



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Planning and Environmental Services Manager

DATE: November 2, 2023

SUBJECT: **Project Name: 131 East Seventh Street Property Acquisition;** Planning and Zoning Permit No. 23-625-04 (General Plan Conformity Determination) - 2030 General Plan Conformity Determination for Acquisition of the property located at 131 East Seventh Street; APN 201-0-272-040.

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

- a) Find the acquisition of unimproved real property located at 131 East Seventh Street Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2023-XX affirming that the City of Oxnard’s acquisition of real property located at APN 201-0-272-040 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.

2) **Project Description:** The City of Oxnard (“**Applicant**” or “**City**”) is considering the acquisition of unimproved real property located at 131 East Seventh Street (APN 201-0-272-040). The property to be acquired consists of a single parcel totaling 0.19 acres. The Oxnard Housing Department proposes to acquire unimproved real property located at 131 East Seventh Street for the future development of a yet to be defined mixed-use complex including affordable housing.

For purposes of this Staff Report, the foregoing project description shall be referred to as the (“**Project**”). Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030, on behalf of the property owner which is the City of Oxnard.

3) **Existing & Surrounding Land Uses:** The subject property currently consists of a vacant parcel totaling 0.19 acres. The properties are located in the City of Oxnard Downtown area at 131 East Seventh Street. The following tables describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Property and properties immediately adjacent to them, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Restaurant/ Multi-family
South	Downtown (DT)	Downtown General (DT-G)	Boys and Girls Club
East	Downtown (DT)	Downtown General (DT-G)	Vacant
West	Downtown (DT)	Downtown General (DT-G)	Vacant

- 4) **Background Information:** The Oxnard Housing Department proposes to acquire unimproved real property located at 131 East Seventh Street to assemble with surrounding unimproved real property currently owned by the City of Oxnard. The Oxnard Housing Department will seek a future development of a yet to be defined mixed-use complex including affordable housing.
- 5) **Environmental Determination:** Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5), and staff recommends that the Planning Commission accept the Notice of Exemption (Attachment B), attached to the staff report. The proposed determination simply fulfills the City’s obligation under Government Code Section 65402 to find acquisition of any real property in conformance with the 2030 General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA.
- 6) **Analysis:**
 - a) **Government Code:** California Government Code Section 65402(a) requires that a Finding of General Plan Conformity be made by the Planning Commission and reported to the City Council prior to any acquisition, disposition, vacation, or abandonment of any real City property by the City. Specifically, the Planning Commission is to determine as

to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the 2030 General Plan.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the Properties are Downtown (DT) and the zoning designation are Downtown General (DT-G). The land use designation and zone allows retail, commercial, government and residential uses in the urban context of the Downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. Also, as noted above the property is zoned DT-G, any additional or future development of the subject properties would be subject to the standard and uses allowed under the DT-G zoning district and the DT land use designation.

As such, the proposed acquisition of this property would conform to the City's 2030 General Plan land use designation because any future development would be subject to the City's entitlement process, and must comply with all applicable zoning regulations, which implements many of the 2030 General Plan policies as identified in the table below.

POLICY	POLICY OR TITLE	EXPLANATION
H-2.2	Balanced Opportunities Provide opportunities to the private and public sectors for the production of housing that meets the needs of special needs, extremely low-, very low-, low-, moderate, and above moderate-income housing to achieve a balanced community.	The acquisition would allow for the potential development of affordable housing, subject to permit requirements, meeting the needs of the lower income communities.
H-2.3	Adequate Infrastructure Ensure that residential development sites have appropriate and adequate public and private services and facilities, including wastewater collection and treatment, potable and recycled water supply, utilities, parks, schools, and other neighborhood infrastructure.	This property is located in the urban Downtown area. The Downtown area currently has access to all necessary public and private services and facilities. The Property is also in close proximity to the Oxnard Transit Center.

CD-4.2	Commercial Revitalization and Redevelopment Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, sales and property valuation.	The acquisition supports the potential development of new development in the Downtown area, supporting the ongoing revitalization effort..
CD-9.2	Revitalization and Redevelopment As part of the City’s redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	
CD-8.1	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	Any future development and/or use on this site would be considered in-fill development that will be served by existing services.

7) Summary and Conclusion:

The acquisition of the property to support the development of affordable housing in the Downtown area is consistent with the City 2030 General Plan. Therefore, after review of the proposed acquisition of this property, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission’s determination that the proposed disposition conforms with the 2030 General Plan.

Attachments:

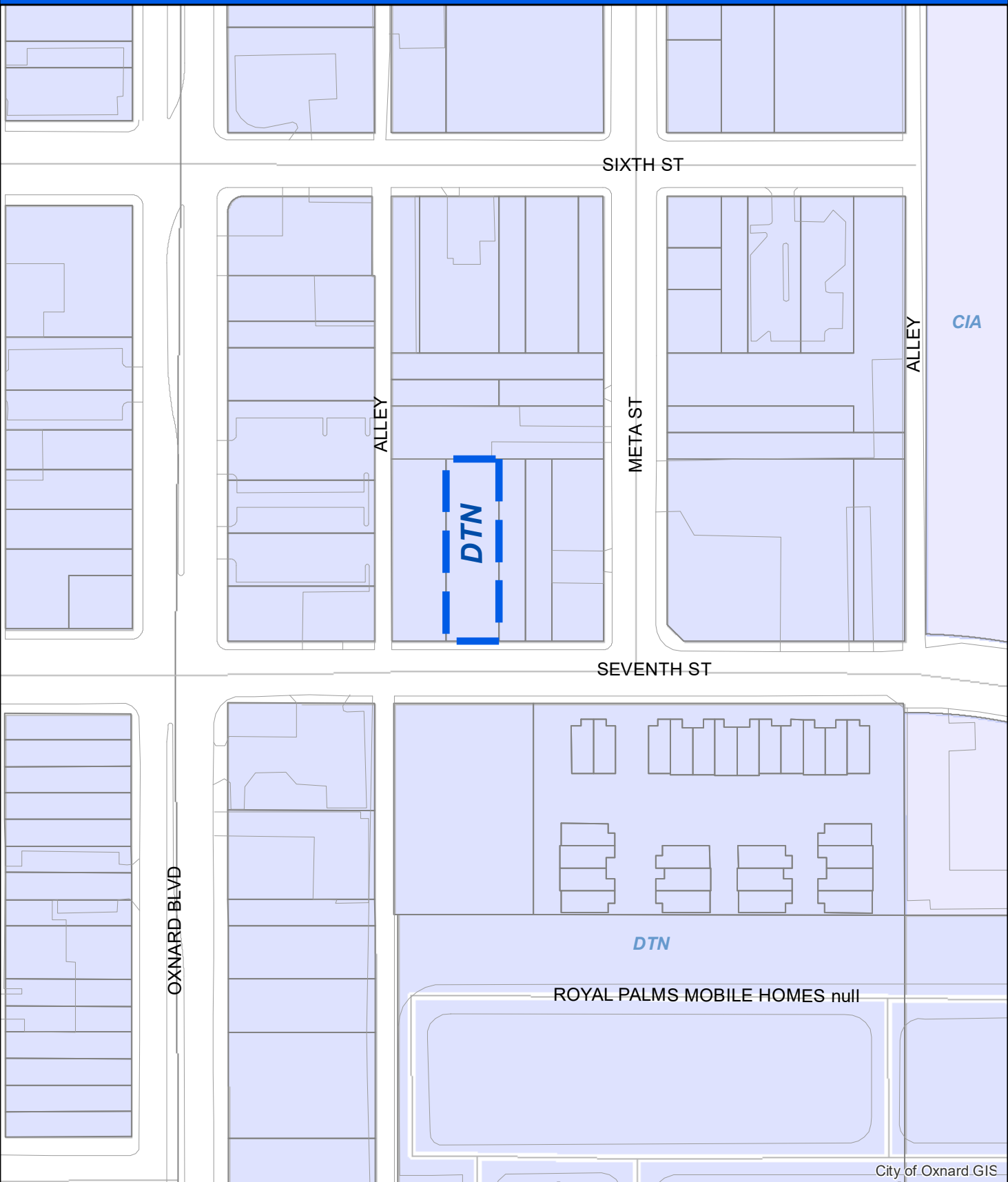
- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Notice of Exemption
- C. Draft Planning Commission Resolution

D. Staff Presentation

Vicinity Map



2030 General Plan Land Use Map

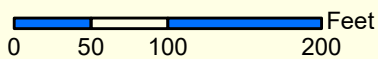


City of Oxnard GIS



Oxnard Planning
October 20, 2023

PZ 23-625-04
Location: 131 E Seventh St
APN: 2010272040

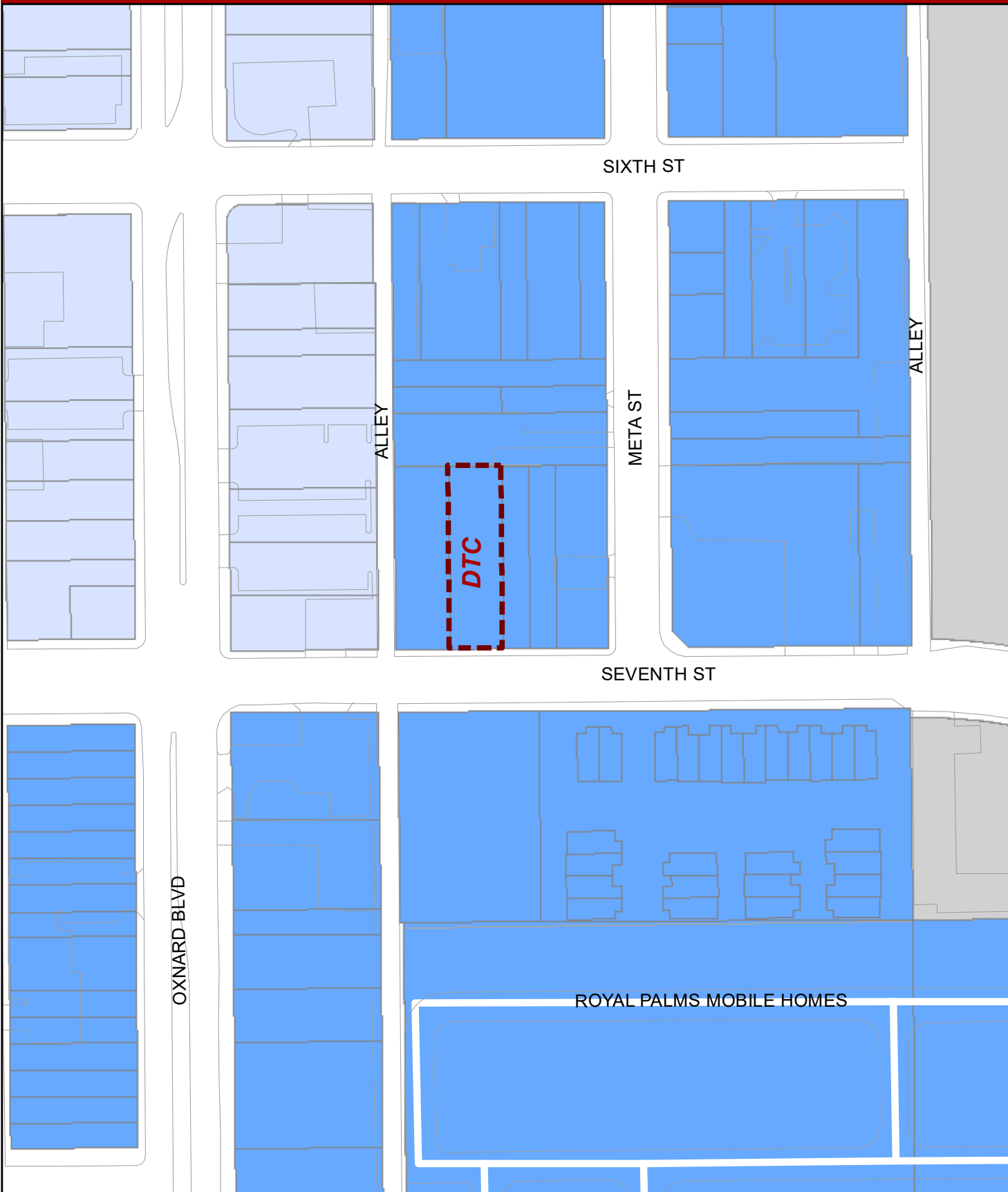


2030 General Plan Land Use Map



1:1,500

Zoning/Specific Plan Map





E SEVENTH ST

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DETERMINING THAT THE CITY OF OXNARD PROPOSED ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 131 EAST SEVENTH STREET (APN 201-0-272-040) IS IN CONFORMANCE WITH THE OXNARD 2030 GENERAL PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. REQUESTED BY EMILIO RAMIREZ, HOUSING DIRECTOR, ON BEHALF OF THE CITY OF OXNARD, 435 SOUTH D STREET, OXNARD, CA 93030, ON BEHALF OF THE PROPERTY OWNER.

WHEREAS, The Oxnard Community Development Commission Successor Agency is proposing to acquire of real property located at 131 East Seventh Street (APN 201-0-272-040) (the **“Property”**); and

WHEREAS, Sonflow, LLC is the owner of record of this property; and

WHEREAS, The 2030 General Plan in a comprehensive, long term plan that guides land use and physical development of land within the City of Oxnard and provides policy direction regarding land uses that are intended to serve the community; and

WHEREAS, Whenever a public agency proposes to dispose, acquire, vacate or abandon any real property, California Government Code Section 65402 requires a report on conformity with the General Plan; and

WHEREAS, The subject property is designated Downtown (DT) by the City’s 2030 General Plan and are zoned Downtown General (DT-G); and

WHEREAS, The Oxnard Housing Department proposes to acquire unimproved real property located at 131 East Seventh Street to assemble with surrounding unimproved real property currently owned by the City of Oxnard. The Oxnard Housing Department will seek a future development of a yet to be defined mixed-use complex including affordable housing; and

WHEREAS, The acquisition of this property, as documented in the staff report, would be consistent General Plan policies regarding the future development and use of the sites; and

WHEREAS, The acquisition of the property and the ultimate use of the property is consistent with the land use designation on the subject site. Future use of the parcel will be required to comply with all City codes and regulations; and

WHEREAS, on November 2, 2023, the Planning Commission considered the proposed acquisition of real property located at 131 East Seventh Street in light of the Oxnard 2030 General Plan and the requirements of Government Code section 65402.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. The Planning Commission, in accordance with Section 21065 of the California Environmental Quality Act (CEQA), finds that its determination of whether the proposed District's disposition of the subject Properties is consistent with the Oxnard 2030 General Plan is not a "Project" for purposes of CEQA and State CEQA Guidelines since the determination does not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5).

SECTION 2. Based on the findings set forth herein, and on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission hereby determines that the proposed City's disposition of the subject Property is in conformity with the Oxnard 2030 General Plan.

SECTION 3. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of November, 2023.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 2nd day of November, 2023, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

131 East Seventh Street Property Acquisition General Plan Conformity

Applicant: Emilio Ramirez, Housing Director

Joe Pearson II, Planning Manager

Planning Commission
November 2, 2023

PROJECT DESCRIPTION

- 2030 General Plan
Conformity Determination
for Acquisition of Real
Property located at 131 East
Seventh Street.
- The purpose of the
acquisition is to support the
development of affordable
housing.
- One 0.19 acre Parcel



PROJECT LOCATION

Subject Site: 131 East Seventh Street

Located within Downtown area



EXISTING SITE

Subject Site: 131 East Seventh Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant
North	Downtown (DT)	Downtown General (DT-G)	Restaurant/ Multi-family
South	Downtown (DT)	Downtown General (DT-G)	Boys and Girls Club
East	Downtown (DT)	Downtown General (DT-G)	Vacant
West	Downtown (DT)	Downtown General (DT-G)	Vacant

BACKGROUND

- The Oxnard Housing Department proposes to acquire unimproved real property located at 131 East Seventh Street to assemble with surrounding unimproved real property currently owned by the City of Oxnard. The Oxnard Housing Department will seek a future development of a yet to be defined mixed-use complex including affordable housing
- Any future project would be required to go through the City's entitlement process, including compliance with the California Environmental Quality Act.

Government Code Section 65402, requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the General Plan and Local Coastal Land Use Plan as to location, purpose and extent.

The Planning Commission review and verification is documented through a resolution finding the acquisition of this real property is in conformity with the 2030 General Plan.

GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 131 East Seventh Street is Downtown (DT) and the zoning designation is Downtown General (DT-G), which allows for the development of housing.
 - H-2.2 - Balanced Opportunities
 - H-2.3 - Adequate Infrastructure
 - CD-4.2 & 9.2 - Revitalization and Redevelopment
 - CD-8.1 - Limiting Development

Environmental Determination

Pursuant to California Environmental Quality Act (CEQA) Guidelines, the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)).

Any subsequent improvement to the property will be separately examined in accordance with CEQA.

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the acquisition of unimproved real property located at 131 East Seventh Street Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2023-XX affirming that the City of Oxnard's acquisition of real property located at APN 201-0-272-040 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.





