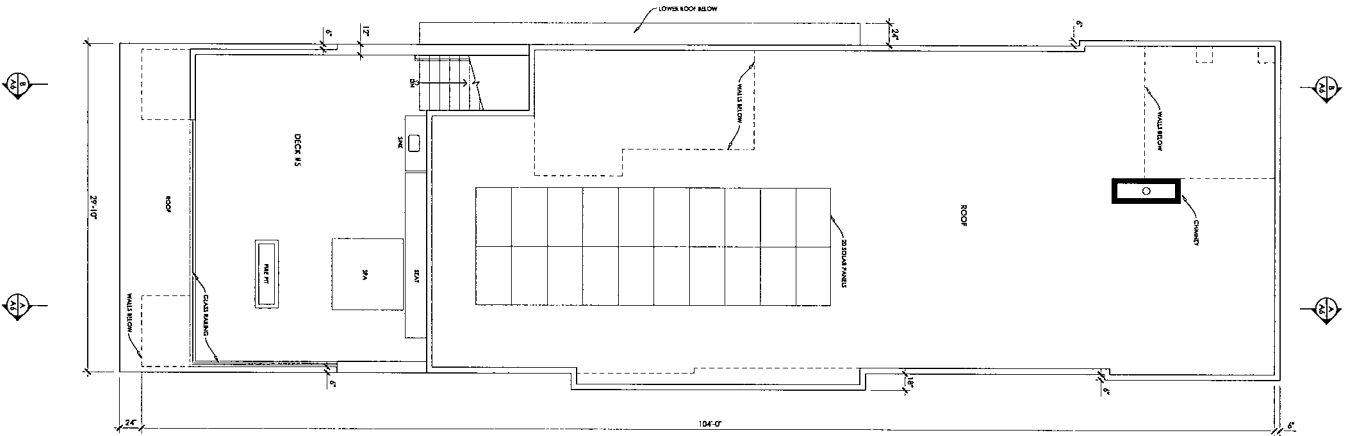


VICINITY MAP
N.T.S.

