CITY OF OXNARD CALIFORNIA

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Maureen Temuri, Interim Community Development Director

FROM: J. Carlos Torres, Associate Planner

DATE: May 17, 2023

SUBJECT: **Project Name: Trojan Storage Self-Storage;** Planning and Zoning Permit No. 22-200-03 (Development Design Review Permit), Located at 2111 Auto Center Drive (APN: 144-0-150-025).

1) **Recommendation:** That the Community Development Director ("**Director**"):

   a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development);

   b) Adopt a Resolution approving Planning and Zoning Permit No. 22-200-03 (Development Design Review Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** The project consist of the following requested action:

   a) A request to permit the construction of a new self-storage facility within an existing 2.34-acre site consisting of a single-story building of approximately 7,500 square-feet and a 92,445 square-foot three-story building with an office/retail area and manager's residential unit. The proposed self storage facility includes the improvements of 20 parking spaces, 3 loading spaces, parking lot striping, lighting, landscaping and a perimeter wrought iron fence along the westerly and easterly sides, and adjacent with the front of the building.

   A request for an administrative parking relief is being requested to allow for a decrease in the number of required parking spaces and off-street loading as required by the Rose-Santa Clara Corridor Specific Plan and City's Code Off-Street Parking Requirements, for the property located at 2111 Auto Center Drive, from 105 parking spaces to 20 parking spaces for the self-storage use. In addition, the request includes the reduction from four (4) loading spaces, 12 feet wide by 40 feet long, to three (3) loading spaces, 9 feet wide by 22 feet long loading spaces.

The project site is located at 2111 Auto Center Drive (APN: 144-0-150-025) within the Rose-Santa Clara Corridor Specific Plan (RSCSP) zone district and within the Industrial Limited land use designation (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the "Project". Filed by Brett Henry and Ingo Giani, Trojan Storage of Oxnard II, 1732 Aviation Boulevard, Suite 217, Redondo Beach, CA 90278 (the "Property Owner").

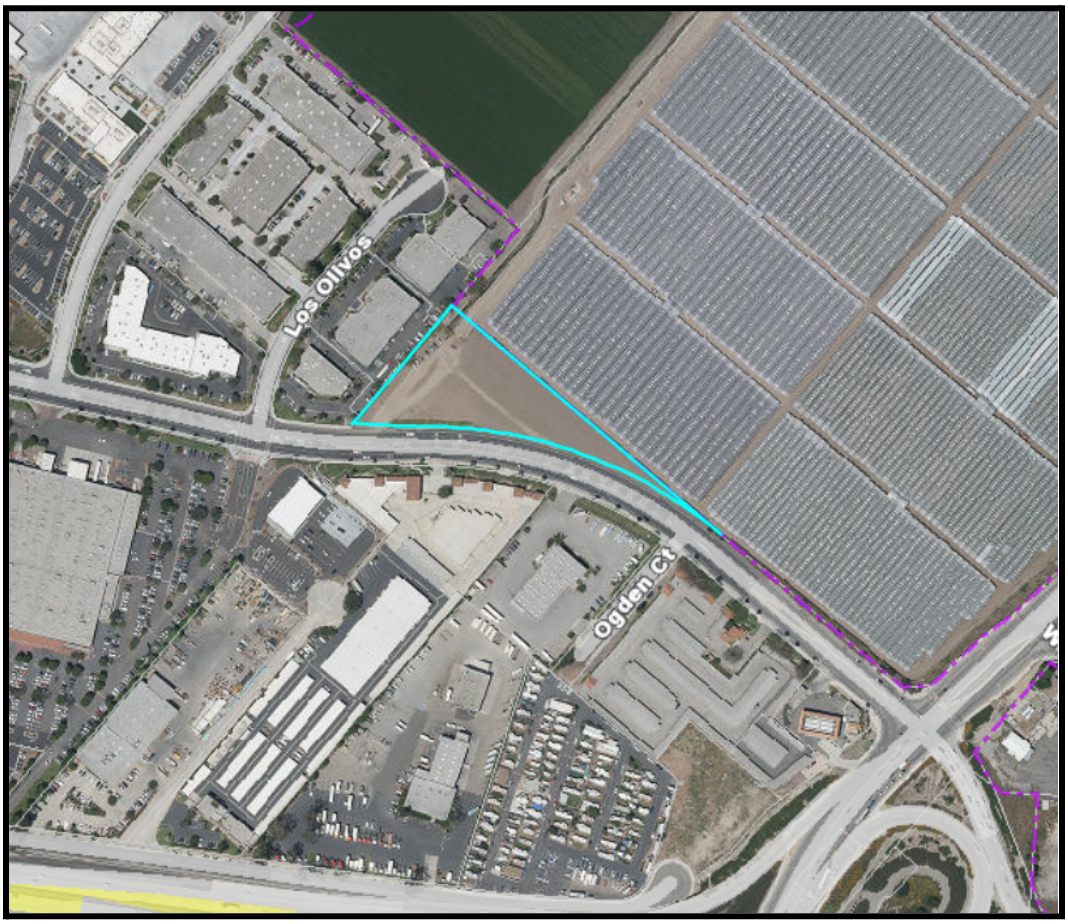
Please see the reduced Project plans (Attachment B) for more details.

3) **Existing & Surrounding Land Uses:** The Project site is currently an undeveloped 101,760 square-foot, 2.34-acre, parcel located in the Commercial/Manufacturing subzone within the Rose-Santa Clara Corridor Specific Plan area. The following table summarizes the General Plan Land Use Designation, Zoning district, and existing land uses of the site and adjacent properties, which is also shown on Attachment A.

LOCATION	2030 GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Limited (ILM)	Rose/Santa Clara Corridor Specific Plan-Commercial Manufacturing Sub Zone (RSCSP-CM)	Vacant/Undeveloped
North	Agricultural (AG)	County of Ventura Jurisdiction-Agricultural	Agricultural-crops
South	Industrial Light (ILT)	RSCSP-CM	Mini-Storage Facility
East	AG	County of Ventura Jurisdiction-Agricultural	Agricultural-crops
West	ILM	RSCSP-Business Park	Multi-tenant Industrial Developments

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

Exhibit A



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

On October 27, 2021, the city reviewed a Pre-Development Advisory Committy application for a self-storage facility with onsite parking and landscaping. The pre-proposal application included three buildings, Building A of approximately 91,413 square feet, Building B of approximately 5,400 square feet, and Building C of approximately 9,800 square feet. Comments and directions to the applicant were given for a formal submission for Planning entitlements.

5) **Environmental Determination:** In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects

characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 99,945 square-foot self-storage facility consistent with the Industrial Limited (ILM) General Plan Land Use Designation, as well as with the RSCSP Commercial Manufacturing zoning district. The proposed development is located on a 2.34-acre site which is surrounded by urban uses to the west and south. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

No Exceptions to the Exemptions (Section 15300.2) apply to defeat this Exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

a) ***General Discussion:*** As discussed below, the Project has been found to be consistent with the 2030 General Plan, the Oxnard City Code (OCC), and the Rose-Santa Clara Corridor Specific Plan.

The Director of Community Development Department is the decision maker for the Development Design Review Permit pursuant to the Rose-Santa Clara Corridor Specific Plan Section 4.2.3 (A) (2) (J) of the City of Oxnard. The Project is being processed with Development Design Review Permit (DDR): therefore, the Director of Community Development Department.

b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Industrial Limited, which allows the construction of self-storage facilities and other similar uses. As a result, the approval of the Project, PZ 22-200-03, has been determined to be consistent with the 2030 General plan property's land use designation.

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

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

II. Related or Indirect Applicability to the Proposed Policy, Project, or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Policy, Project, or Program (all policies not listed as Level I and II are assumed to be consistent).

Table 1: General Plan Consistency

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-5.1	I	Industrial Clustering	The Project site is within an commercial-industrial developed area of the City where other similar industrial uses are located and are compatible to the proposed use.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed buildings are consistent with the allowable Industrial Limited land uses and will be compatible with adjacent uses as designed, and are not anticipated to generate nuisances.
CD-6.1	II	Agricultural Buffers	The Project is consistent with the existing industrial surrounding and will provide an open space setback buffer of approximately 20 feet between the building and the northeast property line. In addition, the Project will be divided with an 8-foot high wrought decorative fencing and pilaster at every 30 feet on center along the rear, side and front, adjacent to the building, of the property.
CD-9.2	I	Revitalization and Redevelopment	The development of the vacant site with the self-storage facility will be consistent with the Rose-Santa Clara Corridor Specific Plan area by providing continuity of visual characteristics of the area in terms of building and landscape design such as providing Mexican Fan Palm planted across from each other on 60 feet on center along the front of the property.
CD-14.1 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing commercial and industrial building within the Rose-Santa Clara Corridor Specific Plan area as it provides a Spanish style of architecture with elements such as stucco

			walls, mansard tile roofs, and an earth tone color palette similar to other buildings in the area.
ICS-1.2	I	Development Impacts to Existing Infrastructure	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to provide service to the proposed self-storage facility. The project includes standard and special development project conditions by City Department representatives for the construction of the self-storage facility.
ICS-8.1 & 8.5	I	Improve Pedestrian Connections and Pedestrian Orientation	The Project orients the development to the public realm along Auto Center Drive and enhances the pedestrian environment by incorporating architectural elements to the three-story building such as mansard roof with clay tiles, architectural projection and recessed areas from the building, decorative wood trellises, a decorative cornice, and landscape features along the front of building. The project will provide a new public sidewalk that will connect to adjacent existing pedestrian walkways and will promote safety by minimizing conflicts between automobiles, bicycles, and pedestrians by connecting the sidewalk to an existing crosswalk located at the Auto Center Drive and Santa Clara Avenue Intersection.
ICS-11.10 & ER-10.1	I	Water Supply Finding for Smaller Projects and Promote use of Native and Water Wise Plants	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.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

c) ***Conformance with Zoning Development Standards:*** The proposed development is located in the Commercial Industrial land use area of the RSCSP. In accordance with Section 4.2.4 (A) (2) (j) of the RSCSP, the Project may be considered and permitted by the Community Development Director via a Development Design Permit.

The RSCSP standards were utilized for the Project. The Project is found consistent with

the applicable development standards with the approval of the DDR and an administrative parking relief under RSCSP Section 5.7.10 (C) "Reduction of Required Parking Spaces".

The subject property complies with all applicable development standards required in the RSCSP Commercial Manufacturing zoning district which have been compared with the proposed project in the following table.

Table 2: Zoning Code Consistency

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Site Coverage per RSCSP Sec. 4.2.4 C (6)	The general floor area of structures shall ont exceed 50 percent of the total lot area.	99,945 three-story self-storage facility with a footprint of 38,715 square feet on an existing 115,238 square-foot lot. The lot coverage is 33.5% of the overall lot area.	YES
Max. building height per RSCSP Sec. 4.2.4 C (4)	35 feet, Additional Height may be permitted when approved by the Community Development Director	38 feet	YES. The main building height will be 35 with architectural elements projecting out to 38 feet. The Director of Community Development can approve additional height as part of the DDR review.
Front yard Setback per RSCSP Sec. 4.2.4 C (5) (a)	Not less than 30 feet	30 feet	YES
Side yard Setback per RSCSP Sect. 4.2.4 C (5) (b)	Side Yard: No side yard setback is required	Side Yard: 62 feet	YES
Rear yard Setback per RSCSP Sec. 4.2.4 C (5) (c)	Rear Yard: No rear yard setback is required	20 feet	YES

Parking Requirements RSCSP Sec. 5.7.3 Table 5 Industrial Uses	One space per 1,000 square feet of building area and one space per employee. The applicant is requesting a reduction of required parking spaces in accordance with RSCSP 5.7.10 C.	The proposed facility will provide 20 parking spaces.	YES per the submitted Parking Study dated November 17, 2022.
Loading Spaces required per RSCSP Sec. 5.7.12. A	Loading Spaces Required: 4 Loading spaces is required for buildings between 90,000-150,000 square feet RSCSP Section 5.7.12	The self storage facility will provide 3 loading spaces.	YES, per submitted Trojan Storage best practices letter dated November 29, 2022. OCC Section 16-644(B)(1) loading requirements may be modified by the Director of Community Development

d) ***Site Design, Circulation and Parking:*** The proposed self-storage facility has been designed to have a three-story building with 725 storage units (first floor = 194 units, second floor = 244, and third floor = 248 units). The three-story building will be situated at the center of the property. To the north of the three-story building, a single-story building with 37 storage units is being proposed.

Access to the self-storage facility would be provided via two, 26 feet wide, access driveways from Auto Center Drive located on the southwest and southeast corner of the property. Interior vehicular circulation will be provided via a two-way drive aisles along the north, east, and west sides of the three-story building. Auto Center Drive is located directly to the south with direct connections to the property.

Decorative sliding ingress and egress gates will be provided along the two entrances of the property and will be approximately eight (8) feet six (6) inches in height. The proposed gate along the easterly side of the property will be for egress only. Along the westerly side property line, an eight (8) foot high security decorative wrought iron fence with pilasters at every 30 feet on center will be provided. The proposed fence will be connected to the main entrance sliding gate and would be approximately 192 linear feet long. In addition, a decorative wrought iron fence would be provided along the front of the property, adjacent to the easterly side of the main building, around the proposed parking spaces and connected to the single story building. At the rear, northeast corner, of

the single-story building, an access gate will be provided for maintenance accessibility. The rear property line currently provides an existing chain link fence that will remain and will separate the agricultural property directly to the north of the proposed self-storage facility.

Along the westerly side of the main building, within the property, a 7-foot wide walkway is proposed to connect to the facility's main office, and guest parking area. In front of the property, in the public right-of-way area, a new 7 foot wide sidewalk would be provided and will connect the existing sidewalk currently provided on the adjacent developed properties west of the Project site. The proposed sidewalk will be connected to the main building with an accessible path of travel leading to the building's office main entrance. In addition, to the on-site circulation, the Project has been conditioned for the new sidewalk along the front of the property, within the public right-of-way, to connect to the nearest pedestrian crossing located at Santa Clara Avenue and Auto Center Drive intersection. The connection of the new sidewalk with the existing crosswalk will provide a safe path for pedestrians to access the site from across the street without having to drive to the project site consistent with numerous General Plan Policies.

The Project proposed parking was designed to be in multiple areas of the property. Parking areas were designed along the southwesterly side of the property, west and adjacent to the main building, and adjacent to the southeast side of the single story building. The RSCSP Section 5.7.3 Table 5 Industrial Uses requires self-storage facilities to provide one parking space per 1,000 square feet of building area and one space per employee. The self storage facility area is approximately 99,006 square feet with an office and residential unit of approximately 2,400 square feet. The facility will have 4 employees. The self storage facility according to RSCSP will be required to provide a total of 106 parking stalls. A total of 20 parking stalls are proposed to be provided as part of the development of the 99,945 square foot self storage facility. The applicant has requested administrative relief from the parking provisions as listed in the RSCSP.

Table 3: Parking Compliance

DEVELOPMENT	PARKING REQUIREMENT PER OXNARD CITY CODE RSCSP SECTION 5.7.3 TABLE 5 INDUSTRIAL USES	TOTAL PARKING PROVIDED	PARKING STUDY PEAK DEMAND (WEEKDAY/WEEKEND)
Proposed 99,945 Square foot Self-Storage Facility (includes a 1,200 care-taker residential unit and 1,200 office)	One space per 1,000 square feet of building area and one space per employee. The applicant is requesting a reduction of required parking spaces in accordance with RSCSP 5.7.10 C.	20	14

RSCSP Section 5.7.10.C allows the Decision Maker to grant administrative relief from the parking provisions of the RSCSP. Pursuant to the RSCSP the applicant has provided a parking study prepared by a professional traffic engineer registered by the State, demonstrating that the required parking is excessive and showing the amount of parking that should be required for the proposed use (Attachment E). The study used City parking rates, average peak parking demands for self-storage land uses in accordance with the Institute of Transportation Engineers (ITE) Parking Generation and, as well as parking comparison with other self-storage facilities were the number of parking spaces provided at similar self-storage sites. Based on the assessment, *"Peak parking demand based on the ITE Parking Generation Manual is expected to be 11 spaces, and data from similar self-storage sites show an equivalent parking supply of 14 parking spaces."* Therefore, the proposed parking supply of 20 parking spaces is able to accommodate the peak parking demand for the self-storage facility.

Lastly, the proposed self-storage facility is requesting to reduce the required number and size of loading spaces. The RSCSP requires that four (4) loading spaces of 12 feet X 40 feet be provided for industrial facilities over 15,000 square feet of gross floor area. However, the OCC Section 16-644 (B) (1), loading requirements may be modified by the Director of Community Development taking in consideration the specific design characteristics of the project. The existing 2.34-acre commercial industrial vacant lot has a unique pie-shaped design with a long narrow triangular section on the easterly side of the property that restraints the area where the buildings can be positioned. Furthermore, according to the applicant submitted Trojan Storage Industries' Best Practices Letter (Attachment F), the reduction in the required number and size of the loading spaces to three (3) loading spaces, 10 feet x 22 feet, as designed is the most effective site plan for the Project site. The proposed self-storage facility was mainly designed for residential

storage where customer's average vehicles used for loading or drop-offs are pick-up trucks, SUVs and other small vehicles. The average size of storage units within the Project site is 105 square feet minimizing the use of larger vehicles for loading and drop-offs.