**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Joe Pearson II, Planning and Environmental Services Manager

DATE: November 2, 2023

SUBJECT: **Project Name: 418 West Fourth Street Property Disposition;** Planning and Zoning Permit No. 23-625-05 (General Plan Conformity Determination) - 2030 General Plan Conformity Determination for Disposition of City of Oxnard Owned Parcels, 418 West Fourth Street; APN 202-0-085-190.

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the disposition of improved real property located at 418 West Fourth Street Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
 - b) Adopt Resolution 2023-XX affirming that the City of Oxnard’s disposition of real property located at APN 202-0-085-190 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.
- 2) **Project Description:** The City of Oxnard (“**Applicant**” or “**City**”) is considering the disposition of improved real property located at 418 West Fourth Street (APN 202-0-085-190). The property to be disposed of consists of a single parcel totaling 0.18 acres. The Oxnard Housing Department proposes to dispose of surplus and improved real property located at 418 West Fourth Street for a private and undetermined use. However, any future use would be in compliance with the approved City of Oxnard Downtown Code, or any applicable regulations in effect at the time of the project.

For purposes of this Staff Report, the foregoing project description shall be referred to as the (“**Project**”). Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030, on behalf of the property owner which is the City of Oxnard.

- 3) **Existing & Surrounding Land Uses:** The subject property currently consists of a developed parcel totaling 0.18 acres. The properties are located in the City of Oxnard Downtown area at 418 West Fourth Street. The following tables describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Property and properties immediately adjacent to them, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown Core (DT-C)	Gullwings Building (Vacant)
North	Downtown (DT)	Downtown Core (DT-C)	Multi-family
South	Downtown (DT)	Downtown Core (DT-C)	Office
East	Downtown (DT)	Downtown Core (DT-C)	Multi-family
West	Downtown Edge (DTE)	Downtown Edge (DT-E)	Multi-family

- 4) **Background Information:** The Oxnard Housing Department proposes to dispose of surplus and improved real property located at 418 West Fourth Street for a private and undetermined use. The disposal of this property will also allow the City to acquire another property (131 East Seventh Street) in order to assemble with surrounding unimproved real property currently owned by the City of Oxnard for the future development of affordable housing.
- 5) **Environmental Determination:** Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5), and staff recommends that the Planning Commission accept the Notice of Exemption (Attachment B), attached to the staff report. The proposed determination simply fulfills the City’s obligation under Government Code Section 65402 to find disposal of any real property in conformance with the 2030 General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA.
- 6) **Analysis:**
 - a) **Government Code:** California Government Code Section 65402(a) requires that a Finding of General Plan Conformity be made by the Planning Commission and reported to the City Council prior to any acquisition, disposition, vacation, or abandonment of any real City property by the City. Specifically, the Planning Commission is to determine as

to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the 2030 General Plan.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the Properties are Downtown (DT) and the zoning designation are Downtown Core (DT-C). The land use designation and zone allows retail, commercial, government and residential uses in the urban context of the Downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. Also, as noted above the property is zoned DT-C, any additional or future development of the subject properties would be subject to the standard and uses allowed under the DT-C zoning district and the DT land use designation.

As such, the proposed disposition of this property would conform to the City's 2030 General Plan land use designation because any future development would be subject to the City's entitlement process, and must comply with all applicable zoning regulations, which implements many of the 2030 General Plan policies as identified in the table below.

POLICY	POLICY OR TITLE	EXPLANATION
H-2.2	Balanced Opportunities Provide opportunities to the private and public sectors for the production of housing that meets the needs of special needs, extremely low-, very low-, low-, moderate, and above moderate-income housing to achieve a balanced community.	The disposition would allow for acquisition of another property which would allow for the potential development of affordable housing, subject to permit requirements, meeting the needs of the lower income communities.
CD-4.2	Commercial Revitalization and Redevelopment Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, sales and	The disposition supports revitalization of an underutilized property that is not currently in use. The potential development of new development and/or use in the Downtown area, supports the ongoing revitalization effort.

	property valuation.	
CD-9.2	Revitalization and Redevelopment As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	
CD-8.1	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	Any future development and/or use on this site would be considered in-fill development that will be served by existing services.

7) Summary and Conclusion:

The disposition of the property to support the redevelopment of underutilized property in the Downtown area is consistent with the City 2030 General Plan. Therefore, after review of the proposed disposition of this property, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission's determination that the proposed disposition conforms with the 2030 General Plan.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Notice of Exemption
- C. Draft Planning Commission Resolution
- D. Staff Presentation

Vicinity Map



2030 General Plan Land Use Map



Zoning/Specific Plan Map





W FOURTH ST

SC ST



NOTICE OF EXEMPTION

Project Description: 418 West Fourth Street Property Disposition General Plan Conformity; PZ No. 23-625-05 (General Plan Conformity Determination): The project request is General Plan Conformity Determination in accordance with Government Code Section 65402 associated with the disposition of real property located at 418 West Fourth Street. The property to be disposed of consists of a single parcel totaling 0.18 acres. The Oxnard Housing Department proposes to dispose of surplus and improved real property located at 418 West Fourth Street for a private and undetermined use. The property is located at 418 West Fourth Street (APN 202-0-085-190) within the Downtown land use designation and Downtown Core (DT-C) zoning district. Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030.

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 [15378(b)(5)]
- ☐ 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: Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)). The proposed determination simply fulfills the City’s obligation under Government Code Section 65402 to find the disposition of any real property in conformance with the General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA. Therefore, the Planning Commission and City Council have determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Joe Pearson II
Planning and Environmental Services
Manager

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DETERMINING THAT THE CITY OF OXNARD PROPOSED DISPOSITION OF CERTAIN REAL PROPERTY LOCATED AT 418 WEST FOURTH STREET (APN 202-0-085-190) IS IN CONFORMANCE WITH THE OXNARD 2030 GENERAL PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. REQUESTED BY EMILIO RAMIREZ, HOUSING DIRECTOR, ON BEHALF OF THE CITY OF OXNARD, 435 SOUTH D STREET, OXNARD, CA 93030, ON BEHALF OF THE PROPERTY OWNER.

WHEREAS, The Oxnard Community Development Commission Successor Agency is proposing to dispose of real property located at 418 West Fourth Street (APN 202-0-085-190) (the **“Property”**); and

WHEREAS, The City of Oxnard is the owner of record of this property; and

WHEREAS, The 2030 General Plan in a comprehensive, long term plan that guides land use and physical development of land within the City of Oxnard and provides policy direction regarding land uses that are intended to serve the community; and

WHEREAS, Whenever a public agency proposes to acquire, dispose, vacate or abandon any real property, California Government Code Section 65402 requires a report on conformity with the General Plan; and

WHEREAS, The subject property is designated Downtown (DT) by the City’s 2030 General Plan and are zoned Downtown Core (DT-C); and

WHEREAS, The Oxnard Housing Authority wishes to dispose of surplus and improved real property to allow for the revitalization and reuse of an underutilized property. The disposal of this property will also allow the City to acquire another property in order to assemble with surrounding unimproved real property currently owned by the City of Oxnard. The Oxnard Housing Department will seek a future development of a yet to be defined mixed-use complex including affordable housing; and

WHEREAS, The disposition of this property, as documented in the staff report, would be consistent General Plan policies regarding the future development and use of the sites; and

WHEREAS, The disposition of the property and the ultimate use of the property is consistent with the land use designation on the subject site. Future use of the parcel will be required to comply with all City codes and regulations; and

WHEREAS, on November 2, 2023, the Planning Commission considered the proposed disposition of real property located at 418 West Fourth Street in light of the Oxnard 2030 General Plan and the requirements of Government Code section 65402.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. The Planning Commission, in accordance with Section 21065 of the California Environmental Quality Act (CEQA), finds that its determination of whether the proposed District's disposition of the subject Properties is consistent with the Oxnard 2030 General Plan is not a "Project" for purposes of CEQA and State CEQA Guidelines since the determination does not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5).

SECTION 2. Based on the findings set forth herein, and on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission hereby determines that the proposed City's disposition of the subject Property is in conformity with the Oxnard 2030 General Plan.

SECTION 3. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of November, 2023.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 2nd day of November, 2023, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

418 West Fourth Street Property Disposition General Plan Conformity

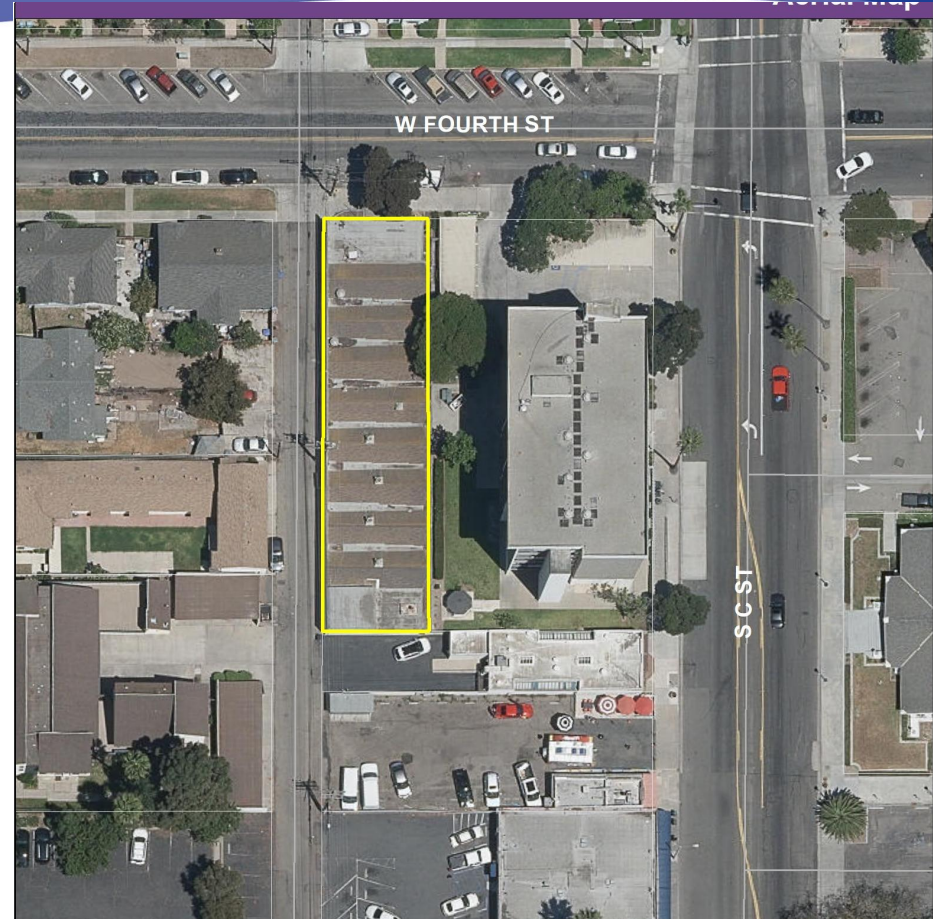
Applicant: Emilio Ramirez, Housing Director

Joe Pearson II, Planning Manager

Planning Commission
November 2, 2023

PROJECT DESCRIPTION

- 2030 General Plan
Conformity Determination
for Disposition of Real
Property located at 418
West Fourth Street.
- The purpose of the
disposition is to allow for
revitalization of a
underutilized property and
support the development of
affordable housing.
- The property is 0.18 acres



PROJECT LOCATION

Subject Sites: 418 West Fourth Street

Located within Downtown area



EXISTING SITE

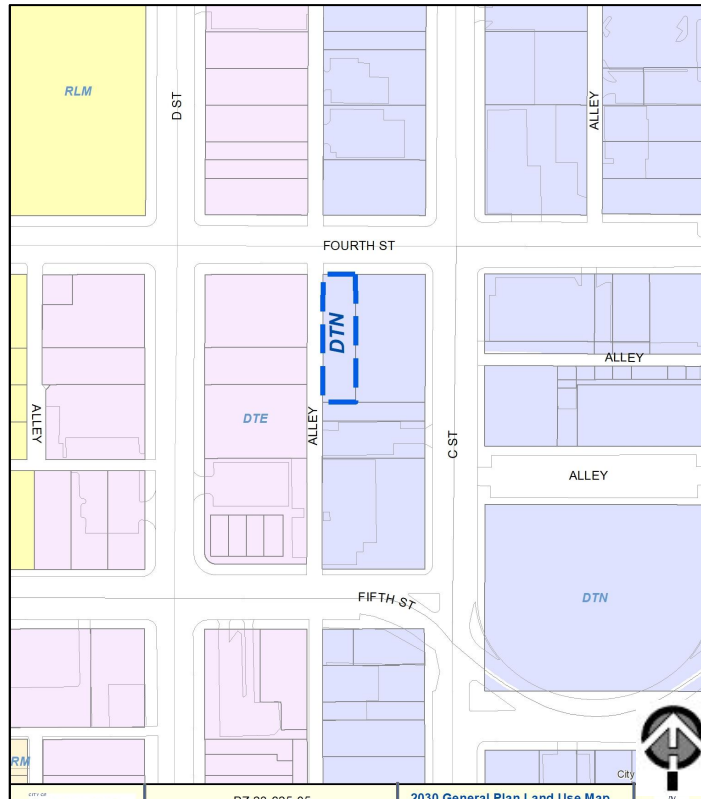
Subject Site: 418 West Fourth Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown Core (DT-C)	Gullwings Building (Vacant)
North	Downtown (DT)	Downtown Core (DT-C)	Multi-family
South	Downtown (DT)	Downtown Core (DT-C)	Office
East	Downtown (DT)	Downtown Core (DT-C)	Multi-family
West	Downtown Edge (DTE)	Downtown Edge (DT-E)	Multi-family

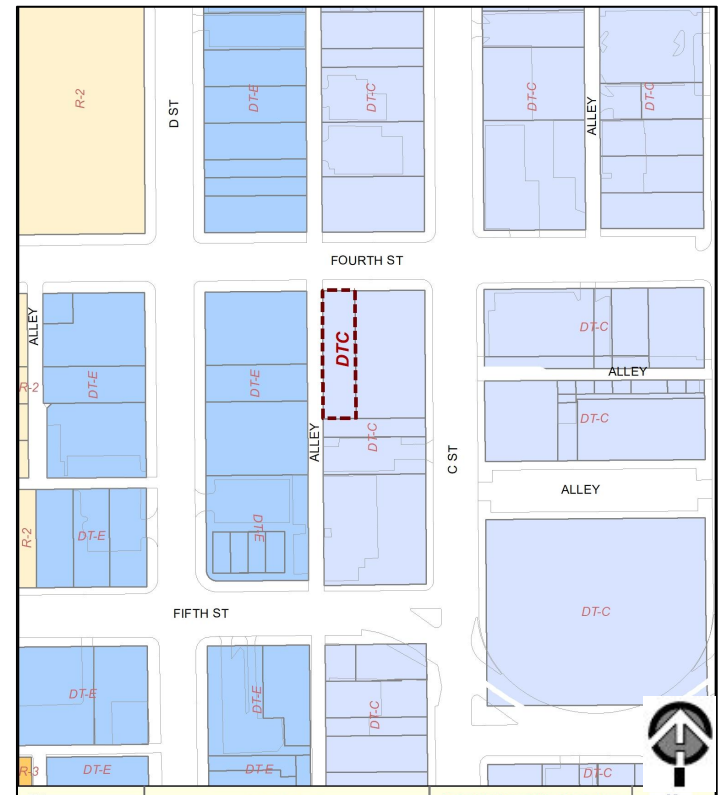
GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Downtown (DT)

Zoning Designation



Downtown Core (DT-C)

BACKGROUND

- The Oxnard Housing Department proposes to dispose of surplus and improved real property located at 418 West Fourth Street for a private and undetermined use. The disposal of this property will also allow the City to acquire another property (131 East Seventh Street) in order to assemble with surrounding unimproved real property currently owned by the City of Oxnard for the future development of housing.
- As a requirement of any sale of the properties the project would be required to go through the City's entitlement process, including compliance with the California Environmental Quality Act.

Government Code Section 65402, requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the General Plan and Local Coastal Land Use Plan as to location, purpose and extent.

The Planning Commission review and verification is documented through a resolution finding the disposition of this real property is in conformity with the 2030 General Plan.

GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 418 West Fourth Street is Downtown (DT) and the zoning designation is Downtown Core (DT-C), which allows for the development of housing.
 - H-2.2 - Balanced Opportunities
 - CD-4.2 & 9.2 - Revitalization and Redevelopment
 - CD-8.1 - Limiting Development

Environmental Determination

Pursuant to California Environmental Quality Act (CEQA) Guidelines, the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)).

Any subsequent improvement to the property will be separately examined in accordance with CEQA.

