



**COMMUNITY DEVELOPMENT DIRECTOR  
STAFF REPORT**

**TO:** Maureen Temuri, Interim Community Development Director

**FROM:** J. Carlos Torres, Associate Planner

**DATE:** June 22, 2023

**SUBJECT:** **Project Name: Center for Employment Training;** Planning and Zoning Permit No. 22-200-10 (Development Design Review Permit), Located at 1741 Fiske Place (APN: 220-0-271-055).

- 1) **Recommendation:** That the Community Development Director (“**Director**”):
- a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
  - b) Adopt a Resolution approving Planning and Zoning Permit No. 22-200-10 (Development Design Review Permit), subject to certain findings and conditions.

**Project Description and Applicant:** The project consists of a request to allow the operation of a trade school, Center for Employment Training, within an existing 18,635 square-foot single-tenant industrial building. The use will be composed of the laboratories, classrooms, a computer laboratory, a career center, administrative offices, a student lounge, storage areas, and entrance lobby. The hours of operation for the proposed trade school use will be Monday thru Friday 8 a.m. to 9:30 p.m. The project will have up to five administrative employees, three instructors and 51 students. The training programs that will be available at this facility will be Administrative Medical Assistant, Medical Assistant, and Green Building Construction and Electrician Skills. Project will include minor interior and exterior improvements to accommodate the proposed use.

In addition, a request for an administrative parking relief in being requested to allow for a decrease in the number of parking spaces pursuant to Oxnard City Code (OCC) Section 16-651, and subject to the approval of the Planning Commission for the property located at 1741 Fiske Place, from 124 parking spaces to 42 parking spaces plus 4 motorcycle spaces for the trade school use.

The project site is located at 1741 Fiske Place (APN: 2200-271-055) within the Limited Manufacturing Planned Development (M-L-PD) zone district and within the Industrial

Limited land use designation (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the "Project". Filed by Scott Boydston (Rasmussen and Associates), Designated Agent, on behalf of business and property owner, Center for Employment Training, 701 Vine Street, San Jose, CA 95110. Please see the reduced Project plans (Attachment B) for more details.

**2) Existing & Surrounding Land Uses:** The Project site is developed with an 18,635 square-foot building on a 1.2-acre industrial site. The parcel is located in the Industrial Limited General Plan Land Use designation and zoned Limited Manufacturing Planned Development (M-L-PD). The following table summarizes the General Plan Land Use Designation, Zoning district, and existing land uses of the site and adjacent properties, which is also shown on Attachment A.

LOCATION	2030 GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Limited (ILM)	Limited Manufacturing Planned Development (M-L-PD)	Vacant Building
North	(ILM)	(M-L-PD)	Indoor Soccer Facility
South	(ILM)	(M-L-PD)	Distribution Facility
East	Mobile Home Park	Mobile Home Park (MHPD)	Across Rose Avenue - Mobile Homes
West	(ILM)	(M-L-PD)	Warehouse Facility

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



- 3) Background Information:** Tentative Tract Map No. 4065 was approved by the City Council in December of 1984. The final tract map for the southern part of the subdivision (Tract 4065-1) was approved by the City Council on June 10, 1985.

On July 18, 1985, the Planning Commission approved Special Use Permit 1096 (Resolution No. 6785) permitting the construction of twelve limited industrial buildings within the Pacific Avenue Commercial Area (previously known as the Channel Islands Business Center) for lot 2, 3, 9, 11, 12, 14, 17, 18, 19, 19, 20, 26, and 27 of Tract 4065 located northeast of what it used to be Highway 1, south of Emerson Avenue, and west of Rose Avenue. The buildings ranged between 10,000 and 28,000 square feet within 1.5-acre sites approximately. The subject property is located within Lot 14 of Tract 4065 and was originally approved to have 44 parking spaces.

On September 30, 1985, the Planning Manager approved a minor modification to SUP 1096 to reduce the parking lot driveway throat requirements from 40 feet to 37 feet.

On April 12, 1986, the Planning Manager approved a minor modification to SUP 1096 to allow the changes to the approved red ceramic accent tile with black ceramic accent tiles and add horizontal accent grooves on all four elevations of the building.

On December 22, 1986, a minor modification to the parking arrangement in the private alley between Emerson Avenue and Fiske Place was approved by the Planning Manager.

In May 2016, a zone clearance was issued to Lag Industries/Amiron Machinery to use the building for a warehouse, distribution, and manufacturing facility. The facility closed for business in 2022.

- 4) Environmental Determination:** In accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to use an existing 18,635 square-foot single-tenant industrial building within a 1.2-acre site for the operation of a trade school facility which includes minor interior and exterior tenant improvements to the existing industrial building and does not involve expansion of square footage of building area. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

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

## 5) Analysis:

- a) **General Discussion:** The applicant is requesting approval of a Special Use Permit to allow for the operation of a trade school facility known as the Center for Employment Training (CTE). CTE is an accredited school by the Council on Occupational Education that promotes human development and education by providing marketing skill training that contributes to self-sufficiency. The existing CTE location provides day time and evening programs. The day time schedule is from 8am to 5pm and the evening starts at 4pm to 9:30pm. Currently, the trade school is located at 761 South C Street in Oxnard and proposes to relocate to 1741 Fiske Place within an existing 18,635 square-foot industrial building. The application also proposes some interior and exterior improvements. The exterior improvements would include the construction of a new trash enclosure with a solid roof and modification to the existing landscaping. The interior improvements will include new partition walls to divide the building for laboratories, classrooms, a computer laboratory, a career center, administrative offices, a student lounge, storage areas, entrance lobby and restrooms. In addition, the application is requesting a reduction in the required parking for the facility. CTE proposes to have a total of 51 students during the day time program and 35 students during the evening time program. A total five (5) administrative and three (3) will be provided during the day time program. During the evening school program, a maximum of four (4) administrative and three (3) instructors will be provided.

As discussed below, the Project has been found to be consistent with the 2030 General Plan and the Oxnard City Code (OCC), subject to approval of the Administrative Parking Relief. The Director of Community Development Department is the decision maker for the Development Design Review Permit pursuant to the OCC Section 16-525.

- b) **General Plan Consistency:** The 2030 General Plan land Use Designation is consistent with the Project site's zoning designation of Limited Manufacturing-Planned Development (M-L-PD). The M-L-PD zoning district is characterized by administrative, wholesaling, warehousing, and manufacturing activities, and scientific research offices and laboratories uses and a wide range of other supporting uses including trade schools for which the Director of Community Development may approve with a Development Design Review permit. Approval of the entitlements related to this Project has been determined to be consistent with the General Plan and the property's land use designation.

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

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

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

**Table 1: General Plan Consistency**

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.6	I	Public Facilities	-The change of use from manufacturing to a trade school would enhance resident quality of life by providing adequate space for schools to support the community's vision.
CD-3.1		Neighborhood Preservation	-The proposed trade school use and interior and exterior modifications are compatible with the surrounding uses within the City's Pacific Avenue Commercial Area. The change of use from manufacturing to a trade school is anticipated to continue the compatible activities and land uses.
CD-4.2		Commercial Revitalization and Redevelopment	-The change of use from manufacturing to a trade school and interior and exterior modifications will fill an existing vacant building. The new use will help with the revitalization of the existing landscaping.
CD-18.1		Attract New Business	-Activating the space is anticipated to attract community business compatible and not detrimental with the community's climate.
CD-18.2		Small Business	-Entrepreneurial opportunity for an existing small business owner already operating in the City.
ICS-21.1		Accommodating Growth	-The change of use and modifications of the building would accommodate the growth of school facilities.  -As such, the proposed Project is consistent with General Policy Nos. CD-1.6; CD-3.1; CD-4.2; CD-18.1; CD-18.2; ICS-21.1;

CD-2.1	II	Zoning and General plan Consistency	-The Limited Manufacturing zoning designation is consistent with the designation of the Industrial Limited 2030 General Plan land use designation. Therefore, the proposed application is consistent with General plan Policy CD 2.1
CD-5.2		-Compatible Land Use	-The project involves a change of use and reuse of a vacant tenant space. The use of the vacant building space is expected to contribute to and compatible with the building and the surrounding industrial developments. The new trade school is anticipated to provide added community benefits (i.e. increased education, some employment opportunities, and increased property value.)
CD-15.1		-Quality of Life	-The change of use and minor interior and exterior improvements for the trade school use, which is compatible with the City's industrial area, would enhance the City's quality of life through additional educational opportunities.  -The change of use and the minor interior and exterior improvements to the building offers indirect improvements, revitalization, and other neighborhood opportunities.  - The change of use from manufacturing to a trade school and minor improvements to reuse a vacant building will not increase the parking requirements for the existing or proposed use as stated in the submitted parking analysis dated February 3, 2023.  For all the reasons stated above, the project meets the following Plan Policies: CD 2.1; CD-5.2; and CD 15.1.
	II		
	III	All Policies not listed above	Assumed consistent

Zoning Consistency:

The proposed use is located within the Limited Manufacturing Planned Development (M-L-PD) zoning district. The M-L-PD allowed uses lists permitted uses, uses that required approval of Special Use Permit, and not allowed uses. Specifically, the M-L-PD zone list Trade School facilities allowed uses through a Development Design Review permit per the Oxnard City Code Section 16-163 Industrial Land Uses. The Development Design Review, PZ 22-200-10, application would allow the trade school to utilize the vacant building and would allow minor interior and exterior improvements in accordance with the Oxnard City Code Section 16-163.

The OCC standards were utilized for the Project. The Project is found consistent with the applicable development standards with the approval of the DDR and an administrative parking relief under OCC Sections 16-525 and 16-650 through 16-651.

- c) **Site Design, Circulation and Parking:** The proposed trade school use would utilize an existing established vacant building with existing circulation, parking and landscaping. The existing property currently provides 42 on-site parking spaces, 12,060 square feet of landscaping areas, 23,755 square feet of paving areas, and a building of approximately 18,635 square feet.

The proposed Project parking requirements in accordance with OCC Section 16-622 (F), requires for the use to provide one parking space for each 75 square feet of gross floor area of the classroom, plus one space for each 250 square feet of office space. The proposed trade school facility is composed of 5,283 square feet of office space, 5,351 square feet of classroom space, 5,174 square feet of shop space and 1,361 square feet of storage areas. Based on the square footage of the proposed trade school and the OCC, the proposed trade school will be required to provide a total of 124 parking stalls. A total of 42 parking stalls will be provided within the property. Therefore, the applicant has requested administrative relief from the parking provisions as listed in the OCC Section 16-651.

**Table 3: Parking Compliance**

USE	PARKING REQUIREMENT PER OXNARD CITY CODE SECTION 16-622(F)	REQUIRED PARKING PER OCC 16-651	TOTAL PARKING PROVIDED	PARKING STUDY PEAK DEMAND
Existing vacant industrial building of approximately 18,635 square feet-proposed to be used as a Trade School Facility	One space per 75 square feet of classroom building area  One space per 250 square feet of offices and other areas  The applicant is requesting a reduction of required parking spaces in accordance with OCC Section 16-651	124	42	40

Oxnard City Code Section 16-651(B) allows the Planning Commission to grant administrative relief from the parking provisions. Pursuant to the OCC, the applicant has provided a parking study prepared by a professional traffic engineer registered by the State, demonstrating that the required parking is excessive and showing the amount of

parking that should be required for the proposed use (Attachment D). The study used City parking rates and average peak parking demands based on operational data provided for an existing CET facility located at 761 South C Street and used for the proposed new location at 1741 Fiske Place. Based on the assessment, *“the peak parking demands based on the operational data provided by the existing Oxnard CET location is expected to be 40 spaces.”* In addition, *“based on the results of the mode split survey conducted at the existing facility and the regional mode split data published in the Ventura County Comprehensive Transportation Plan, the parking demand analysis assumes that 33% percent of the CET population uses alternative transportation.”* Therefore, the proposed parking supply of 42 spaces is able to accommodate the peak parking demand for the trade school facility.

To ensure the project does not exceed the number of required parking spaces in accordance with the submitted CET Parking Analysis dated February 2, 2023, a condition of approval has been added to the project to limit an increase on the number of student, staff, instructors and or interior/exterior classroom/office additions. The added condition of approval reads as follows:

Condition No. 28:

*“Any changes to the interior classroom square footages, interior/exterior expansions, and or an increase on the number of students and staff members (51 students, 5 staff, and 3 instructors) as listed on the submitted parking study dated February 2, 2023, shall be subject to a minor modification to the plans or a major modification as determined by the Community Development Department.”*

Furthermore, a special condition of approval has been included to the Development Design Review, PZ 22-200-10, for the Planning Commission to approve the administrative parking relief for the reduction in parking in accordance with OCC Section 16-651. The added condition of approval reads as follows:

Condition No. 29:

*“The Development Design Review, PZ 22-200-10, is granted subject to approval of the administrative parking relief for the reduction in the required parking by the Planning Commission in accordance with Oxnard City Code Section 16-651 (B).”*

- d) **Interior and Exterior Improvements and Landscaping:** Minor interior and exterior building tenant improvements are being proposed to accommodate a trade school within an existing manufacturing building. The interior improvements consist of the removal of existing partition walls and the addition of new walls to create the classrooms, labs, working shops, offices and storage areas. The interior of the trade school would be composed of 5,351 square feet of classrooms, 5,283 square feet for offices, 5,174 square

feet for working shops, and 1,361 of storage areas.

The exterior improvements consist of the construction of a new trash enclosure and the removal of landscaping. The new trash enclosure would be located north of the existing building and east of the rear parking lot. The trash enclosure will be 11 feet, 2 inches deep by 26 feet, 6 inches long and an overall height of approximately 9 feet. A solid metal roof decking will be provided. In addition, the previously trash enclosure will be upgraded to include concrete within the interior of the enclosure and a metal roof. The design, color, and materials of the enclosures will match the existing industrial building.

The landscape improvements consist of partial removal of landscaping along the side and adjacent to the south of the building. The partial removal of landscaping would allow the upgrade of two existing American with Disabilities Act (ADA) parking spaces with a van accessible and regular ADA parking spaces. The property currently provides approximately 12,060 square feet of landscape areas. With the exterior modification, the existing landscape areas will be reduced by 723 square feet and maintain approximately 11,337 square feet of landscape areas.

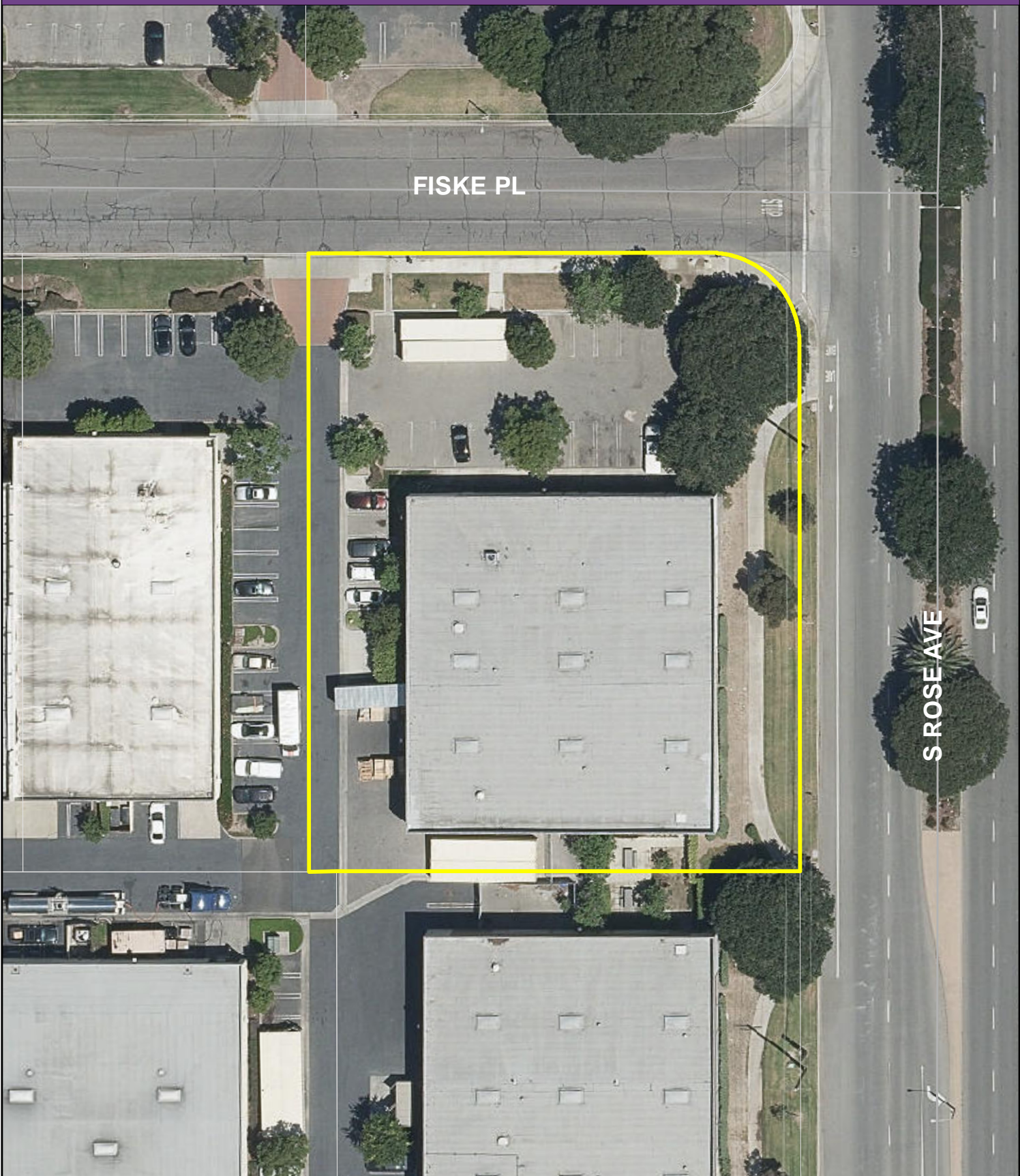
- 6) Community Workshop and Public Input:** The Project is not located within a General Plan identified neighborhood; therefore, the Project was not presented during a Community Workshop.

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

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

**Attachments:**

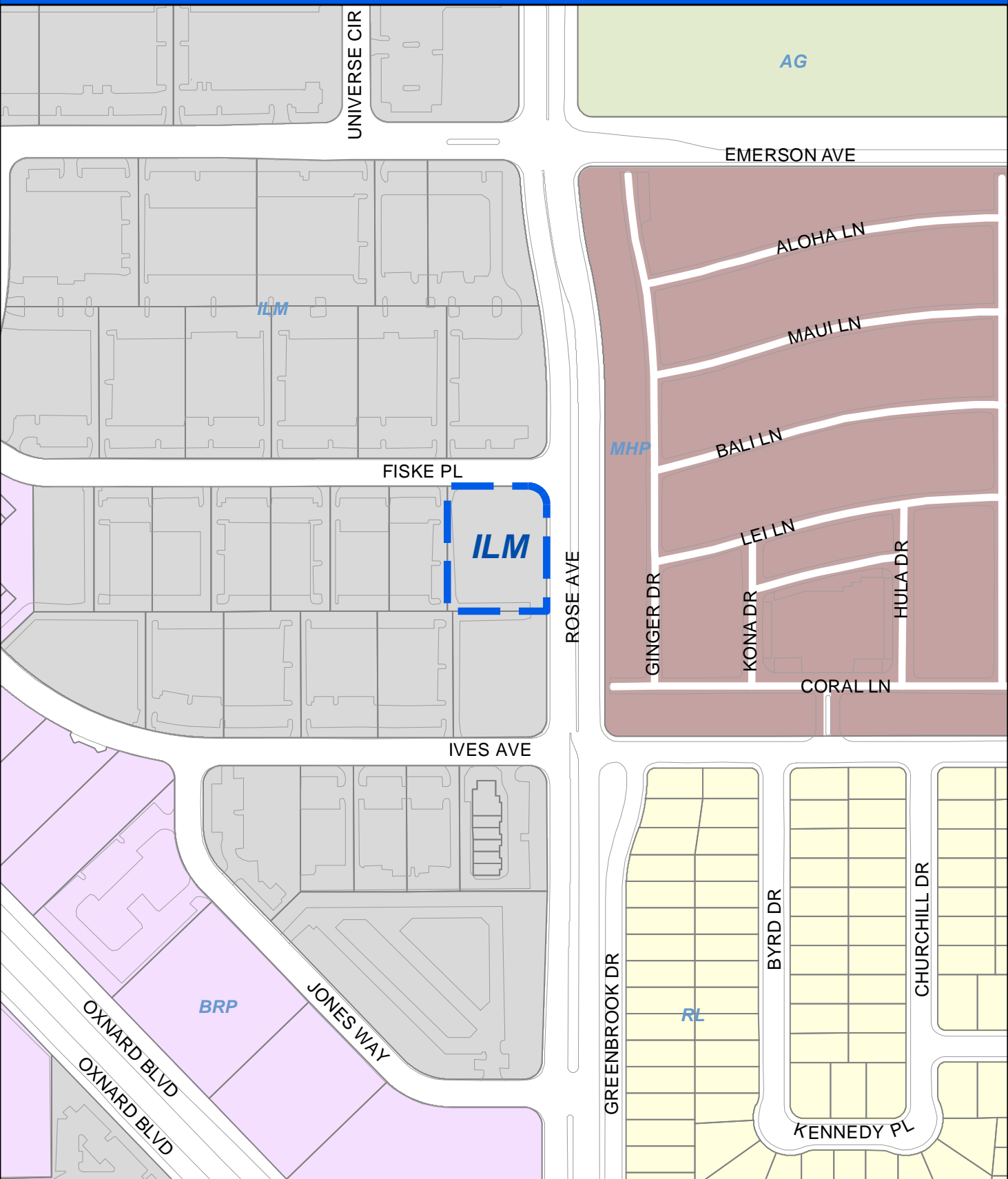
- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Development Plans
- C. Notice of Exemption
- D. Parking Study Dated February 2, 2023
- E. CTE School Population Letter Dated February 3, 2023
- F. Resolution PZ No. 22-200-10 (Development Design Review)



