

**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Maureen Tamuri , Community Development Director

FROM: Eunice Ban, Contract Planner

DATE: May 30, 2023

SUBJECT: **Project Name: Shake Shack Development Design Review;** Planning and Zoning Permit No. 22-200-06 (Development Design Review Permit) to allow for the construction of a free-standing, one-story, 3,470 square foot restaurant and 760 square foot outdoor patio (Shake Shack), with double drive through lanes, and associated on-site improvements on a 44,186 square foot undeveloped lot located on Lot 6 of The Landing at RiverPark (APN: 132-0-470-235)

1) Recommendation: That the Community Development Director (“**Director**”):

- a)** Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects); and
- b)** Adopt Resolution PZ 22-200-06 approving Planning and Zoning Permit No. 22-200-06, subject to certain findings and conditions.

2) Project Description and Applicant: A request to permit the construction of a 3,470 square-foot restaurant, a 760 square foot outdoor patio with double drive-through lanes, an associated parking lot for 21 vehicles, and landscaping and infrastructure improvements on an approximately 1-acre project site located on Lot 6 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan (RPSP) (Attachment A). The project includes a Shared Parking and Management Plan. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Marc Haslinger, Huitt Zollars, 2603 Main Street, Suite 400, Irvine CA 92614, designated agent (the “**Applicant**”) on behalf of Riverpark Landing, LLC, 130 Vantis, Suite 200 Aliso Viejo, California 92565 (the “**Property Owner**”).

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

3) Existing & Surrounding Land Uses: The Project site is a vacant undeveloped parcel located within the RPSP area. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated below in Exhibit A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional (CR)	RiverPark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped
North	Public Right-of-Way (Town Center Drive)	Public Right-of-Way (Town Center Drive)	Public Right-of-Way
South	Commercial Regional (CR)	RiverPark Specific Plan - West Corridor Commercial (WCC)	Vacant/Undeveloped (future site of hotel/ PZ No. 17-200-07)
East	Commercial Regional (CR)	Riverpark Specific Plan - West Corridor Commercial (WCC)	Bank of America Financial Center
West	Commercial Regional (CR)	Riverpark Specific Plan - West Corridor Commercial (WCC)	Panda Express Fast Food Restaurant

- 4) Background Information:** The proposed development is within Planning District C “West Corridor Commercial District” of the RiverPark Specific Plan (RPSP), which was approved in 2012. Pursuant to Section 2.5.2.3 of the RPSP, Planning District C allows for commercial land uses, including but not limited to retail, restaurants, coffee shops, hotels, banking establishments, and convention facilities. Within the past several years, The Landing developed many of their lots. In August 2018, two multi-story hotels were approved through a Development Design Review (DDR) permit (Planning & Zoning Permit Nos. PZ 17-200-07 and 17-200-08) by the Director. Their respective sites are located directly southeast of this Project site. An existing private street providing access to the hotels from Town Center Drive has been constructed. Additionally, an assisted living facility known as Oakmont Senior Living (Planning & Zoning Permit Nos. 16-200-04 and 16-200-05) has been constructed and began operation to the west of the hotel Project site. On June 4, 2020, several additional commercial buildings with drive-throughs to the east of the site along Town Center Drive were approved by the Community Development Director (Planning & Zoning Permit Nos. 19-200-14 and 19-200-17). On December 3, 2020, a gas station and convenience store (and associated Alcohol Special Use Permit) directly to the west of the site along Town Center Drive was approved by the Planning Commission (Planning & Zoning Permit Nos. 20-500-02 and 20-510-08).

The Project lot was created through Planning & Zoning Permit No. 17-300-08 (Tentative Tract Map 6004). On November 27, 2018 the Oxnard City Council adopted Resolution No. 15,181 to subdivide the Project area into six (6) lots for future commercial use within the area known as Planning District C of the RiverPark Specific Plan area. The area is commonly known as The Landing at RiverPark. This Project is the last lot, 6 of the 6 commercial projects proposed at The Landing.

- 5) Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze the potential impacts associated with the approval and implementation of the RPSP and the anticipated build out of the 701-acre specific plan area. On July 16, 2002, the City Council adopted Resolution No. 12,209, upholding the Planning Commission's decision certifying the final EIR (State Clearinghouse No. 2000051046), and adopting findings of fact, statement of overriding considerations, and a mitigation monitoring and reporting program.

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 3,470 square-foot restaurant, 760 square foot outdoor patio with double drive-through lanes, an associated parking lot for 21 vehicles, and landscaping and infrastructure improvements designed to be consistent with the Commercial Regional (CR) general plan land use designation, as well as with the West Corridor Commercial District of the RiverPark Specific Plan. The proposed development is located on a 1-acre site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Therefore, staff recommends the Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

- a) General Discussion:** The Applicant proposes the construction of a commercial fast-food restaurant building with associated parking lot and related site improvements. The Project involves a 3,470 square-foot commercial building with an associated drive-through in support of a restaurant use (Shake Shack).

Access to the site will be provided via an existing private street within The Landing, which was previously approved through Planning & Zoning Permit No. 16-200-04. Reciprocal Easement and Maintenance Agreement No. 20170602-00071677-0 has been recorded with the County of Ventura to allow shared access to the adjacent properties within The Landing.

In accordance with the RiverPark Specific Plan, construction of the Project is subject to approval of a DDR permit by the Community Development Director.

- b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial Regional (CR), which allows offices, restaurants, retail sales, and other similar uses. The proposed Project will allow for these types of land uses

to be established in the future. Approval of this DDR permit has been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD 9.2	I	Revitalization and Redevelopment	The development will improve an empty lot near the 101-Freeway with a landscaped parking lot and a commercial building with a drive-through.
ER-10. & ICS-19.	I	Promote use of Native and Water Wise Plants and Water Supply Findings for Smaller Projects	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.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed multi-tenant building is consistent with the allowable Commercial Regional land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-15.	II	Share of regional taxable sales	The Project will provide new tenant spaces for businesses, which will generate retail tax sales revenue to the City.
CD-14. CD-14.	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-18. CD-18.	II	Attract new businesses Increase the availability of land for new businesses	The Project will provide for more tenant options to businesses/companies to open a new business or relocate to the City.

All	III	All policies not listed above	No or Distant Applicability to the Proposed Project.
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- c) Conformance with RiverPark Specific Plan Standards:** The proposed development is located in the West Corridor Commercial zone district of the RPSP. In accordance with Chapter 7 (Implementation) of the RPSP, the proposed commercial building may be permitted with an approved DDR permit. The proposed development was reviewed by the Town Master Planner/Architect (TMP) in accordance with Section 7.8.2.4 of the RPSP and has been found to be in conformance with the RPSP (Attachment D).

The RPSP design guidelines for Building Type I-C-G (Drive Thru Commercial) were utilized for the Project. The Project complies with the development requirements for this building type, as outlined in the table below. The Applicant worked closely with the Development Advisory Committee to ensure building location, massing, height and character is compatible with existing and anticipated development on the subject property and vicinity. The TMP and staff have determined that Project is consistent with the design intent, product type specifications, and design standards of the RPSP, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Building Envelope			
Lot Coverage	Max: 40%	< 40%	Yes
Building Height	Min: 1 Floor / Max: 1 Floor (25 FT)	1 Floor, 23 FT	Yes
Front Setback	Min: 15 FT	>15 FT	Yes
Street Side Setback	Min: 10 FT	>10 FT	Yes
Rear Setback	10 FT Minimum	>10FT	Yes
Parapet Encroachment	2 FT Max	0 FT	Yes
Canopy/Awning Encroachment	5 FT Max	0 FT	Yes
Building Orientation and Use			
1. Building uses shall be in accordance with Diagram A and		Consistent with all	Yes, with

the Regulatory Plan. 2. Buildings shall orient to the street. 3. Building uses shall be identifiable from adjacent streets. 4. The main building entrance shall face the primary frontage street. 5. Entrances other than the main building entrance shall be permitted to face minor streets and paseos. 6. Deviations from Development Standards - Refer to Chapter 7		building orientation and use guidelines except guidelines 2 and 4.	Director authorization of deviation pursuant to RPSP Section 7.9.2.2.
Service Requirements			
1. All Services shall be accessed from a designated alley 2. A garbage collection area shall be provided within a fenced area, and shall not be visible from streets, paseos, or parking areas.		Service areas and utilities are screened.	Yes
Other Requirements			
Parking Landscape Buffer	10 feet along perimeter of parking and drive aisles	>10 feet	Yes
Off-Street Parking	1 space per 50 square feet of gross floor area = 69 spaces	21 spaces, plus a stacking credit of an additional 20 spaces.	Yes, and supplemented with attached Parking Management Plan, as recommended by Traffic Engineer
Loading Zones	1 loading zone required As determined by the Director based on the nature of the use and operations	One loading zone	Yes, as recommended by Traffic Engineer

d) Site Design, Circulation and Parking: The Project will be accessed from an existing private street to the west of the property which was previously approved through Planning & Zoning Permit No. 16-200-04. That permit allowed the development of an access roadway, landscaping, lighting, and off-site improvements, including a new traffic light off of Town Center Drive. The driveway to this Project has been approved by the Traffic Engineer to allow for a sufficient distance from the traffic from that intersection. In addition, a reciprocal access agreement is proposed to allow for access to Lot 6.

In accordance with Oxnard City Code (OCC) Section 16-622, parking will be provided at a rate of one space per 50 square feet of gross floor area for a fast food restaurant. As a result, 21 parking spaces are proposed while a stacking credit of 20 parking spaces are allowed due to the size of the drive-through stacking, for a total of 41 parking spaces.

Consistent with RiverPark Specific Plan Section 6.2.5.2, a parking management plan (Attachment E) was also incorporated and reviewed to demonstrate that there is sufficient parking as proposed.

- e) **Building Design:** The proposed restaurant building features a facade with contemporary stucco and a masonry veneer base to provide a break in elevations. A metallic parapet wall coping will also match aluminum canopies through the Project. To orient the building toward the street and to screen the drive-through queue to the maximum extent feasible, the canopies will cover sections of the 2 drive-through aisles and anchor on a screen wall to give the appearance of an extension of the building. Additionally, a second canopy will extend from the building and partially cover the large attached outdoor patio.
- f) **Landscaping:** The Project will provide parkways and landscape areas throughout the parking lot that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Additionally, 16 trees will be added throughout the property, which will assist in meeting the requirement of 1 tree for every 40 feet of property line, and numerous shrubs will be planted along Town Center Drive to provide a visual buffer between the parking lot and public right of way.
- 7) **Development Advisory Committee:** The Project was formally reviewed by the Development Advisory Committee (DAC) on August 3, 2022, and on December 14, 2022. DAC members subsequently reviewed revised plans submitted on January 23, 2023. Conditions of approval from DAC are included in the attached resolution (Attachment F).
- 8) **Community Workshop and Public Input:** A Community Workshop was held on March 20, 2023. No members of the community were present. To date, staff has not received any other public comments, in favor or against, the proposed Project.
- 9) **Appeal Procedure:** In accordance with OCC Section 16-525(B) of the City Code, the Director's action on Planning and Zoning Permit No. 22-200-06 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the Planning Division's Office 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.

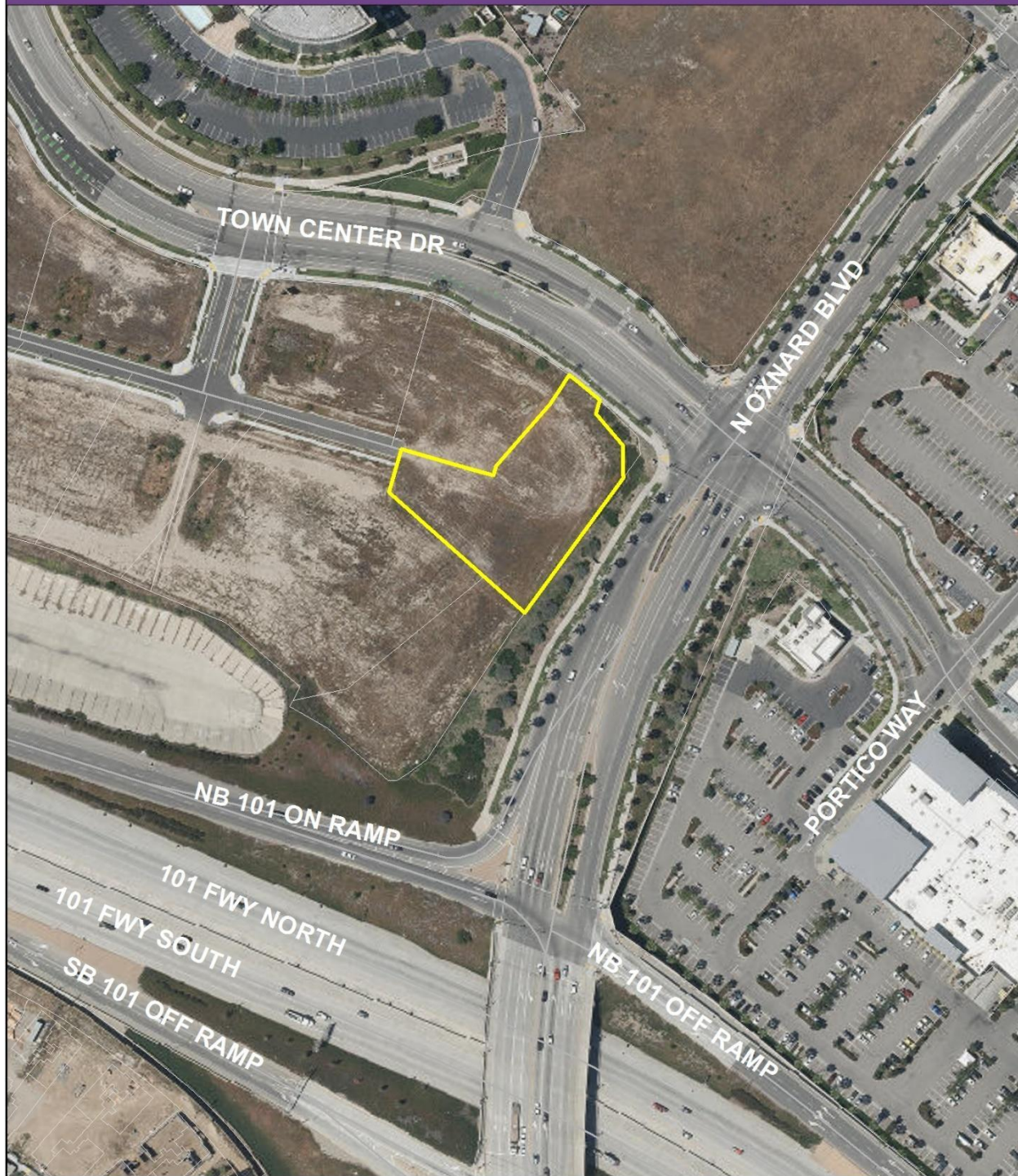
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Town Planner Consistency Analysis
- E. Parking Management Plan
- F. Resolution

Vicinity Map



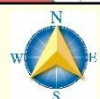
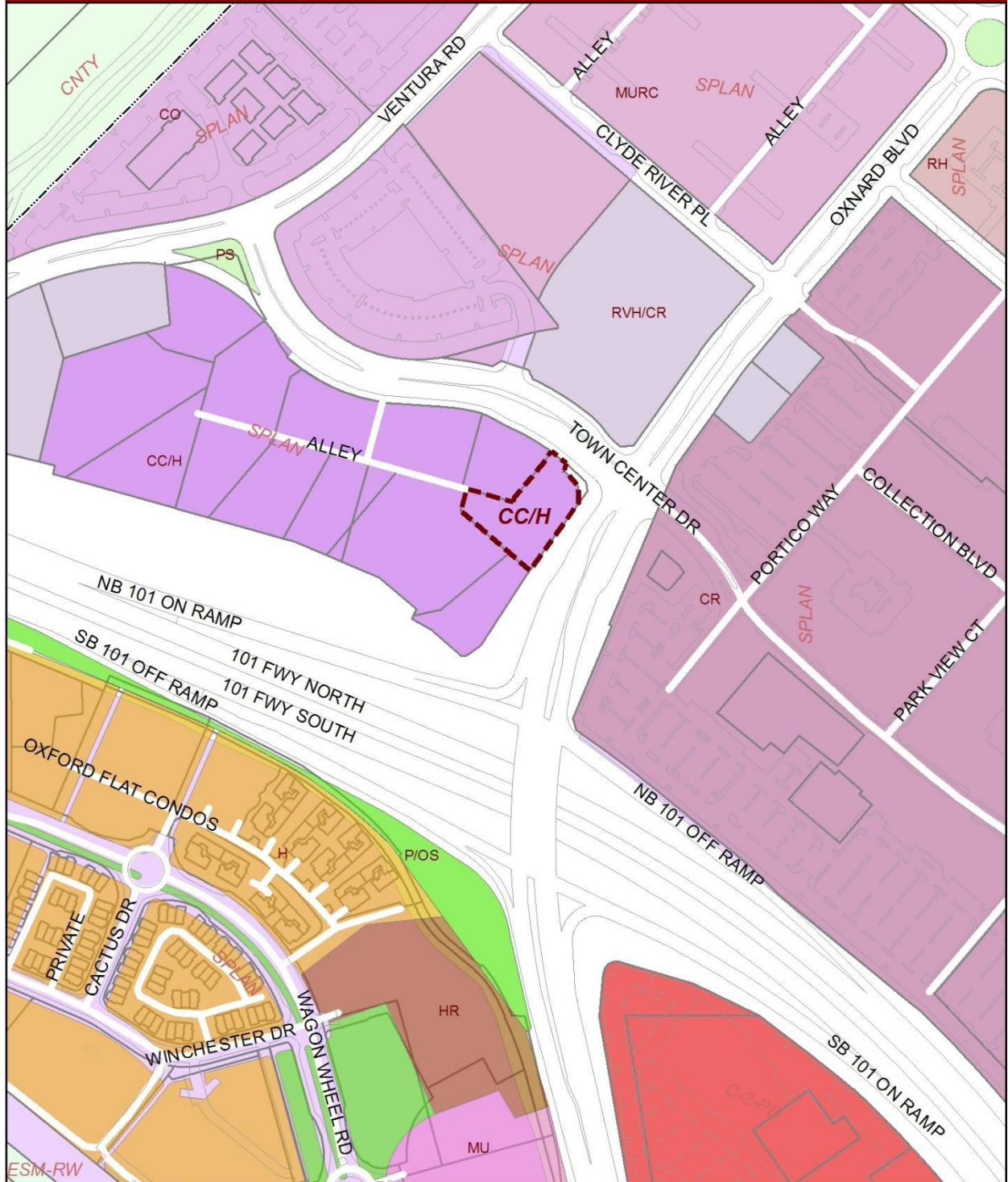
Aerial Map



2030 General Plan Land Use Map

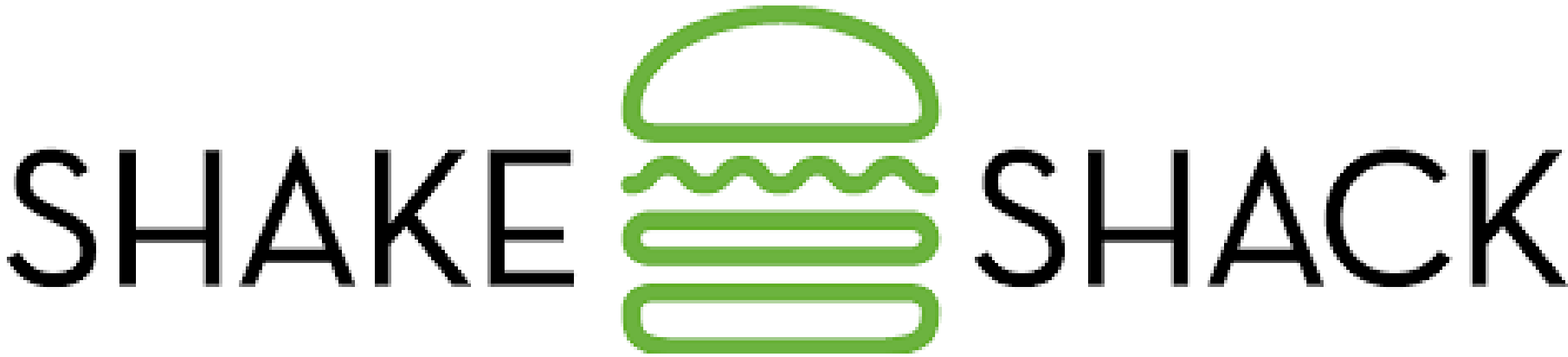


Zoning/Specific Plan Map



DRAWING INDEX

SHEET NUMBER	SHEET NAME		LATEST	REVISIONS DESCRIPTION	DATE
GENERAL					
T000	COVER				
T001	TITLE SHEET		2	ENTITLEMENT SUBMITTAL REVISION	09/23/2022
T002	RESPONSIBILITY SCHEDULE & VENDOR CONTACTS				
T003	TYPICAL DETAILS AND MOUNTING DIAGRAMS				
CIVIL					
C001	TITLE SHEET				
C002	SITE PLAN				
C003	GRADING PLAN				
C004	UTILITY CONNECTION PLAN				
GENERAL					
SP001	ARCHITECTURAL SITE PLAN		2	ENTITLEMENT SUBMITTAL REVISION	09/23/2022
SP001X	ARCHITECTURAL SITE PLAN		1	CITY ENTITLEMENT SUBMITTAL	04/21/2022
ARCHITECTURE					
A001	ARCHITECTURAL ABBREVIATIONS & SYMBOLS				
A002	CODE ANALYSIS, OCCUPANCY & EGRESS PLANS				
A100	CURB & FOUNDATION PLAN				
A101	GENERAL ARRANGEMENT PLAN		1	CITY ENTITLEMENT SUBMITTAL	04/21/2022
A102	DIMENSIONED FLOOR PLAN				
A103	FLOOR & WALL FINISH PLAN		0	DESIGN DEVELOPMENT	02/24/2022
A104	FURNITURE & EQUIPMENT PLAN		2	ENTITLEMENT SUBMITTAL REVISION	09/23/2022
A105	REFLECTED CEILING PLAN		0	DESIGN DEVELOPMENT	02/24/2022
A106	SIGNAGE AND GRAPHICS PLAN				
A151	ROOF PLAN		2	ENTITLEMENT SUBMITTAL REVISION	09/23/2022
A201	EXTERIOR ELEVATIONS		1	CITY ENTITLEMENT SUBMITTAL	04/21/2022
A202	EXTERIOR ELEVATIONS (CONTD)		1	CITY ENTITLEMENT SUBMITTAL	04/21/2022
A203	EXTERIOR ELEVATIONS RENDERINGS				
A204	COLORLED ELEVATIONS		1	CITY ENTITLEMENT SUBMITTAL	04/21/2022
A205	COLORLED ELEVATIONS (CONTD)		1	CITY ENTITLEMENT SUBMITTAL	04/21/2022
A211	INTERIOR ELEVATIONS		0	DESIGN DEVELOPMENT	02/24/2022
A212	INTERIOR ELEVATIONS (CONTD)		0	DESIGN DEVELOPMENT	02/24/2022
A213	INTERIOR ELEVATIONS RENDERINGS				
A301	BUILDING SECTIONS				
A302	EXTERIOR WALL SECTIONS				
A401	ENLARGED MANAGER'S OFFICE PLAN				
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A501	EXTERIOR DETAILS				
A502	EXTERIOR DETAILS				
A503	EXTERIOR DETAILS				
A510	PARTITION TYPES				
A510.1	PARTITION TYPES				
A511	INTERIOR DETAILS				
A512	INTERIOR DETAILS				
A513	INTERIOR DETAILS				
A521	ATAS METAL PANEL TRIM DETAILS				
A590	ARCHITECTURAL SPECIFICATIONS				
A591	ARCHITECTURAL SPECIFICATIONS				
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A599.7	ARCHITECTURAL SPECIFICATIONS				
A599.8	ARCHITECTURAL SPECIFICATIONS				
A599.9	ARCHITECTURAL SPECIFICATIONS				
A601	FINISH & FURNITURE SCHEDULES		2	ENTITLEMENT SUBMITTAL REVISION	09/23/2022
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S100	FOUNDATION PLAN		0	DESIGN DEVELOPMENT	02/24/2022
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S151	ROOF FRAMING PLAN		0	DESIGN DEVELOPMENT	02/24/2022
S152	SCREEN WALL FRAMING		0	DESIGN DEVELOPMENT	02/24/2022
S501	TYPICAL DETAILS		0	DESIGN DEVELOPMENT	02/24/2022
S502	CONCRETE SCHEDULES AND DETAILS		0	DESIGN DEVELOPMENT	02/24/2022
S511	TYPICAL DETAILS		0	DESIGN DEVELOPMENT	02/24/2022
S512	TYPICAL DETAILS		0	DESIGN DEVELOPMENT	02/24/2022
S513	STEEL COLUMN SCHEDULE AND DETAILS		0	DESIGN DEVELOPMENT	02/24/2022
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F101	FIRE PROTECTION PLAN		0	DESIGN DEVELOPMENT	02/24/2022
F590	FIRE ALARM SPECIFICATIONS		0	DESIGN DEVELOPMENT	02/24/2022
F591	FIRE PROTECTION SPECIFICATIONS				
FOOD SERVICE					
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K101	KITCHEN EQUIPMENT PLAN		0	DESIGN DEVELOPMENT	02/24/2022
K102	KITCHEN EQUIPMENT SPECIAL CONDITIONS PLAN		0	DESIGN DEVELOPMENT	02/24/2022
K201	KITCHEN EQUIPMENT ELEVATIONS		0	DESIGN DEVELOPMENT	02/24/2022
K601	KITCHEN EQUIPMENT SCHEDULE		0	DESIGN DEVELOPMENT	02/24/2022
K602	KITCHEN EQUIPMENT SCHEDULE		0	DESIGN DEVELOPMENT	02/24/2022
K603	KITCHEN EQUIPMENT ELECTRICAL & PLUMBING SCHEDULES		0	DESIGN DEVELOPMENT	02/24/2022
KE101	KITCHEN EQUIPMENT ELECTRICAL ROUGH IN PLAN		0	DESIGN DEVELOPMENT	02/24/2022
KP101	KITCHEN EQUIPMENT PLUMBING ROUGH IN PLAN		0	DESIGN DEVELOPMENT	02/24/2022
MECHANICAL					
M001	MECHANICAL ABBREVIATIONS & SYMBOLS				
M002	MECHANICAL T24 FORMS				
M003	MECHANICAL T24 FORMS				
M111	MECHANICAL FLOOR PLAN				
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M502	MECHANICAL GREASE DUCT DETAILS		0	DESIGN DEVELOPMENT	02/24/2022
M601	MECHANICAL AIR FLOW DIAGRAMS		0	DESIGN DEVELOPMENT	02/24/2022
M602	MECHANICAL CONTROLS				
M603	MECHANICAL SPECIFICATIONS		0	DESIGN DEVELOPMENT	02/24/2022
M701	KITCHEN SCHEDULES		0	DESIGN DEVELOPMENT	02/24/2022
M801	CAPTIVE AIRE DRAWINGS		0	DESIGN DEVELOPMENT	02/24/2022
M802	CAPTIVE AIRE DRAWINGS		0	DESIGN DEVELOPMENT	02/24/2022
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M805	CAPTIVE AIRE DRAWINGS		0	DESIGN DEVELOPMENT	02/24/2022
M806	CAPTIVE AIRE DRAWINGS		0	DESIGN DEVELOPMENT	02/24/2022
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P0-01	PLUMBING - NOTES, SYMBOLS & ABBREVIATIONS		0	DESIGN DEVELOPMENT	02/24/2022
P0-02	PLUMBING SPECIFICATIONS		0	DESIGN DEVELOPMENT	02/24/2022
P1-11	PLUMBING OVER HEAD REMODEL 1ST FLOOR PLAN		0	DESIGN DEVELOPMENT	02/24/2022
P1-12	PLUMBING UNDERGROUND REMODEL 1ST FLOOR PLAN		0	DESIGN DEVELOPMENT	02/24/2022
P1-21	PLUMBING OVERALLS REMODEL ROOF PLAN		0	DESIGN DEVELOPMENT	02/24/2022
P5-01	PLUMBING DETAILS		0	DESIGN DEVELOPMENT	02/24/2022
P5-02	PLUMBING DETAILS		0	DESIGN DEVELOPMENT	02/24/2022
P6-01	DOMESTIC WATER RISER DIAGRAM AND CALCULATIONS		0	DESIGN DEVELOPMENT	02/24/2022
P6-02	WASTE, VENT, AND GAS RISER DIAGRAM WITH CALCULATIONS		0	DESIGN DEVELOPMENT	02/24/2022
P7-01	PLUMBING SCHEDULES		0	DESIGN DEVELOPMENT	02/24/2022
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SHAKE SHACK - 1422 OXNARD

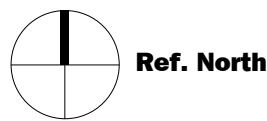
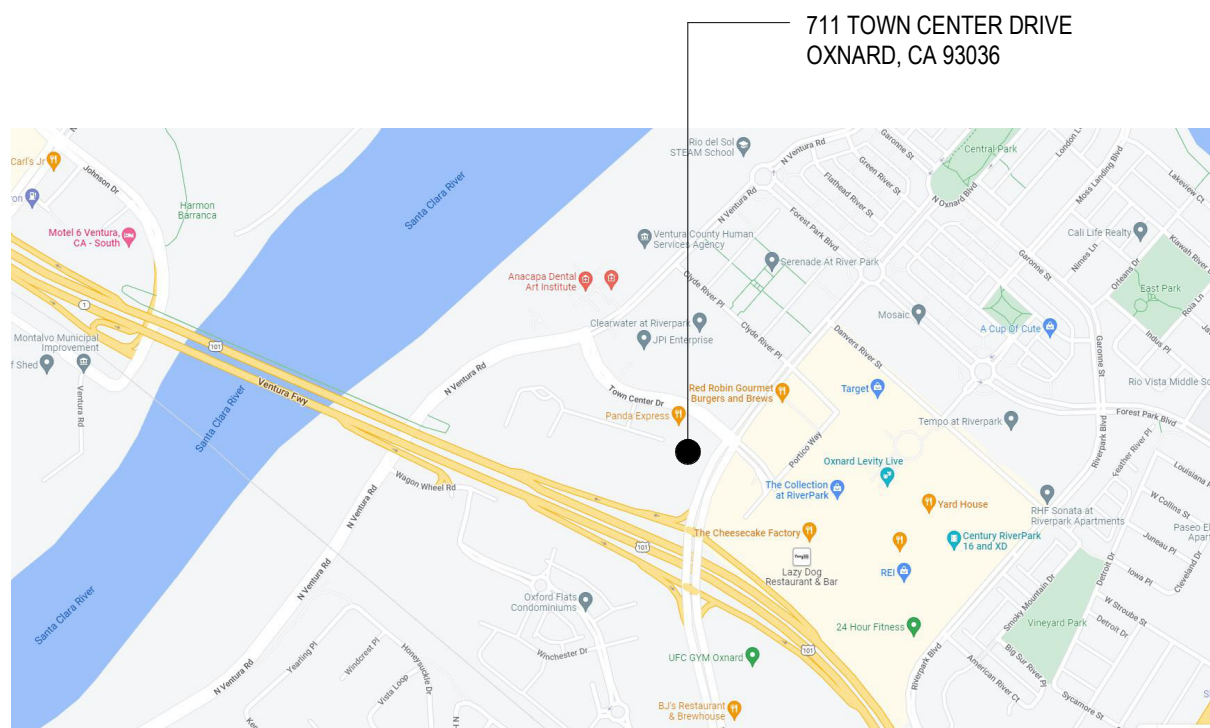
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OXNARD, CA 93036



