

**COMMUNITY DEVELOPMENT DIRECTOR  
 STAFF REPORT**

**TO:** Community Development Director

**FROM:** Daniel Houck, Associate Planner

**DATE:** December 19, 2023

**SUBJECT:** **Project Name: 412 Howell Road Single-Family Conversion;** Planning and Zoning Permit No. 23-200-07 (Development Design Review) Property located at 412 Howell Road (APN: 222-0-051-050).

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

- a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures); and
- b. Adopt Resolution PZ 23-200-07 approving Planning and Zoning Permit No. 23-200-07 (Development Design Review Permit), subject to certain findings and conditions.

**2) Project Description and Applicant:** A request to convert an existing 1,840 square foot church to a 1,296 square foot single family dwelling with an attached 408 square foot garage and an attached 586 square foot accessory dwelling unit with associated site improvements, including new landscaping on an 11,855 square foot lot within the Multi-family Residential zone (R-2). The project is located at 412 Howell Road (“**the Project**”). Filed by the property owner Israel Palomares, 412 Howell Road, Oxnard, CA 93033 (**the “Applicant”**).

**3) Existing & Surrounding Land Uses:** The 11,855 square-foot parcel (.27 acres) is developed with a 1,840 square foot church and an asphalt parking area across the whole frontage of the property. The property is zoned for multiple family residential as is the surrounding area. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (412 Howell Road)	Residential Low Medium	Multiple-Family Residential (R-2)	Vacant (Abandoned Church)

North	Residential Low Medium	Multiple-Family Residential (R-2)	Residential
South	Residential Low Medium	Multiple-Family Residential (R-2)	Residential
East	Residential Low Medium	Multiple-Family Residential (R-2)	Residential
West	Residential Low Medium	Multiple-Family Residential (R-2)	Residential

4) **Background:** The existing structure on the property was first permitted between the late 1940's and early 1950's. The permit was for Garden City Acres Union Church. On January 24th, 2023 a code case (CC#23-86) was opened on the property for unpermitted construction that took place inside the church. On May 3rd, 2023 a Development Design Review application was applied for in response to the code case, as the owner wants to permit the work that was done and to continue working on the existing structure in the future to convert it into a dwelling unit.

5) **Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA) Guidelines and Section 15303 (Class 3), the conversion of small existing structures may be found exempt from CEQA review. The Project site has no value as habitat for endangered, rare or threatened species nor does it contain any environmentally sensitive areas. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) **Analysis:**

a. **General Discussion and Siting:** The existing church is located on the south side of Howell Road west of its intersection with Cypress Road. The building, which was permitted and constructed in the late 1940's and early 1950's underwent a historical assessment to determine any potential significance or eligibility, however, nothing significant was found on the structure according to the report (Attachment E). The existing structure will be utilized for the development maintaining the same general footprint, with the only changes being the filling in of two indents in the building to create flat elevations. The frontage of the property

is currently covered in asphalt with no landscaping, however, this will be removed and reformatted to host a driveway and significant front yard landscaping. The project is accessed directly from Howell Road. The existing building is approximately 45 feet from the front property line, 89 feet from the rear, and 5 and 25 feet from the two side property lines, of which only the front property line distance will change with the addition of the garage.

- b. General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be Residential Low Medium, which would be a suitable zone for the placement of a single family dwelling and an accessory dwelling. The following table demonstrates further consistency with the general plan through specific policies:

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 9.2	I	<b>Revitalization and Redevelopment</b> 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 is designed to revitalize an existing structure by remodeling the interior and exterior of a church from the 1940's that is in very poor condition.
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed single-family residential building is consistent with the allowable

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
			residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to provide service to the proposed residential dwellings. The project includes standard and special development project conditions by City Department representatives.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

- c. **Conformance with Zoning Development Standards:** The proposed development is located in the Multiple Family (R-2) zone. The proposed facility is the conversion to an existing facility where the footprint is not expanding beyond the current distance to the setback and the height is remaining unchanged, however, both are compliant as is. The proposed use is compatible with this zoning designation as it allows for all uses in the Single Family Residential (R-1) zone, which include single family dwellings. Applicable development standards of the Multiple Family Zone have been compared with the proposed project, as follows:

Development Standard	R-2 Zoning Standard	Proposed	Complies?
Maximum Height	25 feet	23 feet, 2 inches to top of cupola, and 25 feet 3 inches to top of cross	Yes, the conditions of approval will limit the building and architectural features to 25' max.
Front yard setback	25% of the lot depth, not to exceed 25 feet.	25 feet	Yes
Side yard setback	10% of the lot width, not less than 3 feet and not to exceed 5 feet.	5 feet to the east property line and 25 feet to the west property line.	Yes
Rear yard setback	25% of the lot depth, not to exceed 25 feet.	89 feet	Yes
Interior Yard Space	30% of the lot area	30% (3,557 square feet)	Yes

- d) **Site Design:** The proposal is to convert the existing structure to a single family dwelling of 1,296 square feet and an attached accessory dwelling unit of 586 square feet. Attached between these residential units will be a 158 square foot storage area that is accessed externally from the two residences. The interior of the structure will be completely redone to have four bedrooms and 3 bathrooms in the single family dwelling portion, while the accessory dwelling portion of the structure will be reformatted into 2 bedrooms and a bathroom. The exterior will also be completely redone. It will be stuccoed, with a new color, new lighting fixtures, new windows, and new doors. The physical shape of the structure will stay the same, with the exception of the addition of the attached 408 square foot garage. The footprint will also remain the same with the exception of the garage and the conversion of two indents in the existing church, a 14' 8" x 9' 10" area on the east elevation covered with a concrete slab and a 4' 10" x 11' 7" area on the west elevation currently used as a side entrance. The addition of these two areas within the structure will provide a flat elevation on both sides of the structure.
- e) **Circulation and Parking:** The frontage of the property is currently covered in asphalt with no landscaping, however, this parking area will be removed and become the combination of a

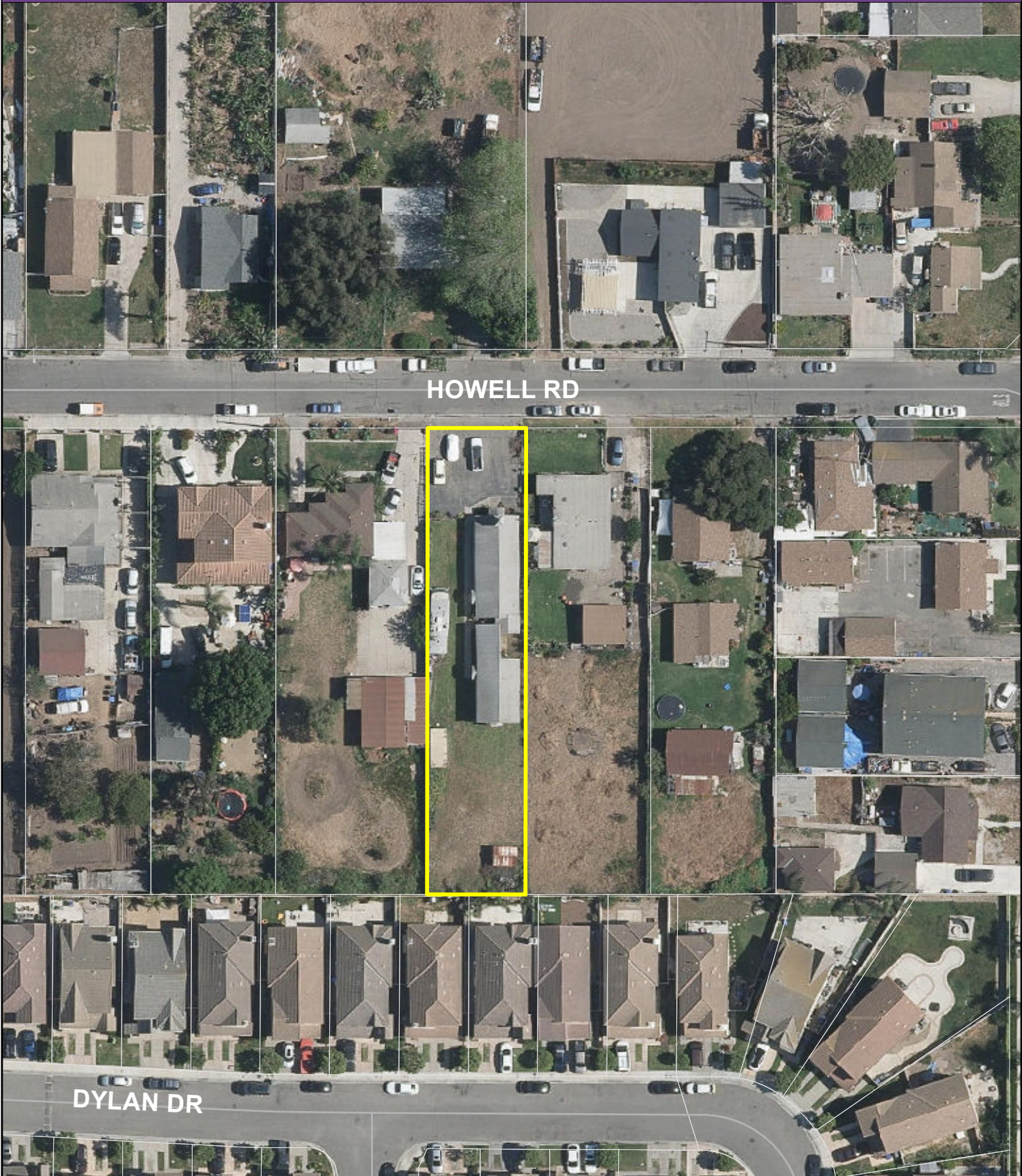
driveway with visitor parking as well as a significant front yard area of landscaping. This landscaped area includes various trees and shrubs, covering over 50% of the front yard setback. The project is accessed directly from Howell Road. The driveway leads to the required two car garage as well as two uncovered spaces.