FISKE PL

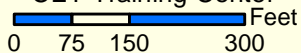
S ROSE AVE

# 2030 General Plan Land Use Map



Oxnard Planning  
May 17, 2023

PZ 22-200-10  
Location: 1740 Fiske Pl  
APN:220027209  
CET Training Center



2030 General Plan Land Use Map

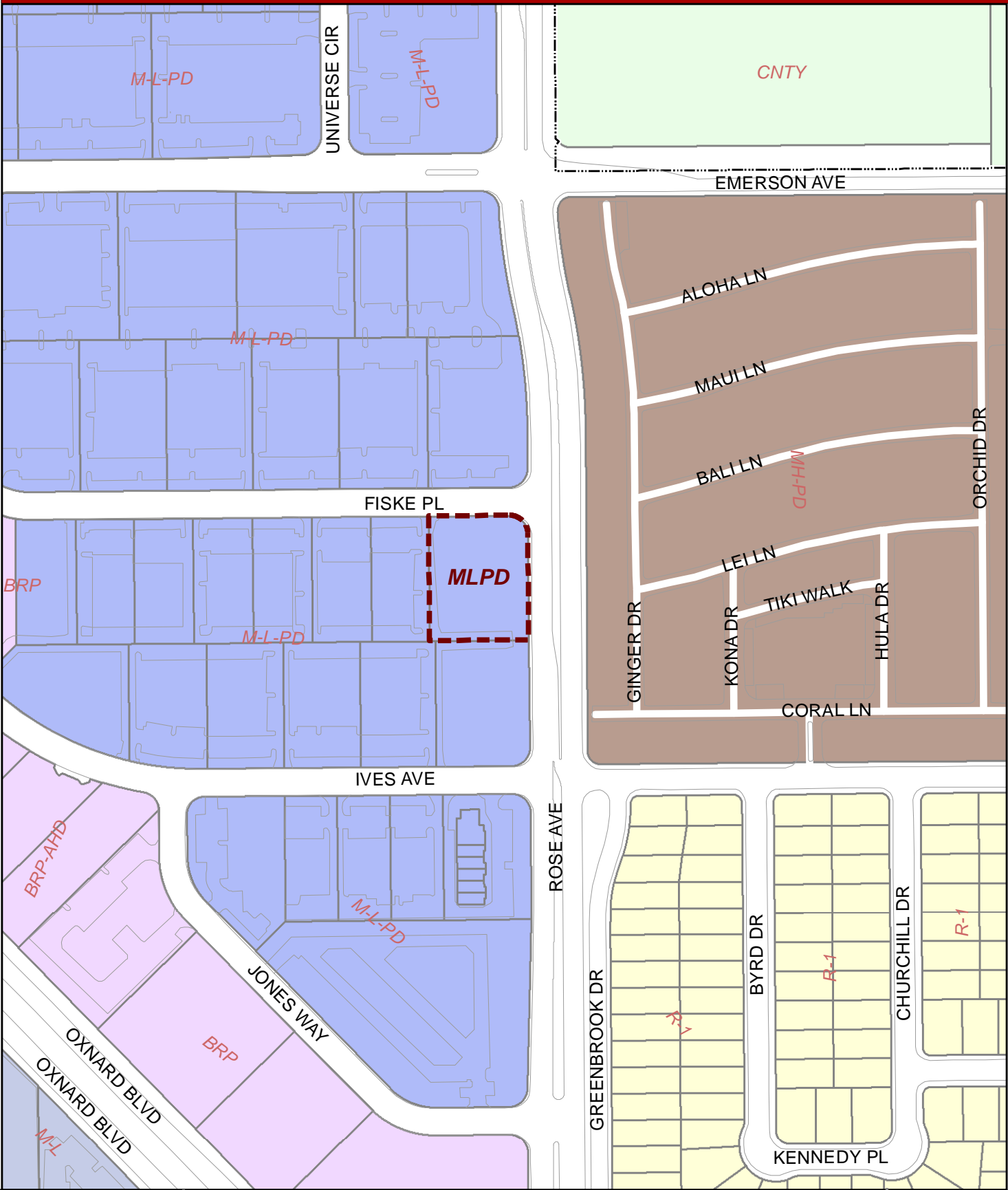


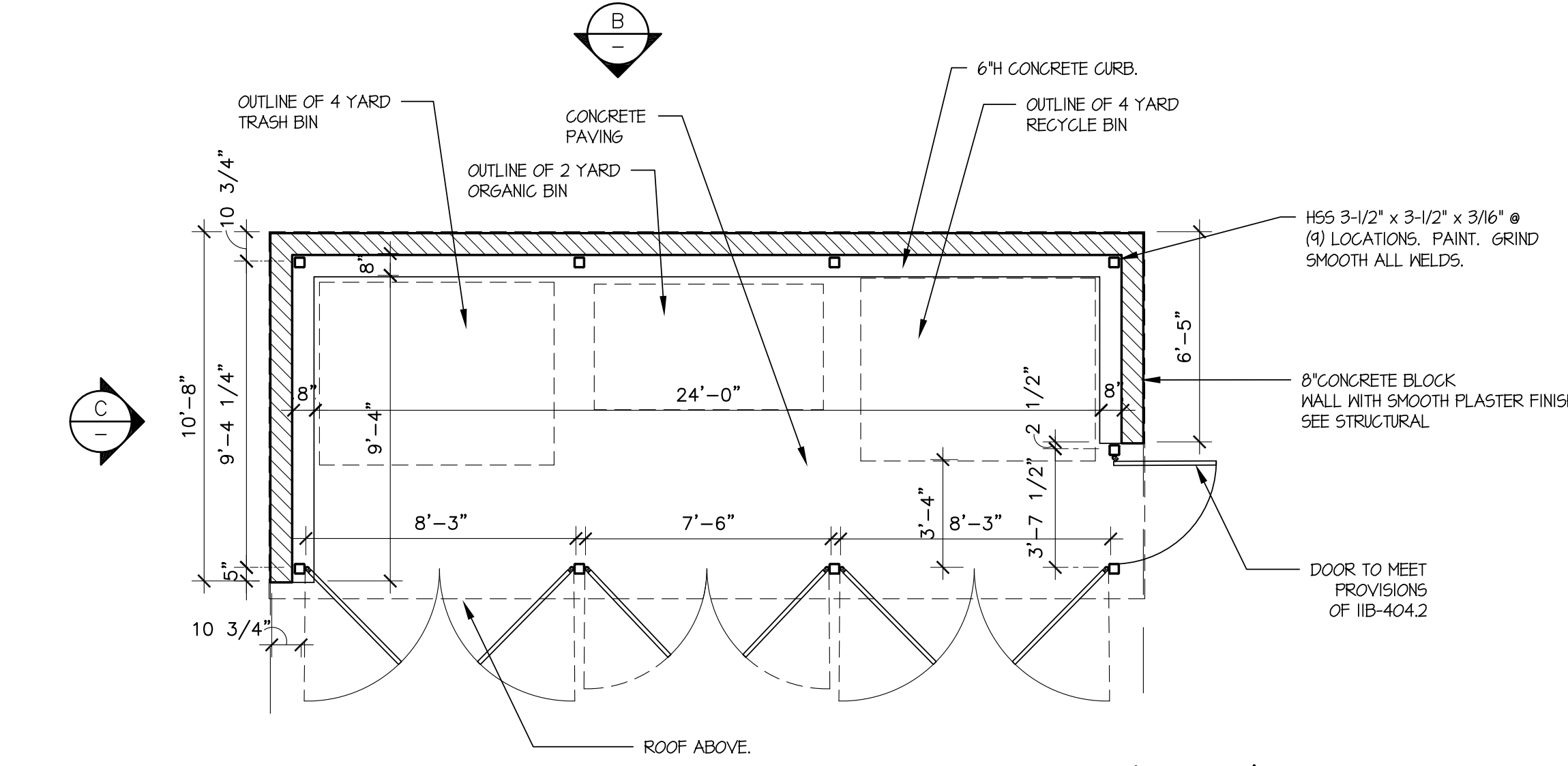
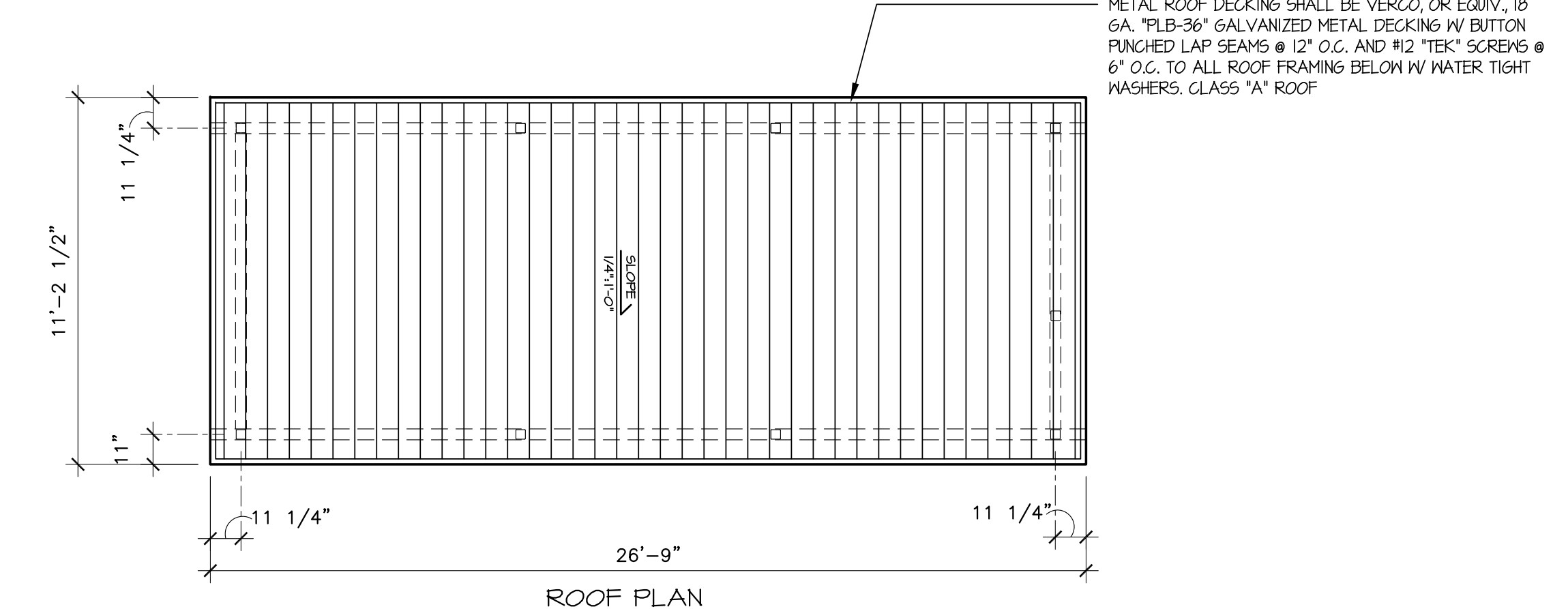
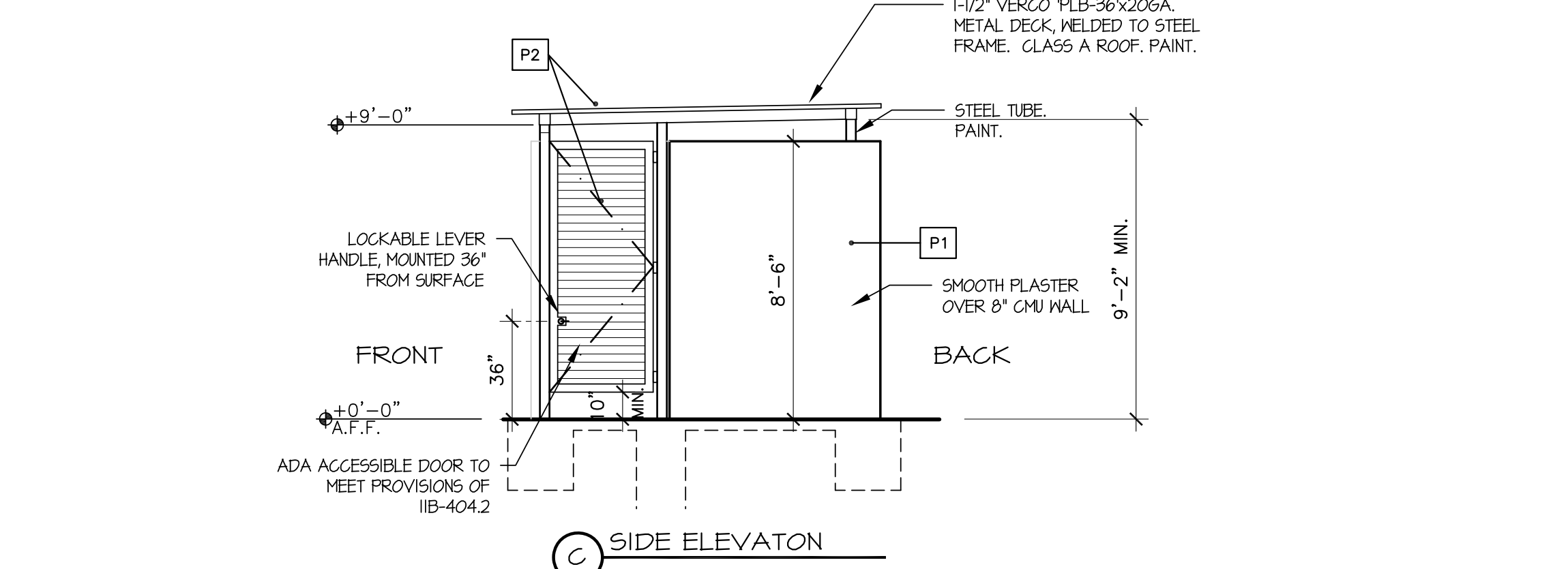
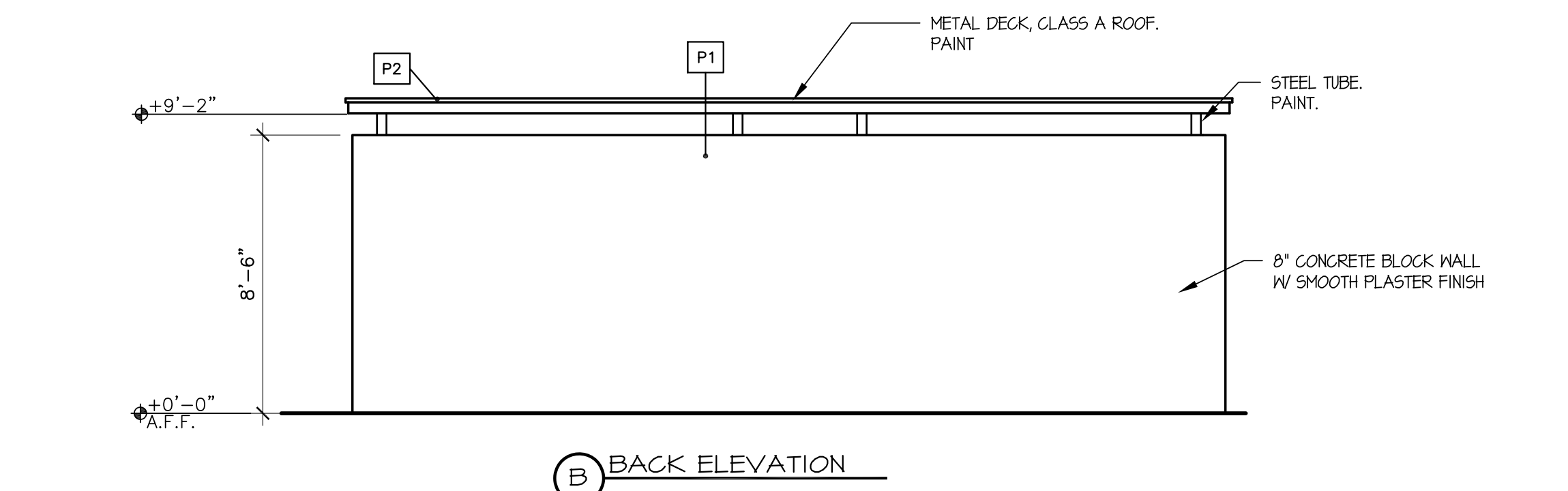
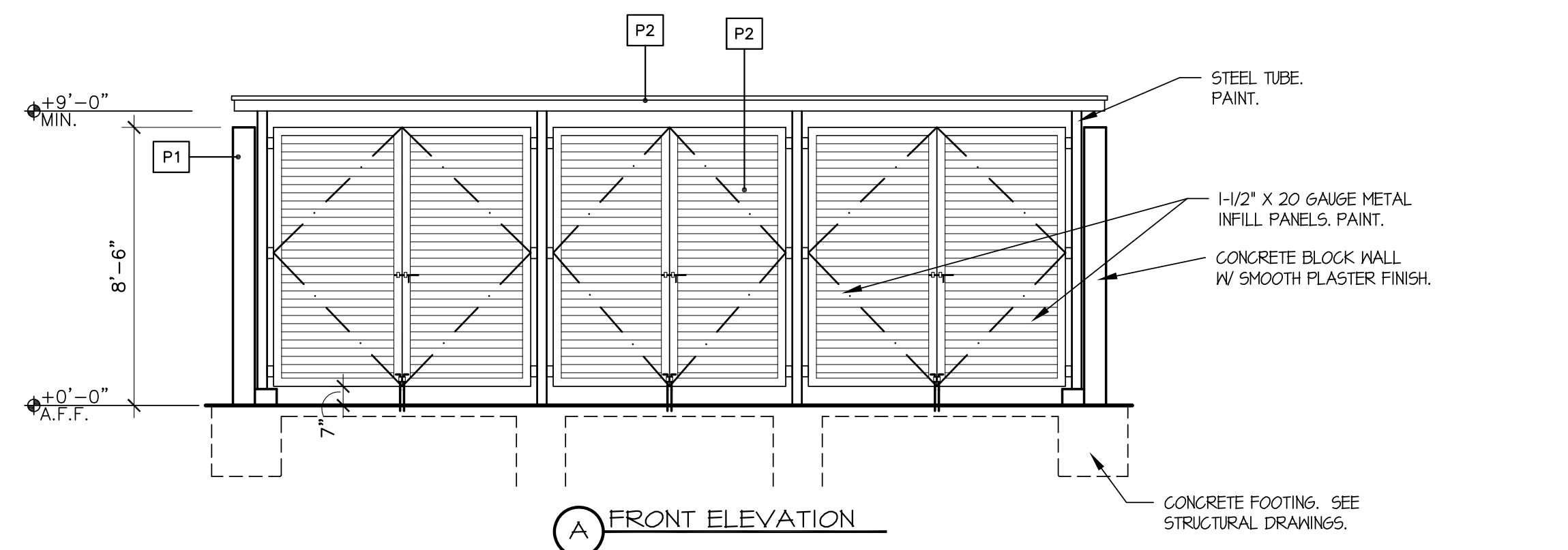
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# Vicinity Map



# Zoning/Specific Plan Map

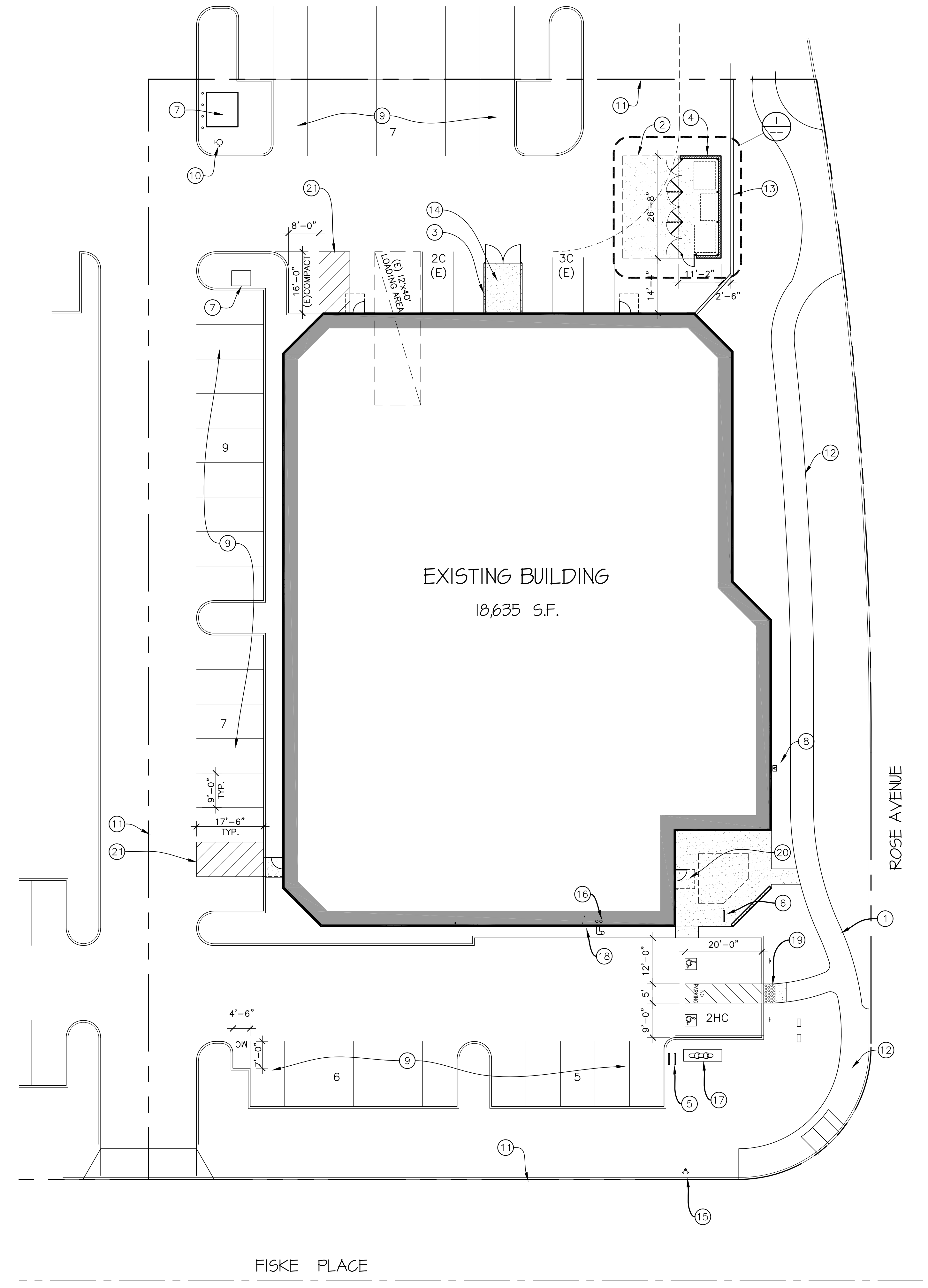




**COLOR / MATERIAL LEGEND**

P1	PAINTED SMOOTH PLASTER TRASH ENCLOSURE WALLS SHERWIN WILLIAMS; COLOR MATCH EXISTING WHITE BUILDING WALL.
P2	TRASH ENCLOSURE GATES, ROOF AND STRUCTURE, PAINTED METAL DOORS SHERWIN WILLIAMS; COLOR MATCH EXISTING BLACK METAL ROLL-UP DOORS

**1 TRASH ENCLOSURE PLANS**  
SCALE 1/4" = 1'-0"



**NOTE LEGEND**

- EXISTING SIDEWALK.
- REPLACE AC PAVING WITH CONCRETE APRON.
- EXISTING CMU ENCLOSURE TO REMAIN, REPLACE HALF THE EXISTING CHAINLINK ROOF WITH METAL DECK, ADJUST EXTERIOR SPRINKLER HEAD AS NEEDED.
- TRASH ENCLOSURE WITH "CLASS A" METAL ROOF.
- EXISTING IRRIGATION AND DOMESTIC BACKFLOW DEVICES.
- BIKE RACK MIN 2 SPACES.
- LOCATION OF EXISTING ELECTRICAL TRANSFORMER.
- LOCATION OF EXISTING GAS METER.
- EXISTING PARKING.
- EXISTING FIRE HYDRANT.
- PROPERTY LINE.
- EXISTING PUBLIC SIDEWALK.
- EXISTING SITE WALL.
- REPLACE EXISTING AC PAVING WITH 4" CONCRETE.
- LOCATION OF FIRE DEPARTMENT CONNECTION.
- LOCATION OF FIRE SPRINKLER RISER.
- LOCATION OF FIRE SPRINKLER BACKFLOW.
- LOCATION OF FIRE ALARM BELL ON BUILDING.
- EXISTING ADA RAMP.
- CONCRETE PAVING.
- STRIPE NONCOMPLIANT PARKING SPACE.

**SITE DATA**

**PROJECT SUMMARY:**  
THIS PROJECT IS A TENANT IMPROVEMENT OF AN EXISTING 18,635 S.F. CONCRETE TILT-UP. DEMO EXISTING OFFICE/WAREHOUSE SPACES. BUILD OFFICES, LABS, CLASSROOMS FOR ADULT EMPLOYMENT TRAINING. BUILD A TRASH ENCLOSURE.