The City finds that the proposed project, as conditioned, and in the context of the documentation provided and reviewed demonstrate that there is sufficient parking capacity, and loading facilities. Therefore administrative relief from this provision is included within the DDR applications.

e) ***Building Design:*** Per the RSCSP Section 6.6.1, the buildings shall include intelligent selection of form and detail, sensitive development of massing, consistency of site planning, landscaping, and architecture and logical, sensitive, and creative use of materials.

The proposed self-storage facility conforms with the architectural requirements as it features a facade with smooth stucco with earth tone colors which are appropriate for the Spanish Mediterranean Style of Architecture design of the building. Other materials include wood trellises along the front and center of the building, architectural building projections with clay tile roofs, decorative green screens in planned locations within recessed areas of the front of the building, decorative cornice, and a variation of building heights softening the massing of the three-story building. In addition, the building's main entrance includes a tower element of approximately 38 feet high that includes a mansard clay tile roof and aluminum storefront with recessed windows creating a focal architectural statement of the building. The proposed design of the building is consistent with other developments nearby and properties within the Commercial Manufacturing zone of the RSCSP, therefore; City staff finds that the project design is consistent with the RSCSP.

f) **Landscaping:** Project will exceed the required onsite landscaping and will provide parkways and landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, low water accent shrubs and groundcovers, and trees. In addition, the project was conditioned to provide accent trees at each entrance of the proposed project and the installation of palm trees along the front of the property to continue to provide a strong rhythmic character with the existing landscaping along Auto Center Drive as required per the RSCSP.

7) **Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on May 11, 2022. Conditions of approval from DAC are included in the attached resolution.

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.

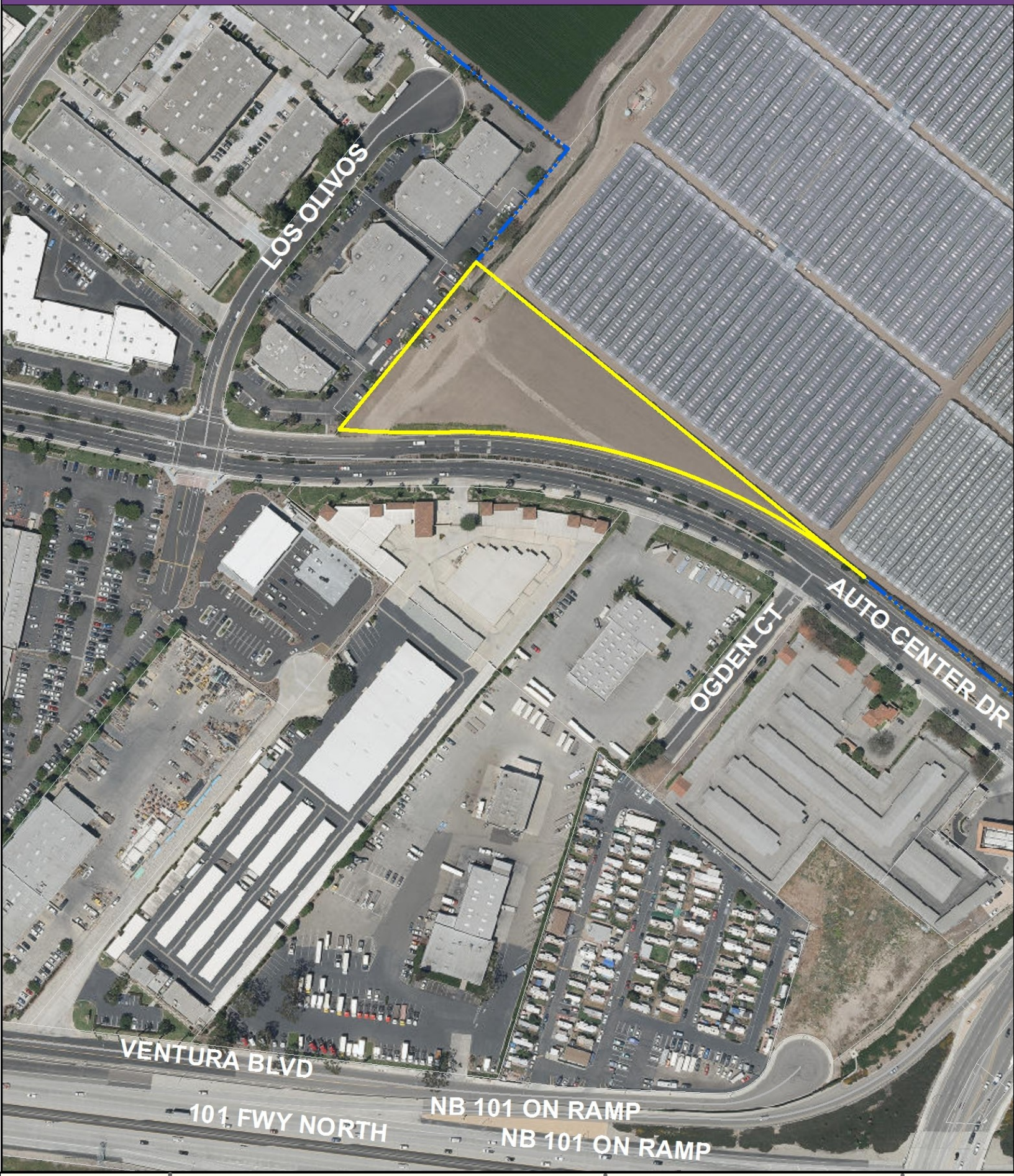
Consistent with public noticing requirements, this Planning Commission hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has not received any public comments regarding the proposed Project.

9) Appeal Procedure: In accordance with Section 16-525(B) of the City Code, the Community Development Director's action on Planning and Zoning Permit No. 22-200-03 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning, Aerial)
B. Development Plans
C. Notice of Exemption
D. Resolution PZ Nos. 22-200-03 (Development Design Review),
E. Parking Study Dated November 17, 2022
F. Trojan Storage Industries' Best Practices-Reduction of Loading Spaces
G. City Council Resolution No. 6446

Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

May 2, 2023

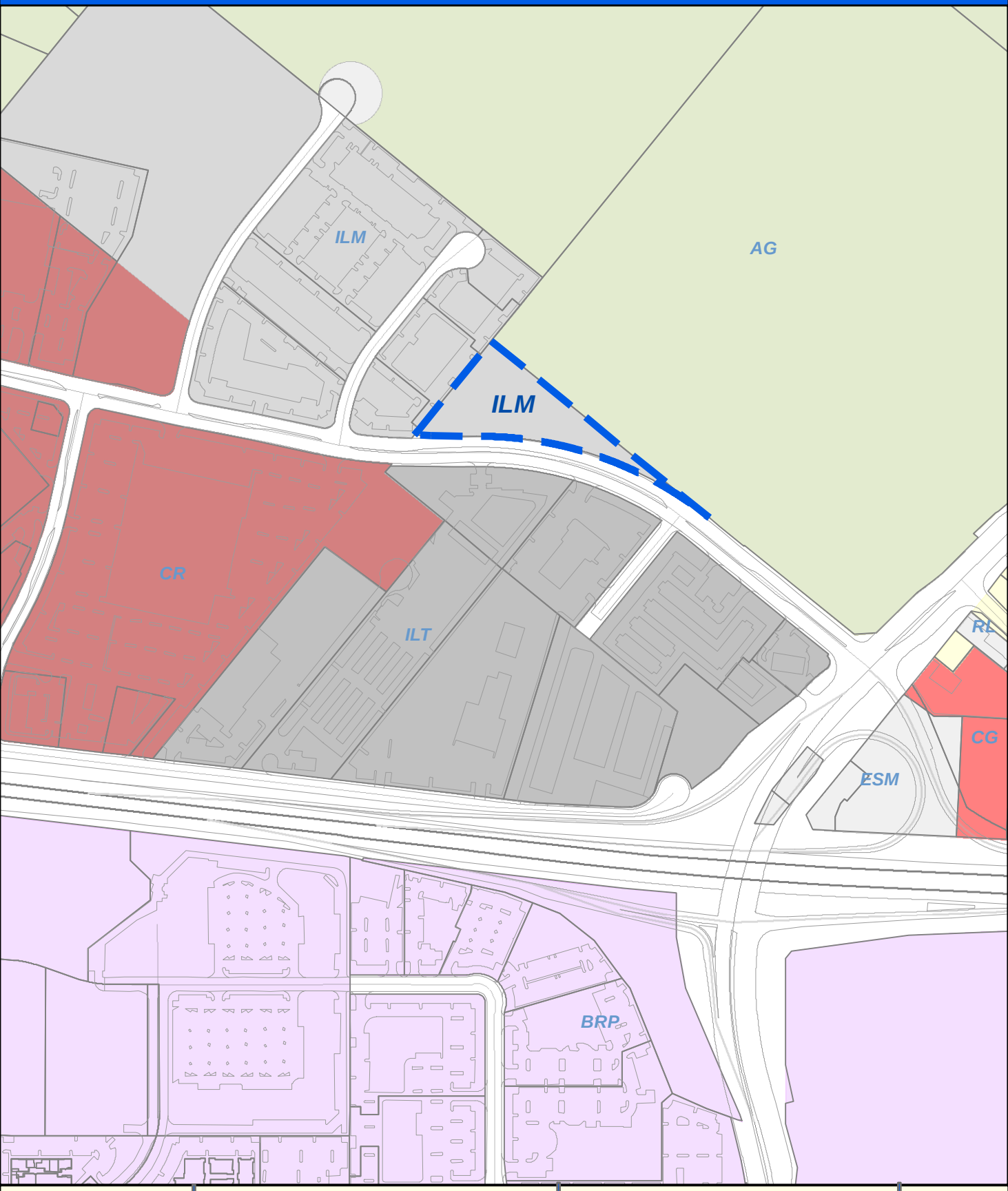
PZ 22-200-03
Location: 2111 Auto Center Dr
APN: 1440150025
Trojan Storage

Feet

Aerial Map

N W E S

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

May 2, 2023

PZ 22-200-03
Location: 2111 Auto Center Dr
APN: 1440150025
Trojan Storage

Feet
0 125 250 500

2030 General Plan Land Use Map

N W E S

1:5,000

Vicinity Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

May 2, 2023

PZ 22-200-03
Location: 2111 Auto Center Dr
APN: 1440150025
Trojan Storage

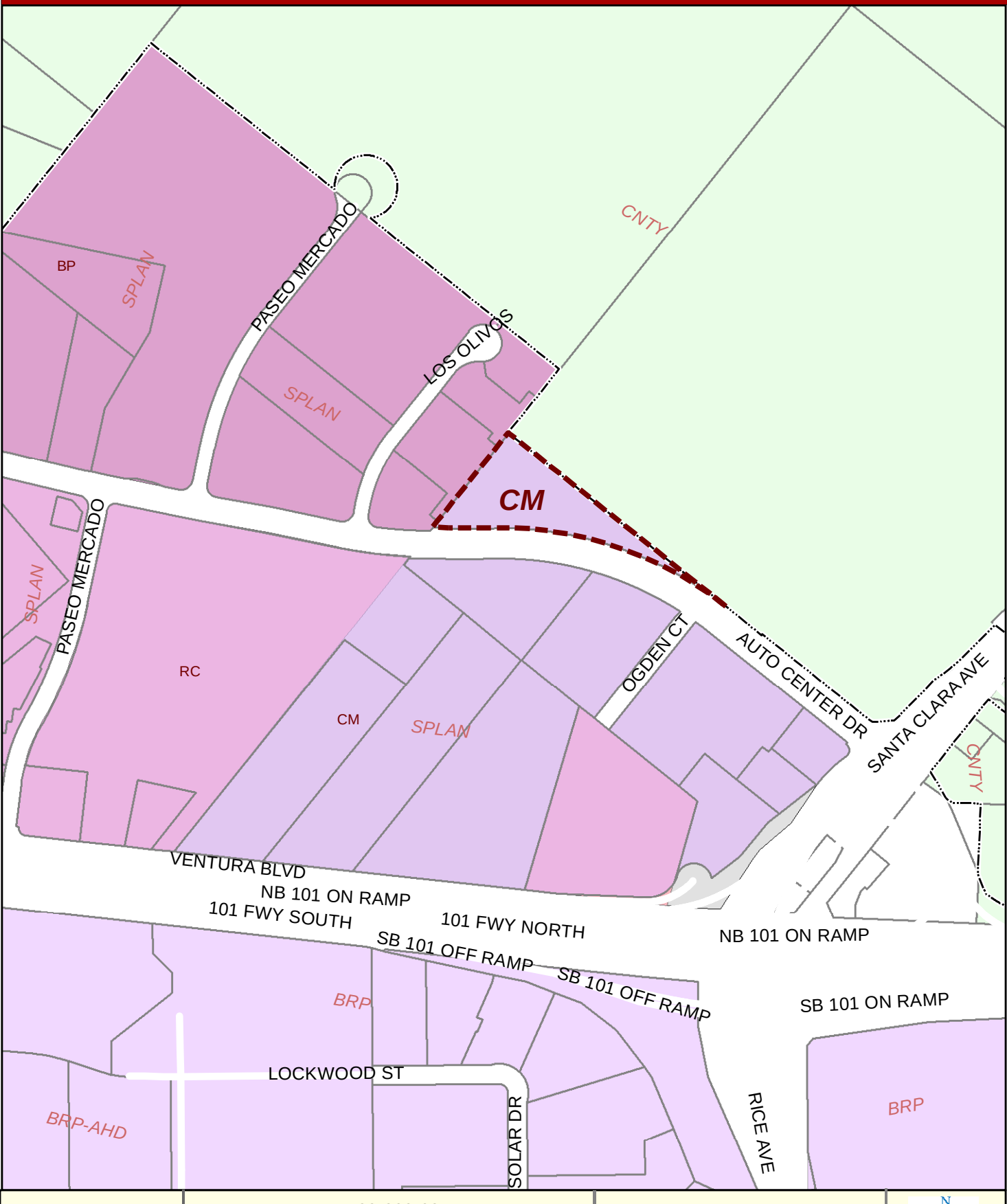
Vicinity Map

Miles
0 0.5 1 1.5 2

N

1:70,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

May 2, 2023

PZ 22-200-03
Location: 2111 Auto Center Dr
APN: 1440150025
Trojan Storage

0 80 160 320 480 640 Feet

Zoning/Specific Plan Map

N W E S

1:5,000

TROJAN STORAGE

2111 AUTO CENTER DR. OXNARD, CA 93036

PROJECT DATA

SITE DATA:

SITE ADDRESS:	2111 AUTO CENTER DR. OXNARD, CA 93036
APN:	144-0-150-025
ZONING:	SPLAN (SPECIFIC PLAN) "ROSA-SANTA CLARA CORRIDOR"
PROPOSED USE:	SELF STORAGE FACILITY W/ LEASING OFFICE AND MANAGER'S RESIDENCE

BUILDING DATA:

OCCUPANCY TYPE:	S-1,B & R-3
CONSTRUCTION TYPE:	II-B

AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13

OWNER / APPLICANT:
TROJAN STORAGE

ADDRESS:	1732 AVIATION BLVD. SUITE 217 REDONDO BEACH, CA 90278
CONTACT:	BRETT HENRY AND INGO GIANI
TELEPHONE:	310-863-6437
EMAIL:	bhenry@trojanstorage.com igiani@trojanstroage.com

ARCHITECT:
JORDAN ARCHITECTS, INC.

ADDRESS:	131 CALLE IGLESIA, SUITE 100 SAN CLEMENTE, CA 92673
CONTACT:	BRUCE JORDAN
TELEPHONE:	949-388-8090
EMAIL:	bjordan@jordanarchitects.com

CIVIL ENGINEER:
OMEGA ENGINEERING CONSULTANTS, INC.

ADDRESS:	4340 VIEWRIDGE AVE SUITE B SAN DIEGO, CA 92123
CONTACT:	SEAN SAVAGE
TELEPHONE:	619-488-6985
EMAIL:	sean@omega-consultants.com

LANDSCAPE ARCHITECT:
WEILAND DESIGN GROUP, INC.