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the disposition of improved real property located at 418 West Fourth Street Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2023-XX affirming that the City of Oxnard disposition of real property located at APN 202-0-085-190 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Brenna Wengert, AICP, Contract Planner

DATE: November 2, 2023

SUBJECT: Project Name: 5587 Saviers Road Daya Enterprises Project; Planning and Zoning Permit No. 22-500-02 (Special Use Permit), Located at 5587 Saviers Road, Oxnard, CA 93003 (APN: 222-0-011-110)

1) Recommendation: That the Planning Commission:

- a)** Find the Project to be Categorically 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 2023-XX approving Planning and Zoning Permit No 22-500-02 (Special Use Permit), subject to certain findings and conditions.

2) Project Description and Applicant: The applicant requests to construct a two-story, 4,455 square-foot, 24-hour convenience store (no alcohol) with 2,755 square feet amount of ground floor retail and payment area, second floor 1,700 square foot office area, fuel canopy with eight fuel stations, parking, trash enclosure and related site improvements. The hours of operation for the project are proposed to be 24 hours per day, Monday through Sunday. The total number of employees is proposed to be 2 to 3 employees per shift, with 3 shifts per day for a total of 9-10 total employees. The vacant 19,602 (0.45-acres) square-foot site is located at 5587 Saviers Road on the northwest corner of the intersection of Saviers Road and Hueneme Road within the Southwinds Neighborhood. For the purposes of this staff report, the foregoing project description shall be referred to as the “Project”.

Filed by John Muller, Muller Worthy Architects, 1451-D Rice Avenue, Oxnard CA 93030, designated agent (the “Applicant”) on behalf of Daya Enterprises, 6901 Worth Way, Camarillo, CA 93012 (the “Property Owner”).

Existing & Surrounding Land Uses: The Project site is currently vacant and undeveloped. The Project site is located in a 2030 General Plan identified neighborhood. The following table lists and identifies the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	General Commercial (CG)	General Commercial Planned Development + Affordable Housing Permitted (C2-PD -AHP)	Vacant
North	General Commercial (CG)	General Commercial Planned Development (C-2- PD)	Auto Repair
South	Park (PRK)/ Industrial Light (ILT)	Limited Manufacturing – (Planned Development) (M-1-PD)	Vacant (Approved Port Storage Project)
East	Low density residential (RL)	Single Family (Planned Development) (R-1-PD)	Residential
West	General Commercial (CG)	General Commercial Planned Development + Affordable Housing Permitted (C-2-PD-AHP)	Vacant

3) Background Information: The Project site is currently vacant and undeveloped. The Project site has been subject to discretionary development as follows:

On April 20, 2006, the Planning Commission adopted Resolution No. 2006-24 approving a special use permit (SUP 05-500-10) for construction of a two-story office building with a veterinary hospital on the first floor. A few items with the project are not consistent with the zoning code, but were approved through the special use permit. The exceptions include a building height of 37.5 feet as opposed to a maximum of 35 feet, reduced parking requirements from 38 spaces to 28 spaces, and a loading area with dimensions less than 12' by 40'. Prior to expiration of the initial two year permit, the Planning Manager approved a one-year administrative time extension (PZ 08-180-4). On August 6, 2009, the Planning Commission approved a three-year time extension (Major Modification No. 09-550-4) extending the permit to August 6, 2012. On September 12, 2012, the Planning Commission approved a three-year time extension (Major Modification No. 12-550-02) extending the permit to August 6, 2015. The applicant has not submitted or obtained building or grading permits for development of the subject site, and this prior entitlement has expired.

4) Environmental Determination: In accordance with Section 15303, Class 3 of the State CEQA Guidelines, projects involving “construction and location of limited numbers of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal requests approval of a two-story, 4,455 square-foot, 24-hour convenience store (no alcohol) with 2,755 square feet of ground floor retail and payment area, second floor 1,700 square foot office area, fuel canopy with eight fuel stations, parking, trash enclosure and related site improvements. A Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is proposed as less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. The

necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (see Attachment C).

5) Analysis:

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

The Planning Commission is the decision maker for Special Use Permits pursuant to OCC §16-536. The Project is being processed with a Special Use Permit; therefore, the Planning Commission is the decision maker for the project.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is for General Commercial (CG) uses which allows Retail centers and free-standing commercial uses along arterials, may also include office, residential uses up to 18 dwelling units per acre, live/work, work/live, and mixed uses, and residential use up to 30 units per acre shall be permitted on parcels identified as AHP or AHD. The project includes office and retail uses, complying with the mixed-use objective of the General Plan Zone. Approval of this Special Use Permit 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 Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	I	Infill Development, Priority to Mixed Use: Promote the efficient use of larger vacant parcels and vacant areas of the city by encouraging infill development, with a priority to mixed uses that	The project will promote an efficient use of a smaller vacant parcel on the corner of Hueneme Road and Saviers Road. The location encourages infill

		reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	development, and proposed mixed use.
CD -3.1	I	Protect existing residential neighborhoods from the encroachment of incompatible activities and land uses as determined through environmental review and/or determination by the Planning Commission.	The proposed fuel station will support the surrounding neighborhoods and does not encroach with incompatible activities or land uses.
CD-9/.2	I	As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	The project will develop a vacant parcel and will promote the revitalization of commercial property that detracts from the visual quality of the City.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development projects comply with City design policies, plans, and guidelines.	The project was reviewed by the Development Advisory Committee and was part of a community meeting to solicit feedback from neighboring residents.
CD – 14.2	I	Continue to require that a staff Development Advisory Committee review new development projects for consistency with the City's development policies and appropriateness for the proposed sites.	The Development Advisory Committee reviewed this project on July 27, 2022, and the committee's comments are included in the Resolution as Conditions of Approval.
CD-15.6	I	Increase Oxnard's share of tax base and enhance the fiscal health of the City.	The retail convenience store will generate taxable revenue that will contribute to the Oxnard share of tax base.
CD-17.6	I	Focus business attraction, retention, and expansion efforts on companies and institutions that bring quality jobs that provide benefits and livable wages for Oxnard residents.	The project aims to employ 7-10 employees on three shift rotations. There is an opportunity to bring quality jobs and livable wages for Oxnard residents.

- c) Conformance with Zoning Development Standards:** The proposed development is located in the General Commercial - Planned Development - Affordable Housing Permitted (C2-PD + AHP) zone district. In accordance with the City Code, the proposed Fuel Station and Convenience Store may be permitted with an approved Special Use Permit. Applicable development standards of the C2-PD +AHP zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height 16-137	2 stories or 35 feet. Additional stories may be permitted as part of an SUP (16-530—16-553)	33' building 20'-4" canopy	YES
Front yard setback* 16-139	10 feet from property line; 30 feet when abutting designated scenic corridors, per CD-9.4 of the 2030 General Plan.	30' front view corridor setback	YES
Side yard setback* 16-140	5 feet. Zero when abuts another C-2 zoned lot.	Abuts a C-2 zoned lot, provides minimum 5' side setback.	YES
Rear yard setback* 16-141	None if ≤ 16 feet in height. 15 feet if > 16 feet in height. 10 feet if abuts an alley.	Building is 33' in height, rear yard setback indicated as west setback at 38'-7".	YES
Floor Area Ratio	30% max. (per GP)	0.14%	YES
Off-street parking: Handicapped Motorcycle (16-264) Bicycle (16-623 & 16-637) Loading (16-Carpool/Vanpool (16-633)	RETAIL = 1/300SF OFFICE = 1/250 SF 1 LOADING ZONE REQUIRED.	Retail = $2,755/300 = 9.2$ spaces Office = $1,700/250 = 6.8$ spaces 1 loading zone	YES
Parking space sizes & design: - Standard (16-636 & 16-638) - Loading (16-644)	9'W x 19'L 12'W x 40'L x 14'H ; alt size with PC or director approval	- Standard space size: 2' of overhang for total of 9'Wx 19' L - Loading: 12' W x 40' D	- Standard size –YES - Loading – YES
Parking area Landscape Req.			

(16-641): - Along streets/alleys - Along interior PLs (for lots with 20 or more spaces) - Parking/vehicle area (16-641) - Landscape fingers (16-641) - Trees (for lots with 20+) - If located adjacent to residential see 16-641 (E)	- Min. 10' wide strip. - Min. 5' wide in parking areas. - Min. 5% of area, exclusive of any other required landscaped area abutting a street or alley. 9'W x 20'L - every 10 space with 2 trees. - Min. 40' O.C.	10' wide along east PL 5' wide along west PL (parking areas) 30' wide along south PL (view corridor) - Total of 6,416 sf of landscaping (32.7%)	YES
Trash enclosures & transformers	To be screened at installation.	Trash enclosure is screened	YES
Rooftop equipment	May not protrude above the height of the parapet.	No rooftop equipment is proposed per site plan	YES
Fence (16-310)	- Cannot be located in the FY setback area. - No chain link in FY 8' max height	7' CMU block wall is proposed along west and north property lines	YES

d) Site Design: The proposed project will develop a 19,602 square foot vacant parcel of land located at 5587 Saviers Road, located on the northwest corner of the intersection of Saviers Road and Hueneme Road. The project will construct a fuel station and convenience store, along with a total of 16 parking spaces provided onsite and related site improvements. The site is rectangular in shape and has access from both Hueneme and Saviers Road. The proposed building, loading zone, and trash enclosure are at the northern part of the site, with parking along the western edge, and the fuel stations and canopy towards the middle of the site. The east and south sides of the site are occupied by landscaping and the entry/ exit driveways.

e) Circulation and Parking: Cars will enter the site via one of two 26' wide ingress/egress driveways on Hueneme and Saviers Road. The site offers circulation throughout the site, as there are four lanes of fueling stations that will allow for a through circulation pattern. One 12 foot by 40-foot loading zone is proposed. A traffic study was prepared for the project on June 13, 2022. The study indicates that the proposed project will not generate

significant impacts at the study-area intersections. The project will be required to pay City of Oxnard traffic mitigation fees to offset its contribution to cumulative traffic volumes in the city.

- f) **Building Design:** The project will be two-stories and measure 33 feet in height from adjacent grade. The project features an enclosed trash enclosure, which is located in the northwestern corner of the site. Eight fueling stations are proposed underneath a butterfly-roof canopy, which measures a maximum of 20 feet- 4 inches tall. The convenience store and office structure are a single integrated structure, with the fuel pumps located underneath the canopy directly in front of the building. The defining feature of both the building and the canopy are the butterfly roofs, which consist of two sloping surfaces that meet at a central ridge, creating a V-shape or butterfly-wing appearance. The architectural design of the structure is modern, and incorporates different types of materials, including smooth finish plaster walls with a deep crimson color band, stucco and aluminum features, and a metal roof and awning. The surrounding development includes residential neighborhoods, and an auto service center north of the site. The project's architecture is compatible with the surrounding development, and with the proposed landscaping, will improve the currently vacant site. The proposed building footprint is 2,755 square feet, and 6,416 square feet of landscaping is proposed onsite.
 - g) **Signs:** No signage is proposed as part of this application and will need to be submitted for review in the future.
 - h) **Landscaping and Open Space:** The project proposes 6,416 square feet of landscaping which includes trees, shrubs, groundcovers, and vines such as creeping fig, purple fountain grass, and gaura. The project meets the landscape criteria laid out in section 16-641 "Parking Area Landscape Requirements."
- 6) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on July 27, 2022. Recommendations of the DAC are included in the attached resolution(s).
- 7) **Community Workshop and Public Input:** On March 10, 2023, the applicant mailed 1100 notices of the Community Workshop meeting to all property owners within the Southwinds and CypressNeighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on March 20, 2023. The meeting was attended by approximately 10 people, and residents of the adjacent neighborhoods indicated concerns about lighting and trash, attraction of the unhoused, and concerns about ensuring a healthy tax base for the City of Oxnard. The meeting brought concerns about what the best use of the site could be, as there were concerns about fumes from the gas station and water quality impacts from installing a gas station on the site. From the community input, staff has ensured that the project is conditioned to include conditions for lighting and trash monitoring, ensuring that the site remains cleaned up, and ensuring that security cameras are installed at the site to alleviate security concerns.

Consistent with public noticing requirements, the Planning Commission Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed project.

- 8) Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 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.

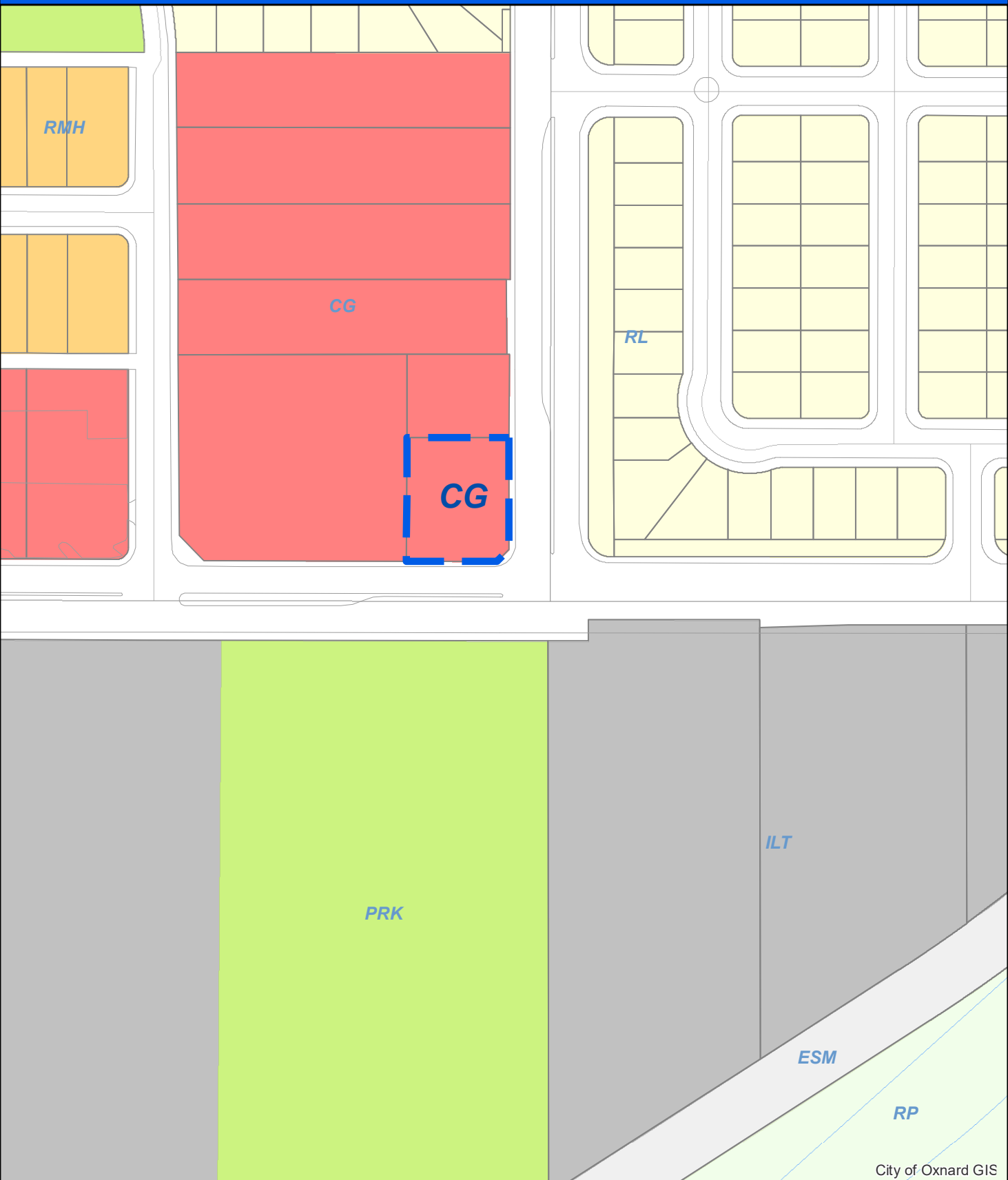
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. CEQA Notice of Exemption
- D. Resolution Approving Special Use Permit
- E. Staff Presentation