- f) **Height:** The proposed residences will be created within the existing church. The current height of the church is 23 feet and 2 inches to the top of the cupola and 25 feet and 3 inches to the top of the cross. The height of the church will not be changed as part of the remodel other than to remove or shorten the cross and therefore, the proposed height will meet the 25' max as the zoning designation and the conditions of approval will mandate.
- g) **Landscaping and Open Space:** The property has no landscaping currently within the front yard setback. However, the property features landscaping around the church on the rest of the property in the form of grass. A preliminary landscaping plan was submitted for this project, which proposes over 50% of the front yard to be landscaped with new shrubs and trees, extending through the first 45 feet from the property line. The rest of the property will remain as grass with the exception of the driveway and the pedestrian walkway to each residence's entrance.
- h) **Noise:** The proposed residences are not expected to generate any excessive noise as a use on the property. Generally, the only likely source of noise for a single family residential project is a condenser unit. If a new condenser unit is proposed in the Building Permit submittal it will only be approved pursuant to City Code §7-185. Thus, the proposed project will not create significant noise impacts.
- 7) **Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) including the Police and Development Services for conditions. These conditions of approval from DAC are included in the attached resolution.
- 8) **Community Workshop and Public Input:** The project went through the community workshop on October 16, 2023. At the meeting, the Project Planner and the Applicant presented the Project and then took questions from the audience. Members of the public, most of whom live in the immediate vicinity of the Project, principally focused on the following issue:
- On-street parking on Howell Road is difficult to find and the street access gets tight from the congested on-street parking.
- 9) **Appeal Procedure:** In accordance with Section 16-525(B) of the City Code, the Community Development Director's action on Planning and Zoning Permit No. 19-200-09 (DDR) may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

**Attachments:**

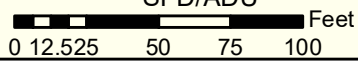
- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Notice of Exemption
- D. Historical Survey
- E. Director Resolution