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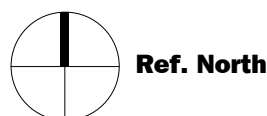
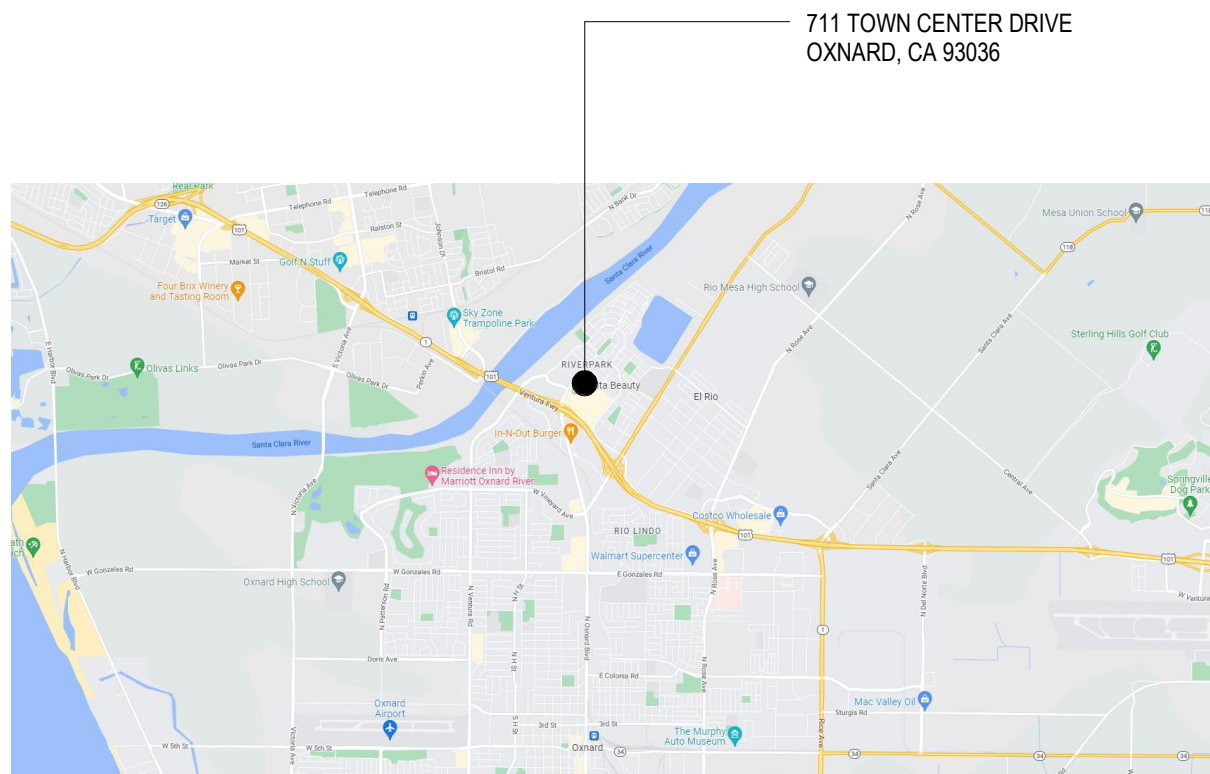
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E003	EXTERIOR ELECTRICAL TITLE 24 COMPLIANCE FORMS	0	DESIGN DEVELOPMENT	02/24/2022
E004	SIGNAGE ELECTRICAL TITLE 24 COMPLIANCE FORMS	0	DESIGN DEVELOPMENT	02/24/2022
E011	ELECTRICAL POWER SITE PLAN	0	DESIGN DEVELOPMENT	02/24/2022
E012	ELECTRICAL LOW VOLTAGE SITE PLAN	0	DESIGN DEVELOPMENT	02/24/2022
E101	ELECTRICAL POWER PLAN	0	DESIGN DEVELOPMENT	02/24/2022
E102	ELECTRICAL LOW VOLTAGE PLAN	0	DESIGN DEVELOPMENT	02/24/2022
E103	ELECTRICAL LIGHTING PLAN	0	DESIGN DEVELOPMENT	02/24/2022
E104	ELECTRICAL EXTERIOR LIGHTING PLAN	0	DESIGN DEVELOPMENT	02/24/2022
E105	ELECTRICAL ROOF PLAN	0	DESIGN DEVELOPMENT	02/24/2022
E501	ELECTRICAL DETAILS	0	DESIGN DEVELOPMENT	02/24/2022
E502	ELECTRICAL ELEVATIONS AND DETAILS	0	DESIGN DEVELOPMENT	02/24/2022
E503	ELECTRICAL LIGHTING CONTROL DETAILS			
E600	SPECIFICATIONS			
E601	ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULES			
E701	ELECTRICAL SCHEDULES			

VICINITY MAP



GOOGLE MAP DATA ©2022

LOCATION MAP



GOOGLE MAP DATA ©2022

PROJECT INFORMATION

AHU:	CITY OF OXNARD BUILDING & ENGINEERING 214 S. 'C' STREET, OXNARD, CA 93030 JESSICA SMITH, PERMIT COORDINATOR TEL: (805)385-8186		
BUILDING ADDRESS:	711 TOWN CENTER DRIVE OXNARD, CA 93036		
PROJECT DESCRIPTION	NEW FREE STANDING ONE-STORY QUICK SERVICE RESTAURANT		
PARCEL INFORMATION	LOT 6 PER LLA 201223-0227138		
ZONING:	COMMUNITY COMMERCIAL		
ZONE DESIGNATION:	RIVERPARK SPECIFIC PLAN, (SEE ATTACHMENT D & E) DISTRICT C: WEST CORRIDOR COMMERCIAL DISTRICT		
LAND USE:	COMMERCIAL - CONVENTION/HOTEL INCLUDE RETAIL USES SUCH AS RESTAURANTS (AMONGST OTHER USES)		
	SQ FT	ACRES	PERCENTAGE
BLDG COVERAGE	4,230	0.097	9.57%
PAVED AREA	26,196	0.601	59.26%
LANDSCAPED AREA	13,770	0.316	31.16%
TOTAL LAND AREA	44,196	1.01	(100%)
REQUIRED SET BACKS (1-C-G)	15' MIN. - FRONT 10' MIN. - REAR 5' MIN. - SIDE, 10' MIN. STREET SIDE		
PROJECT AREA:	3,470 SF (BUILDING) 760 SF (PATIO)		
OCCUPANCY CLASS: (CBC SECTION 303)	ASSEMBLY A-2 (RESTAURANT)		
CONSTRUCTION TYPE: (CBC SECTION 602)	V-B (FULLY SPRINKLERED)		
	ALLOWABLE PER CODE	ACTUAL	
FLOOR AREA	24,000 SF	3,470 SF	
BUILDING HEIGHT STORIES (CBC SECTION 503, 504, 506)	60' - 0"	24' - 0"	
	2	1	
FIRE PROTECTION (CBC SECTION 903, 907)	AUTOMATIC FIRE SPRINKLER (UNDER SEPARATE PERMIT) FIRE ALARM SYSTEM (UNDER SEPARATE PERMIT)		
FIRE RESISTANCE RATINGS (CBC SECTION 601)	STRUCTURAL FRAME 0 HR EXTERIOR BEARING WALLS 0 HR INTERIOR BEARING WALLS 0 HR INTERIOR NON BEARING WALLS 0 HR FLOOR ASSEMBLIES 0 HR ROOF ASSEMBLIES 0 HR		
SEPARATION DISTANCE (CBC SECTION 602)	SEPARATION X < 5 FT 1 HR SEPARATION 5 FT < X 10 FT 1 HR SEPARATION 10 FT < X < 30 FT 0 HR SEPARATION X > 30 FT 0 HR		
INTERIOR WALL / CEILING FINISH (CBC SECTION 803)	A2 OCCUPANCY, SPRINKLERED INTERIOR EXIT STAIRWAYS, RAMPS, EXIT PASSAGEWAYS CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & RAMPS ROOMS AND ENCLOSED SPACES		
PARKING: REQUIRED: PROVIDED: ** REFER TO SITE-WIDE PARKING MANAGEMENT PLAN	ONE SPACE PER 50 SQUARE FEET OF GROSS FLOOR AREA 3470 SF / 50 = 69.4 = 70 SPACES REQUIRED 21 + 21 DRIVE THRU STACKING CREDIT = 42 SPACES PROVIDED		

APPLICABLE CODES

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
FIRE CODE:	2019 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA ACCESSIBILITY CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
GREEN BUILDING:	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE W/ LOCAL AMENDMENTS

CALIFORNIA CLIMATE ZONE: 6



711 TOWN CENTER DRIVE
OXNARD, CA 93036

Gensler

500 South Figueroa Street
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United States
Contact:
Bryan Walsingham
Tel 213.239.8240

Tel 213.327.3600
Fax 213.327.3601

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

Description

TITLE SHEET

Scale

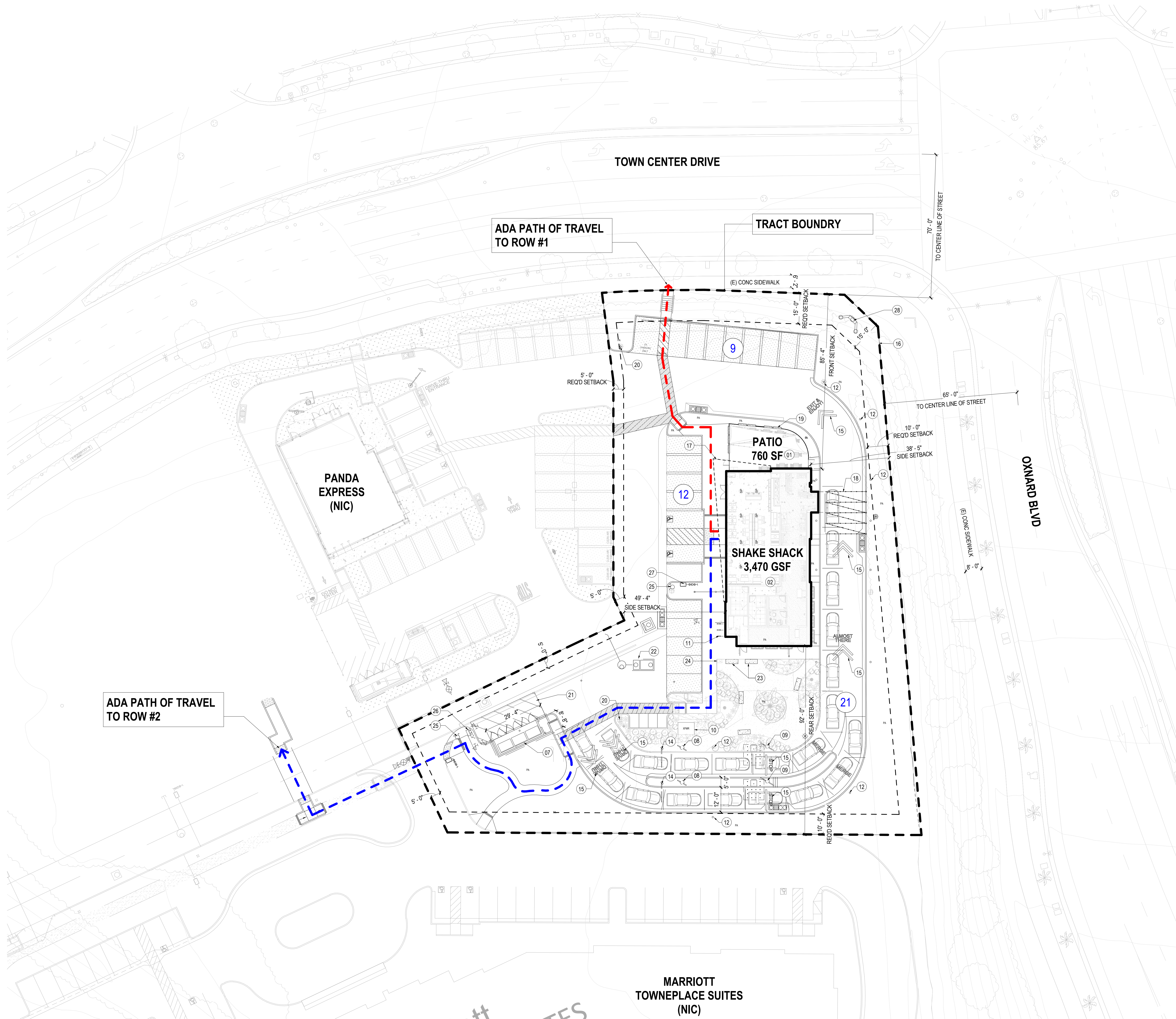
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01

SITE PLAN

SCALE: 1" = 20'-0"



GENERAL NOTES

A. BUILDINGS LABELED "NIC" ARE NOT IN CONTRACT, AND ARE INCLUDED FOR REFERENCE ONLY ON THIS PLAN

SHEET NOTES

- TENANTS PATIO
- TENANTS SIDEWALK
- TRASH ENCLOSURE
- PRE-MENU BOARD, REFER TO ELECTRICAL PLAN FOR POWER REQUIREMENTS
- MENU BOARD, REFER TO ELECTRICAL PLAN FOR POWER REQUIREMENTS
- PROPOSED TRANSFORMER
- BICYCLE RACKS (3), SEE SCHEDULE ON A104
- SOLAR BOLLARDS, TYP. ARKAY THREE LED BOLLARD FROM TECH LIGHTING, 1300 LUMENS
- CLEARANCE BAR, REFER TO ELECTRICAL PLAN FOR POWER REQUIREMENTS
- DRIVE THROUGH STRIPING, SIGNAGE VENDOR TO PROVIDE
- TRACT BOUNDARY
- LINE OF CANOPY ABOVE
- SUSPENDED STRING LIGHTS, SEE RCP
- PATIO FURNITURE AND UMBRELLAS, PROVIDED BY OWNER'S VENDOR
- PROPOSED DIRECTION SIGN
- LOADING AREA AND STRIPING
- GREASE INTERCEPTOR WITH INSPECTION MANHOLE
- OUTDOOR 6 FT BENCH, TYP. SEE SCHEDULE ON A104
- OUTDOOR TRASH RECEPTACLE
- PROPOSED FIRE HYDRANT
- 4" DDC WITH FDC
- 2" DW METER WITH BACKFLOW DEVICE
- MONUMENT SIGN BY LANDOWNER, NOT PART OF SUBMISSION.



711 TOWN CENTER DRIVE
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Fax 213.327.3601

Date	Description
1 04/21/2022	CITY ENTITLEMENT SUBMITTAL
2 09/23/2022	ENTITLEMENT SUBMITTAL REVISION

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

Description

ARCHITECTURAL SITE PLAN

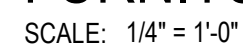
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1" = 20'-0"

SP001

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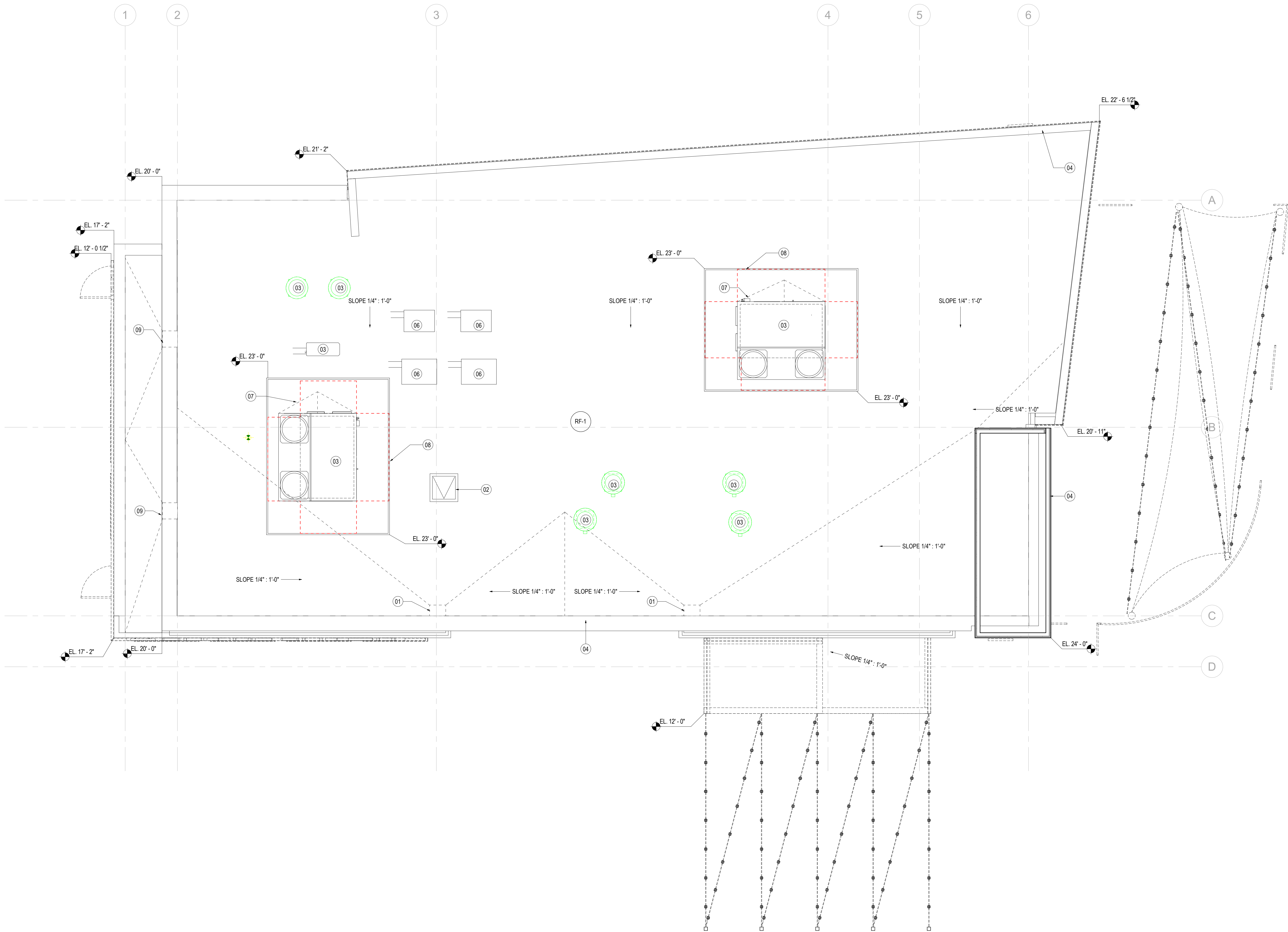


TYPE MARK	QTY	Type Comments
INTERIOR		
BOO-C4B-1	6	2 OCC PER
BOO-C4B-2	4	4 OCC PER
CBQ-E4B-1	2	4 OCC PER
CBQ-AM4B-2	4	4 OCC PER
CH-2	38	1 OCC PER
<u>SUB TOTAL 90</u>		
EXTERIOR		
ECH-1	30	1 OCC PER
<u>SUB TOTAL 30</u>		
<u>OVERALL TOTAL 92</u>		

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01 CONSTRUCTION PLAN - ROOF

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



GENERAL NOTES

- A ALL ROOFS TO BE RF-1 U.N.O.
B ROOF CRICKETS, CANOPY SLOPES AND DRIVE THROUGH AREA ROOF SLOPES TO BE ACHIVED BY USING TAPERED INSULATION BOARDS.
C ALL ROOF SLOPES ARE A MINIMUM OF 1/4:12
D ROOF CRICKET SLOPES SHALL BE A MINIMM OF 1/2:12
E ALL DIMENSIONS MARKED "HOLD" OR " CLEAR SHALL BE MAINTAINED
F LOCATION AND EXTEND OF EQUIPMENT CURBS TO BE COORDINATED IN THE FILED
G CONTRACTOR TO COORDINATE EQUIPMENT OPENINGS
H REFER TO PLUMBING PLANS FOR EACT LOCATIONS OF ROOF DRAINS
I REFER TO AS SERIES FOR TYPICAL ROOF DETAILS.

SHEET NOTES

- 01 NEW ROOF DRAINS
02 ROOF HATCH
03 SCHEDULED MECHANICAL EQUIPMENT ON PREMANUFACTURED ROOF CURBS, REFER TO MECHANICAL PLANS
04 PARAPET COPING, BOD METAL ERA PERMA-TITE COPING (6"), TYP
05 MANUFACTURERS ROOF WALKPAD, 36" WIDE VERIFY LIMITS WITH THOSE SHOWN ON MECHANICAL DRAWINGS
06 DESIGNATED AREA FOR KITCHEN ROOF EQUIPMENT, GC TO PROVIDE AN WEATHERPROOFED ROOF CURB, REFER TO AS SERIES FOR CURB DETAILS, GC TO COORDINATE WITH KITCHEN PROVIDER EXACT LOCATIONS AND CURB SIZE.
07 PROVIDE ROOF CRICKETS AT ALL MEP / KITCHEN EQUIPMENT AS REQUIRED, TYP FOR ALL LOCATIONS
08 MECHANICAL SCREEN INSTALLED ON OPEN STRUCTURAL FRAMING, 6 FT TALL, TO FULLY SCREEN ROOF TOP EQUIPMENT FROM VIEW FROM SIDEWALKS.
09 SCUPPER TO DRAIN TO THE MAIN ROOF



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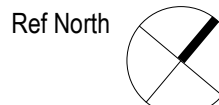
Tel 213.327.3600
Fax 213.327.3601

Date	Description
2 09/23/2022	ENTITLEMENT SUBMITTAL REVISION

Seal / Signature

Project Name
SHAKE SHACK - 1422
OXNARD
Project Number
05.3900.000
Description
ROOF PLAN

Scale
1/4" = 1'-0"

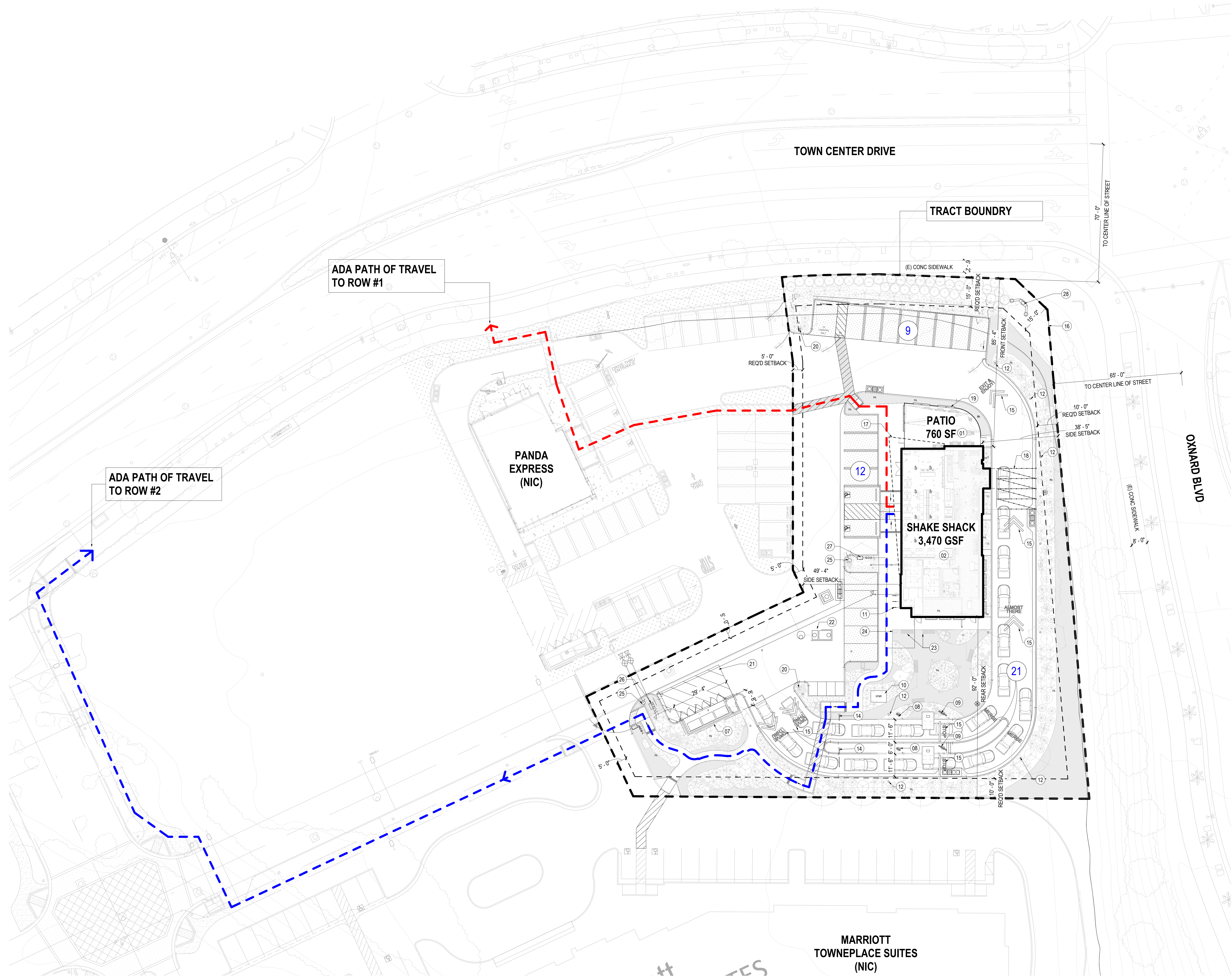


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01

SITE PLAN
SCALE: 1" = 20'-0"



GENERAL NOTES

A. BUILDINGS LABELED "NIC" ARE NOT IN CONTRACT, AND ARE INCLUDED FOR REFERENCE ONLY ON THIS PLAN

SHEET NOTES

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- TENANTS SIDEWALK
- TRASH ENCLOSURE
- PRE-MENU BOARD, REFER TO ELECTRICAL PLAN FOR POWER REQUIREMENTS
- MENU BOARD, REFER TO ELECTRICAL PLAN FOR POWER REQUIREMENTS
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- BICYCLE RACKS (3), SEE SCHEDULE ON A104
- SOLAR BOLLARDS, TYP. ARKAY THREE LED BOLLARD FROM TECH LIGHTING, 1300 LUMENS
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- OUTDOOR TRASH RECEPTACLE
- PROPOSED FIRE HYDRANT
- 4" DDC WITH FDC
- 2" DIW METER WITH BACKFLOW DEVICE
- MONUMENT SIGN BY LANDOWNER, NOT PART OF SUBMISSION.



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Date	Description
1 04/21/2022	CITY ENTITLEMENT SUBMITTAL
2 09/23/2022	ENTITLEMENT SUBMITTAL REVISION
3 01/11/2023	ENTITLEMENT SUBMITTAL REVISION #2

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

Description

ARCHITECTURAL SITE PLAN

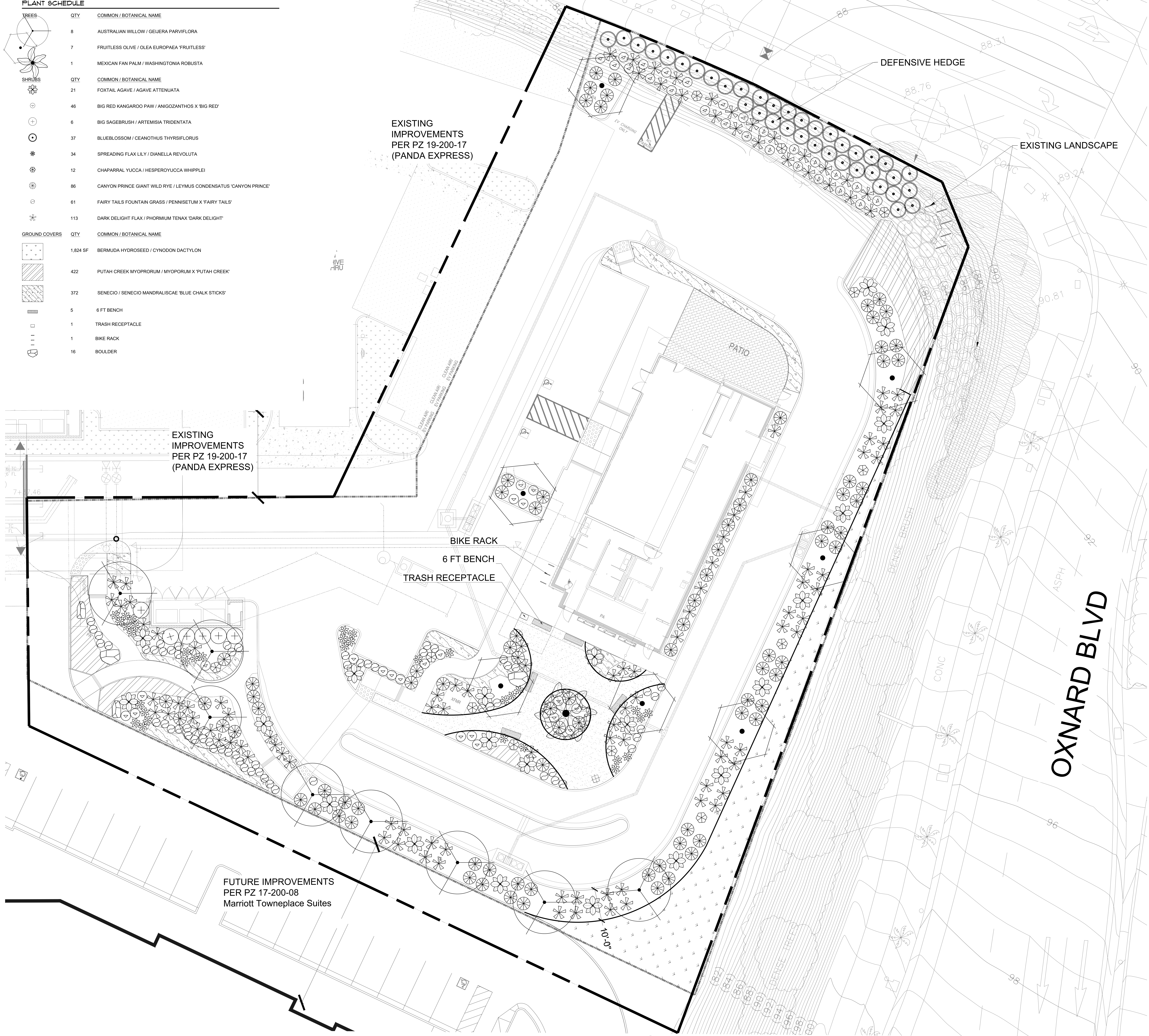
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1" = 20'-0"

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PLANT SCHEDULE		
TREES	QTY	COMMON / BOTANICAL NAME
	8	AUSTRALIAN WILLOW / GEIJERA PARVIFLORA
	7	FRUITLESS OLIVE / OLEA EUROPAEA 'FRUITLESS'
	1	MEXICAN FAN PALM / WASHINGTONIA ROBUSTA
SHRUBS	QTY	COMMON / BOTANICAL NAME
	21	FOXTAIL AGAVE / AGAVE ATTENUATA
	46	BIG RED KANGAROO PAW / ANIGOZANTHOS X 'BIG RED'
	6	BIG SAGEBRUSH / ARTEMISIA TRIDENTATA
	37	BLUEBLOSSOM / CEANOTHUS THYRSIFLORUS
	34	SPREADING FLAX LILY / DIANELLA REVOLUTA
	12	CHAPARRAL YUCCA / HESPEROYUCCA WHIPPLEI
	86	CANYON PRINCE GIANT WILD RYE / LEYMUS CONDENSATUS 'CANYON PRINCE'
	61	FAIRY TAILS FOUNTAIN GRASS / PENNISETUM X 'FAIRY TAILS'
	113	DARK DELIGHT FLAX / PHORMIUM TENAX 'DARK DELIGHT'
GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	1,824 SF	BERMUDA HYDROSEED / CYNODON DACTYLON
	422	PUTAH CREEK MYOPORUM / MYOPORUM X 'PUTAH CREEK'
	372	SENECIO / SENECIO MANDRALISCAE 'BLUE CHALK STICKS'
	5	6 FT BENCH
	1	TRASH RECEPTACLE
	1	BIKE RACK
	16	BOULDER



THE LANDING
LANDSCAPE SITE PLAN
TM 6004, LOT 6
711 TOWN CENTER DRIVE
01/11/23

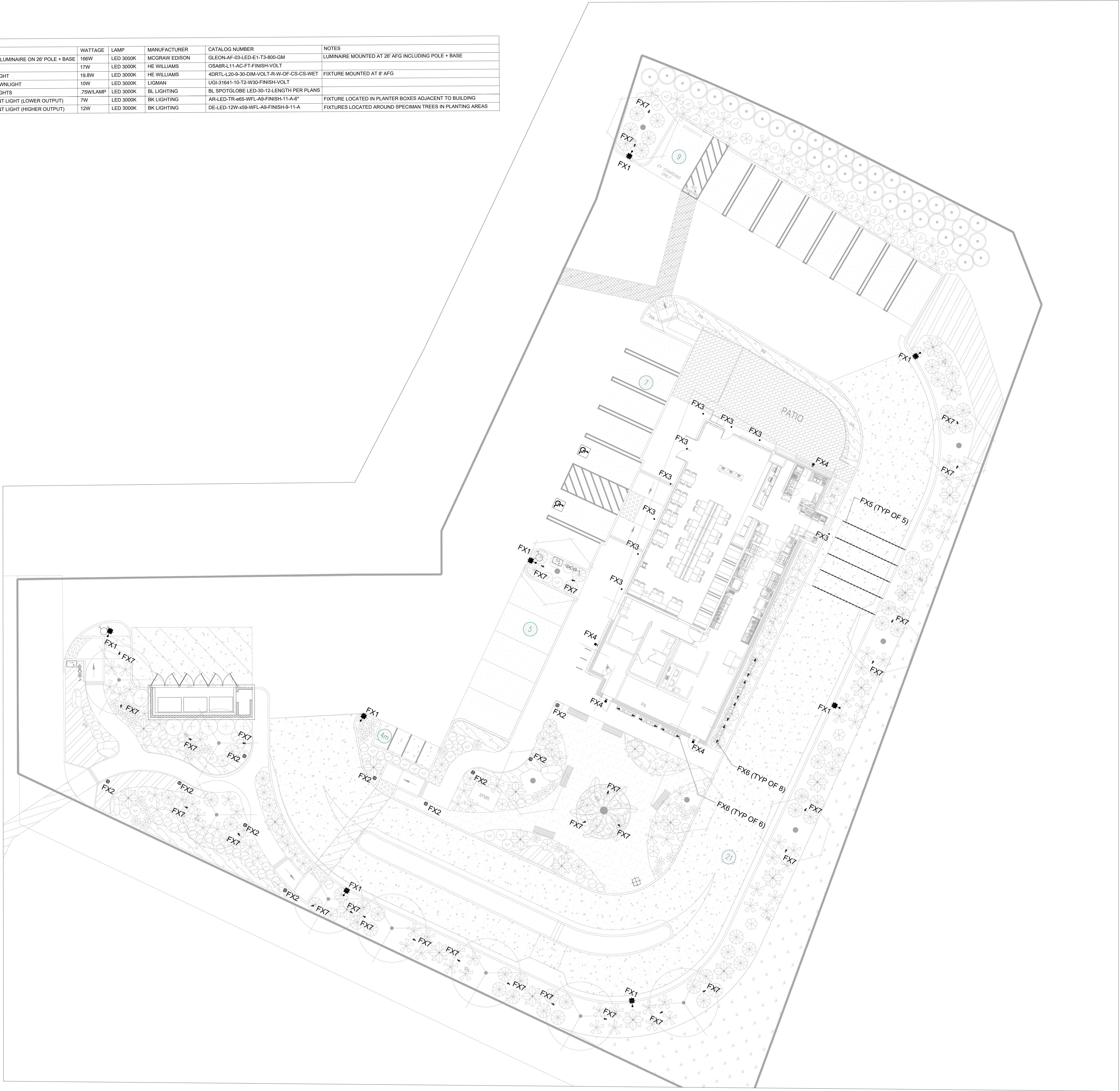
OWNER:
SHEA PROPERTIES
2751 PARK VIEW COURT, STE 261
OXNARD, CA 93036
CONTACT: ANNI WALSH
(805) 988-7886

APPLICANT:
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1211 S. WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092
CONTACT: DAVID NIVEN
(817) 266-4457

HUITT-ZOLLARS
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Phone (949) 988-5815 Fax (949) 988-5820

PRELIMINARY
This document is released for the
purpose of interim review under the
authority of
JOHN C. SCOTT, PLA
LIC NO. #5316
RELEASE DATE - 01-11-2023
It is not to be used for construction,
bidding, or permit purposes.