Vicinity Map



2030 General Plan Land Use Map

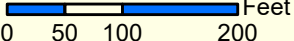


City of Oxnard GIS



Oxnard Planning
September 25, 2023

PZ 22-500-02
Location: 5587 Saviers Rd
APN: 222001111
Daya Enterprises



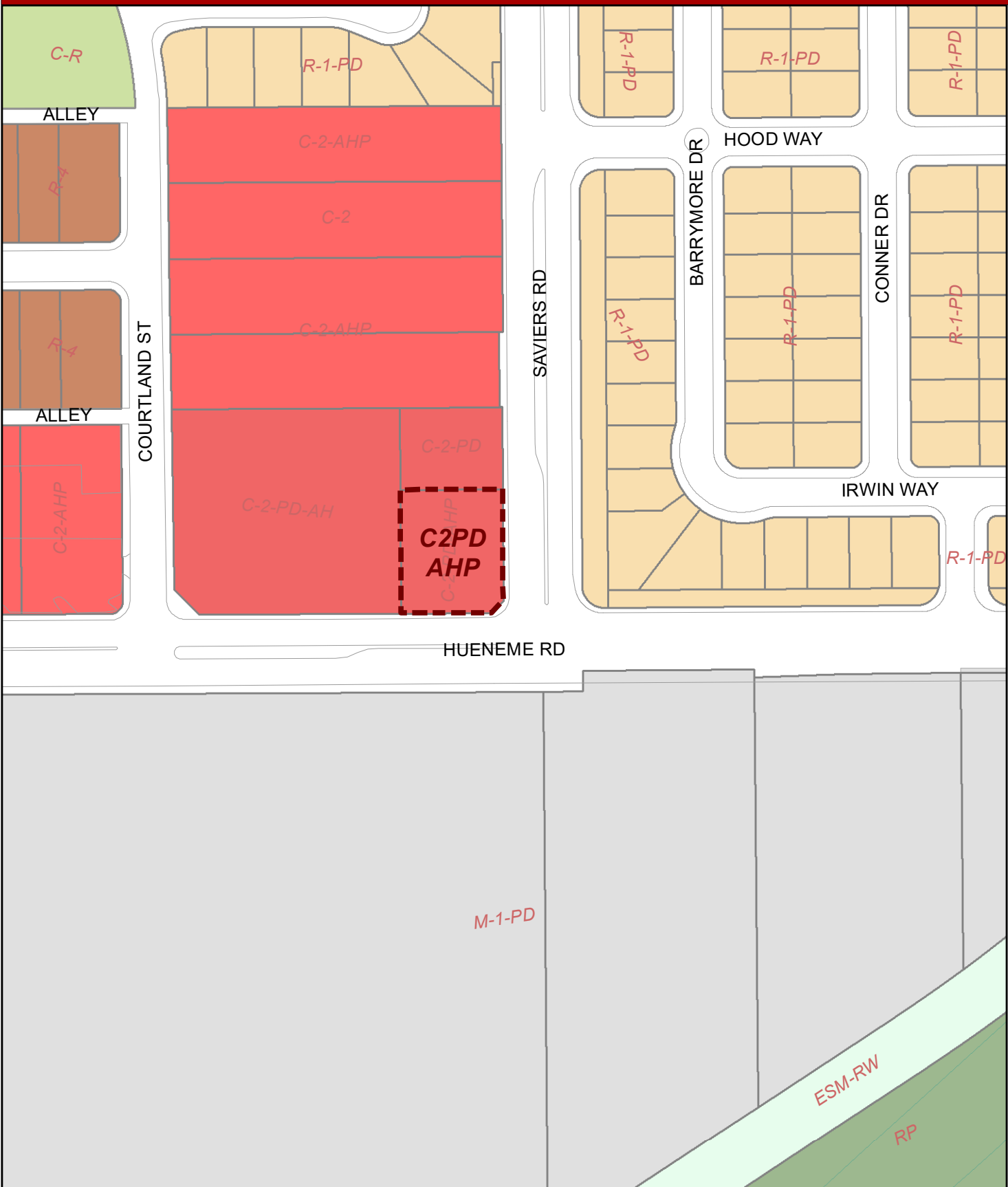
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2030 General Plan Land Use Map



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Zoning/Specific Plan Map



Oxnard Planning

September 25, 2023

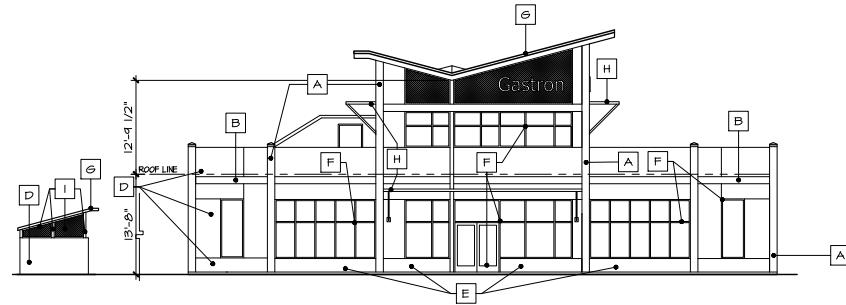
PZ 22-500-02
Location: 5587 Saviers Rd
APN: 222001111
Daya Enterprises
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Zoning/Specific Plan Map

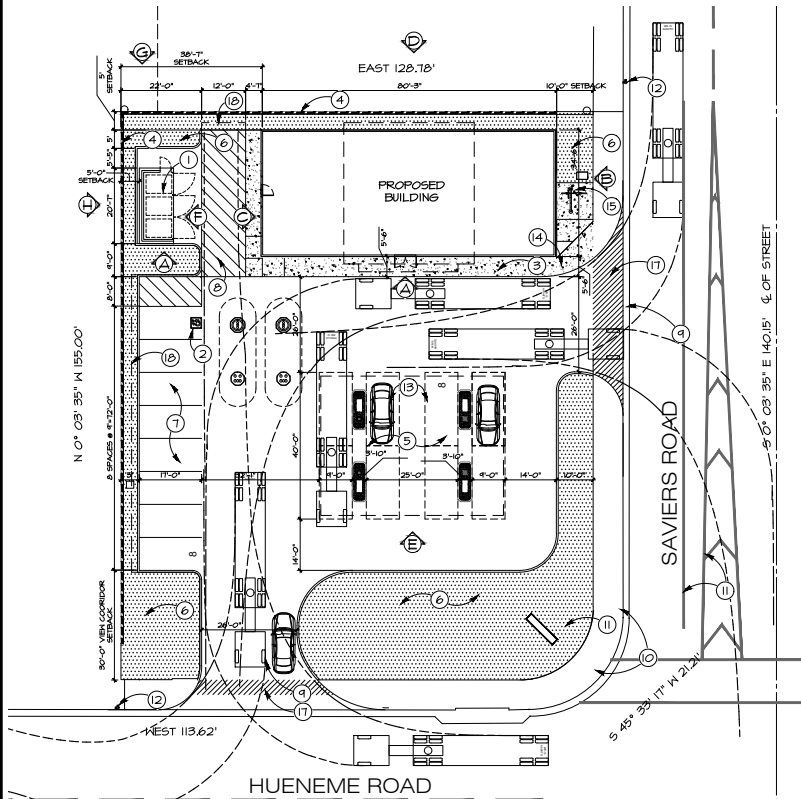


1:2,000





TRASH ENCL. (A) PROPOSED SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1" = 16'-0"

FINISH MATERIALS LEGEND

MATERIAL/LOCATION	FINISH COLOR:
A. FAUX COLUMN ENCLOSURE SMOOTH FINISH PLASTER WALLS OVER FOAM	DEEP CRIMSON BY DUNN EDWARDS DEC751
B. SMOOTH FINISH PLASTER COLOR BAND	DEA 152
C. FUEL PUMP CANOPY COLUMN COVER & FACIA	
D. SMOOTH FINISH PLASTER WALLS W/ FAUX REVEALS (MAIN BLDG & TRASH ENCL.)	ASH GREY BY DUNN EDWARDS DEC751
E. STUCCO WAINSCOT ACCENT	BISON BEIGE BY DUNN EDWARDS DEC750
F. ALUMINUM WINDOW & DOOR FRAMES, 3/4" REVEALS	CLEAR ANODIZED ALUMINUM
GRAYLITE II GLASS	SOLAR GRAY, INSULATED
G. ROOF SYSTEM: MCELROY METAL ROOF	GALVALUM PLUS, SHADES OF DISTINCTION
H. METAL AWNING / SOLAR SHADING	IRON FIXTURE BY DUNN EDWARDS DE6384
I. METAL MESH & TRASH ENCLOSURE FRAMING	

PROJECT DATA

557T SAVIERS ROAD
OXNARD, CA 93033
ASSESSOR'S PARCEL NO.: 222-0-011-110
USE ZONE: C-2

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A FUEL STATION AND RETAIL CENTER INCLUDING MULTIPLE FUEL PUMPS UNDER A METAL CANOPY.

PARKING CALCULATION:

BASED ON GENERAL RETAIL AT ONE SPACE PER 300 SF GROSS FLOOR AREA & OFFICE @ 1/250

PARKING: RETAIL: 2,755 SF @ 300 GROSS = 9.2 SPACES

2ND FLOOR OFFICE: 1,700 SF MAX @ 1/250 = 6.8 SPACES

TOTAL PARKING PROVIDED = 16 SPACES

LOADING ZONE PROVIDED = 1 @ 12'x40'

SITE AREA: 14,602 SF (0.45 AC)

BUILDING FOOTPRINT: 2,755 SF = 14.0%

LANDSCAPE AREA: 6,416 SF = 32.7%

PAVING AREA: 10,431 SF = 53.3%

NUMBER OF STORIES: 2

DRAWING INDEX

- A.1 PROPOSED SITE PLAN, ELEVATIONS & PROJECT DATA
- A.2 PROPOSED FLOOR PLANS
- LP-1 LANDSCAPE PLAN
- LP-2 PLANTING PLAN
- 1/1 PRELIMINARY GRADING PLAN

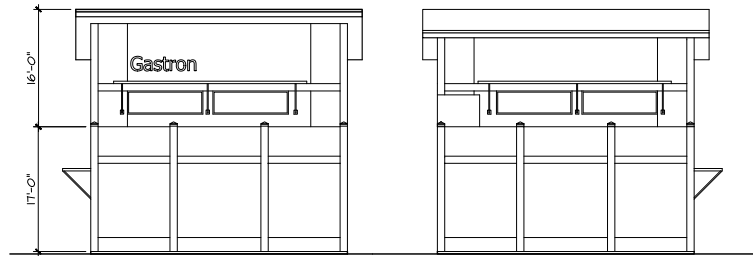
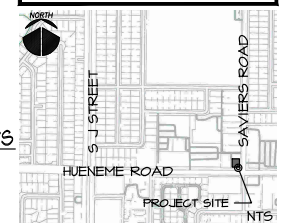
KEY NOTES

1. TRASH ENCLOSURE.
2. VAN ACCESSIBLE PARKING
3. CONCRETE WALK.
4. CMU SCREEN WALL, SEE CIVIL.
5. FUEL PUMP AND CANOPY ABOVE
6. LANDSCAPE, TYP.
7. PARKING, TYP.
8. 12'x40' LOADING ZONE, TO BE USED FOR STANDARD-SIZE FUEL TANKER TRUCK WHILE FUELING, WASTE COLLECTION VEHICLES TO SERVICE TRASH CONTAINERS, AND DELIVERY OF RETAIL GOODS.
9. PROPOSED DRIVE APPROACH.
10. EXISTING SIDEWALK & CURB RAMP.
11. PRICING SIGN.
12. FIRE HYDRANT, SEE CIVIL.
13. UNDERGROUND FUEL TANKS.
14. (N) ACCESSIBLE CURB RAMP AND SIDEWALK, SEE CIVIL FOR ADA DETAILS.
15. (N) RIBBON BIKE RACKS (5 SPACES) ON CONC. PAD.
16. (E) TRAFFIC MARKINGS ON STREET.
17. STAMPED/MARKED CONC. CROSSLAND.
18. 2' OVERHANG.

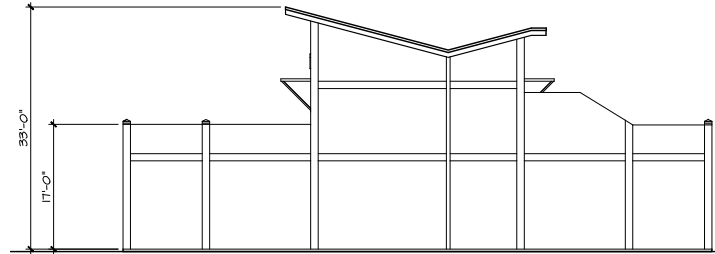
GENERAL NOTES

- A. SEE CIVIL DRAWINGS FOR ADA AND ALL SITEMARK REQUIREMENTS.

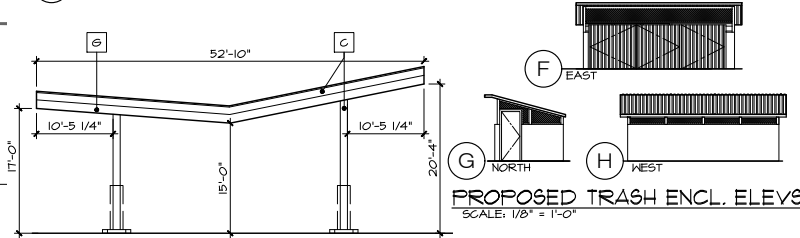
VICINITY MAP



(B) PROPOSED EAST ELEV. SCALE: 1/8" = 1'-0" (C) PROPOSED WEST ELEV. SCALE: 1/8" = 1'-0"



(D) PROPOSED NORTH ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



(E) PROPOSED GAS CANOPY ELEV. (SOUTH)
SCALE: 1/8" = 1'-0"

REVISIONS	DATE



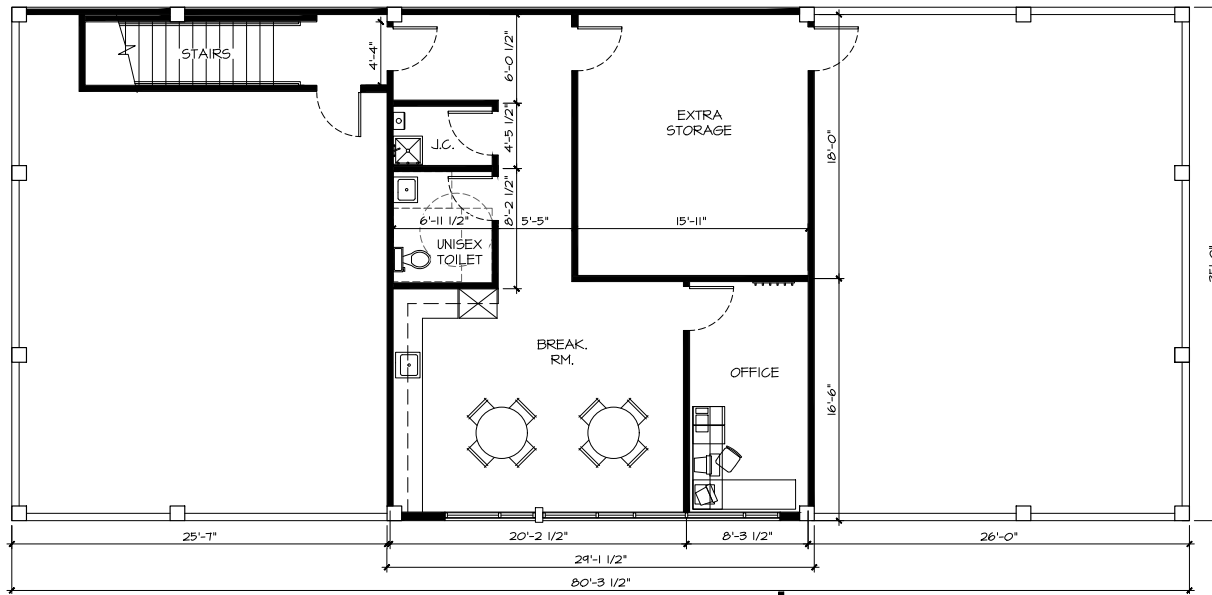
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ARCHITECTS

PROJECT TITLE: Proposed Fuel & Retail Center
557T SAVIERS ROAD, OXNARD, CA

SHEET TITLE: PROPOSED SITE PLAN & ELEVATIONS
PROJECT NO.: 2020-02
DATE: 11/03/22
BET: PLANNING
REV#3
PLAN CHG: PZH 22-500-02
SHEET NO.

A.0
PLOTTED: 11/3/2022 9:02 AM



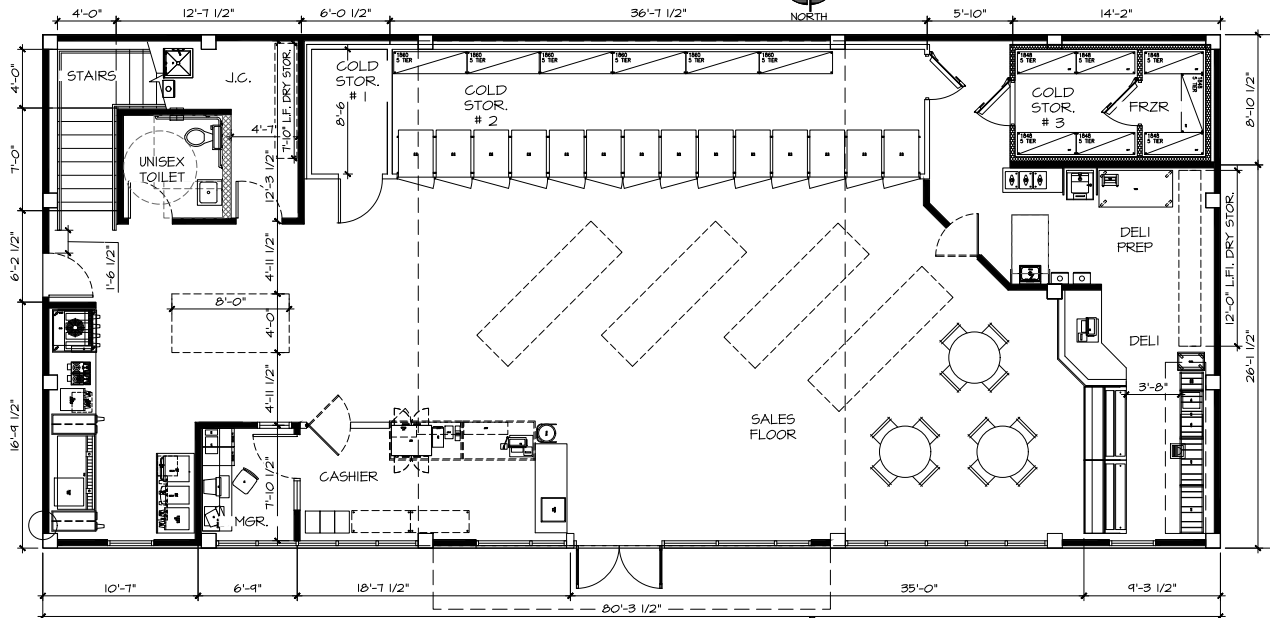
PROPOSED 2ND FLOOR PLAN

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



NORTH

0 5 10 25



PROPOSED 1ST FLOOR PLAN

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



NORTH

0 5 10 25

REVISIONS	DATE



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ARCHITECTS

SHEET TITLE: PROPOSED FLOOR PLANS
PROJECT TITLE: Proposed Fuel & Retail Center @ 5577 SAVERS ROAD, OXNARD, CA

PROJECT NO.: 2020-02
DATE: 11/03/22
SET: PLANNING
REV#3
PLAN CHK: PZR 22-500-02
SHEET NO.