**ZONING:** MLPD

**APN#:** 220-0-271-05

<b>SITE AREA:</b>	PROPOSED	EXISTING
	54,450 S.F.	54,450 S.F.
<b>BUILDING AREA:</b>	18,635 S.F.	18,635 S.F.
	34%	34%
<b>PAVING AREA:</b>	24,478 S.F.	23,755 S.F.
	45%	44%
<b>LANDSCAPING AREA:</b>	11,337 S.F.	12,060 S.F.
	21%	22%

**PARKING:**

**REQUIRED**

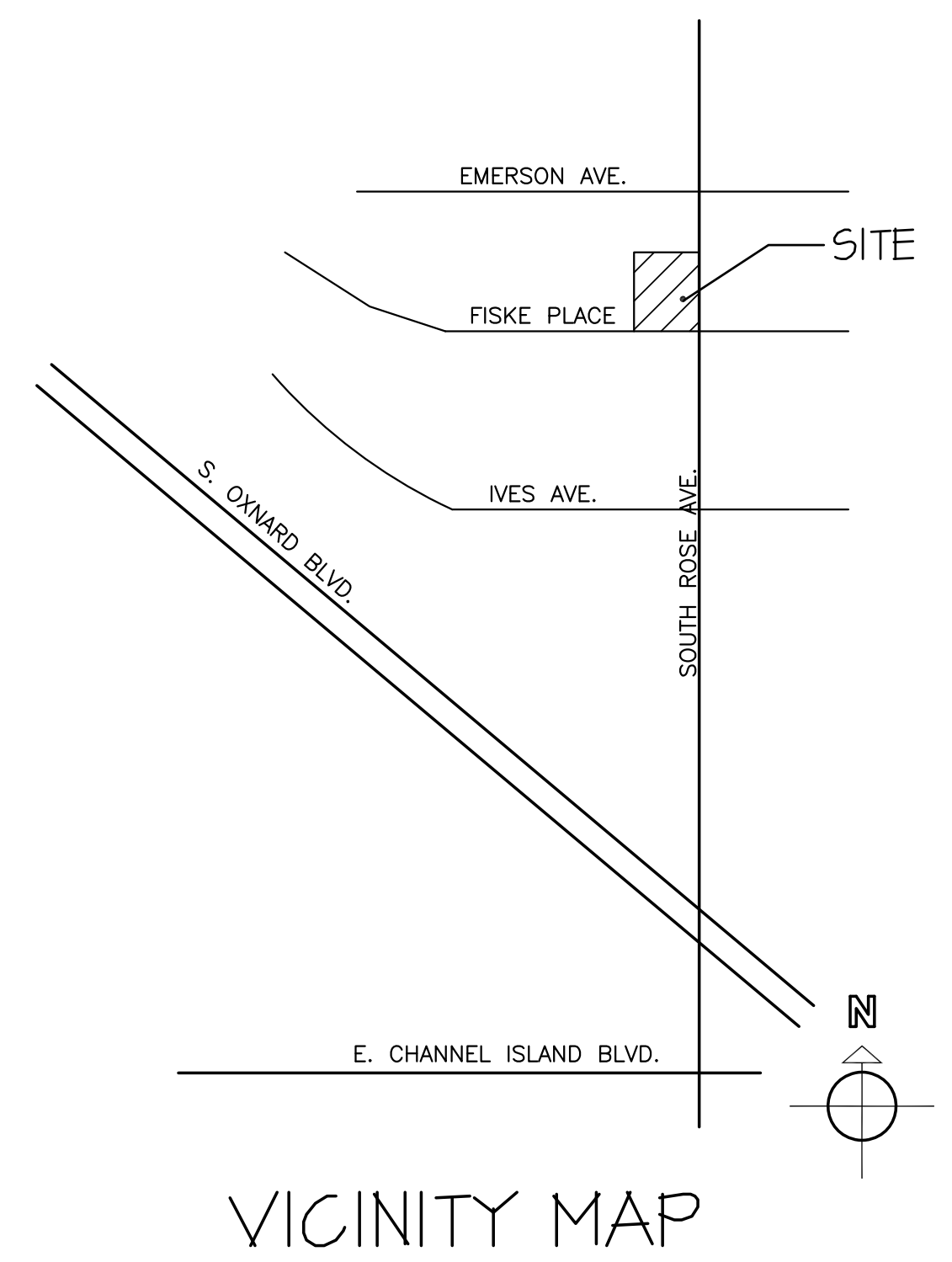
OFFICE SPACE	1 SPACE / 250 S.F.
CLASSROOM SPACE	1 SPACE / 75 S.F.
13,284 S.F. / 250	= 53 SPACES
5,351 S.F. / 75	= 71 SPACES
<b>TOTAL</b>	<b>= 124 SPACES</b>

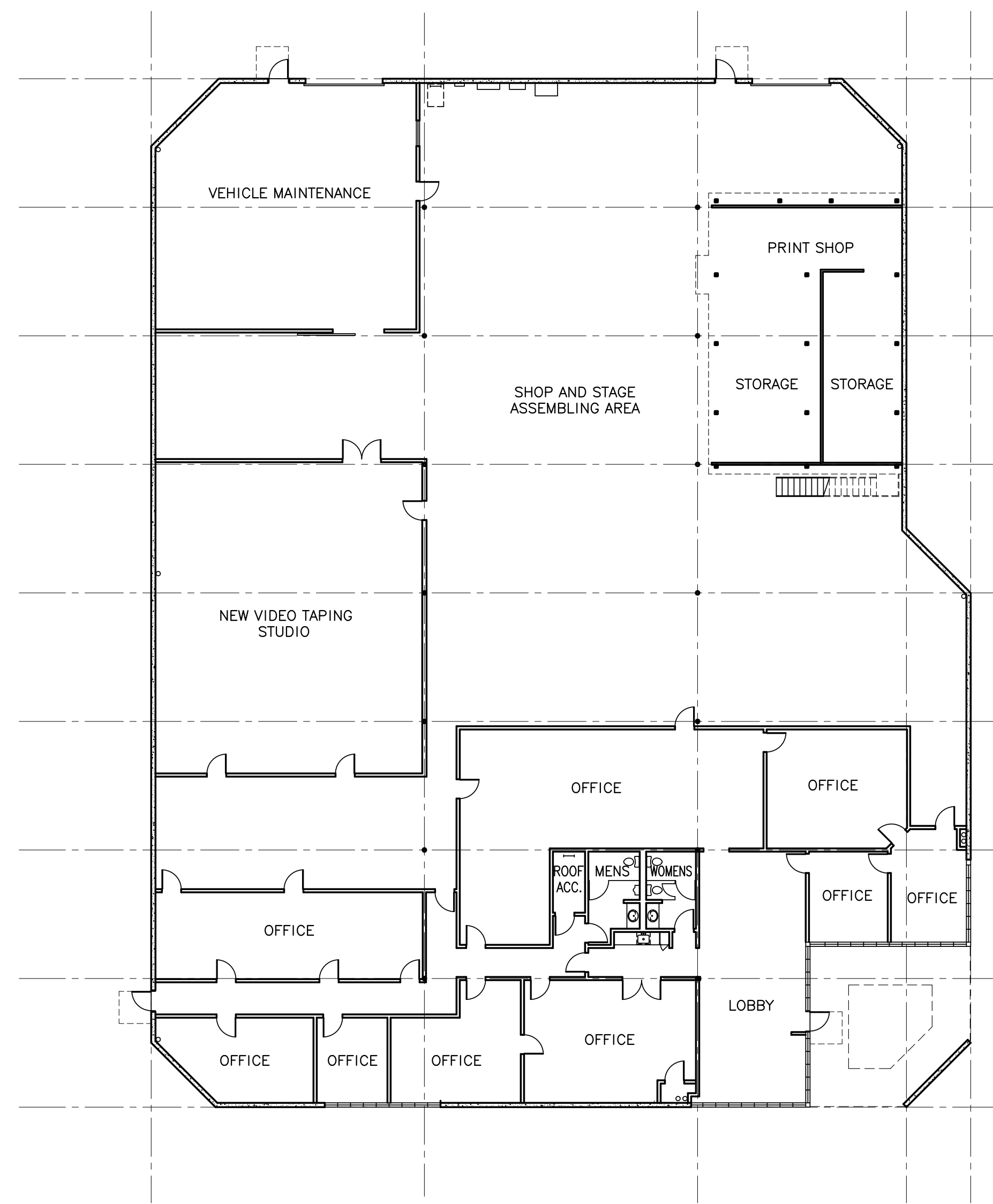
**PROVIDED**

STANDARD SPACES	= 34 SPACES
COMPACT SPACES	= 6 SPACES (EXISTING)
ACCESSIBLE SPACES	= 2 SPACES
<b>TOTAL</b>	<b>= 42 SPACES</b>

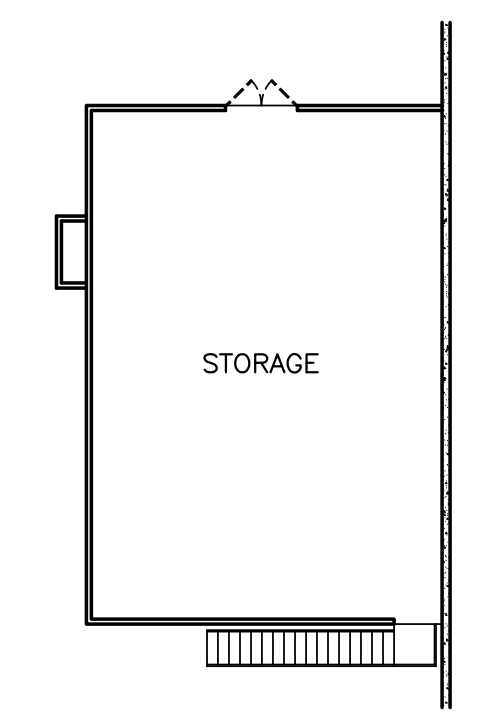
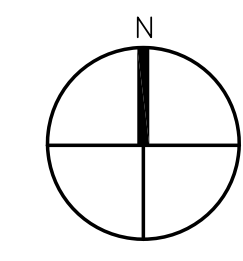
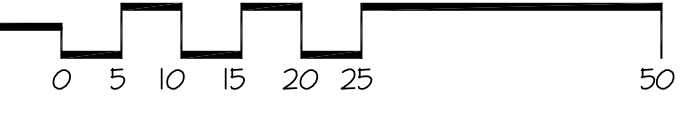
**BIKE CALCULATION:**

MOTORCYCLE SPACE	= 1 SPACE
BIKE PARKING REQUIRED:	= 5% OF PARKING SPACES
	= 40 CAR SPACES = 2 BIKE SPACES
BIKE PARKING PROVIDED:	= 2 SPACES

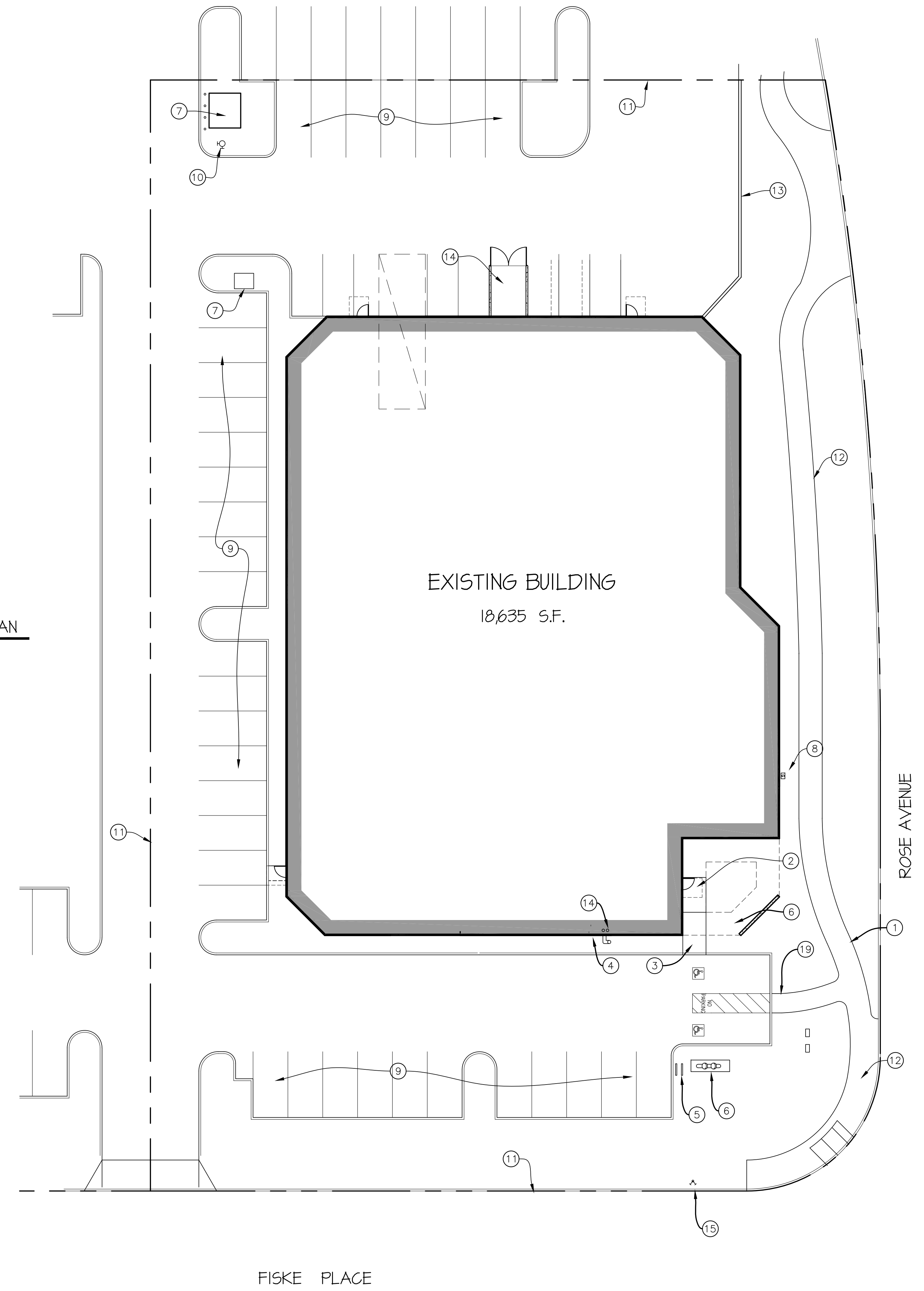




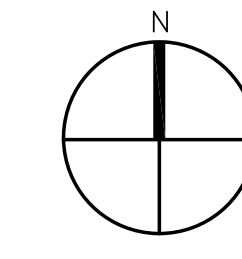
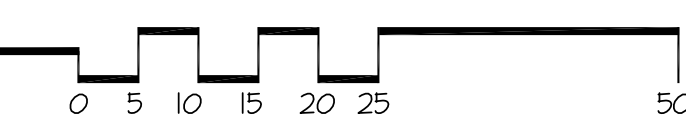
EXISTING FLOOR PLAN  
SCALE 1/16" = 1'-0"



EXISTING MEZZANINE PLAN



EXISTING SITE PLAN  
SCALE 1/16" = 1'-0"



NOTE LEGEND

1. EXISTING SIDEWALK.
2. EXISTING CONCRETE PAVING.
3. EXISTING ADA RAMP.
4. LOCATION OF FIRE ALARM BELL ON BUILDING.
5. EXISTING IRRIGATION AND DOMESTIC BACKFLOW DEVICES.
6. LOCATION OF FIRE SPRINKLER BACKFLOW.
7. LOCATION OF EXISTING ELECTRICAL TRANSFORMER.
8. LOCATION OF EXISTING GAS METER.
9. EXISTING PARKING.
10. EXISTING FIRE HYDRANT.
11. PROPERTY LINE.
12. EXISTING PUBLIC SIDEWALK.
13. EXISTING SITE WALL.
14. LOCATION OF FIRE SPRINKLER RISER
15. LOCATION OF FIRE DEPARTMENT CONNECTION.

DATE: 2/20/2019 11:41 AM - REV: 2/20/2019 11:41 AM - PROJECT: CENTER FOR EMPLOYMENT TRAINING - SHEET: A1.1



- NOTE LEGEND**
1. FIRE EXTINGUISHER CABINET WITH 2A:10B:C MIN. FIRE EXTINGUISHER.
  2. FLOOR SINK WITH FRP WAINSCOT TO 4'-0" A.F.F. BEHIND SINK.
  3. EXISTING STEEL LADDER TO ROOF ACCESS.
  4. TACTILE EXIT SIGN PER CBC SECTION 1011 AND 11B-703, MOUNTED ON WALL ADJACENT TO STRIKE SIDE OF DOOR. SEE DETAIL 10/A9.1
  5. WALL MOUNTED WATER CLOSET, SEE PLUMBING DRAWINGS.
  6. 42" LONG 1-1/2" OD. GRAB BAR MOUNTED 1-1/2" FROM SIDE WALL, 36" LONG 1-1/2" OD. GRAB BAR MOUNTED 1-1/2" FROM BACK WALL.
  7. SURFACE-MOUNTED SEAT-COVER DISPENSER. BOBRICK MODEL# B-221.
  8. RECESSED MULTI-ROLL TOILET TISSUE DISPENSER. BOBRICK MODEL# B-4388
  9. SURFACE-MOUNTED SOAP DISPENSER. BOBRICK MODEL# B-4112.
  10. ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.
  11. WALL HUNG LAVATORY, SEE PLUMBING DRAWINGS.
  12. WALL MOUNTED GLASS MIRROR WITH STAINLESS STEEL FRAME, BOBRICK MODEL# B-290-2436.
  13. 5'-0" MIN. CLEAR TURNING CIRCLE.
  14. 30"x48" MIN. CLEAR SPACE.
  15. WALL MOUNTED ACCESSIBLE URINAL.
  16. FLOOR DRAIN.
  17. PLASTIC LAMINATE COUNTERTOP WITH A 4" BACK SPLASH ON BASE CABINETS.
  18. PLASTIC LAMINATE UPPER CABINETS
  19. LOCATION OF REFRIGERATOR.
  20. ACCESSIBLE DRINKING FOUNTAIN, DUAL HEIGHT. SEE PLUMBING DRAWINGS.
  21. COUNTERTOP SINK SEE DETAIL 9/A6.1
  22. LOCATION OF WATER HEATER, SEE PLUMBING DRAWINGS.
  23. PROVIDE A TYPICAL VAPOR BARRIER OVER CONCRETE BEFORE LVT FLOORING. MAPEL: "PLAINSEAL PMB" POLYURETHANE SEALER.
  24. AT EXTERIOR DOOR, VERIFY A 60" DEEP BY DOOR WIDTH PLUS 24" ON STRIKE SIDE LEVEL LANDING. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
  25. SEMI-RECESSED PAPER TOWEL / WASTE RECEPTACLE, BOBRICK MODEL #B-3942
  26. RECEPTION DESK, SEE INTERIOR ELEVATIONS.
  27. EXISTING SKYLIGHT ABOVE.
  28. WALL TO HIDE EXISTING ROOF DRAIN PIPING, HOLD WALL TIGHT TO PIPES.
  29. 3'-2" HIGH FIXED ALUMINUM STOREFRONT WINDOW.
  30. DASHED LINE SHOWS CURTAIN TRACK, SEE DETAIL 1/A6.1.
  31. 8'-0" HIGH CHAIN LINK FENCE.
  32. 12'-0"x7'-0" ALUMINUM STOREFRONT WINDOW.
  33. OWNER PROVIDED CONTRACTOR INSTALLED. 18" DEEP PLASTIC LAMINATE EXAM COUNTER TOP AND BASE CABINET. UPPER CABINET PLASTIC LAMINATE, WITH WRITING SIDE DESK.
  34. 2'-6"x 7'-0" HIGH TEMPERED STOREFRONT SIDE LITE WINDOW.
  35. LOCATION OF VENDING MACHINES.
  36. BUILDING FIRE ALARM PANEL.
  37. LOCATION OF FIRE SPRINKLER RISER.

**PROPOSED FLOOR PLAN**  
SCALE 1/8" = 1'-0"

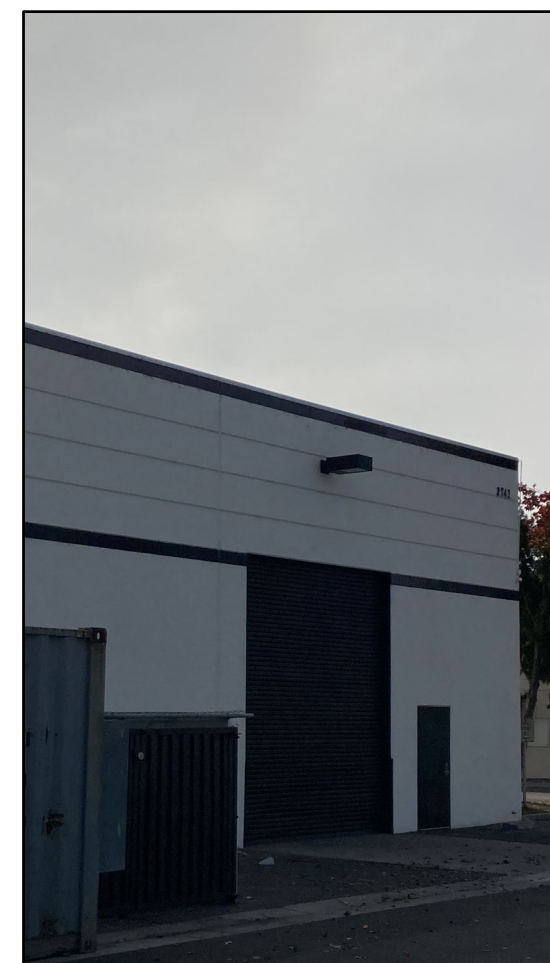
OFFICE SPACE	5,283 S.F.
CLASSROOM SPACE	5,351 S.F.
SHOP SPACE	5,174 S.F.
STORAGE	1,361 S.F.



EXISTING WEST ELEVATION  
NOT TO SCALE



EXISTING EAST ELEVATION  
NOT TO SCALE



EXISTING NORTH ELEVATION  
NOT TO SCALE



EXISTING WEST ELEVATION  
NOT TO SCALE



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



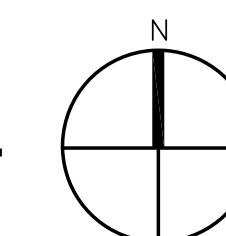
PHOTO 11



PHOTO 12



PHOTO KEY PLAN  
NOT TO SCALE



## NOTICE OF EXEMPTION

***Project Description:*** **Center for Employment Training (CET);** Planning and Zoning Permit No. 22-200-10 (Development Design Review Permit): A request to allow the operation of a trade school, Center for Employment Training, within an existing 18,635 square-foot single-tenant industrial building on a 1.2-acre parcel. The hours of operation for the proposed trade school use will be Monday thru Friday 8 a.m. to 9:30 p.m. The project will have up to five administrative employees, three instructors and 51 students. The training programs that will be available at this CET facility will be Administrative Medical Assistant, Green Building Construction Skills, and Medical Assistant. The Project will include minor interior and exterior improvements to accommodate the proposed use and an administrative parking relief for reduction in parking in accordance with Oxnard City Code Section 16-651. The Project site is located at 1741 Fiske Place; APN: 220-0-271-055 within the Limited Manufacturing Planned Development (M-L-PD) Zone district and within the Industrial Limited land use designation. Filed by Scott Boydston, Designated Agent, on behalf of business and property owner, Center for Employment Training, 701 Vine Street, San Jose, CA 95110.