LUMINAIRE SCHEDULE						
Symbol	FIXTURE TYPE	WATTAGE	LAMP	MANUFACTURER	CATALOG NUMBER	NOTES
●	FX1 - FULL CUTOFF LED AREA LUMINAIRE ON 26' POLE + BASE	186W	LED 3000K	MCGRAW EDISON	GLEON-AF-03-LED-E1-T3-800-GM	LUMINAIRE MOUNTED AT 26' AFG INCLUDING POLE + BASE
○	FX2 - LED BOLLARD	17W	LED 3000K	HE WILLIAMS	OSA6R-L11-AC-FT-FINISH-VOLT	
•	FX3 - RECESSED LED DOWNLIGHT	19.8W	LED 3000K	HE WILLIAMS	4DRTL-20-9-30-DIM-VOLT-R-W-OF-CS-CS-WET	FIXTURE MOUNTED AT 8' AFG
■	FX4 - WALL MOUNTED LED DOWNLIGHT	10W	LED 3000K	LIGMAN	UGI-31641-10-T2-W30-FINISH-VOLT	
—	FX5 - LED FESTOON STRINGLIGHTS	75W/LAMP	LED 3000K	BL LIGHTING	BL SPOTGLOBE LED-30-12-LENGTH PER PLANS	
↗	FX6 - ADJUSTABLE LED ACCENT LIGHT (LOWER OUTPUT)	7W	LED 3000K	BK LIGHTING	AR-LED-TR-665-WFL-A9-FINISH-11-A-6"	FIXTURE LOCATED IN PLANTER BOXES ADJACENT TO BUILDING
↘	FX7 - ADJUSTABLE LED ACCENT LIGHT (HIGHER OUTPUT)	12W	LED 3000K	BK LIGHTING	DE-LED-12W-459-WFL-A9-FINISH-9-11-A	FIXTURES LOCATED AROUND SPECIMAN TREES IN PLANTING AREAS



THE LANDING
EXTERIOR SITE LIGHTING PLAN
TM 6004, LOT 6
711 TOWN CENTER DRIVE
3/18/22

OWNER:
SHEA PROPERTIES
2751 PARK VIEW COURT, STE 261
OXNARD, CA 93036
CONTACT: ANN WALSH
(805) 988-7886

APPLICANT:
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2603 Main Street, Suite 400
Irvine, California 92614-4250
Phone (949) 988-5815 Fax (949) 988-5820

LUMINAIRE SCHEDULE						
Symbol	FIXTURE TYPE	WATTAGE	LAMP	MANUFACTURER	CATALOG NUMBER	NOTES
●	FX1 - FULL CUTOFF LED AREA LUMINAIRE ON 26' POLE + BASE	160W	LED 3000K	MCGRAW EDISON	GLEON-AF-02-LED-E1-T3-800-GM	LUMINAIRE MOUNTED AT 26' AFG INCLUDING POLE + BASE
○	FX2 - LED BOLLARD	17W	LED 3000K	HE WILLIAMS	OSA6R-L11-AC-FT-FINISH-VOLT	
•	FX3 - RECESSED LED DOWNLIGHT	19.8W	LED 3000K	HE WILLIAMS	4DRTL-L20-9-30-DIM-VOLT-R-W-OF-CS-CS-WET	FIXTURE MOUNTED AT 8' AFG
■	FX4 - WALL MOUNTED LED DOWNLIGHT	10W	LED 3000K	LIGMAN	UGI-31641-10-T2-W30-FINISH-VOLT	
—	FX5 - LED FESTOON STRINGLIGHTS	.75W/LAMP	LED 3000K	BL LIGHTING	BL SPOTGLOBE LED-30-12-LENGTH PER PLANS	
↗	FX6 - ADJUSTABLE LED ACCENT LIGHT (LOWER OUTPUT)	7W	LED 3000K	BK LIGHTING	AR-LED-TR-665-WFL-A9-FINISH-11-A-6"	FIXTURE LOCATED IN PLANTER BOXES ADJACENT TO BUILDING
↖	FX7 - ADJUSTABLE LED ACCENT LIGHT (HIGHER OUTPUT)	12W	LED 3000K	BK LIGHTING	DE-LED-12W-459-WFL-A9-FINISH-9-11-A	FIXTURES LOCATED AROUND SPECIMAN TREES IN PLANTING AREAS

CALCULATION SUMMARY							
	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALKS	Illuminance	Fc	3.2	6.3	1.1	5.7 : 1	2.9 : 1
PARKING LOT AND DRIVE ISLES	Illuminance	Fc	2.4	5.2	1.0	5.2 : 1	2.4 : 1

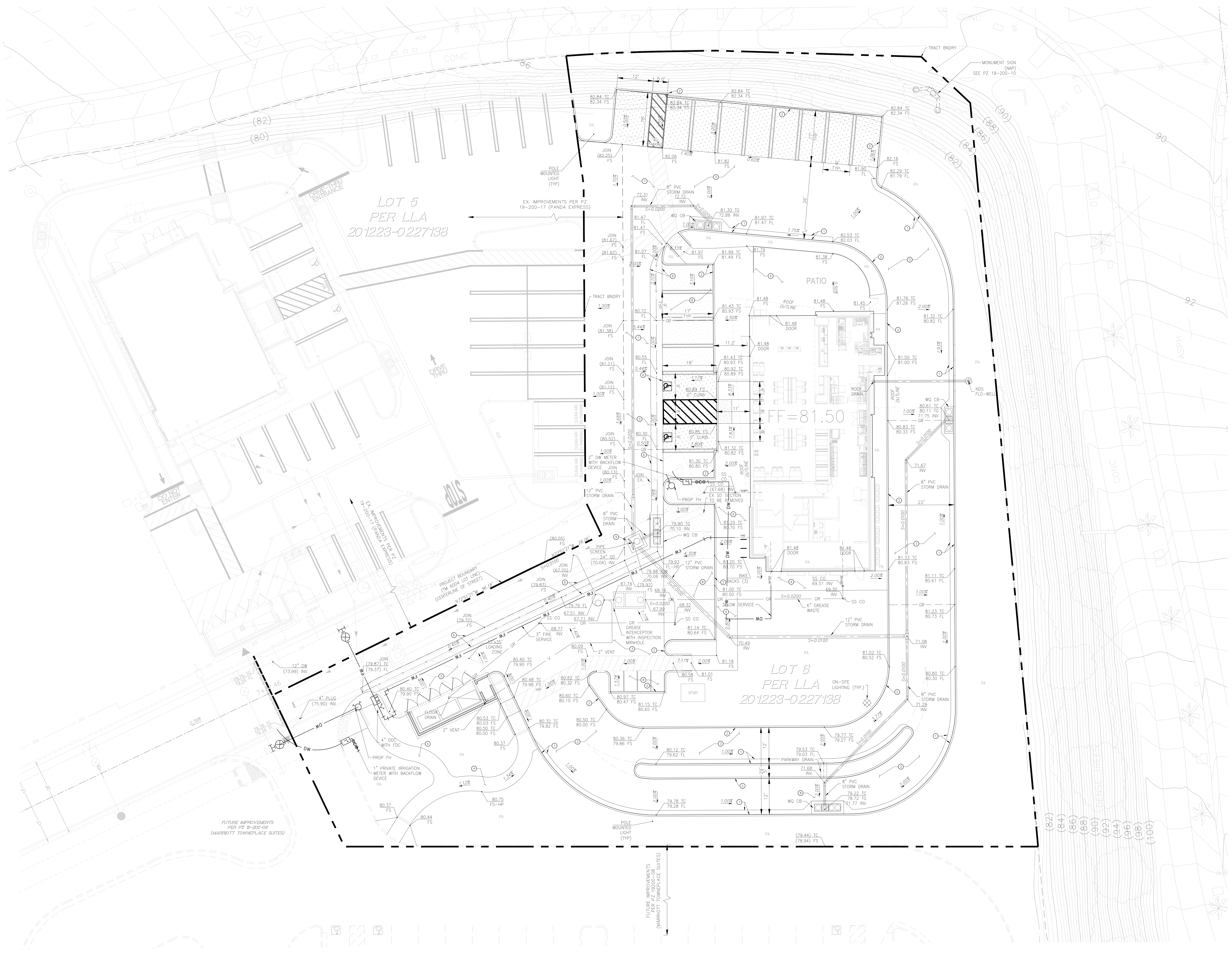


THE LANDING
EXTERIOR SITE LIGHTING PHOTOMETRIC CALCULATION
TM 6004, LOT 6
711 TOWN CENTER DRIVE
3/18/22

OWNER:
SHEA PROPERTIES
2751 PARK VIEW COURT, STE 261
OXNARD, CA 93036
CONTACT: ANN WALSH
(805) 988-7886

APPLICANT:
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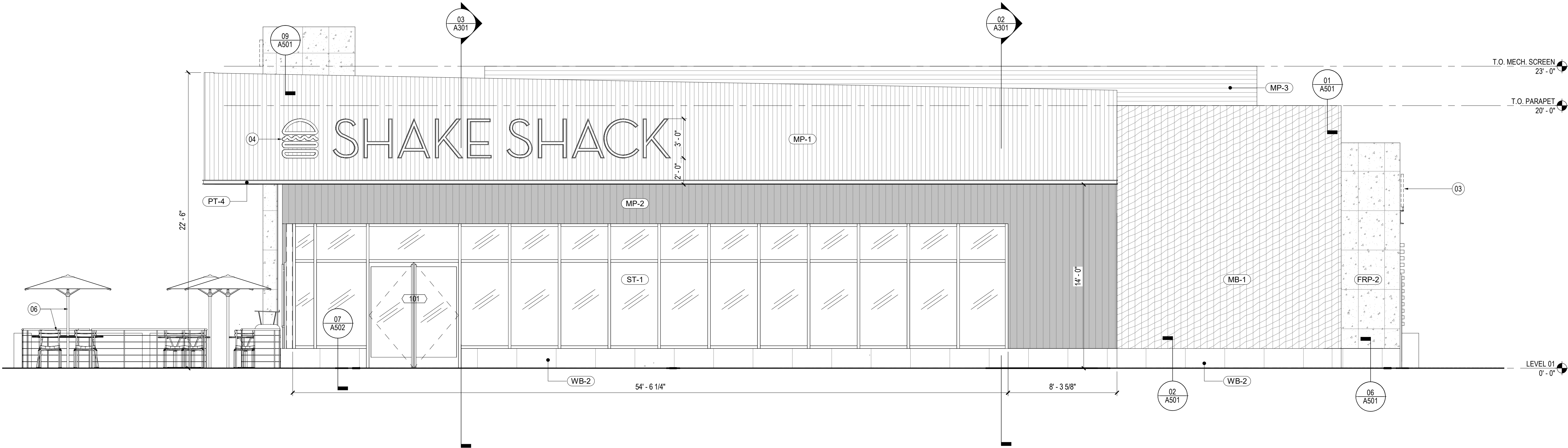
LEGEND

- FF FINISH FLOOR
- FG FINISH GRADE
- PA PLANTER AREA
- SWK SIDEWALK
- FL FLOW LINE
- FH FIRE HYDRANT
- MH MANHOLE
- DI DRAIN INLET
- WQ CB WATER QUALITY CATCH BASIN
- TYP PROPOSED GRADIENT
- W PROPOSED WATER LINE
- S PROPOSED SANITARY SEWER
- SD PROPOSED STORM DRAIN
- XXXX TC PROPOSED ELEVATIONS
- XXXX FS PROPOSED ELEVATIONS IN DOORWAY
- XXXX EXISTING POWER POLE
- XXXX EXISTING FENCE
- XXXX RIGHT OF WAY LINE
- XXXX TRACT BOUNDARY
- XXXX EXIST WATER LINE
- XXXX EXIST SANITARY SEWER
- XXXX EXIST STORM DRAIN
- XXXX EXIST RECYCLED WATER
- XXXX EXIST UTILITY TO BE ABANDONED OR REMOVED

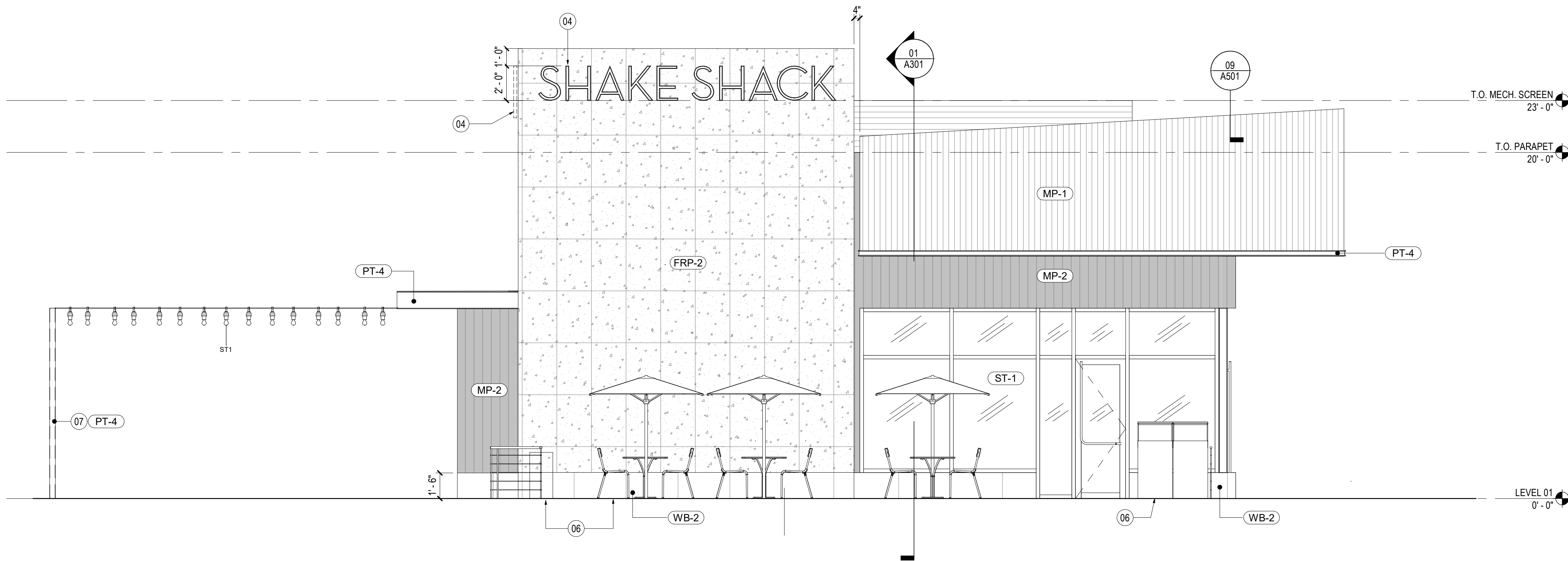
CONSTRUCTION NOTES

- 6" CURB & GUTTER
- 6" CURB
- AC/AB PAVEMENT
- P.C.C. SIDEWALK
- P.C.C. TRASH ROLL-OUT SLAB
- P.C.C. RIBBON GUTTER
- REMOVE EXISTING AC/AB PAVEMENT
- P.C.C. PAVEMENT
- P.C.C. PAVEMENT

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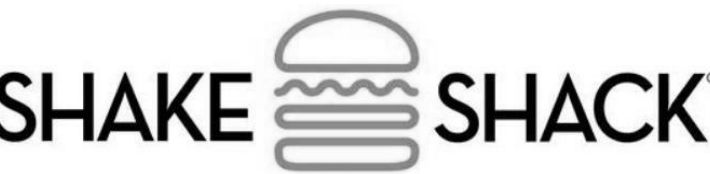
01 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



02 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- A REFER TO SHEET A801 FOR FINISH SCHEDULE
- B ALL COPING TO BE PREFINISHED, COLOR TO MATCH ATAS METAFOR ASCOT WHITE
- C STRUCTURAL CANOPIES TO BE PAINTED PT-4
- D KNOTWOOD METAL PANELS TO BE CONTINUOUS VERTICALLY



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CENTER DRIVE
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Michael Henderson
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700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
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Contact:
Claudia Walker
Tel 213.310.8495



180 OLD SPRINGS ROAD
SUITE 210
ANAHEIM, CA 92808
Tel 714.658.6860

Contact:
Jay Brander
Tel 714.658.6860

SHEET NOTES

- 03 OWNERS CANOPY MOUNTED SIGNAGE
- 04 OWNERS WALL MOUNTED SIGNAGE
- 06 SCHEDULED FURNITURE & PLANTERS, SEE A104
- 07 TUBE STEEL POST FOR STRING LIGHT ATTACHMENT, PTD, PT-4

Date	Description
0 2/24/2022	DESIGN DEVELOPMENT

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

Description

EXTERIOR ELEVATIONS

Scale

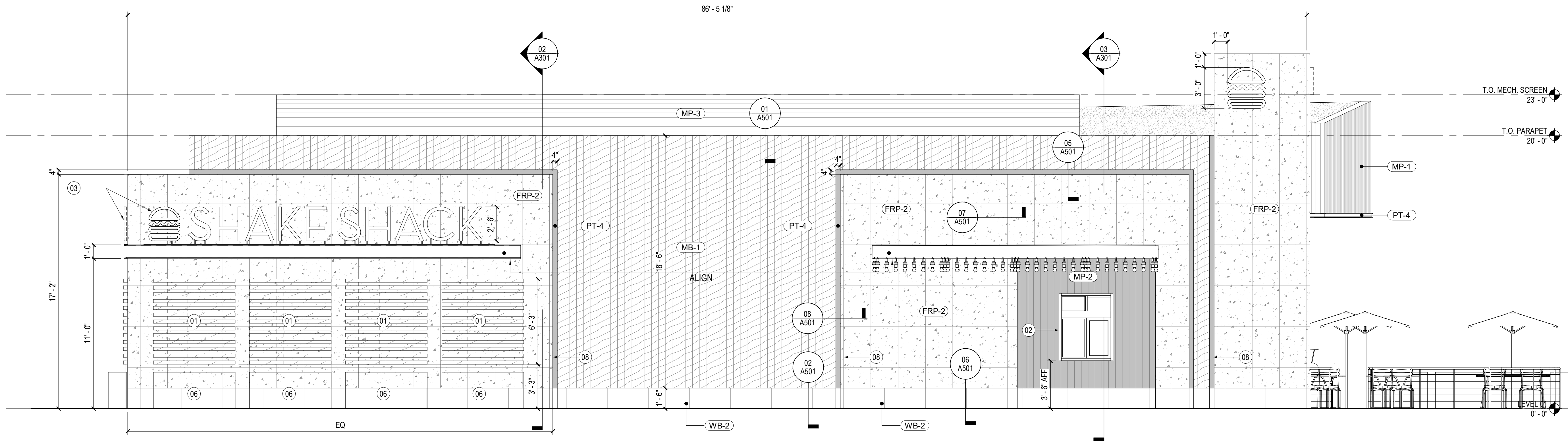
1/4" = 1'-0"

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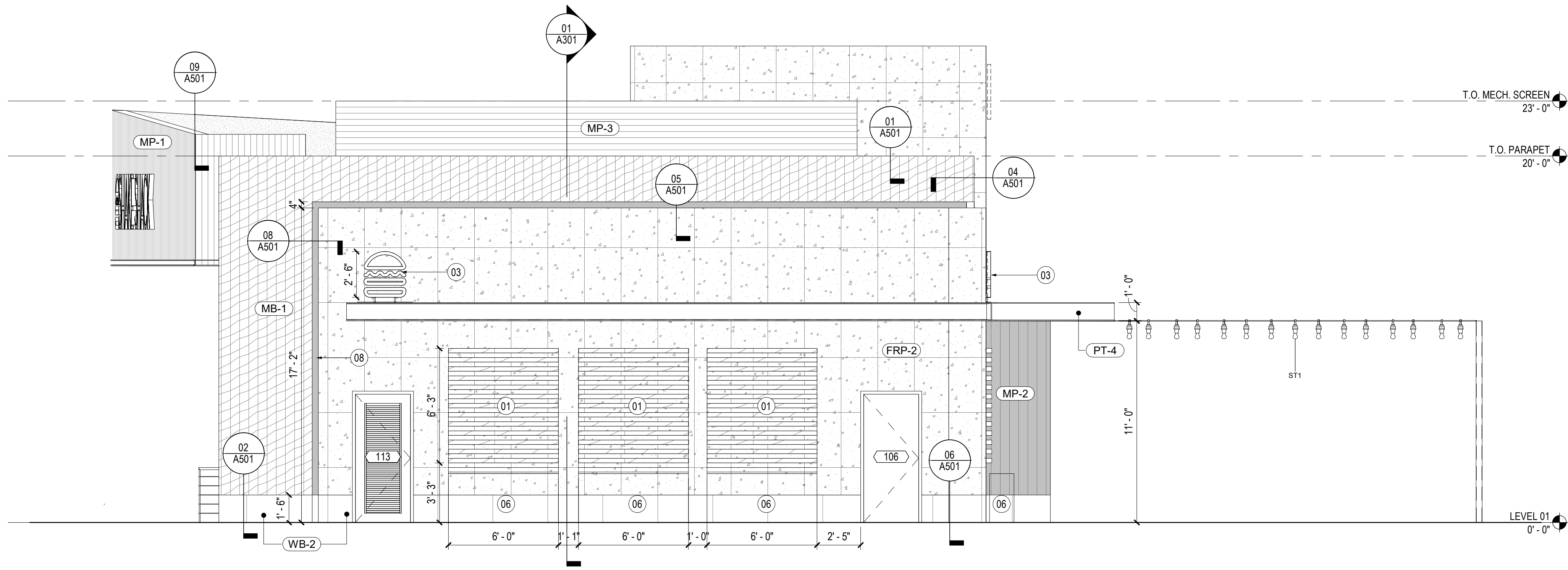
01 EXTERIOR ELEVATION

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



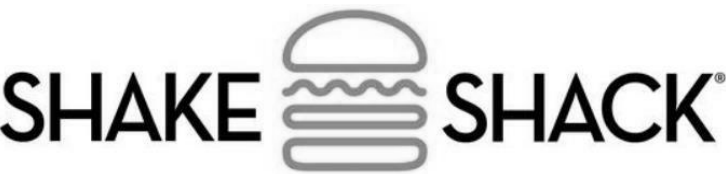
02 EXTERIOR ELEVATION

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



GENERAL NOTES

- A REFER TO SHEET A501 FOR FINISH SCHEDULE
- B ALL COPING TO BE PREFINISHED, COLOR TO MATCH ATAS METAFOR ASCOT WHITE
- C STRUCTURAL CANOPIES TO BE PAINTED PT-4
- D KNOTWOOD METAL PANELS TO BE CONTINUOUS VERTICALLY



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CENTER DRIVE
OXNARD, CA 93036

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SHEET NOTES

- 01 WOOD TRELLIS BY GC
- 02 DRIVE-THRU READY ACCESS MODEL 600 WITH TRANSOM;
AA100 UNHEATED WINDOW AIR CURTAIN, COLOR TO MATCH
EXTERIOR FACADE; SOLARBAN 70XL GLAZING
- 03 OWNERS CANOPY MOUNTED SIGNAGE
- 06 SCHEDULED FURNITURE & PLANTERS, SEE A104
- 08 4" STUCCO REVEAL PTD. PT-4

Date	Description
0 2/24/2022	DESIGN DEVELOPMENT

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

Description

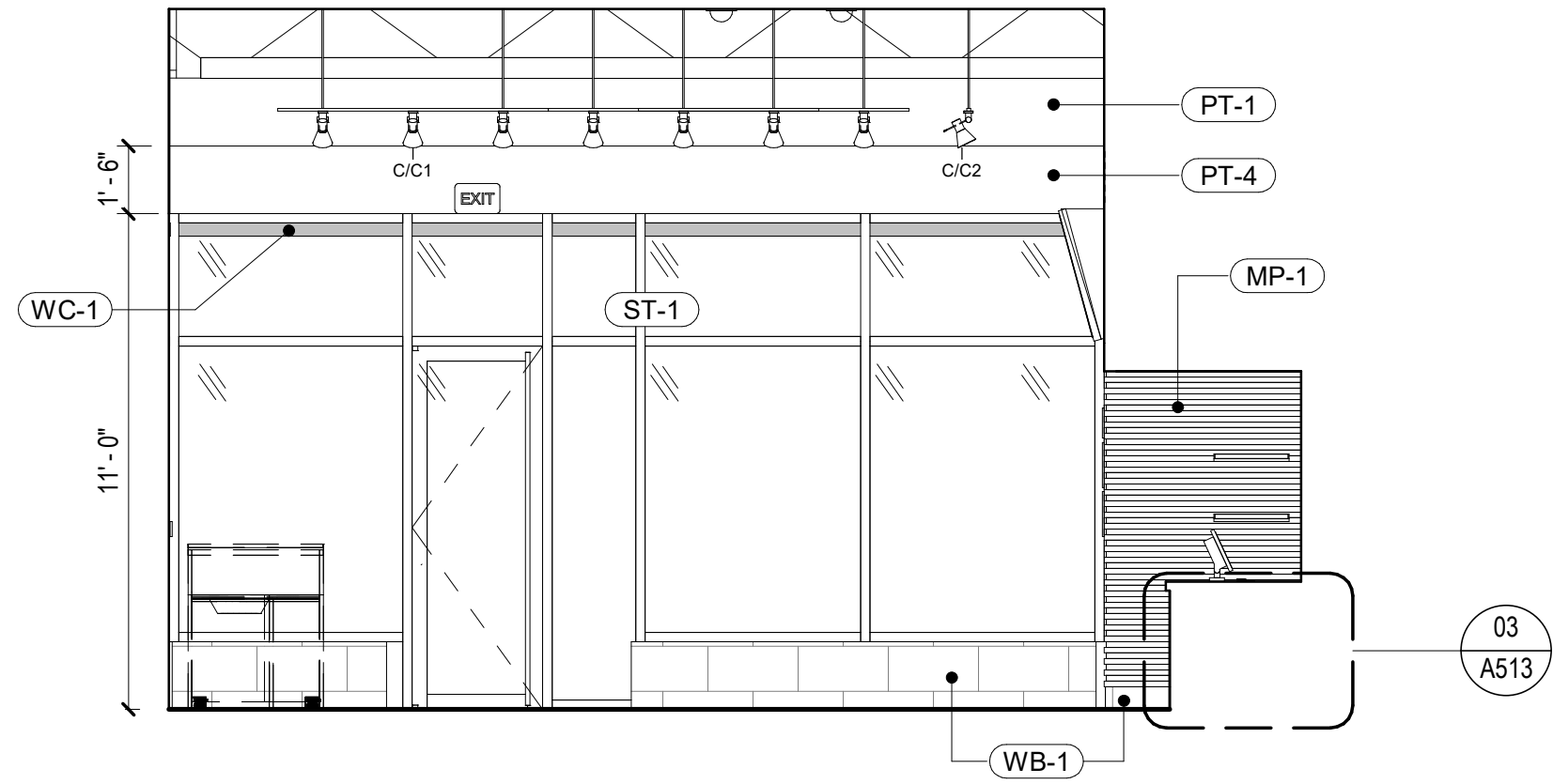
EXTERIOR ELEVATIONS (CONTD)

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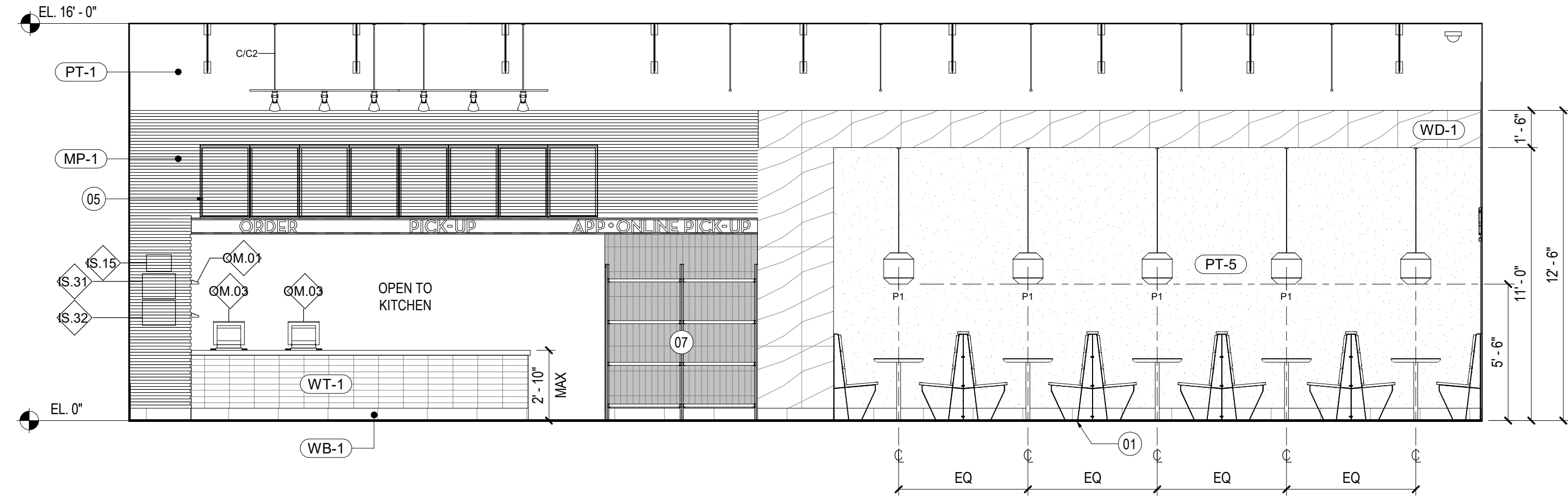
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A202