ADDRESS:	2857, 28924 OLD TOWN FRONT ST, SUITE 202 TEMECULA, CA 92590
CONTACT:	KIM LONIGRO
TELEPHONE:	619-675-3426
EMAIL:	klonigro@w-d-g.com

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VICINITY MAP

BRETT HENRY

TROJAN STORAGE

OXNARD, CA

COVER SHEET

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JOB NUMBER: 21-900
SCALE: N.T.S.
DATE: 12/19/2022

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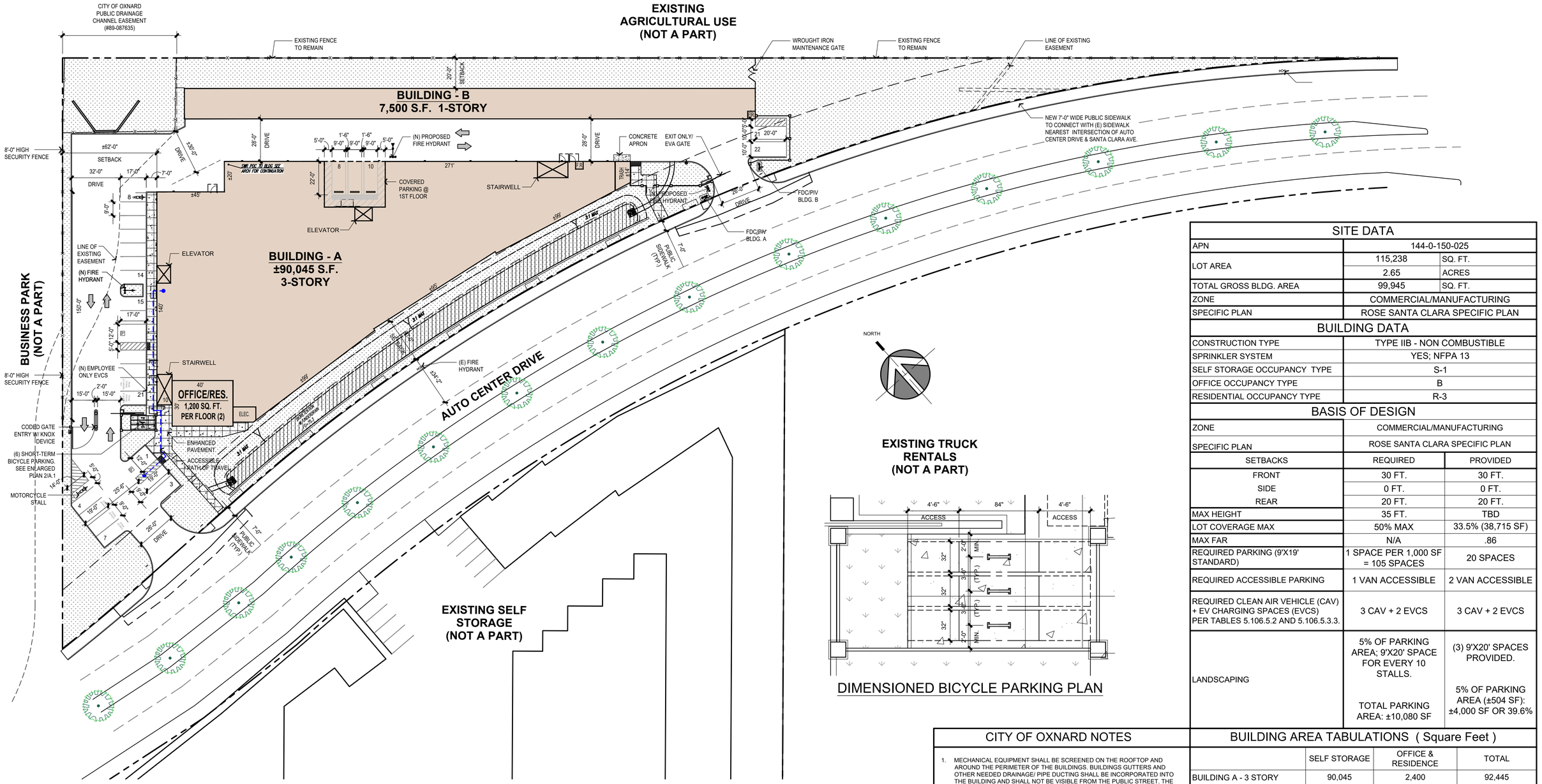

EXISTING TRUCK RENTALS (NOT A PART)

DIMENSIONED BICYCLE PARKING PLAN

SITE DATA		
APN	144-0-150-025	
LOT AREA	115,238	SQ. FT.
	2.65	ACRES
TOTAL GROSS BLDG. AREA	99,945	SQ. FT.
ZONE	COMMERCIAL/MANUFACTURING	
SPECIFIC PLAN	ROSE SANTA CLARA SPECIFIC PLAN	

BUILDING DATA	
CONSTRUCTION TYPE	TYPE IIB - NON COMBUSTIBLE
SPRINKLER SYSTEM	YES; NFPA 13
SELF STORAGE OCCUPANCY TYPE	S-1
OFFICE OCCUPANCY TYPE	B
RESIDENTIAL OCCUPANCY TYPE	R-3

BASIS OF DESIGN		
ZONE	COMMERCIAL/MANUFACTURING	
SPECIFIC PLAN	ROSE SANTA CLARA SPECIFIC PLAN	
SETBACKS	REQUIRED	PROVIDED
FRONT	30 FT.	30 FT.
SIDE	0 FT.	0 FT.
REAR	20 FT.	20 FT.
MAX HEIGHT	35 FT.	TBD
LOT COVERAGE MAX	50% MAX	33.5% (38,715 SF)
MAX FAR	N/A	.86
REQUIRED PARKING (9'X19' STANDARD)	1 SPACE PER 1,000 SF = 105 SPACES	20 SPACES
REQUIRED ACCESSIBLE PARKING	1 VAN ACCESSIBLE	2 VAN ACCESSIBLE
REQUIRED CLEAN AIR VEHICLE (CAV) + EV CHARGING SPACES (EVCS) PER TABLES 5.106.5.2 AND 5.106.5.3.3.	3 CAV + 2 EVCS	3 CAV + 2 EVCS
LANDSCAPING	5% OF PARKING AREA; 9'X20' SPACE FOR EVERY 10 STALLS. TOTAL PARKING AREA: ±10,080 SF	(3) 9'X20' SPACES PROVIDED. 5% OF PARKING AREA (±504 SF): ±4,000 SF OR 39.6%

CITY OF OXNARD NOTES

1. MECHANICAL EQUIPMENT SHALL BE SCREENED ON THE ROOFTOP AND AROUND THE PERIMETER OF THE BUILDINGS. BUILDINGS GUTTERS AND OTHER NEEDED DRAINAGE/ PIPE DUCTING SHALL BE INCORPORATED INTO THE BUILDING AND SHALL NOT BE VISIBLE FROM THE PUBLIC STREET. THE FACADE AND MASSING OF THE BUILDINGS SHALL BE COMPATIBLE WITH THE ROSE SANTA CLARA CORRIDOR SPECIFIC PLAN
2. PROVIDE CENTRAL STATION MONITORING (NFPA 72) OF THE FIRE SPRINKLER SYSTEM AND ALL CONTROL VALVES.

BUILDING AREA TABULATIONS (Square Feet)

	SELF STORAGE	OFFICE & RESIDENCE	TOTAL
BUILDING A - 3 STORY	90,045	2,400	92,445
BUILDING B - 1 STORY	7,500		7,500
TOTAL AREA :	97,545		99,945
ESTIMATED NET RENTABLE @ 75%:			±73,159

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OXNARD, CA

PRELIMINARY SITE PLAN

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JOB NUMBER: 21-900
SCALE: 1"=30'-0"
DATE: 04/21/2023

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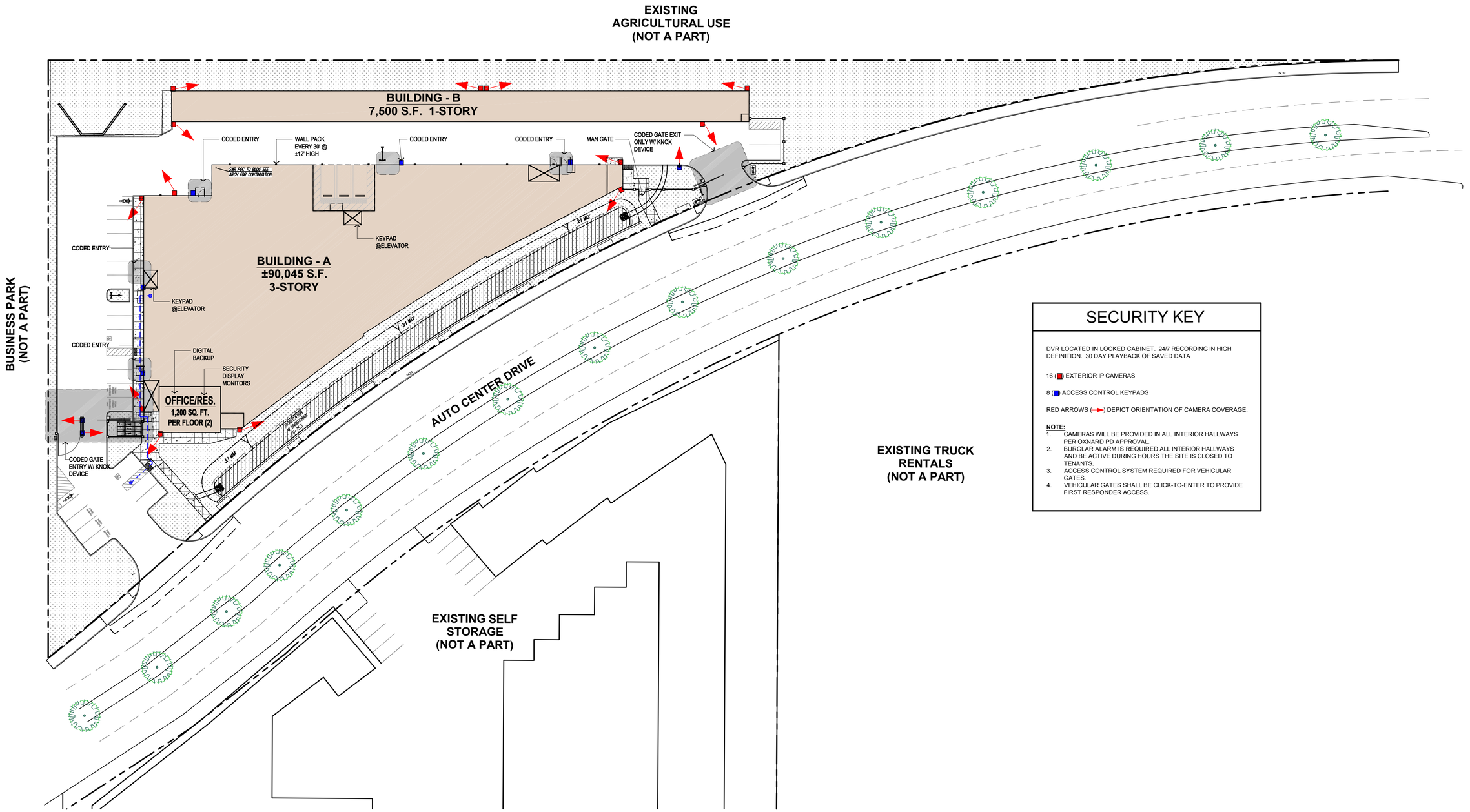
949.388.8090

A1



SECURITY KEY

DVR LOCATED IN LOCKED CABINET. 24/7 RECORDING IN HIGH DEFINITION. 30 DAY PLAYBACK OF SAVED DATA

16 ( ) EXTERIOR IP CAMERAS

8 ( ) ACCESS CONTROL KEYPADS

RED ARROWS ( ) DEPICT ORIENTATION OF CAMERA COVERAGE.

NOTE:

1. CAMERAS WILL BE PROVIDED IN ALL INTERIOR HALLWAYS PER OXNARD PD APPROVAL.
2. BURGLAR ALARM IS REQUIRED ALL INTERIOR HALLWAYS AND BE ACTIVE DURING HOURS THE SITE IS CLOSED TO TENANTS.
3. ACCESS CONTROL SYSTEM REQUIRED FOR VEHICULAR GATES.
4. VEHICULAR GATES SHALL BE CLICK-TO-ENTER TO PROVIDE FIRST RESPONDER ACCESS.

NORTH

BRETT HENRY

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OXNARD, CA

OPERATIONS/SECURITY PLAN

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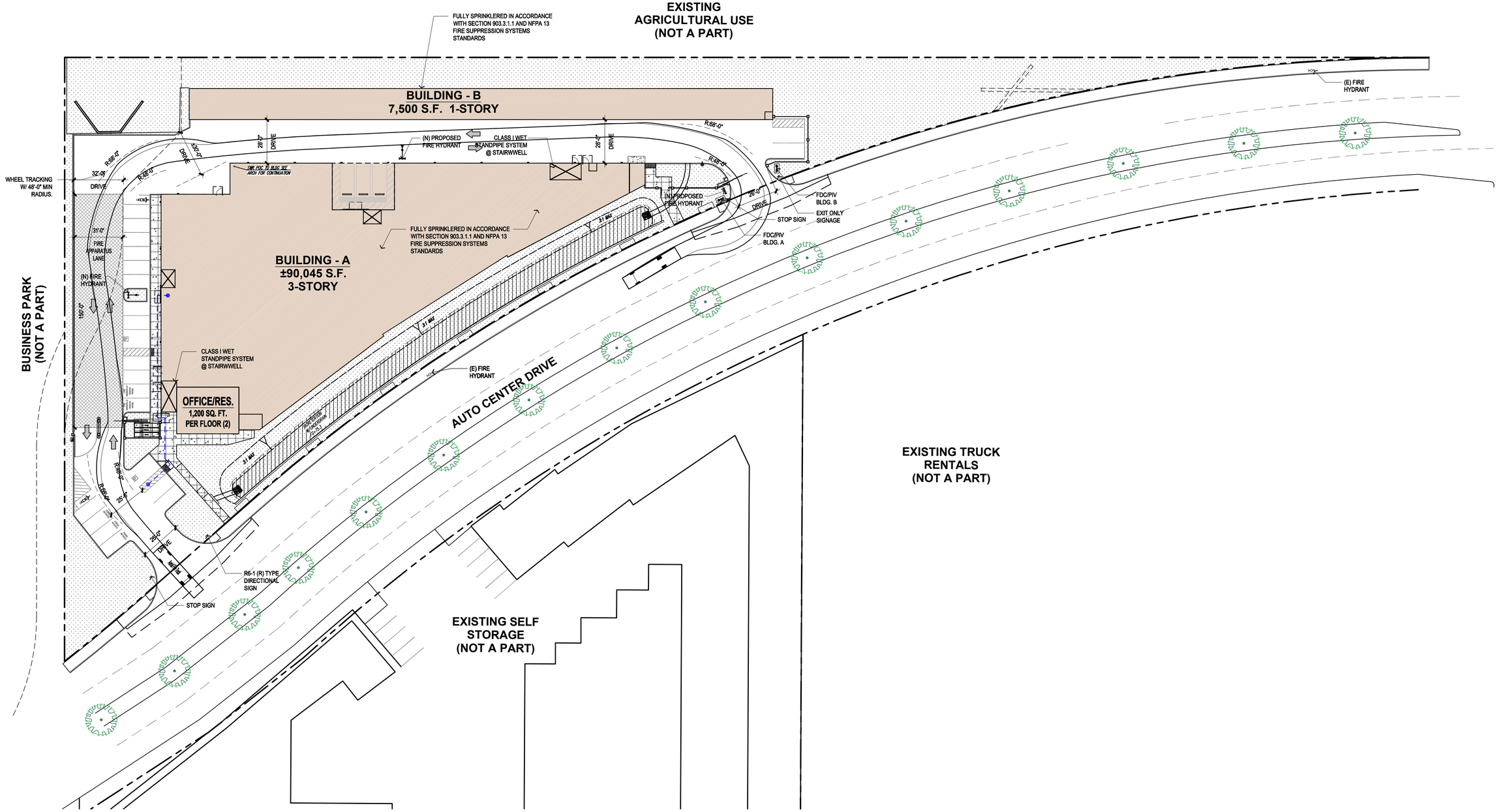
A2