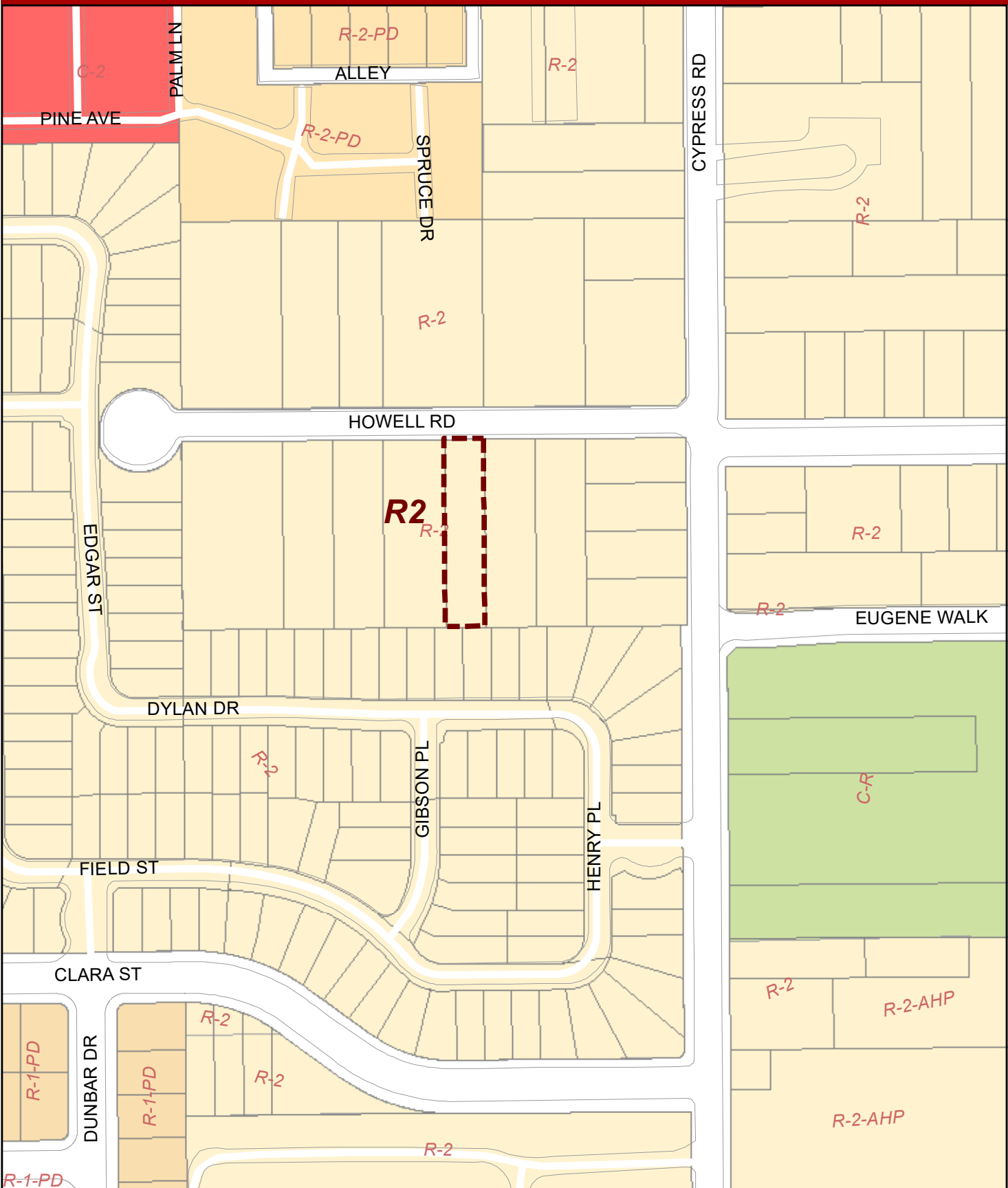


HOWELL RD

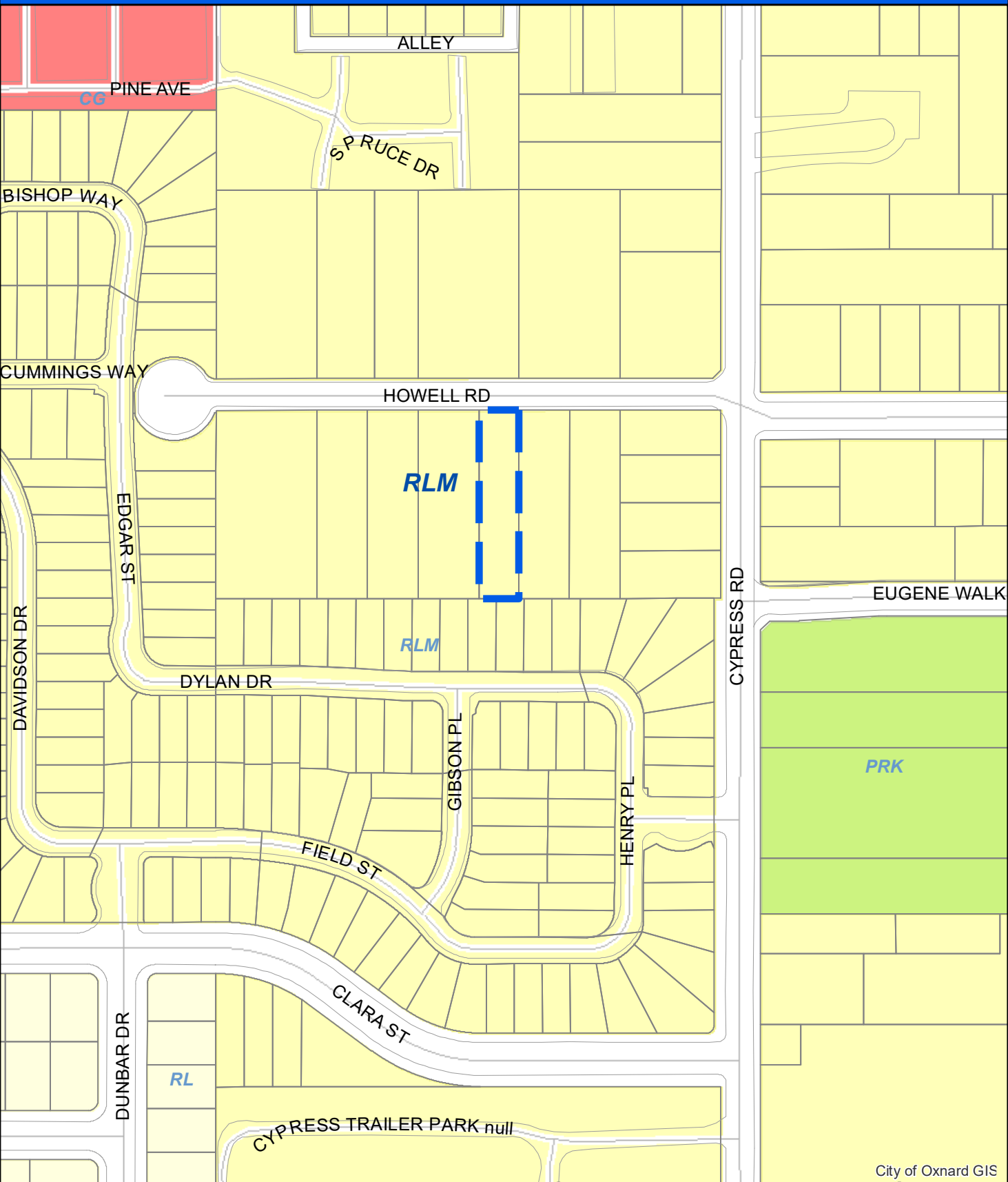
DYLAN DR



# Zoning/Specific Plan Map



# 2030 General Plan Land Use Map

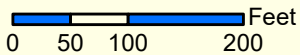


City of Oxnard GIS



Oxnard Planning  
October 3, 2023

PZ 23-200-07  
Location: 412 Howell Rd  
APN: 2220051050  
SFD/ADU



2030 General Plan Land Use Map



1:2,000

BUILDING AND PROPERTY MAINTENANCE NOTE:

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THE PROPER AND COMPLETE MAINTENANCE OF ALL SYSTEMS DURING THE LIFE OF THE BUILDING AND PROPERTY, INCLUDING BUT NOT LIMITED TO: ROOF DRAINAGE AND WATERPROOFING, EXTERIOR PAINT AND MATERIAL PROTECTION COATINGS, EXTERIOR WINDOW AND DOOR WEATHER STRIPPING AND WATERPROOFING, DRAINAGE AWAY FROM THE BUILDING AND FOUNDATION, ELEVATOR SAFETY AND MAINTENANCE INSPECTIONS, EXTERIOR METAL PROTECTION, STEEL FRAMING PROTECTION, DECK WATERPROOFING AND DRAINAGE, EXTERIOR ROOF AND DECK DRAINS INCLUDING SCUPPERS AND OVERFLOW DRAINS, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS THROUGHOUT.

PLAN DISCREPANCY AND NOTIFICATIONS NOTE:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW THE PLANS IN THEIR ENTIRETY PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ORDERING BUILDING MATERIALS AND SHALL CONTACT THE DESIGN PROFESSIONAL IN WRITING FOR ANY AND ALL QUESTIONS OR DISCREPANCIES. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE DESIGN PROFESSIONAL IN WRITING DURING CONSTRUCTION FOR ANY AND ALL QUESTIONS OR DISCREPANCIES.

# S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL

## FOR

# ISRAEL PALOMARES RESIDENCE

## 412 HOWELL RD, OXNARD, CALIFORNIA 93033

### PROJECT CODE COMPLIANCE STANDARDS

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES

- CBC - 2022 CALIFORNIA BUILDING CODE
- CEC - 2022 CALIFORNIA ELECTRIC CODE
- CMC - 2022 CALIFORNIA MECHANICAL CODE
- CPC - 2022 CALIFORNIA PLUMBING CODE
- CRC - 2022 CALIFORNIA RESIDENTIAL CODE
- CBES - 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- CGBS - 2022 CALIFORNIA GREEN BUILDING STANDARDS

CURRENT LOCAL CITY AND COUNTY ORDINANCES AND AMENDMENTS

### PROJECT PROPERTY & BUILDING INFORMATION

#### PROPERTY INFORMATION

ASSESSOR PARCEL NUMBER: 222-0-051-050  
 PROPERTY ADDRESS: 412 HOWELL RD  
 OXNARD, CALIFORNIA 93033

LOT: #####  
 MAP NUMBER: 11 M.R. 104  
 TRACT: #####  
 ZONING: R2, MULTIPLE-FAMILY RESIDENTIAL  
 LOT SIZE: 11,855.0 SQ. FT. (0.27 ACRES)  
 HIGH FIRE SEVERITY ZONE: NO

#### EXISTING BUILDING INFORMATION

OCCUPANCY GROUP: A-3, B  
 DESCRIPTION OF USE: EXISTING 1-STORY CHURCH  
 EXISTING 1-STORY ANNEX

TYPE OF CONSTRUCTION: V-B  
 FIRE SPRINKLERS: NO  
 NUMBER OF STORIES: 1  
 MAXIMUM BUILDING HEIGHT: 22'-8"

1ST FLOOR AREA: 1,840.0 SQ. FT.  
 TOTAL BUILDING AREA: 1,840.0 SQ. FT.

COVERED PORCH: 23.0 SQ. FT. [DEMOLISH]  
 UNCOVERED TERRACE: 144.0 SQ. FT. [CONVERT TO STORAGE]  
 YEAR BUILT: #####

#### PROPOSED BUILDING INFORMATION

OCCUPANCY GROUP: R-3, U  
 DESCRIPTION OF USE: RESIDENTIAL DUPLEX  
 CARPORT  
 STORAGE

TYPE OF CONSTRUCTION: V-B  
 NUMBER OF STORIES: 1  
 MAXIMUM BUILDING HEIGHT: 22'-8"

#### SINGLE FAMILY DWELLING (S.F.D.)

BEDROOMS: 4  
 BATHROOMS: 3

1ST FLOOR LIVING AREA: 1,296.0 SQ. FT.  
 TOTAL LIVING AREA: 1,296.0 SQ. FT.

GARAGE AREA: 408.0 SQ. FT.

#### ACCESSORY DWELLING UNIT (A.D.U.)

BEDROOMS: 2  
 BATHROOMS: 1

1ST FLOOR LIVING AREA: 586.0 SQ. FT.  
 TOTAL LIVING AREA: 586.0 SQ. FT.

#### STORAGE

STORAGE AREA: 158.0 SQ. FT.