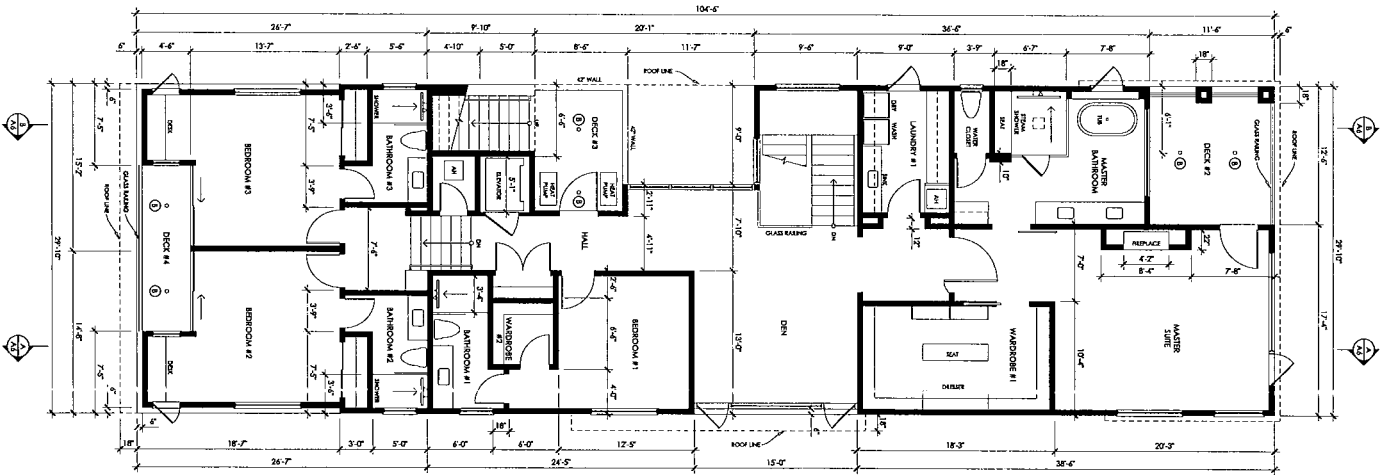




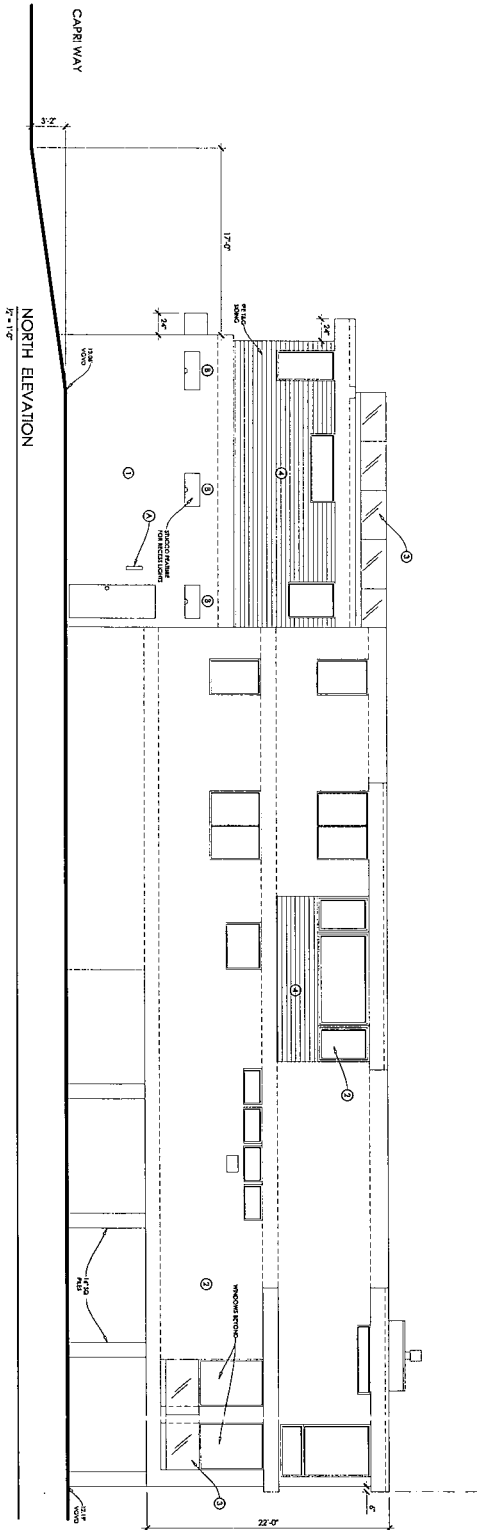
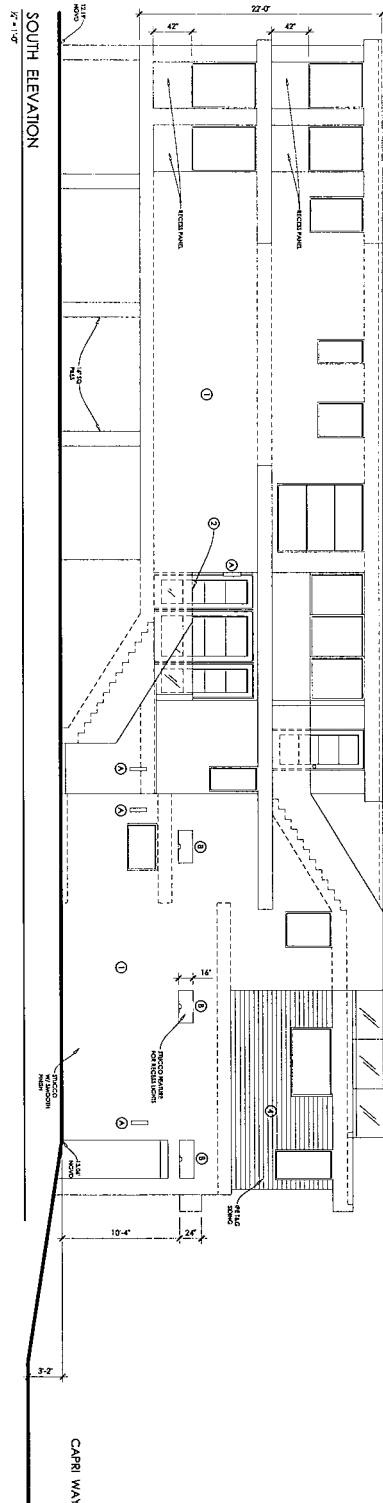
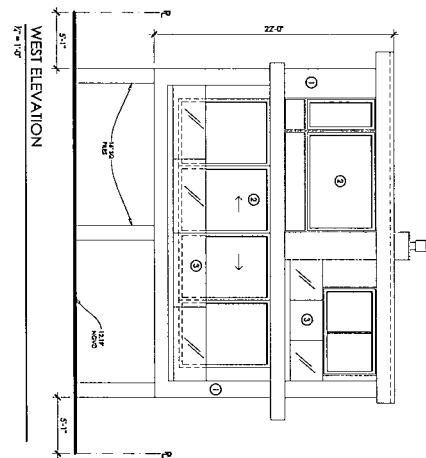
ROOF PLAN