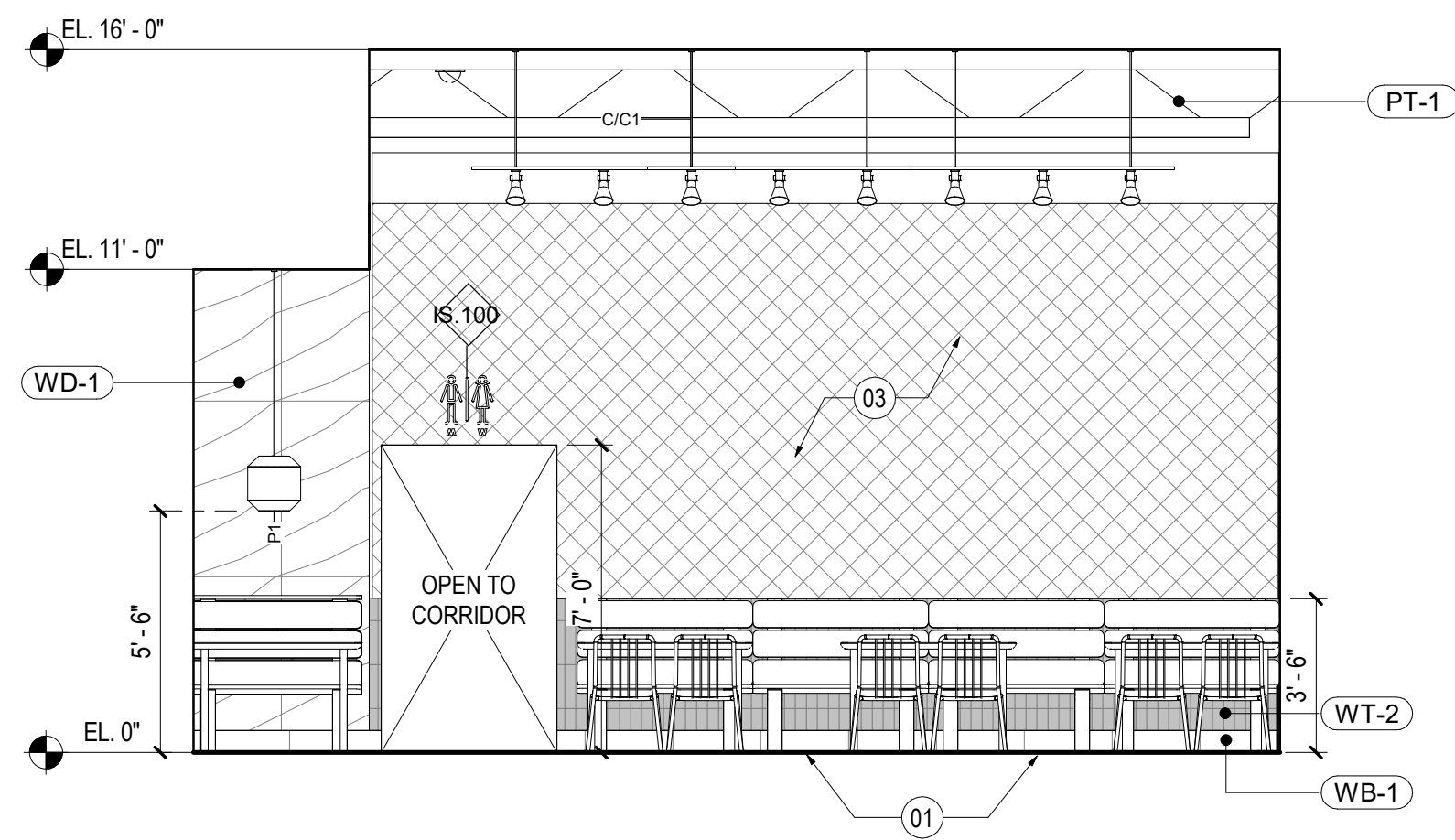
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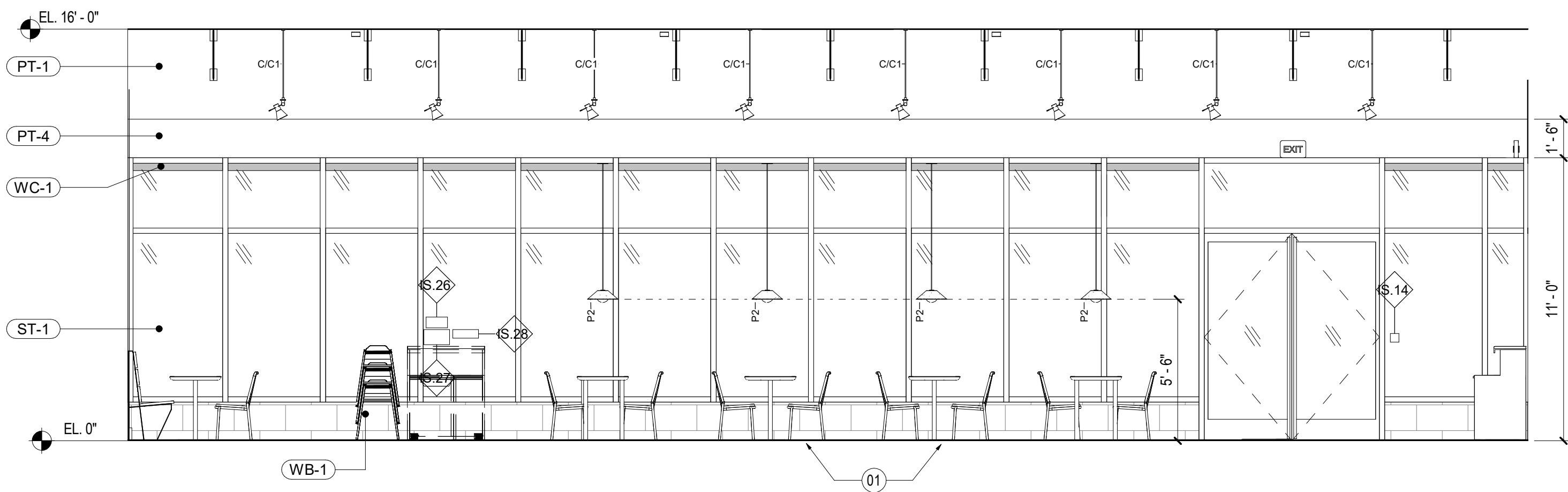
13 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



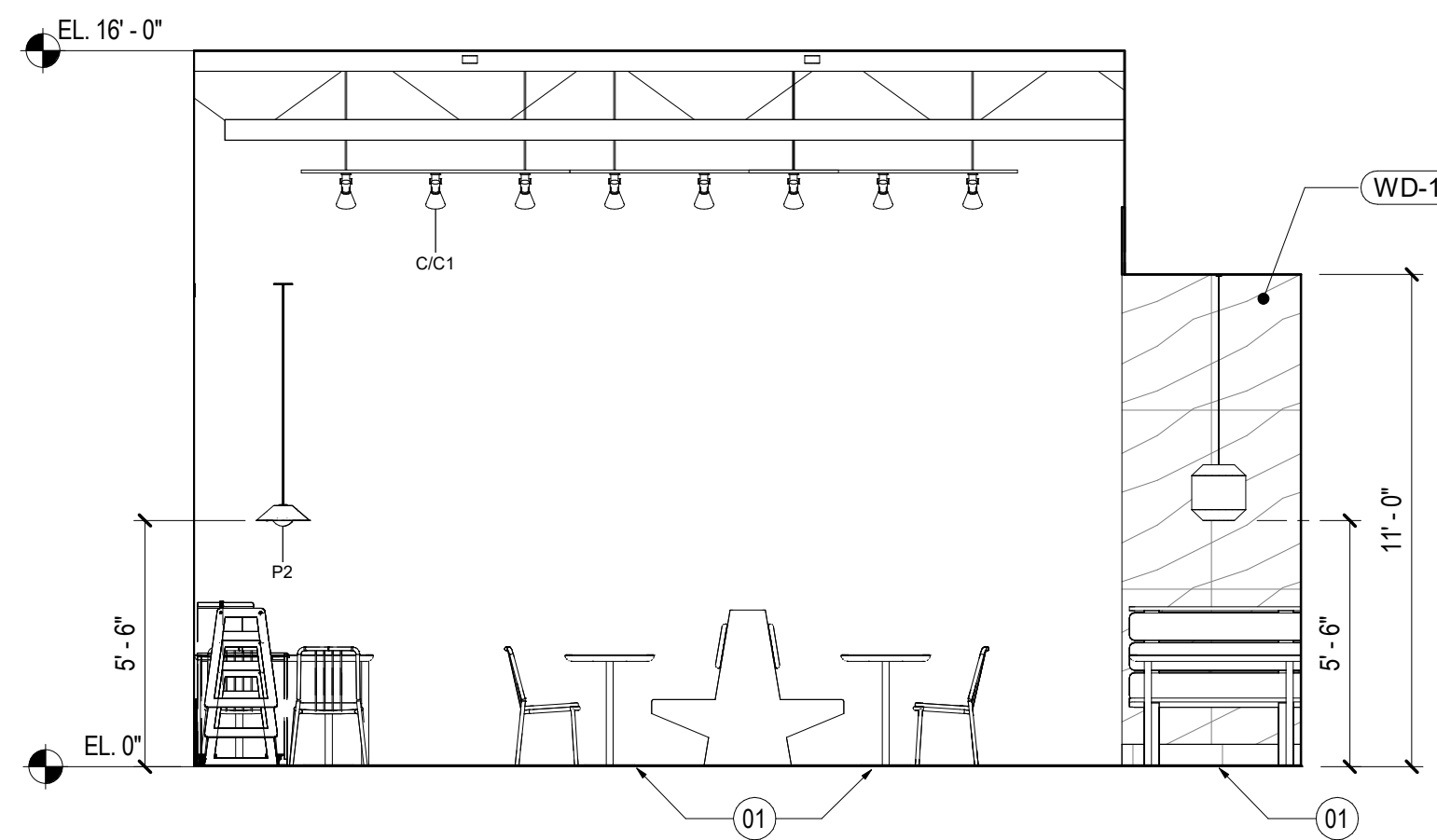
09 INTERIOR ELEVATION - ORDER COUNTER & PICKUP SHELVES
SCALE: 1/4" = 1'-0"



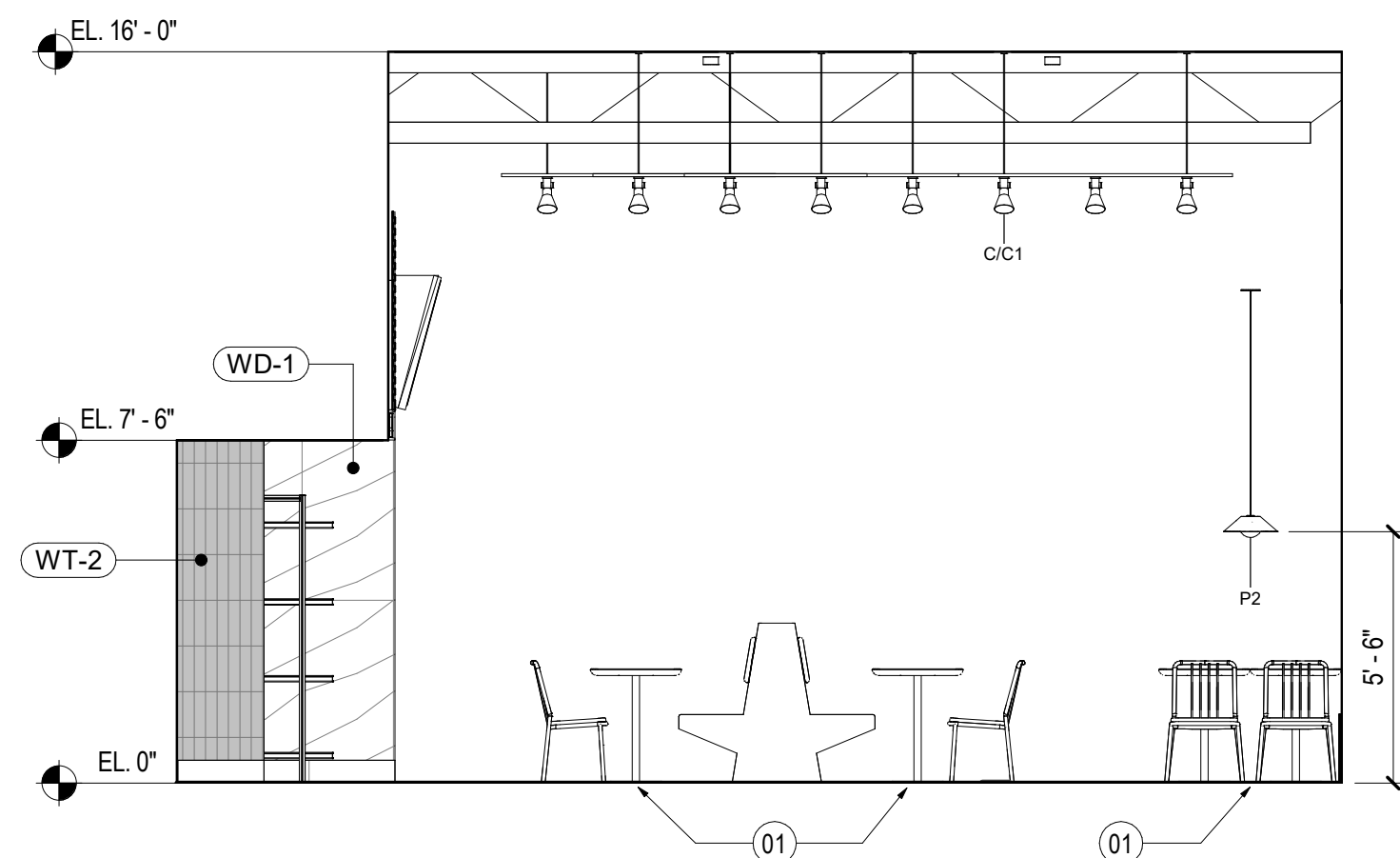
14 INTERIOR ELEVATION
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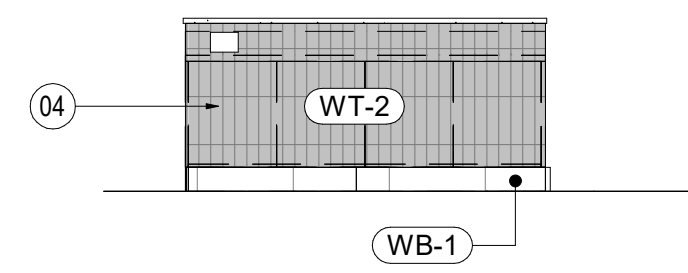
10 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



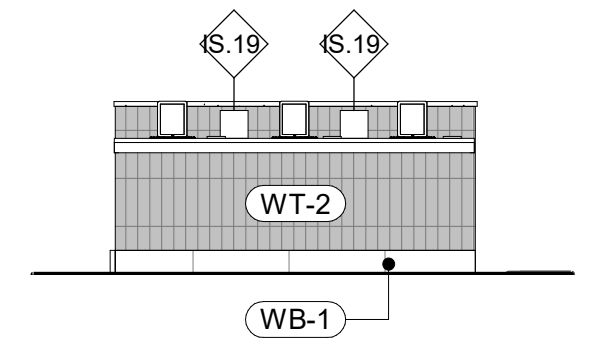
15 INTERIOR ELEVATION - CENTRAL SEATING BANQUETTE
SCALE: 1/4" = 1'-0"



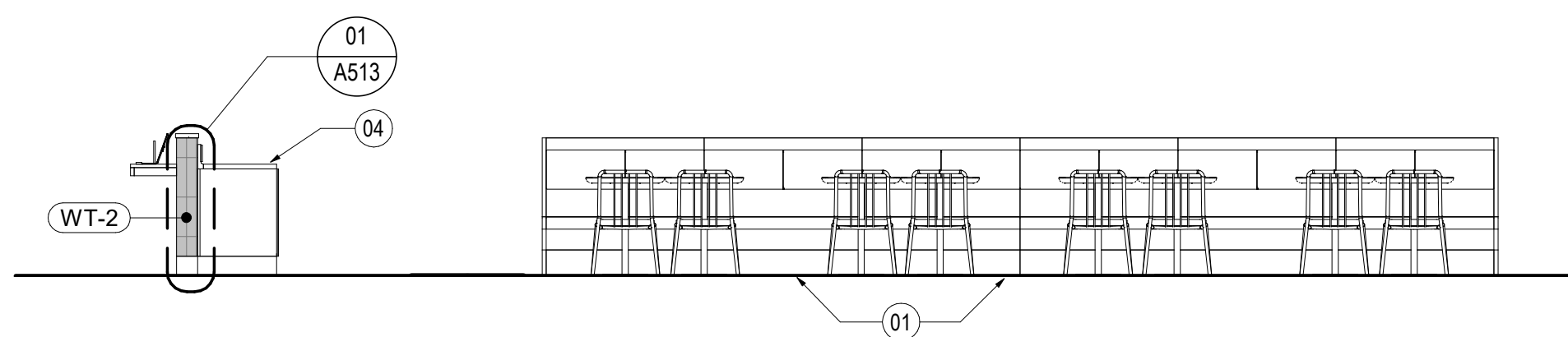
112 INTERIOR ELEVATION - CENTRAL SEATING BANQUETTE
SCALE: 1/4" = 1'-0"



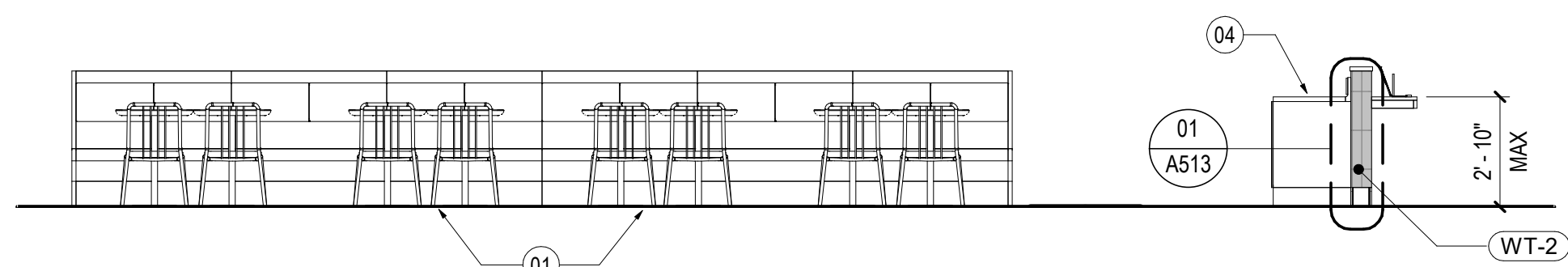
07a INTERIOR ELEVATION - CONDIMENT COUNTER
SCALE: 1/4" = 1'-0"



07b INTERIOR ELEVATION - KIOSK
SCALE: 1/4" = 1'-0"



16 INTERIOR ELEVATION - CENTRAL SEATING BANQUETTE
SCALE: 1/4" = 1'-0"



11 INTERIOR ELEVATION - CENTRAL SEATING BANQUETTE
SCALE: 1/4" = 1'-0"

SHEET NOTES

- 01 REFER TO SHEET A104 FOR FURNITURE SCHEDULE
- 02 REFER TO SHEET A106 FOR SIGNAGE SCHEDULE
- 03 MURAL LOCATION
- 04 CONDIMENT STATION; PROVIDE CT-2 COUNTERTOP; REFER TO K DRAWINGS
- 05 OWNERS MENUS; UNISTRUT HUNG
- 07 APP & ONLINE PICKUP SHELVES, REFER TO SHEET A104 FOR FURNITURE SCHEDULE



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Date	Description
0	2/24/2022 DESIGN DEVELOPMENT

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

Description

INTERIOR ELEVATIONS

Scale

1/4" = 1'-0"

A211

Date	Description
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Seal / Signature

Project Name _____

SHAKE SHACK - 1422
OXNARD

Project Number

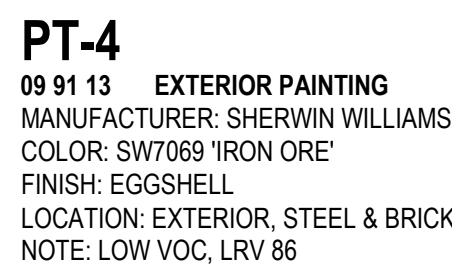
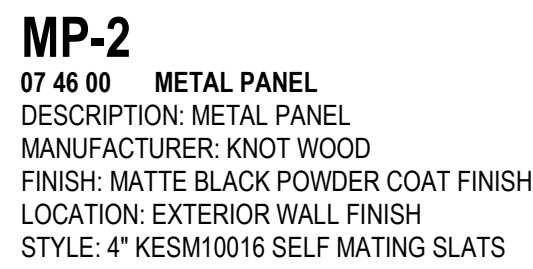
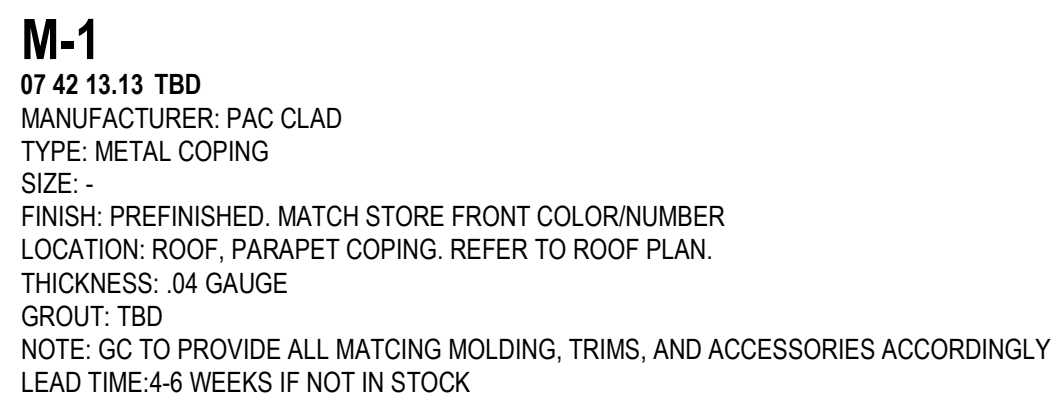
Description
SITE PLAN DETAIL - TRASH ENCLOSURE

Scale

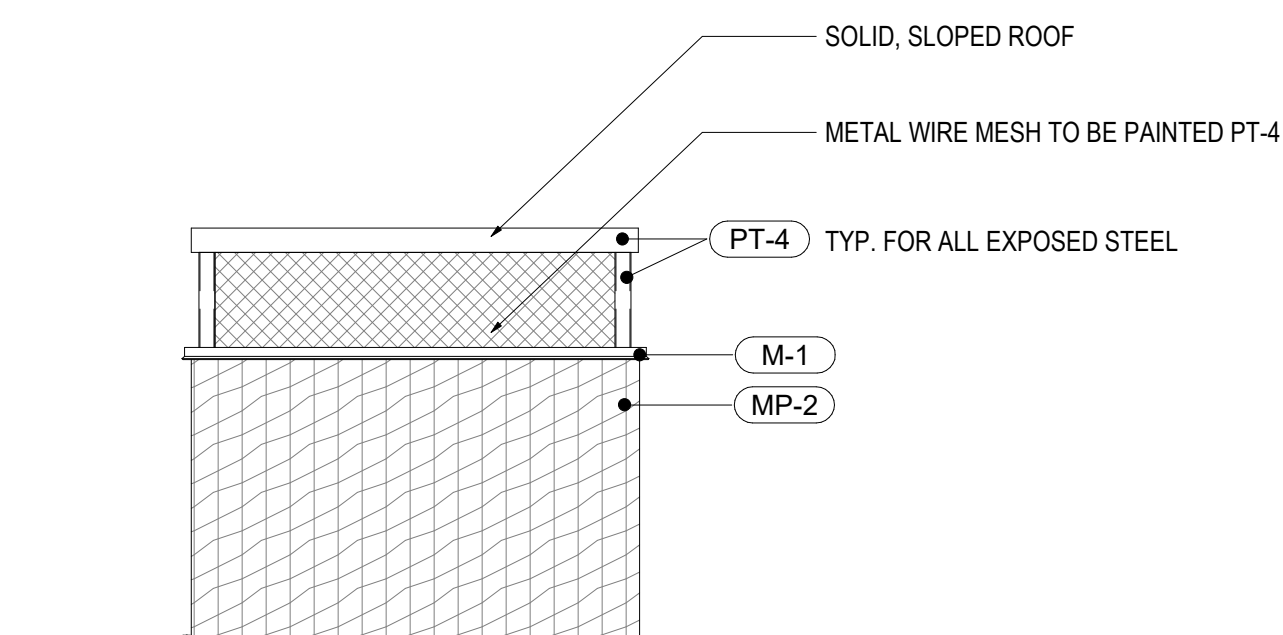
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SP002

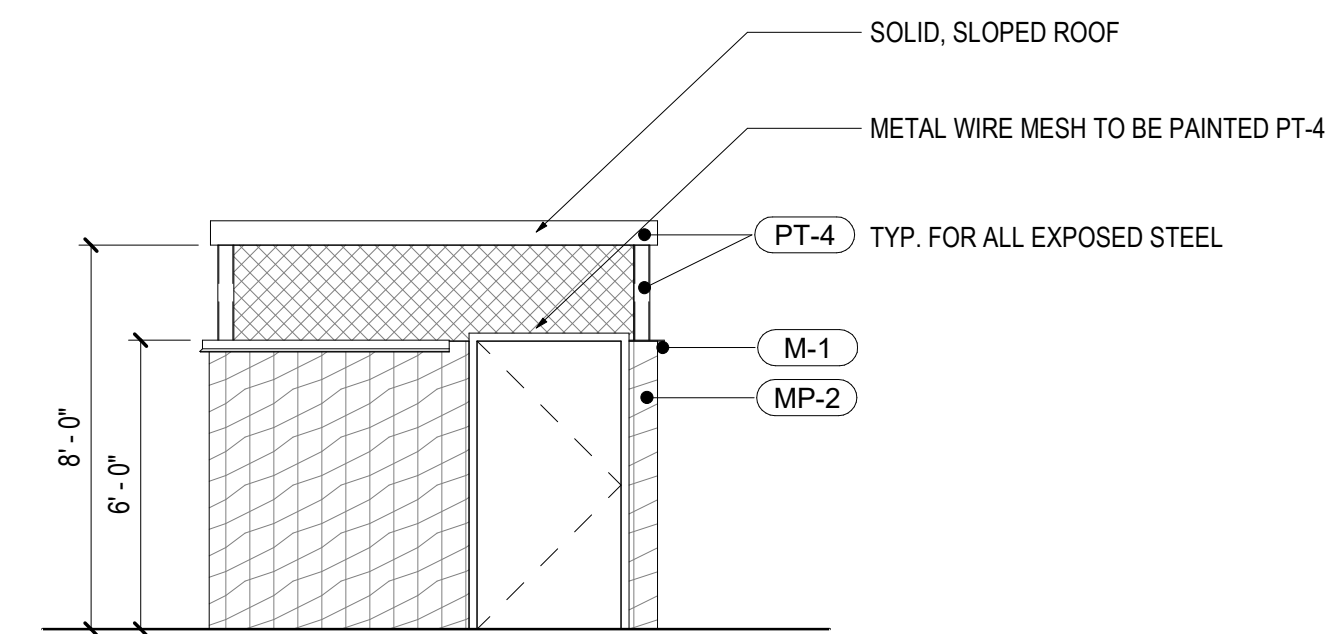
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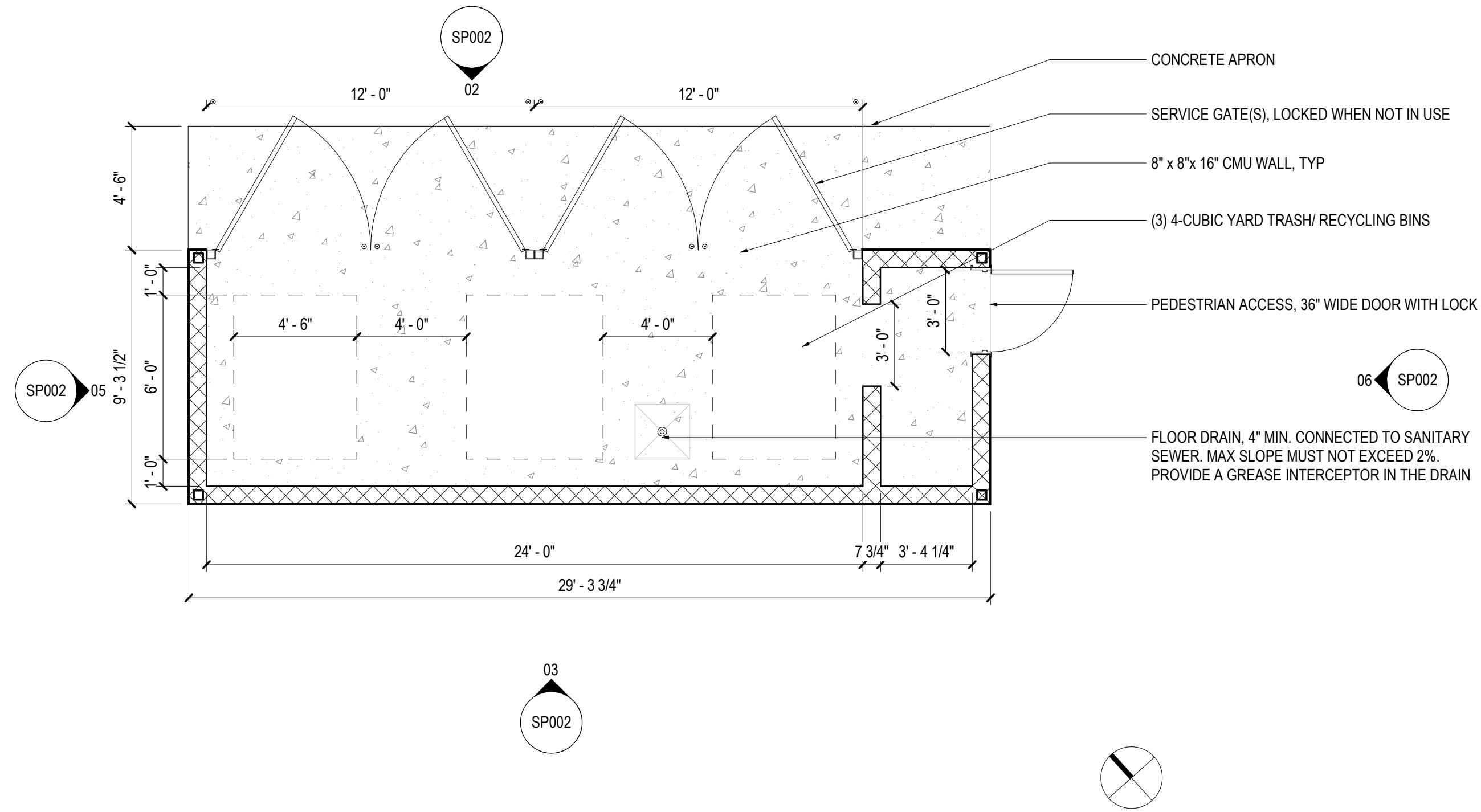
04 EXTERIOR FINISH SCHEDULE



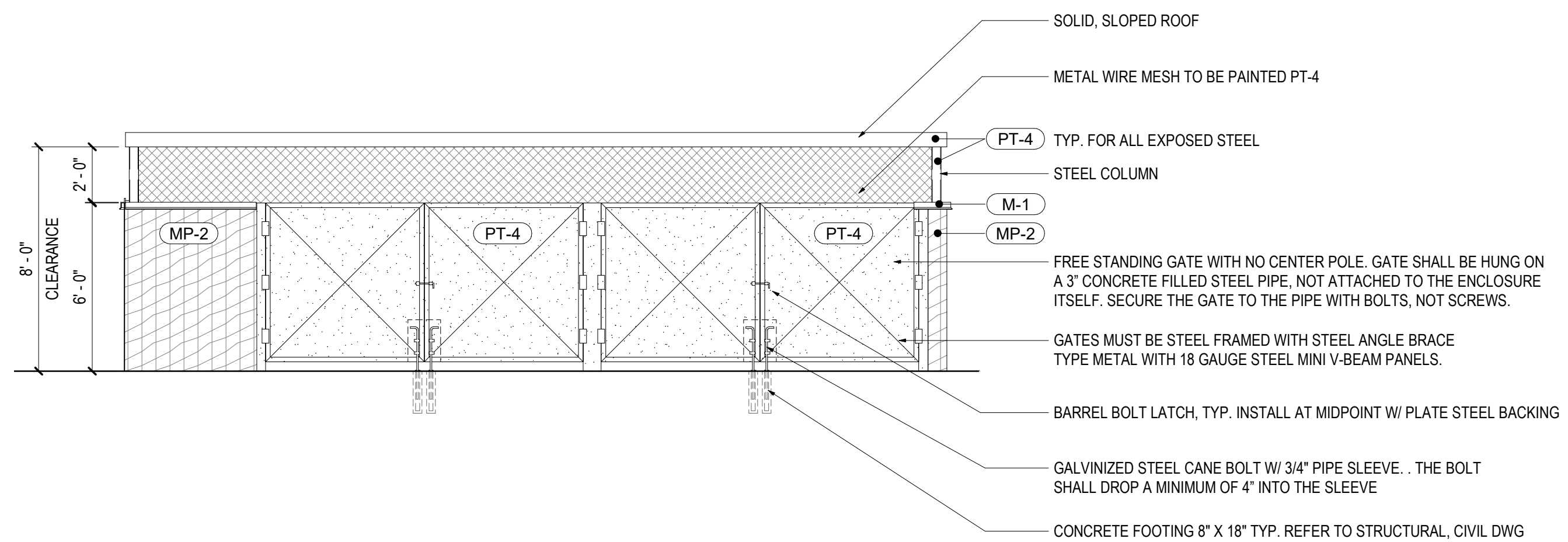
05 EXTERIOR ELEVATION - SIDE A



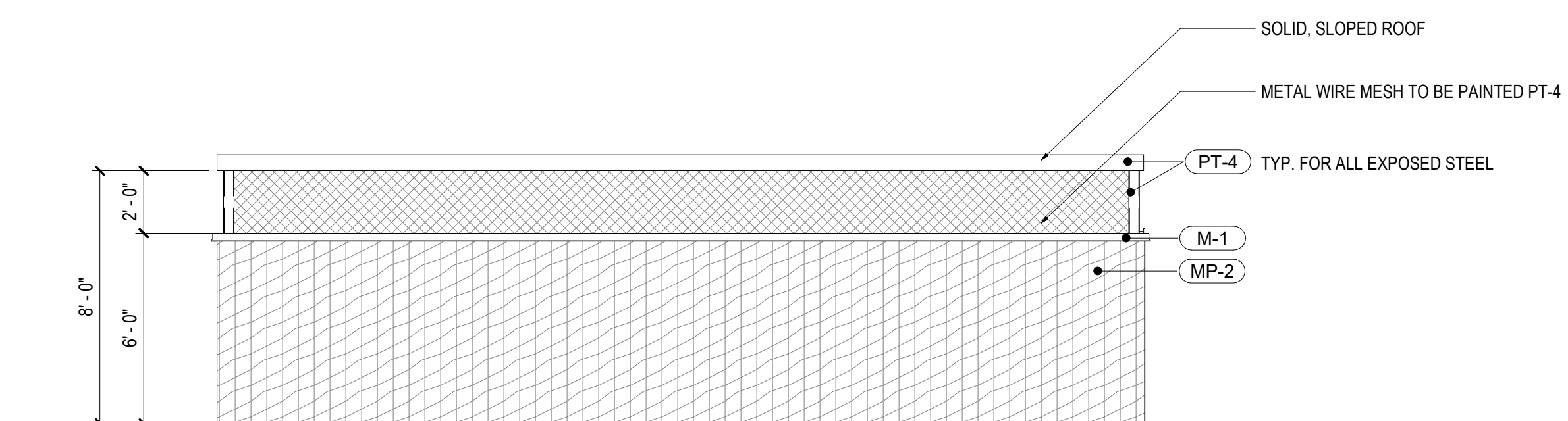
06 EXTERIOR ELEVATION - SIDE B



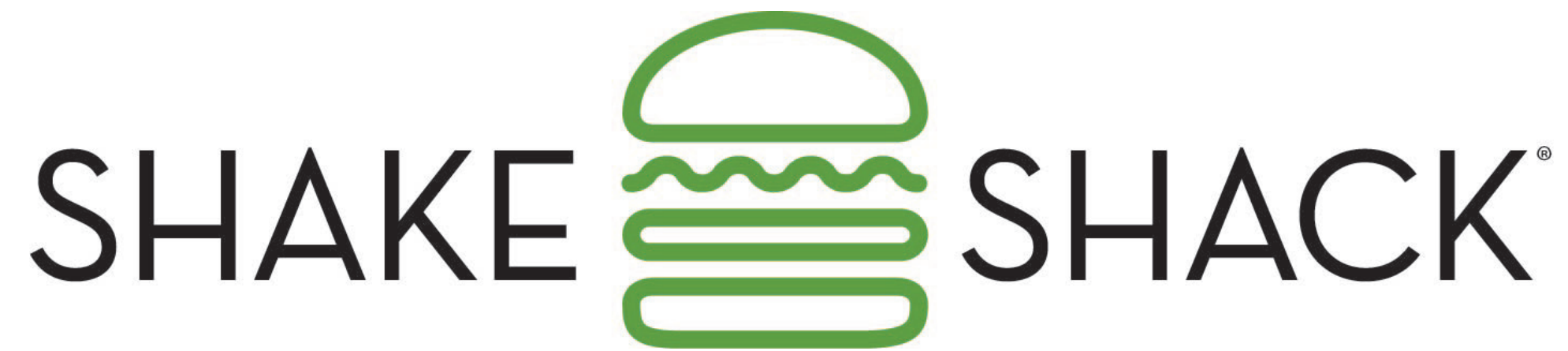
01 TRASH ENCLOSURE PLAN



02 EXTERIOR ELEVATION - FRONT



03 EXTERIOR ELEVATION - REAR



DESIGN DEVELOPMENT

Project Location:

CA Oxnard 1422

2.24.2022

DESIGN CONCEPT



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



EXTERIOR



INTERIOR



INTERIOR



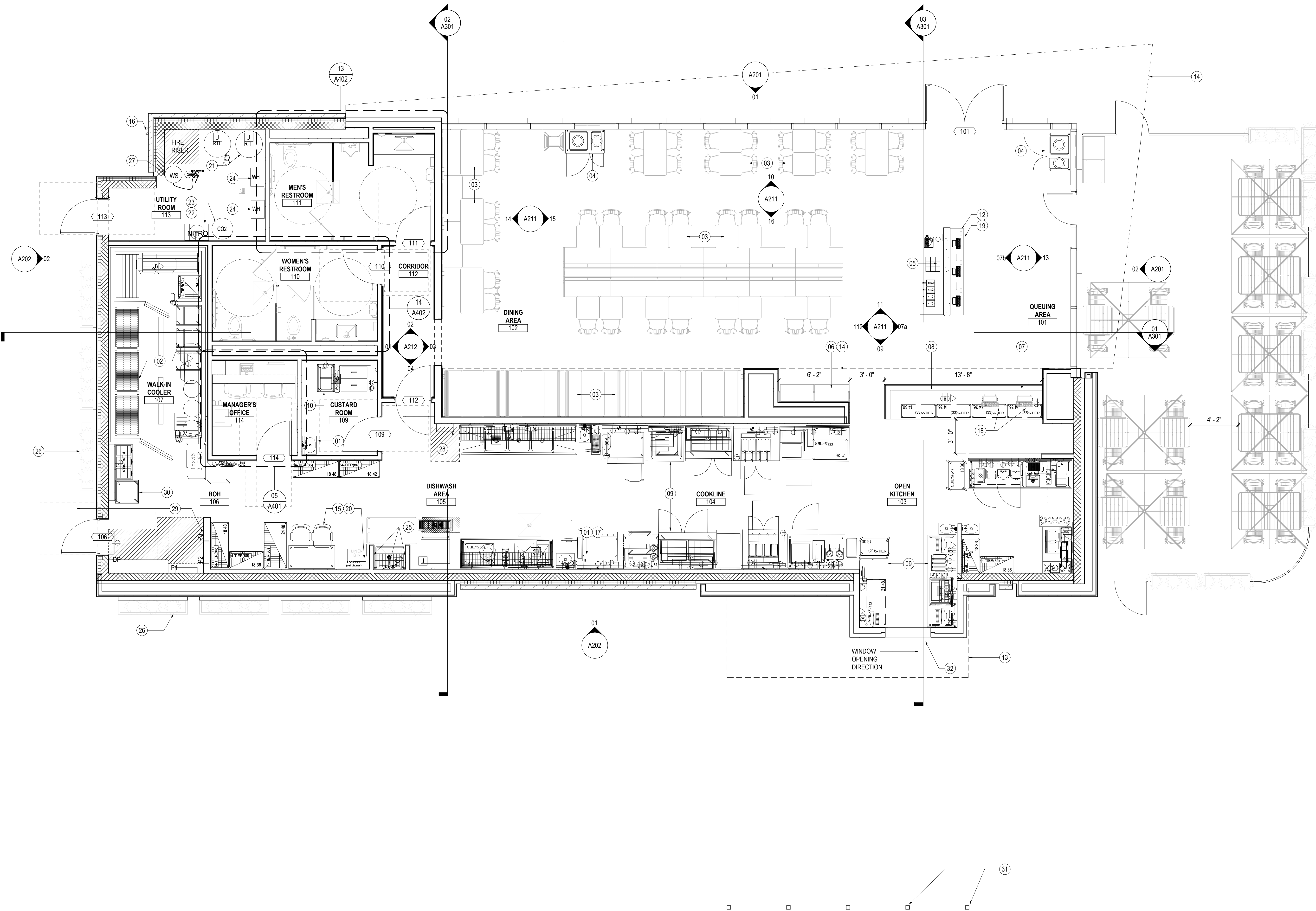
INTERIOR



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01 GENERAL ARRANGEMENT PLAN

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

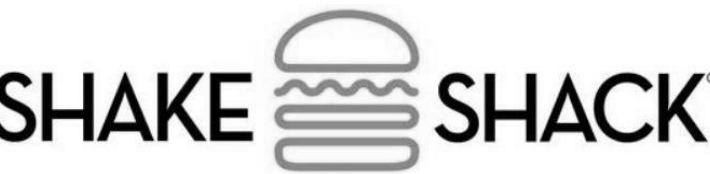


GENERAL NOTES

- WORK AREAS TONED IN GRAY ARE NOT IN CONTRACT. WALLS FACING AREA OF WORK ARE IN CONTRACT
- REVIEW WITH ARCHITECT IN FIELD EXISTING PANELS IN CONFLICT WITH CONSTRUCTION PRIOR TO PANEL RELOCATION
- REPAIR AND/OR RESTORE ALL EXISTING FIREPROOFING DAMAGED DUE TO DEMOLITION AND CONSTRUCTION. FIREPROOFING SHALL BE AS REQUIRED TO MAINTAIN EXISTING FIRE PROTECTION RATING
- PATCH AND REPAIR ALL EXISTING AND/OR NEW PENETRATIONS THROUGH EXISTING FIRE RATED SLABS AND PARTITIONS WITH SYSTEM ACCEPTABLE TO AHJ, AS REQUIRED; MAINTAIN EXISTING FIRE PROTECTION RATING
- PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND SURFACES SCHEDULED TO REMAIN AS REQUIRED TO ACCEPT SCHEDULED FINISHES. REFER TO FINISH PLAN FOR ADDITIONAL INFORMATION
- REPAIR, PATCH, LEVEL AND REPAIR SLAB AS REQUIRED TO ACCEPT SCHEDULED FINISHES, UNO
- PARTITIONS TO BE TYPE A3B UNO
- DIMENSIONS AND ALIGNMENTS SHOWN ARE FROM FINISH FACE, UNO
- VERIFY DIMENSIONS NOTED "CLEAR", "HOLD", "MIN", OR "VIF" DURING LAYOUT OF WORK. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING
- ALL PARTITIONS TO BE CHALKED ON FLOOR FOR ARCHITECT REVIEW PRIOR TO FRAMING INSTALLATION
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. NOTIFY ARCHITECT OF ANY CONFLICTS
- ALL NEW AND EXISTING ELECTRICAL DEVICES (SWITCHES, FACEPLATE, POWER PLUGS ON OR FACING AREA OF WORK TO BE WHITE); MOUNTING HEIGHT FOR ALL NEW AND EXISTING DEVICES TO MATCH. REFER TO T003, UNO
- REPLACE ALL EXISTING FIRE ALARM DEVICES WITH NEW SCHEDULED MATCHING DEVICES (WHITE); MOUNTING HEIGHT FOR ALL NEW AND EXISTING DEVICES TO MATCH. REFER TO T003, REFER TO ENGINEERING DRAWINGS FOR FURTHER INFORMATION
- REPLACE ALL EXISTING HVAC CONTROLS WITH NEW SCHEDULED MATCHING DEVICES; MOUNTING HEIGHT FOR ALL NEW AND EXISTING DEVICES TO MATCH. REFER TO T003, REFER TO ENGINEERING DRAWINGS FOR FURTHER INFORMATION
- MAINTAIN 4" CLEARANCE BETWEEN EDGE OF DOOR FRAME AND INTERSECTING PARTITION, UNO
- PROVIDE LEVEL 4 GYPSUM FINISH AT ALL PARTITIONS SCHEDULED TO RECEIVE GYPSUM WALLBOARD UNO
- PROTECT EXISTING TO REMAIN WINDOW MULLION AND BLINDS FOR DURATION OF CONSTRUCTION / DEMOLITION. CLEAN WINDOWS, MULLIONS AND BLINDS PROFESSIONALLY PRIOR TO OCCUPANCY
- OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS. SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION
- MAINTAIN CLEAN, UNINTERRUPTED ACCESS TO FIRE EXITS DURING CONSTRUCTION
- REPAIR AND/OR RESTORE ALL EXISTING FIREPROOFING DAMAGED DUE TO DEMOLITION AND CONSTRUCTION. FIREPROOFING SHALL BE AS REQUIRED TO MAINTAIN EXISTING FIRE PROTECTION RATING
- GC TO PROVIDE IN WALL BLOCKING FOR KITCHEN EQUIPMENT, REFER TO K PLANS FOR SPECIFIC LOCATIONS
- SCHEDULED IN WALL BLOCKING TO BE PLYWOOD PER (06 40 23 MISC ROUGH CARPENTRY)

SHEET NOTES

- HAND SINK, REFER TO P & K DWGS. PROVIDE BLOCKING AS REQUIRED.
- WALK-IN COOLER AND FREEZER, REFER TO K DWGS. FOR MORE INFORMATION
- SCHEDULED FURNITURE, SEE A104
- TRASH BINS, SEE FURNITURE SCHEDULE SHEET A104
- CONDIMENT STATION, PROVIDE CT-2, REFER TO K DWGS.
- SHACK TRACK PICK-UP SHELF
- ORDER COUNTER, SEE INTERIOR ELEVATIONS, FINISH SCHEDULE
- PICKUP COUNTER, SEE INTERIOR ELEVATIONS, FINISH SCHEDULE
- SCHEDULED FOOD SERVICE EQUIPMENT, REFER TO K DRAWINGS
- CUSTARD MACHINE, REFER TO K DRAWINGS
- KIOSK ORDER COUNTER, SEE FURNITURE SCHEDULE SHEET A104
- LIMIT OF CANOPY ABOVE (DASHED); REFER TO RCP
- LINE OF SOFFIT ABOVE (DASHED); REFER TO RCP
- EMPLOYEE BREAK AREA
- RTI FILL BOXES
- HAND TOWEL DISPENSER (C TORK MODEL SS10282); SOAP DISPENSER (TBO); GLOVE DISPENSER (SAN JIMAR MODEL #G0801)
- (2) POS, GC TO PROVIDE POWER, DATA & BLOCKING AS REQUIRED AND VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION
- (3) KIOSK POS, GC TO PROVIDE POWER, DATA & BLOCKING AS REQUIRED
- EMPLOYEE LOCKERS BY GC GLOBAL TABLET & CELL PHONE LOCKER ITEM #WB483332BK, WALL MOUNTED, MOUNT SO TOP OF UNIT IS 66" AFF
- RTI TANKS PROVIDED BY OWNER AND INSTALL BY GC. RTI LINES BEHIND THE HOOD MUST BE RATED; GC ASSEMBLE THE PIPE USING LOCITITE 242 THREAD SEALANT ON ALL THREADED CONNECTIONS
- NITROGEN GENERATOR & STORAGE TANK; GC TO PROVIDE BLOCKING AS REQUIRED
- CO2 TANK PROVIDED BY OWNER; REFER TO P & K SHEETS
- HOT WATER HEATER
- MOP SINK; GC TO PROVIDE FT BLOCKING IN WALL FOR SHELVEING
- NEW PLANTERS; REFER TO FURNITURE SCHEDULE; REFER TO DESIGN DIRECTIVE 2016-04-03 FOR ZONE 9 STANDARD PLANTING SCHEME BY SHIFTSACE
- ECOLAB EST-CP150 WHOLE HOUSE WATER SOFTENER
- ROOF ACCESS LADDER
- ELECTRICAL PANELS
- BREAD BOXES (ROLLING)
- POLES FOR DRIVE-THRU STRING LIGHT MOUNT
- DRIVE-THRU READY ACCESS MODEL 600 WITH TRANSOM, AA100 UNHEATED WINDOW AIR CURTAIN, COLOR TO MATCH EXTERIOR FACADE; SOLARBAN 70XL GLAZING



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Date	Description
0 2/24/2022	DESIGN DEVELOPMENT

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

Description

GENERAL ARRANGEMENT PLAN

Scale

1/4" = 1'-0"

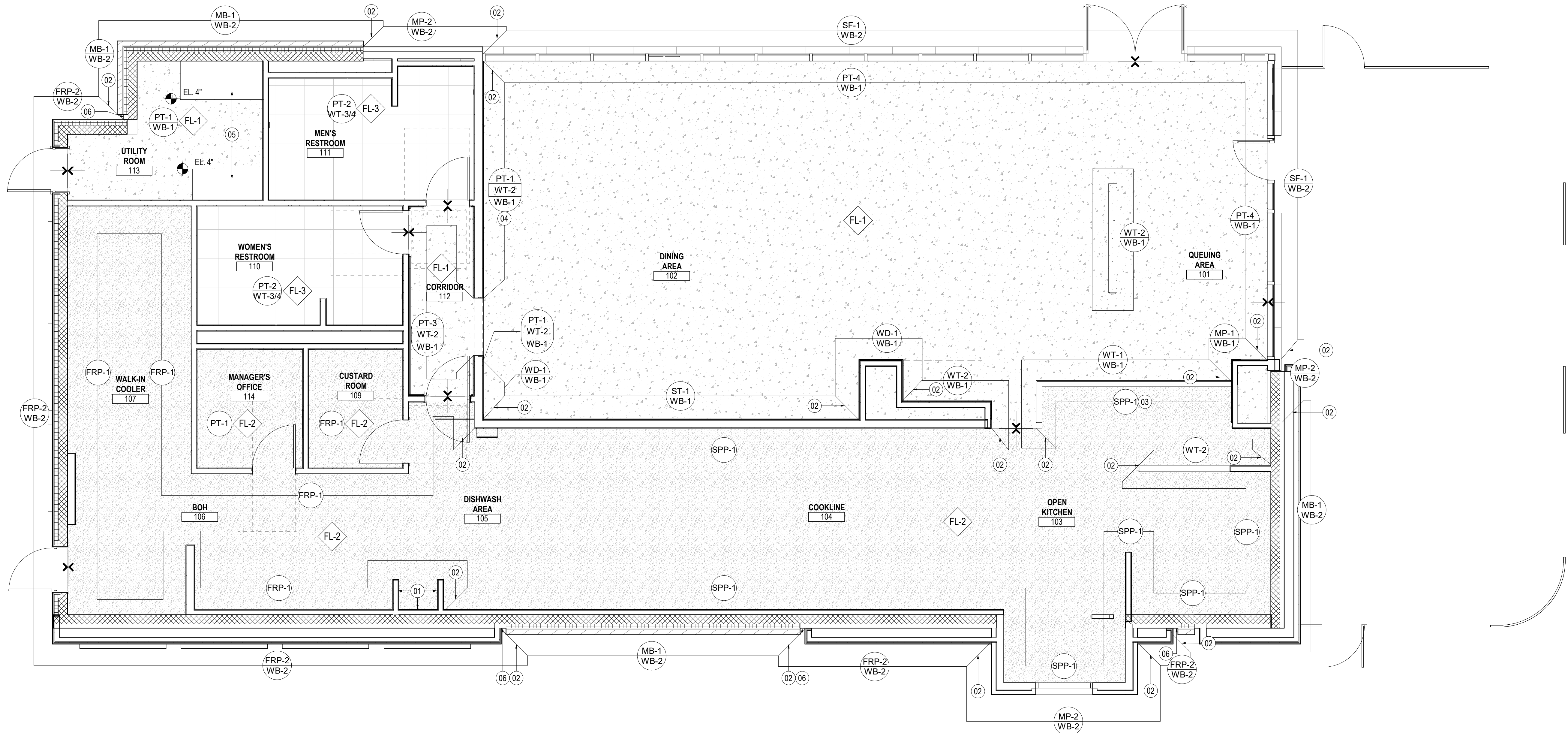
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01 FINISH PLAN

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

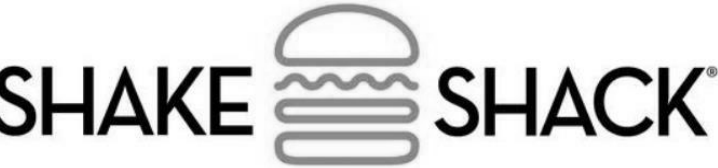


GENERAL NOTES

- A. ON TYPICAL FLOORS PATCH AND EXTEND RESILIENT BASE AS NECESSARY WITH NEW TO MATCH EXISTING.
- B. REFER TO SHEET A001 FOR SYMBOLS.
- C. REFER TO SHEET A511 FOR TRANSITION AND BASE DETAILS.
- D. PROVIDE THE FOLLOWING FINISHES:
-WALL FINISH : EGG SHELL, U.N.O.
-DOORS: SEMI-GLOSS OR WOOD VENEER
-WOOD BASE FINISH: SPRAYED SEMI-GLOSS
-ALUMINUM METAL FRAME: POWER COATED FINISH
- E. SEALANT AND CAULKING COLORS TO MATCH ADJACENT SURFACE.
- F. MISCELLANEOUS PAINTED ITEMS AND DEVICES NOT OTHERWISE FINISHED SHALL OCCUR PER ARCHITECT'S DIRECTIVE.
- G. ALIGN FLOORING TRANSITION WITH FINISHED BASE UNLESS THERE IS NO DOOR.
- H. ALL COLOR FINISHES FOR TRANSITION STRIPS TO BE SELECTED BY ARCHITECT PRIOR TO INSTALLATION.
- I. CONTINUE SCHEDULED FLOORING UNDER MILLWORK, U.N.O.
- J. REFER TO SHEET A601 FOR FINISH SCHEDULE
- K. G.C. TO PROVIDE WATERPROOFING MEMBRANE AT ALL WET AREAS. G.C. TO INSTALL WATERPROOFING AT 12" UP TO THE WALL AND 12" ONTO THE FLOOR
- L. PROVIDE CONTINUED SEALANT JOINT AT ALL FRP AND STAILLESS STEEL INTERSECTIONS AND AT TILE BASE, CEILING, DOOR FRAMES, PLUMBING/ELECTRICAL ROUGHINS AND MICELLANEOUS PENETRATIONS
- M. ALL KITCHENS AND PREP AREA SURFACES SHALL RECEIVE SMOOTH AND WASHABLE FINISHES
- N. ALL FLOOR PENETRATIONS TO BE SEALED, EATERPROOFED, AND FIRE RATED
- O. ALL KITCHEN FLOORS TO HAVE NO MORE THAN 1/8" PER FOOT SLOPE TO FLOOR DRAINS
- P. REFER TO REFLECTED CEILING PLAN, INTERIOR ELEVATIONS AND INTERIOR DETAILS FOR ADDITIONAL INFORMATION
- Q. FOR DOOR COLORS REFER TO A611

SHEET NOTES

- 01 PROVIDE RESINOUS FLOORING ON WALLS SURROUNDING FLOOR SINK FROM FINISHED FLOOR UP TO 4"
- 02 MATERIAL TRANSITION
- 03 WALL UNDER COUNTER FINISH
- 04 MURAL LOCATION; LEVEL 5 FINISH REQUIRED
- 05 UTILITY CURB
- 06 4" REVEAL; REFER TO EXTERIOR ELEVATIONS



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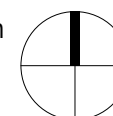
Description

FLOOR & WALL FINISH PLAN

Scale

1/4" = 1'-0"

Ref North

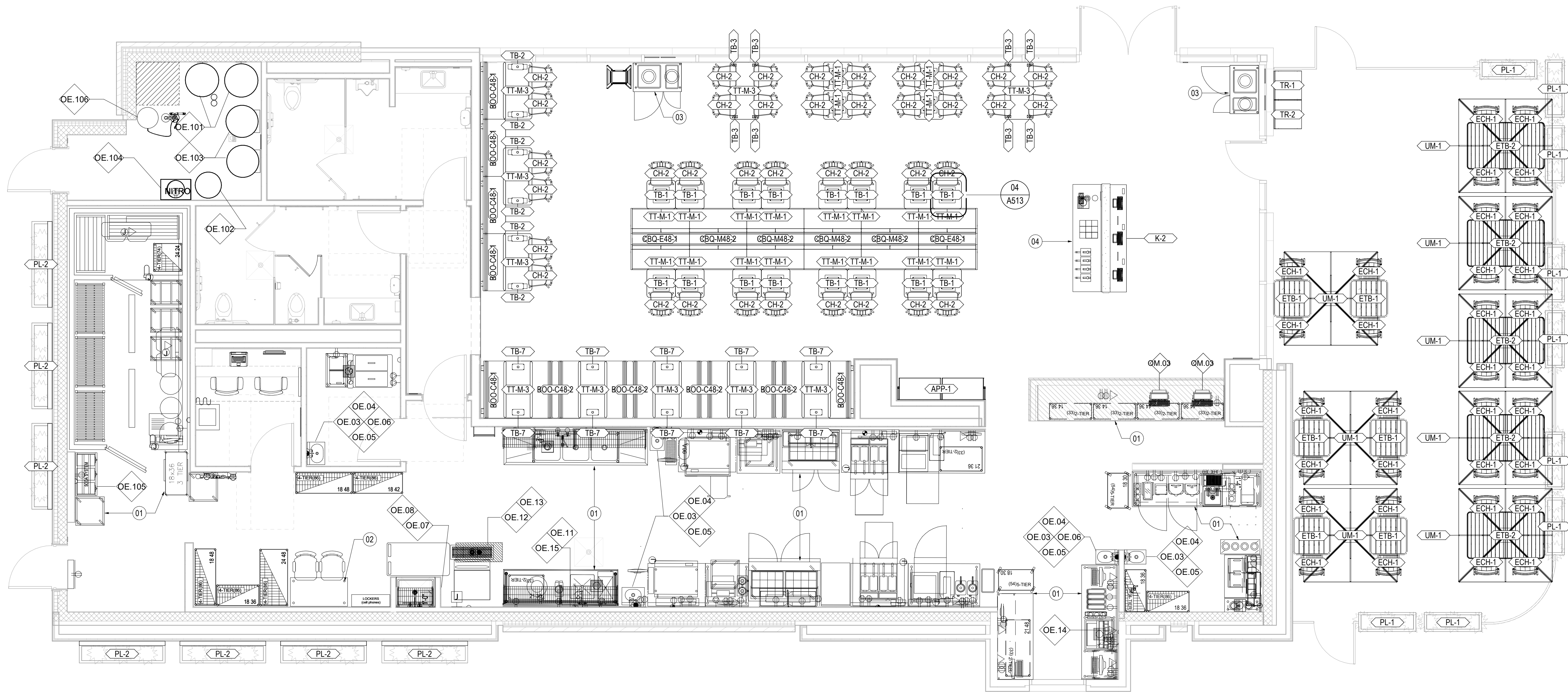


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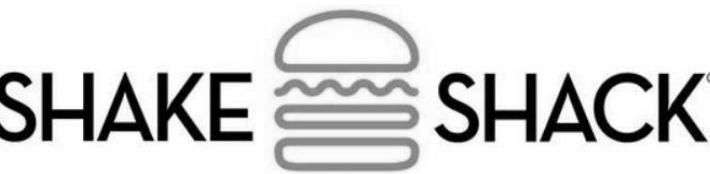
01 FURNITURE & EQUIPMENT PLAN

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



GENERAL NOTES

- FURNITURE VENDOR, ARCHITECT, AND OWNER TO COORDINATE SCOPE PRIOR TO PROCUREMENT.
- REFER TO SHEET A601 FOR FURNITURE SCHEDULES.
- REFER TO RESPONSIBILITY SCHEDULE FOR DIVISION OF LABOR AND VENDORS.
- NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET.
- G.C. TO COORDINATE WITH OWNER'S VENDORS TO ALLOW FOR PROPER INSTALLATION OF OWNER SUPPLIED ITEMS.
- G.C. SHALL ENSURE THAT FINISH CARPENTRY AND STAINLESS STEEL EQUIPMENT WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.



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SHEET NOTES

- SCHEDULED FOOD SERVICE EQUIPMENT, REFER TO KITCHEN DRAWINGS
- EMPLOYEE BREAK TABLE, REFER TO KITCHEN DRAWINGS
- TRASH RECEPTACLES, REFER TO KITCHEN DRAWINGS
- CONDIMENT COUNTER, REFER TO KITCHEN DRAWINGS

Date	Description
0 2/24/2022	DESIGN DEVELOPMENT

Seal / Signature

Project Name

SHAKE SHACK - 1422
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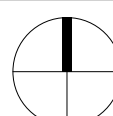
Description

FURNITURE & EQUIPMENT PLAN

Scale

1/4" = 1'-0"

Ref North



A104

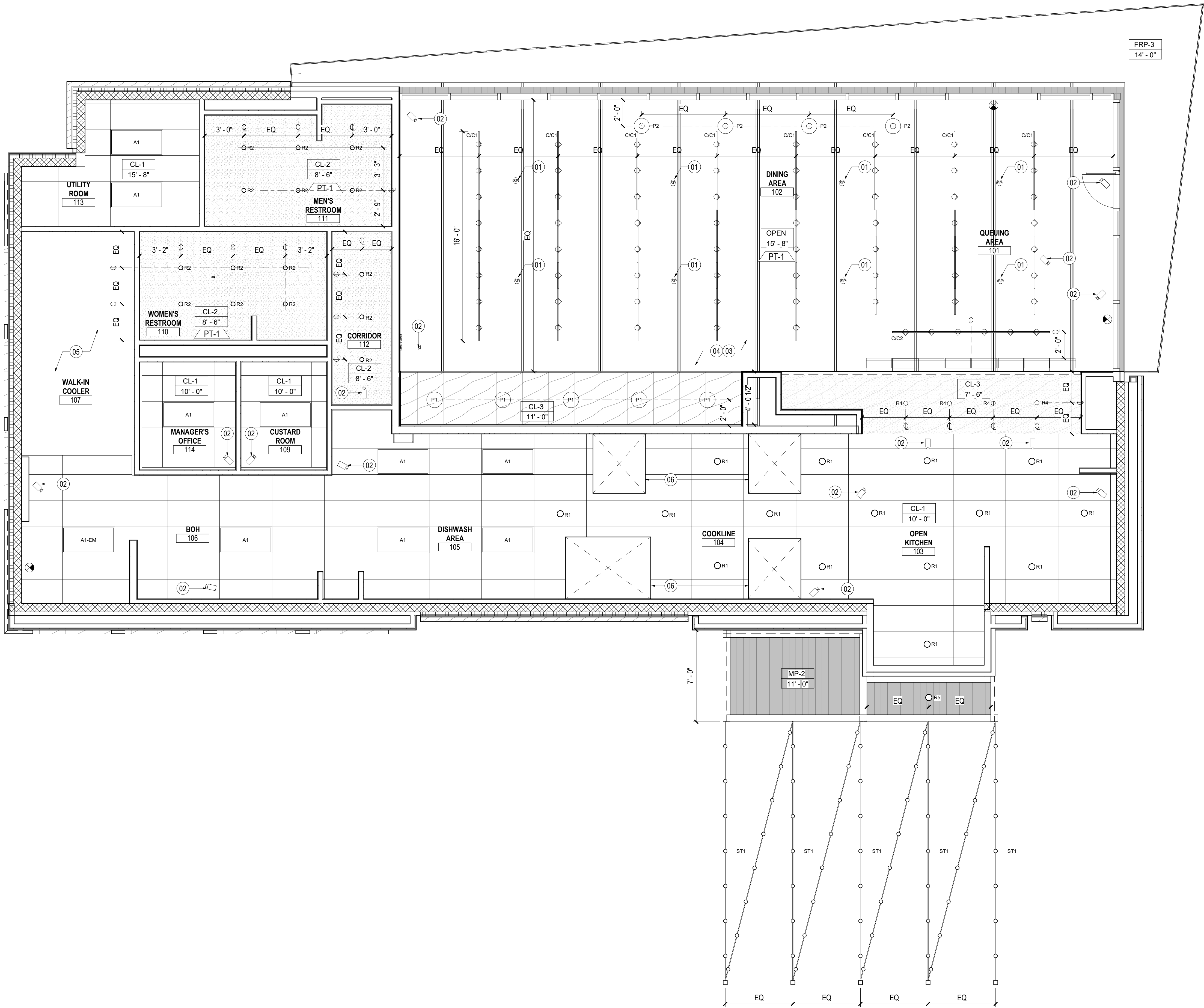
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SEATING COUNT

TYPE MARK	QTY	Type Comments
INTERIOR		
BOO-C4B-1	6	2 OCC PER
BOO-C4B-2	4	4 OCC PER
CBQ-E4B-1	2	4 OCC PER
CBQ-M4B-2	4	4 OCC PER
CH-2	38	1 OCC PER
SUB TOTAL 90		
EXTERIOR		
ECH-1	32	1 OCC PER
SUB TOTAL 32		
OVERALL TOTAL 122		

01 REFLECTED CEILING PLAN

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



FIXTURE TAG	QTY	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NO. LAMPS/TYPE	NOTES	LOCATION
A1	7	CREE	C-TR-C-FP2A-350L-60CT-JL-WH (40W) CONFIGURED	3500K 2 X 4 LED TROFFER	40 WATTS		BACK OF HOUSE
A1-EM	1	CREE		3500K 2 X 4 LED TROFFER	40 WATTS		BACK OF HOUSE
B1	2	LEDUC-E	LEDUC-E24-3K	UNDER CABINET LED	ZZ-CORD-PLUG-WHT-6C3P-PO WER CORD		MANAGER'S OFFICE (OVER DESK)
C1		CONTECH LIGHTING / TCP	CTL603-P (FIXTURE), LT-12-P (TRACK), LED 12P30030KNFL LED 12W PAR30 (LAMP) NARROW FLOOD	TRACK LIGHTING, WHITE	LED 12W PAR30 FLOOD	3000K	FRONT OF HOUSE
C2		CONTECH LIGHTING / TCP	CTL603-P (FIXTURE), LT-121-P (TRACK), LED 12P30030KNFL LED 12W PAR30 (LAMP) SPOT	TRACK LIGHTING AT MENU, WHITE	LED 12W PAR30 SPOT		FRONT OF HOUSE
E1		BEST LIGHTING	R-16-HQ4-LED	WHITE HOUSING	3.3W HIGH LUMEN WHITE LED	SELF CONTAINED EM (2) 6 VOLT 3 WATT LED/SEALED TO POWER HEADS FOR 30' MIN MINIMUM DOUBLE FACE WHITE PANEL, WHITE HOUSING	BOH AND FOH
EX1	3	BEST LIGHTING	ELX1FEL2RWWEMSDT	ALUMINUM LED EDGE/LITE EXIT SIGN	RED LETTER COLOR	MOUNT TO CEILING VIA CEILING POLE 8'-6" AFF TO BOTTOM OF HEATER, 3' CLEARANCE REQUIRED TO LIGHT FIXTURES/SPRINKLER HEADS	EGRESS POINTS
GH1	3	BROMIC	PLATINUM 500 SERIES NG HEATER + HEAT DEFLECTOR, BLACK FINISH	GAS HEATER	N/A		PATIO
L1	27.5 LF	DIODE LED	VALENT X 24V LED STRIP LIGHT DI-24V-VLX-30	INTERIOR COVE LIGHT	2.8W/FT		INTERIOR ACCENT WALL
P1	5	RBW	DEL-1-B-30-120_TM_DEX	DECORATIVE PENDANT	8.5W	PLEATED WHITE, 5'-6" AFF TO BOTTOM OF FIXTURE	FRONT OF HOUSE
P2	4	RBW	AK-M14-PC28-30-120_TR_LINE	DECORATIVE PENDANT	8.7W	EMERALD, 5'-6" AFF TO BOTTOM OF FIXTURE	FRONT OF HOUSE
R1	15	CREE	CR6T-1600L-30K-12/	6" LED DOWNLIGHT - 1400 LUMEN 3000K-NEW CONSTRUCTION	21 WATTS	WHITE OPEN TRIM	OPEN KITCHEN
R1-B	1	CREE	CR6T-1600L-30K-12/	6" LED DOWNLIGHT - 1400 LUMEN 3000K-NEW CONSTRUCTION	21 WATTS	BLACK TRIM	SOFFIT AT ENTRY
R2	15	CREE	CR6T-1100L-30K-12/	6" LED DOWNLIGHT - 1100 LUMEN 3000K-NEW CONSTRUCTION	14.5 WATTS	WHITE OPEN TRIM	RESTROOMS
R4	5	JUNO	MS1LG2	MINI LED SIMUL 30K-NFL-SN	5 WATT-INTEGRAL LED	REMOTE TRANSFORMER REQUIRED	SOFFIT
R5	1	LITELINE	RA56-33W-WH-WH	RECESSED DOWNLIGHTING - LOW PROFILE	33 WATT	WHITE TRIM, WHITE REFLECTOR FINISH	DRIVE THRU WINDOW CANOPY
ST1				STRING LIGHT			DRIVE THRU
WW1	1	TECHLIGHTING	SOPRA 700FMSPRCCS-LED930	WET LOCATION -12V, 3000K, 240 LM, 70 CRI, 9.5 FT., IP 68	14.5W	GC TO CONFIRM FINAL LOCATION WITH OWNER	DRIVE THRU WINDOW
XL		DIODE	DI-12V-0160 - BLAZE LED		2.88W PWR FT-240 LUMEN 12V	EXTERIOR LED TAPE	BAND OF LETTERS

LIGHTING SCHEDULE

GENERAL NOTES

- A. FOR AREAS OF THE PROJECT WHERE PARTITIONS ARE ATTACHED TO THE CEILING SYSTEM (UNDER-PINNED), OR WHERE CEILING LOADS EXCEED 5LBS PER SQ.FT., DESIGN SUSPENDED CEILING FRAMING SYSTEMS TO RESIST A LATERAL FORCE OF 20% OF THE WEIGHT OF THE CEILING ASSEMBLY PLUS ALL LOADS TRIBUTARY TO THE SYSTEM. FOR UNDER-PINNED PARTITIONS, USE A MINIMUM OF 5LBS PER SQ.FT. UNIFORM LATERAL LOAD ON WALL TO CALCULATE TRIBUTARY LOAD TO THE CEILING SYSTEM.
- B. FOR AREAS OF THE PROJECT WHERE CEILING LOADS DO NOT EXCEED 5 POUNDS PER SQUARE FOOT AND WHERE PARTITIONS ARE NOT CONNECTED TO THE CEILING SYSTEM, THE FOLLOWING MAY BE EMPLOYED:
- C. ALLOW FOR LATERAL MOVEMENT OF THE SYSTEM. ATTACH MAIN RUNNERS AND CROSS RUNNERS AT TWO ADJACENT WALLS. MAINTAIN CLEARANCE BETWEEN THE WALL AND THE RUNNERS AT THE OTHER TWO WALLS.
- D. PROVIDE VERTICAL SUPPORT AS REQUIRED IN BUILDING CODES. IN ADDITION, VERTICALLY SUPPORT ENDS OF RUNNERS WITHIN 8' OF DISCONTINUITIES SUCH AS MAY OCCUR WHERE THE CEILING IS INTERRUPTED BY A WALL, OR WHERE A "FLOATING" CEILING TERMINATES.
- E. SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.
- F. LOCATE REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES. CENTER SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES, AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL UNITS, UNLESS OTHERWISE NOTED.
- G. FINISH HVAC DIFFUSERS, DRAPERY/SHADE POCKETS, SPEAKER GRILLES AND OTHER ITEMS LOCATED IN CEILING TO MATCH ADJACENT FINISH, UNLESS OTHERWISE NOTED.
- H. SPRINKLER HEADS TO BE CONCEALED TYPE THROUGHOUT AND CENTERED IN CEILING TILES.
- J. CENTER GRID AND TILE IN ROOMS AS SHOWN.
- K. TYPICAL CEILING HEIGHT TO BE 8'-4" A.F.F. U.N.O. G.C. TO VERIFY MAXIMUM HEIGHT WITH ARCHITECT IN FIELD.
- L. ALL ACOUSTICAL CEILING TILE TO BE APCI, U.N.O.
- M. PROVIDE WINDOW SHADES (SH1) AT ALL STOREFRONT PANELS, INSTALL IN BETWEEN MULLIONS. REFER TO FINISH SCHEDULE.