A.1
PLOTTED: 11/3/2022 9:02 AM

SEASONAL LANDSCAPE MAINTENANCE

IRRIGATION SYSTEM

1. Clean and flush all drip Y filters 6 times per year.
2. Open manual flush valves and flush systems 6 times per year.
3. Rotate ball and gate valve handles 6 times per year.
4. Verify controller schedule is correct once per month.
5. Inspect all driplines for proper wetting of soil once per month.
6. Probe soil at tree bubblers for proper wetting once per month.
7. Verify that all valves are working properly weekly.

PLANTINGS

1. Check for any pruning needs once per month.
2. Check for pest (animals, insects) damage weekly.
3. Check parts of plants for fungal or viral damage weekly.
4. Remove all weeds and trash weekly.
5. Fertilize throughout the year as recommended for each specific plant by the nursery.
6. Check and repair tree stakes and guys weekly.
Remove after 2 years.

WATERING SCHEDULE: MAR - MAY

RUN TIMES				
valve	description	run time	am/pm	applications/week
1	Shrubs, gr.cover	1 hour	pm	2 days/week
2	Trees	20 minutes	pm	2 days/week

WATERING SCHEDULE: JUNE - OCT

RUN TIMES				
valve	description	run time	am/pm	days/week to water
1	Shrubs, gr.cover	1 hour	pm	4 days/week
2	Trees	20 minutes	pm	4 days/week

WATERING SCHEDULE: NOV-FEB

RUN TIMES				
valve	description	run time	am/pm	days/week to water
1	Shrubs, gr.cover	1 hour	pm	1 day/wk
2	Trees	20 minutes	pm	1 day/wk

DRIP VALVES: every six months flush soil by running for 6 hours continuously.
Divide total run time into 2 watering times per day, e.g., 30 minutes at 5 pm and 5 am.

WATER EFFICIENT LANDSCAPE WORKSHEET								sinclair gas
Reference Evapotranspiration (ETo)				42.3 Oxnard, CA				
hydrozone# planting description	plant factor (PF)	irrig method	Irrig Efficiency (IE)	ETAF (PF/IE)	(A) (LA-landscape area in sq. ft.)	(B) ETAF x area	ETWU (annual gallons req'd)	
#1 planters low	.2	drip	.81	.25	4812	1203	31,555	
#3 trees low	.2	bubbler	.75	.27	130	35	918	
Average ETAF (B/A) = .25				totals	(A) 4942	(B) 1238		
ETWU total							32,473	
MAWA (annual gallons allowed)					58,333			
Plant Factors: very low 0-.1, low .1-.3, medium .4-.6, high .7-1.0				ETWU = (42.3)(0.62)(ETAF x LA) MAWA = (42.3)(0.62)(.45 x LA) 26.23				

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7, §492.6, §492.7, AND §492.9)

1. I agree to comply with the requirements of the Water Efficiency Landscape Ordinance and submit a complete Landscape Document Package

PSMiller 12Oct2020
signed date

2. Pressure regulating devices are required if pressure is below or exceeds the recommended pressure of the specified devices.
3. Check Valves or Anti-drain valves are required on all sprinkler heads where low point drainage could occur.
4. I have complied with the criteria of the Ordinance and applied them for the efficient use of water in the Landscape Design Plans.

PSMiller 12Oct2020
signed date

5. A diagram of the Irrigation Plans showing the Hydrozones shall be kept with the Irrigation Controller for subsequent management purposes.
6. Certificate of Completion shall be filled out and Certified by the Landscape Architect.
7. An Irrigation Audit Report shall be completed at the time of Final Inspection.
8. Recirculating water systems shall be used for all Water Features.
9. A minimum 3" layer of Mulch shall be applied on all exposed soil surfaces of Planting Areas except turf areas, creeping or rooting ground covers or direct seeding applications where Mulch is contraindicated.
10. For soils less than 6% organic matter in the top 6" of soil. Compost at a rate of 4 cubic yard per 1,000 square feet of permeable area shall be incorporated into the top 6" of soil.

Sinclair Fuel & Retail Center

NW Corner Hueneme & Saviers Roads
Oxnard, CA

Applicant: Ms. Sukhbir Dhaliwal
1050 Ventura Road
Oxnard, CA 93030
(805) 816-4585

Architect: John Muller
c/o: MWA
(805)983-7411

PROJECT SHEETS

Sheet L-1 MWELO (Watering Schedule, Maintenance
Schedule, Water Efficient Landscape Worksheet,
MWELO and City Notes)

Sheet L-2 PRELIMINARY LANDSCAPE PLAN

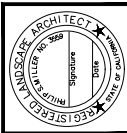
SITE NOTES

TOTAL IRRIGATED LANDSCAPE AREA = 4,942 sf.

Philip S. Miller & Assoc.

Site Planning and Landscape Architecture
6203 Calle Bodega Camarillo, CA 93012 (805) 383-7591
E-mail: philipmiller@verizon.net

REVISIONS	DATE



THIS DOCUMENT HAS BEEN PREPARED SPECIALLY FOR THE PROJECT DESCRIBED HEREIN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
J. MULLER ARCHITECTS
P: 805-983-7411 WWW.MULLERARCHITECT.COM

MULLER
ARCHITECTS
MORTHY

PROJECT TITLE : Proposed Fuel & Retail Center
@
5577 SAVIERS ROAD, OXNARD, CA

PROJECT NO.: SINCLAIR
DATE: 9/21/2020
SET: Preliminary
SCALE: 1" = 10'
SHEET NO.

LP-1
of 2

PSM 10/4/2022 3:05 PM L-2 Sinclair Preliminary Plan 220222.dwg

SHEET TITLE :

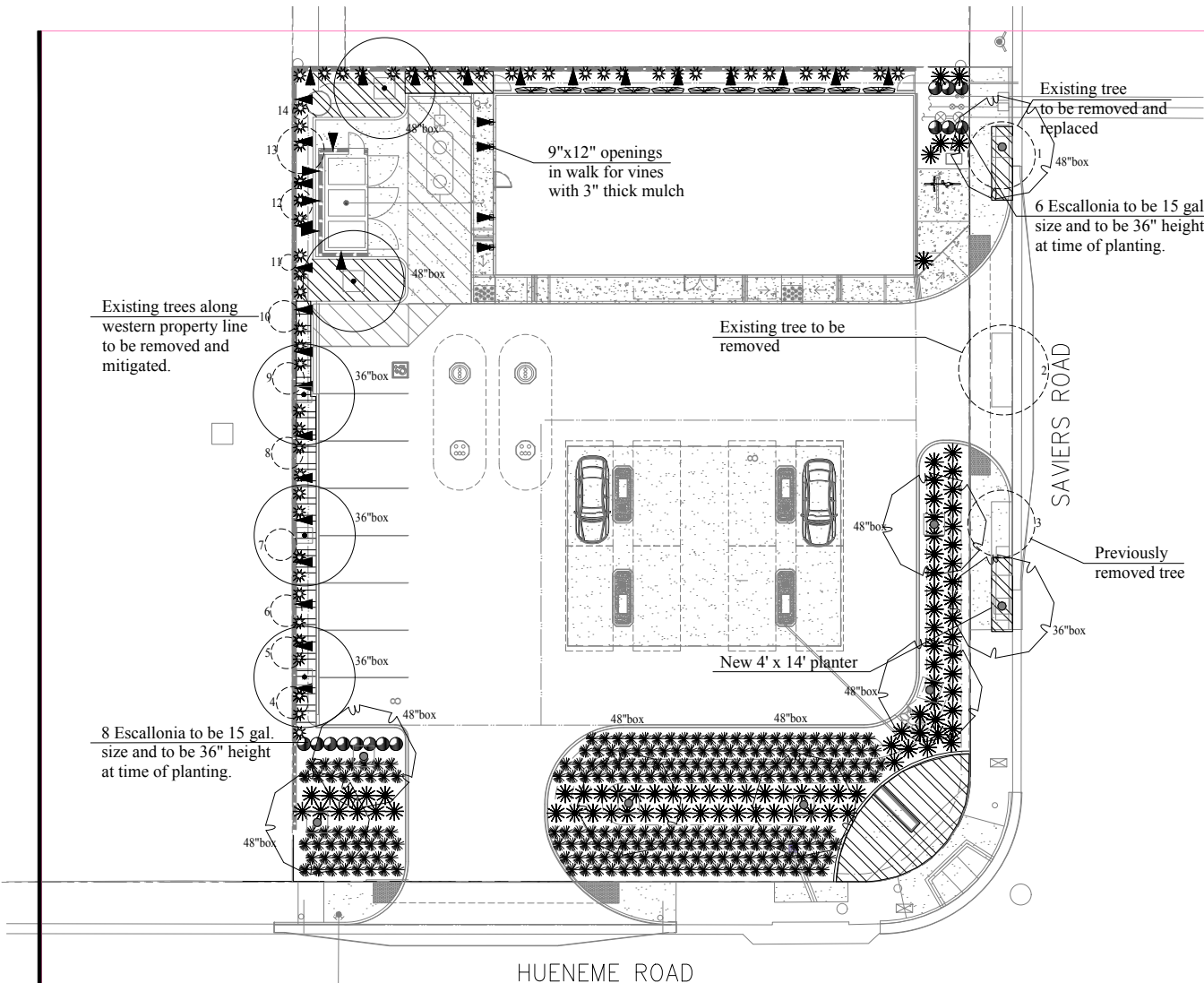
PROJECT NO.:

DATE:

SET:

SCALE:

SHEET NO.



Planting Notes

- The work to be performed under this contract shall include furnishing all labor, material, tools, machinery and equipment necessary to completely install plants, turf, mowstrips, etc. as shown on the plans.
- Landscape contractor and all of his subcontractors shall comply with all state and local codes, ordinances and regulations.
- All plant material shall be well established, vigorous, of normal growth habit and free of disease and insect infestation. Plants shall have normal healthy root systems filling their container but not rootbound. Plants not fulfilling these conditions shall be removed from the site at no cost to the owner.
- Each separate plant species to have a minimum of 70% of the total number of plants tagged with the complete botanical name.
- In case of discrepancy, plants actually shown on the plan shall take precedent over the plant count shown in the legend. Landscape Contractor is responsible for supplying all plants shown on plan.
- TRUNK GUARDS are required on all trees in turf areas.
- Topdress all shrub areas receiving groundcover with 1" of shredded mulch. Topdress all shrub areas without groundcover with 2.5" of shredded mulch.
- Thirty days after installation, fertilize all landscape areas with BEST 16-6-8 slow release granular or similar.

- Landscape Contractor shall contact the city's landscape inspector for inspection of all trees prior to planting. Allow 48 hours notice.
- SOIL AMENDMENT-A nitrified organic soil amendment shall be rototilled into the top 6 inches of soil after the finish grade has been established. For turf and shrub areas less than 2:1 rototill at the following rates per 1000 square feet. For slopes of 2:1 or greater, amend soil per Backfill Mixture at each plant hole, broadcast and scarify 2" of amendment over entire slope and scarify into the top 2" of soil.

GENERAL SOIL PREP:
4 cy nitrogen stabilized redwood, fir or cedar shavings
150 lbs. balanced slow release fertilizer

BACKFILL MIXTURE:
Non Acids
4 parts nitrified amendment
6 parts native soil
balanced slow release fertilizer

Acidic Plants
2 parts Peatmoss
1 part sharp sand

Parks Standard Notes

- Completed landscape and irrigation systems must be inspected and approved by the Landscape Architect (plan preparer).
- Upon completion of the landscaping and approval by the Landscape Architect, City of Oxnard Parks Division must be contacted for an inspection base on the approved plans. Only after completed landscape and irrigation systems are inspected and approved, can a Certificate of Occupancy be issued by the city.
- Changes to the landscape or irrigation shall be approved by the department of Parks and Recreation prior to planting. (48 hours notice required).
- All street and parkway trees shall be approved by the city's Parks and Recreation Department prior to planting. (805)385-7950. (48 hours notice required).
- All construction to conform to appropriate sections of The Standard Specifications of Public Works Construction, Latest Edition, on Public Property (Medians and Parkways only).

Root Barriers

Root barrier panels shall be installed at all trees within 5' of any curb, walk or concrete with the potential for uplift. Typical length is 12' overall, placed AGAINST concrete and centered on tree (6' to either side). Model#UB24-2. DeepRoot.Com.

Planting Legend

Trees	wucols
1	7
36"box/48"box	Metrosideros excelsus L
	New Zealand Christmas Tree- Standard
3	2
36"box/48"box	Tristanopsis laurina 'Elegant' M
	Water Gum-Standard

Shrubs, Groundcovers, Vines	wucols
5 gal	Escallonia fradesii L
	no common name
15 gal	Escallonia fradesii L
	no common name
5 gal	Ficus repens L
	Creeping Fig
5 gal	Gaura lind. 'Whirling Butterflies' L
	Gaura
1 gal	Muhlenbergia capillaris L
	Pink Muhly
1 gal	Pennisetum x advena 'Rubrum' L
	Purple Fountaingrass

18" o.c.	Gazania Trailing 'Kissing Rose' L
flats	Rose Gazania
18" o.c.	Lantana monte. 'Purple' L
flats	Trailing Lantana

Tree Tabulation Chart

Common	Genus/Species	Value
1. Laurel Cherry	Prunus caroliniana	\$ 600.00
2. Laurel Cherry	Prunus caroliniana	\$ 600.00
3. Laurel Cherry	Prunus caroliniana	\$ 100.00
4. Salt Cedar	Tamarix aphylla	\$4200.00
5. Salt Cedar	Tamarix aphylla	\$1000.00
6. Salt Cedar	Tamarix aphylla	\$ 400.00
7. Salt Cedar	Tamarix aphylla	\$ 400.00
8. Salt Cedar	Tamarix aphylla	\$1600.00
9. Salt Cedar	Tamarix aphylla	\$1000.00
10. Salt Cedar	Tamarix aphylla	\$2100.00
11. Salt Cedar	Tamarix aphylla	\$1200.00
12. Salt Cedar	Tamarix aphylla	\$ 200.00
13. Salt Cedar	Tamarix aphylla	\$1400.00
14. Salt Cedar	Tamarix aphylla	\$1500.00

Tree Mitigation

This plan shall comply with the requirements of the Arborist Report by L.A. Johnny, dated May 4, 2022 and the tree mitigation included in the report.

Total Arborist Report Estimated Tree Value: \$16,300.00

Opinion of value for the proposed trees:
Market costs for installed trees: 24" boxed tree=\$500,
36" boxed tree=\$1000, 48" boxed tree=\$1900,
Crane=\$4000.

5-48", in lieu of 24": 5 x \$1400 = \$ 7,000.
4-36", in lieu of 24": 4 x \$500 = \$ 2,000.
4-48", in lieu of 36": 4 x \$900 = \$ 3,600.
Crane: \$ 4,000.
Total: \$16,600.

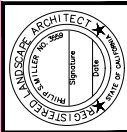
Philip S. Miller & Assoc.