### PROJECT CLIENT & APPLICANT INFORMATION

#### CONTACT INFORMATION

ISRAEL PALOMARES  
 412 HOWELL RD  
 OXNARD, CALIFORNIA 93033

TELEPHONE: (805) 760-2741  
 EMAIL: ss4life@hotmail.com

### DESIGN CONSULTANTS

#### BUILDING DESIGNER

TRAVIS RODRIGUEZ  
 5378 BELL ST  
 SOMIS, CALIFORNIA 93066

TELEPHONE: (805) 660-1202  
 EMAIL: travisrodriguez1@gmail.com

### LANDSCAPE & PAVEMENT AREAS

EXISTING PAVING AREAS TO REMAIN = 450 FT<sup>2</sup>  
 PROPOSED PAVING AREAS = 1,347 FT<sup>2</sup>  
 TOTAL PAVING AREAS = 1,797 FT<sup>2</sup>  
 LOT AREA = 11,855 FT<sup>2</sup>  
 TOTAL PAVING AREA LOT COVERAGE = (1,797 FT<sup>2</sup> / 11,855 FT<sup>2</sup>) X 100 = 15.16 %

EXISTING LANDSCAPE AREAS TO REMAIN = 6,670 FT<sup>2</sup>  
 PROPOSED LANDSCAPE AREAS = 998 FT<sup>2</sup>  
 TOTAL LANDSCAPE AREAS = 7,668 FT<sup>2</sup>  
 LOT AREA = 11,855 FT<sup>2</sup>  
 TOTAL LANDSCAPE AREA LOT COVERAGE = (7,668 FT<sup>2</sup> / 11,855 FT<sup>2</sup>) X 100 = 64.68 %

### ON SITE PARKING

TOTAL SINGLE FAMILY DWELLINGS = 1; 2 ENCLOSED PARKING STALLS REQUIRED.  
 TOTAL ACCESSORY DWELLING UNITS = 1; 0 ENCLOSED PARKING STALLS REQUIRED.

TOTAL PROVIDED ENCLOSED PARKING STALLS = 2

TOTAL VISITOR PARKING SPACES PROVIDED = 2

### PROJECT SCOPE OF WORK

1. CONVERT THE EXISTING 1,840 FT<sup>2</sup> CHURCH AND ANNEX INTO A SINGLE FAMILY DWELLING WITH ATTACHED ACCESSORY DWELLING UNIT CONSISTING OF ONE 1,296 FT<sup>2</sup> S.F.D. AND ONE 586 FT<sup>2</sup> A.D.U.
2. CONVERT THE EXISTING 144 FT<sup>2</sup> UN-COVERED TERRACE INTO A COVERED STORAGE ROOM ADDITION.
3. DEMOLISH THE EXISTING FRONT 23 FT<sup>2</sup> COVERED PORCH.
4. CONSTRUCT A NEW 408 FT<sup>2</sup> CAR GARAGE FOR THE S.F.D.

### PROJECT BUILDING LOT COVERAGE & DENSITY

TOTAL PROPOSED BUILDING FOOTPRINT AREA:  
 S.F.D. + A.D.U. + GARAGE + STORAGE  
 = 1,296 + 586 + 408 + 158 = 2,448 SQ. FT.

LOT COVERAGE:  
 (BUILDING FOOTPRINT AREA / LOT AREA) X 100  
 = (2,448 / 11,855) X 100 = 20.65%

F.A.R.:  
 (S.F.D. + A.D.U. + GARAGE + STORAGE) / LOT AREA  
 = (1,296 + 586 + 408 + 158) / 11,855 = 0.206

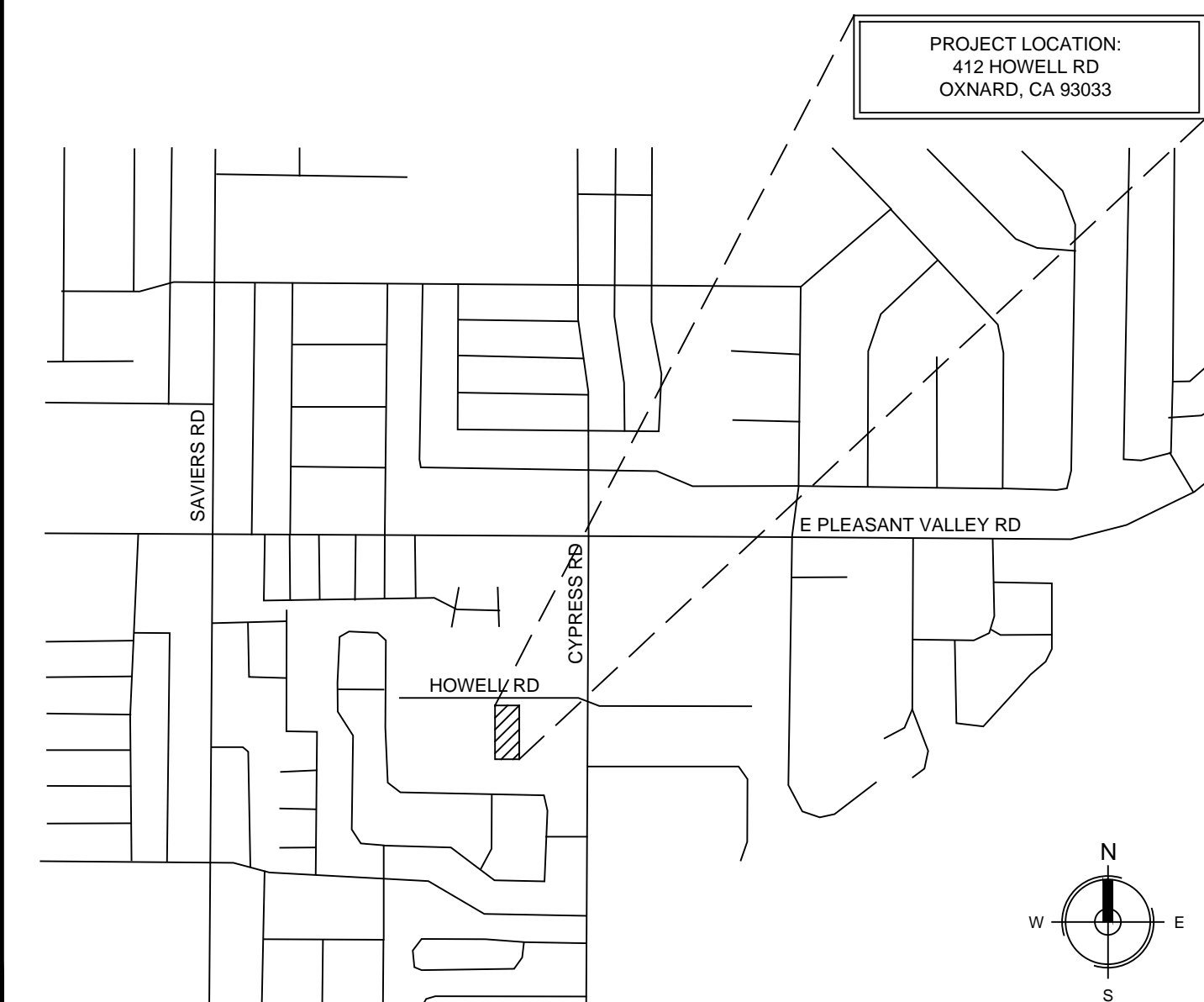
### SHEET INDEX

- A-1.1 PROJECT INFORMATION
- A-2.1 EXISTING SITE PLAN
- A-2.2 PROPOSED SITE PLAN
- A-2.3 PROPOSED LANDSCAPE PLAN
- A-3.1 EXISTING FLOOR PLAN
- A-3.2 EXISTING ROOF PLAN
- A-3.3 EXISTING EXTERIOR ELEVATIONS
- A-4.1 PROPOSED FLOOR PLAN
- A-5.1 PROPOSED EXTERIOR ELEVATIONS
- A-5.2 PROPOSED COLORED EXTERIOR ELEVATIONS
- A-5.3 PROPOSED MATERIAL AND COLOR BOARD

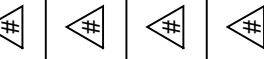
### FIRE SPRINKLER SYSTEM

NONE.