SHEET NOTES

- 01 SPEAKERS FURNISHED BY OWNER'S VENDOR, INSTALLED BY G.C. U.O.
- 02 SECURITY CCTV CAMERAS FURNISHED BY OWNER'S VENDOR, INSTALLED BY G.C.
- 03 ALL STRUCTURE INCLUDING METAL DECK, JOISTS; CONDUIT, MECHANICAL DUCTS AND OTHER CEILING COMPONENTS TO BE PAINTED PT-1, U.O.N. COORDINATE IN FIELD ALIGNMENTS FIXTURES AND OTHER EQUIPMENT.
- 04 INSTALL TECTUM PANELS COLOR: WHITE. INSTALL TIGHT TO STRUCTURE AND IN BETWEEN JOISTS AND BEAMS. INSTALL ALL CONDUIT AND INFRASTRUCTURE UNDER TECTUM PANELS.
- 05 CEILING AND LIGHTING BY WALK-IN COOLER MANUFACTURER
- 06 CEILING OPENING FOR HOOD
- 07 BROMIC PLATINUM 500NG HEATER + HEAT DEFLECTOR, MOUNTED TO CEILING VIA CEILING POLE, SUPPLIED AND INSTALLED BY G.C.



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Contact:
Jay Brander
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Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

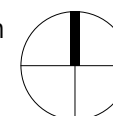
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REFLECTED CEILING PLAN

Scale

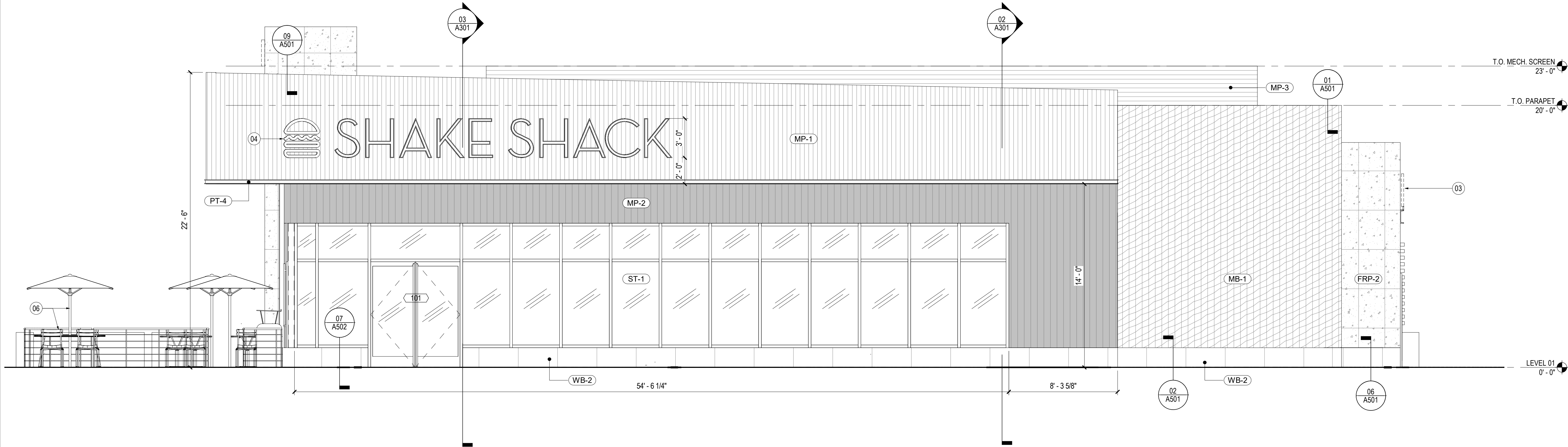
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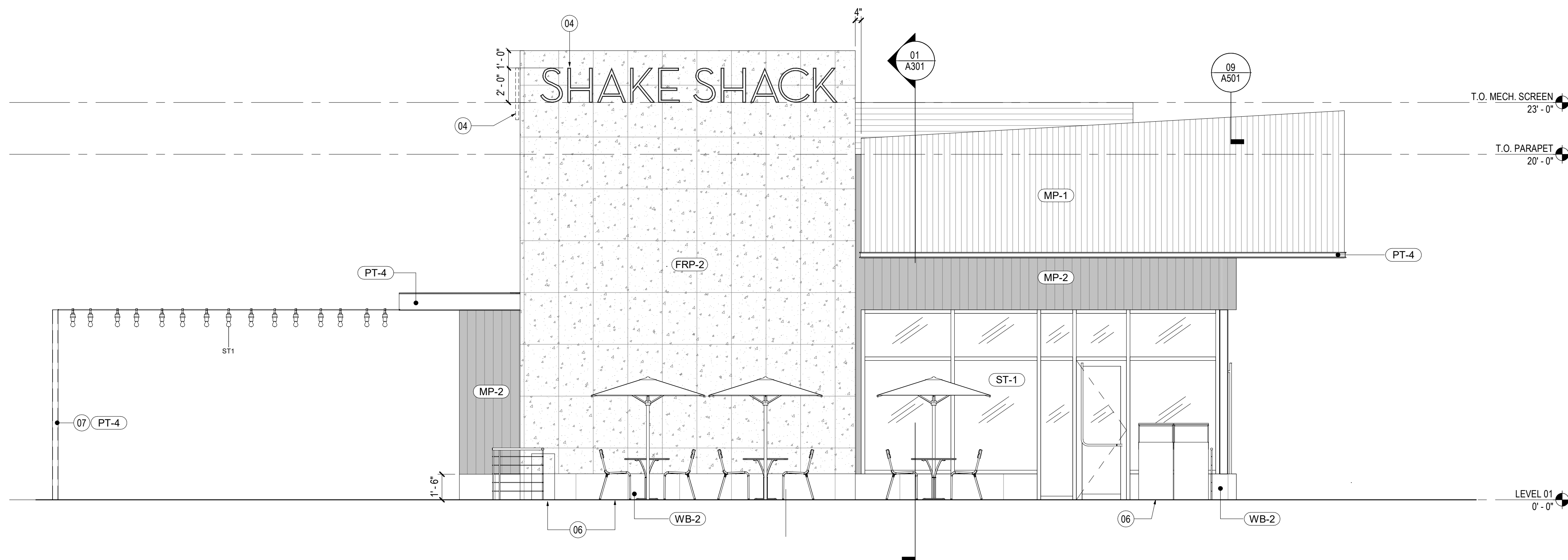


A105

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01 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



02 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- A REFER TO SHEET A801 FOR FINISH SCHEDULE
B ALL COPING TO BE PREFINISHED, COLOR TO MATCH ATAS
METAFOR ASCOT WHITE
C STRUCTURAL CANOPIES TO BE PAINTED PT-4
D KNOTWOOD METAL PANELS TO BE CONTINUOUS VERTICALLY



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SHEET NOTES

- 03 OWNERS CANOPY MOUNTED SIGNAGE
04 OWNERS WALL MOUNTED SIGNAGE
06 SCHEDULED FURNITURE & PLANTERS, SEE A104
07 TUBE STEEL POST FOR STRING LIGHT ATTACHMENT, PTD, PT-4

Date	Description
0 2/24/2022	DESIGN DEVELOPMENT

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

05.3900.000

Description

EXTERIOR ELEVATIONS

Scale

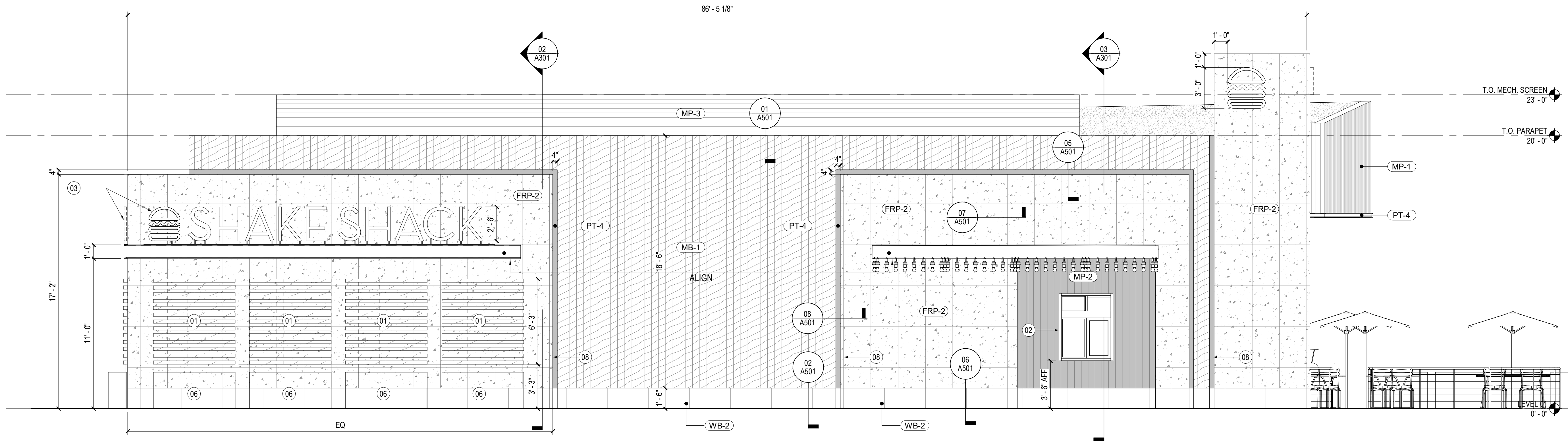
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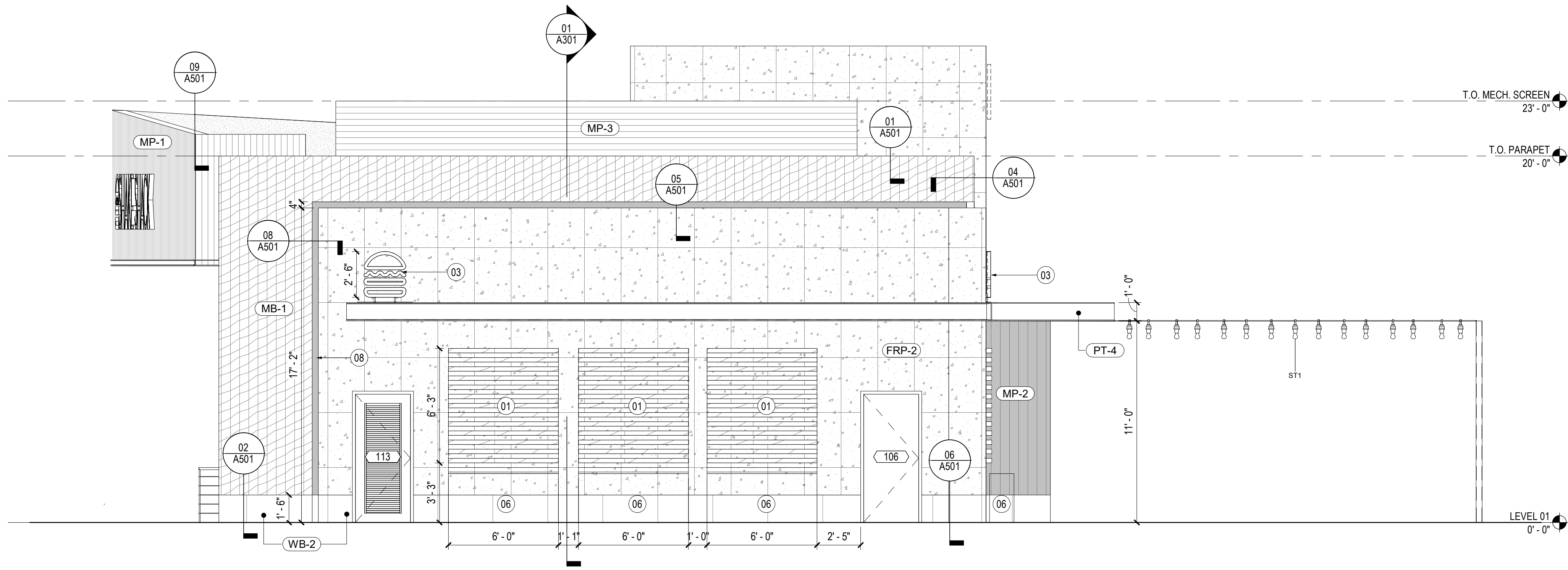
01 EXTERIOR ELEVATION

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



02 EXTERIOR ELEVATION

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



GENERAL NOTES

- A REFER TO SHEET A501 FOR FINISH SCHEDULE
- B ALL COPING TO BE PREFINISHED, COLOR TO MATCH ATAS METAFOR ASCOT WHITE
- C STRUCTURAL CANOPIES TO BE PAINTED PT-4
- D KNOTWOOD METAL PANELS TO BE CONTINUOUS VERTICALLY



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SHEET NOTES

- 01 WOOD TRELLIS BY GC
- 02 DRIVE-THRU READY ACCESS MODEL 600 WITH TRANSOM; AA100 UNHEATED WINDOW AIR CURTAIN, COLOR TO MATCH EXTERIOR FACADE; SOLARBAN 70XL GLAZING
- 03 OWNERS CANOPY MOUNTED SIGNAGE
- 06 SCHEDULED FURNITURE & PLANTERS, SEE A104
- 08 4" STUCCO REVEAL PTD. PT-4

Date	Description
0 2/24/2022	DESIGN DEVELOPMENT

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

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Description

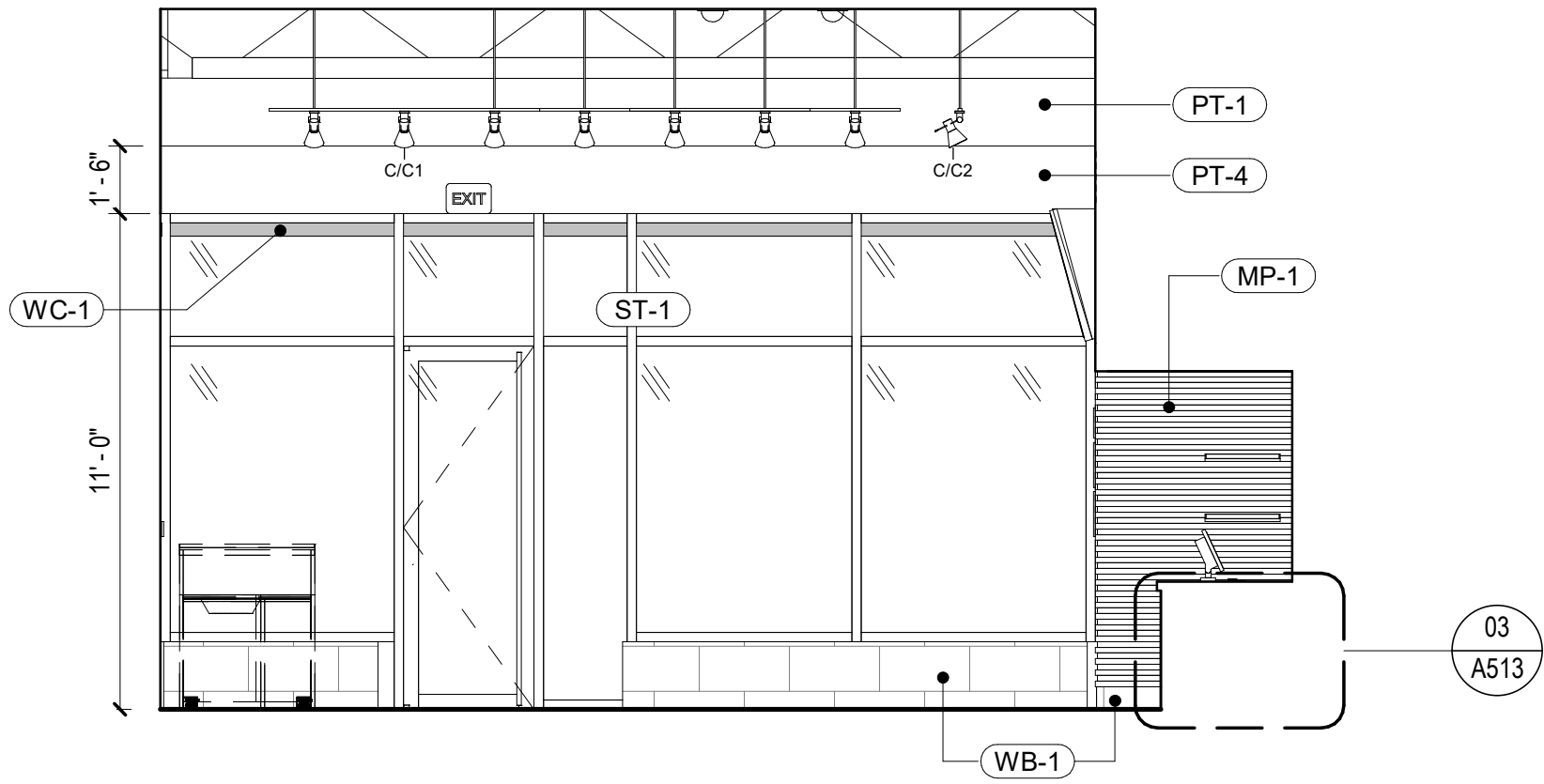
EXTERIOR ELEVATIONS (CONTD)

Scale

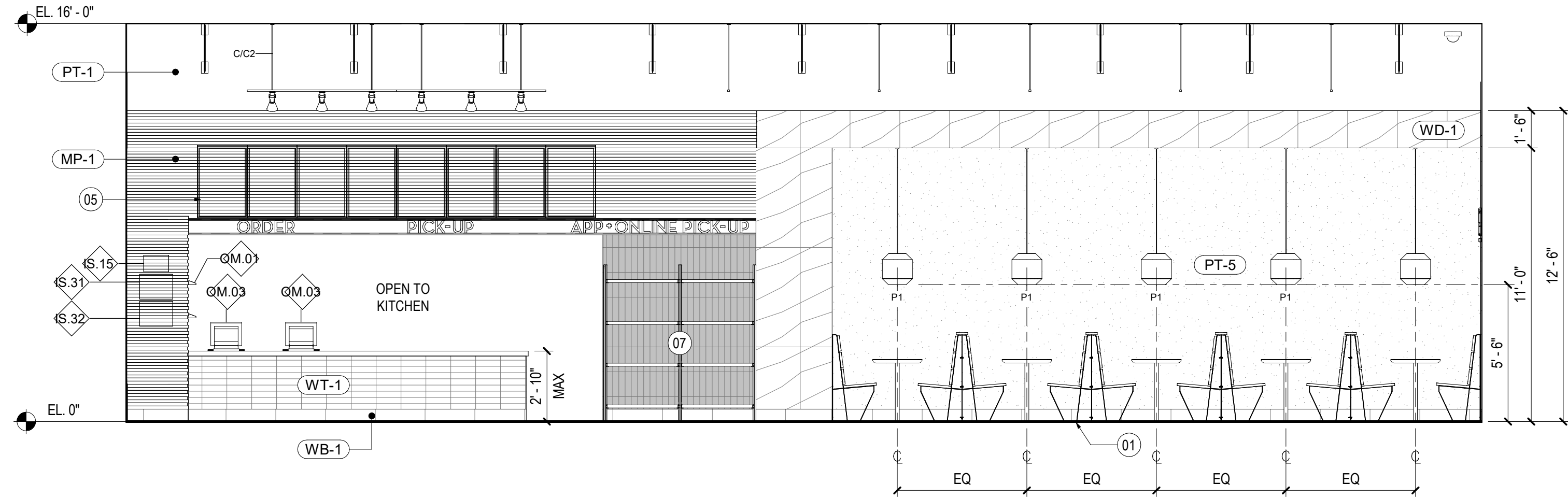
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A202

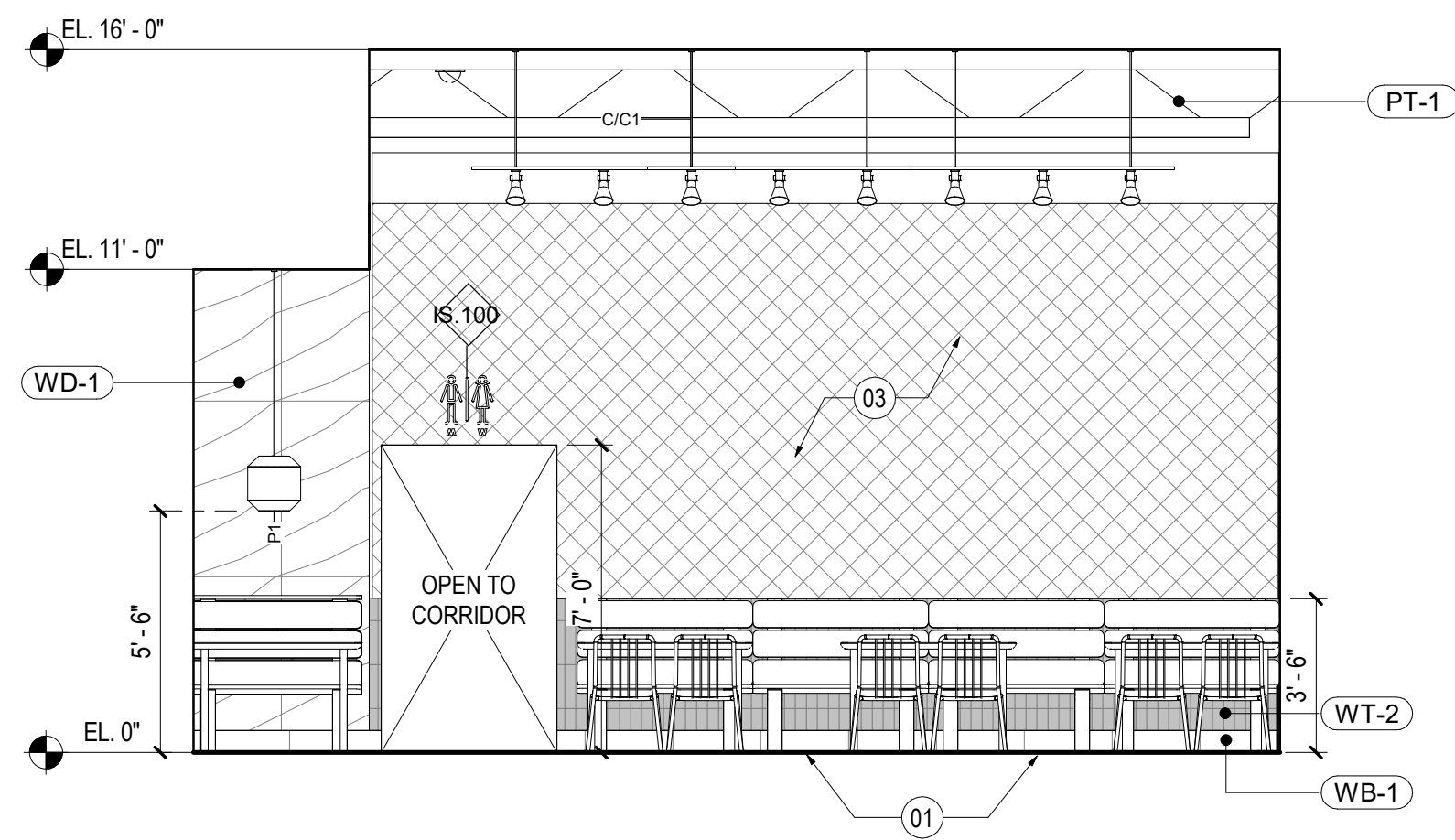
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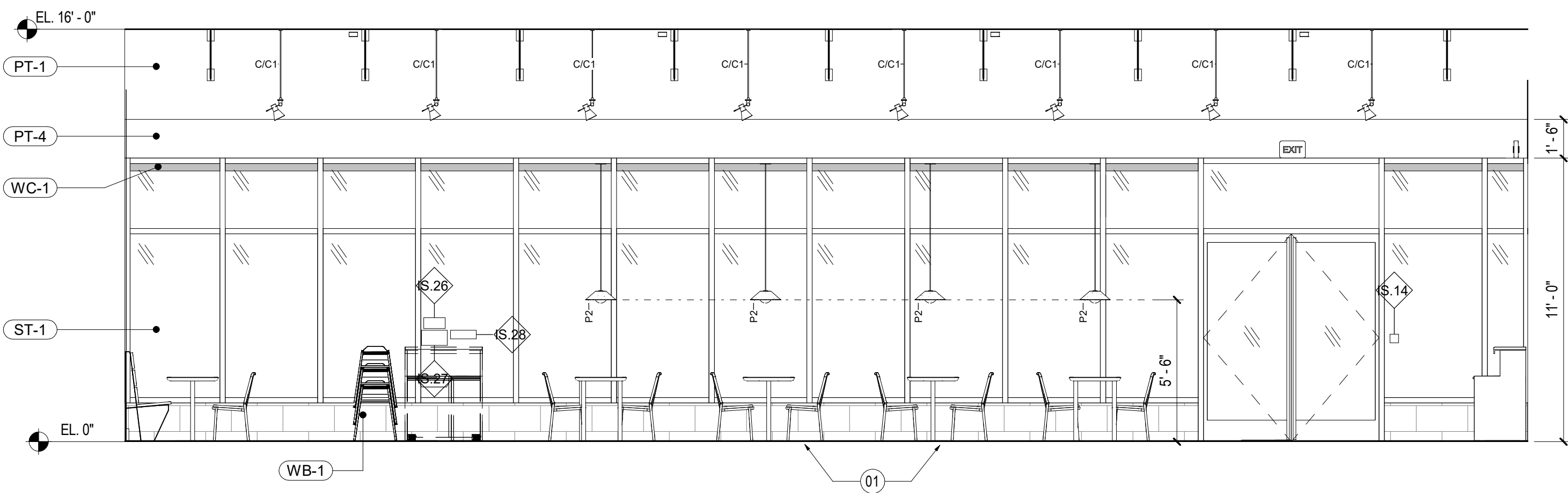
13 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



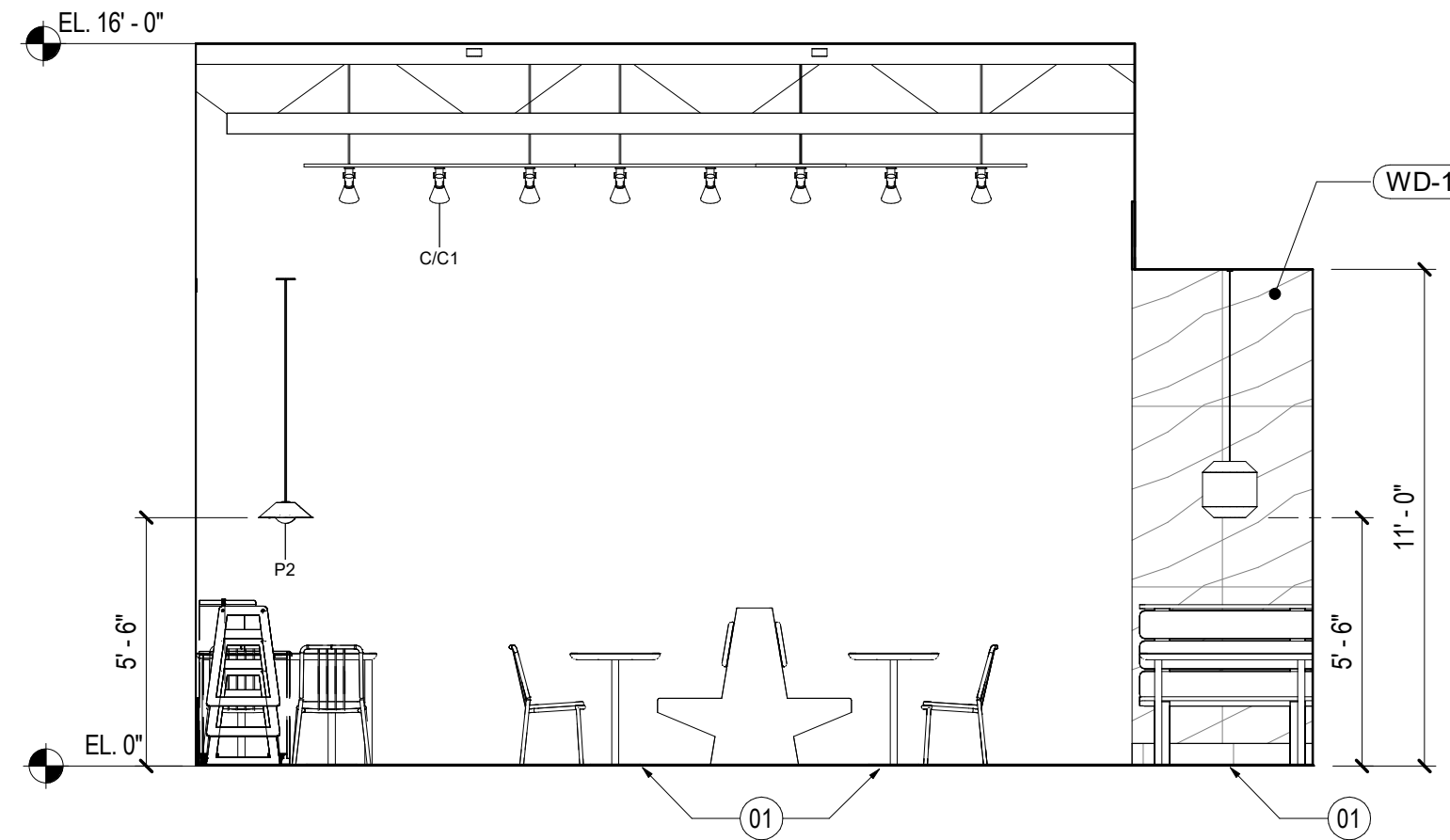
09 INTERIOR ELEVATION - ORDER COUNTER & PICKUP SHELVES
SCALE: 1/4" = 1'-0"