***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 15301 (Class 1 Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to construct interior tenant improvements, a new trash enclosure, the removal of landscaping, and to authorize a trade school to operate within an existing 18,635 square-foot industrial building. As a result, this Project will not result in any significant effects relating to traffic, noise, or air quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and

recommends that the Community Development Director to direct the Planning & Environmental Services manager to file the Notice of Exemption with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the project.

---

(Date)

---

Joe Pearson II  
Planning and Environmental Services  
Manager



# ASSOCIATED TRANSPORTATION ENGINEERS

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Since 1978

Richard L. Pool, P.E.  
Scott A. Schell

February 2, 2023

22069L04

Scott Boydston, AIA  
Rasmussen and Associates  
21 South California Street  
Ventura, California 93001

## **PARKING STUDY FOR THE CET TRAINING CENTER - CITY OF OXNARD, CALIFORNIA**

Associated Transportation Engineers (ATE) has prepared the following parking study for Center for Employment Training Center (CET) located at 1741 Fiske Place in the Channel Islands Business Center in City of Oxnard. The parking analysis evaluates the Project's peak parking demands to determine if the existing parking supply provided at 1741 Fiske Place would accommodate the estimated peak parking demands generated by the Project. The parking study also reviews Project's parking requirements based on the City's Zoning Ordinance.

### **PROJECT DESCRIPTION**

CET is currently operating in a 23,500 square-foot building with 68 existing parking spaces. and located at 761 South "C" Street, in the City of Oxnard. The South "C" Street site is being developed as a residential development. CET is therefore relocating to 1741 Fiske Place in the Channel Islands Business Center and will occupy an 18,635 square-foot building. The 1741 Fiske Place site provides 42 on-site parking spaces.

CET provides students with the technical and hands-on skills required to become marketable candidates for employment through classroom and practical hands-on occupational training in fields such as Medical Assistance, Green Building Construction and Electrician. The CET student demographic is young 18- to 24-year-old adults from low to mid income families in the community of Oxnard. Many of the staff and students arrive by means other than personal vehicle. Many are dropped-off and picked-up, rideshare, use public transit, bike, or walk to the facility. Mode split surveys were conducted at the existing facility to determine the percentage of students who drove and the percentage of students that used alternative transportation (mode split data is attached). The office hours are between 7:30 AM and 5:00 PM Monday through Friday. Class instruction occurs in the daytime and evening hours between 8:00 AM and 9:30 PM.

**EXISTING PARKING SUPPLY**



Figure 1 (attached) illustrates the Project site plan. As shown, the site contains 42 marked parking spaces (plus 4 motorcycle parking spaces). The existing building space and parking supply at 1741 Fiske Place is summarized in Table 1. The Project site is located in the Channel Islands Business Center. At this time, the Project does not have a shared parking agreement with the adjacent industrial tenants. On-street parking is prohibited on Rose

Avenue and Fiske Place adjacent to the Project site.

**Table 1  
1741 Fiske Place Summary of Building Area and Parking Supply**

<b>Building Area</b>	<b>Parking Supply</b>
18,635 Square Feet	42 Parking Spaces

It should be noted that the new CET facility is smaller than the 761 "C" Street facility which is 23,500 square feet.

**CITY OF OXNARD ZONING ORDINANCE PARKING REQUIREMENTS**

The City's Zoning Ordinance parking requirements were calculated for the CET training center as shown in Table 2. The parking space requirement is based on the following for trade schools.

- Trade School - 1 space per 75 SF of gross floor area of classroom space plus 1 space per 250 SF of office space

**Table 2  
City Zoning Ordinance Parking Requirements**

<b>Land Use</b>	<b>Building Area</b>	<b>Zoning Requirement</b>	<b>Required Parking</b>
Office Space	13,284 SF	1 space/250 SF	53 Spaces
Classroom Space	5,351 SF	1 space/75 SF	71 Spaces
<b>Total Parking Required:</b>			<b>124 Spaces</b>

As shown in Table 2, the City of Oxnard Zoning Ordinance requires 124 spaces for the CET training center. The Project site provides 42 on-site parking spaces, thus a modification to the City’s parking requirements will be required. Note that the 68 parking spaces at the existing CET facility at 761 South “C” Street would not satisfy the City’s parking requirements.

**PARKING DEMAND ANALYSIS**

In order to support a modification to the Zoning Ordinance parking requirement, ATE has prepared the following peak parking demand analysis. Because there are no published empirical parking demand rates (Institute of Transportation Engineers or Urban Land Institute) available for trade schools, ATE developed hourly peak parking demands for the CET trade school based on operational data provided by the applicant (operational attached) for the new 1741 Fiske Place facility. CET will continue to operate at the new location similar to its operation at the “C” Street location. As noted in the Project description, CET office hours are from 7:30 AM to 5:00 PM Monday through Friday. Class instruction occurs in the daytime and evening hours between 8:00 AM and 9:30 PM. During the daytime, instruction hours (8:00 AM - 3:00 PM) up to 51 students will attend class, during the evening instruction hours (4:00 PM - 9:30 PM) up to 31 students will attend class. The trade school will operate with 5 administrative staff and 3 instructors during the daytime hours. During the evening hours, the trade school will operate with 2 administrative staff, 3 instructors and 1 janitor. Based on the results of the mode split survey conducted at the existing facility and regional mode split data published in the Ventura County Comprehensive Transportation Plan (attached), the parking demand analysis assumes that 33% percent of the CET population uses alternative transportation (dropped off, public transit, bike, or walk). The Project’s hourly **peak parking demands** developed based on the **operational data** provided by CET are presented in Table 3.

**Table 3  
Hourly Peak Parking Demand**

Hours	Administrative Staff	Janitor	Instructors	Students	Population	Parking Demand <sup>(a)</sup>
7:00 AM	1	0	3	0	4	4 Spaces
8:00 AM	5	0	3	51	59	40 Spaces
9:00 AM	5	0	3	51	59	40 Spaces
10:00 AM	5	0	3	51	59	40 Spaces
11:00 AM	5	0	3	51	59	40 Spaces
12:00 PM	5	0	3	51	59	40 Spaces
1:00 PM	5	0	3	51	59	40 Spaces
2:00 PM	5	0	3	51	59	40 Spaces
3:00 PM	5	0	3	51	59	40 Spaces
4:00 PM	5	0	3	31	39	26 Spaces
5:00 PM	4	1	3	31	39	26 Spaces
6:00 PM	2	1	3	31	37	25 Spaces
7:00 PM	2	1	3	31	37	25 Spaces
8:00 PM	0	1	3	31	35	23 Spaces
9:00 PM	0	1	3	31	35	23 Spaces
10:00 PM	0	1	0	0	1	1 Space
11:00 PM	0	1	0	0	1	1 Space

(a) Peak parking demand based on mode split data which shows that 33% of the CET population (staff and students) is dropped-off, ride share, use public transit, bike, or walk.

The data presented in Table 3 shows an hourly **peak parking demand** of 40 parking spaces occurs during the daytime instructional hours. The existing on-site parking supply of 42 parking spaces (plus 4 motorcycle spaces) will accommodate the staff, instructors, and students and provide a parking surplus of 2 spaces. Note that the Zoning Ordinance parking requirement does not account for the hourly variation in parking demand throughout the day or the commuter mode split.

The following discusses the pedestrian, bicycle, and transit facilities available for CET staff and students that do not drive, ride share or are dropped-off and picked-up. Alternative transportation modes encourage the reduction in the number of personal vehicle trips made by CET students and staff.

### **Pedestrian and Bicycle Facilities**

Currently there are pedestrian facilities (crosswalks/sidewalks etc.) located along Rose Avenue in the study-area. The nearest pedestrian crosswalks across Rose Avenue are provided at the Emerson Avenue signalized intersection.

The Project site is served by the City of Oxnard Bikeway System. The existing bicycle facilities located in the study-area consist of Class II bike lanes along Rose Avenue and Emerson Avenue adjacent to the Project site. These Class II bike lanes connect the CET facility to residential areas north, south, east, and west of the Project. The Project site plan incorporates bike racks for bike parking.

### **Transit Facilities**

The City of Oxnard is served by Gold Coast Transit. To assist and encourage multi-modal transportation, bike racks are provided on Gold Coast Transit buses. Fixed route transit service in the vicinity of the 1741 Fiske Place site is provided by Gold Coast Transit Route #8 and Route #17. Route #8 (OTC - Oxnard College - Centerpoint Mall) operates daily providing fixed route bus service on Rose Avenue in the vicinity of the Project site. During the peak commute hours, the #8 Route operates with 40-minute headways. An existing transit stop is located south of Emerson Avenue on the west side of Rose Avenue approximately 400 feet from the Project site. Route #17 (Esplanade - Oxnard College) operates daily providing fixed route bus service on Rose Avenue in the vicinity of the Project site. During the peak commute hours, the #17 Route operates with 30 - 45-minute headways. The existing transit stop located south of Emerson Avenue on the west side of Rose Avenue also accommodates Route #17.

### **SUMMARY**

The new 18,635 square -foot CET facility at 1741 Fiske Place is smaller than the 761 "C" Street facility which is 23,500 square feet. The parking demand analysis developed using operational data provided by CET shows that the peak parking demand for the CET training center is 40 parking spaces. The proposed parking supply of 42 on-site parking spaces (plus 4 motorcycle spaces) would meet the peak parking demand and provide a reserve of 2 spaces during peak periods. The Zoning Ordinance parking requirement does not account for the hourly variation in parking demand throughout the day or the commuter mode split.

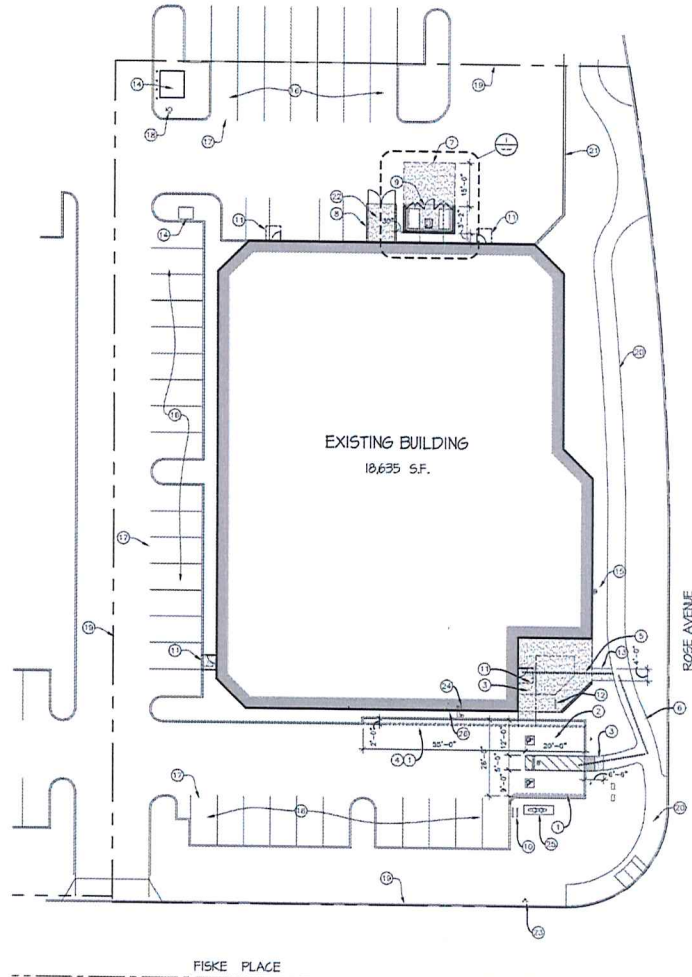
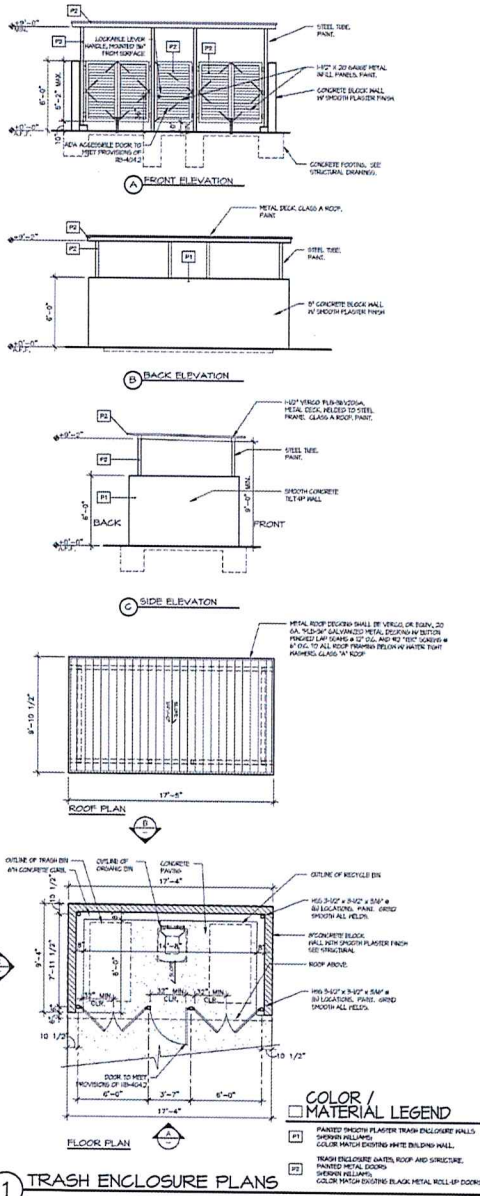
Currently there are pedestrian facilities (crosswalks/sidewalks etc.) located along Rose Avenue Road in the study-area. The existing bicycle facilities located in the study-area consist of Class II bike lanes along Rose Avenue and Emerson Avenue adjacent to the Project site. The Project site plan incorporates bike racks for bike parking. Fixed route transit service in the vicinity of the 1741 Fiske Place site is provided by Gold Coast Transit Route #8 and Route #17. Bike racks provided on Gold Coast Transit buses assist and encourage multi-modal transportation. The CET training center will encourage the use of alternative modes of transportation by staff and students as a means to reduce personal vehicle trips and manage the demand for on-site parking. Associated Transportation Engineers.



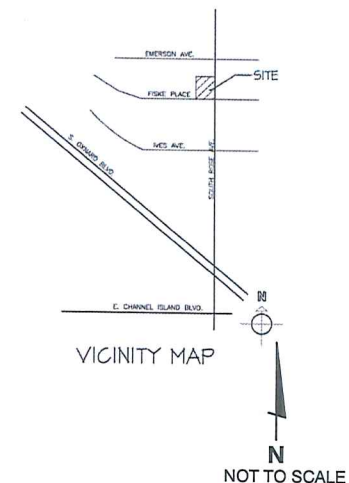
By: Scott A. Schell  
Vice President

SAS/DFN

attachments: Figure 1 - Project Site Plan  
CET Hours of Operation/Class Schedule/Enrollment and Employee Data  
CET Mode of Transportation Survey Data  
Ventura County Transportation Commission Commuter Mode Split Data



- NOTE LEGEND**
- REMOVE CONCRETE CURB AS SHOWN BY DASHED LINES.
  - REMOVE AC PAVING, CONTRACTOR TO DETERMINE HOW MUCH DUE TO TREE ROOT DAMAGE.
  - REMOVE EXISTING WALK TO PROVIDE ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 4.8% WITH MAX. 24" CROSS SLOPE.
  - ADJUST SPRINKLER HEADS AS NEEDED.
  - ADD NEW CONCRETE PAVED AND BULKWAY.
  - EXISTING SIDEWALK.
  - REPLACE AC PAVING WITH CONCRETE APRON.
  - EXISTING TRASH ENCLOSURE TO REMAIN, REPLACE HALF THE EXISTING CHANNEL ROOF WITH METAL DECK, ADJUST EXTERIOR SPRINKLER HEAD AS NEEDED.
  - TRASH ENCLOSURE WITH "GLASS AT METAL ROOF, SEE SHEET A&Z.
  - EXISTING IRRIGATION AND DOMESTIC BACKFLOW DEVICES.
  - AT EXTERIOR DOOR, VERIFY A KEY SLOPE BY BOOK WITHIN PLUS 24" ON STRIKE SIDE LEVEL LANDING, SLOPE NOT TO EXCEED 24" IN ANY DIRECTION.
  - BIKE RACK MIN 2 SPACES, SEE DETAIL S/A/R.1.
  - 4" THICK CONCRETE WALKWAY TO CONNECT EXISTING SIDEWALK TO PATIO, SMOOTH FINISH.
  - LOCATION OF EXISTING ELECTRICAL TRANSFORMER.
  - LOCATION OF EXISTING GAS METER.
  - EXISTING PARKING.
  - STRIKE THE WORDS "CLEAN AIR/AW POOL/20" IN 6" HIGH LETTERS AT 3 LOCATIONS SHOWN.
  - EXISTING FIRE HYDRANT.
  - PROPERTY LINE.
  - EXISTING PUBLIC SIDEWALK.
  - EXISTING SITE WALL.
  - REPLACE EXISTING AC PAVING WITH 4" CONCRETE, SEE STRUCTURAL DRAWINGS DETAIL S/A/S-2.
  - LOCATION OF FIRE DEPARTMENT CONNECTION.
  - LOCATION OF FIRE SPRINKLER RISER.
  - LOCATION OF FIRE SPRINKLER BACKFLOW.
  - LOCATION OF FIRE ALARM BELL ON BUILDING.



ASSOCIATED  
TRANSPORTATION  
ENGINEERS

PROJECT SITE PLAN

FIGURE 1



**Associated Transportation Engineers  
Trip Generation Worksheet**

**CET TRAINING AND TESTING CENTER (#22069) - DRIVING DATA**

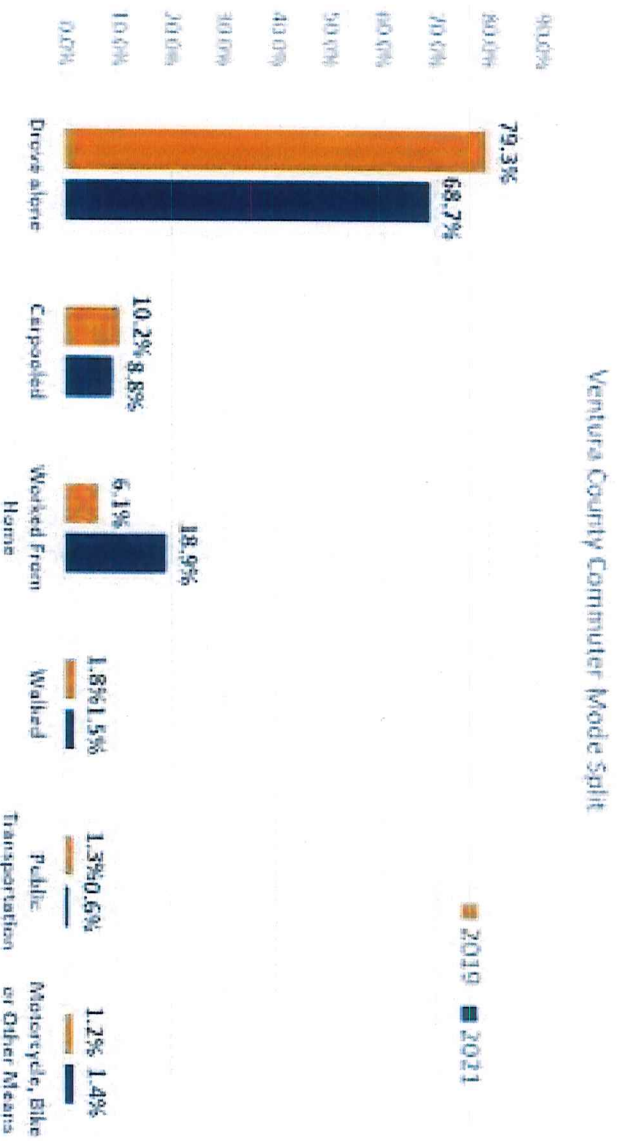
<b>Date</b>	<b>Drove Personal Vehicle</b>	<b>Dropped Off</b>	<b>Public Transit</b>	<b>Walk,Bike,etc.</b>	<b>% Did Not Drive</b>
8/16/2022	35	13	2	2	33%
8/17/2022	35	13	2	2	33%
8/18/2022	33	13	2	2	34%
8/19/2022	31	13	2	2	35%
8/22/2022	35	13	2	2	33%
8/23/2022	35	13	2	2	33%
8/24/2022	33	13	2	2	34%
<b>AVERAGE</b>					<b>33%</b>

During the COVID-19 pandemic, Ventura County saw an increase in the percentage of commuters that worked from home. This shift led to corresponding reductions in commute travel across all modes, with the most substantial changes occurring for the drive alone and transit modes. Figure 2-7 compares commute mode split data for Ventura County in 2019 and 2021.

As the pandemic has started to wane, VMT generation has rebounded to close to pre-pandemic levels, while traffic congestion

remains substantially lower. This suggests that work from home activities remain, but travel has migrated away from the typical peak weekday AM and PM commute periods and is more distributed throughout the day. Figure 2-8 shows how VMT levels on freeways in Caltrans District 7 (including both Los Angeles and Ventura counties) have changed monthly between the beginning of 2019 and summer 2022 throughout the day. Figure 2-9 illustrates this data for vehicle delay.

Figure 2-7: Ventura County Commute Mode Split Data: 2019 to 2021





# ASSOCIATED TRANSPORTATION ENGINEERS

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Richard L. Pool, P.E.  
Scott A. Schell

February 3, 2023

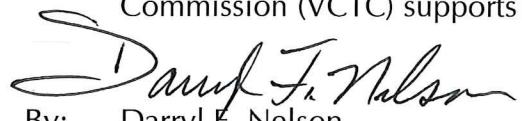
22069L05

Scott Boydston, AIA  
Rasmussen and Associates  
21 South California Street  
Ventura, California 93001

## RESPONSE TO CITY STAFF COMMENTS ON THE PARKING STUDY FOR THE CET TRAINING CENTER - CITY OF OXNARD, CALIFORNIA

Associated Transportation Engineers (ATE) has prepared the following responses to the City staff comments on the parking study for Center for Employment Training Center (CET).

- ATE staff field verified that there are 68 on-site parking spaces at 761 South "C" Street.
- Comment noted.
- ATE doesn't have a parking ratio that can be used for the proposed land use that can relate to the City's parking requirements. The Zoning Ordinance parking requirement does not account for the number of faculty, staff, students, the hourly variation in parking demand throughout the day or the commuter mode split. The ATE parking demand analysis however does account for the number of faculty, staff, students, the hourly variation in parking demand throughout the day or the commuter mode split. Also, there are no published empirical parking demand rates (Institute of Transportation Engineers or Urban Land Institute) available for trade schools similar to CET. ITE published parking demand rates for Junior/Community Colleges. These schools have an average school population of 10,000. CET school population is 59.
- See prior response regarding the parking ratio.
- See prior response regarding the parking ratio.
- Regional commuter mode split data provided by Ventura County Transportation Commission (VCTC) supports the mode split data collected by CET.

  
By: Darryl F. Nelson  
Senior Transportation Planner



## **Center for Employment Training**

Central Administration  
701 Vine Street San Jose, CA 95110 Phone (408) 534-5262 Fax (408) 534-5309

February 9, 2023

J. Carlos Torres, Associate Planner  
Community Development Department  
214 S. C Street, Oxnard, CA 93030

RE: 1741 Fiske PI, Oxnard, Ca (Maximum number of students Day and Evening)

Dear Mr. Torres

For our property on 1741 Fiske PI, Oxnard CA based off our parking study please accept this letter to confirm the maximum number of students is 51 during day time and up to a maximum of 31 students in evening.