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FIRE PLAN

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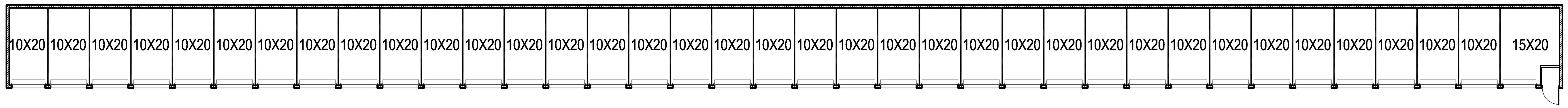
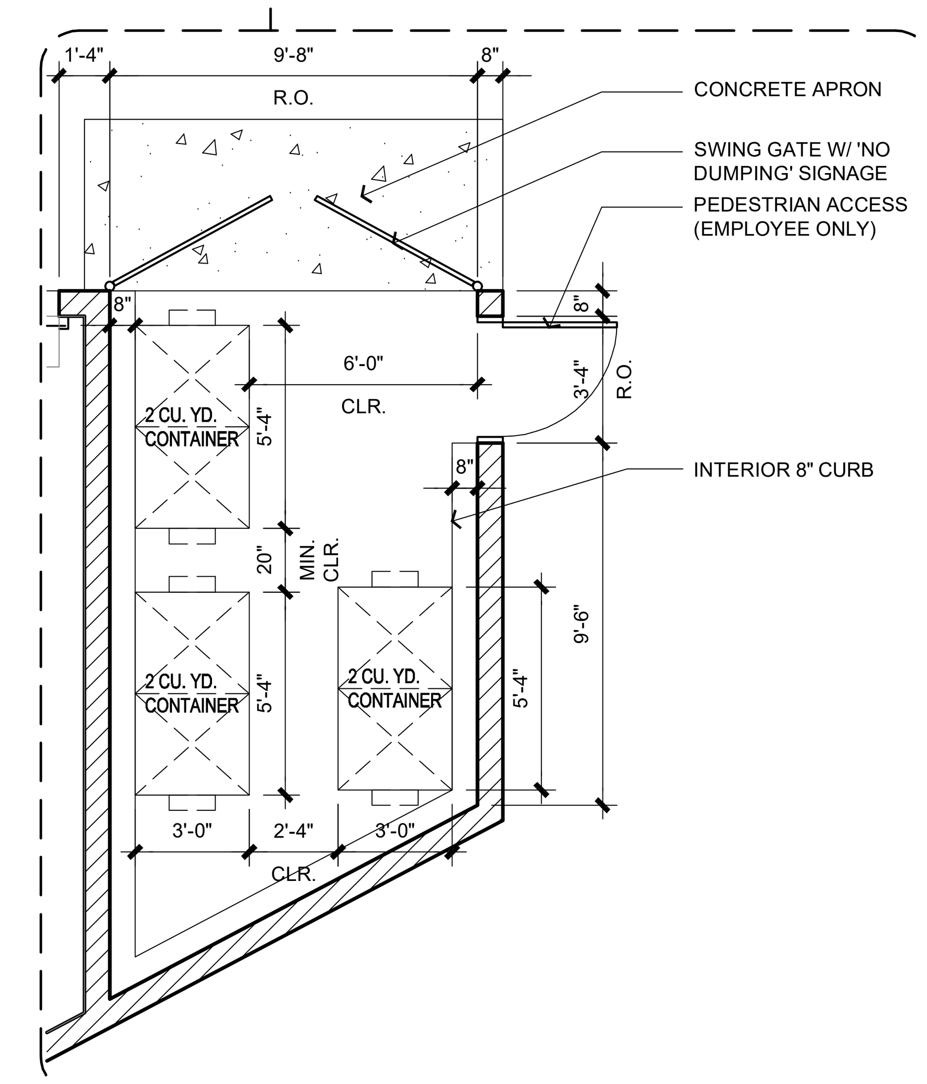
A3



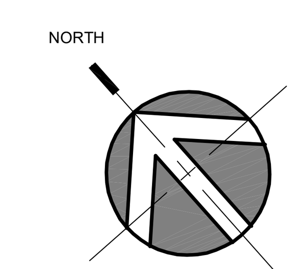


DIMENSIONED TRASH ENCLOSURE PLAN

ACCESSIBLE STORAGE UNITS (TABLE 11B-225.3)	
TOTAL STORAGE UNITS (ENTIRE FACILITY):	688
TOTAL ACCESSIBLE STORAGE UNITS REQUIRED:	20
STORAGE UNIT CLASS:	ACCESSIBLE UNITS PROVIDED:
5 X 5	3
5 X 10	3
10 X 10	3
10 X 15	3
10 X 20	3
10 X 25	3
10 X 30	3
TOTAL PROVIDED:	21

ACCESSIBLE STORAGE UNITS: (shaded)

PER CBC TABLE 11B-225.3 MINIMUM NUMBER OF STORAGE UNITS REQUIRED TO BE ACCESSIBLE: 10 UNITS PLUS 2% OF UNITS OVER 200 TOTAL REQUIRED HANDICAP ACCESS STORAGE UNITS.



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1ST FLOOR PLAN

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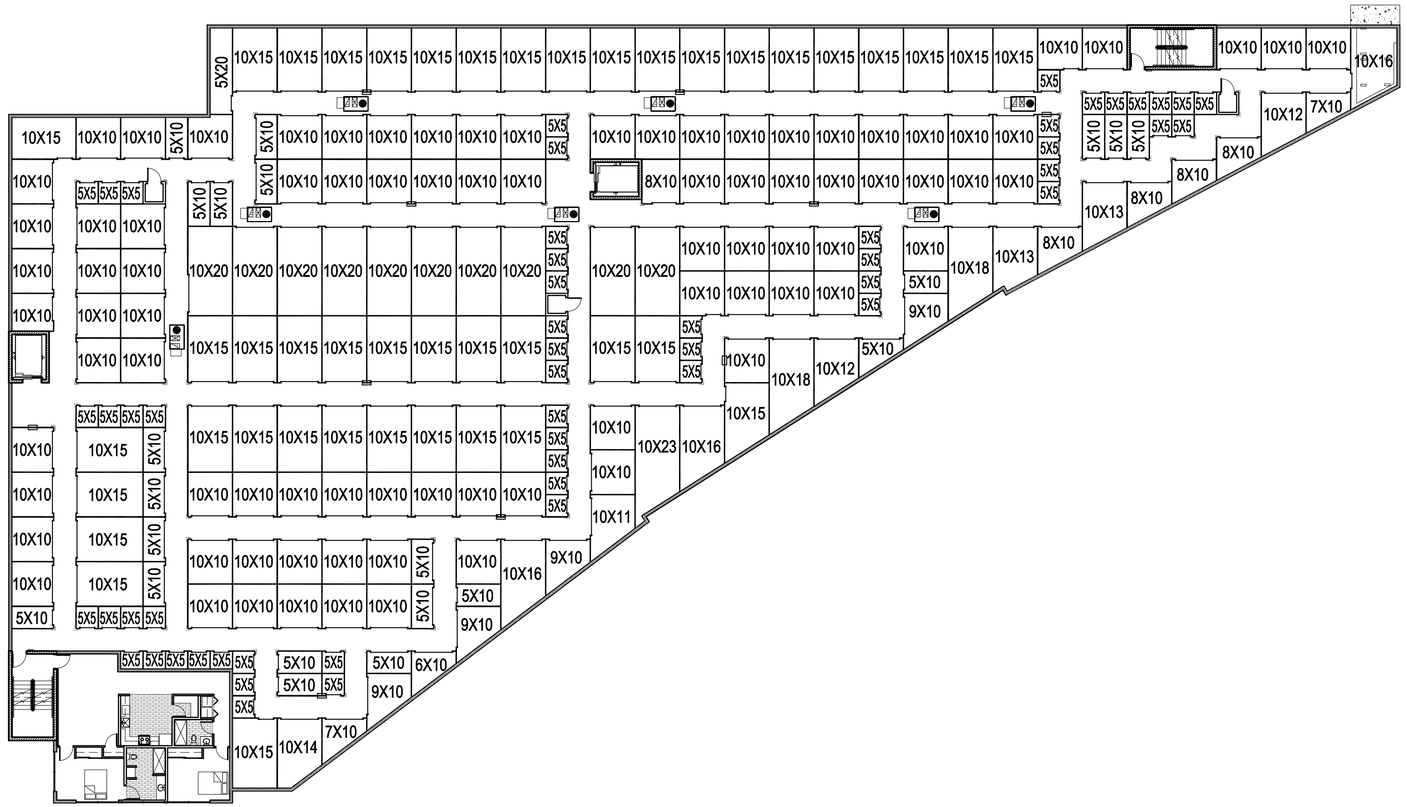

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2ND FLOOR PLAN

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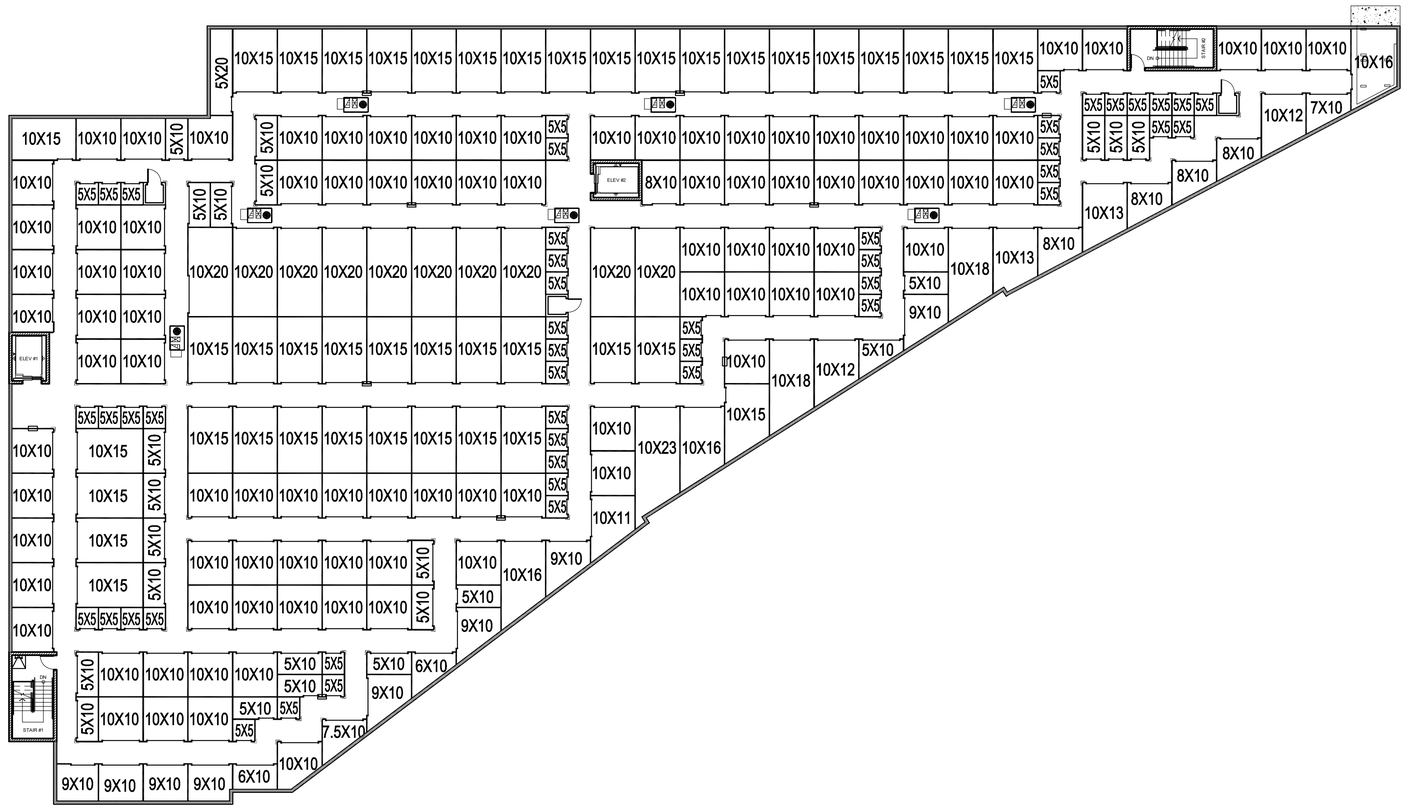
A5



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3RD FLOOR PLAN

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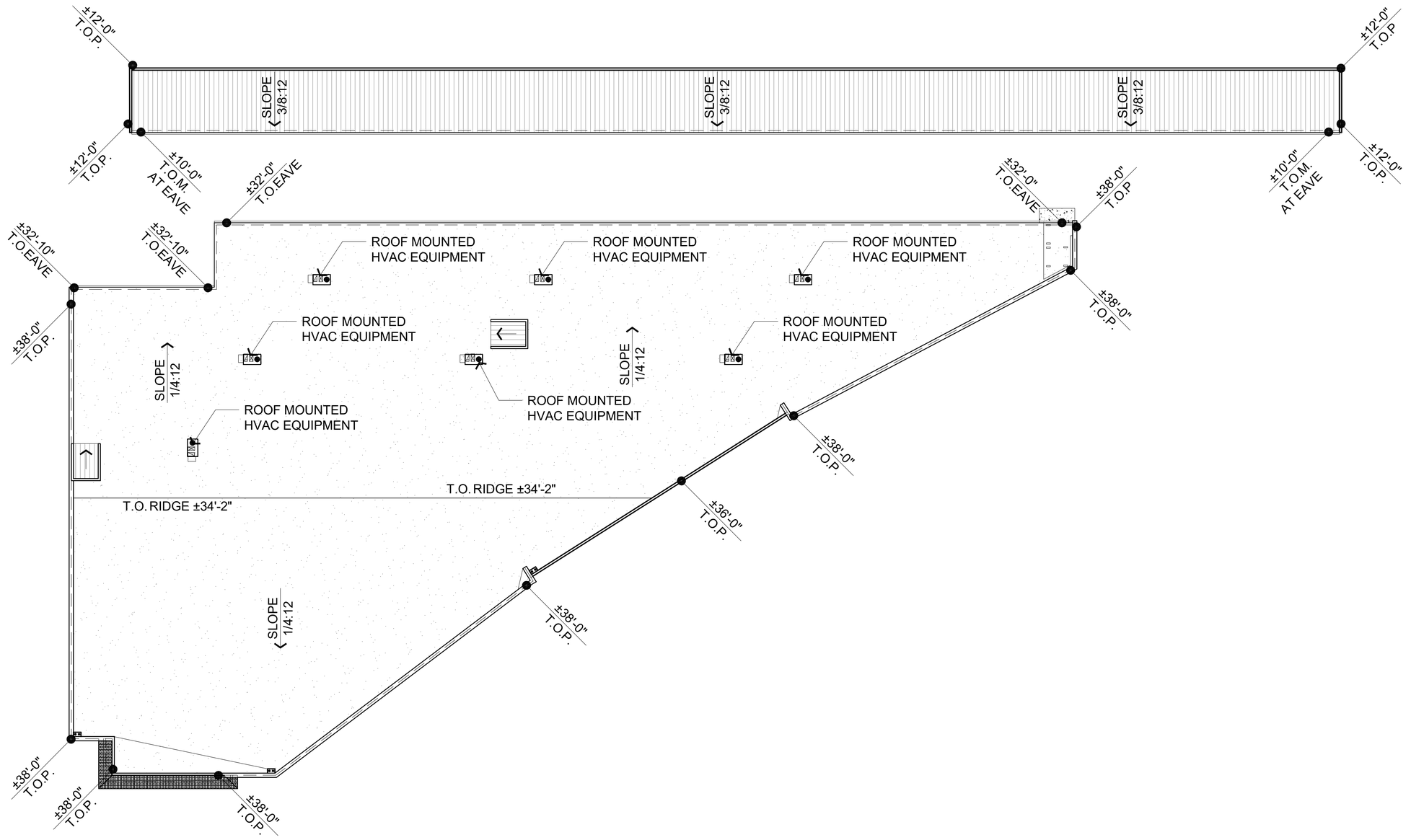

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OVERALL ROOF PLAN

NORTH

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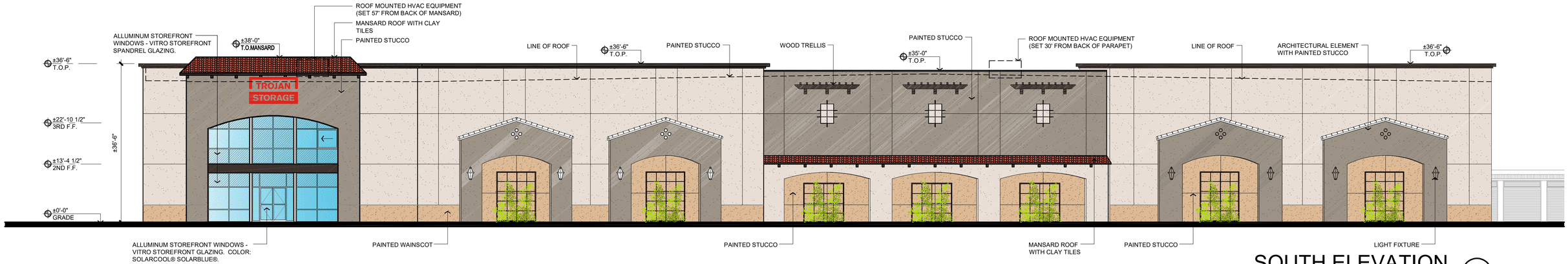
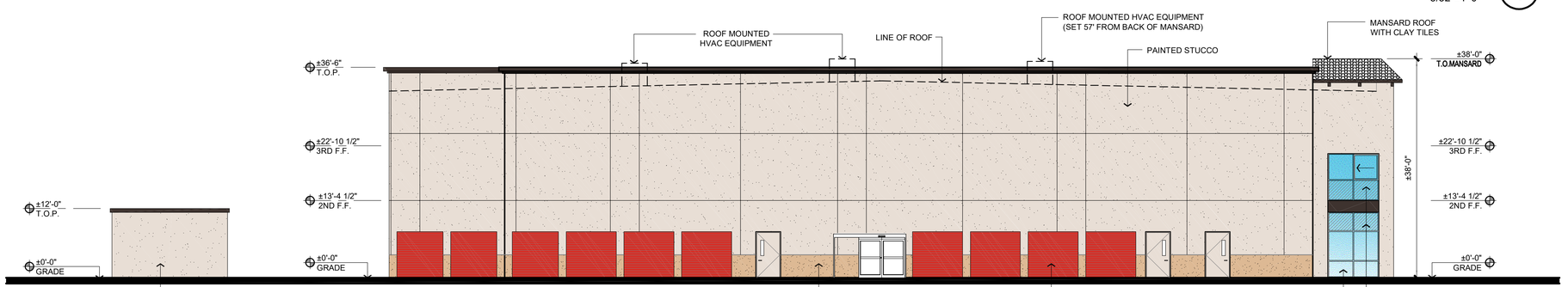