Site Planning and Landscape Architecture

6203 Calle Bodega Camarillo, CA 93012 (805) 383-7591

E-mail: philipmiller@verizon.net

REVISIONS	DATE



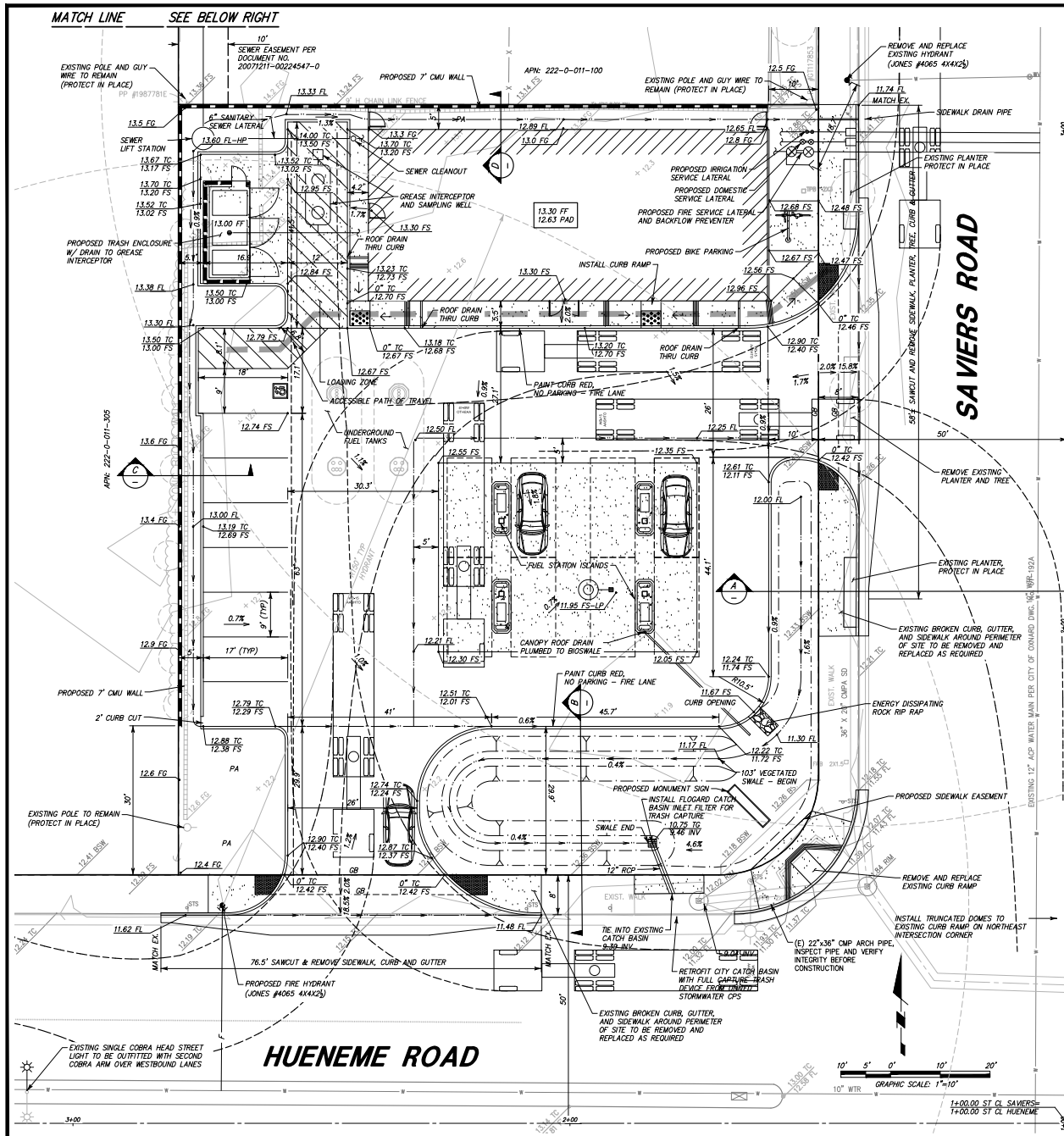
PHILIP S. MILLER ARCHITECT
10000
STATE OF CALIFORNIA
NO. 10000
WWW.MILLERPHOTO.COM
PH: 805-383-7591

MULLER ARCHITECT
NORTH

PROJECT TITLE: Preliminary Landscape Plan
PROJECT TITLE: Proposed Fuel & Retail Center
PROJECT TITLE: @
5577 SAVIERS ROAD, OXNARD, CA

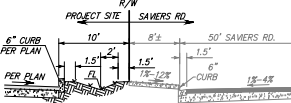
PROJECT NO.: SINCLAIR
DATE: 9/21/2020
SET: Preliminary
SCALE: 1" = 10'
SHEET NO.

LP-2
of 2

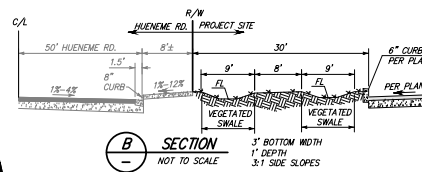


PROJECT INFORMATION

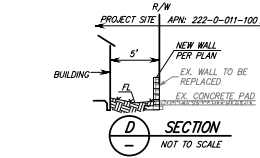
PROPERTY OWNER: SUKHBIR DALI WAL
 ENGINEER: JENSEN DESIGN & SURVEY, INC.
 1672 DONLON STREET
 VENTURA, CA 93003
 (805) 654-6977
 PROPERTY ADDRESS: SOUTH EASTERN CORNER OF SAVIERS RD.
 AND HUENEME RD., CITY OF OXNARD
 LEGAL DESCRIPTION: PARCEL A, IN THE CITY OF OXNARD, COUNTY OF
 VENTURA, STATE OF CALIFORNIA, AS SHOWN ON
 THAT CERTAIN MAP FILED IN BOOK 149 PAGES 10
 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.
 AEN: 222-0-011-110
 PROJECT AREA: TOTAL AREA = 19,602 SF (0.45 AC)



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE

LEGEND

PROPOSED	EXISTING

ABBREVIATIONS

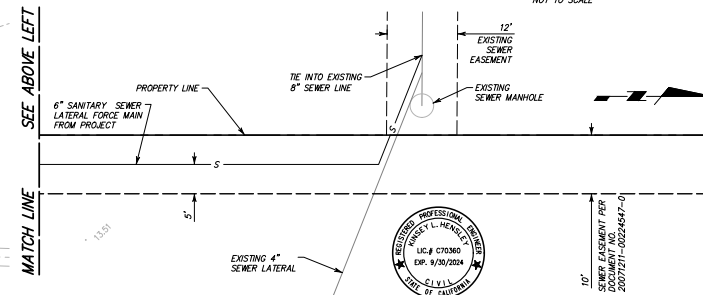
FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TG	TOP OF GRADE
SW	SIDEWALK
EX	EXISTING
FL	FLOW LINE
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
HP	HIGH POINT

Curve Table (This sheet only)

Curve #	L	R	A	T
C1	31.42'	20.00'	90°00'00"	20.00'



VICINITY MAP
NOT TO SCALE



SECTION D
NOT TO SCALE



JENSEN DESIGN & SURVEY, INC.
 1672 DONLON STREET
 VENTURA, CALIF. 93003
 PHONE: 805/654-6977
 FAX: 805/654-6978
 SCALE: 1" = 10'
 DATE: 10/5/2022
 DWG. NAME: 6212-01-PRELIM.dwg

PRELIMINARY GRADING PLAN
 FOR
 SUKHBIR DALI WAL
 5577 SAVIERS ROAD
 CITY OF OXNARD
 COUNTY OF VENTURA
 STATE OF CALIFORNIA

SHEET
1
OF 1

MULLER



WORTHY

ARCHITECTS

JOHN A MULLER, AIA

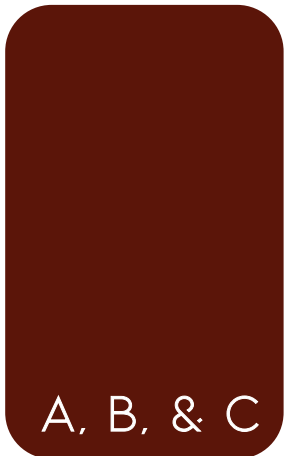
JOHN F WORTHY, AIA

PROPOSED FUEL & RETAIL CENTER

COLOR & MATERIALS BOARD

FINISH MATERIALS LEGEND

MATERIAL/LOCATION	FINISH COLOR:
A. FAUX COLUMN ENCLOSURE SMOOTH FINISH PLASTER WALLS OVER FOAM	DEEP CRIMSON BY DUNN EDWARDS DEA 152
B. SMOOTH FINISH PLASTER COLOR BAND	
C. FUEL PUMP CANOPY COLUMN COVER & FACIA	
D. SMOOTH FINISH PLASTER WALLS W/ FAUX REVEALS (MAIN BLDG & TRASH ENCL.)	ASH GREY BY DUNN EDWARDS DEGT51
E. STUCCO WAINSCOT ACCENT	BISON BEIGE BY DUNN EDWARDS DEGT50
F. ALUMINUM WINDOW & DOOR FRAMES, 3/4" REVEALS	CLEAR ANODIZED ALUMINUM
GRAYLITE II GLASS	SOLAR GRAY, INSULATED
G. ROOF SYSTEM: MCELROY METAL ROOF	GALVALUM PLUS, SHADES OF DISTINCTION
H. METAL AWNING / SOLAR SHADING	IRON FIXTURE BY DUNN EDWARDS DE6384
I. METAL MESH & TRASH ENCLOSURE FRAMING	



A, B, & C



D



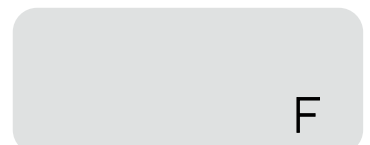
E



H&I



G



F

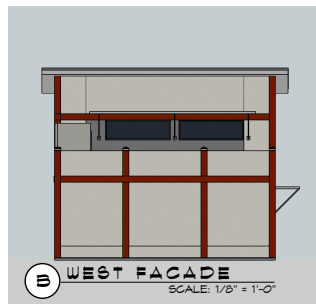
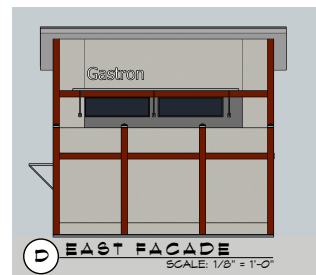
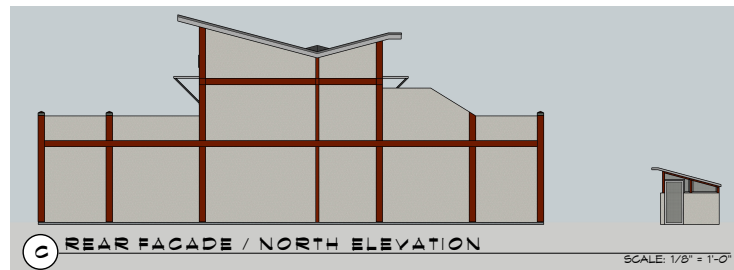
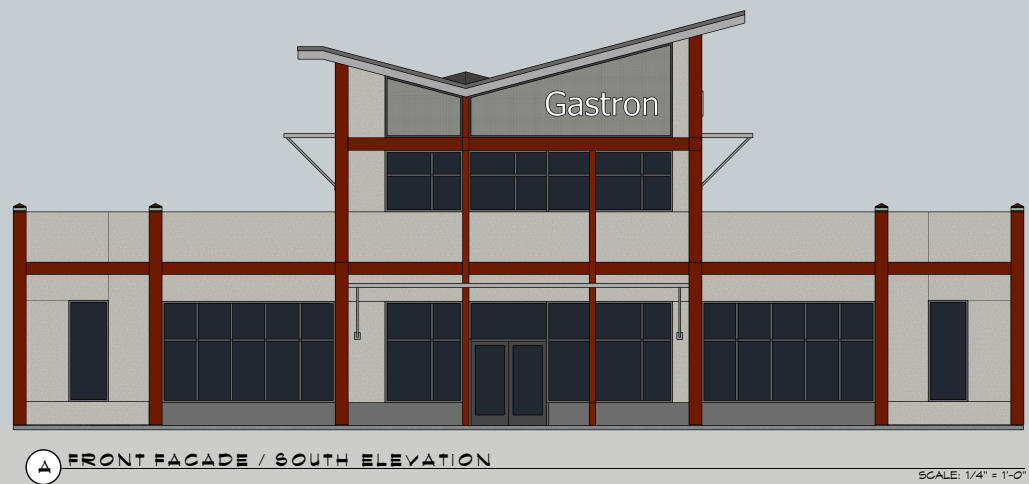
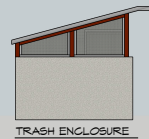
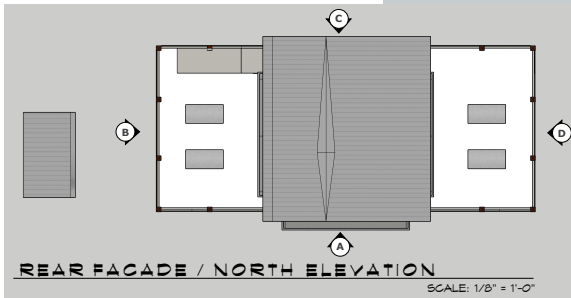
PROJECT: 2020-002

DATE: 06/22/2022

1451 D.N. RICE AVE
OXNARD, CA 93030
PHONE: 805.983.7411
WWW.MULLERWORTHY.COM

PROPOSED FUEL & RETAIL CENTER
5577 SAVIERS ROAD, OXNARD, CA

MULLER
ARCHITECTS
WORTHY



PERSPECTIVE VIEW AT INTERSECTION

NTS

NO.	REVISION	DATE

PROJECT: 2020-002
DATE: 11/03/2022
SET: PLANNING SUBMITTAL
PERMIT / TOP / PLAN CHECK: 1
SHEET NO: 1

MULLER ARCHITECTS NORTH

PRELIMINARY ELEVATIONS

GAS STATION
5577 SAVIERS & HUENEME ROAD
OAKLAND, CA 94633

PROJECT NO: 2020-002
DATE: 11/03/2022
SET: PLANNING SUBMITTAL
PERMIT / TOP / PLAN CHECK: 1
SHEET NO: 1

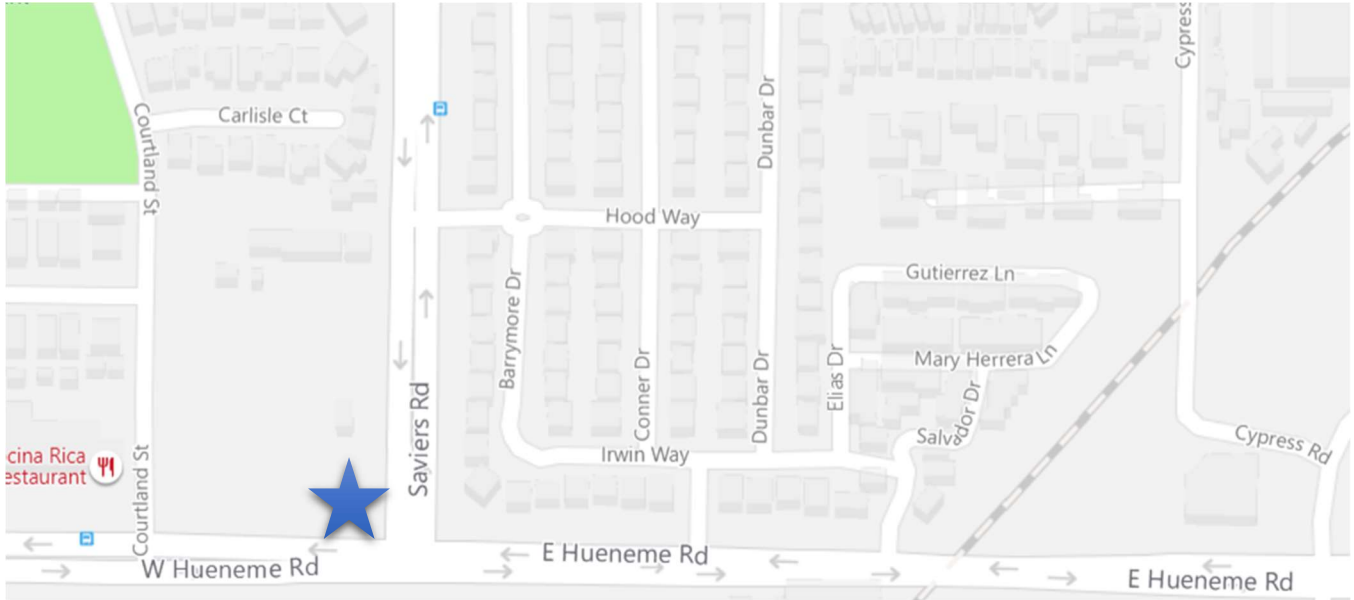
ELEV

MULLER WORTHY

ARCHITECTS

JOHN A MULLER, AIA

JOHN F WORTHY, AIA



SITE KEY MAP - CITY OF OXNARD



SITE KEY MAP - CITY OF OXNARD

PROJECT SITE: – HUENEME RD AT SAVIERS RD, OXNARD, CA. 93033



A - VIEW OF SITE FROM SAVIERS RD, LOOKING SOUTH



B - VIEW FROM SITE FROM HUENEME RD, LOOKING SOUTHWEST



C - VIEW FROM SITE FROM HUENEME RD, LOOKING SOUTH



D - VIEW OF INTERSECTION AT HUENEME RD, LOOKING EAST



E - VIEW OF SITE FROM HUENEM RD, LOOKING WEST



F - VIEW OF SITE FROM HUENEME RD, LOOKING NORTHEAST



G - VIEW FROM SITE FROM SAVIERS RD, LOOKING NORTHEAST



H - VIEW OF SITE FROM SAVIERS RD, LOOKING NORTH



I - VIEW OF SITE FROM SAVIERS RD, LOOKING WEST

NOTICE OF EXEMPTION

Project Description: **Carmax Expansion Project;** Planning and Zoning Permit No. 22-500-02 (Special Use Permit) to allow for the construction and operation of a fuel station and 4,455 square-foot building that contains a 2,755 square foot convenience store, and 1,700 square foot second-story office for the site located at 5587 Saviers Road. The project is located within the C-2-PD-AHP zoning district. The Project site is currently vacant and undeveloped and is located in a 2030 General Plan identified neighborhood. The project would construct a two-story, 2,755 square-foot, 24-hour convenience store (no alcohol) with second floor 1,700 square foot office area, fuel canopy with eight fuel stations, parking, trash enclosure and related site improvements. Access to the project site would be provided by two driveways, one on Hueneme Road, and another on Saviers Road, which would facilitate separate ingress and egress movements for the proposed project ("Project"); Filed by John Muller, Muller Worthy Architects, 1451-D Rice Avenue, Oxnard CA 93030, designated agent (the "Applicant") on behalf of Daya Enterprises, 6901 Worth Way, Camarillo, CA 93012 (the "Property Owner").