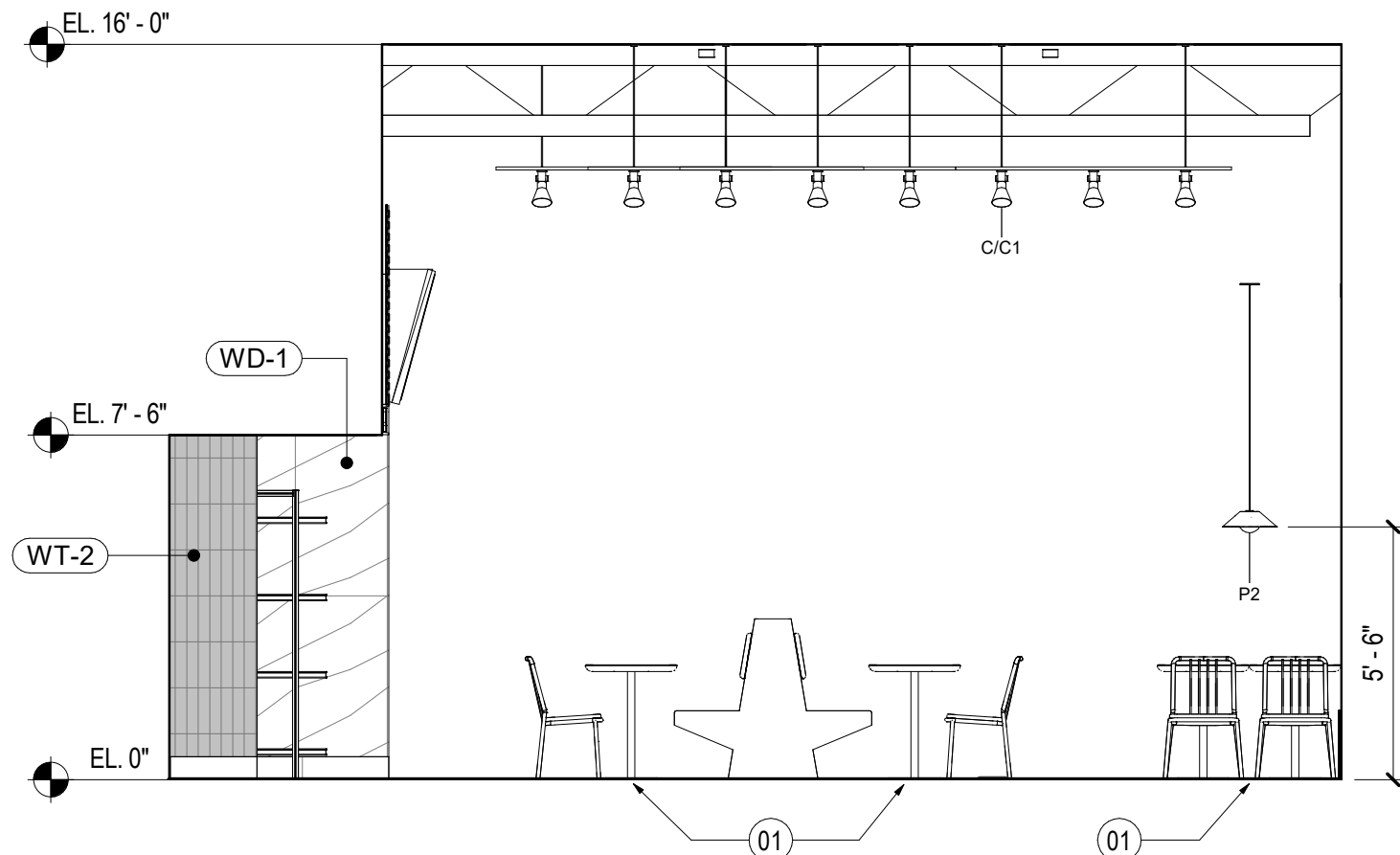
14 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



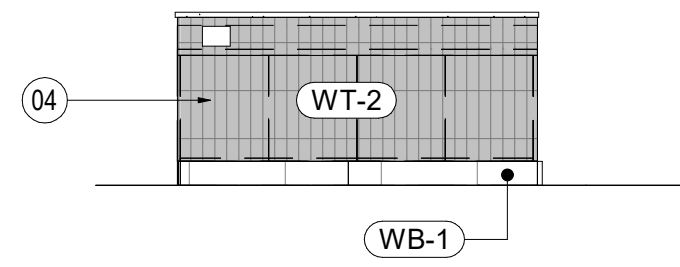
10 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



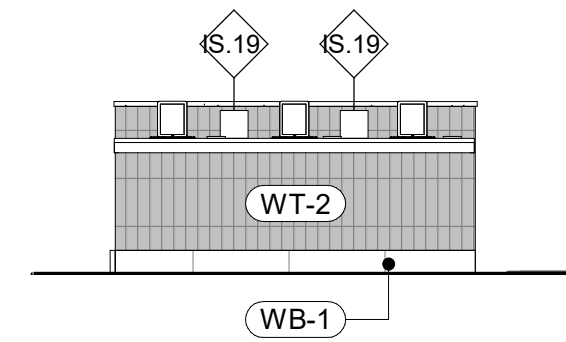
15 INTERIOR ELEVATION - CENTRAL SEATING BANQUETTE
SCALE: 1/4" = 1'-0"



112 INTERIOR ELEVATION - CENTRAL SEATING BANQUETTE
SCALE: 1/4" = 1'-0"



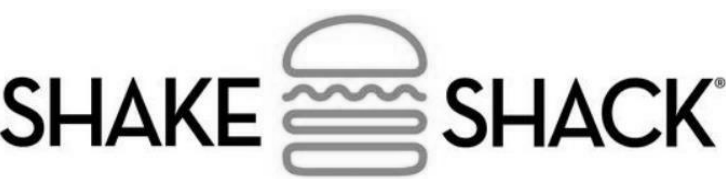
07a INTERIOR ELEVATION - CONDIMENT COUNTER
SCALE: 1/4" = 1'-0"



07b INTERIOR ELEVATION - KIOSK
SCALE: 1/4" = 1'-0"

SHEET NOTES

- 01 REFER TO SHEET A104 FOR FURNITURE SCHEDULE
- 02 REFER TO SHEET A106 FOR SIGNAGE SCHEDULE
- 03 MURAL LOCATION
- 04 CONDIMENT STATION; PROVIDE CT-2 COUNTERTOP; REFER TO K DRAWINGS
- 05 OWNERS MENUS; UNISTRUT HUNG
- 07 APP & ONLINE PICKUP SHELVES; REFER TO SHEET A104 FOR FURNITURE SCHEDULE



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Date	Description
0 2/24/2022	DESIGN DEVELOPMENT

Seal / Signature

Project Name

SHAKE SHACK - 1422
OXNARD

Project Number

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Description

INTERIOR ELEVATIONS

Scale

1/4" = 1'-0"

A211

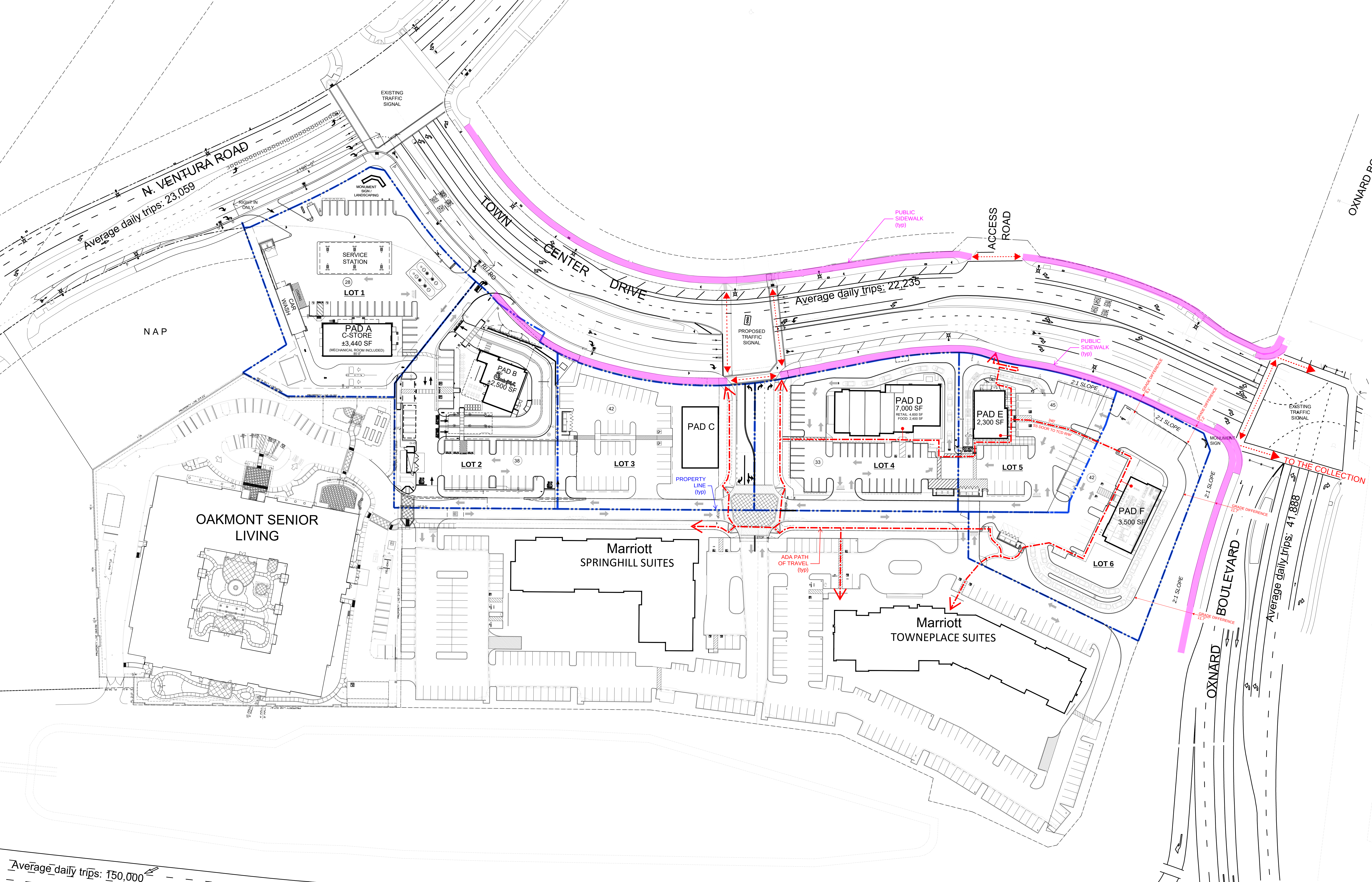
TAG NO.	QTY	ITEM NAME	VENDOR	MANUFACTURER	MODEL NO	ITEM NO	LOCATION	RESPONSIBILITY FURNISH	INSTALL	NOTES
FE2	1	Fire Extinguisher					Back of House	GC	GC	
OE.03	4	Glove Box Dispenser	Wasserstrom	San Jamar	G0801	464924	Wherever there is a hand sink	O	GC	The quantity is dependent on the quantity of hand sinks. Height: 10" Width: 5 1/2" Depth: 3 3/4"
OE.04	4	Horizontal Soap Dispenser	Wasserstrom	Bobrick	2112	667005	Wherever there is a hand sink	O	GC	The quantity is dependent on the quantity of hand sinks. Height: 4 3/4" Width: 8 1/8" Depth: 3 1/2"
OE.05	4	Paper Towel Dispenser	N/A	Tork	551028A		Wherever there is a hand sink	O	GC	Height: 14 3/4" Width: 13 1/4" Depth: 8 1/8"
OE.06	2	Hairnet Dispenser	Wasserstrom	Cellucap	D903	122190	Near entrance to kitchen (Above or beside a handsink)	O	GC	Height: 6" Width: 4 1/2" Depth: 4 1/2"
OE.07	2	Mop and Broom Holder	Wasserstrom	Franklin Machine Products	159-1140	6008318	Near mop sink	O	GC	Length: 23 1/2"
OE.08	2	Wet Floor Sign Holder	Wasserstrom	Geepres	9047	305516	Near the kitchen and/or Front of House	O	GC	Length: 18"
OE.09	1	First Aid Cabinet	Wasserstrom	Afassco	186	701106	Back of House near entrance to FOH	O	GC	Front of House behind condiment station if feasible
OE.11	1	Preg Peg Board	N/A	Diamond Life	PegBoard Mx	12' x 4'	Outside Manager's Office	O	GC	Height: 15" Width: 16" Depth: 5 3/4"
OE.12	1	Ice Bucket Hanging Bracket	Wasserstrom	San Jamar	101558	112509	On a wall near the prep sink	O	GC	Height: 21 1/2" Width: 45 1/2"
OE.13	1	Ice Scoop - Large	Wasserstrom	San Jamar	SI7700	6021258	On the wall near the ice machine	O	O	Holder for 6 Gallon Ice Tote
OE.14	1	Ice Scoop - Small	Wasserstrom	San Jamar	SI7700	650829	Inside the ice machine	O	O	
OE.15	1	Knife Holder	Wasserstrom	San Jamar	STK1008	6014881	In front of soda machine	O	O	
OE.16	1	Framed Choking Sign	Alphagraphics	N/A	N/A	N/A	Near prep area (Avoid wall mounted rack)	O	GC	
OE.23	1	Endosed Bulletin Board	School Outfitters	Norwood Commercial Furniture	NOR-EB0203-L-BULLETIN		On a wall near the condiment station	O	GC	
OM.01	1	Wine Rack	Owner's Vendor				Near register in the BOH and visible to guests	O	O	3'-0"W x 2'-0"W
OM.02	1	Menu Board	Owner's Vendor					O	O	
OM.03	2	POS	Owner's Vendor					O	O	
OM.04	3	POS (KIOSK)	Owner's Vendor					O	O	
OE.101	2	RTI Oil Tank					Back of House			Refer to kitchen plans for additional information
OE.102	1	CO2 Tank					Back of House			Refer to kitchen plans for additional information
OE.103	2	Water Heater					Back of House			Refer to kitchen plans for additional information
OE.104	1	Nitro					Back of House			Refer to kitchen plans for additional information
OE.105	1	Bag N Box					Back of House			Refer to kitchen plans for additional information
OE.106	1	Water Softener					Back of House			
SE101	1	Flush Mount Fill Box		Restaurant Technologies		116004432		GC	GC	Flush Mount

OWNER SPECIALTY EQUIPMENT / SMALLWARES

FURNITURE SCHEDULE									
TAG NO.	QTY	ITEM	MANUFACTURER	MODEL NO.	FINISH	FURN.	INST.	BY	
APP-1	1	6'-0" SHACK TRACK PICKUP SHELF	RAKKS	BL POLE SHELIVING - WALL MOUNT	MATTE BLACK / RAKKS ALUMINUM	O	GC		
BOO-C48-1	6	INDOOR SINGLE BOOTH 48"	CROW WORKS	ITEM # 74735	GRAPHITE BLACK AND CASK WHITE OAK	O	GC		
BOO-C48-2	4	INDOOR DOUBLE BOOTH 48"	CROW WORKS	ITEM # 74736	GRAPHITE BLACK AND CASK WHITE OAK	O	GC		
CBQ-E48-1	2	INDOOR CENTRAL BANQUETTE END 48"	CROW WORKS	ITEM # 74763	WG PAIVE WHISKEY AND CASK WHITE OAK	O	GC		
CBQ-M48-2	4	INDOOR CENTRAL BANQUETTE MIDDLE 48"	CROW WORKS	ITEM # 74764	WG PAIVE WHISKEY AND CASK WHITE OAK	O	GC		
CH-2	38	INDOOR DINING CHAIR	CROW WORKS	ITEM # 74753	GRAPHITE BLACK AND CASK WHITE OAK	O	GC		
ECH-1	32	OUTDOOR CHAIR	FERMOB	LUXEMBOURG CHAIR	COTTON WHITE	O	GC		
ETB-1	6	OUTDOOR TABLE 31X31	FERMOB	LUXEMBOURG 31X31 PEDESTAL TABLE	COTTON WHITE	O	GC		
ETB-2	5	OUTDOOR TABLE 65X39	FERMOB	LUXEMBOURG 65x39 TABLE	COTTON WHITE	O	GC		
K-2	1	WALL MOUNT KIOSK W3 POS, 90"W	CROW WORKS	ITEM # 74729	GRAPHITE BLACK AND CASK WHITE OAK	O	GC		
PL-1	9	OUTDOOR PLANTER	POT PLANTERS & MORE	POSTDAM PLANTER 16" W x 48" L x 32" H	CHARCOAL GREY	O	GC		
PL-2	7	OUTDOOR PLANTER	POTS PLANTERS AND MORE	POSTDAM PLANTER 16" W x 72" L x 32" H	CHARCOAL GREY	O	GC		
TB-1	20	INDOOR SQUARE BASE DINING HEIGHT	CROW WORKS	ITEM #74710-H	GRAPHITE BLACK	O	GC		
TB-2	6	INDOOR RECTANGLE BASE DINING HEIGHT	CROW WORKS	ITEM #74757-H	GRAPHITE BLACK	O	GC		
TB-3	8	INDOOR ADA BASE	CROW WORKS	ITEM #74742-H	GRAPHITE BLACK	O	GC		
TB-7	10	INDOOR FIXED POST BASE DINING HEIGHT	CROW WORKS	ITEM #74714-H	GRAPHITE BLACK	O	GC		
TR-1	1	RECYCLING UNIT, OUTDOOR	RECYCLE CLEAR	RECYCLE RAL 6010	RECYCLE RAL 6010	O	GC		
TR-2	1	TRASH UNIT, OUTDOOR	RECYCLE CLEAR	TRASH (7021)	TRASH RAL 7021	O	GC		
TT-M-1	20	INDOOR WOOD TOP, 18X24	CROW WORKS	ITEM # SS1-TTC-1.75-S-24x24-1234CR2-UDP-WK-CS110	CASK MEDIUM OAK	O	GC		
TT-M-3	10	INDOOR WOOD TOP, 24X48	CROW WORKS	ITEM # SS1-TTC-1.75-S-24x48-1234CR2-UDP-WK-CS110	CASK MEDIUM OAK	O	GC		
UM-1	8	PATIO UMBRELLA	BAMBRELLA	2.0M SQUARE SANTA ANA SQUARE GRANITE BASE	SATIN ANODIZED ALUMINUM FOREST GREEN 5446	O	GC		

FURNITURE SCHEDULE

DINING AREA 101 / QUEUING AREA 102 (CONT.)				RESTROOM 110 / RESTROOM 111 (CONT.)				CORRIDOR 112				EXTERIOR (CONT.)																																																																																																																																																	
WD-1	DESCRIPTION: WHITE OAK WALL PANELING DELTA MILLWORKS STYLE: WHITE OAK, CLEAR FINISH, SEAMLESS SIZE: 5/8" THICKNESS, RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: LEAD TIME: 10 WEEKS	MANUFACTURER: DELTA MILLWORKS STYLE: WHITE OAK, CLEAR FINISH, SEAMLESS SIZE: 5/8" THICKNESS, RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WD-2	DESCRIPTION: BLACK WALL PANELING DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-1	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-2	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN BLUE SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: VERTICALLY; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN BLUE SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: VERTICALLY; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-3	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-4	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-5	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-6	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-7	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-8	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-9	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-10	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-11	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-12	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-13	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-14	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-15	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-16	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-17	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-18	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-19	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-20	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-21	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	MANUFACTURER: DELTA MILLWORKS STYLE: ACCOYA BURN & BRUSH SIZE: VARIED WIDTHS X5/8" THICKNESS W/ 1/4" REVEAL; RANDOM LENGTHS INSTALL: VERTICALLY LOCATION: REFER TO ELEVATIONS NOTE: FSC CERTIFIED/ NON-TOXIC; CRADLE-2-CRADLE GOLD; 50 YR WARRANTY LEAD TIME: 10 WEEKS	WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; REFER TO ELEVATIONS LEAD TIME: 2 TO 4 WEEKS IF NOT IN STOCK	WT-22	DESCRIPTION: WALL TILE CREATIVE MATERIALS CORPORATION RAIN WHITE GLOSSY SIZE: 3" X 12" MATERIAL: PORCELAIN MIN JOINT SIZE: CUSTOM BUILDING PRODUCTS #640 ARCTIC WHITE INSTALL: HORIZONTAL STACKED; 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Average daily trips: 150,000

THE LANDING, OXNARD, CA

LOT 6 PEDESTRIAN CIRCULATION PLAN

9/1/22

Shea | Properties

HUITT-ZOLLARS, INC.
2603 Main Street, Suite 400
Irvine, CA 92614
(949)988-5815

NOTICE OF EXEMPTION

Project Description: **Shake Shack at the Landing at RiverPark;** Planning and Zoning Permit Nos. 22-200-06 (Development Design Review Permit). The proposed project includes a development proposal to construct a 3,470 square-foot restaurant, a 760 square foot outdoor patio with double drive-through lanes, an associated parking lot for 21 vehicles, and landscaping and infrastructure improvements on an approximately 1-acre project site located on Lot 6 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan (RPSP). The project includes a Shared Parking and Management Plan. The property is presently vacant. Landscaping would be provided along the perimeter of the site, and the northern portion of the site fronting Town Center Drive would include shrubs, while trees align the outer drive through lanes. Access into the site would use the existing connection in the southwestern corner of the site. Filed by Marc Haslinger, Huitt Zollars, 2603 Main Street, Suite 400, Irvine CA 92614, (the “Applicant”) on behalf of Riverpark Landing, LLC, 130 Vantis, Suite 200 Aliso Viejo, California 92565 (the “Property Owner”)..

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

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

Supporting Reasons: In accordance with Section [15332], Class 32 of the State CEQA Guidelines, projects categorized as in-fill development may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a 3,470 square-foot restaurant, a 760 square foot outdoor patio with double drive-through lanes, an associated parking lot for 21 vehicles, and landscaping and infrastructure improvements on an approximately 1-acre project site located on Lot 6 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan (RPSP). The project includes a Shared Parking and Management Plan. The property is presently vacant. Landscaping would be provided along the perimeter of the site, and the northern portion of the site fronting Town Center Drive would include shrubs, while trees align the outer drive through lanes. The project site is surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. Additionally, the 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 override the exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Joe Pearson II, Planning & Environmental Services Manager

Consistency Analysis, RiverPark Specific Plan

Site: Shake Shack_Lot 6 in the Landing 1422 Oxnard Boulevard

documents: 230222 Community Review Package

description	source	requirement	proposed	sheet	comply	notes
Chapter 2 Land Use						
Planning District	2B	District C				
Permitted Use	2B	Commercial	drive thru	SP001	yes	
Commercial KSF	2J	120K maximum	3470	T001	yes	
Chapter 3						
Illustrative Master	3A	Retail/office	retail	T001	yes	
Commercial Sub	3B	Retail/office	retail	T001	yes	
Commercial Regulatory Plan	3C	District C	retail	T001	yes	
Allowed building	3C	1-C-G	1-C-G	T001	yes	
Building Type	3.5	Drive Thru Commercial	Drive Thru Commercial	T001	yes	
Lot Area	3.14	44,100	44186			not controlled by applicant
Lot Width	3.14	irregular	irregular			not controlled by applicant
Lot Depth	3.14	irregular	irregular			not controlled by applicant
Lot Coverage	3.14	NA	NA			
Building height	3.14	25' maximum	23 overall, 26 at tower	A201	yes	
Setbacks:						
Front SB	3.14	15	TBD	SP001	yes	
Side SB	3.14	5	TBD		yes	
Streetside SB	3.14	10	TBD		yes	
Rear SB	3.14	10	TBD		yes	
Encroachments:						
parapet	3.14	2	NA			
canopy	3.14	5	NA			

Consistency Analysis, RiverPark Specific Plan

Site: Shake Shack_Lot 6 in the Landing 1422 Oxnard Boulevard

documents: 230222 Community Review Package

description	source	requirement	proposed	sheet	comply	notes
<i>Building Orientation & Use:</i>						
	3.14	Building Use per Regulating Plan		SP001	yes	
	3.14	Building Orient to the street	glazing faces streets	A201	yes	
	3.14	Identifiable building use	Drive Thru Commercial	SP001	yes	
	3.14	Entrance @ Street	entrances face Town Center & main driveway			
	3.14	Entrance along secondary street	NA			
	3.14	Deviations per Chapter 7	NA			
<i>Service</i>						
	3.14	Services via alley	trash via alley	SP001	yes	
	3.14	Services screened	Trash in enclosure		yes	
	3.14	Trash at rear of lot	trash at rear of lot	SP001	yes	
Chapter 5						
<i>Surface Parking Landscape Standards:</i>						
shading		30% shade coverage			yes	
trees/parking		1 box tree per 10 spaces			yes	
landscape periphery		10' at edges	periphery landscaping		yes	
trees		even distribution			yes	
branch height		6' above FG			NA	
parking screening		36" high wall, or	berm (slope) to street		yes	
		36" high shrub, or				
		36" high landscape berm				

Consistency Analysis, RiverPark Specific Plan

Site: Shake Shack_Lot 6 in the Landing 1422 Oxnard Boulevard

documents: 230222 Community Review Package

description	source	requirement	proposed	sheet	comply	notes
<i>Service Areas:</i>						
screened		loading and service			NA	
		refuse areas			yes	
location		prevent traffic flow			yes	
		locate onsite			yes	
screen utilities						
screen materials		compatible w/ building design			yes	
<i>Signage:</i>						
monument signs		6' tall, but may be on				
top of building sign		24" & 80 s.f. max				
blade sign		36" long & 5 s.f. max				
tenant sign		24" & 22 s.f. max				
Chapter 6						
Pedestrian Connectivity		connection between lots and to RiverPark	disabled path of travel indicated		yes	
Parking:						
Parking Management Plan		required per project submittal				
Parking Space size		9' x 19'	9x19 included w/ overhang	ESP	yes	
Illustrative Parking	6D	4.9/1000	per city requirements/PMP	T001	yes	per PMP

Consistency Analysis, RiverPark Specific Plan

Site: Shake Shack_Lot 6 in the Landing 1422 Oxnard Boulevard

documents: 230222 Community Review Package

description	source	requirement	proposed	sheet	comply	notes

**PARKING MANAGEMENT PLAN
FOR
THE LANDING AT RIVERPARK PROJECT
OXNARD, CALIFORNIA**

SEPTEMBER 2022

PREPARED FOR
SHEA PROPERTIES

PREPARED BY



**PARKING MANAGEMENT PLAN
FOR
THE LANDING AT RIVERPARK
OXNARD, CALIFORNIA**

September 2022

Prepared for:

SHEA PROPERTIES

Prepared by:

GIBSON TRANSPORTATION CONSULTING, INC.

555 W. 5th Street, Suite 3375
Los Angeles, California 90013
(213) 683-0088

Ref: J1031d

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Chapter 1

Introduction

Gibson Transportation Consulting, Inc. conducted a shared parking analysis and prepared this Parking Management Plan (PMP) for the northern commercial parcels (Nos. 2-6) within The Landing at Riverpark (Project), which is located within Planning District C of the Riverpark Specific Plan area.

The purpose of the PMP is to ensure that adequate parking facilities and/or management measures have been provided for all uses within the Project. This PMP includes an analysis of the parking requirements for the Project based on established national shared parking guidelines, a summary of the proposed parking supply, and a discussion of recommended parking management measures.

SPECIFIC PLAN REQUIREMENTS

The Riverpark Specific Plan requires that commercial parking in Planning Districts A through E fulfills the minimum off-street parking requirements, but also allows for shared parking where appropriate.

PROJECT DESCRIPTION

The Project is located on the southwest corner of Oxnard Boulevard & Town Center Drive, adjacent to existing commercial and residential development.

The Project consists of the following land uses:

- 5,150 square feet (sf) of Retail

-
- 13,227 sf of Fast Food

As proposed, the Project would provide approximately 234 parking spaces for the northern commercial parcels (Nos 2-6).

This analysis examines the off-street parking requirements, as indicated in *Oxnard, California Code of Ordinances* (City of Oxnard, December 12, 2016) (City Code) and the Riverpark Specific Plan, as well as a parking demand analysis using the *Shared Parking, 2nd Edition* (Urban Land Institute [ULI] and the International Council of Shopping Centers [ICSC], 2005) model. The results of both analyses are presented below.

Chapter 2

Parking Requirement Analysis

CITY CODE PARKING REQUIREMENTS

The City Code has identified the off-street parking requirements of various land uses; in particular, the following parking rates are indicated in City Code Section 16-622:

- Retail – 1.0 space per 250 sf
- Fast Food – 1.0 space per 50sf

These parking rates were applied to the various land use elements of the Project to determine the required amount of off-street parking stalls per the City Code.

As detailed in Table 1, the retail component is required to provide 21 spaces and the fast food component is required to provide 266 spaces.

The total off-street parking requirement for the Project, as determined by the City Code, is 287 parking spaces. This parking requirement would not be satisfied by the proposed parking supply of 234 parking spaces.

City Code Summary

As detailed in the analyses above, the Project would not be able to satisfy the City Code off-street parking requirements as currently proposed. The City Code analysis indicates a parking deficit of 53 parking spaces.

It should be noted that the City Code parking requirements are not necessarily reflective of the parking demands experienced with each land use. The analysis assumes that the demand for



each land use peaks at the same time; this may lead to the provision of more parking than is needed at any given time. A shared parking analysis, detailed in Chapter 3, was performed to determine the appropriate number of parking spaces to support the Project.

**TABLE 1
CITY CODE PARKING REQUIREMENTS**

Proposed Land Use		Size		Parking Rate [a]	Parking Spaces Required
Retail	Neighborhood/Community Shopping Center	5,150	sf	1 sp/250sf	21
Fast Food	Fast Food Restaurant	13,227	sf	1 sp/50sf	266
TOTAL PARKING SPACES REQUIRED					287
TOTAL PARKING SPACES PROVIDED [b]					234
PARKING SPACES PROVIDED OVER REQUIRED					(53)

Notes:

18,377

[a] Parking rates as specified by the City of Oxnard Code of Ordinances, Section 16-622.

[b] Includes drive-thru stacking credit parking spaces.

Chapter 3

Shared Parking Analysis

The shared parking analysis was performed using the *Shared Parking, 2nd Edition* model. ULI/ICSC describes shared parking as follows:

Shared parking is defined as parking space that can be used to serve two or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is the result of two conditions:

- *Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season)*
- *Relationships among land use activities that result in people's attraction to two or more land uses on a single auto trip to a given area or development*

Most zoning codes provide peak parking ratios for individual land uses. While this appropriately recognizes that separate land uses generate different parking demands on an individual basis, it does not reflect the fact that the combined peak parking demand, when a mixture of land uses shares the same parking supply, can be substantially less than the sum of the individual demands. For example, restaurant uses typically peak in the noontime and evening hours while medical office uses peak in the mid-morning and mid-afternoon hours.

SHARED PARKING ASSUMPTIONS

The shared parking model utilizes a series of assumptions, in addition to the base ULI/ICSC data, to develop the parking demand model. This discussion explains the assumptions used in this analysis and describes the background documentation used for each of these factors.

Parking Ratio

The ULI/ICSC methodology requires that each land use select parking ratios; that is, the parking ratio for each land use if used independently. The base parking demand ratios were developed through an extensive research and documentation effort by ULI/ICSC; these base rates reflect a national average. For the purposes of this analysis, the base rates were utilized for the Project for all land uses.

The following are the base ULI/ICSC parking demand rates (weekday/weekend) used for the various components of this study, as mentioned above:

- Community Shopping Center – 3.60/4.00 spaces/thousand sf (ksf)
- Fast Food Restaurant – 15.00/14.00 spaces/ksf

Time of Day

The time of day factor is one of the key assumptions of the shared parking model. This factor reveals the hourly parking pattern of the analyzed land use; essentially, the peak demands are indicated by this factor. ULI/ICSC's research efforts have yielded a comprehensive data set of time of day factors for multiple land uses. As the demand for each land use fluctuates over the course of the day, the ability to implement shared parking emerges.

Weekday vs. Weekend

Each shared parking analysis measured the parking demand on a weekday as well as on a Saturday. Research has indicated that a source for variation in parking demand can be traced to the difference between weekday and weekend demand.