2ND. FLOOR PLAN



- EXTERIOR LIGHT FIXTURES**
- ① 1" x 6" CLEAR 3000K LED WALL SCONCE IN BRONZE
 - ② 1" x 6" CLEAR 3000K LED WALL SCONCE IN BRONZE
 - ③ RECESSED CAN LIGHT 3000K
- GUTTERS AND DOWN SPOUTS NOTE**
- ALL ROOF AND SLOPE WATER SHALL BE COLLECTED IN A 4" DIA. PIPING DRAIN OR HOSE WALL AND DOWN SPOUTS. ABOVE PIPING SHALL BE 1/2" DIA. PIPING. DOWN SPOUTS SHALL BE 1/2" DIA. PIPING. DOWN SPOUTS SHALL BE 1/2" DIA. PIPING. DOWN SPOUTS SHALL BE 1/2" DIA. PIPING.



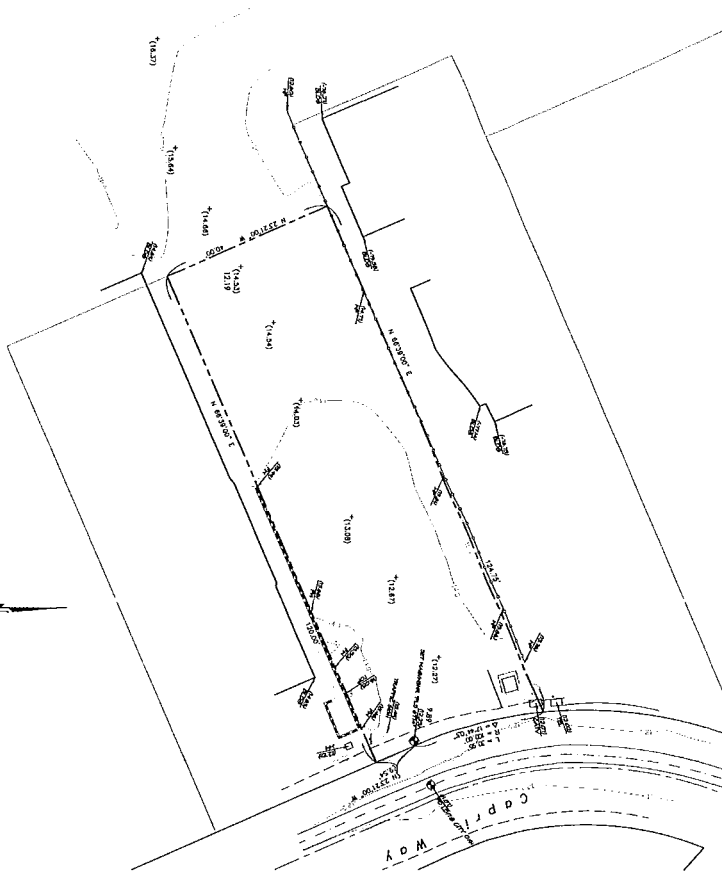
This map correctly represents a topographic survey made by me or under my direction in conformance with locally accepted standards and practices at the request of Stephen Whitley on December, 2021.

Lot 44, Block No. 4980, in the City of Orange, County of Ventura, State of California, as shown on a Map recorded in Book 17, Page 47 through 103 of Maps, in the Office of the County Recorder of said County.