Sincerely,

Marite Marlow  
CFO

RESOLUTION NO. 22-200-10

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 22-200-10 (DEVELOPMENT DESIGN REVIEW PERMIT) TO ALLOW THE OPERATION A TRADE SCHOOL, CENTER FOR EMPLOYMENT TRAINING, WITHIN AN EXISTING 18,635 SQUARE-FOOT SINGLE-TENANT INDUSTRIAL BUILDING. THE REQUEST INCLUDES INTERIOR AND EXTERIOR MINOR IMPROVEMENTS ON A 1.2-ACRE PARCEL LOCATED AT 1741 FISKE PLACE (APN:220-0-271-055) IN THE LIMITED MANUFACTURING PLANNED DEVELOPMENT ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SCOTT BOYDSTUN, DESIGNATED AGENT, ON BEHALF OF THE BUSINESS AND PROPERTY OWNER, CENTER FOR EMPLOYMENT TRAINING.

WHEREAS, on September 19, 2022, Scott Boydston, designated agent, on behalf of Center for Employment Training, property owner (the “**Applicant**” and/or “**Permittee**”) submitted Planning and Zoning Permit No. 22-200-10 (Development Design Review), pursuant to Oxnard City Code Section 16-525, to allow the operation of a trade school facility, Center for Employment Training (CET). The trade school facility is proposed to be within an existing 18,635 square-foot single-tenant industrial building on a 1.2-acre parcel within the Limited Manufacturing Planned Development (M-L-PD) Zone. The hours of operation for the proposed trade school use will be Monday thru Friday 8 a.m. to 9:30 p.m. The project will have up to five administrative employees, three instructors and 51 students. The training programs that will be available at this CET facility will be Administrative Medical Assistant, Green Building Construction Skills, and Medical Assistant. The Project will include minor interior and exterior improvements to accommodate the proposed use and an administrative parking relief for reduction in parking from 124 to 40 parking spaces for the trade school use in accordance with Oxnard City Code Section 16-651; and

WHEREAS, on **June 22, 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. 22-200-10 (Development Design Review Permit), filed by Center for Employment Center in accordance with Oxnard City Code Section 16-525; and

WHEREAS, the Director finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth

in the Planning Commission Staff Report; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 Categorical Exemption (Section 15301). Further, the Project does not trigger any of the Exemptions to the Exemptions (15300.2) to defeat the Exemption.

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

The Project site is located within the 2030 General Plan land use designation of Industrial Limited (ILM) and within the Limited Manufacturing Planned Development zone. The Project is surrounded by industrial development to the North, West, and South and a mobile home park to the East across Rose Avenue. 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 is to utilize an existing 18,635 square-foot vacant industrial building for the operation of a trade school facility. The proposed use is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of other industrial development in the project area as no physical changes to the building are proposed. The Project includes minor interior and exterior improvements necessary to accommodate the trade school facility within the building. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and Oxnard City Code consistency, and with CEQA for any potential environmental impacts. Therefore, the project will have no significant cumulative impacts.

- 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 request for a trade school facility 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 industrial character of the surrounding development as no exterior changes to the building are proposed and only minor interior building and exterior landscape improvements are anticipated to accommodate the expansion of the trade school, and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

The Project consists of the utilization of an existing 18,635 square-foot vacant industrial building to allow the operation of a trade school facility. The application includes interior and exterior tenant improvements such as the landscaping reduction of approximately 723 square feet, a new trash enclosure as required by the City, and interior removal and addition of walls to support the use. The trash enclosure will provide a side setback of approximately 30 feet with design, colors and materials to match the existing building for consistency. Rose Avenue is considered a scenic corridor but is not designated as a state designated scenic highway.

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

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

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

The project site is developed with an existing 18,635 square-foot industrial building and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource; and

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

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

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

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

As described in the Staff Report, the proposed trade school facility is consistent with the 2030 General Plan Land Use Designation Industrial Limited and Limited Manufacturing Planned Development (M-L-PD) zoning district and related standards subject to the approval of a Development Design Review. Therefore, the proposed charter high school is in conformance with the 2030 General Plan and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

**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.**

The proposed Project consists of utilizing an existing 18,635 square-foot vacant industrial building for a trade school facility use that includes minor interior and exterior tenant improvements. The exterior improvement will include the construction of a new trash enclosure as required by the City and the removal of existing landscaping to include a van accessible parking space. Any minor interior and exterior tenant improvements will be subject to standard construction requirements of the California Building and Fire Codes. Therefore, the proposed use and the proposed improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this Project meets this finding.

3. **The site 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 described in the Staff Report, the application is for the utilization of an existing 18,635 square-foot vacant industrial building to operate a new trade school facility that mainly consists of minor interior and exterior improvements that are adequate for the proposed use. The proposed exterior improvements consist of the removal of 723 square feet of landscaping, and the addition of new trash enclosure as required by the City. The removal of the landscaping would allow the modification of existing ADA parking spaces to include a new van accessible parking space. The trash enclosure will provide a side yard setback of approximately 30 feet with design, colors and materials to match the existing industrial building. In addition, the applicant is requesting administrative parking relief to reduce the parking requirements from 124 to 40 parking spaces in accordance with Oxnard City Code Section 16-651 and the CET Parking Study dated February 2, 2023. A special condition of approval has been included to the Development Design Review, PZ 22-200-10, for the project being subject to the approval of Planning Commission to authorize the administrative parking relief for the reduction in parking in accordance with OCC Section 16-651.

The existing size and shape of the industrial building currently provides appropriate setbacks, and landscaping and meets the city standards except as may be specifically excepted by the special finding and conditions of this resolution.

- 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 site is currently served by existing infrastructures and surrounding roadways which includes South Rose Avenue to the East and Fiske Place to the South, and a shared access driveway to the North. Therefore, the site for the proposed trade school facility will be served by highways adequate in width and improved as necessary to carry project-generated traffic. As such, this Project meets this finding.

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

The project site is currently served by adequate sewage, water, fire protection and storm drainage facilities. The proposed trade school facility will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed trade school facility will be provided with adequate sewage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (trade school use) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Class 1) of the State CEQA Guidelines pertaining to projects involving “negligible or not expansion of use beyond that existing at time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. 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 15062 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. 22-200-10 (Development Design Review Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Community Development Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

## CONDITIONS OF APPROVAL

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

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

## GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated **June 22, 2023**, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless the Applicant obtains a zone clearance and business license for the proposed use. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the Applicant to provide security or an

- executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the project or using any structure authorized by this permit, Applicant accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
  6. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
  7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
  8. Applicant shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
  9. Applicant 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)
  10. Before placing or constructing any signs on the project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the project property. (PL/B, G-10)
  11. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
  12. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
  13. Applicant 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 Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, 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, Applicant 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).

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

16. Plans submitted by Applicant 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)
17. 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)
18. Before the City issues building permits, Applicant shall include a reproduction of all conditions of this permit as adopted by resolution of the Development Design Review in all sets of construction documents and specifications for the project. (PL, PL-3)
19. Applicant may not modify the use approved by this permit unless the Planning Division Manager determines that Applicant has provided the parking required by the City Code for the modified use. (PL, PL-7)
20. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, G-10).
21. During the plan check review process, the Applicant shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the property. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the site without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
22. Applicant shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)

23. Applicant agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
24. Prior to issuance of building permits, Applicant 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*).

#### COMMERCIAL/INDUSTRIAL

25. Applicant shall recess or screen any existing or proposed 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. Applicant 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*)
26. Prior to issuance of a certificate of occupancy, Applicant shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

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

27. Applicant shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
28. Any changes to the interior classroom square footages, interior/exterior expansions, and or an increase on the number of students and staff members (51 students, 5 staff, and 3 instructors) as listed on the submitted parking study dated February 2, 2023, shall be subject to a minor modification or a major modification as determined by the Community Development Department.
29. The Development Design Review, PZ 22-200-10, is granted subject to the approval of the administrative parking relief for the reduction in the required parking by the Planning Commission in accordance with Oxnard City Code Section 16-651(B).

30. If new roof-mounted mechanical equipment is being proposed as part of the proposed use, all new roof-top mechanical equipment shall be screened from the view of abutting roadways, ground level residential areas, and public sidewalks. Screening elements shall be integrated with main structural or architectural features.
31. The property's parking lot shall be properly maintained with a proper surface and shall be restriped in accordance with Oxnard City Code Article X Off-Street Parking. The necessary parking lot improvement shall be identified on any building improvement plans and work completed prior to the use certificate of occupancy or zone clearance.
32. All trash or debris within the property shall be removed prior to the use certificate of occupancy or zone clearance.

#### **LANDSCAPE STANDARD CONDITIONS**

33. Applicant shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of the Applicant to do so may result in the revocation of this permit and initiation of legal proceedings against the Applicant to ensure compliance (PK, PK-4).
34. Applicant shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
35. All removed landscaping within the property shall be reinstated to its original approved conditions under the approved Special Use Permit (U-1096) or any previously approved modifications to the property. The landscape improvements shall be included in the improvements plans and work completed prior to the issuance of certificate of occupancy or zone clearance.

#### **POLICE DEPARTMENT CONDITIONS**

##### Security Camera Systems

36. A Security Camera System is highly recommended for this project due to the nature of the business, the physical assets on site, and the potential for liability claims from the use/misuse of potentially dangerous equipment. If the applicant plans to install a Security Camera System it should meet the Police Department's Security Plan Guidelines. These guidelines can be obtained upon request via [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org).
37. Security camera system should be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles

that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:

- a. The camera system should be cloud based to facilitate off-site and mobile monitoring.
- b. Access to the cloud based camera system may be made accessible to the Oxnard Police Department for specific areas of the property and adjacent areas that are either public, or, semi-public that include: adjacent public street, alleys, sidewalks, and within the private property the parking facility and paseo. Contact [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org) to participate in this program.
- c. If the Police Department is provided access to the cloud based camera system, privacy of staff and students shall be taken into consideration.
- d. Cameras and supporting equipment should supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
- e. Cameras should be made by a reputable manufacturer and maintained to current industry standards.
- f. Cameras should have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
- g. The video system should utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- h. The video system should allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
- i. Recorded images should bear a date and time stamp that cannot be altered.
- j. All entry doorways to the premises should be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
- k. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.

- l. A camera should be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
- m. Site management should 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.
- n. Security cameras should be installed to monitor activity around each side of the building's exterior.

#### Security Plan

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

- a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
- b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
- c. The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi-public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible party or resident. This would include access to the lobby, parking garage, laundry room, mailroom, emergency exits, etc. When a camera is positioned for face capture it shall be noted on the camera chart.
- d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
- e. The permittee/property manager/owner should maintain all security features in good working condition and consistent with industry standards.

39. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.
40. A Security Plan shall be submitted to and approved by the Police Department prior to the issuance of building permits. The submission shall be made in a PDF format and sent to [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org). The email "subject line" shall have the 7-digit Planning "PZ" number and the site's address to identify the project. The plan shall include the location of the security features at the site consistent with the Security Plan Requirements document provided during the development review process. The Security Plan shall not be submitted with other development documents or plan sheets. This is done to maintain a level of confidentiality of the security features of the site between the developer/end user of the development and the Oxnard Police Department.

#### Alarms

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

#### Site Management

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

#### Signage

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

### **ENVIRONMENTAL RESOURCES DIVISION**

44. A Construction and Demolition Waste Management Plan (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit establishing a goal that at least 65% of the waste generated on the project will be diverted from the landfill.
45. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be

submitted that demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

46. An Occupancy Plan must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Plan must clearly state how all three waste streams will comply with all applicable state laws, including AB 939, AB 341, AB 1826, and SB 1383, and any subsequent legislation adopted in the future, will be managed on site in perpetuity.
47. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.
48. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.
49. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
50. 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.

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 22nd Day of June, 2023.

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Date

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Maureen Tamuri  
Interim Community Development Director

**COMMUNITY DEVELOPMENT DIRECTOR  
STAFF REPORT**

**TO:** Maureen Tamuri, Interim Community Development Director

**FROM:** Susan Hernandez, Contract Planner

**DATE:** June 22, 2023

**SUBJECT:** **Project Name: 1105 Capri Way Single-Family Dwelling;** Planning and Zoning Permit No. 22-400-05 (Coastal Development Permit) to authorize the construction of a single family residence 5,610 square-feet, located at 1105 Capri Way (APN: 191-0-081-365)

**1) Recommendation:** That the Planning Commission (“**Commission**”):

- a) Find the Project to be Categorical Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
- b) Adopt Resolution PZ 22-400-05 approving Planning and Zoning Permit No. 22-400-05 (Coastal Development Permit), subject to certain findings and conditions.

**2) Project Description and Applicant:** A request to construct a two-story 5,610 square-foot single-family residential building consisting of 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage space, and 5 deck areas totaling 1,332 sq. ft. of deck space on a 4,848 square-foot vacant lot.

The Project is located at 1105 Capri Way within the Residential Existing (REX) land use designation and Beachfront Residential (R-BF) zoning district within the Coastal Zone (Attachment A) For the purposes of this Staff Report, the foregoing project description shall be referred to as the “**Project.**” Filed by Walt Philipp, on behalf of Integral Design, Inc. & Construction, LLC, 950 County Square Drive, Suite 116, Ventura, California.

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

**3) Authority:** Pursuant to Oxnard City Code Section 17-25(C)(1) Coastal Development Permits within the R-BF zone are subject to the approval of the Community Development Director.

**4) Existing & Surrounding Land Uses:** The subject property is an undeveloped 4,848 square-foot lot. The subject property has a Local Coastal Plan Land Use Designation of “Residential Existing” (REX) and a zoning designation of Beachfront Residential (R-BF). The following table describes the Land Use and Zoning Designations of the Project site and existing land uses immediately adjacent to the site, which are also illustrated on the attached maps.

The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated on Attachment A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Existing (REX)	Beachfront Residential (R-BF)	Vacant
North	Residential Existing (REX)	Beachfront Residential (R-BF)	Residential Duplexes
South	Residential Existing (REX)	Beachfront Residential (R-BF)	Residential Duplexes
East	Residential Existing (REX)	Single-Family Beach (R-B1)	Residential
West	Recreational Area (REC)	Coastal Recreation (RC)	Public Beach

**5) Background Information:**

- a) On April 5, 1988, the City Council approved the Oxnard Shores Settlement Agreement to settle a dispute regarding public beach access within the Coastal Zone.
- b) On April 12, 1988, the City Council approved Tentative Subdivision Map for Tract No. 4380 and an associated Development Agreement.
- c) On October 17, 1989, Oxnard City Council approved Tract Map No. 4380, which created the subject lot.
- d) On October 31, 1989, the Oxnard Shores Settlement Agreement was recorded as Document No. 89-174512 of Official Records of Ventura County.

The above actions established the seaward property lines for the parcels that were part of the Settlement Agreement, dedicated the land between these property lines and the mean high tide to the public for recreational uses, and created vertical access paths to the beach. The beach access paths are spaced in such a manner that build-out of Tract No. 4380 would not preclude convenient public access to the beach. Additionally, Tract No. 4380 includes parcels to be used for beach access (Parcels P, Q, and R). The Settlement Agreement also established that owners of the lots within Tract 4380 shall have the right to develop lots into single dwelling units in accordance with the development standards outlined in the R-BF zone district.

**6) Environmental Determination:** In accordance with Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “construction of small structures such as one single-family residence” may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 3 Categorical Exemption because it consists of one single-family residence. The Applicant has also submitted evidence from a biologist that demonstrates it is unlikely that any special status species would occur on the site due to the prior grading, the size of the property, the property’s decades-long isolation from the dune system, and

surrounding development and human activity. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

**7) Analysis:**

**a) General Discussion:** In accordance with Section 17-25(C)(1) of the Coastal Zoning Ordinance and the Oxnard Shores Settlement Agreement, construction of the Project is subject to approval of a Coastal Development Permit by the Community Development Director.

**b) General Plan and Local Coastal Program (LCP) Consistency:** The proposed project’s consistency with the Local Coastal Plan is discussed in the following table:

POLICY	DISCUSSION
<p><b>Local Coastal Policy No. 3</b> (p. III-5): <i>All urban development shall be restricted to the area within the urban-rural boundary, as defined by Map 1 and the Land Use Map.</i></p>	<p>The subject property is within an urban area as noted on Map 6 in the Coastal Land Use Plan. Furthermore, the Coastal Land Use Map specifically notes that urban residential uses are concentrated in the Oxnard Shores area (p. II-3). Therefore the Project is consistent with this policy.</p>
<p><b>Local Coastal Policy No. 6</b> (p. III-10): <i>...only uses permitted in areas designated on the land use map with the Resource Protection Zone.</i></p>	<p>The subject property is not in an area that is designated as environmentally sensitive, there is not sensitive habitat or native vegetation on-site, and there are no wetlands in the vicinity of the proposed development. Therefore the Project is consistent with this policy.</p>
<p><b>Local Coastal Policy No. 39</b> (p. III-24): <i>All applications for grading and building permits and subdivisions shall be reviewed for threats from hazards such as seismic activity, liquefaction, tsunami run-up, seiche, beach erosion, flood, storm wave run-up, and expansive soils. Geologic reports may be required in known hazard areas. Appropriate mitigation measures shall be applied to minimize threats from any hazards.</i></p>	<p>The beachfront property is subject to threats from seismic activity, liquefaction, tsunami run-up, beach erosion, and storm wave run-up. A <i>Coastal Hazard and Wave Run-up Study</i> (GeoSoils, Inc. January 25, 2022) were prepared for the Project. The structure will be built on piles and elevated above the storm wave run-up threat (see Condition of Approval No. 56). The piles will be driven deep enough to address the liquefaction and beach erosion threats. Additionally, the engineering for the structure will be reviewed in accordance with the California Building Code and all recommendations made in the <i>Coastal Hazard and Wave Run-up Study</i> will be incorporated to address potential threats of natural hazards to the maximum amount possible. Additionally, a raised livable area and breakaway wall panels on the ground floor are incorporated into the engineering to mitigate the threat</p>

	of natural hazards (see Condition of Approval No. 58). Therefore the Project is consistent with this policy.
<b>Local Coastal Policy No. 40</b> (p. III-25): <i>If new development is located within the 100-year flood and storm wave run-up area...it shall be designed and engineered to withstand the effects of the flooding and wave run-up without the use of seaways or other protective structures...Any person developing property within the 100-year flood line shall agree to indemnify and hold the City harmless from any liability or damages resulting from the construction of his development...Any development located on the beach shall be designed to assure lateral access.</i>	The structure will be elevated on the piles at a height sufficient to allow storm waves to run under and around the structure through breakaway panels (see Condition of Approval No. 58). This design prevents the need for protective devices, such as rock or concrete barriers, in the event of a storm with significant wave run-up. Pursuant to the Oxnard Shores Settlement Agreement, the proposed development would not block lateral access along the coastline. The project does not require a protective barrier that would block lateral access.  Given that every beachfront structure is inherently prone to natural hazards, such as catastrophic storm events and tsunamis, the City of Oxnard requires that the Developer agree to indemnify and hold the City harmless from any liability (see Condition of Approval No. 6). Therefore the Project is consistent with this policy.
<b>Local Coastal Policy No. 72</b> (p III-53): <i>Public access to and along the shoreline and the Inland Waterway shall be required as a condition of permit approval for all new developments between the shoreline and the first public roadway inland from the shore, except as provided....Exceptions for vertical access-ways may be made when adequate vertical access exists nearby (500 feet).</i>	The subject property is approximately 100 feet south of a 15-foot wide vertical beach access owned by the State Lands Commission known as Parcel "F" of Tract No. 4380. Similarly, sufficient access exists along the shoreline, as this lot was established pursuant to the terms of the Oxnard Shores Settlement Agreement. Therefore the Project is consistent with this policy.

**c) Conformance with Coastal Zoning Development Standards:** The proposed project has been evaluated for consistency with applicable development standards of the Beachfront Residential (R-BF) zone, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLY?
Off-street parking (OCC 16-622(F))	Two garage spaces for up to five bedrooms.	Three car garage spaces for five bedrooms.	Yes
Minimum and maximum bottom of	The minimum elevation of the bottom of the lowest	The bottom of the lowest structural member is +18.66	Yes

structure (OCC 17-25(D)(1))	structural member shall be +14 feet NGVD, or one foot above the calculated maximum wave run-up or wave crest elevation, whichever produces the highest elevation. The maximum elevation of the bottom shall be +17 NGVD, unless a coastal engineering report substantiates the need for a higher elevation based on wave runup and wave force ratio.	feet NGVD, which is consistent with the recommendations found in the <i>Coastal Hazard and Wave Run-up Study</i> produced for the project site by GeoSoils, Inc. (GeoSoils, Inc. January 25, 2022).	
Maximum building height (OCC 17-25(D)(2))	For lots wider than 33 feet wide, two stories, not to exceed 25 feet from the bottom of the lowest shore parallel horizontal structural member to the highest peak of the roof. In no case shall the top of the roof elevation exceed +47.0 feet NGVD.	Two stories at 22 feet from the bottom of the lowest shore parallel horizontal structural member to the highest peak of the roof. Peak roof height is 41.66 feet NGVD.	Yes
Garage floor elevation (OCC 17-25(D)(3))	Minimum elevation of +13.0 feet NGVD, and shall be high enough to provide a minimum downward slope of 2% for the driveway surface towards the street.	Floor elevation of +13.0 feet NGVD, with a downward slope of 4% for the driveway surface towards the street.	Yes
Minimum lot width (OCC 17-25(D)(4))	30 feet	40 feet existing	Yes
Front yard setback (seaward/west) (OCC 17-25(D)(5)(b)(i))	0 feet - none	6"	Yes
Rear yard setback (OCC 17-25(D)(5)(b)(ii))	15 feet to structure with minimum 20 feet to center of garage door	15 feet to structure and 20 feet to center of garage door	Yes
Side yard setback (OCC 17-25(D)(6))	For lots greater than 33 feet wide: five feet.	Five feet on both the northern and southern sides.	Yes
Special Requirements	No fences, walls, or hedges	Project does not include	Yes

(OCC 17-25(E)(2))	may be permitted as lot enclosures.	fences, walls, or hedges designed as lot enclosures	
Special Requirements (OCC 17-25(E)(3))	Minimum distance between a garage door and the most parallel rear property line shall be 20 feet.	Project includes a garage door located 20 feet from the rear property line.	Yes
Special Requirements (OCC 17-25(E)(5))	All dwellings shall be constructed on pilings.	Proposed dwelling will be constructed on pilings (see Condition of Approval No. 56).	Yes

- d) Site Design, Circulation and Parking:** The proposed development on the 4,848 square-foot lot has been designed to maximize available space; the proposed residence will be located with a six inch setback along the western (front) property line, 15 feet from the eastern (rear) property line, and five feet from each side property line.

The project site will be accessed from a new driveway off Capri Way. The driveway will be constructed of concrete to match the walkway leading to the front entrance. The proposed project will be subject to conditions of approval which require conformance with the approved plans and applicable permits for any future modifications (Condition Nos. 2 and 11).

In accordance with Section 17-49(B) of the Local Coastal Zoning Ordinance, parking will be provided in the proposed 591 square-foot three-car garage

- e) Building Design:** The proposed five bedroom single-family dwelling features a mid-century modern architectural style with an exterior primarily composed of a white color stucco. The building is designed with a porch and a deck with glass guardrails off the Southern side and two decks off the western (Ocean) side. The second floor and garage door exteriors have V-Groove wood siding. The building features a flat roof with a parapet. The proposed materials, colors, and architectural embellishments are complementary to existing development in the vicinity of the project site. A walkway is provided along the south elevation from Capri Way to the front door.