Seasonal Variation

The shared parking analysis in this report was based on the peak month of the year. The total parking demand of the Project was compared over the course of the year; the peak month's demand is reported.

Mode Split and Captive Market

One factor that affects the overall parking demand at each development is the number of visitors and employees that arrive by automobile. It is common that mixed-use projects and districts have patrons/visitors captured within the site itself based on the mixed-use nature of the Project. The mode split accounts for the number of visitors and employees that do not arrive by automobile (transit, walk, and other means) or are internally captured. The mode split and internal capture ratios for the Project were left unadjusted for conservative purposes.

Auto Occupancy

The shared parking analysis for the Project used the national averages for auto occupancy, i.e., the typical number of passengers in each vehicle parking at the site, for all land uses. No changes were made to the ULI/ICSC average rates.

PROJECT SHARED PARKING DEMAND

Tables 2 and 3 detail the input assumptions and results of the Project's shared parking analysis. For each land use, the tables show the base parking demand ratio for a weekday and a Saturday, the mode adjustment (mode split), the non-captive ratio (internal capture), and the peak hour and peak month adjustment ratios (the shared parking model calculates the peak demand to occur at 1:00 PM on a December weekday, the busiest hour of the year for parking demand).

Charts 1 and 2 illustrate the peak hour parking demand occurring during each month of the year for the weekday and weekend, respectively. Chart 3 illustrates the hourly parking demand pattern during the peak month of December.

By component, the model estimates that the busiest hour of the year would experience a combined retail demand of 19 spaces and fast food demand of 199 spaces.. The peak parking demand totals 218 spaces. This parking demand would be satisfied by the proposed parking supply of 234 parking spaces. The results of this analysis are summarized in Table 4.

SHARED PARKING SUMMARY

As illustrated by the shared parking analysis, the proposed parking supply of 234 spaces is sufficient to accommodate the parking needs of the Project.

**TABLE 2
DETAILED SHARED PARKING DEMAND ANALYSIS**

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY																		
Projected Parking Supply: 234 Stalls			Weekday					Weekend					Weekday			Weekend		
Land Use	Quantity	Project Data Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
													1 PM	December		1 PM	December	
Community Shopping Center (<400 ksf)	5,150	sf GLA	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	15	0.95	1.00	15
Employee			0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	4	1.00	1.00	4
Fast Food Restaurant	13,227	sf GLA	12.75	1.00	1.00	12.75	/ksf GLA	12.00	1.00	1.00	12.00	/ksf GLA	1.00	1.00	169	1.00	1.00	159
Employee			2.25	1.00	1.00	2.25	/ksf GLA	2.00	1.00	1.00	2.00	/ksf GLA	1.00	1.00	30	1.00	1.00	26
													Customer		184	Customer		174
													Employee		34	Employee		30
													Residential		0	Reserved		0
													Total		218	Total		204

TABLE 3
HOURLY PARKING DEMAND SUMMARY

December																									
Weekday Estimated Peak-Hour Parking Demand																									
Projected Parking Supply: 234 Stalls																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr	
Monthly Adj.		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	1 PM	11 AM	1 PM	6 PM	
Community Shopping Center (<400 ksf)		100%	-	1	2	5	8	11	14	15	15	15	14	14	14	10	8	5	2	-	15	11	15	14	
Employee		100%	-	1	2	3	3	4	4	4	4	4	4	4	4	4	3	2	1	-	4	4	4	4	
Fast Food Restaurant		100%	8	17	34	51	93	144	169	169	152	101	93	101	144	135	85	51	34	17	8	169	144	169	144
Employee		100%	5	6	9	12	23	30	30	30	29	21	18	21	27	27	18	12	9	6	6	30	30	30	27
TOTAL DEMAND		Customer	8	18	36	56	101	155	183	184	167	116	107	115	158	149	95	59	39	19	8	184	155	184	158
		Employee	5	7	11	15	26	34	34	34	33	25	22	25	31	31	22	15	11	7	6	34	34	34	31
		Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			13	25	47	71	127	189	217	218	200	141	129	140	189	180	117	74	50	26	14	218	189	218	189
																					218	189	218	189	

December																								
Weekend Estimated Peak-Hour Parking Demand																								
																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	1 PM	11 AM	1 PM	6 PM
Community Shopping Center (<400 ksf)	100%	-	1	2	6	10	11	14	15	16	16	15	15	15	15	10	8	6	2	-	15	11	15	15
	Employee	100%	-	1	2	3	3	4	4	4	4	4	4	4	4	3	3	2	1	-	4	4	4	4
Fast Food Restaurant	100%	8	16	32	48	87	135	159	159	143	95	87	95	135	127	80	48	32	16	8	159	135	159	135
	Employee	100%	4	5	8	10	20	26	26	26	25	18	16	18	23	23	16	10	8	5	26	26	26	23
TOTAL DEMAND	Customer	8	17	34	54	97	146	173	174	159	111	102	110	150	142	90	56	38	18	8	174	146	174	150
	Employee	4	6	10	13	23	30	30	30	29	22	20	22	27	27	19	13	10	6	5	30	30	30	27
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12	23	44	67	120	176	203	204	188	133	122	132	177	169	109	69	48	24	13	204	176	204	177
																					204	176	204	177

TABLE 4
SHARED PARKING DEMAND SUMMARY

Proposed Land Use		Size		Parking Rate [a]	Parking Spaces Required
Retail	Neighborhood/Community Shopping Center	5,200	sf		19
Fast Food	Fast Food Restaurant	11,123	sf		199
TOTAL PARKING SPACES REQUIRED					218
TOTAL PARKING SPACES PROVIDED					234
PARKING SPACES PROVIDED OVER REQUIRED					16

Notes:

[a] The weekday and weekend parking rates for each land use are described in the report and detailed in Table 3.

CHART 1
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND

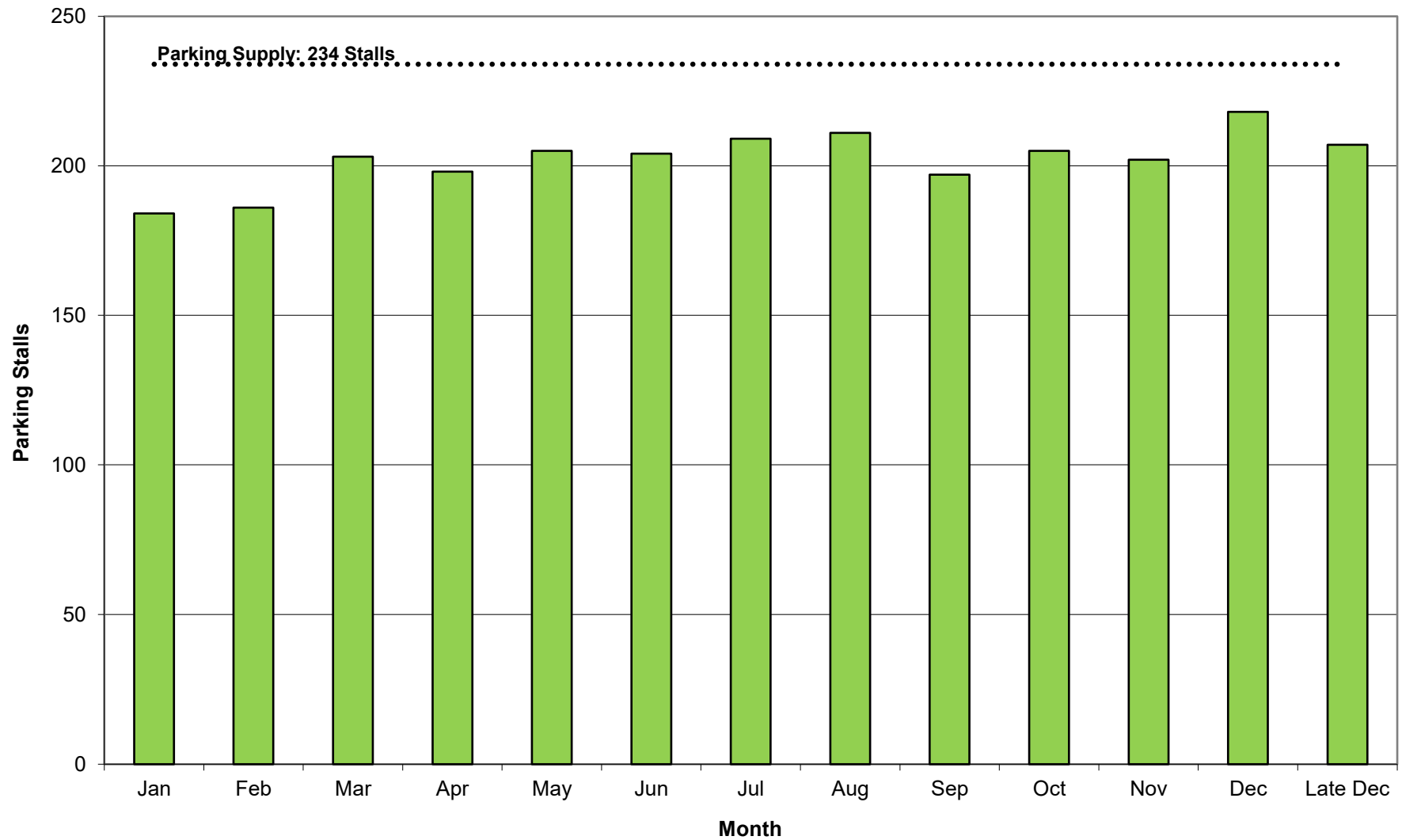


CHART 2
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND

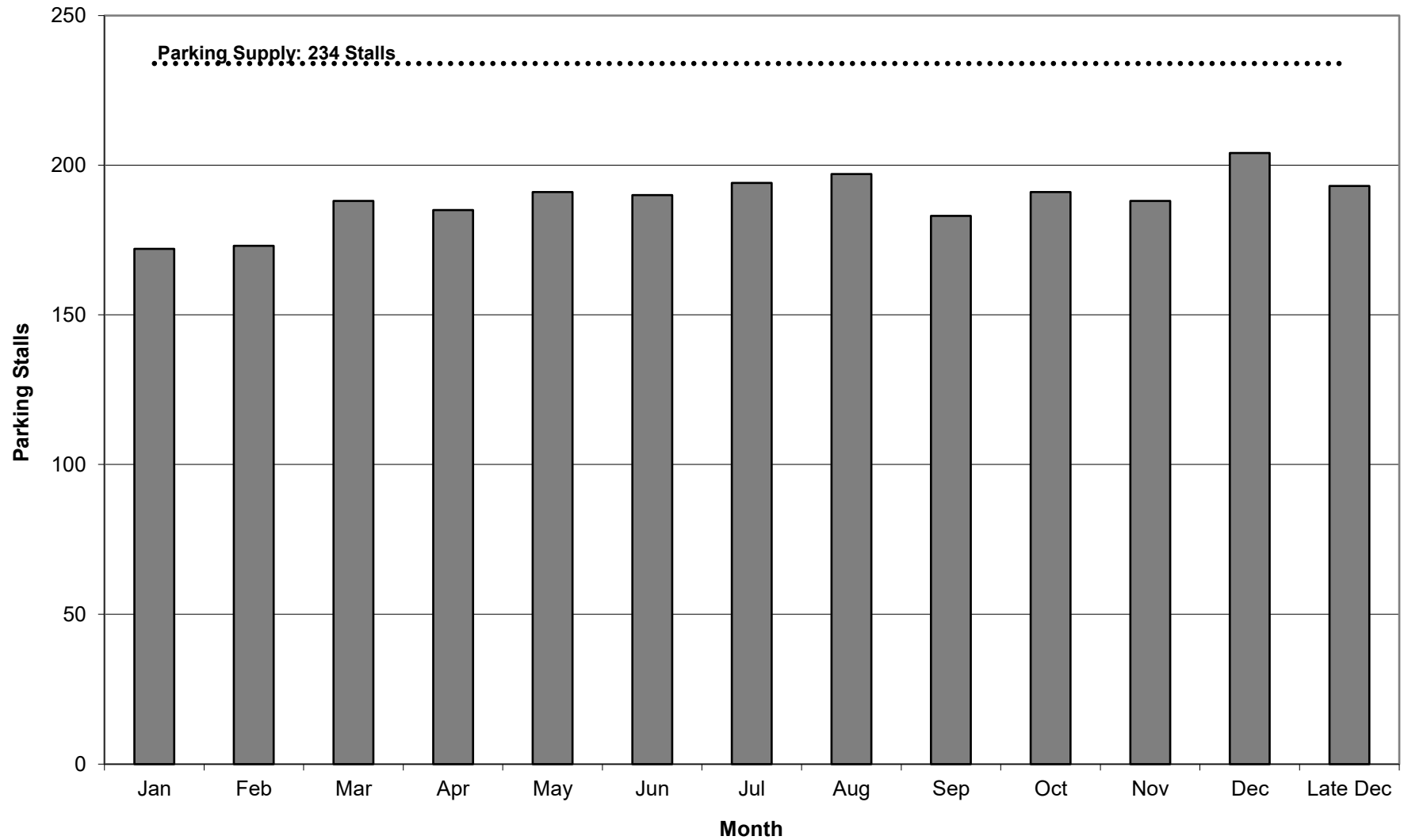
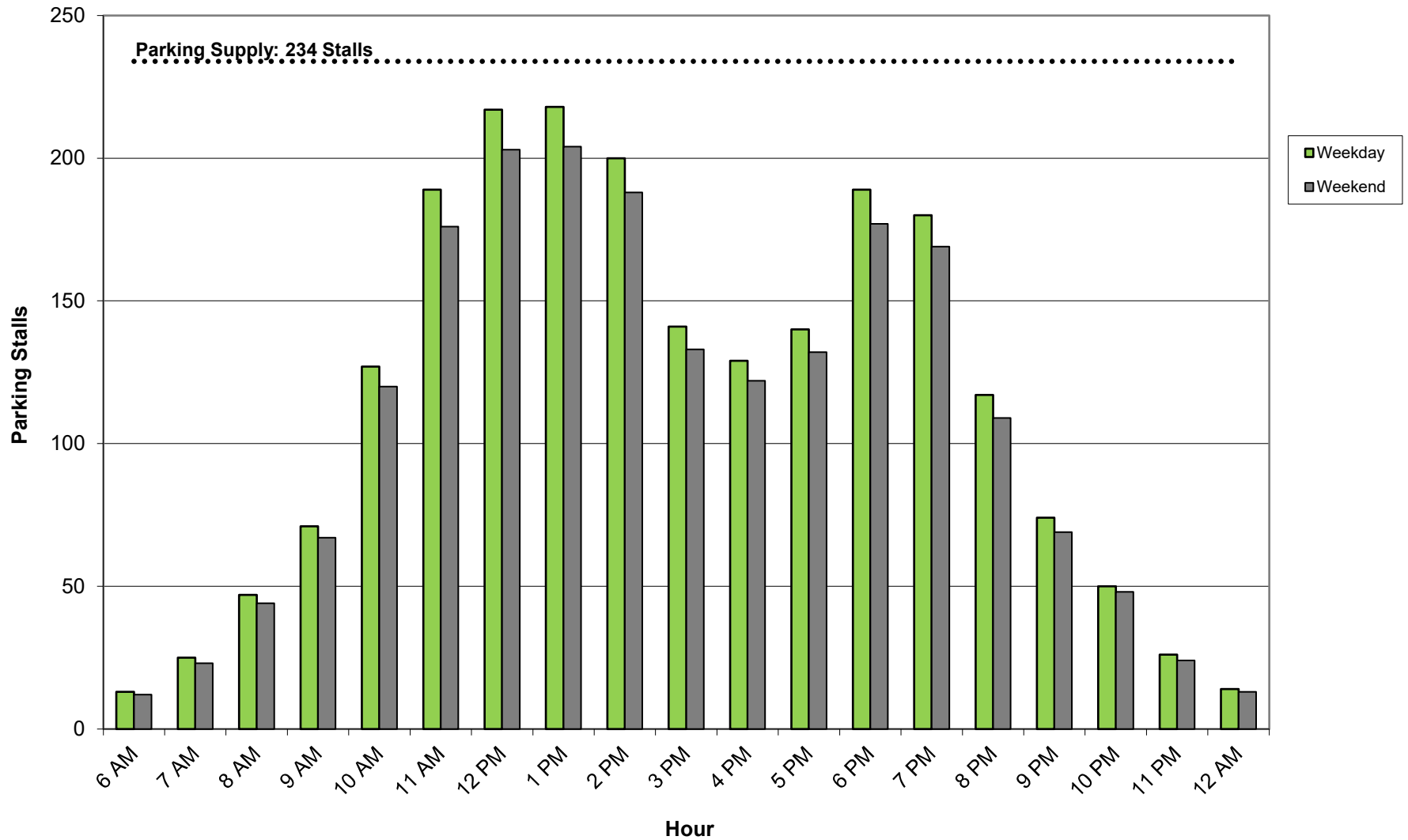


CHART 3
PEAK MONTH DAILY PARKING DEMAND BY HOUR



Chapter 4

Recommended Parking Management Measures

Based on the results of the ULI/ICSC shared parking analysis, which was conservative in its approach, the Project's proposed parking supply of 234 spaces is sufficient to accommodate the needs of the Project.

Recognizing that the Project land use allocation (i.e., retail vs. restaurant) and related parking needs may change in the future, should the restaurant/fast food space allocation ever exceed 13,227 and/or the total square footage within the norther commercial parcels (Nos. 2-6) exceed the 18,377 sf, it is our recommendation that an updated shared parking analysis be prepared in order to assess the parking needs of the Project under those specific conditions. If it is determined that the parking demand would not be satisfied by the proposed parking supply, additional parking management measures would be required.

References

Oxnard, California Code of Ordinances, City of Oxnard, December 12, 2016.

Shared Parking, 2nd Edition, Urban Land Institute and the International Council of Shopping Centers, 2005.

RESOLUTION NO. PZ 22-200-06

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 22-200-06 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR THE CONSTRUCTION OF A 3,470 SQUARE-FOOT COMMERCIAL BUILDING WITH A DOUBLE DRIVE-THROUGH, AN ASSOCIATED PARKING LOT FOR 21 VEHICLES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON AN APPROXIMATELY 1-ACRE LOT LOCATED LOT 6 OF TRACT 6004 (APN: 132-0-470-235), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY MARC HASLINGER ON BEHALF OF PROPERTY OWNER RIVERPARK LANDING, LLC, 130 VANTIS SUITE 200, ALISO VIEJO, CALIFORNIA 92565.

WHEREAS, the Community Development Director of the City of Oxnard has considered an application for Planning and Zoning Permit No. 22-200-06, filed by Marc Haslinger in accordance with Section 16-525 of the Oxnard City Code; 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 Exceptions to the Exemptions (15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Commercial Regional (CR) and within the West Corridor Commercial District of the RiverPark Specific Plan. The Project is surrounded by commercial and residential development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Development Design Review Permit request for construction of a 3,470 square-foot commercial building with drive-through and associated site improvements on an approximately 1-acre site is consistent with the 2030 General Plan and the RiverPark Specific Plan and is compatible with the physical scale and character of other commercial development in the project area. Any projects

requiring discretionary approval would be analyzed with the 2030 General Plan and the RiverPark 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 3,470 square-foot commercial building with drive-through and associated site improvements on an approximately 1-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 residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be surrounded on all sides by commercial 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 April 6, 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, on **May 30, 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. 22-200-06 (Development Design Review Permit), filed by Huitt Zollars, Marc Haslinger in accordance with RPSP Section 7.9.2.2; 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 Development Design Review Staff Report and all attachments thereto, the Community Development Director finds:

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

The Applicant proposes the construction of a commercial building with an associated parking lot and related site improvements. The Project involves a 3,470 square-foot commercial building with double drive-through, to be occupied by a fast-food restaurant (Shake Shack). As conditioned, the commercial building with drive-through has been designed to meet the required developments standards identified in the West Corridor Commercial District of the RiverPark 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 “Commercial Regional,” the proposed use of the project site as a commercial building with a drive-through and associated site improvements, is an allowed use. The surrounding uses are characterized by commercial uses, which are also predominantly commercial, retail, and residential 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 RiverPark Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is a vacant, approximately 1-acre lot. Pursuant to the RiverPark Specific Plan, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, lot coverage, parking standards, and roof top equipment standards. The building is located close to Town Center Drive, but due to the site topography the building does not directly orient to the street and the main building entrance has been designed to face the parking lot and not either Town Center Drive or Oxnard Boulevard. The Project meets all RiverPark Specific Plan Building Orientation and Use Guidelines except for Guidelines 2 and 4; however, the Community Development Director is authorizing these deviations pursuant to RiverPark Specific Plan Section 7.9.2.2. The Community Development Director finds these deviations do not involve a numerical standard, but the deviation is consistent with the spirit and intent of the plans and does not adversely affect surrounding properties as the main building entrance has been designed to connect to a linear walkway which links to adjacent commercial buildings. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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 from an existing private street to the south. The parking lot will provide parking for vehicles, with a drive-through with space for 21 vehicles, allowing for a parking credit of 20 spaces. The commercial building is required to provide 69 parking spaces, based on a formula of 1 space per 50 gross square feet of building area. The City bicycle and vehicle parking requirements are being met. The project has been conditioned to submit a draft Parking Management Plan that identifies sufficient amount of parking spaces. Based on the results of the ULI/ICSC shared parking analysis, which was conservative in its approach, the Project's proposed parking supply of 234 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 commercial building 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). A media filter and dry well system are proposed to collect trash, debris, sediment, oil and grease that would otherwise drain or runoff

from the parking lot to the south of the commercial building and the lot. 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 commercial building) 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. 22-200-06 (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. 22-200-06 (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
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic
PD	Police	B	Building Plan Checker
SC	Source Control	FD	Fire
PK	Landscape Design	CE	Code Enforcement

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated May 30, 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”). A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

16. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
17. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
18. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
19. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
20. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
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)

LANDSCAPE SPECIAL CONDITIONS

25. Any damaged planting and irrigation within the public right of way, must be maintained.

26. Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements prior to the issuance of building permits. (PL/PK)
27. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)
28. The final landscape plan shall be reviewed and approved by the City's Landscape Architect prior to the issuance of a building permit.

PLANNING DIVISION STANDARD CONDITIONS

29. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
30. 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)
31. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by Resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, PL-3)
32. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
33. 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)
34. 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)

35. 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*)
36. 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*)
37. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
38. 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*).
39. 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*)
40. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
41. 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*)
42. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
43. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or

similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, *PL-48*)

PLANNING DIVISION SPECIAL CONDITIONS

44. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)
45. 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.
46. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
47. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
48. Applicant shall seek approval for the proposed monument sign under separate building permit. (PL)
49. Design measures to avoid vehicle and pedestrian/bicycle conflicts shall be maintained. Direct pedestrian entry through the front of the building shall be maintained from streets and sidewalks to the building entrance. Well articulated pedestrian routes and zones shall be maintained on the site, linking building entrances and parking areas. Drive-through lanes should be maintained to minimize conflicts with pedestrian walkways, bicycle routes, and paths of travel. Drive-through lanes that obstruct a pedestrian pathway between parking areas or sidewalks and entries into the building should maintain a pedestrian crossing that is delineated by landscaping, striping, curbing, and raised or decorative paving to separate pedestrian and vehicular access and circulation to the satisfaction of the Community Development Director.
50. The location of drive-through facilities in relation to the building, including the location of the pick-up windows, stacking lane, and vehicle access, shall be oriented in a manner such that headlight glare is not directed towards oncoming traffic on public streets, or is to be screened with landscaping, berms, walls or other means to the satisfaction of the Community Development Director.
51. The drive-through may operate 24 hours per day but the speaker box shall be equipped with an automatic volume control. The design of the drive-up audio system shall control and

minimize the volume of the system to comply with the City's Noise Regulations in order to control unnecessary, excessive and annoying noises which could be detrimental to the public health and welfare to the satisfaction of the Community Development Director.

52. To maximize the queueing spaces available, the ordering system is to be located on the south side of the building.
53. Prior to the issuance of a Building Permit, the Applicant/Operator is to submit a draft Transportation Demand Management Plan (TDMP) that identifies how the internal circulation of the shopping center shall be managed, back-ups are avoided, and conflicting turning movements are to be avoided with the introduction of the new drive-through use. The TDMP should describe solutions that are available through personnel, technology and/or temporary and permanent barriers. For instance, the Applicant may propose using roving staff with mobile ordering devices when the drive-through exceeds the designed capacity. Prior to the issuance of a Certificate of Occupancy, the Community Development and Public Works Departments shall approve the TDMP.
54. After implementation of the TDMP, and upon the determination of the Community Development or Public Works Departments that the TDMP created for the drive-through use is not functioning effectively, or upon any future modification or expansion of the shopping center, the TDMP shall be comprehensively re-evaluated by the Community Development and Public Works Departments. This TDMP re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff.
55. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.
56. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.
57. 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)
58. Developer shall construct a waste enclosure, with a roof and level concrete pad for the storage of at least three containers out of view of the public street. Developer shall provide a concrete apron in front of the enclosure to facilitate proper servicing. Enclosure gates

must be constructed to allow eight (8) feet of clear space to allow passage of the City issued containers. (DS)

PLANNING DIVISION ENVIRONMENTAL MITIGATIONS

59. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for the RiverPark Specific Plan and Environmental Impact Report approved in April, 2002 with the City of Oxnard, lead agency, shall be fully complied with at all times. The measures shall be included as conditions of required permit action, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed project. Proposed mitigation for those impacts is as follows:

Biological Resources

Mitigation Measure 4.4-1:

Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities or project-related activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field Surveys

Monitoring Milestone: Prior to issuance of grading permit

Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.9-1:

On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays..

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection

Monitoring Milestone: During grading & construction

Responsible Agency: Community Development

Mitigation Measure 4.9-2:

Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-3:

Construction equipment is fitted with modern sound-reduction equipment.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-4:

When construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment and notifying adjacent residences in advance of construction work.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Standard Air Quality

60. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
61. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
62. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)
63. 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.
64. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations).
65. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance.

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

Standard Cultural Resources

67. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. A archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
68. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

DEVELOPMENT DIVISION STANDARD CONDITIONS

69. 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 the time the City issues building permits. (DS-1)
70. 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 show the proposed structural section and design T.I. on the site improvement plans. (DS-2)
71. Developer shall have the site improvement plans prepared on standard Community Development Division mylars by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
72. Developer shall submit improvement plans and drainage calculations that demonstrate 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)

73. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
74. Developer shall replace all broken, uplifted, or missing curb, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
75. 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)
76. 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 extensions. (DS-14)
77. 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)
78. 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)
79. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
80. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer within 24 hours of its appearance. If 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)

81. 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)
82. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
83. Developer shall responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
84. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for an 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)
85. "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)
86. 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)
87. All grading shall conform to the City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
88. 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)
89. 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)

90. 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)
91. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
92. 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)
93. 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)
94. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
95. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
96. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
97. 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)
98. 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)
99. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
100. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

101. 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)
102. 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 BMP’s 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 BMP’s included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City’s stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
103. 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 collection 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)
104. 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)
105. 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 DIVISION SPECIAL CONDITIONS

106. Developer shall provide proof of recordation of an existing agreement or Covenants, Conditions, and Restrictions (CC&Rs) between the adjoining and adjacent lots for the mutual understanding of vehicular and pedestrian ingress and egress over and between this lot and other lots in the River Park Landing. (DS)
107. Developer shall provide written approval from the adjacent property owner for the proposed improvements that encroach onto the adjoining property. (DS)

108. The drainage report prepared for the project shall include calculations demonstrating that the project generates and discharges stormwater runoff consistent with the design of the backbone drainage system. (DS)
109. Developer's drainage report shall include calculations demonstrating that the project is protected from a 1% chance (100-year) storm event based on the most recent data available, including but not limited to the Conditional Letter of Map Revision (CLOMR) being processed by the Oxnard Village Project. The analysis shall include both before and after the flood wall construction evaluation in the CLOMR. (DS)
110. This development is located within the Riverpark Specific Plan, and the Developer shall submit a drainage report for the stormwater quality treatment facilities that are to be designed and constructed in accordance with the requirements of the July 2000 Municipal Separate Storm Sewer System (MS4) and associated 2002 Technical Guidance Manual ("TGM"). The site improvements shall be designed to intercept and effectively prevent pollutants from discharging to the public storm drain system or other offsite conveyance systems. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of an infrastructure improvement permit. (DS)
111. Developer shall implement onsite (privately maintained) stormwater quality mitigations that comply with the recommendations of the "Stormwater Quality Management Plan for Riverpark." (DS)
112. The design of stormwater treatment devices shall have no standing water. (DS)
113. Developer shall design and implement a plan to promote stormwater infiltration for this project. Project shall route roof runoff and parking spaces to infiltration devices to the maximum extent feasible. Overflow from the infiltration devices shall be directed to the onsite stormwater treatment facilities prior to discharging offsite. The stormwater infiltration plan shall be designed to the satisfaction of the City Engineer prior to the issuance of a grading or site improvement permit. (DS)
114. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") to treat all stormwater runoff from this site that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with the requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures. (DS)
115. Developer shall list all grading or air quality-related environmental mitigation measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)
116. If the project has 1-acre or more of soil disturbance, the following applies: 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)

117. If the project has less than 1 acre of soil disturbance, the following applies: 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)
118. Developer shall abandon all existing sewer and water laterals to the site that aren't proposed for use by the project. (DS)
119. Developer shall construct a triple-bin trash enclosure with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. A hose bibb shall be installed within the enclosure, and a traffic-rated drain shall be installed inside the enclosure to capture all enclosure wash water. This drain shall connect to the onsite grease interceptor. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan. 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. 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. (DS)
120. The project shall dedicate new water easement (s) so that public water mains and devices are located inside the easement per City Standards. (DS)
121. The project site will share the same eastern leg of the public water main that serves Lot 5. This eastern leg of the public water main is not looped. The Developer shall demonstrate the following with water system hydraulic modeling with actual site fire hydrant testing data to demonstrate that the easterly leg of the public water system has sufficient water flow and pressure to serve both project sites or create a loop connection for the water main connection to Town Center Drive. (DS)
122. All existing and proposed easements within and around the project site shall be shown on the civil improvement plans. (DS)

123. Developer shall prepare a sewer report demonstrating that the project complies with the master-planned/backbone sewer design and confirm that the project will discharge sewer rates within the specified ranges. A copy of the master plan exhibit shall be attached to the report. (DS)
124. 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)

TRAFFIC DIVISION SPECIAL CONDITIONS

125. Developer shall install crosswalk warning signs and pavement markings where pedestrians cross the proposed drive-through lanes. Final signing and striping shall be approved by the City Traffic Engineer. (TR)
126. Developer shall install directional signs and pavement markings indicating the route to the proposed drive-through and the flow of traffic exiting at the proposed drive-through exit. (TR)

ENVIRONMENTAL RESOURCES DIVISION

127. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826 and SB 1383) and must make provisions to manage three material streams (recycling, organics, trash) in any waste enclosure(s) constructed.
128. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a “Environmental Resources Division Construction and Demolition Waste Management Plan” (“C&D Plan”) to the City for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The C&D Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The C&D Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The C&D Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the appropriate C&D Plan form as defined by the Environmental Resources Division.
129. Developer shall follow the approved “Environmental Resources Division Construction and Demolition Waste Management Plan” and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of project activity, Developer shall complete and submit the “Environmental Resources Division Construction and Demolition Waste Management Report” (“C&D Report”) and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall

provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.

130. 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.
131. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, as appropriate, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383); how restaurant staff will participate in the program; and how customers will be altered to the presence of recycling on site and how contamination will be minimized. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities for processing and/or disposal.
132. Per AB 827, public areas that provide waste collection to customers must have an equitable distribution of containers for recycling, organics and trash that are easily accessible. This requirement does not apply to restrooms.
133. This property is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
134. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.
135. Waste enclosures must conform to the Material Management and Design Guidelines developed by the Environmental Resources Division. A copy of these guidelines can be found here:
<https://www.oxnard.org/wp-content/uploads/2020/09/Design-Guidelines-for-Recycling-Waste-Collection-1.pdf>
136. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

FIRE DEPARTMENT STANDARD CONDITIONS

137. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. 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*)

138. 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*)
139. 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*)
140. 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. A mechanical, civil, or fire protection engineer must certify the tests. 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*)
141. 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*)
142. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
143. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
144. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
145. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
146. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
147. 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*)
148. Developer shall install in each structure in the project a detection/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 allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

149. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)
150. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

151. 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.
152. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
153. 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.
154. Fire sprinkler coverage is required for:
 - (A) Patios, overhangs or any other projections that are 48" or more from the structure.
 - (B) The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
155. 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.
156. FDC is required to be within 50-feet of the fire hydrant and not across drive isles.
157. Vegetation clearance from structure(s) required prior to construction.
158. 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

171. 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:
 - c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
172. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme.
173. All exterior lighting shall operate from dusk to dawn.
174. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
175. 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.
176. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
177. 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.

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

- a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.
- b. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
- c. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
- d. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
- e. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- f. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
- g. Recorded images shall bear a date and time stamp that cannot be altered.
- h. 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.
- i. 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.
- j. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- k. 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.
- l. Security cameras shall be installed to monitor activity around each side of the building's exterior.

179. 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,

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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.

180. Block walls on the site, including trash enclosures, shall have landscape elements in place that dissuades the application of graffiti. Creeping fig or similar plantings are suggested.

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this May 30, 2023.

Date

Maureen Tamuri
Interim Community Development Director