VCARD	430
DEDICATION	100-10
Datum	XAVD 05
CHARACTER	VENTURA COUNTY BRASS DIAK
DIAK	054

at the southeast corner of
Hudson Boulevard and Blair Street,
50.5 feet west of the center of
Hudson Boulevard, 47.0 feet south of
the center of Blair Street, 16.0
feet west of the power pole. Hudson
Boulevard is 20 feet east of a brick
wall, 12 feet east of an iron
guard post.

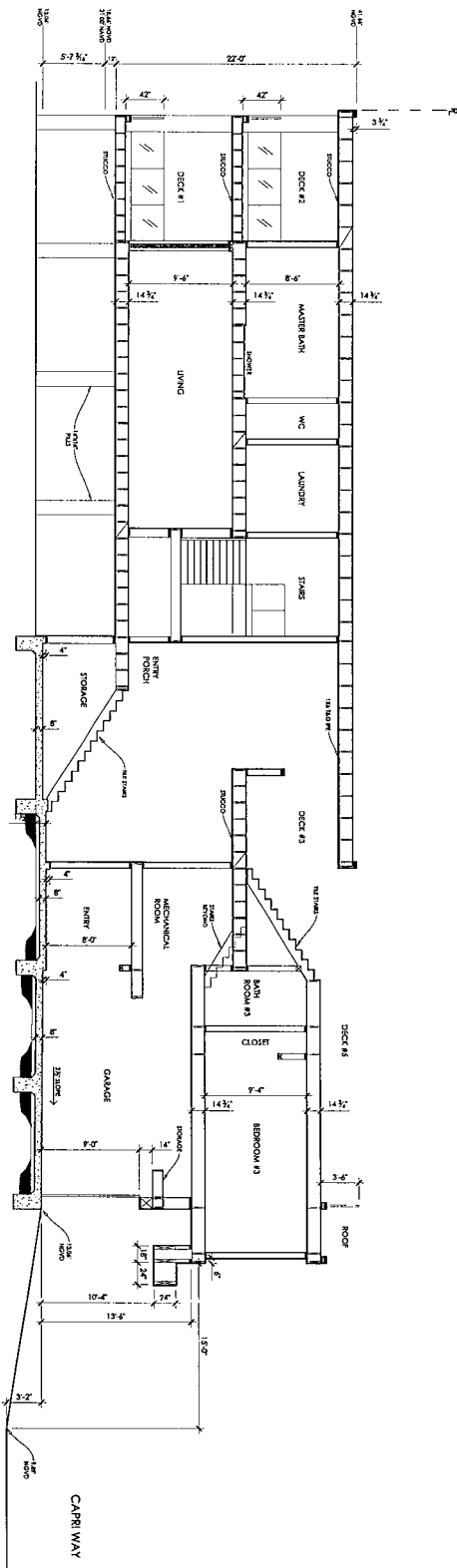
The City of Concord chooses to still rely on NHD 24 DATT rather than updating to NHD 60 DATT. With use NHD 60 DATT, the City of Concord would have to delete NHD 24 elevation 526.25' from what is shown on this drawing.

[illegible]

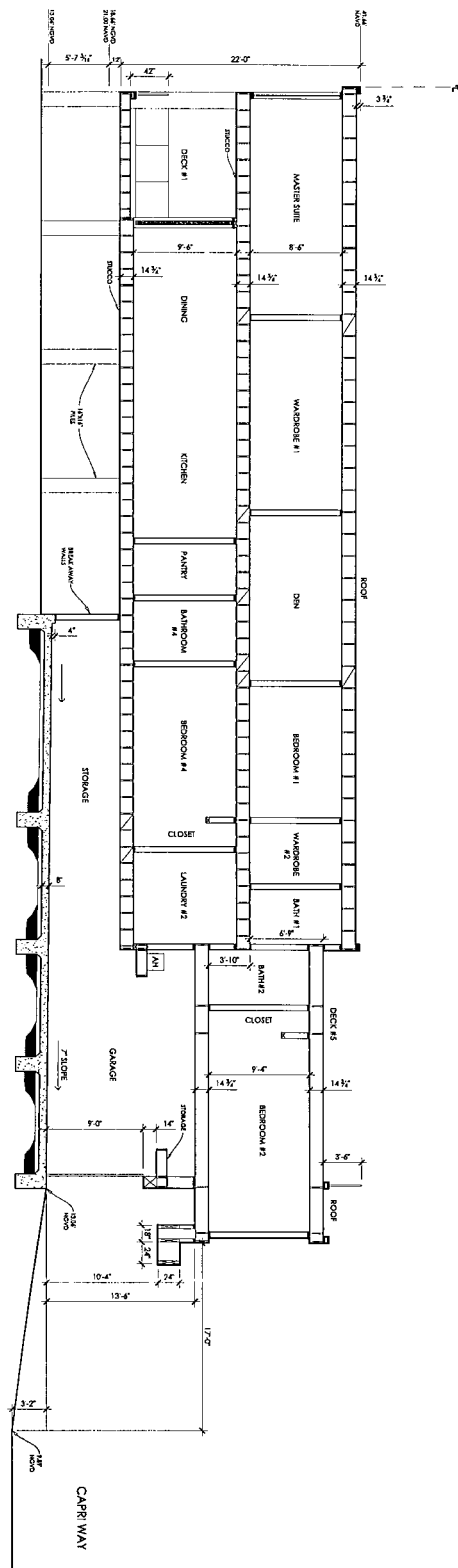
Prepared by:
Les Everard Surveyor
5201 Clemson Street
Ventura, CA 93003
(805) 289-9407