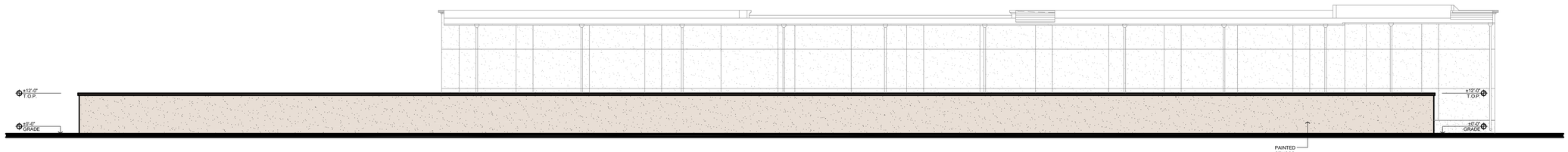
SOUTH ELEVATION 1

3/32"=1'-0"



WEST ELEVATION 2

3/32"=1'-0"



NORTH ELEVATION 3

1/16"=1'-0"

CITY OF OXNARD NOTES

1. ALL WINDOWS TO BE COMPATIBLE WITH THE ARCHITECTURAL STYLE OF THE BUILDING AND NON-MIRRORED OR HIGHLY REFLECTIVE PER ROSE-SANTA CLARA CORRIDOR SPECIFIC PLAN 6.6.1.7.7.

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PRELIMINARY ELEVATION

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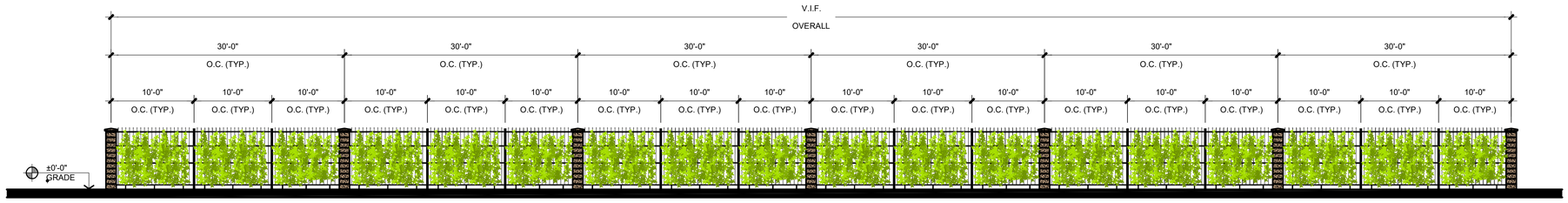
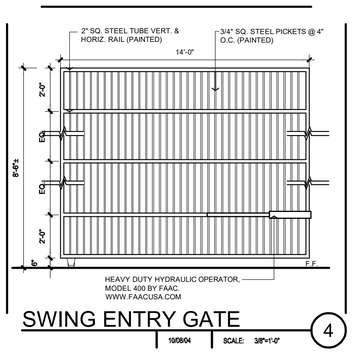
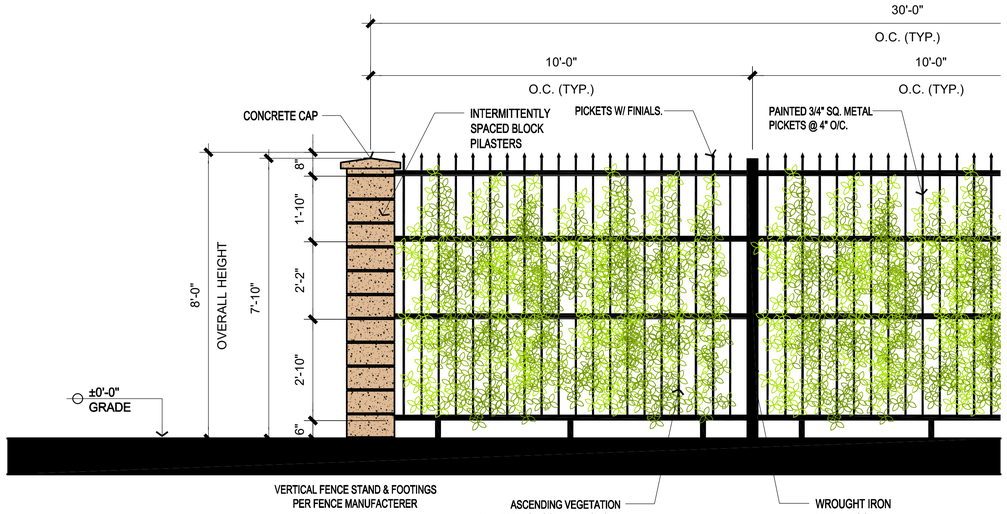


FENCE ELEVATION (TYP.) 1
1/8"=1'-0"

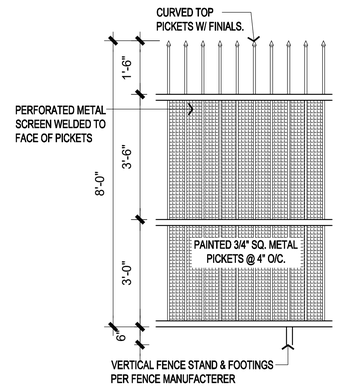


SWING ENTRY GATE 4
10/08/04 SCALE: 3/8"=1'-0"



- ALL WELDS SHALL BE GROUND SMOOTH.
- ALL METAL SHALL BE TREATED WITH 2 COATS RUST-O-LEUM PAINT PRIMER TO BE FACTORY APPLIED.
- SEE SITE PLAN FOR LOCATION.
- GATE SHALL MEET UL 325 STANDARDS.
- ALL METAL SURFACES PAINTED COLOR BLACK OR AS SELECTED BY OWNER.

FENCE DETAIL (TYP.) 2
1/2"=1'-0"



WIRE MESH FENCE DETAIL (TYP.) 3
1/2"=1'-0"

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SITE FENCE & GATE PLAN

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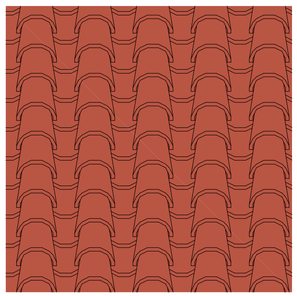
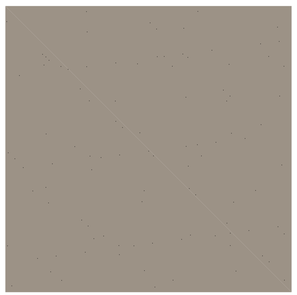
A9



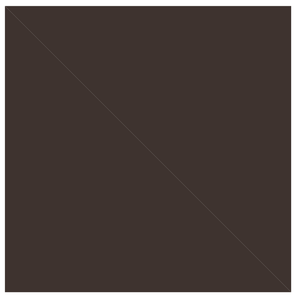
1

MATERIAL: MANSARD ROOF WITH
CLAY TILES
COLOR: RED RIVER (DE 5125)
MANUFACTURER: DUN-EDWARDS
(OR APPROVED OTHER/ EQUAL)



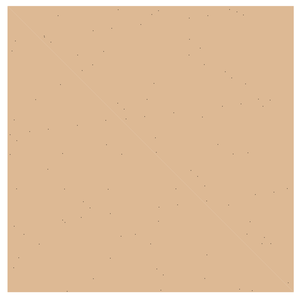
2

MATERIAL: PAINTED STUCCO
COLOR: GRAY/TBD
MANUFACTURER: N/A
(OR APPROVED OTHER/ EQUAL)



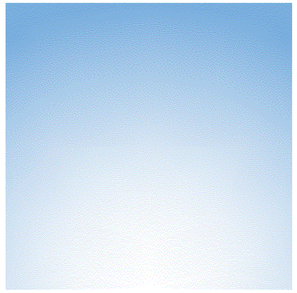
3

MATERIAL: METAL PARAPET CAP/
WOODEN TRELLIS
COLOR: DARK BROWN/TBD
MANUFACTURER: N/A
(OR APPROVED OTHER/ EQUAL)



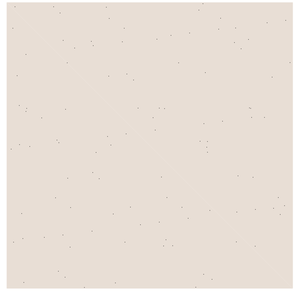
4

MATERIAL: PAINTED STUCCO WAINSCOT
COLOR: FRIAR TUCK (DEC 714)
MANUFACTURE: DUNN-EDWARDS
(OR APPROVED OTHER/EQUAL)



5

MATERIAL: GLASS STOREFRONT GLAZING
COLOR: TRANSPARENT
(OR APPROVED OTHER/EQUAL)



6

MATERIAL: PAINTED STUCCO ON SPANISH
ARCHITECTURAL FEATURES
COLOR: LIGHT GRAY/OFF-WHITE/TBD
(OR APPROVED OTHER/EQUAL)

6

MATERIAL: METAL ROLL-UP DOORS (FAUX UNITS)
COLOR:TROJAN RED/ TBD
MANUFACTURE: JANUS INTERNATIONAL
(OR APPROVED OTHER/EQUAL)

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COLOR MATERIAL BOARD

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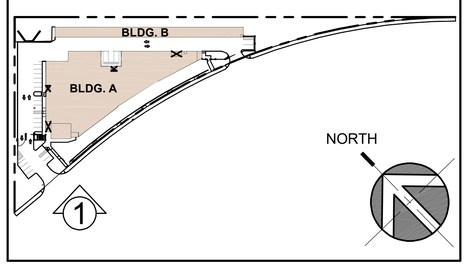
A10

RENDERING 1
N.T.S.

KEYPLAN



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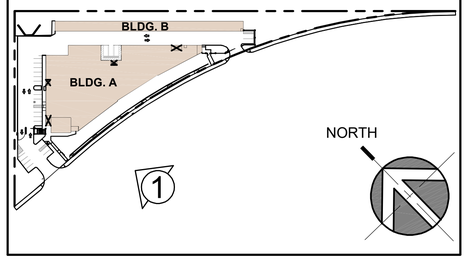
A11

RENDERING 1
N.T.S.

KEYPLAN



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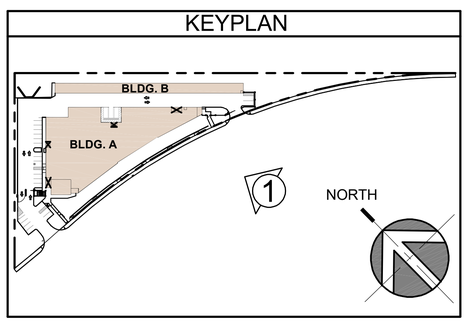
A12

RENDERING 1
N.T.S.

KEYPLAN



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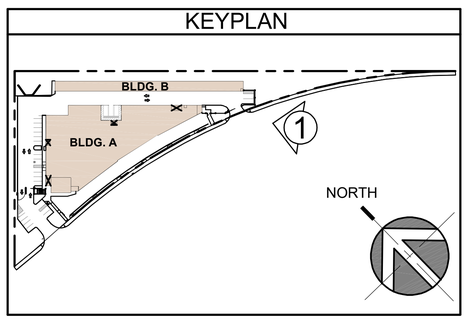
A13

RENDERING
N.T.S. 1

KEYPLAN



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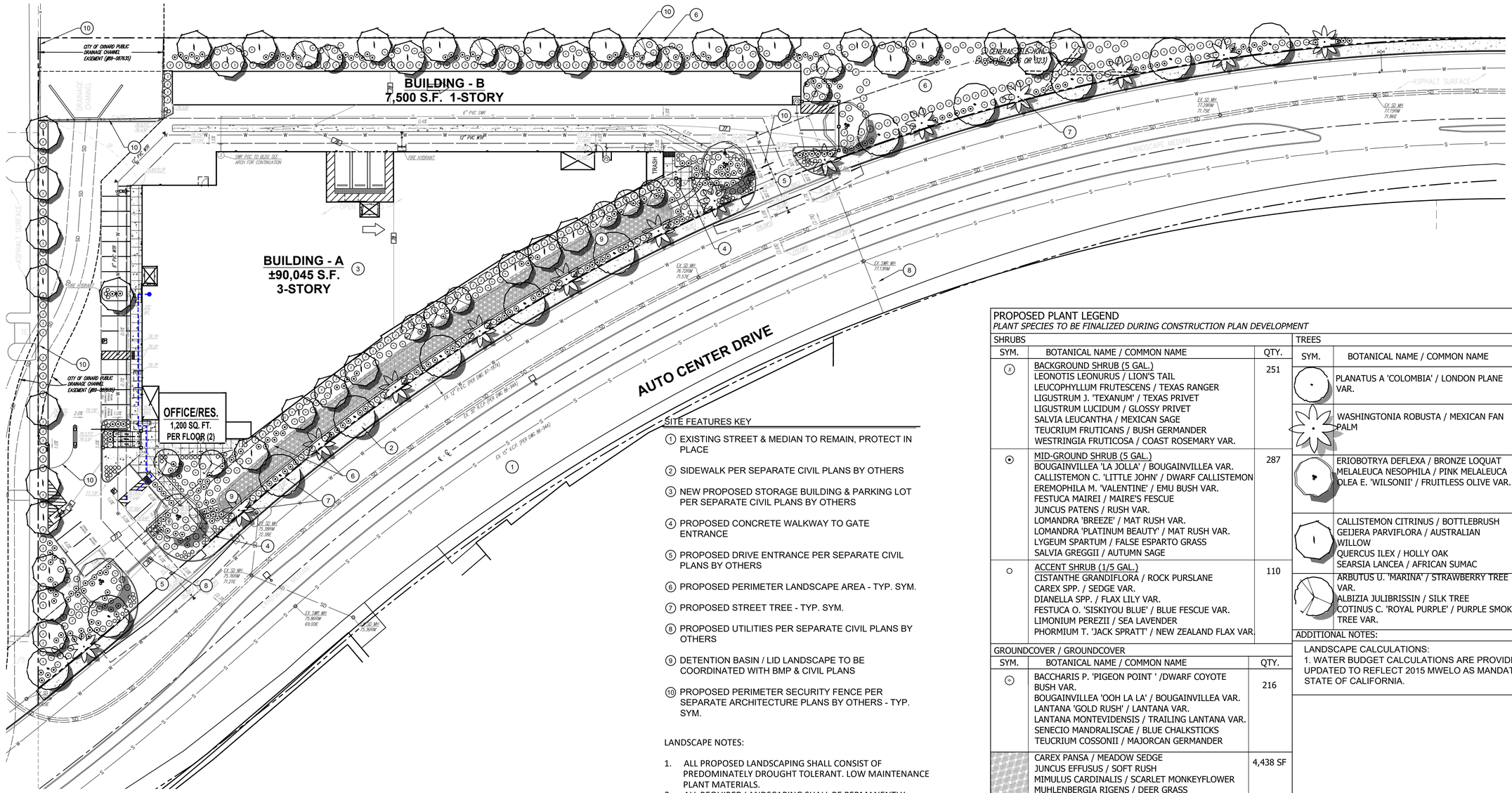
A14



SITE FEATURES KEY

1. EXISTING STREET & MEDIAN TO REMAIN, PROTECT IN PLACE
2. SIDEWALK PER SEPARATE CIVIL PLANS BY OTHERS
3. NEW PROPOSED STORAGE BUILDING & PARKING LOT PER SEPARATE CIVIL PLANS BY OTHERS
4. PROPOSED CONCRETE WALKWAY TO GATE ENTRANCE
5. PROPOSED DRIVE ENTRANCE PER SEPARATE CIVIL PLANS BY OTHERS
6. PROPOSED PERIMETER LANDSCAPE AREA - TYP. SYM.
7. PROPOSED STREET TREE - TYP. SYM.
8. PROPOSED UTILITIES PER SEPARATE CIVIL PLANS BY OTHERS
9. DETENTION BASIN / LID LANDSCAPE TO BE COORDINATED WITH BMP & CIVIL PLANS
10. PROPOSED PERIMETER SECURITY FENCE PER SEPARATE ARCHITECTURE PLANS BY OTHERS - TYP. SYM.

LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING SHALL CONSIST OF PREDOMINATELY DROUGHT TOLERANT. LOW MAINTENANCE PLANT MATERIALS.
2. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN A HEALTHY, THRIVING CONDITION, FREE FROM WEEDS, TRASH & DEBRIS.
3. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A WATER EFFICIENT, AUTOMATIC IRRIGATION SYSTEM WITH AUTOMATIC RAIN SHUT OFF AND WEATHER/ SOLAR SENSOR.

I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPE IMPROVEMENT PLANS AS DESCRIBED IN THE CITY OF OXNARD DEVELOPMENT STANDARDS. I HAVE PREPARED THESE PLANS IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT WATER USE.

KIM TAKAKI, LLA 5508 EXP. 09/30/2022 05/01/2023

PROPOSED PLANT LEGEND

PLANT SPECIES TO BE FINALIZED DURING CONSTRUCTION PLAN DEVELOPMENT

SHRUBS

SYM.	BOTANICAL NAME / COMMON NAME	QTY.
ⓧ	BACKGROUND SHRUB (5 GAL.) LEONOTIS LEONURUS / LION'S TAIL LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET LIGUSTRUM LUCIDUM / GLOSSY PRIVET SALVIA LEUCANTHA / MEXICAN SAGE TEUCRIUM FRUTICANS / BUSH GERMANDER WESTRINGIA FRUTICOSA / COAST ROSEMARY VAR.	251
⊙	MID-GROUND SHRUB (5 GAL.) BOUGAINVILLEA 'LA JOLLA' / BOUGAINVILLEA VAR. CALLISTEMON C. 'LITTLE JOHN' / DWARF CALLISTEMON EREMOPHILA M. 'VALENTINE' / EMU BUSH VAR. FESTUCA MAIREI / MAIRE'S FESCUE JUNCUS PATENS / RUSH VAR. LOMANDRA 'BREEZE' / MAT RUSH VAR. LOMANDRA 'PLATINUM BEAUTY' / MAT RUSH VAR. LYGEUM SPARTUM / FALSE ESPARTO GRASS SALVIA GREGGII / AUTUMN SAGE	287
○	ACCENT SHRUB (1/5 GAL.) CISTANTHE GRANDIFLORA / ROCK PURSLANE CAREX SPP. / SEDGE VAR. DIANELLA SPP. / FLAX LILY VAR. FESTUCA O. 'SISKIYOU BLUE' / BLUE FESCUE VAR. LIMONIUM PEREZII / SEA LAVENDER PHORMIUM T. 'JACK SPRATT' / NEW ZEALAND FLAX VAR.	110

TREES

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY.
	PLANATUS A 'COLOMBIA' / LONDON PLANE VAR.	24" BOX	12
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	24" BOX	14
	ERIOBOTRYA DEFLEXA / BRONZE LOQUAT MELALEUCA NESOPHILA / PINK MELALEUCA OLEA E. 'WILSONII' / FRUITLESS OLIVE VAR.	24" BOX	4
	CALLISTEMON CITRINUS / BOTTLEBRUSH GEIJERA PARVIFLORA / AUSTRALIAN WILLOW QUERCUS ILEX / HOLLY OAK SEARSIA LANCEA / AFRICAN SUMAC	24" BOX	36
	ARBUTUS U. 'MARINA' / STRAWBERRY TREE VAR. ALBIZIA JULIBRISSIN / SILK TREE COTINUS C. 'ROYAL PURPLE' / PURPLE SMOKE TREE VAR.	24" BOX	17

GROUNDCOVER / GROUNDCOVER

SYM.	BOTANICAL NAME / COMMON NAME	QTY.
⊗	BACCHARIS P. 'PIGEON POINT ' /DWARF COYOTE BUSH VAR. BOUGAINVILLEA 'OOH LA LA' / BOUGAINVILLEA VAR. LANTANA 'GOLD RUSH' / LANTANA VAR. LANTANA MONTEVIDENSIS / TRAILING LANTANA VAR. SENECIO MANDRALISCAE / BLUE CHALKSTICKS TEUCRIUM COSSONII / MAJORCAN GERMANDER	216
	CAREX PANSA / MEADOW SEDGE JUNCUS EFFUSUS / SOFT RUSH MIMULUS CARDINALIS / SCARLET MONKEYFLOWER MUHLENBERGIA RIGENS / DEER GRASS LANDSCAPE PLANTING SHALL MEET THE COUNTY OF VENTURA LOW IMPACT DEVELOPMENT HANDBOOK	4,438 SF

ADDITIONAL NOTES:

LANDSCAPE CALCULATIONS:
1. WATER BUDGET CALCULATIONS ARE PROVIDED BELOW AND UPDATED TO REFLECT 2015 MWELO AS MANDATED BY THE STATE OF CALIFORNIA.

NORTH

SCALE - 1" = 30'-0"

0 15' 30' 60' 90'

LICENSED LANDSCAPE ARCHITECT
KIM TAKAKI
LLA 5508
SIGNATURE
09/30/2024
EXP. DATE
05/01/2023
DATE
STATE OF CALIFORNIA

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WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202 TEMECULA, CA 92590
P (844) WEILAND, XT 701 F (619) 675-3426 EMAIL - KLONGRO@W-D-G.COM
CORPORATE OFFICE
291 SIERRA WAVE SWALL MEADOWS, CA 93514

SCALE: SEE SHEET	J.N.: 21-092A
DATE: 5/1/2023	DWG. NAME:

PRELIMINARY LANDSCAPE PLAN
FOR
TROJAN STORAGE

AUTO CENTER DRIVE
CITY OF OXNARD
COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET 1 OF 1

OXNARD PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030

NOTICE OF EXEMPTION

Project Description: **Trojan Storage Self-Storage;** Planning and Zoning Permit No. 22-200-03 (Development Design Review Permit): A request to permit the construction of a new self storage facility within a 2.34-acre site consisting of a single-story building of approximately 7,500 square feet and a 92,445 square-foot three-story building. The three-story building contains a 1,200 square-foot office and 1,200 square-foot manager's residential unit. The proposed self-storage facility includes the improvements of 20 parking spaces, 3 loading spaces, parking lot striping, lighting, landscaping and a wrought iron decorative fence along the sides and adjacent with the front of the buildings. In addition, the application includes the request for an administrative parking relief to decrease the number of required parking and loading spaces. The Project site is located at 2111 Auto center Drive; APN: 144-0-150-025 within the Rose-Santa Clara Corridor Specific Plan (RSCSP) zone district and within the Industrial Limited land use designation. Filed by Brett Henry and Ingo Giani, Designated Agent, on behalf of property owner Trojan Storage of Oxnard II, 1732 Aviation Boulevard, Suite 217, Redondo Beach, CA 90278.

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

☐ Ministerial Project

☒ Categorical Exemption

☐ Statutory Exemption

☐ Emergency Project

☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]

☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of a 99,945 square-foot self-storage facility consistent with the Industrial Limited (ILM) General Plan Land Use Designation, as well as with the RSCSP Commercial Manufacturing zoning district. The proposed development is located on a 2.34-acre site which is surrounded by urban uses to the west and south. The Project site will be adequately served by all required utilities and public services. The Project site is currently developed and has no value as habitat for endangered, rare or threatened species. As a result, this Project will not result in any significant effects relating to traffic, noise, or

air quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission direct the Planning & Environmental Services manager to file the Notice of Exemption with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

(Date)

Joe Pearson II
Planning and Environmental Services Manager

RESOLUTION NO. 22-200-03

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 22-200-03 (DEVELOPMENT DESIGN REVIEW PERMIT) FOR CONSTRUCTION OF A NEW SELF-STORAGE FACILITY CONSISTING OF A SINGLE-STORY BUILDING OF APPROXIMATELY 7,500 SQUARE FEET, A 92,445 SQUARE-FOOT THREE-STORY BUILDING WITH AN OFFICE SPACE AND RESIDENTIAL UNIT AND AN ADMINISTRATIVE PARKING RELIEF FOR A DECREASE IN THE NUMBER OF REQUIRED PARKING SPACES AND OFF-STREET LOADING REQUIREMENTS ON A 2.34-ACRE SITE LOCATED AT 2111 AUTO CENTER DRIVE (APN:144-0-150-025), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BRETT HENRY AND INGO GIANI ON BEHALF OF PROPERTY OWNER TROJAN STORAGE OF OXNARD II.

WHEREAS, on April 26, 2022, Brett Henry and Ingo Giani (the **"Applicant"** and/or **"Permittee"**) submitted a request to permit the construction of a new self-storage facility within an existing 2.34-acre site consisting of a single-story building of approximately 7,500 square-feet and a 92,445 square-foot three-story building with an office/retail area and manager's residential unit. The proposed self storage facility includes the improvements of 20 parking spaces, 3 loading spaces, parking lot striping, lighting, landscaping and a perimeter wrought iron fence along the westerly and easterly sides, and adjacent with the front of the building. The request also includes a request for an administrative parking relief is being requested to allow for a decrease in the number of required parking spaces and off-street loading as required by the Rose-Santa Clara Corridor Specific Plan and City's Code Off-Street Parking Requirements, for the property located at 2111 Auto Center Drive, from 105 parking spaces to 20 parking spaces for the self-storage use. In addition, the request includes the reduction from four (4) loading spaces, 12 feet wide by 40 feet long, to three (3) loading spaces, 9 feet wide by 22 feet long loading spaces, Planning and Zoning Permit No. 22-200-03 (Development Design Review Permit) (the **"Project"**). The project site is located at 2111 Auto Center Drive (APN: 144-0-150-025) within the Rose-Santa Clara Corridor Specific Plan (RSCSP) zone district and within the Industrial Limited land use designation; and

WHEREAS, on **May 17, 2023**, the Community Development Director of the City of Oxnard (**"Director"**) conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 22-200-03 (Development Design Review Permit), filed by Trojan Storage of Oxnard II in accordance with RSCSP Section 4.2.4 and 5.7.10; and

WHEREAS, the Project has been reviewed by the Development Advisory Committee (DAC) and the DAC has prepared conditions of approval that are incorporated within the recommended permits; and

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

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical Exemption (Section 15332). Further, the Project does not trigger any of the Exemptions to the Exemptions (15300.2) to defeat the Exemption.

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

The project site is located within the 2030 General Plan land use designation of Industrial Limited (ILM) and within the Commercial Industrial Land Use area of the Rose-Santa Clara Corridor Specific Plan. The Project is surrounded by commercial and industrial development and agricultural properties. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Development Design Review Permit request for construction of a 99,945 square-foot self-storage facility and associated site improvements on an approximately 2.34-acre site is consistent with the 2030 General Plan and the Rose-Santa Clara Corridor Specific Plan and is compatible with the physical scale and character of other commercial and industrial development in the project area. Any projects

requiring discretionary approval would be analyzed with the 2030 General Plan and the Rose-Santa Clara Corridor Specific Plan for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

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

The proposed Development Design Review Permit request for construction of a 99,945 square-foot self-storage facility and associated site improvements on an approximately 2.34-acre site will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the commercial and industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be surrounded three sides by commercial and industrial development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 7, 2023.

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

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

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

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

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

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

   The Applicant proposes the construction of a 99,945 square-foot self-storage facility within a commercial industrial property with an associated parking lot and related site improvements. As conditioned, the three-story self-storage facility with an enclosed area has been designed to meet the required development standards identified in the Commercial Industrial district of the Rose-Santa Clara Corridor Specific Plan. Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

2. **The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

   Pursuant to the 2030 General Plan land use designation "Industrial Limited," the proposed use of the project site as a self-storage facility with an enclosed area and associated site improvements, is an allowed use. The surrounding uses are characterized by commercial and industrial uses, which are also predominantly commercial, warehouses, and wholesales uses. Construction activities, anticipated uses, and development design will be subject to standard

construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements will not 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 for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.**

   As proposed and conditioned, the project will meet the development standards of the Rose-Santa Clara Corridor Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is vacant and is approximately 2.34-acres. Pursuant to the Rose-Santa Clara Corridor Specific Plan, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, lot coverage, and roof top equipment standards. The Project meets all RSCSP Design and Architectural Guidelines except for Section 5.7.3 parking requirements and 5.7.12 loading requirements for the proposed use. The applicant is requesting to reduce the amount of required parking and loading spaces in accordance with RSCSP Section 5.7.10 (C) and OCC Section 16-644 (B) (1).

   The Community Development Director finds the parking and loading reductions are acceptable in accordance with the submitted Parking Demand Analysis dated November 17, 2022, and Trojan Storage Industries Best Practices dated November 29, 2022, as is consistent with the proposed use and other similar uses within the area. The proposed self-storage facility was designed for residential customers where the number of parking stalls and loading size for the facility as designed is the most effective site plan for the Project site.

4. **The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

   The project will be accessed via two access driveways from an existing public street to the south. The parking lot will provide parking for 20 vehicles and three (3) off-street loading spaces. The self-storage facility is required to provide 14 parking spaces, based on a formula of .14-vehicle per 1,000 gross square feet of building area in accordance with the Parking Demand Analysis prepared by Kimley-Horn and Associates, Incorporated. The City bicycle and vehicle parking requirements are being met. Based on the results of the Parking Demand Analysis,which was conservative in its approach, the

Project's proposed parking supply of 20 spaces is sufficient to accommodate the needs of the Project. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed self-storage facility is anticipated to generate.

5. **The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

   The proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines found within the spine road (located to the south of the property). Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a self-storage facility) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15332 (Class 32) of the State CEQA Guidelines. The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit No. 22-200-03 (Development Design Review Permit), subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 22-200-03 (DDR), subject to the following conditions. The decision of the Community Development Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated **May 17, 2023,** ("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 the 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 the Developer to provide security or an

executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. 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. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, the Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the project as detailed in the Parking Study Demand (dated November 17,2022), 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, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, the Developer may not change any signs on the project property. (PL/B, *G-10*)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be

handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, the 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 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*)

17. Prior to issuance of a certificate of occupancy, the Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, *PK-3*)

18. 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 ensure compliance (PK, *PK-4*)

19. Prior to the issuance of a certificate of occupancy, the Developer shall provide a watering schedule to the building owner or manager and to the 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*)

20. All trees planted or placed on the property by the 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)

21. 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)

22. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)

23. 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)

24. 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)

25. 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)

26. The City Council declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the follow mandatory water conservation requirements for as long as the Stage 2 water shortage is in effect.

LANDSCAPE SPECIAL CONDITIONS

27. To enable views into parcels and provide a strong rhythmic character that unifies the site, the side of the street will be planted with Washingtonia Robusta (Mexican Fan Palm) planted on 60 foot centers measured along the centerline. The Mexican Fan Palm should have a minimum 20 foot height and a minimum 24 inch box size.

28. A minimum of two 36-inch box trees shall be incorporated into the landscape treatment at each entry of the project. The placement of the trees shall conform to the City's Landscape Standards.

29. A 15 foot landscape setback area shall be provided for the project. The setback area shall be mounded to 1 foot and planted with drought tolerant turf, with optional additional shrub planting for accent areas.

30. A minimum of 15% of individual parcel areas shall be landscape in addition to the required parking lot landscaping.

31. All trees in parking islands abutting the streetscape shall be different from the secondary street trees in order to provide variety throughout the project.

32. All Planting material shall be consistent with the Rose-Santa Clara Corridor Specific Plan Landscape Master Plan Sections 6.4.1 thru 6.4.15 and Oxnard City Code.

PLANNING DIVISION STANDARD CONDITIONS

33. Plans submitted by the 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)

34. 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*)

35. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)

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

37. 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*)

38. 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*)

39. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

40. 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).

41. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

42. 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*)

43. 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)

44. 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)

45. 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)

46. 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*).

47. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. *(*PL*, PL-50)*

48. 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*)

49. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital fee, Park and Recreational fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility fee, Public Art Program Fee, and utility and Undergrounding in -Lieu Fee) and Quimby fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment.

50. 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*)

51. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent

building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, PL-18).

52. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

53. 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)

PLANNING DIVISION SPECIAL CONDITIONS

54. 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. (PL)

55. 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.

56. 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)

57. During construction, the Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

58. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), the 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.

59. Prior to grading permit approval, the Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

60. 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.

61. Developer shall install toilets that have automatic flush sensors in all public restrooms. Such toilets shall be included on the plans submitted for a building permit and shall be maintained and in working order at all times. (PL)

62. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Division 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)

63. No outdoor storage is allowed in accordance with the Rose-Santa Clara Corridor Specific Plan.

64. Roof vents shall be grouped where possible, and where visible from the street level, their finish shall blend into surrounding material color to reduce visual impact.