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

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

Supporting Reasons: In accordance with Section 15303, Class 3 of the State CEQA Guidelines, projects involving "construction and location of limited numbers of new, small facilities or structures" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal requests approval of a two-story, 4,455 square-foot, 24-hour convenience store (no alcohol) with 2,755 square feet of ground floor retail and payment area, second floor 1,700 square foot office area, fuel canopy with eight fuel stations, parking, trash enclosure and related site improvements. A Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is proposed as less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. The necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the exemption. Therefore, the Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

(Date)

Joe Pearson II, Planning & Environmental Services Manager

RESOLUTION NO. 2023 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 22-500-02 (SPECIAL USE PERMIT) TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A FUEL STATION, 2,755 SQUARE FOOT CONVENIENCE STORE, AND 1,700 SQUARE FOOT SECOND-STORY OFFICE, SITE LOCATED AT 5587 SAVIERS ROAD (APN: 222-0-011-110). FILED BY JOHN MULLER, MULLER WORTHY ARCHITECTS, 1451-D RICE AVENUE, OXNARD, CA 93030 (“APPLICANT”) ON BEHALF OF DAYA ENTERPRISES, 6901 WORTH WAY, CAMARILLO, CA, 93012 (THE “PROPERTY OWNER”).

WHEREAS, on June 23, 2022, John Muller (the “Applicant” and/or “Permittee”) submitted a request to approve Planning and Zoning Permit No. 22-500-02 (Special Use Permit) to allow for the construction and operation of a fuel station and 4,455 square-foot building that contains a 2,755 square foot convenience store, and 1,700 square foot second-story office for the site located at 5587 Saviers Road. The project is located within the C-2-PD-AHD zoning district. The Project site is currently vacant and undeveloped and is located in a 2030 General Plan identified neighborhood. The project would construct a two-story, 2,755 square-foot, 24-hour convenience store (no alcohol) with second floor 1,700 square foot office area, fuel canopy with eight fuel stations, parking, trash enclosure and related site improvements. Access to the project site would be provided by two driveways, one on Hueneme Road, and another on Saviers Road, which would facilitate separate ingress and egress movements for the proposed project (“Project”); and

WHEREAS, on October 19, 2023, the Planning Commission conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 22-500-02 (Special Use Permit) for the construction and operation of a fuel station, 2,755 square foot convenience store, and 1,700 square foot second-story office, in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Sections 16-536 and 16-540 of the OCC authorize the Planning Commission to approve a Special Use Permit; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Sections 16-531 of the OCC; and

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

WHEREAS, the Planning Commission 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 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2):

- 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 land use designation of Commercial General (C-2) and is in the General Commercial Planned Development and Affordable Housing Permitted (C-2-PD-AHP) zoning designation. The parcel is vacant and is bounded to the north by General Commercial (Auto Repair), to the south by Parkland, to the east Low Density Residential, and to the west by Vacant General Commercial. The project site and adjacent sites do not contain any known environmental resources 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 would intensify the use as the parcel is at present vacant and would modify the operational characteristics of the existing development to allow the proposed fuel station and convenience store, but the project also includes site modifications which are intended to improve the site conditions, including circulation and aesthetics. As such, the proposed Project is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The proposed development would intensify the use as the parcel is at present vacant and would modify the operational characteristics of the existing development to allow the proposed fuel station and convenience store, but the project also includes site modifications which are intended to improve the site conditions, including circulation and aesthetics. The proposed site improvements 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 urban

development (commercial or residential) character of the surrounding development and the property does not contain any unusual environmental characteristics. 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.

- 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 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 Planning Commission finds after due study and deliberation 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 PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission 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 Applicant proposes the construction of a two-story, 2,755 square-foot, 24-hour convenience store (no alcohol) with second floor 1,700 square foot office area, fuel canopy with eight fuel stations, parking, trash enclosure and related site improvements. The project was analyzed for conformance with the General Plan and Oxnard Zoning Code, and is compliant. As discussed in detail in the Planning Commission Staff Report Sections b, c, d, e, f, g, and h, the Project, as designed and conditioned, meets all applicable development standards. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

- 2. The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The project is located in an area that is residential and commercial in nature, including an auto repair shop to the north, and residential uses to the east. The 2755 square foot convenience store and 1,700 square foot office area are proposed in conjunction with the fuel stations and are accessory to the main use of the site as a fuel station. The use will support neighboring residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements, as conditioned, will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

- 3. The site that is subject to the special use permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and items which may be required by section 16-532.**

Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the project site, along the side yards and within the parking area. A 7-foot-tall CMU block wall is located along the north and west property lines, and adequate parking and loading zones are provided. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

As described in the Staff Report, the project will be accessed via two driveways providing access from both Hueneme Road to the south and Saviers Road to the east.

The project proposes 16 total parking spaces, which includes the minimum required 9 parking spaces for retail, and 7 additional spaces for the office use. There is 1 ADA Van accessible parking space and a single loading zone. Cars will enter the site via one of two 26' wide ingress/egress driveways on Hueneme and Saviers Road. The site offers circulation throughout the site, as there are four lanes of fueling stations that will allow for a through circulation pattern. One 12 foot by 40-foot loading zone is proposed. A traffic study was prepared for the project on June 13, 2022. The study indicates that the proposed project will not generate significant impacts at the study-area intersections. The project will be required to pay City of Oxnard traffic mitigation fees to offset its contribution to cumulative traffic volumes in the city. Therefore, 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 that the use is anticipated to generate.

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

As described in the Staff Report, the proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines. Proper drainage, fire protection, and safety measures have been conditioned for the site. The project is not anticipated to result in any significant impacts to utilities and public services. Therefore, the site for the proposed use will be provided with adequate sewage, water, fire protection and storm drainage facilities.

SECTION 3. The Planning Commission, 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 CEQA Guidelines §15303 (Class 3) of the State CEQA Guidelines. Class 3 of the State CEQA Guidelines, projects involving “construction and location of limited numbers of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal requests approval of a two-story, 2,755 square-foot convenience store with a second story 1,700 square foot office area, fuel canopy with eight fuel stations. A Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is proposed as less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. The necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project site is surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. Additionally, the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The Planning Commission 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 & 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 4. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 22-500-02 (Special Use Permit), subject to the attached conditions of approval.

SECTION 5. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code or Section 17-58 of the Oxnard City Code.

SECTION 6. The Secretary shall certify the adoption of this Resolution.

[CONDITIONS OF APPROVAL ON FOLLOWING PAGE]

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated November 02, 2023, (“the plans”) n file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless the Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. 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 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 the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

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

15. Prior to issuance of building permits, the Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Before the City issues building permits or the proposed use is initiated, the Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
17. Before the City issues a certificate of occupancy, the Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, *PK-3*)
18. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, *PK-4*)
19. Before the City issues a certificate of occupancy, the Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
20. All trees planted or placed on the project property by the Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELo). (PK, *PK-7.1*)
22. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)
23. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, *PK-23*)
24. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation

Standards, and applicable water conservation requirements of the State of California”. (PK, PK-24)

25. Consistent with the City Council Resolution 15,569 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the mandatory water conservation requirements for as long as City Council Resolution 15,569 is in effect or is amended/replaced by the City of Oxnard.

LANDSCAPE SPECIAL CONDITIONS

26. Planting and irrigation consistent with the approved landscape plan must be provided for within the public right of way and maintained for the life of the project.(PL)
27. Developer’s Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City’s landscape requirements prior to the issuance of building permits. (PL/PK)
28. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)
29. The final landscape plan shall be reviewed and approved by the City’s Landscape Architect prior to the issuance of a building permit. (PL)
30. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled “Tree Tabulation Chart”. The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist’s Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist’s economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City’s minimum tree size of 24” box. (PK)

PLANNING DIVISION STANDARD CONDITIONS

31. 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)
32. 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)

33. Before the City issues building permits, the 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*)
34. Before the City issues building permits, the Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Community Development Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
35. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
36. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
37. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
38. 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*)
39. 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*)
40. 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*)

41. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
42. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
43. Due to 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 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*)
46. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
47. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
48. For any exterior utility meter panels, the Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
49. Before the City issues building permits, Developer shall submit and obtain approval of a master sign program for the project, which shall indicate on the site plan the elevations, the size, placement, materials, and color of all proposed free-standing and building signs. The

square footage of all signs for the project shall not exceed square feet, calculated in accordance with the City Code. (PL/ B, PL-46)

50. Prior to issuance of a certificate of occupancy, the Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)
51. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art, and General Plan maintenance connection and/or impact fees before issuance of building permits.

PLANNING DIVISION SPECIAL CONDITIONS

52. Developer shall clean up any and all trash, not within a designated trash container, from the project premises daily. (PL)
53. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
54. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Division Manager. Such plan shall include such elements as washable paint and sealers on the building and perimeter walls. (PL)
55. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (PL)
56. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (PL)
57. 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)
58. No outdoor storage of materials or other items shall be allowed. (PL)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS:

59. 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)
60. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
61. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
62. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
63. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
64. 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)
65. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
66. Developer shall place existing overhead utility lines on and adjacent to the project underground in accordance with City Code in effect at the time City issues a grading/site improvement permit. Before issuance of a site improvement permit, the Developer shall post security satisfactory to the Finance Director guaranteeing utility relocation. (DS-13)
67. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

68. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. The City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
69. Prior to issuance of a site improvement permit, the Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, the Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
70. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by the City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of the Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
71. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
72. 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)
73. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
74. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
75. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the

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

76. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
77. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
78. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
79. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
80. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18-inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
81. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
82. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
83. 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)
84. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)

85. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
86. Prior to issuance of a grading or other site improvement permit, Developer shall dedicate rights of ingress and egress as directed by the City Engineer. (DS-50)
87. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
88. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
89. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
90. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, streetlights, telephone and cable television lines) in accordance with City standard plans.(DS-61)
91. 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)
92. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
93. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)

94. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
95. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
96. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
97. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape-based stormwater quality best management practices. (DS-84)
98. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a

Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

99. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)
100. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS:

BUILDING AND ENGINEERING DIVISION STANDARD CONDITIONS

101. 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)
102. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
103. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
104. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
105. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
106. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the

street frontage(s) of the project. (DS-6)

107. 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)
108. 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)
109. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
110. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
111. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
112. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
113. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
114. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City

may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

115. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
116. 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)
117. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
118. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
119. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
120. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
121. Prior to issuance of a grading/site improvement permit, developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off-site improvements required by City. (DS-28)
122. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide

certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

123. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
124. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
125. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18- inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
126. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
127. 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)
128. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
129. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
130. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
131. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
132. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)
133. 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)

134. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15-feet from the face of the enclosure. (DS-69)
135. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
136. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
137. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
138. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
139. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
140. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain

parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)

141. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)
142. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)
143. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)
144. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
145. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)
146. The project shall construct the frontage street improvements that include the curb, gutter, 7-foot sidewalk, and driveway approaches meeting the City standards. Developer shall grant a new sidewalk easement to the City for any portions of the sidewalk and public path of travel that are not located inside the existing public right-of-way. (DS)
147. Except for facilities used for the transmission of electrical energy at voltages in excess of 33,000 volts, Developer shall underground existing overhead utilities along the project frontages on McWane Boulevard and Arcturus Avenue in accordance with the City of

Oxnard Municipal Code Section 21-26. (DS)

148. The project shall provide stormwater detention to maintain pre-development flow rates for 10 to 100-year storm events. The method used for computing the detention system shall be in accordance with the latest edition of the County of Ventura Drainage Manual. The detention basin(s) shall be designed in accordance with Public Works standards and policies. The Developer shall provide a city standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to the approval of the grading/site improvement plans. (DS)
149. The design of stormwater treatment devices shall have no standing water. (DS)
150. Developer shall design the stormwater treatment facilities to treat stormwater runoff from the entire project site. (DS)
151. The stormwater treatment design shall allow the treated stormwater to discharge directly into the public street gutter. If a pump system is needed to pump water into the street, the treated runoff shall be pumped to a bioswale with a minimum flow length of 100-feet. (DS)
152. If the storm drainage system relies on a pump system, the pump system shall be configured to operate at the Stormwater Quality Design Flowrate (SQDF). Only when greater storm events occur, can the pump system operate higher than the SQDF. Developer shall demonstrate how the pump system design will attenuate the post-development flow rates from 10 to 100-year storm events to pre-development levels. (DS)
153. The project shall dedicate new water easement(s) so that public water mains and devices are located inside the easement per City standards. The fire hydrant laterals shall be located no more than 50-feet from a public main. (DS)
154. All existing and proposed easements within and around the project site shall be shown on the civil improvement plans. (DS)
155. The project shall use recycled materials to the extent feasible and cost-effective per Caltrans standard specifications adopted in 2018 for public streets and alleys, meeting the requirements of AB 2953. Recycled materials include: (1) Recycled base and subbase materials as set forth in Sections 25-1.02 and 26-1.02 of the Caltrans standard specifications. (2) Reclaimed asphalt pavement and other materials in asphalt as set forth in Section 39-2.02B of the Caltrans standard specifications. (3) Reclaimed aggregate, fly ash, returned plastic concrete, and other materials in concrete as set forth in Sections 90-1.02, 90-2.02, and 90-9 of the Caltrans standard specifications. (DS)
156. Except for accessible parking spaces, City Code requires that parking spaces be 9'x19' or 9'x17' plus two-feet of overhang. Compact parking is not allowed. (DS)
157. The project shall provide Electric Vehicle (EV) parking spaces per the latest applicable

Cal Green Building Code Requirements. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS:

158. Developer shall provide a 40-foot driveway throat per the City of Oxnard Municipal Code Section 16-639 at project entrance. The depth of the driveway throat shall be measured from the back of the walk to the gate. (TR)
159. Developer shall provide truck turning templates on the horizontal control plan showing how the trucks will maneuver through the entrance, exit, and corners of driveway entrances and aisles. (TR)

ENVIRONMENTAL RESOURCES DIVISION

160. 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.
161. 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.
162. 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.
163. 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.
164. 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.
165. 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.

166. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a matter approved by the City Engineer.

FIRE DEPARTMENT STANDARD CONDITIONS

167. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
168. 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*)
169. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
170. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)
171. 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*)
172. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
173. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
174. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
175. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
176. 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*)

177. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)
178. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, F-14)
179. Signalized intersection at Saviers Road and Hueneme Road shall be equipped with pre-emption equipment, if not currently equipped. (FD/TR, F15)
180. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

FIRE DEPARTMENT SPECIAL CONDITIONS

181. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
182. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
183. 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.
184. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
185. FDC is required to be within 50-feet of the fire hydrant and not across drive isles.
186. Vegetation clearance from structure(s) required prior to construction.
187. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access

shall be maintained free of obstructions at all times within the development once construction starts.

POLICE DEPARTMENT CONDITIONS

Exterior Lighting

188. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
- (A) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - (B) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - (C) Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - (D) Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
 - (E) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
189. Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
190. All exterior lighting shall operate from dusk to dawn.
191. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
192. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lenses shall be flat and parallel to the ground/floor. Wall-packs and other luminaires that throw light laterally are not allowed unless specifically approved by the Police Department and Planning Division.
193. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.

194. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.
195. Interior parking facilities shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Walls, ceilings and supporting posts or pillars shall be painted white or off-white to provide maximum reflectivity.