Topographic Survey
1105 Capri Way
Oxnard, CA
Survey Date: December, 2021

SECTION B
1/4" = 1'-0"



SECTION A
1/4" = 1'-0"

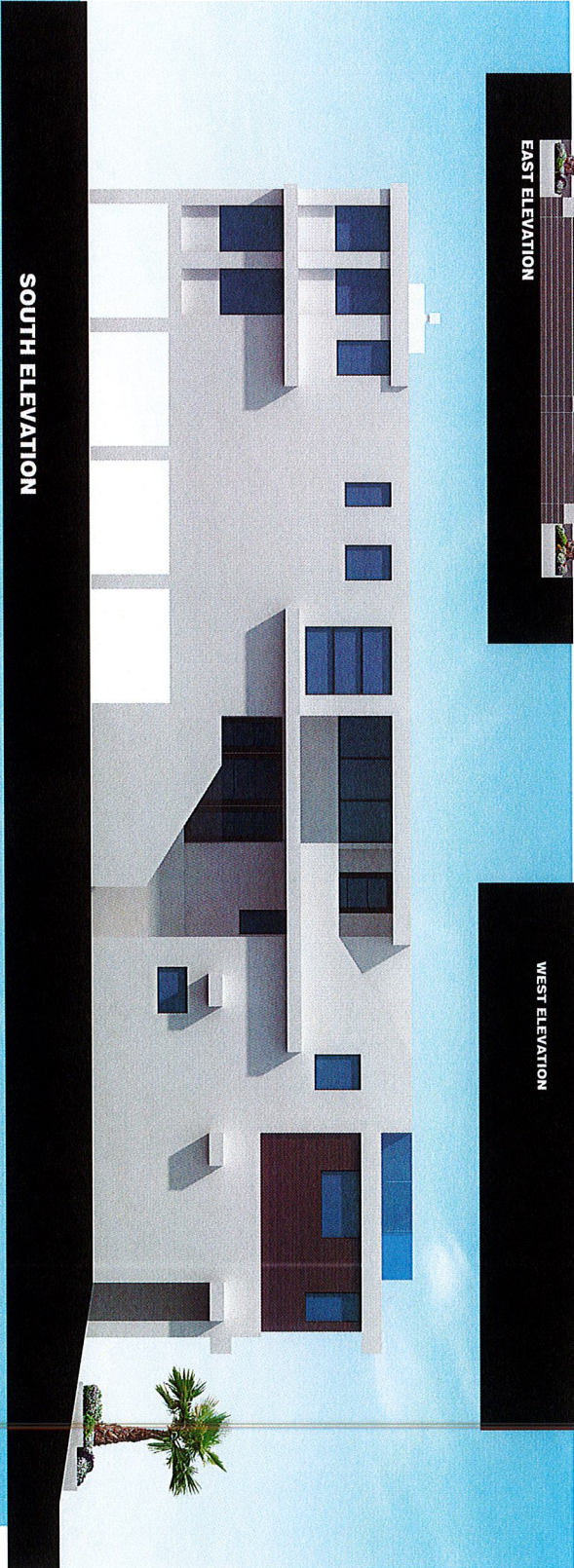




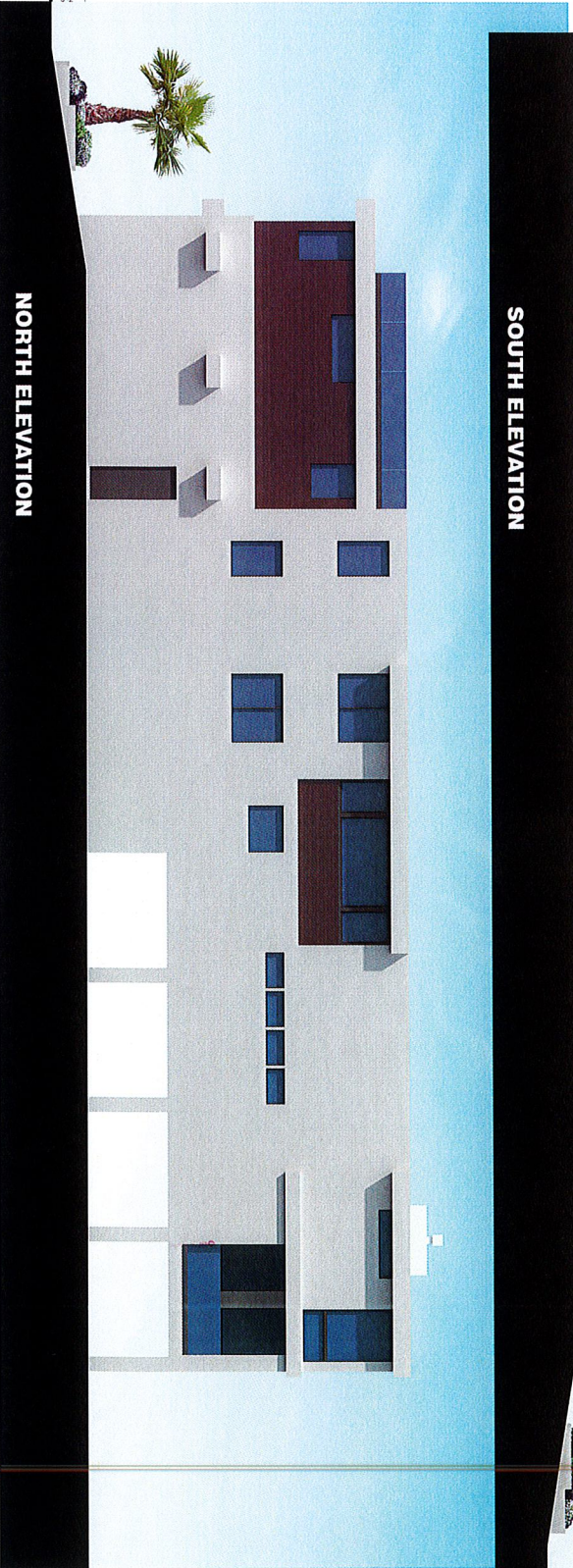
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

CAPRI WAY

CAPRI WAY

- EXTERIOR COLORS**
- ① STUCCO: LIGHT STUCCO, MEDIAN AND FINISH #1022
 - ② SHOWN: WHITE
 - ③ WESTERN SLIDING DOORS AND WINDOWS: DARK
 - ④ FRONT FRAMES WITH LOW T GLASS
 - ⑤ GLASS QUARTERMASTER: LAMINATED GLASS WITH C.R.
 - ⑥ LANTERN COMPARTMENT: WHITE WITH WHITE CLADDING.
 - ⑦ SIDING: #16 1/2" SIDING WITH V-GROOVE
 - ⑧ SECTIONAL GARAGE DOORS: #16 1/2" SIDING WITH V-GROOVE

Ara & Eliza Kozanian Trust
 PROPOSED NEW TWO STORY SINGLE FAMILY DWELLING
 ADDRESS: 1105 CAPRI WAY, OXNARD SHORES
 TRACT: 1280

Integral Design, Inc. & Construction
 WALT PHILIPP
 950 COUNTY SQUARE DRIVE, SUITE 116
 VENTURA, CALIFORNIA 93003

ELEVATIONS

A5

DATE: 07/20/22

CONSTRUCTION
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.