65. Building shall not be used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; smoke, dust, odor or other form of direct air pollution; electrical disturbance; glare; liquid or solid refuse or wastes; or other dangerous or objectionable substance, condition or element in a manner or amount that would adversely affect the environment or surrounding community as measured from the property line.

66. Toxic gasses or noxious matter that can cause any damage to health, animals, vegetation or other forms of property, or that cause any excessive soiling beyond the lot lines of the use shall not be emitted.

67. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. All signs shall comply with the Rose-Santa Clara Specific Plan and the City's Municipal Code.

68. Developer shall provide an enhanced decorative stamped color concrete pavement at each exit or entrance driveways of the proposed development. The design, colors, and materials of the decorative stamped color concrete pavement shall be consistent with other developments within the Rose Santa Clara Corridor Specific Plan area. The final design, color and material shall be reviewed by the Planning Project manager during plan check of self-storage development.

69. All storage shall be within the building area.

70. The operation of the mini-warehouse facility shall provide locks for all units and shall retain a master key to all locks.

71. No auctions or commercial sales or uses shall be conducted on the site.

72. It shall be the duty of the lessor of his agent to obtain in writing, in a lease agreement, the following items. A copy of said agreement shall be kept in the office for inspection by the City.
    a. Name of lessee
    b. if a business film or corporation: the name, address, telephone number of the owner, agent or partner of the business.
    c. Residence and business address
    d. Residence and business telephone number.
    e. City and State.

ENVIRONMENTAL RESOURCES DIVISION

73. 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.

74. 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.

75. 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.

76. 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.

77. 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.

78. 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.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

79. 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)

80. 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)

81. 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.
82. 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 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 protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)

85. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

86. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

87. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time the City issues an encroachment permit. (DS-9)

88. 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 water lines using standard City format. (DS-11)

89. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

90. 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)

91. 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)

92. 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)

93. 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 the City. (DS-19)

94. Developer shall remove graffiti from the project, including graffiti on off site public infrastructure under construction by the 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)

95. 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)

96. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

97. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until the City accepts the improvements. (DS-23)Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for the 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 the Developer's soils engineer as approved by the City Engineer. (DS-30)

101. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)

102. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18- inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)

103. 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)

104. 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)

105. 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)

106. Prior to designing the water system for the project, the 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 the 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 street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)

110. 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)

111. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15-feet from the face of the enclosure. (DS-69)

112. Developers shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

113. 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)

114. Developer shall design the 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)

115. 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)

116. 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 the City, property owner(s) 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)

117. 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)

118. 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)

119. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect

current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

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

121. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

122. Developer shall improve the project frontage along Auto Center Drive with a new sidewalk to City standards. The sidewalk width shall match the existing sidewalk of about 7-feet. The Developer shall dedicate an additional sidewalk easement to the City if the current public right-of-way is not wide enough to cover the entire width of the new sidewalk. The new sidewalk shall extend in the southeast direction for about 550-feet toward Santa Clara Avenue and connect to the existing sidewalk near the intersection of Auto Center Drive and Santa Clara Avenue. (DS)

123. Stormwater runoff from this site shall be limited and onsite detention shall be provided in conformance with the discharge limitations (1.0 CFS/acre during a 1% chance storm or 100-year storm event) to comply with the designed and constructed public drainage system in Auto Center Drive. The detention area(s) shall be designed in accordance with Public Works Standards and policies. The Developer shall provide a city standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to the approval of the grading/site improvement plans. (DS)

124. The Developer shall demonstrate to the satisfaction of the City Engineer the drainage calculations for the required MS4 treatment and detention volumes and the control structure that regulates the flow release to be no more than 1.0 CFS/acre up to a 100-year storm event. The calculations shall accurately depict the nature of the inflow and outflow in the 100-year storm hydrograph. The sizing design of the flow control release shall account for the hydraulic grade line from the existing drainage structure in the public right-of-way per the storm drainage improvements constructed for Auto Center Drive, DWG 86-94A. (DS)

125. The onsite stormwater pipeline system shall be sized hydraulically to handle the 100-year storm event to ensure that runoff from the 100-year storm event is routed to the detention system before discharging into the public right-of-way. Onsite drain inlets shall be designed with a 50% clogging factor at depressed locations. (DS)

126. In accordance with the soils engineer recommendations, Developer shall install an impermeable liner on the vertical side wall of the biofiltration facility that faces the public right-of-way. (DS)

127. 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 for a 1-year 1-hour storm event and designed per 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)

128. The domestic and irrigation water meters and services shall be constructed per City standards, with the meter boxes located within the new sidewalk along Auto Center Drive. (DS)

129. Developer shall provide a 15-foot wide waterline easement to the City for the onsite public water system. Aside from curb, gutter, pavement, flatwork, and incidental non-structural site features, no other structures are permitted inside the water easement unless approved by the City Engineer. (DS)

130. Developer shall construct the water system with a loop system. A water system hydraulic report or analysis shall be submitted for review and approval to demonstrate that the proposed onsite water system will have sufficient pressure and fire flow for site fire protection. (DS)

131. Developer shall install protective bollards for all fire hydrants within 4-feet of a roadway surface that are not protected by a raised curb. (DS)

132. Developer shall remove existing sewer, water, and storm drain laterals to the project site that are no longer used by the project. The removal shall be the entire length of each lateral to the main line. (DS)

133. Unless an alternative design is approved by the Environmental Resources Division, the Developer shall construct a triple-bin trash enclosure-type 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, as well as an Americans with Disabilities Act path of travel to connect the trash enclosure to the building(s) it serves. 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 shall be approved by the Environmental Resources

Division. (DS)

134. The floor and a loading/service pad of the trash enclosure are to be substantially level (2% max slope). Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15-feet from the face of the enclosure. (DS)

135. All site refuse bins shall be stored in the approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. Developer shall design the enclosure not to require the bins to be shuffled around when serviced. (DS)

136. Developer shall provide the City Engineer with a 100-scale base map for addressing purposes on 18-inch by 24-inch mylar per City Standards. (DS)

137. Pavement restoration for sawcut of the existing street pavement, including trenching for utilities, shall be restored from curb to curb. The City Engineer may permit, based on site conditions, to reduce the pavement restoration to cover the entire width of the traffic lane impacted. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

138. The Developer shall demonstrate (to the satisfaction of the City Traffic Engineer) with turning exhibit(s) on the engineering site plan that Fire Department engines and trash trucks can safely navigate through the proposed drive aisle and driveway approaches. (TR)

139. The existing street lights along the north side of Auto Center Drive, between the project's westerly property line and the intersection of Auto Center Drive and Santa Clara Avenue, shall be relocated to the center raised median. The relocated street lights shall have an 8-foot double mast arm with LED luminaires on each arm and meet the current City standards. Final street locations and design shall be approved by the City Traffic Engineer. (TR)

140. The site design shall provide a turnaround space and appropriate signage at the westerly gate for unauthorized vehicles to circle around and exit the site. Final design shall be approved by the City Traffic Engineer. (TR)

141. Developer shall install an "Exit Only" sign at the proposed westerly gate and a R6-1 (R) type directional sign along the existing raised median fronting the westerly gate. Locations to be approved by the City Traffic Engineer. (TR)

142. At the two proposed gates, the Developer shall install "STOP" signs and pavement markings.

143. Developer shall provide a 7-foot sidewalk along the frontage of the project site and extend this sidewalk to Santa Clara Ave.

144. Developer shall prepare a striping and signage set of plans for traffic review. The final location and striping shall be approved by the Traffic Engineering department.

145. Developer shall provide a 7-foot sidewalk along the westerly side of the building combined with 17-foot deep parking stalls.

146. Street lighting along the frontage of the project site on Auto Center Drive shall be upgraded to LED pursuant to City standards.

STORMWATER QUALITY CONDITIONS

147. Developer shall design the 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. The 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)

148. Developer shall construct double-bin trash enclosures (one bin for recycle use) 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 Development Services 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 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-79)

149. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall provide a traffic rated drainage inlet within the enclosure to catch all enclosure wash water. This drain shall connect to the sanitary sewer system via a grease interceptor. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services 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 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-80)

150. 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)

151. Using forms provided by the Development Services Division, the 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 the City, property owner(S) 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)

152. 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)

153. 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)

154. 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)

155. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

156. 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)

157. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. Priority Land Use is high density residential, industrial, commercial, mixed urban, and public transportation stations. The Devices shall be sized and designed in accordance with requirements of the

Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

FIRE DEPARTMENT CONDITIONS

158. 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)

159. 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)

160. 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)

161. 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)

162. 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)

163. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)

164. 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)

165. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)

166. 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)

167. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)

168. 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)

169. 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)

170. 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)

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

172. 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)

173. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, F-17)

174. 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.

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

176. 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.

177. A Class I wet standpipe system is required in each stairwell on each floor landing

with 2 ½" hose valves and 1 ½" adapters, caps are required. Standpipe shall be a combo system with the fire sprinkler system.

178. 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.

179. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

180. 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.

181. Gurney size elevators will be required.

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

183. Verify height of parapet. Not to be over 40 inches.

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

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

186. 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.

POLICE DEPARTMENT CONDITIONS

Exterior Lighting

187. 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 that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 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.

iii. 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.

188. 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 schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.

189. All exterior lighting shall operate from dusk to dawn.

190. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

191. 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. Lenses shall be flat and parallel to the ground/floor. Wall-packs and other luminaires that throw light laterally are not allowed unless a specifically approved by the Police Department and Planning Division.

192. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.

193. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

194. Interior parking facilities shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Walls, ceilings and supporting posts or pillars shall be painted white or off-white to provide maximum reflectivity.

Security Camera Systems

195. Security camera system shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:

    a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.

    b. Access to the cloud based camera system may be made accessible to the Oxnard Police Department for specific areas of the property and adjacent areas that are either public, or, semi-public that include: adjacent public street, alleys, sidewalks, and within the private property the parking facility and paseo. Contact specialprojects@oxnardpd.org to participate in this program.
    c. If the Police Department is provided access to the cloud based camera system, privacy of residents shall be taken into consideration.

    d. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Grayscale images are expected for infra-red lighting.

    e. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.

    f. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.

    g. The video system shall utilize a Digital Video Recorder (DVR). VHS and

other formats are prohibited.

h. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.

i. Recorded images shall bear a date and time stamp that cannot be altered.

j. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.

k. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.

l. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.

m. A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.

n. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.

o. Security cameras shall be installed to monitor activity around each side of the building's exterior..

<u>Access Control Systems</u>

196. The site shall be equipped with an access control system that shall restrict human and vehicle access to semi-public areas of the site. The areas considered "semi-public" shall include: parking areas restricted to tenants, the building lobby, parking areas, and shared hallways.

197. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capability to add or subtract an access instrument assigned to a particular residential unit, employee, or service provider.

198. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

199. "Click-To-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders.

Security Plan

200. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:

    a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.

    b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.

    c. The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi-public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible party or resident. This would include access to the lobby, parking garage, laundry room, mailroom, emergency exits, etc. When a camera is positioned for face capture it shall be noted on the camera chart.

    d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.

    e. The Security Plan shall identify all the components of the access control system, their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model. The access control system shall provide site access to tenants and persons authorized by the site management. The access control sites shall include areas deemed semi-public.

    f. Click-to-Enter technology shall be installed to provide access for first

responders to all entrances to the facility that serve as an interface between public and semi-public areas. All such access points shall be identified on the Security Plan.

g. The permittee/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.

201. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

202. A Security Plan shall be submitted to and approved by the Police Department prior to the issuance of building permits. The submission shall be made in a PDF format and sent to specialprojects@oxnardpd.org. The email "subject line" shall have the 7-digit Planning "PZ" number and the site's address to identify the project. The plan shall include the location of the security features at the site consistent with the Security Plan Requirements document provided during the development review process. The Security Plan shall not be submitted with other development documents or plan sheets. This is done to maintain a level of confidentiality of the security features of the site between the developer/end user of the development and the Oxnard Police Department.

Alarms

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

Landscape

204. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.

205. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.

206. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.
207. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.

Site Management

208. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.

Signage

209. 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).

210. A sign shall be posted at each entrance to the site stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 17th day of May, 2023.

_____
Date

_____
Maureen Tamuri
Interim Community Development Director

TECHNICAL MEMORANDUM

To: City of Oxnard

From: Rita Garcia, Project Manager
Naomi Willis, P.E.
Spencer Nick

CC: Ingo Giani, Trojan Self-Storage of Oxnard II, LLC

Date: November 17, 2022

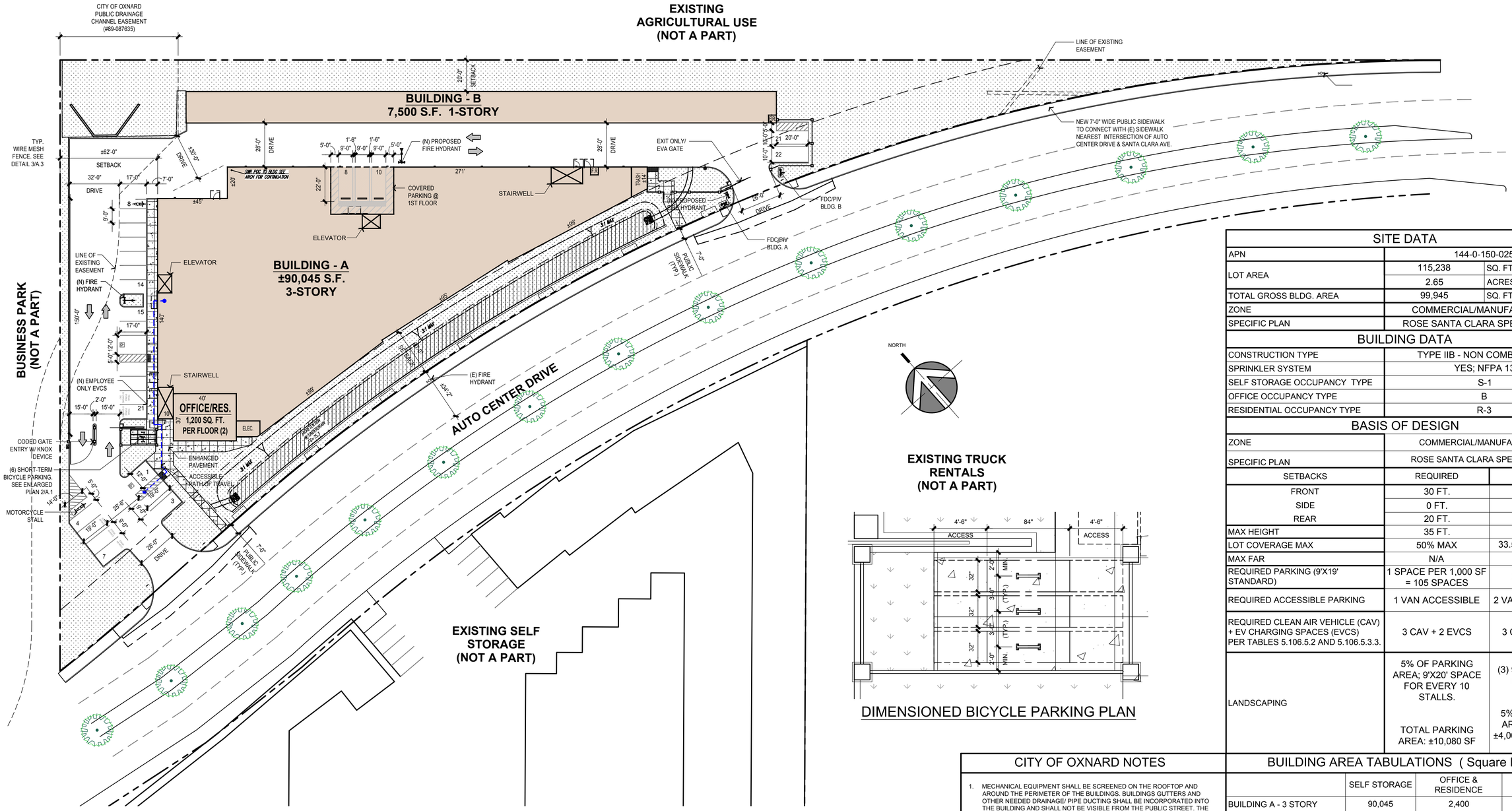
Subject: 2111 Auto Center Drive Self-Storage Project, City of Oxnard - Parking Demand Analysis

INTRODUCTION

The purpose of this parking study is to evaluate the number of parking spaces required to adequately serve the proposed 2111 Auto Center Drive Self-Storage Facility (proposed Project). This memorandum evaluates the City of Oxnard's standards, industry best-practices, and similar project sites to develop a preferred parking space supply, which is then compared to the current project site design. Providing an appropriate number of parking spaces helps the Project best serve the Oxnard community by allowing for a more efficient utilization of the property while providing enough parking spaces for customers to easily access the site.