- f) Landscaping and Open Space:** Landscaping is proposed within planter boxes at the rear of the property adjacent to the sidewalk on both sides of the driveway. Two *Washingtonia robusta* (Mexican Fan Palm) and groundcover will be planted in the northern landscape area, and a different groundcover will be planted in the southern landscape area. The proposed project will be subject to conditions of approval (Condition Nos. 2 and 23) to require *Washingtonia robusta* be planted. *Washingtonia robusta* is a consistent street tree along Mandalay Beach Road and Capri Way. The project will also be subject to a condition of approval (Condition No. 18) to require the applicant to submit a landscape plan for review and approval with the building permit.

**g) Beach Access:** The subject lot is 40 feet north of a 15-foot wide beach access pathway (Tract 4380) which connects the beach to Capri Way. Since the structure will be constructed on piles and raised above the potential storm wave run-up, there will be no need for protective devices such as rock or concrete barriers which would preclude lateral access along the shore. Similarly, approximately 125 feet of vertical access is provided between the residence and ocean, as this lot was established pursuant to the terms of the Oxnard Shores Settlement Agreement.

**8) Community Workshop and Public Input:** On February 13, 2023, a Community Workshop was held for the project. For the meeting the applicant mailed notices to property owners within the Oxnard Shores Neighborhood and posted a notice of the meeting on the project site with a brief description and contact information for the case planner and the applicant. During the February 13, 2023 Community Workshop, two interested members of the public were in attendance to ask questions about the proposed project. These questions pertained to the design of the proposed residence. During the Community Workshop, no one expressed opposition to the proposed project.

**9) Appeal Procedure:** In accordance with Section 17-58(I) of the City Code, the Community Development Director's decision may be appealed to the Planning Commission within ten working days following notice of the decision of the Director to the applicant and interested parties. 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 and a Notice of Final Action shall be filed on the 11th working day with the California Coastal Commission (CCC).

Attachments:

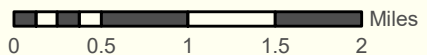
- A. Maps (Vicinity, Aerial, Local Coastal Plan, Zoning)
- B. Reduced Project Plans
- C. CEQA Notice of Exemption
- D. Resolution of Approval PZ No. 22-400-05 (1105 Capri Way Single Family Home)



# Vicinity Map



## Vicinity Map



# 2030 General Plan Land Use Map



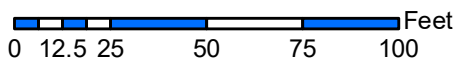
# Zoning/Specific Plan Map



Oxnard Planning

June 12, 2023

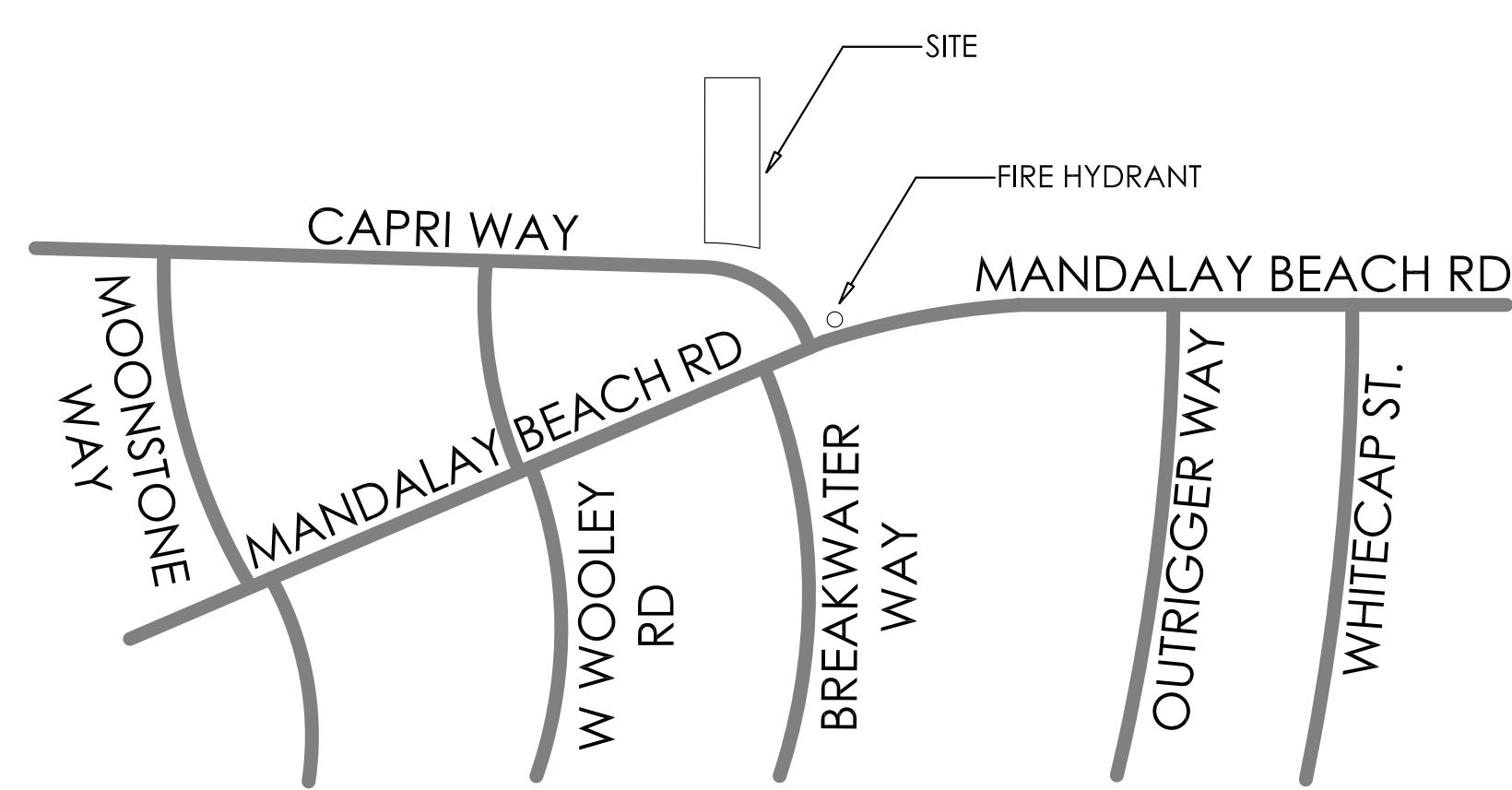
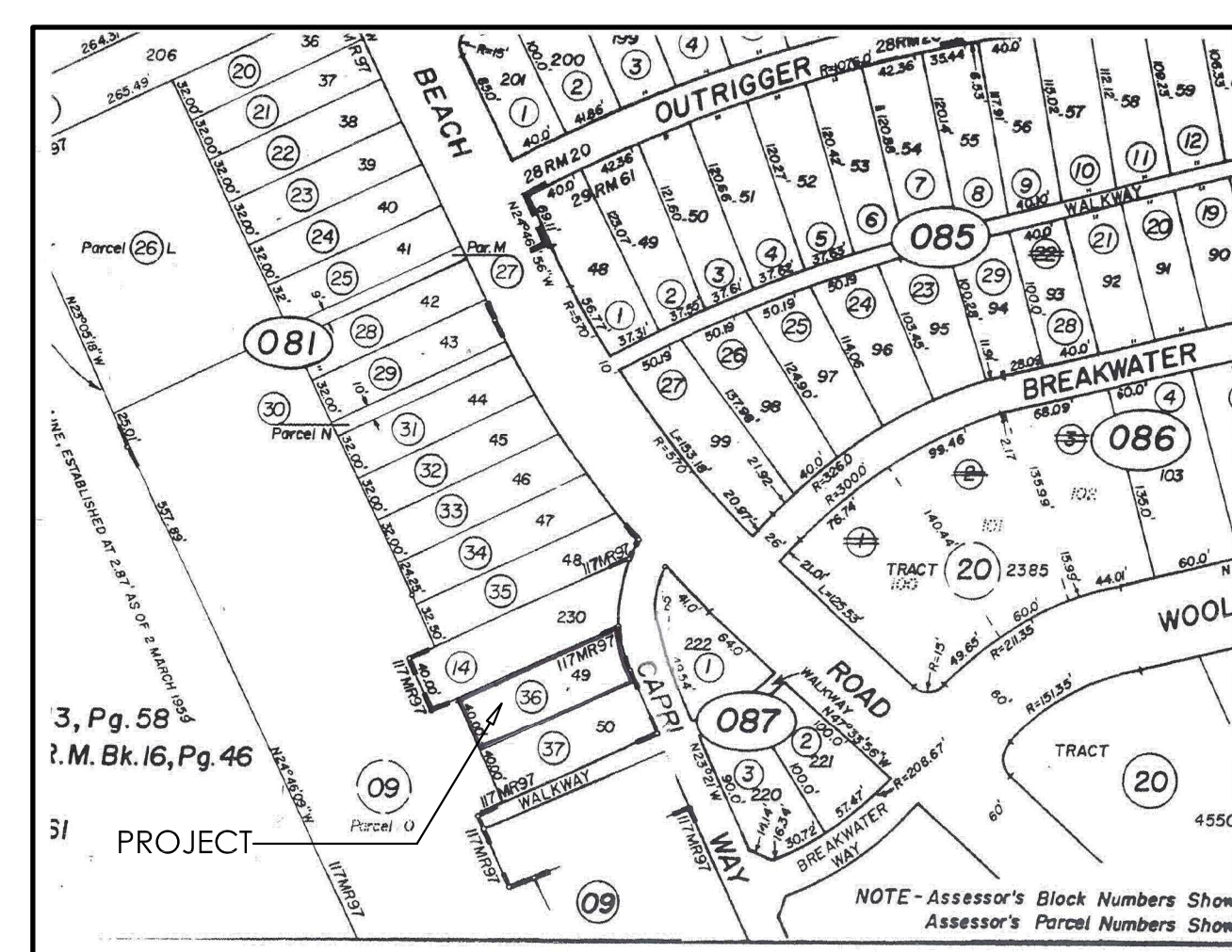
PZ 22-400-05  
Location: 1105 Capri Way  
APN: 1910081365



## Zoning/Specific Plan Map

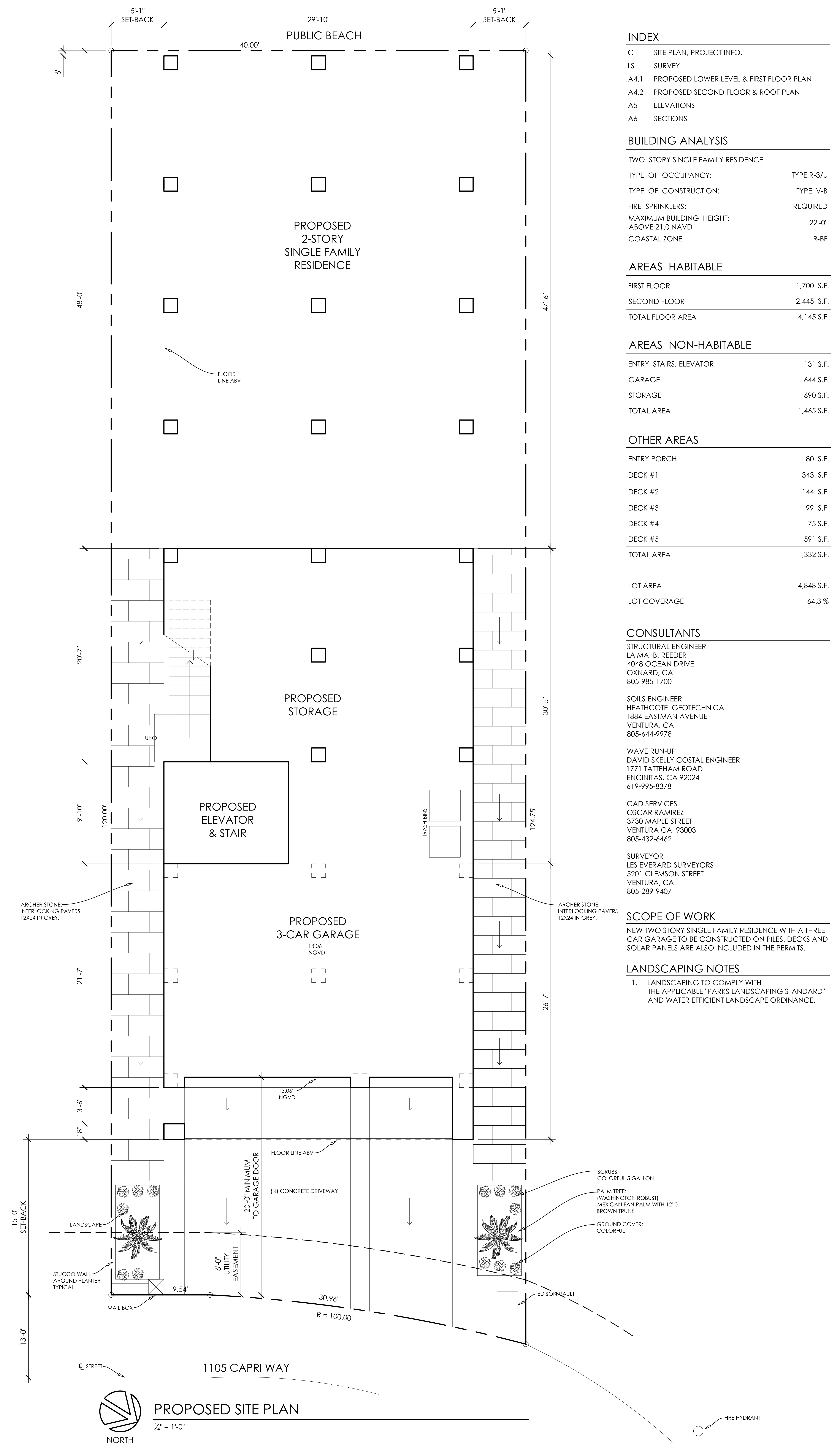


1:600



PARCEL MAP  
N.T.S.

VICINITY MAP  
N.T.S.



**INDEX**

C	SITE PLAN, PROJECT INFO.
LS	SURVEY
A4.1	PROPOSED LOWER LEVEL & FIRST FLOOR PLAN
A4.2	PROPOSED SECOND FLOOR & ROOF PLAN
A5	ELEVATIONS
A6	SECTIONS

**BUILDING ANALYSIS**

TWO STORY SINGLE FAMILY RESIDENCE	
TYPE OF OCCUPANCY:	TYPE R-3/U
TYPE OF CONSTRUCTION:	TYPE V-B
FIRE SPRINKLERS:	REQUIRED
MAXIMUM BUILDING HEIGHT: ABOVE 21.0 NAVD	22'-0"
COASTAL ZONE	R-BF

**AREAS HABITABLE**

FIRST FLOOR	1,700 S.F.
SECOND FLOOR	2,445 S.F.
TOTAL FLOOR AREA	4,145 S.F.

**AREAS NON-HABITABLE**

ENTRY, STAIRS, ELEVATOR	131 S.F.
GARAGE	644 S.F.
STORAGE	690 S.F.
TOTAL AREA	1,465 S.F.

**OTHER AREAS**

ENTRY PORCH	80 S.F.
DECK #1	343 S.F.
DECK #2	144 S.F.
DECK #3	99 S.F.
DECK #4	75 S.F.
DECK #5	591 S.F.
TOTAL AREA	1,332 S.F.

**LOT AREA**

LOT AREA	4,848 S.F.
LOT COVERAGE	64.3 %

- CONSULTANTS**
- STRUCTURAL ENGINEER  
LAIMA B. REEDER  
4048 OCEAN DRIVE  
OXNARD, CA  
805-985-1700
  - SOILS ENGINEER  
HEATHCOTE GEOTECHNICAL  
1884 EASTMAN AVENUE  
VENTURA, CA  
805-644-9978
  - WAVE RUN-UP  
DAVID SKELLY COSTAL ENGINEER  
1771 TATTEHAM ROAD  
ENCINITAS, CA 92024  
619-995-8378
  - CAD SERVICES  
OSCAR RAMIREZ  
3730 MAPLE STREET  
VENTURA CA, 93003  
805-432-4462
  - SURVEYOR  
LES EVERARD SURVEYORS  
5201 CLEAVISON STREET  
VENTURA, CA  
805-289-9407

**SCOPE OF WORK**  
NEW TWO STORY SINGLE FAMILY RESIDENCE WITH A THREE CAR GARAGE TO BE CONSTRUCTED ON PILES. DECKS AND SOLAR PANELS ARE ALSO INCLUDED IN THE PERMITS.

**LANDSCAPING NOTES**  
1. LANDSCAPING TO COMPLY WITH THE APPLICABLE "PARKS LANDSCAPING STANDARD" AND WATER EFFICIENT LANDSCAPE ORDINANCE.

P.C. NO. COASTAL REVIEW

INTEGRAL DESIGN, INC. & CONSTRUCTION  
WALT PHILIPP  
950 COUNTY SQUARE DRIVE, SUITE 116  
VENTURA, CALIFORNIA 93003  
805-644-5595 (OFFICE)

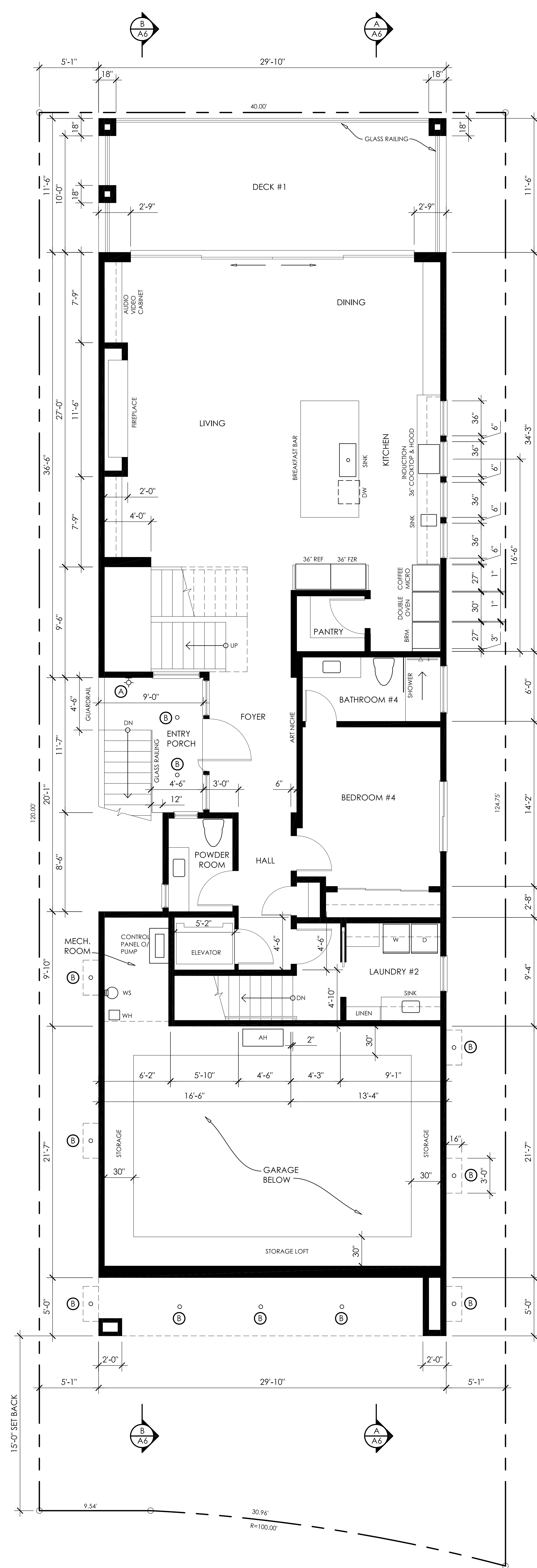
Ara & Eliza Kozanian Trust  
PROPOSED NEW TWO STORY SINGLE FAMILY DWELLING  
ADDRESS: 1105 CAPRI WAY, OXNARD SHORES  
TRACT: 4380  
LOT: 49 A.P. NO. 191-0-081-365

SITE PLAN & PROJECT INFO

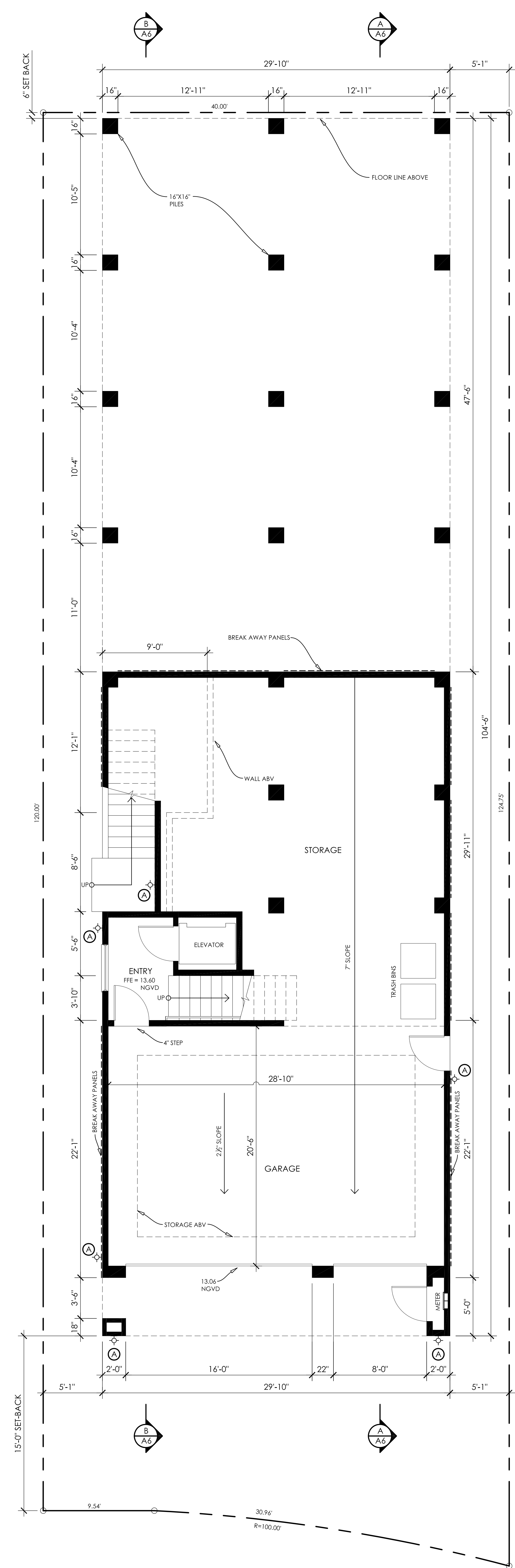
REVISIONS

DATE  
11/05/22

SHEET NO.



1st. FLOOR PLAN  
1/2" = 1'-0"



LOWER LEVEL PLAN  
1/2" = 1'-0"



EXTERIOR LIGHT FIXTURES

- (A) LYFT 18 CLEAR 3000F LED WALL SCONCE IN BRONZE COLOR.
- (B) RECESS LED CAN LIGHT 3000K.

GUTTERS AND DOWN SPOUTS NOTE

ALL ROOF AND DECK WATER WILL BE FLOW THROUGH PVC PIPING INSIDE OF HOUSE WALLS AND DISCHARGE ABOVE SIDE-WALK. NO EXPOSED GUTTERS AND DOWN SPOUTS ARE PROPOSED.