### PROJECT VICINITY MAP



REVISIONS:



PREPARED BY: TRAVIS RODRIGUEZ

SOMIS, CALIFORNIA 93066  
 PHONE: (805) 660-1202  
 EMAIL: travisrodriguez1@gmail.com

S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL  
 FOR

**ISRAEL PALOMARES RESIDENCE**  
 412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:

TITLE SHEET & PROJECT INFORMATION

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: AUG 18, 2023

SHEET NUMBER:

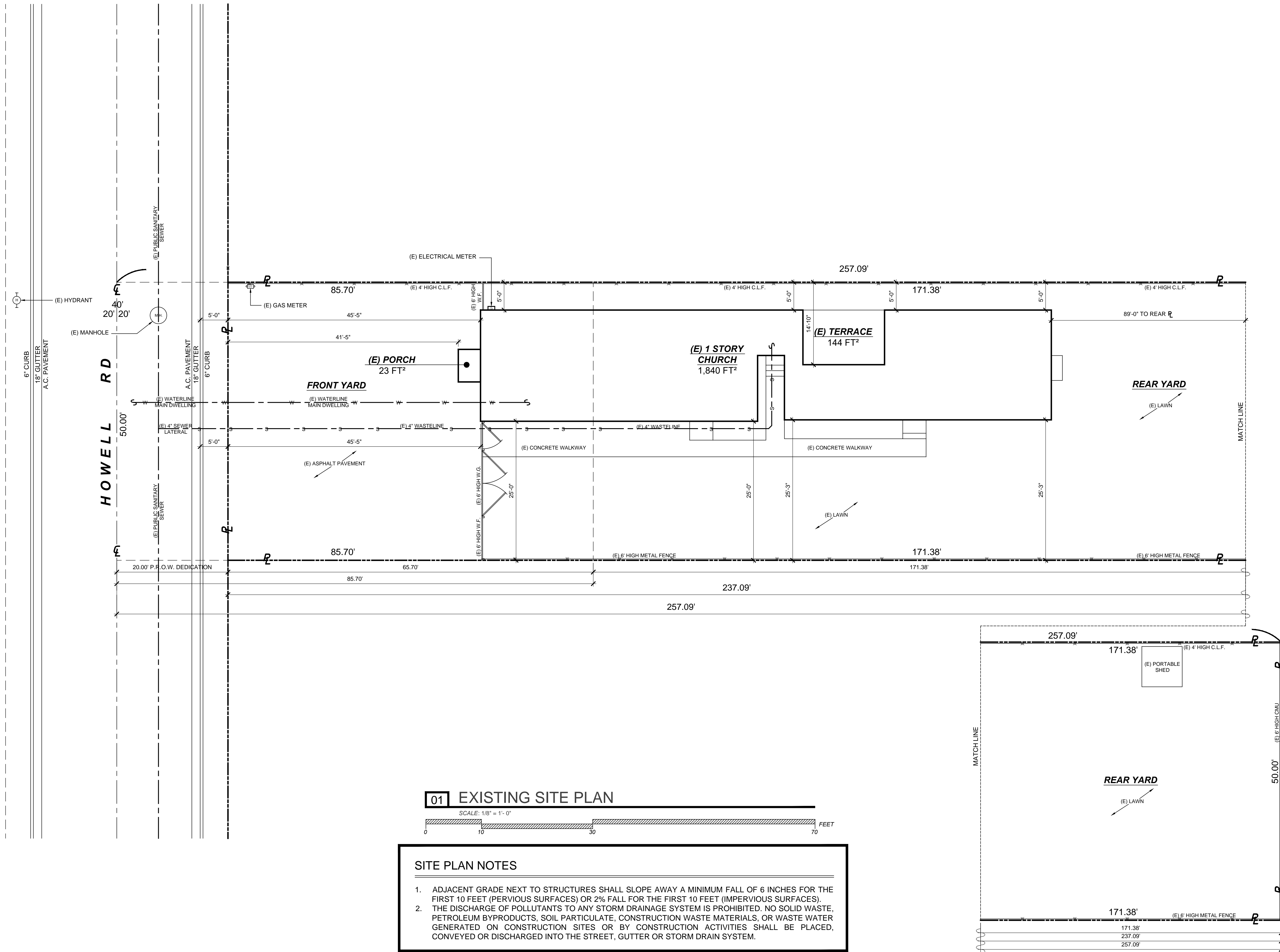
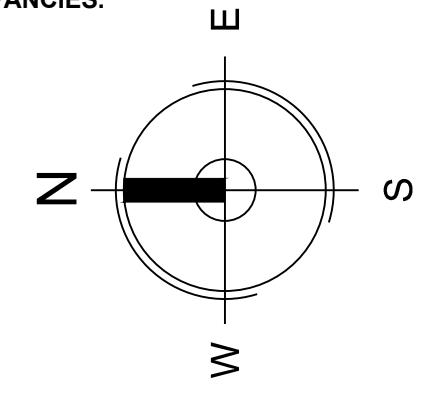
**A-1.1**

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REVISIONS:


PREPARED BY: TRAVIS RODRIGUEZ  
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EMAIL: travisrodriguez7@gmail.com

S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL  
FOR  
**ISRAEL PALOMARES RESIDENCE**  
4112 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:  
SITE PLAN

ASSESSOR PARCEL NO.:  
222-0-051-050

DATE: SEP 20, 2023

SHEET NUMBER:

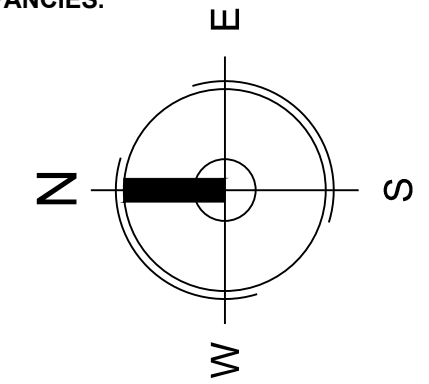
**A-2.1**

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**INTERIOR LOT AREA**

REQUIRED INTERIOR LOT AREA = 30.0%

TOTAL EXISTING LOT AREA = 11, 855 FT<sup>2</sup>

ACTUAL REQUIRED INTERIOR LOT AREA = 11, 855 FT<sup>2</sup> x 0.30 = 3,556.5 FT<sup>2</sup>

ACTUAL PROVIDED INTERIOR LOT AREA = 1,003 FT<sup>2</sup> + 2,554 FT<sup>2</sup> = **3,557 FT<sup>2</sup>**