The Project site is one vacant/undeveloped 2.65-acre parcel (APN 144-0-150-025) located at 2111 Auto Center Drive, in the City of Oxnard (City). The Project proposes two buildings with a total gross floor area of 99,945 square feet (SF), including approximately 97,545 SF of self-storage space and 2,400 SF of residential and office space, as shown in **Figure 1**.

- Building A would be a three-story, 92,445-SF building with 90,045 SF of storage space and 2,400 SF of residential and office space. The residential and office spaces are proposed to help serve the self-storage facility operations.
- Building A would include 680 self-storage units (196 1st floor, 238 2nd floor, 246 3rd floor).
- Building B would be a single-story, 7,500-SF building, all self-storage space.
- Building B would include 37 self-storage units.
- The proposed site design includes a surface parking lot with 20 parking spaces.



DIMENSIONED BICYCLE PARKING PLAN

SITE DATA		
APN	144-0-150-025	
LOT AREA	115,238	SQ. FT.
	2.65	ACRES
TOTAL GROSS BLDG. AREA	99,945	SQ. FT.
ZONE	COMMERCIAL/MANUFACTURING	
SPECIFIC PLAN	ROSE SANTA CLARA SPECIFIC PLAN	

BUILDING DATA	
CONSTRUCTION TYPE	TYPE IIB - NON COMBUSTIBLE
SPRINKLER SYSTEM	YES; NFPA 13
SELF STORAGE OCCUPANCY TYPE	S-1
OFFICE OCCUPANCY TYPE	B
RESIDENTIAL OCCUPANCY TYPE	R-3

BASIS OF DESIGN		
ZONE	COMMERCIAL/MANUFACTURING	
SPECIFIC PLAN	ROSE SANTA CLARA SPECIFIC PLAN	
SETBACKS	REQUIRED	PROVIDED
FRONT	30 FT.	30 FT.
SIDE	0 FT.	0 FT.
REAR	20 FT.	20 FT.
MAX HEIGHT	35 FT.	TBD
LOT COVERAGE MAX	50% MAX	33.5% (38,715 SF)
MAX FAR	N/A	.86
REQUIRED PARKING (9'X19' STANDARD)	1 SPACE PER 1,000 SF = 105 SPACES	20 SPACES
REQUIRED ACCESSIBLE PARKING	1 VAN ACCESSIBLE	2 VAN ACCESSIBLE
REQUIRED CLEAN AIR VEHICLE (CAV) + EV CHARGING SPACES (EVCS) PER TABLES 5.106.5.2 AND 5.106.5.3.3.	3 CAV + 2 EVCS	3 CAV + 2 EVCS
LANDSCAPING	5% OF PARKING AREA; 9'X20' SPACE FOR EVERY 10 STALLS. TOTAL PARKING AREA: ±10,080 SF	(3) 9'X20' SPACES PROVIDED. 5% OF PARKING AREA (±504 SF): ±4,000 SF OR 39.6%

CITY OF OXNARD NOTES

1. MECHANICAL EQUIPMENT SHALL BE SCREENED ON THE ROOFTOP AND AROUND THE PERIMETER OF THE BUILDINGS. BUILDINGS GUTTERS AND OTHER NEEDED DRAINAGE/ PIPE DUCTING SHALL BE INCORPORATED INTO THE BUILDING AND SHALL NOT BE VISIBLE FROM THE PUBLIC STREET. THE FACADE AND MASSING OF THE BUILDINGS SHALL BE COMPATIBLE WITH THE ROSE SANTA CLARA CORRIDOR SPECIFIC PLAN
2. PROVIDE CENTRAL STATION MONITORING (NFPA 72) OF THE FIRE SPRINKLER SYSTEM AND ALL CONTROL VALVES.

BUILDING AREA TABULATIONS (Square Feet)

	SELF STORAGE	OFFICE & RESIDENCE	TOTAL
BUILDING A - 3 STORY	90,045	2,400	92,445
BUILDING B - 1 STORY	7,500		7,500
TOTAL AREA :	97,545		99,945
ESTIMATED NET RENTABLE @ 75%:			±73,159

BRETT HENRY

TROJAN STORAGE

OXNARD, CA

PRELIMINARY SITE PLAN

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SCALE: 1"=30'-0"
DATE: 11/10/2022

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SAN CLEMENTE, CA 92672
949.388.8090

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Land uses bordering the Project site are agricultural to the north and industrial to the south, east, and west. The Project site is part of the Rose-Santa Clara Corridor Specific Plan (RSCC Specific Plan)[1] and zoned C-M Commercial and Light Manufacturing Zone. The C-M Zone requires one parking space per 1,000 SF of self-storage facilities (Rose Santa Clara Specific Plan Table 5) and one space per employee.

The parking supply for the Project was evaluated using the following methodologies:

1. **City Code Parking Requirement** – Number of parking spaces required by the RSCC Specific Plan.
2. **Institute of Transportation Engineers (ITE) Parking Generation** – Average peak parking demand for a mini-warehouse (self-storage) land use.
3. **Similar Existing Self-Storage Sites** – Number of parking spaces provided at similar existing self-storage sites.

PARKING REQUIRED PER THE ROSE-SANTA CLARA CORRIDOR SPECIFIC PLAN

The City of Oxnard provides specific guidelines for self-storage facilities, retail, and office space under the Rose-Santa Clara Corridor Specific Plan.

The number of parking spaces required for the proposed elements of the Auto Center Drive Self-Storage Project was calculated by referencing the RSCC Specific Plan Section 5.7.3: Vehicle Off-Street Parking Requirements Table 5[1]. Office and residential land uses will be considered ancillary to the self-storage facility and their area incorporated into the self-storage facility for the purposes of the calculation. For mini-warehouse or self-storage facilities, one space per 1,000 SF of building area and one space per employee are required. **Table 1** below summarizes the parking requirements based on the Oxnard RSCC Specific Plan.

Table 1 – Rose-Santa Clara Corridor Specific Plan Required Parking

Land Use	Unit	Parking Ratio Requirement	Spaces Required (City Code)
Self-Storage Facility	99,945 SF 3 Employees	1 space / 1,000 SF Building Area and 1 space per employee	103

Based on the RSCC Specific Plan, using a self-storage land use, the proposed Project requires 103 parking spaces. The 20 parking spaces planned as part of the Project do not meet the criteria outlined in the RSCC Specific Plan.

PARKING RATES PER ITE

The Institute of Transportation Engineers' (ITE) Parking Generation Manual, 5th Edition (2019) provides data on the average peak parking demand for a mini warehouse (self-storage) land use. ITE parking rates are accepted throughout the nation as the industry standard for parking since they are

[1] City of Oxnard Community Development Department. Rose-Santa Clara Corridor Specific Plan City of Oxnard. Retrieved from: https://www.oxnard.org/wp-content/uploads/2016/03/79.-Rose-Santa-Clara-Specific-Plan-1.pdf (Accessed July 2022)

derived from a compilation of parking surveys across the country. Parking demand as calculated by ITE parking generation rates for the mini-warehouse land use are summarized in **Table 2**. As shown in the table, the anticipated parking demand based on ITE Parking Generation rates is 10 spaces. The 20 parking spaces planned as part of the Project would exceed the ITE rates.

Table 2 – ITE Parking Demand

Land Use	Unit		Parking Generation Rate	Parking Space Demand
Self-Storage	Gross Square Feet	Storage Units	Mini-Warehouse: 0.10 vehicle per 1,000 SF of gross floor area or 1.36 vehicles per each 100 storage units	10 (Storage unit based), 10 (SF based)
	99,945	717		
Total:				**10**

PARKING RATES FOR SIMILAR EXISTING SITES

Parking space rates based on similar existing self-storage sites were recorded to compare to the proposed Project. For similar self-storage sites, the number of existing parking spaces provided was divided by the self-storage building size (per 1,000 gross square feet) to generate a parking ratio. **Table 3** below summarizes the parking ratios of similar sites and uses.

Table 3 - Parking Provided for Existing Similar Sites

Land Use	Building Size (Gross Square Feet)	Location	Parking Spaces Provided	Parking Ratio (Spaces per 1,000 Square Feet)
Self-Storage	118,315	620 West Elk Ave, Glendale, CA	16	0.14
Self-Storage	114,966	13241 Jeffrey Road, Irvine, CA	16	0.14
Self-Storage	75,754	8440 Eastgate Ct, San Diego, CA	9	0.12

As shown in **Table 3,** the three existing sites have parking ratios that range from 0.12 to 0.14 space per each 1,000 SF of gross floor area.

Table 4 summarizes the preferred parking supply for the proposed Project using the highest, most conservative, parking to area ratio from similar existing sites.

Table 4 – Preferred Parking Supply Based on Existing Similar Sites

Land Use	Size Gross Square Feet	Parking Rate	Parking Spaces
Self-Storage	99,945	0.14 vehicles per 1,000 SF of gross floor area	14

Using the highest parking ratio from **Table 3**, the parking rate was calculated for the proposed Project site, as shown in **Table 4**. The preferred parking supply based on existing similar sites is 14 spaces. The 20 parking spaces planned as part of the Project exceed the rates based on existing similar sites.

CONCLUSION

The results of parking analysis for the site are summarized below:

- **Oxnard RSCC Specific Plan** parking requirement: 103 parking spaces
- **ITE Parking Generation Manual** anticipated peak parking demand: 10 parking spaces
- **Existing sites' parking rates (Table 3)** preferred parking supply: 14 parking spaces
- **Proposed** parking supply: 20 parking spaces

While the RSCC Specific Plan parking rates would result in 106 parking spaces to serve the proposed self-storage facility, the Project's proposed 20 parking spaces would be sufficient based on available industry data and the low-level activity nature of self-storage facilities. Peak parking demand based on the ITE Parking Generation Manual is expected to be 10 spaces, and data from similar self-storage sites show an equivalent parking supply of 14 parking spaces. Based on this data, the proposed 20 parking spaces are anticipated to more than satisfy the Project's parking demand. Providing an appropriate number of parking spaces helps the Project best serve the Oxnard community by allowing for a more efficient utilization of the property and minimizing pavement heat island effects.

TROJAN STORAGE

November 29, 2022

City of Oxnard, Community Development Department,
Attn: Mr. Juan Carlos Torres, Associate Planner,
214 S C Street,
Oxnard, CA 93030

Dear Mr. Torres,

In response to your Letter of Incompleteness, dated November-9-2022, I am writing to you specifically regarding your planning comment #2, asking to provide justification for proposing three loading spaces instead of the required four.

We are very familiar with the local market as we own and successfully operate storage facilities in and around Oxnard. Based on our operational experience of approximately 3.5M square feet (SF) across 40 sites, as well as our industries' best practices, the design as shown is the most effective site plan for this site. Approximately 85% of our customers are residential customers who just use their own cars. The average size of a storage unit at this building is 105 SF, so people do not need large vehicles, as smaller sized vehicles like pick-up trucks, SUVs and very small U-Haul trucks are typically used.

To further illustrate that our typical facilities do not require any loading areas, in the past five years we have either built or in process of building seven sites in California that didn't require any loading zones and only provided standard parking stalls:

1. Burbank, CA Facility (developed 2017) - 91,238 SF with 14 parking spaces,
2. Commerce, CA Facility (developed 2020) - 214,123 SF with 18 parking spaces,
3. Calabasas, CA Facility (developed 2022) - 156,538 SF with 23 parking spaces,
4. San Jose, (Knox) CA Facility (developed 2019) – 139,338 SF with 28 parking spaces,
5. San Jose, (Montecito), CA Facility (developed 2020) – 153,423 SF with 32 parking spaces,
6. San Jose, (Horning), CA Facility (developed 2021) – 152,911 SF with 33 parking spaces,
7. Elk Grove, CA Facility (developed 2022) – 177,376 SF with 12 parking spaces.

We are asking the project to receive approval with the proposed three (10ft x 22ft) loading spaces as shown on site plan instead of the required four, as the quantity and size of the loading spaces as required by the Specific Plan, would be more of a hinderance to this site and function-of-use than necessary.

Sincerely,

Ingo Giani,
Real Estate Development Manager

(310) 372-8600
1732 Aviation Blvd • Suite 217 • Redondo Beach • CA • 90278
www.TrojanStorage.com

RESOLUTION NO. 6446

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD ADOPTING CERTAIN STANDARDS TO BE USED AS GUIDELINES FOR THE DEVELOPMENT OF MINI-WAREHOUSES.

WHEREAS, the Planning Commission of the City of Oxnard has considered certain standards to be used as guidelines in the development of mini-warehouses, and

WHEREAS, the Planning Commission found that the public interest and general welfare requires the adoption of such standards in their Resolution No. 4638, and

WHEREAS, the City Council has reviewed Planning Commission Resolution No. 4638 containing the development standards proposed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES HEREBY APPROVE the adoption of said standards in consideration and approval of mini-warehouses subject to modification of Planning Commission Resolution No. 4638 to read as follows:

A. All mini-warehouse facilities shall be constructed so as to comply with the requirement of Fire Zone 2.

B. All storage shall be within the building area.

C. One off-street parking space shall be provided for each 1000 square feet of building area and one space shall be provided for each employee. Said required parking may be provided within the 35 foot wide building separation areas if such parking spaces are parallel with the buildings and striped in accordance with Section 34-6.

D. Boundaries of the mini-warehouse facility, other than access area, shall be enclosed with a six foot high chain link fence or masonry block wall.

E. A ten foot wide planter strip shall be required adjacent to any public street and [illegible]scaped subject to the approval of the Parks and Recreation Department.

F. Each mini-warehouse site shall provide a minimum of two exits.

G. There shall be a minimum of 35 feet between warehouse buildings for driveway, parking and firelane purposes. Where no parking is provided within the building separation areas, said building separation need only be 25 feet.

H. The operation of the mini-warehouse facility shall provide locks for all units and shall retain a master key to all locks.

I. Masonry trash enclosures shall be installed subject to the approval of the Public Works Director.

J. No auctions or commercial sales or uses shall be conducted on the site.

K. It shall be the duty of the lessor or his agent to obtain in writing, in a lease agreement, the following items. A copy of said agreement shall be kept in the office for inspection by the City.

1. Name of lessee.

2. If a business firm or corporation: the name, address, telephone number of the owner, agent or partner of the business.

3. Residence and business address.

4. Residence and business telephone number.

5. City and State.

Passed and adopted this 4th day of March, 1975, by the following vote:

AYES: Councilmen Maxwell, Miller, Tolmach, Jewell

NOES: None

ABSTAINING: Councilman Kato

ABSENT: None

A. E. Jewell
Mayor

ATTEST: Mildred W. Foster
Mildred W. Foster, City Clerk

MINI-WAREHOUSE DEVELOPMENT GUIDELINES

LOCATIONS PERMITTED

Mini-warehouses may locate in C-M (Commercial - Manufacturing) and M-1 (Light Industrial), M-L (Limited Industrial) Zones

SPECIAL USE PERMIT REQUIRED

No construction or operation of a mini-warehouse may occur until approval of a special use permit in accordance with Section 34-146 through 34-158.5 of the City Code.

CONSTRUCTION STANDARDS

1. All mini-warehouse facilities shall be constructed so as to comply with the requirement of Fire Zone 2.

2. One off-street parking space shall be provided for each 1000 square feet of building area and one space shall be provided for each employee. Said required parking may be provided within the 35 foot wide building separation areas if such parking spaces are parallel with the building separation areas if such parking spaces are parallel with the buildings and striped in accordance with Section 34-6.

3. Boundaries of the mini-warehouse facility, other than access area, shall be enclosed with a six foot high chain link fence or masonry block wall.

4. A ten foot wide planter strip shall be required adjacent to any public street and landscaped subject to the approval of the Parks and Recreation Department.

5. Each mini-warehouse site shall provide a minimum of two exits.

6. There shall be a minimum of 35 feet between warehouse buildings for driveway, parking and firelane purposes. Where no parking is provided within the building separation areas, said building separation need only be 25 feet.

7. Masonry trash enclosures shall be installed subject to the approval of the Public Works Director.

8. In addition, the development standards of the C-M or M-1 Zone may also apply.

OPERATIONAL STANDARDS

1. All storage shall be within the building area.

2. The operation of the mini-warehouse facility shall provide locks for all units and shall retain a master key to all locks.

3. No auctions or commercial sales or uses shall be conducted on the site.

4. It shall be the duty of the lessor or his agent to obtain in writing, in a lease agreement, the following items. A copy of said agreement shall be kept in the office for inspection by the City.

    a) Name of lessee.

    b) If a business firm or corporation: the name, address, telephone number of the owner, agent or partner of the business.

    c) Residence and business address.

    d) Residence and business telephone number.

    e) City and State.

For specific details refer to the Oxnard City Ordinance or contact the City of Oxnard Planning Division at (805) 984-4658.