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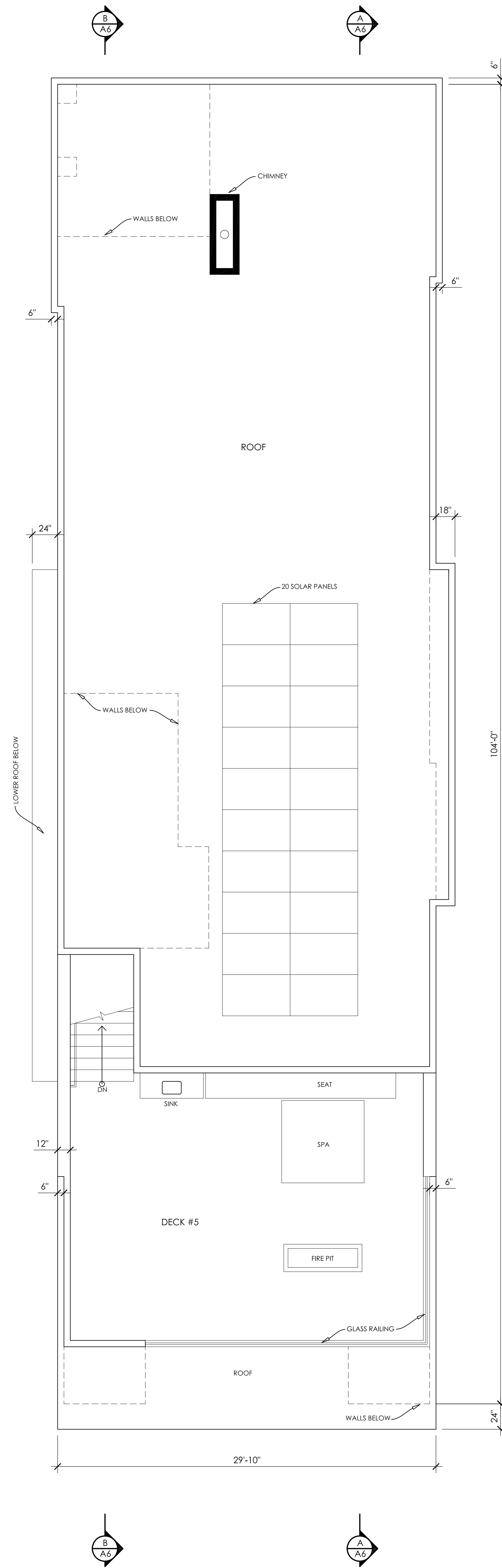
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**WALT PHILIPP**  
 950 COUNTY SQUARE DRIVE, SUITE 116  
 VENTURA, CALIFORNIA 93003  
 805-644-5595 (OFFICE)

**Ara & Eliza Kozanian Trust**  
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 ADDRESS: 1105 CAPRI WAY, OXNARD SHORES  
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 LOT: 49 A.P. NO. 191-0-081-365

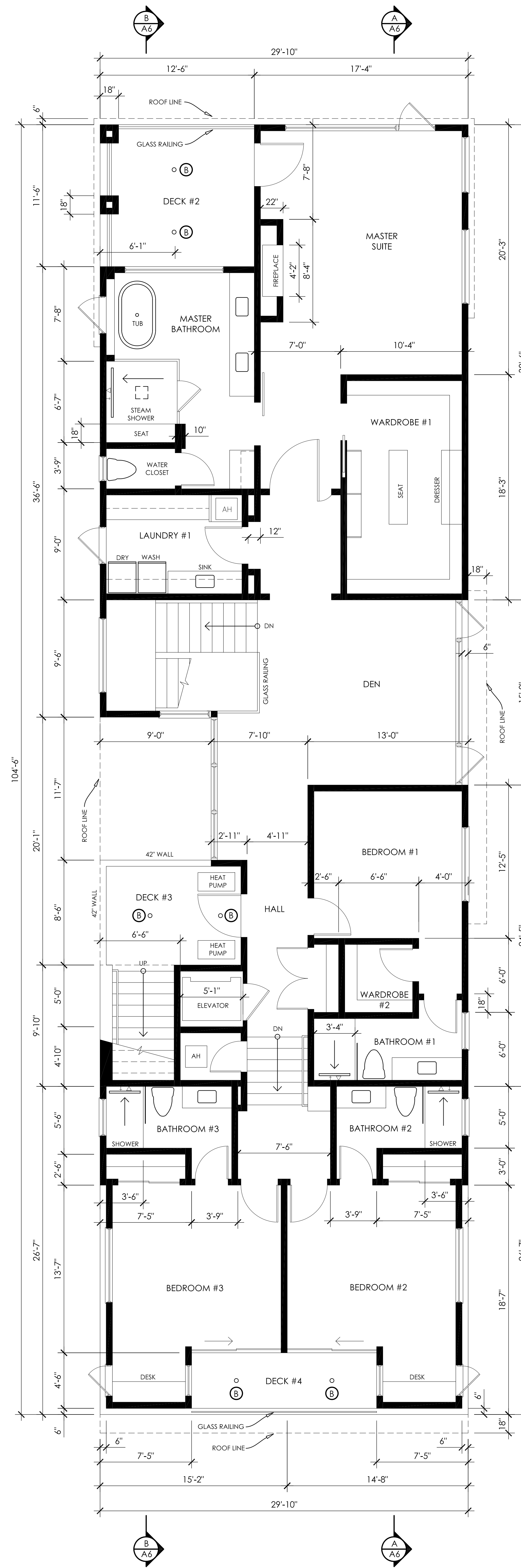
LOWER LEVEL PLAN &  
 1ST. FLOOR PLAN

REVISIONS

NO.	DATE	DESCRIPTION



ROOF PLAN  
1/2" = 1'-0"



2ND. FLOOR PLAN  
1/2" = 1'-0"



EXTERIOR LIGHT FIXTURES

- (A) LYFT 18 CLEAR 3000F LED WALL SCONCE IN BRONZE COLOR.
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805-644-5595 (OFFICE)

Ara & Eliza Kozanian Trust

PROPOSED NEW TWO STORY SINGLE FAMILY DWELLING

ADDRESS: 1105 CAPRI WAY, OXNARD SHORES  
TRACT: 4380  
LOT: 49 A.P. NO. 191-0-081-365

2ND. FLOOR PLAN &  
ROOF PLAN

REVISIONS

DATE

11/05/22

SHEET NO.

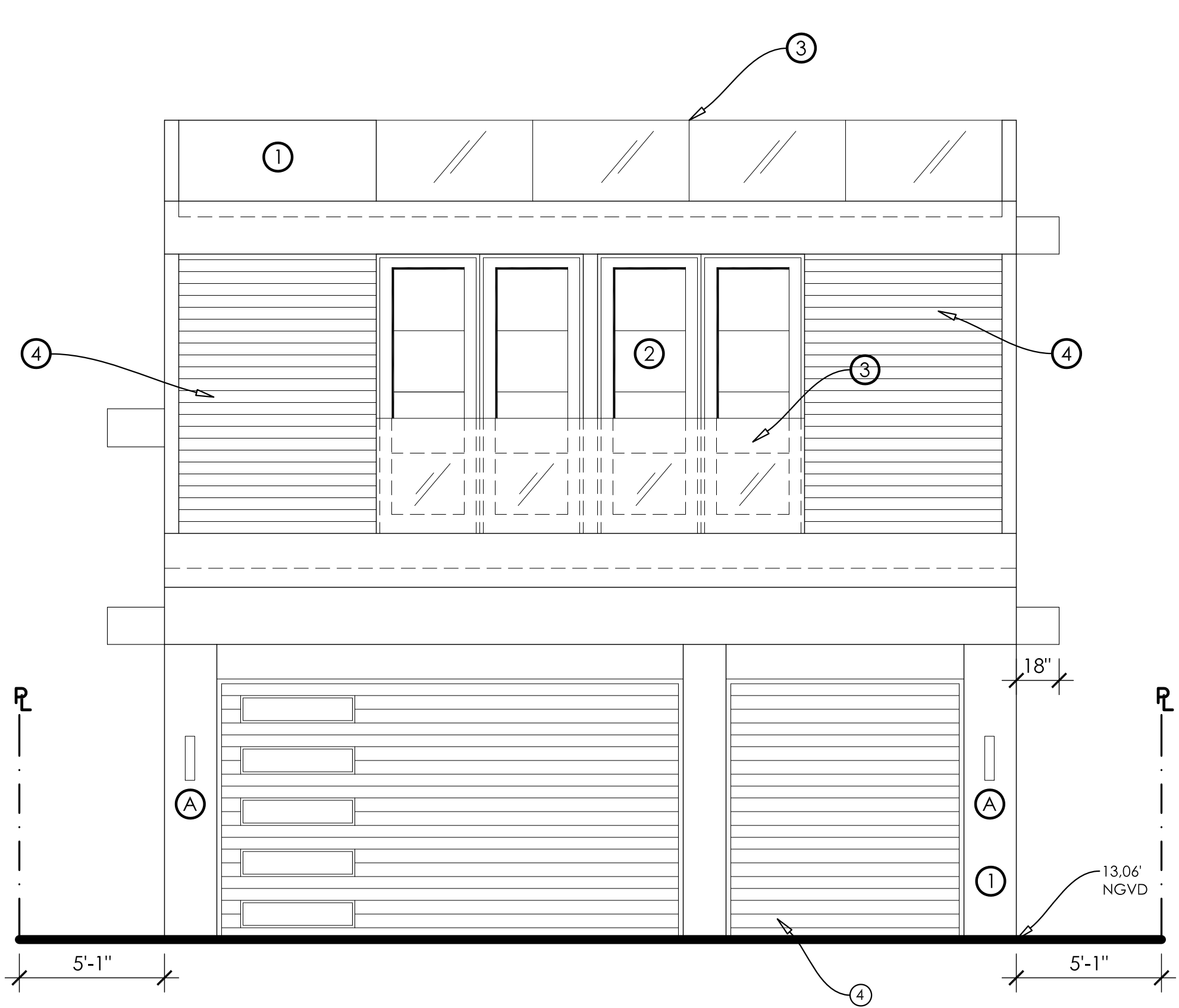
A4.2

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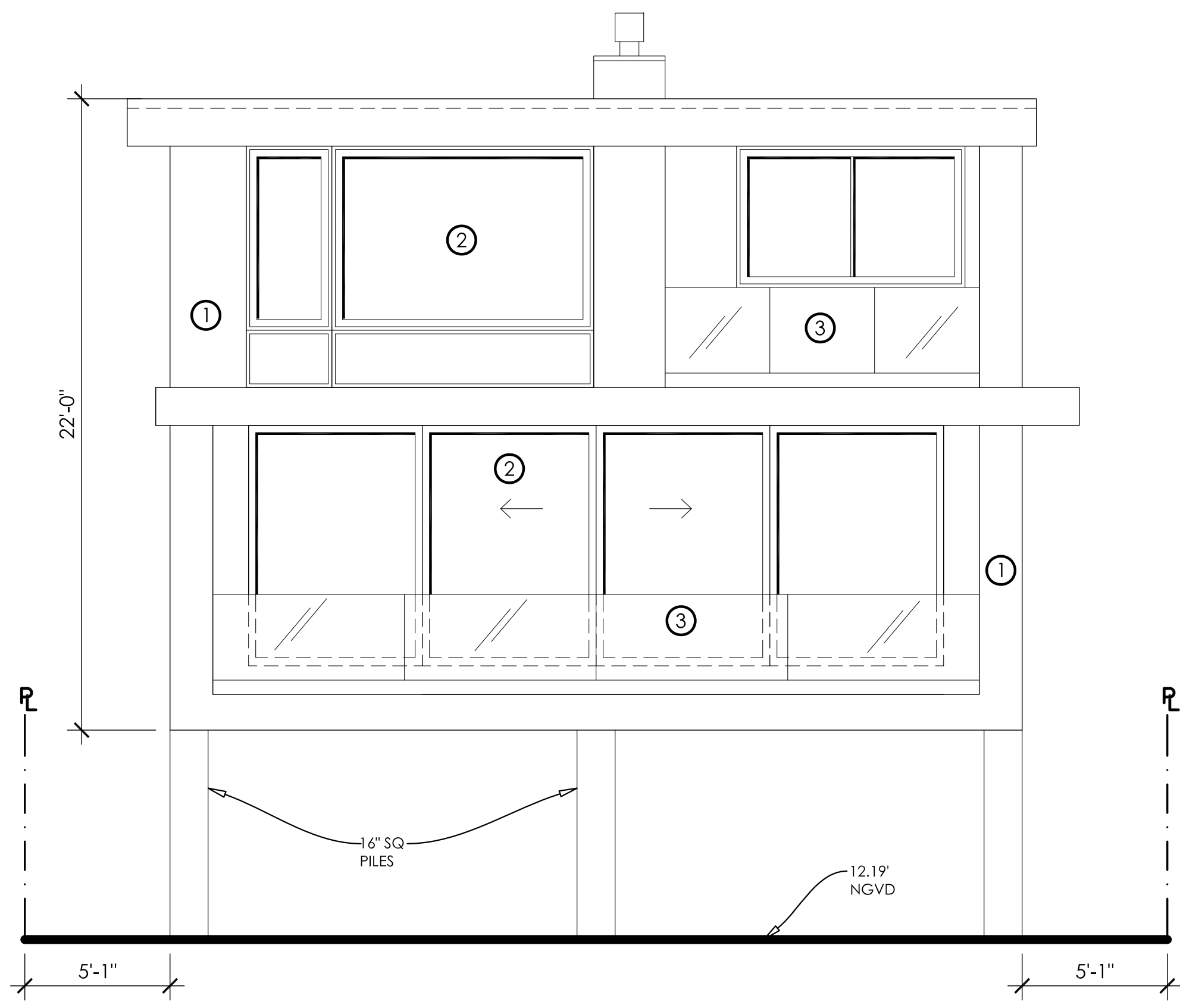
- EXTERIOR COLORS**
- ① OMEGA FLEX STUCCO: MEDIUM SAND FINISH IN 9802 SNOW.
  - ② WESTERN SLIDING DOORS AND WINDOWS: DARK BRONZE FRAMES WITH LOW "E" GLASS.
  - ③ GLASS GUARDRAILS: 1/2" LAMINATED GLASS WITH C.R. LAURENCE COMPANY SHOE WITH WHITE CLADDING.
  - ④ SIDING: IPE 1X6 T&G WITH V-GROOVE.
  - ⑤ SECTIONAL GARAGE DOORS: IPE T&G WITH V-GROOVE.

- EXTERIOR LIGHT FIXTURES**
- Ⓐ LYFT 18 CLEAR 3000F LED WALL SCONCE IN BRONZE COLOR.
  - Ⓑ RECESS LED CAN LIGHT 3000K.

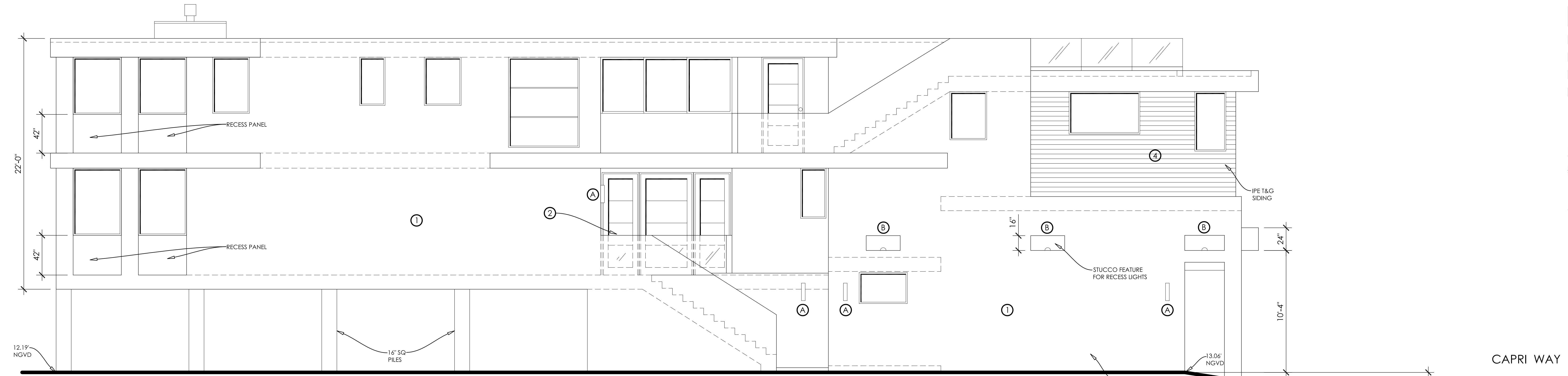
**GUTTERS AND DOWN SPOUTS NOTE**  
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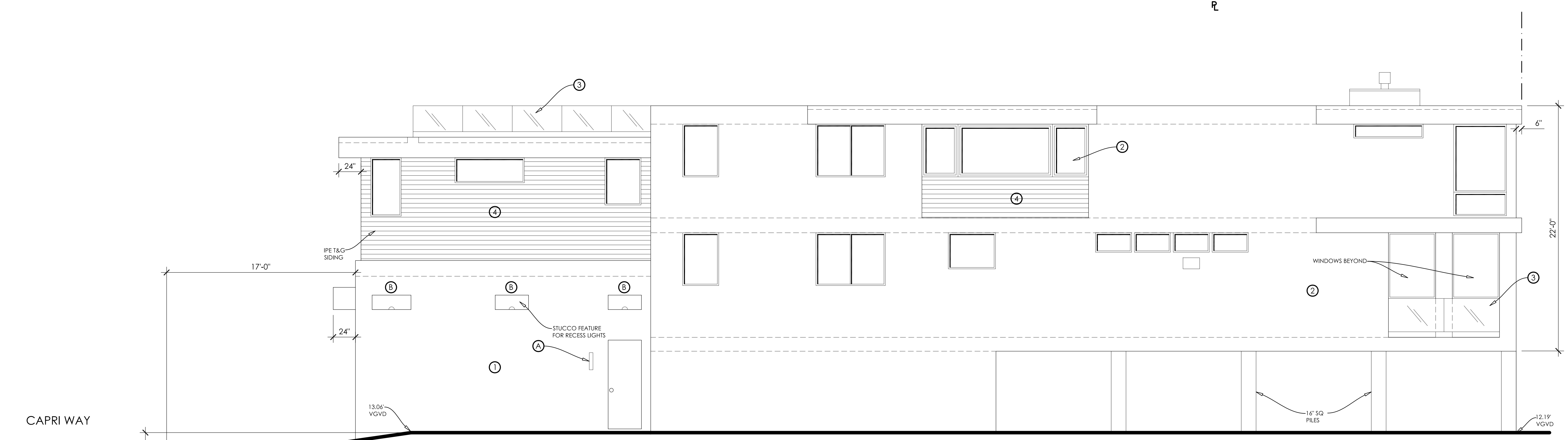
**EAST ELEVATION**  
1/4" = 1'-0"



**WEST ELEVATION**  
1/4" = 1'-0"



**SOUTH ELEVATION**  
1/4" = 1'-0"



**NORTH ELEVATION**  
1/4" = 1'-0"

**LYFT 18 CLEAR WALL SCONCE** TECH LIGHTING

Combining modern geometric design with unique diffuser materials, the Lyft wall sconce features a clear acrylic diffuser that adds sparkle to the illuminated area with highly effective light distribution. Available in two sizes and three finishes.

- Outstanding protection against the elements:**
- Powder coat finishes
  - Stainless Steel mounting hardware
  - Impact-resistant, UV stabilized frosted acrylic lensing

**SPECIFICATIONS**

DELIVERED LUMENS	221
WATTS	8.9
VOLTAGE	Optional: 120V/277V with integral transformer, 2.5kV surge protection (bracket)
DIMMING	0-10, 0-10V
LIGHT DISTRIBUTION	Spot/beam
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Surge Protector
ICCT	2500K, 3000K or 4000K
CRF	80
COLOR RENDERING	3-Step
BIG BROTHER	80-100-01
OVER KEY	Non-competitive
WET LISTED	Y/N
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Compliant with California Title 24, Part 6.6, outdoor use. Registration with CEC. Additional Database not required.
START TEMP	40°C
FIELD SERVICEABLE LED	Y/N
CORRECTION	Aluminum
FINISHES	Brushed Steel, Powder Coat
LED LIFETIME	L70, >40,000 hours
WARRANTY	5 Years
WEIGHT	8.9 lbs.



**ORDERING INFORMATION**

PRODUCT	FINISH	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
LYFT18	BR	18"	CLEAR	BRONZE	120V	STANDARD	LP, LSP
LYFT18	BR	18"	CLEAR	CHARCOAL	120V	STANDARD	LP, LSP

techlighting.com

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950 COUNTY SQUARE DRIVE, SUITE 116  
VENTURA, CALIFORNIA 93003  
805-644-5595 (OFFICE)

**Ara & Eliza Kozanian Trust**  
PROPOSED NEW TWO STORY SINGLE FAMILY DWELLING  
ADDRESS: 1105 CAPRI WAY, OXNARD SHORES  
TRACT: 4380  
LOT: 49 A.P. NO. 191-0-081-365

ELEVATIONS

REVISIONS

DATE  
11/05/22

SHEET NO.  
**A5**

**SURVEYOR'S STATEMENT**

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

**LEGAL DESCRIPTION**

Lot 44, Tract No. 4380, in the City of Oxnard, County of Ventura, State of California, as shown on a Map recorded in Book 11, Page #1 Through 128 of Maps, in the Office of the County Recorder of said County.

**BENCHMARK**

VCPID: 426  
 DESIGNATION: 100-10  
 Datum: NAVD 88  
 Character: VENTURA COUNTY BRASS Disk  
 Date: 1914  
 Elevation: 18.06 Feet

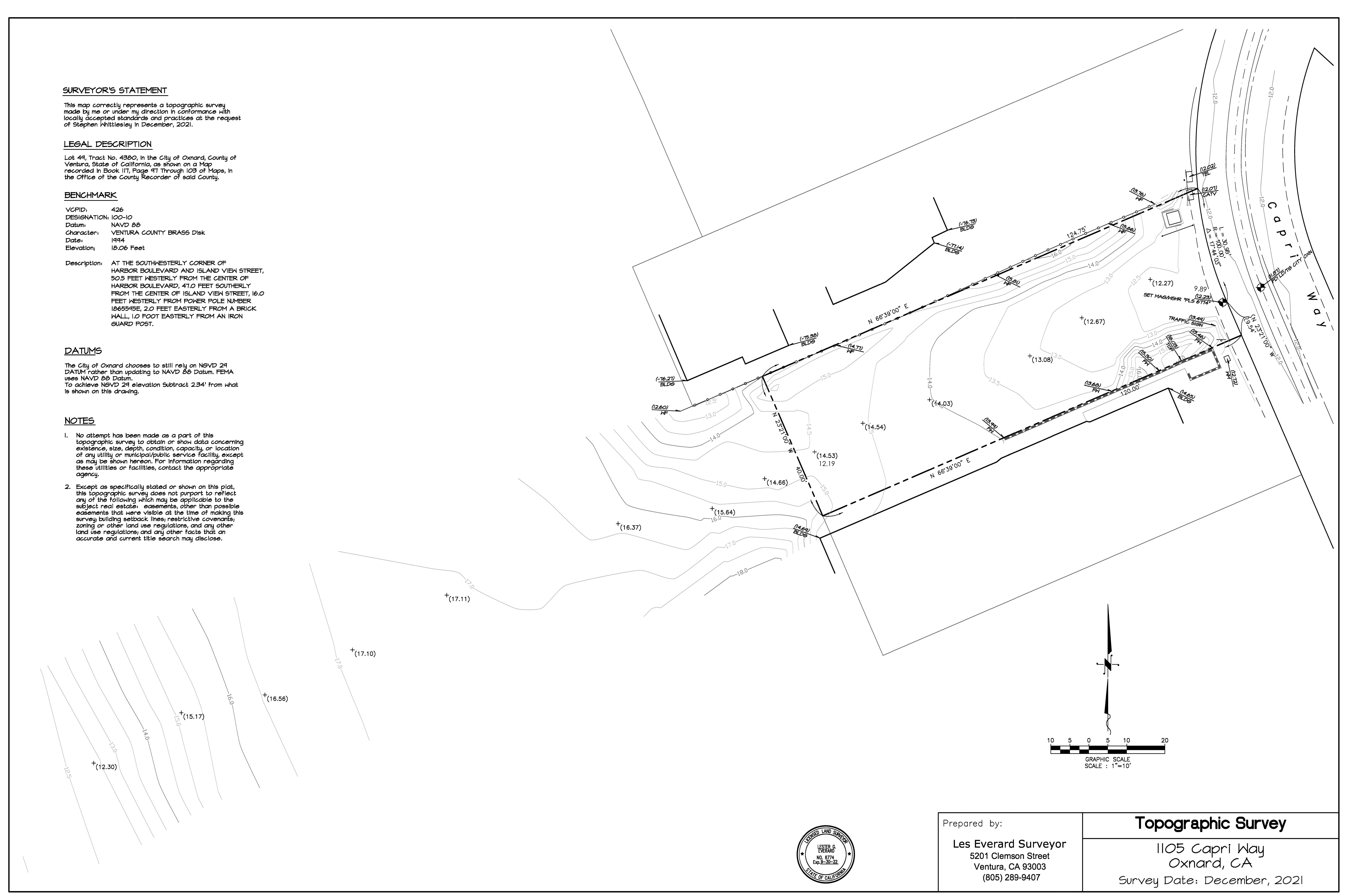
Description: AT THE SOUTH-WESTERLY CORNER OF HARBOR BOULEVARD AND ISLAND VIEW STREET, 50.3 FEET WESTERLY FROM THE CENTER OF HARBOR BOULEVARD, 47.0 FEET SOUTHERLY FROM THE CENTER OF ISLAND VIEW STREET, 16.0 FEET WESTERLY FROM POINER POLE NUMBER 1065585E, 2.0 FEET EASTERLY FROM A BRICK WALL, 1.0 FOOT EASTERLY FROM AN IRON GUARD POST.