**PROPERTY LINE SETBACKS**

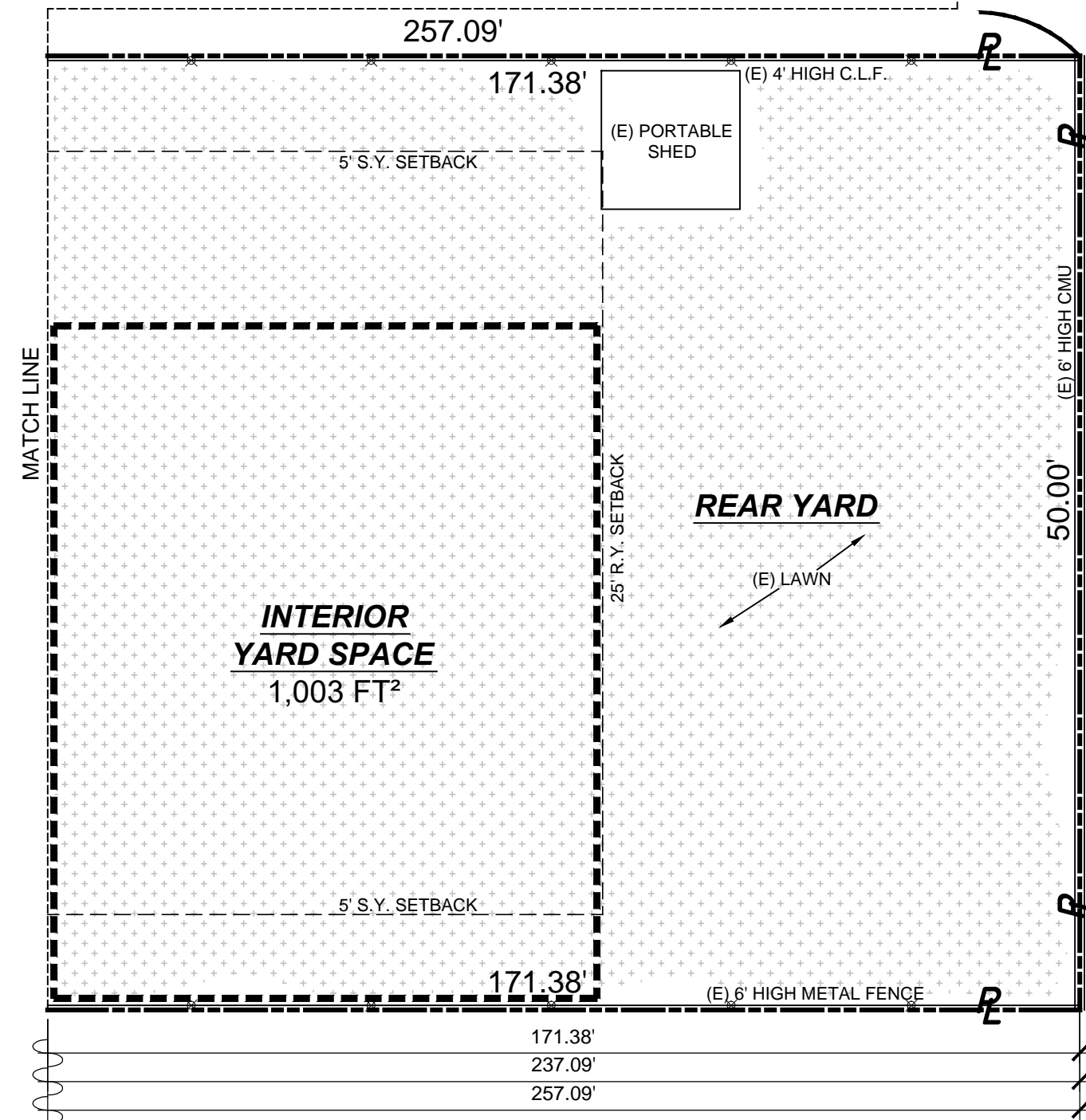
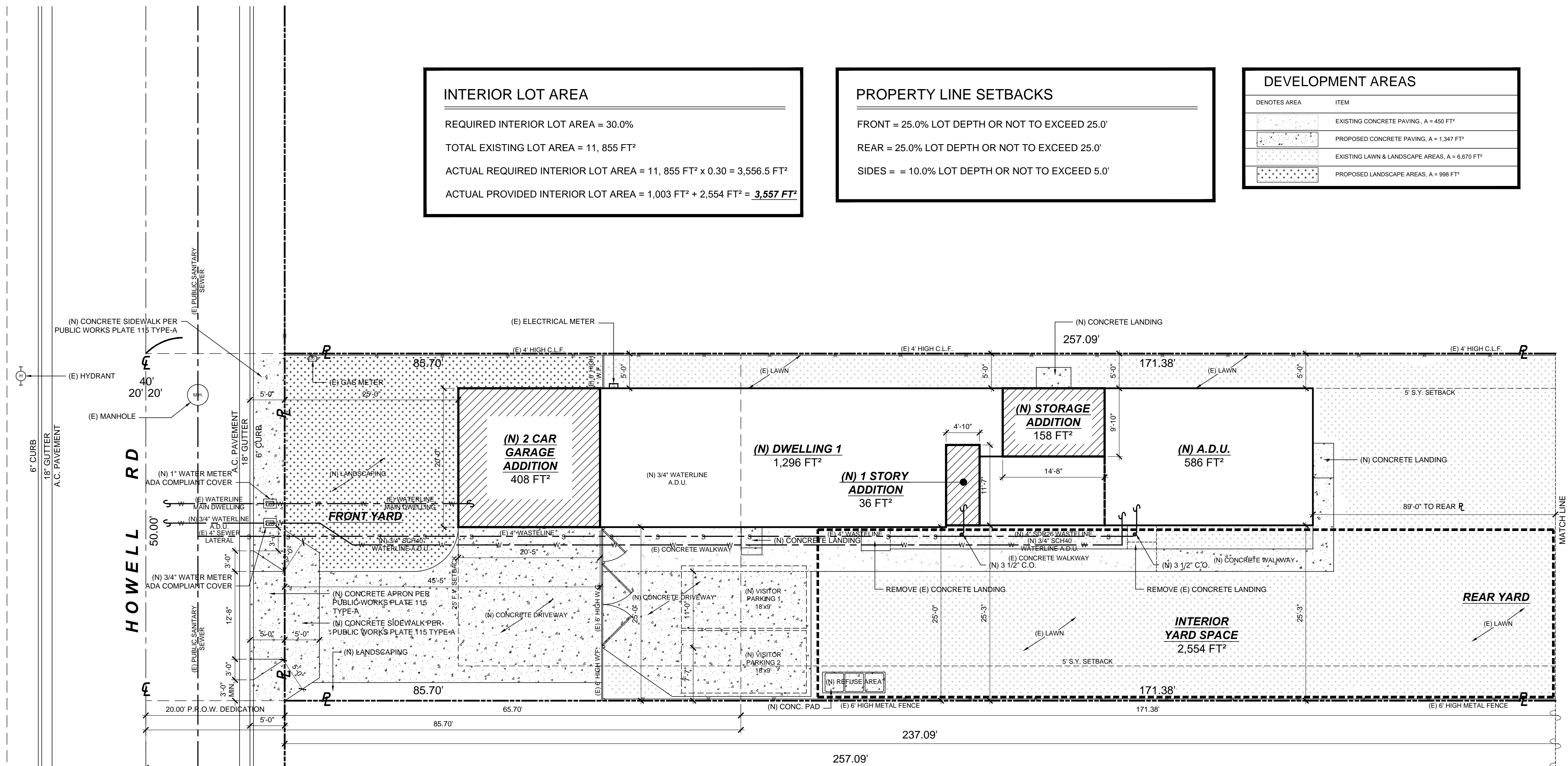
FRONT = 25.0% LOT DEPTH OR NOT TO EXCEED 25.0'

REAR = 25.0% LOT DEPTH OR NOT TO EXCEED 25.0'

SIDES = = 10.0% LOT DEPTH OR NOT TO EXCEED 5.0'

**DEVELOPMENT AREAS**

DENOTES AREA	ITEM
	EXISTING CONCRETE PAVING, A = 450 FT <sup>2</sup>
	PROPOSED CONCRETE PAVING, A = 1,347 FT <sup>2</sup>
	EXISTING LAWN & LANDSCAPE AREAS, A = 6,670 FT <sup>2</sup>
	PROPOSED LANDSCAPE AREAS, A = 998 FT <sup>2</sup>



- SITE PLAN NOTES**
- ADJACENT GRADE NEXT TO STRUCTURES SHALL SLOPE AWAY A MINIMUM FALL OF 6 INCHES FOR THE FIRST 10 FEET (PERVIOUS SURFACES) OR 2% FALL FOR THE FIRST 10 FEET (IMPERVIOUS SURFACES).
  - THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
  - THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
  - JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, IN PLATES AT ELECTRIC CABLES, CONDUITS OR OPENINGS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
  - MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN AND OTHER SOURCES OF MOISTURE. (4.407.3)
  - ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT. (4.504.1)
  - BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
  - ALL CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. CONTRACTOR TO SORT WASTE MATERIAL FOR RECYCLING AND REUSE. WASTE IS TO BE HANDLED BY THE JURISDICTIONAL CITY OR COUNTY CERTIFIED HAULER.
  - CONTRACTOR SHALL TURN OFF / PROTECT IN PLACE ALL UTILITIES DURING DEMOLITION AS TO NOT CAUSE HARM TO SELF, WORKERS OR THE BUILDING AND UTILITIES SYSTEMS.