Fueling Facility

196. Fueling facility shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature.

Security Camera Systems

197. 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.
198. Security camera system shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
 - (A) The camera system shall be cloud based to facilitate off-site and mobile monitoring.
 - (B) Access to the cloud based camera system may be made accessible to the Oxnard Police Department for specific areas of the property and adjacent areas that are either public, or, semi-public that include: adjacent public street, alleys, sidewalks, and within the private property the parking facility and paseo. Contact specialprojects@oxnardpd.org to participate in this program.
 - (C) If the Police Department is provided access to the cloud based camera system, privacy of residents shall be taken into consideration.
 - (D) Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - (E) Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - (F) Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
 - (G) The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.

- (H) The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
- (I) Recorded images shall bear a date and time stamp that cannot be altered.
- (J) All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
- (K) All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
- (L) Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- (M) A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
- (N) Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
- (O) Security cameras shall be installed to monitor activity around each side of the building's exterior.
- (P) Security cameras shall be installed to monitor activity around the fueling stations.
- (Q) A security camera shall be mounted from a drop-pole over a sales display endcap to monitor persons entering the store's entrance. This camera shall be mounted 7-feet above the floor. A monitor shall be mounted adjacent to and linked to this camera installation to show patrons that their image has been captured as they have entered.
- (R) A height strip shall be installed on the interior doorframe of the store's entrance.

Security Plan

199. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:
- (A) The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
 - (B) The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
 - (C) The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi-public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible

party or resident. This would include access to the lobby, parking garage, laundry room, mailroom, emergency exits, etc. When a camera is positioned for face capture it shall be noted on the camera chart.

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

200. 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.
201. A Security Plan shall be submitted to and approved by the Police Department prior to the issuance of building permits. The submission shall be made in a PDF format and sent to specialprojects@oxnardpd.org. The email "subject line" shall have the 7-digit Planning "PZ" number and the site's address to identify the project. The plan shall include the location of the security features at the site consistent with the Security Plan Requirements document provided during the development review process. The Security Plan shall not be submitted with other development documents or plan sheets. This is done to maintain a level of confidentiality of the security features of the site between the developer/end user of the development and the Oxnard Police Department.

Interior Sales Area Design

202. Sales displays/shelves placed in the interior floor-space of the store shall be no taller than 48-inches tall. Sales displays adjacent to exterior windows shall be no taller than 48-inches tall. These provisions are established to provide clear sightlines throughout the interior of the store.

Alarms

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

Landscape

204. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment
205. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.
206. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.
207. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

Signage

208. 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)
209. A sign shall be posted at each entrance to the site stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".
210. Graffiti shall be removed within 48-hours of application. (PD)
211. Police recommends graffiti/etching-resistant film application on accessible windowpanes. (PD)
212. Exterior security lighting shall be on photocells and shall be on during all hours of darkness. Exterior lighting of the site including parking areas shall be between 1- and 7-foot candles and shall be in harmony with existing adjacent lighting scheme. (PD)
213. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature). (PD)
214. 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. (PD)
215. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity. (PD)
216. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits. (PD)
217. Porte Cocheres shall be illuminated between 15 and 30 foot-candles with a gradual drop off transition to adjacent parking/walking areas having illumination of 4 to 7 foot-candles. (PD)
218. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment. (PD)

219. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity. (PD)
220. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls. This specifically includes trash enclosures. (PD)
221. Any tenant business selling firearms, alcoholic beverages, tobacco products, cannabis, controlled substances as defined in the California Health and Safety Code, or providing banking, check cashing, or money wire services shall have and maintain a security camera system approved by the Police Department. The tenant, property manager, or property owner can contact specialprojects@OxnardPD.org for current security camera system requirements. (PD)
222. Any business required to have a security camera system shall maintain the system to current industry standards as accepted by the Oxnard Police Department. (PD)
223. On-site security or CCTV to monitor the facility during off-hours is recommended. (PD)
224. The parking lot will need to comply with the outdoor lighting code and guideline. (PD)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of November 2023.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on 2nd day of November 2023, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

5587 Saviers Road Daya Enterprises Project

Planning & Zoning Permit No.

- 22-500-02 (Special Use Permit)

Applicant: John Muller, Muller Worthy Architects

Brenna Wengert, AICP, Contract Planner

Planning Commission
November 2, 2023

Project Description

- A request for the following actions:
 - PZ 22-500-02 - (Special Use Permit)
 - Two story, 4,455 square foot 24 hour convenience store (no alcohol)
 - 2,755 square feet ground floor
 - 1,700 square foot second story office area, fuel canopy
 - 8 fueling stations, parking, trash enclosure and related site improvements.
 - 8.7 acre project site
 - 19,602 square foot (0.45 acre) site

Project Location

Subject Site: 5587 Saviers Road

Vacant and undeveloped property

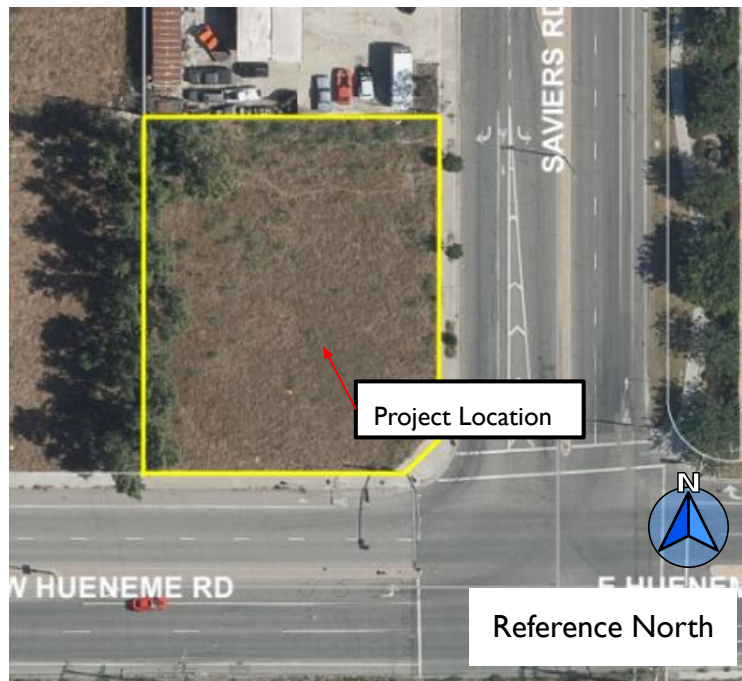


Existing Conditions



Project Location

Aerial-View



LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	General Commercial (CG)	General Commercial Planned Development + Affordable Housing Permitted (C2-PD -AHP)	Vacant
North	General Commercial (CG)	General Commercial Planned Development (C-2- PD)	Auto Repair
South	Park (PRK)/ Industrial Light (ILT)	Limited Manufacturing – (Planned Development) (M-1-PD)	Vacant (Approved Port Storage Project)
East	Low density residential (RL)	Single Family (Planned Development) (R-1-PD)	Residential
West	General Commercial (CG)	General Commercial Planned Development + Affordable Housing Permitted (C-2-PD-AHP)	Vacant

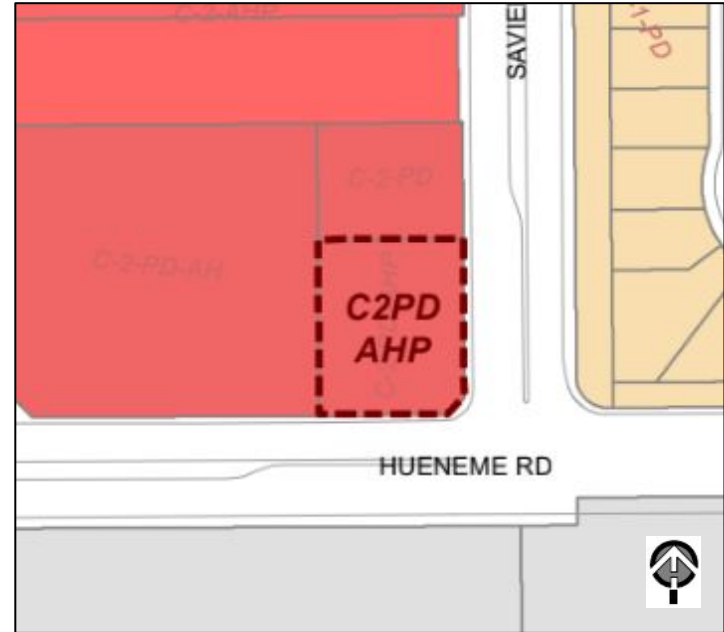
General Plan & Zoning Maps

General Plan Land Use Designation



General Commercial (GC)

Zoning Designation



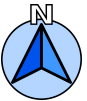
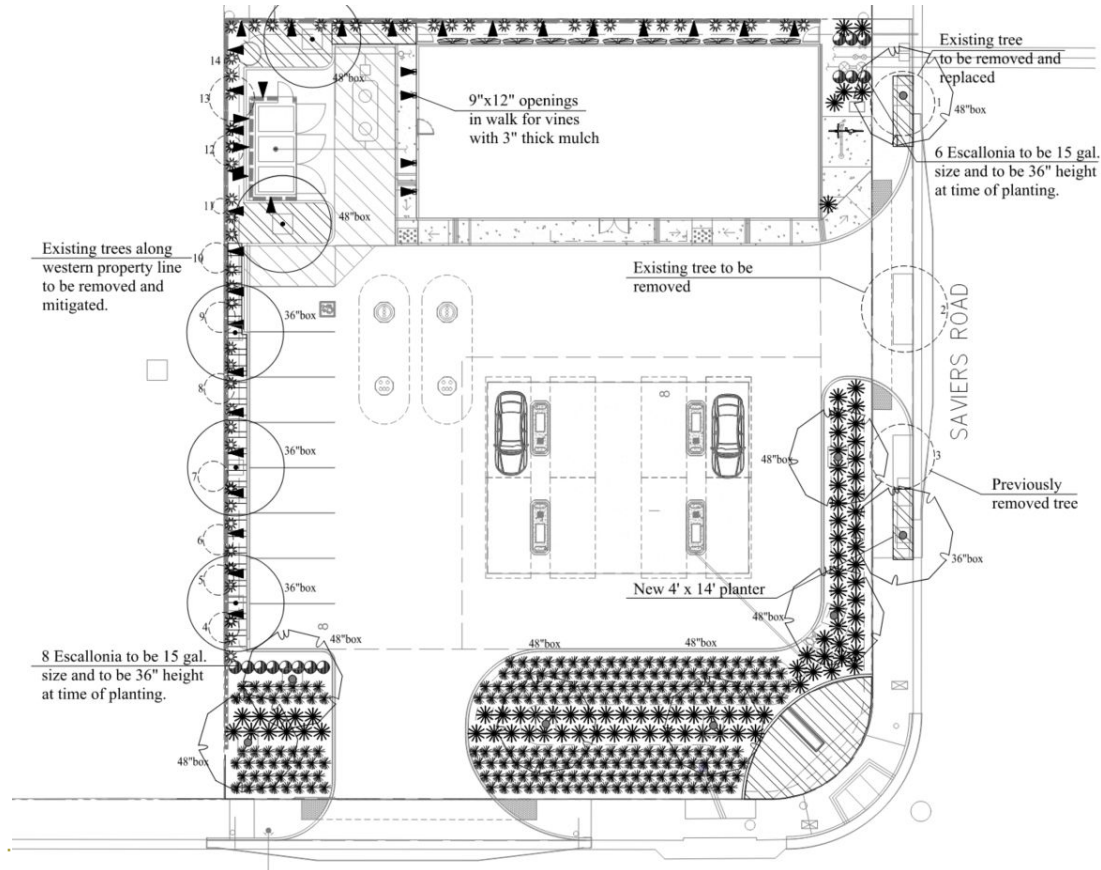
General Commercial Planned Development + Affordable
Housing Permitted (C2-PD-AHP)

Background

- Resolution No. 2006-24 was adopted by the Planning Commission for construction of a 2-story office building and first-floor veterinary hospital.
- Exceptions via an SUP included increased building height (+2.5'), reduced parking (-10), and a loading area with a narrower dimension than 12'x40'.
- A one-year extension was approved in 2008.
- A three year extension was approved in 2009, extending the permit to 2012.
- In 2012, an additional 3-year extension was approved, extending the permit to 2015.
- Since 2015, the applicant had not submitted or obtained building permits for development of the subject site, and the prior entitlements have since expired.



Proposed Landscape Plan



Reference North

Zoning Code Compliance

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height 16-137	2 stories or 35 feet. Additional stories may be permitted as part of an SUP (16-530—16-553)	33' building 20'-4" canopy	YES
Front yard setback* 16-139	10 feet from property line; 30 feet when abutting designated scenic corridors, per CD-9.4 of the 2030 General Plan.	30' front view corridor setback	YES
Side yard setback* 16-140	5 feet. Zero when abuts another C-2 zoned lot.	Abuts a C-2 zoned lot, provides minimum 5' side setback.	YES
Rear yard setback* 16-141	None if ≤ 16 feet in height. 15 feet if > 16 feet in height. 10 feet if abuts an alley.	Building is 33' in height, rear yard setback indicated as west setback at 38'-7".	YES
Floor Area Ratio	30% max. (per GP)	0.14%	YES
Off-street parking: Handicapped Motorcycle (16-264) Bicycle (16-623 & 16-637) Loading (16-633) Carpool/Vanpool (16-633)	RETAIL = 1/300SF OFFICE = 1/250 SF 1 LOADING ZONE REQUIRED.	Retail = 2,755/300 = 9.2 spaces Office = 1,700/250 = 6.8 spaces 1 loading zone	YES
Parking space sizes & design: Standard (16-636 & 16-638) Loading (16-644)	9'W x 19'L 12'W x 40'L x 14'H; alt size with PC or director approval	Standard space size 2' of overhang for total of 9'W x 19' L Loading: 12' W x 40' D	Standard size- YES Loading – YES
Parking area Landscape Req. (16-641): Along streets/alleys Along interior PLs (for lots with 20 or more spaces) Parking/vehicle area (16-641) Landscape fingers (16-641) Trees (for lots with 20+) If located adjacent to residential see 16-641 (E)	Min. 10' wide strip. Min. 5' wide in parking areas. Min. 5% of area, exclusive of any other required landscaped area abutting a street or alley. 9'W x 20'L - every 10 spaces with 2 trees. Min. 40' O.C.	10' wide along east PL 5' wide along west PL (parking areas) 30' wide along south PL (view corridor) Total of 6,416 sf of landscaping (32.7%)	YES
Trash enclosures & transformers	To be screened at installation.	Trash enclosure is screened	YES
Rooftop equipment	May not protrude above the height of the parapet.	No rooftop equipment is proposed per site plan	YES
Fence (16-310)	Cannot be located in the FY setback area. No chain link in FY 8' max height	7' CMU block wall is proposed along west and north property lines	YES

General Plan Consistency

- The development of the proposed Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report. Some of the key policies are:
 - Community Development Policy 1.2 - Infill Development
 - Community Development Policy 3.1 – Protection of neighborhoods from incompatible uses and activities
 - Community Development Policy 9.2 – Revitalization and Redevelopment
 - Community Development Policy 14.1 & 14.2 - DAC Process
 - Community Development Policy 15.6 – Increase share of tax base, fiscal health
 - Community Development Policy 17.6 - Business Expansion

Environmental Review

- In accordance with Section 15303, Class 3 of the State CEQA Guidelines, projects categorized as “construction and location of limited numbers of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA).

This proposal includes:

- A two-story, 4,455 square-foot, 24-hour convenience store (no alcohol) with 2,755 square feet of ground floor retail and payment area, second floor 1,700 square foot office area
 - Fuel canopy with eight fuel stations
 - Parking, trash enclosure and related site improvements.
-
- No substantial evidence the project will have a significant effect on environment.
 - A Notice of Exemption will be filed.

Select Recommended Conditions of Approval 22-500-02

- Developer shall clean up any and all trash, not within a designated trash container, from the project premises daily. (PL)
- Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
- No outdoor storage of materials or other items shall be allowed. (PL)
- Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art, and General Plan maintenance connection and/or impact fees before issuance of building permits. (PL)

Public Comments

On March 20, 2023 a Community Workshop was held.

- Approximately 1100 mailed notices were sent to owners within the Cypress and Southwinds neighborhoods;
- On-site posted notice;
- The meeting was attended by approximately 10 people, and residents of the adjacent neighborhoods indicated concerns .

The primary concerns expressed in the comments were about lighting and trash, attraction of the unhoused, and concerns about ensuring a healthy tax base for the City of Oxnard. From the community input, staff has ensured that the project is conditioned to include conditions for lighting and trash monitoring, ensuring that the site remains cleaned up, and ensuring that security cameras are installed at the site to alleviate security concerns.

Public Notice

- Notice of PC hearing was provided:
 - Newspaper,
 - On-site posting; and
 - Mailed to property owners within 300 feet.
- To date, no public comment has been submitted in support or in opposition of the project.

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically 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 2023-XX approving Planning and Zoning Permit No 22-500-02 (Special Use Permit), subject to certain findings and conditions.