**DATUMS**

The City of Oxnard chooses to still rely on NAVD 29 DATUM rather than updating to NAVD 88 Datum. FEMA uses NAVD 88 Datum. To achieve NAVD 29 elevation Subtract 2.54' from what is shown on this drawing.

**NOTES**

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



Prepared by: <b>Les Everard Surveyor</b> 5201 Clemson Street Ventura, CA 93003 (805) 289-9407	<b>Topographic Survey</b> 1105 Capri Way Oxnard, CA Survey Date: December, 2021
---	--

**Integral Design, Inc. & Construction**  
 WALT PHILIPP  
 950 COUNTY SQUARE DRIVE, SUITE 116  
 VENTURA, CALIFORNIA 93003  
 805-644-5595 (OFFICE)

**Ara & Eliza Kozanian Trust**  
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 ADDRESS: 1105 CAPRI WAY, OXNARD SHORES  
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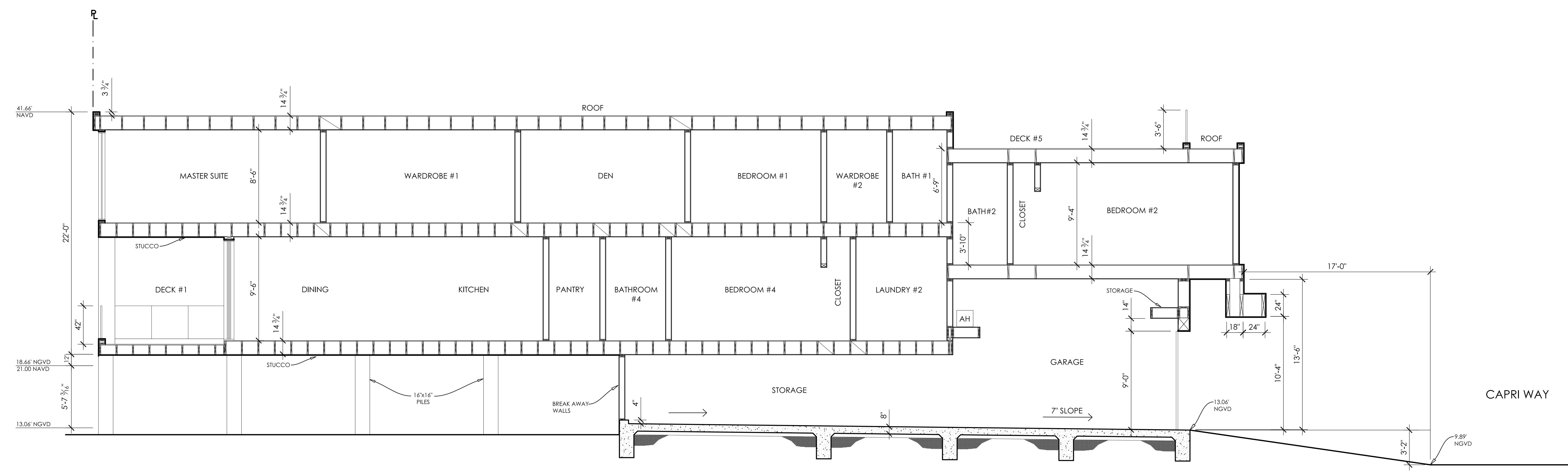
TOPOGRAPHIC SURVEY

REVISIONS

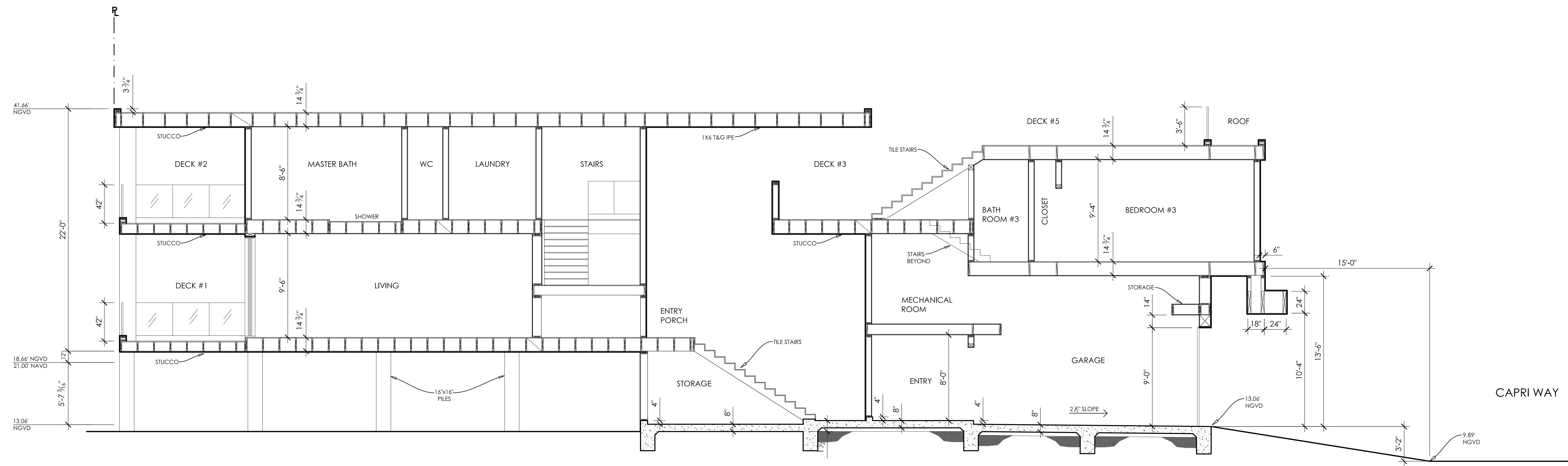
DATE  
11/05/22

SHEET NO.  
LS

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SECTION A  
1/2" = 1'-0"



SECTION B  
1/2" = 1'-0"

**Integral Design, Inc. & Construction**  
WALT PHILIPP  
950 COUNTY SQUARE DRIVE, SUITE 116  
VENTURA, CALIFORNIA 93003  
805-644-5595 (OFFICE)

**Ara & Eliza Kozanian Trust**  
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ADDRESS: 1105 CAPRI WAY, OXNARD SHORES  
TRACT: 4380  
LOT: 49 A.P. NO. 191-0-081-365

**BUILDING SECTIONS**

REVISIONS

DATE  
11/05/22

SHEET NO.  
**A6**

## NOTICE OF EXEMPTION

**Project Description:** *1105 Capri Way Single-Family Home*; PZ No. 22-400-05 (Coastal Development Permit): A request to construct a two-story 5,610 square-foot single-family residence on a 4,848 square-foot vacant site. The proposed development includes 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot of storage space, and 5 deck areas totaling 1,332 sq. ft. of deck space. The project is located at 1105 Capri Way (APN: 191-0-081-365). Filed by Walt Philipp, Integral Design, Inc. & Construction, LLC, 950 County Square Drive, Suite 116, Ventura, California.

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

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

**Supporting Reasons:** In accordance with CEQA Guidelines, §15303 (Class 3, New Construction or Conversion of Small Structures), projects involving “construction of small structures such as one single-family residence” may be found to be exempt from the requirements of CEQA. This Project meets the requirements of a Class 3 Categorical Exemption because it consists of one single-family residence in an urbanized area, which is allowable on this parcel. This project qualifies for this exemption because the proposed use is allowed by zoning, the residential structure will provide one single-family residence, the project complies with all the development standards of the underlying zoning district, and the applicant has also submitted evidence from a biologist that demonstrates it is unlikely that any special status species would occur on the site due to the prior grading, the size of the property, the property’s decades-long isolation from the dune system, and surrounding development and human activity. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

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(Date)

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Joe Pearson II, Planning Manager  
City of Oxnard

RESOLUTION NO. 22-400-05

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 22-400-05 (COASTAL DEVELOPMENT PERMIT) TO AUTHORIZE CONSTRUCTION OF A TWO-STORY 5,610 SQUARE-FOOT SINGLE FAMILY RESIDENCE ON A 4,848 SQUARE-FOOT BEACH FRONT VACANT SITE LOCATED AT 1105 CAPRI WAY (APN: 191-0-008-136) WITHIN THE BEACHFRONT RESIDENTIAL (R-BF) ZONE, IN THE OXNARD SHORES NEIGHBORHOOD SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY WALT PHILIPP, INTEGRAL DESIGN, INC. & CONSTRUCTION, LLC, 950 COUNTY SQUARE DRIVE, SUITE 116, VENTURA, CALIFORNIA.

WHEREAS, on September 7, 2022, filed by Walt Philipp, Integral Design, Inc. & Construction, LLC, (the “**Applicant**” and/or “**Permittee**”), submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to allow the construction of a two-story 5,610 square-foot single-family residential building consisting of 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage space, and 5 deck areas totaling 1,332 sq. ft. of deck space on a 4.848 square foot vacant lot, located at 1105 Capri Way; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303(b)). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 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 has a 2030 General Plan/Local Coastal Plan land use designation of Residential Existing (REX) and a Coastal Zoning designation of Beachfront Residential (R-BF). The Project site is surrounded by residential developments and coastal recreation. 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 Coastal Development Permit request for construction of a 5,154 square-foot two-story 6,942 square-foot single family residence on a 4,848 square-foot beach front vacant site located at 1105 Capri Way (APN: 191-0-008-136) within the Residential Beach Front (R-BF) zone. Proposed development includes 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage, and 5 deck areas totaling 1,332 sq. ft. of deck space. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

- (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 Coastal Development Permit request for construction of a 5,610 square-foot single-family residential building on a 4.848 square foot vacant lot will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on March 20, 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.

WHEREAS, on **June 22, 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. 22-400-05 (Coastal Development Permit), filed by Walt Philipp, Integral Design, Inc. & Construction, LLC, in accordance with 17-57(B)(5) of the Oxnard City Code; 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, the Community Development Director finds, after due study, deliberation and public hearing that the following circumstances exist:

- (1) **The proposed use is conditionally permitted within the subject (R-BF) sub-zone and conforms with all of the applicable provisions of this chapter.**

As specified in Section 17-25 (C) (1) of the Oxnard City Code (OCC), a single family residential use is a conditionally permitted use in the R-BF sub-zone with a Coastal Development Permit. The project site has a General Plan and Local Coastal Plan land use designation of Residential Existing (REX). As discussed in the staff report, the proposed Project complies with all the development standards of the R-BF subzone, applicable provisions of Chapter 17 of the Oxnard City Code.

- (2) **The proposed use will not impair the integrity and character of the subject sub-zone.**

The Project design and use complies with the development standards of the R-BF sub-zone related to setbacks, building height, interior yard space, and parking of Section 17-25 (D) of the Oxnard City Code related to architectural design,

building mass, lighting, color, and privacy. The Project also complies with Special Requirements (E) of the Oxnard City Code and will be constructed on pilings. As proposed and conditioned, the Project is not expected to negatively affect the integrity or character of the R-BF sub-zone or immediate neighborhood.

- (3) **The location and intensity of use of the subject site would be physically suitable and would protect and maintain adjacent coastal resources for the land use being proposed.**

The Project site is surrounded by coastal recreation and existing urban development, mainly single-family residential uses. The Local Coastal Program planned for this lot to be developed with single-family uses. The lot is undeveloped and devoid of any coastal resources.

As discussed in the staff report, the proposed Project and use are consistent with uses considered and permitted by the Coastal Beachfront Residential (R-BF) zone, including the design standards. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building and Fire Codes. The proposed use is compatible with existing surrounding uses and future development of the area. Therefore, the location and proposed intensity of the Project is suitable for the site and implementation would not affect coastal resources.

- (4) **The proposed use would be compatible with the land uses presently on the subject site.**

The Project site is undeveloped and the lot was previously created for single-family and other residential land uses. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-BF zone requirements. Therefore, the proposed project would be compatible with the land use presently on, and anticipated for, the subject property.

- (5) **The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.**

The proposed single-family residence is allowed in the R-BF subzone. The surrounding lots are developed with residential development, and future uses on the adjacent R-BF parcels include residential development.

As proposed and conditioned, the Project will meet the development standards of the Coastal Beachfront Residential (R-BF). The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-BF zone requirements.

Therefore, the proposed single-family residence will be compatible with the surrounding residential development and future land uses within the subzone and general area in which the proposed project would be located.

- (6) **There are adequate public services for the proposed use, including, but not limited to fire and police protection, water, sanitation and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety.**

The Project is planned infill development that has access to public services. The proposed development would be compatible with surrounding development and would not require significant expansion of existing public services. The surrounding development has adequate fire, police, water, sanitation, and utility services. Therefore, there are adequate public services for the proposed use to ensure that the proposed use will not be detrimental to public health and safety.

- (7) **The Proposed use will provide a type and level of public access consistent with the access policies and standards of the certified Oxnard Coastal Land Use Plan.**

Implementation of the proposed Project will not affect public access to the beach as the subject site will not have a fence and will not restrict direct access. The proposed project is not on a beach public access way and will not block any existing beach public access ways. Therefore, present public access to the beach would remain unchanged by this Project and will be consistent with the Oxnard Coastal Land Use Plan.

- (8) **The proposed use will be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan policies, applicable to the proposed location.**

The proposed Project would provide the City additional housing in the Coastal Zone. As indicated in Map 3 of the Oxnard Local Coastal Plan (LCP), the subject site is in the Oxnard Dunes Neighborhood, which is one of the Coastal Zone areas planned for residential development. The Project site is identified in both the LCP and the General Plan with a designation of Residential Existing. Continued construction of residential developments on undeveloped coastal lots indicates a market demand and active interest from individuals who desire to live near the beach. Therefore, the proposed use is appropriate in light of established need, based upon the goals and objectives in the LCP.

- (9) **The proposed use would be consistent with all the applicable policies of the certified Oxnard Coastal Land Use Plan.**

The project site is an undeveloped lot surrounded by existing residential development. The proposed Project would provide the City additional housing in the Coastal Zone without endangering any natural habitats or resources. The Project would not impact public access to the beach. As discussed in the staff report, the Project complies with the zoning development standards and adheres to both General Plan and certified LCP policies for residential land uses.

SECTION 2. In accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15303(b) (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The Project consists of construction of a single-family residential structure with fewer than six dwellings in an urbanized area with similar development, on a lot that is devoid of any natural resource value. 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 and Environmental Services 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, the Community development Director hereby approves Planning and Zoning Permit No. 22-400-05 (Coastal Development Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 17-58 (H) of the Oxnard City Code.

## CONDITIONS OF APPROVAL

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

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

## GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated June 22, 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 change to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”). A minor change may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans. Substantial conformance shall be determined by the Planning and Environmental Services Manager. A Coastal Development Permit Amendment shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 24 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. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (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 and Environmental Services Manager allows the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. 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. (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 and Environmental Services Manager. (PL, G-8)
9. 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)
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

15. Prior to issuance of building permits, 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).
16. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, G-16)
17. The subject Coastal Development Permit shall not become effective until 10 working days have elapsed without appeal to the Planning Commission following the notice of the decision of the Director to the Developer. Such notice to the Developer shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, G-17)

#### **LANDSCAPE STANDARD CONDITIONS**

18. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans. (PK/DS, PK-2)
19. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
20. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance. (PK, PK-4)
21. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
22. 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**

23. Landscaping shall consist of (2) 8’ brown trunk *Washingtonia robustas*, with 5 gallon (minimum) colorful shrubs and colorful ground covers which conform to City Landscape requirements. (PK)

### **FIRE DEPARTMENT STANDARD CONDITIONS**

24. 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)

25. 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)

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

27. 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)

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

### **FIRE DEPARTMENT SPECIAL CONDITIONS**

29. Fire sprinkler coverage is required for:

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

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

### **POLICE DEPARTMENT STANDARD CONDITIONS**

31. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline

- a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
  - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    - i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    - ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to 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.
  - c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
32. 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.
33. Should an alarm system be installed, it shall be compliant with Oxnard City Code 11-95 through 11-100. Motion detection burglary or intrusion alarm systems shall utilize "Dual Technology" sensors capable of differentiating between human movement and non-human movement.
34. Lighted street address fixture is required.

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

35. 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)
36. 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)

37. Before the City issues building permits, Developer shall provide to the Planning and Environmental Services Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
38. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
39. 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*)
40. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
41. 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*)
42. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
43. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
44. 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*).
45. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building

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

46. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)

47. Developer shall provide automatic garage door opener for the garage. (PL/B, *PL-20*)

48. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

49. Additions and patio covers shall conform to the requirements of the R-BF zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)

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

51. All construction activities shall occur only between the hours of 7:00 am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

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

52. Developer shall not obstruct pedestrian or vehicular traffic on Capri Way or the associated sidewalk during construction and maintenance activities. (PL)

53. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

54. Developer shall paint utility meter panels to match structures 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.

55. 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)

56. Developer shall construct the improvements on driven pilings in accordance with Exhibit 6 of the settlement agreement in Oxnard Shores Oceanfront Lot Owners Association, et al. v. City of Oxnard, et al. (PL/DS)

57. Developer acknowledges and agrees to complete the following steps to mitigate the impacts associated with pile driving:

- a. Developer shall distribute a written notice to all property owners within a 300-foot radius of the subject property informing them of the upcoming pile driving and providing the name and contact information for the Foreman and/or Developer. This notice shall be distributed no less than 60 days prior to pile driving. The City shall furnish an updated mailing list with a 300-foot radius in an electronic format to the Developer within two weeks of the Developer requesting the mailing list. The City will not charge additional fees for the updated electronic mailing list. The Developer will be responsible for the costs associated with mailing the notifications. The Developer shall furnish a copy of the pile driving notification and a signed statement confirming mailed notices were sent to all property owners who were on the City furnished updated mailing list to the City at the preconstruction meeting referenced below. Developer shall also provide Planning Manager and Deputy Building Official with a written notification confirming that the notice has been completed prior to issuance of a building permit;
- b. Prior to issuance of a building permit, Developer shall coordinate and attend a preconstruction meeting with the Building and Engineering Division to verify and review all pile driving requirements. Attendees shall include the pile driving/drilling Foreman, Developer, Deputy Inspector, Deputy Building Official and Case Planner. The request for this meeting shall be made to the Building and Engineering Division by the Developer or their designee and include a minimum 72 hours notice in advance of the meeting;
- c. Developer shall prepare and submit a predrilling and noise mitigation plan for approval during the plan review process. This plan shall consist of: 1) an identification of methods used to reduce the driving duration, force, and resulting vibration impacts to surrounding properties during pile driving; and 2) an identification of methods used to reduce the noise impacts to surrounding properties during pile driving, including detailed description of any noise reduction techniques or equipment proposed, as verified by an acoustical report, technical report, or other objective data;
- d. Developer shall limit pile driving activities to the hours of 9:00 a.m. through 4:30 p.m., Monday through Friday; and
- e. Developer acknowledges that the approval of the Building Official is conditional and may be revoked immediately if the aforementioned requirements are not completed and strictly adhered to during construction. (PL/B, PL-50)

58. Developer shall provide breakaway panels painted to match the structure that cover approximately 50% of the linear area between the first floor of the structure and the sand below in order to screen the pilings. (PL)

59. Developer shall provide mailbox detail that is theme-coordinated with the architecture of the building, subject to approval by the Planning and Environmental Services Manager. (PL)
60. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
61. 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). (PL)
62. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)
63. Plans submitted by Developer with building permit applications shall include mailbox design with details that incorporate architectural design features that complement the building, subject to approval by the Planning and Environmental Services Manager. (PL)
64. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)

## **ENVIRONMENTAL RESOURCES DIVISION**

65. A Construction and Demolition Waste Management Plan (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit establishing a goal that at least 65% of the waste generated on the project will be diverted from the landfill.
66. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be submitted that demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
67. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.

68. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
69. 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.

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

70. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
71. Developer shall protect building pads from inundation during a 1% chance (100 year) storm. (DS-5)
72. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
73. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
74. 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)
75. Developer shall pay the cost of all inspections of on site and off site improvements. (DS-22)
76. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
77. 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)
78. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
79. 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)
80. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)

## **BUILDING AND ENGINEERING DIVISION SPECIAL CONDITIONS**

81. The Developer shall take sufficient precautions during construction to prevent ocean wave run-up from passing through the project site and into the street right-of-way. Failure to take adequate precautions will result in Developer being assessed street cleanup costs. (DS)
82. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter, or asphalt paving adjacent to property as directed by the City Inspector. (DS)
83. The Developer's architect and engineer shall provide written certification that the structure complies with all Federal Emergency Management Agency (FEMA) requirements including, but not limited to, the Floodplain Management Chapter of the Oxnard City Code. This shall include, but not be limited to, the filing of a FEMA "elevation certificate." (DS)
84. Developer shall have the building plans prepared such that the lowest horizontal portion of the structural members of the lowest floor is elevated above the Base Flood Elevation (BFE) as required by the City Municipal Code Section 18-39. (DS)
85. Developer shall submit a Letter of Drainage Assessment describing the disposition of surface runoff and drainage will not be directed to the neighboring lots. (DS)
86. Locate large planter, walls, and trees outside of the 8-foot utility easement. (DS)
87. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare and submit an erosion control plan to the City for review and approval. (DS)
88. Developer shall construct a level concrete pad for storage of three (3) refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36-inches of clear space to allow passage of the City issued containers. (DS)
89. Developer shall obtain a grading and encroachment permit to perform any onsite and offsite grading and construction not covered by the Building Permit. (DS)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 22th day of June 2023.

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Maureen Tamuri, Interim Community Development Director