REVISIONS:


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S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL  
FOR  
**ISRAEL PALOMARES RESIDENCE**  
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:  
SITE PLAN

ASSESSOR PARCEL NO.:  
222-0-051-050

DATE:  
SEP 20, 2023

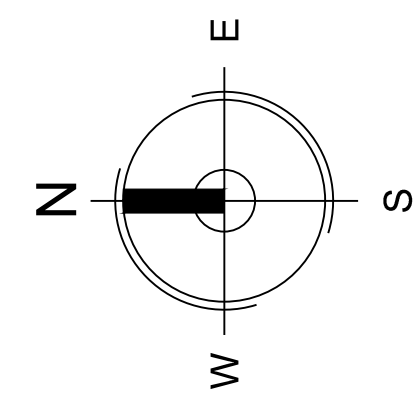
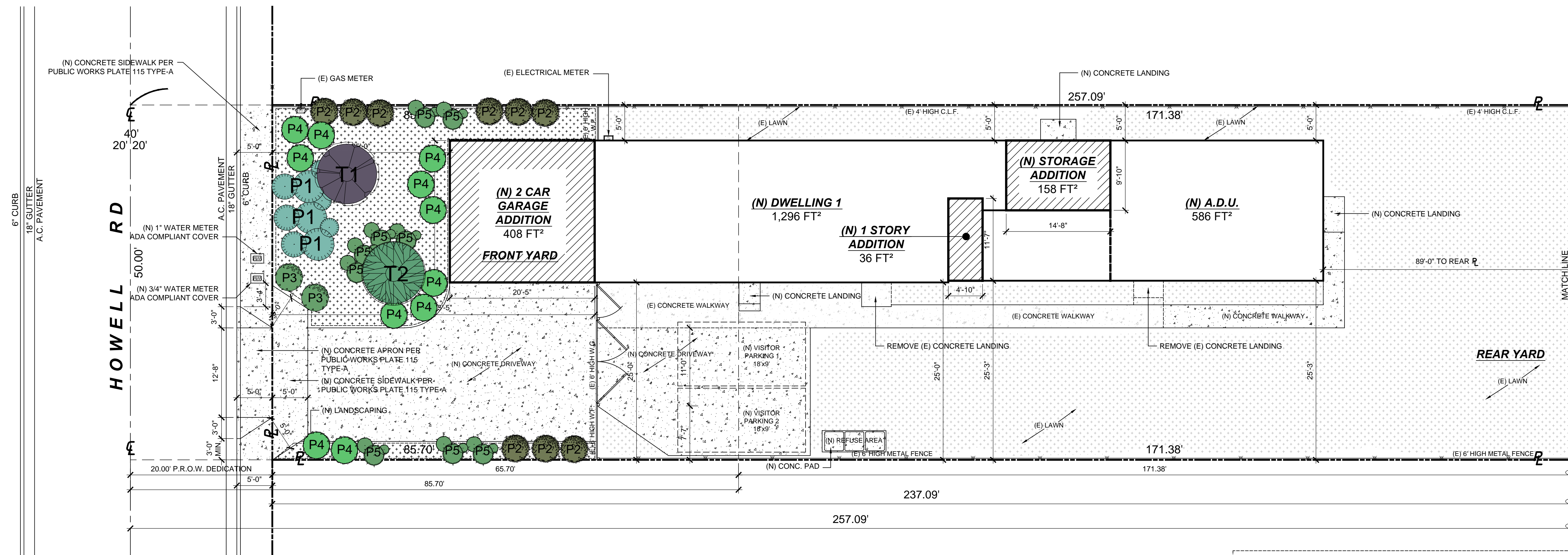
SHEET NUMBER:  
**A-2.2**

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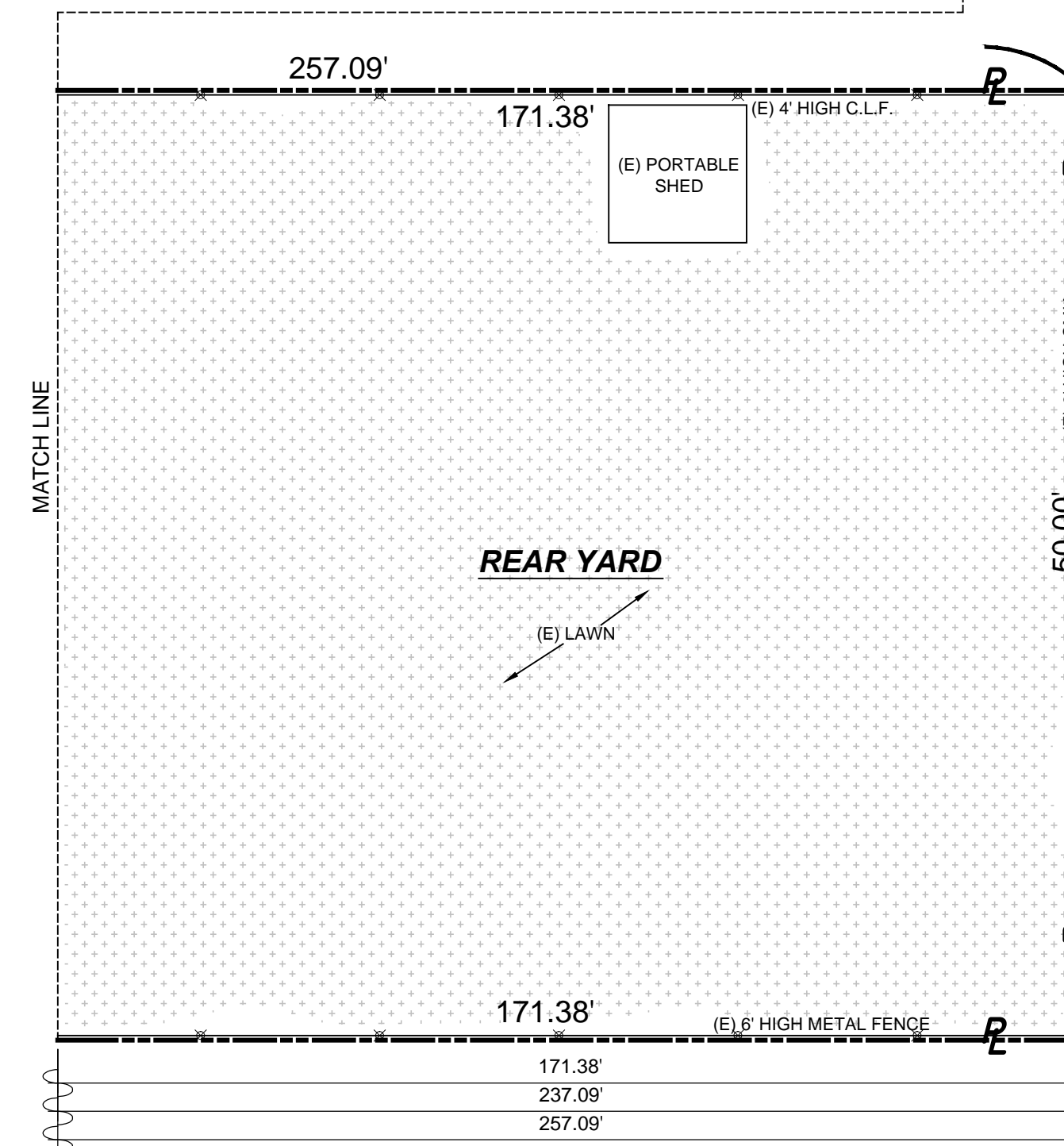
**LANDSCAPE NOTE:**

REAR YARD LANDSCAPE PER FUTURE PROPERTY OWNER

**MWELO PRESCRIPTIVE COMPLIANCE - APPENDIX-D:**

- (a) This appendix contains prescriptive requirements which may be used as a compliance option to the Model Water Efficient Landscape Ordinance.
- (b) Compliance with the following items is mandatory and must be documented on a landscape plan in order to use the prescriptive compliance option:
  - (1) Submit a Landscape Documentation Package which includes the following elements:
    - (A) date: JUNE 12, 2023
    - (B) project applicant: ISRAEL PALOMARES
    - (C) project address (if available, parcel and/or lot number(s)): 412 HOWELL RD, OXNARD, CA 93033
    - (D) total landscape area (square feet), including a breakdown of turf and plant material: LANDSCAPE = 998 FT², TURF = 0 FT²
    - (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed): NEW RESIDENTIAL LANDSCAPE
    - (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well: POTABLE
    - (G) contact information for the project applicant and property owner: MISRAEL PALOMARES, 412 HOWELL RD, OXNARD, CA 93033
    - (H) applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option to the MWELO".
  - (2) Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);
  - (3) Plant material shall comply with all of the following:
    - (A) For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water; For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water;
    - (B) A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
  - (4) Turf shall comply with all of the following:
    - (A) Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas;
    - (B) Turf shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length;
    - (C) Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.
  - (5) Irrigation systems shall comply with the following:
    - (A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
    - (B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
    - (C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range.
    - (D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
    - (E) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
    - (F) Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
  - (6) For non-residential projects with landscape areas of 1,000 sq. ft. or more, a private submeter(s) to measure landscape water use shall be installed.
  - (c) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

LANDSCAPE PLANT LEGEND			
	COMMON NAME: BLUE CHALK STICKS BOTANICAL NAME: SENECIO MANDRALISCAE DIAMETER: 1' - 2' HEIGHT: 1' - 2' WATERING: LOW SUN / SHADE: FULL SUN, PARTIAL SUN		
	COMMON NAME: INDIAN HAWTHORN BOTANICAL NAME: RHAPHIOLEPIS INDICA DIAMETER: 4' - 6' HEIGHT: 4' - 6' WATERING: MEDIUM SUN / SHADE: FULL SUN		
	COMMON NAME: KANGAROO PAW BOTANICAL NAME: ANIGOZANTHOS DIAMETER: 1' - 2' HEIGHT: 2' - 10' WATERING: LOW SUN / SHADE: FULL SUN		
	COMMON NAME: LANTANA BOTANICAL NAME: LANTANA CAMARA DIAMETER: 16" - 4" HEIGHT: 1' - 8' WATERING: MEDIUM SUN / SHADE: FULL SUN		
	COMMON NAME: LAVENDER BOTANICAL NAME: L. ANGSTIFOLIA DIAMETER: 12" - 18" HEIGHT: 10" - 14" WATERING: LOW, MEDIUM SUN / SHADE: FULL SUN		
	COMMON NAME: PLUM TREE BOTANICAL NAME: PRUNUS MUME DIAMETER: 13' - 25' HEIGHT: 13' - 33' WATERING: MEDIUM SUN / SHADE: FULL SUN		
	COMMON NAME: STRAWBERRY TREE BOTANICAL NAME: ARBUTUS UNEDO DIAMETER: 15' - 30' HEIGHT: 15' - 30' WATERING: MEDIUM SUN / SHADE: FULL SUN, PARTIAL SHADE		



DEVELOPMENT AREAS	
DENOTES AREA	ITEM
	EXISTING CONCRETE PAVING, A = 450 FT²
	PROPOSED CONCRETE PAVING, A = 1,347 FT²
	EXISTING LAWN & LANDSCAPE AREAS, A = 6,670 FT²
	PROPOSED LANDSCAPE AREAS, A = 998 FT²



REVISIONS:

1	
2	
3	
4	

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SHEET CONTENT:

LANDSCAPE PLAN PLAN

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: SEP 20, 2023

SHEET NUMBER:

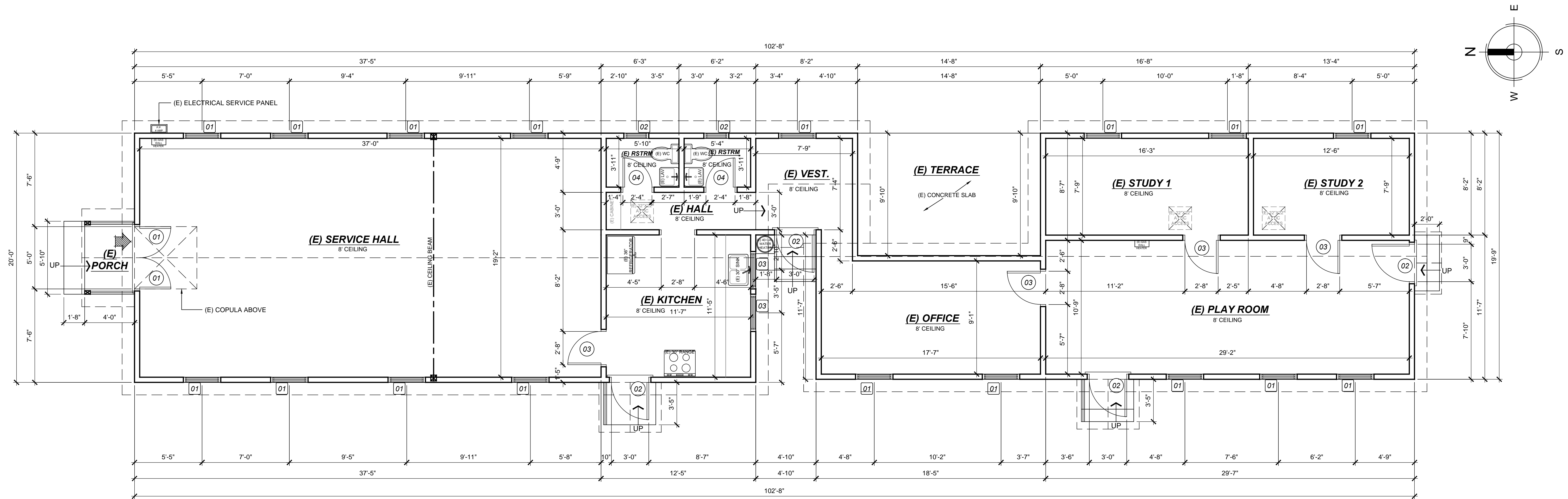
**A-2.3**

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**01 EXISTING 1ST FLOOR / DEMOLITION PLAN**

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

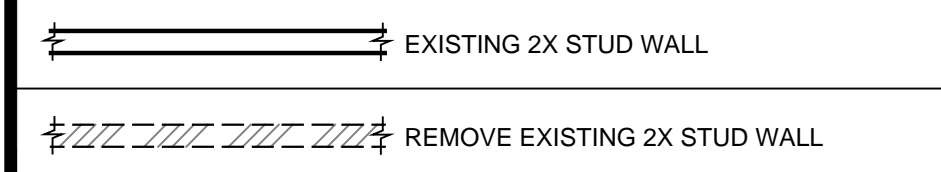
**EXISTING WINDOW SCHEDULE**

MARK	WIDTH (in)	HEIGHT (in)	GLAZING AREA (FT <sup>2</sup> )	TYPE	MANUFACTURER / SERIES	NOTES	U-FACTOR (NFRC)	SHGC (NFRC)
01	36	48	12	SINGLE HUNG	EXISTING WINDOW	-----	0.58	0.65
02	24	30	5	SINGLE HUNG	EXISTING WINDOW	-----	0.58	0.65
03	36	36	9	SINGLE HUNG	EXISTING WINDOW	-----	0.58	0.65

**DOOR SCHEDULE**

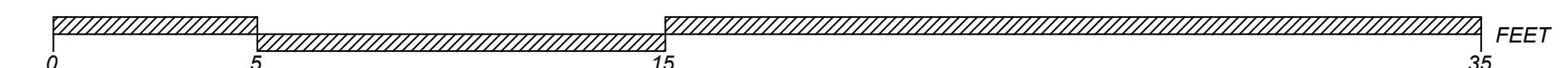
MARK	WIDTH (in)	HEIGHT (in)	GLAZING AREA (FT <sup>2</sup> )	TYPE	MANUFACTURER / SERIES	NOTES	U-FACTOR (NFRC)	SHGC (NFRC)
01	30	80	0	EXTERIOR HINGED	EXISTING DOOR	-----	----	----
02	36	80	0	EXTERIOR HINGED	EXISTING DOOR	-----	----	----
03	32	80	0	INTERIOR HINGED	EXISTING DOOR	-----	----	----
04	28	80	0	INTERIOR HINGED	EXISTING DOOR	-----	----	----

**EXISTING PLAN WALL LEGEND**



**DEMOLITION PLAN NOTES**

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
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REVISIONS:


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S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL FOR  
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SHEET CONTENT:

EXISTING / DEMOLITION FLOOR PLAN

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: AUG 18, 2023

SHEET NUMBER:

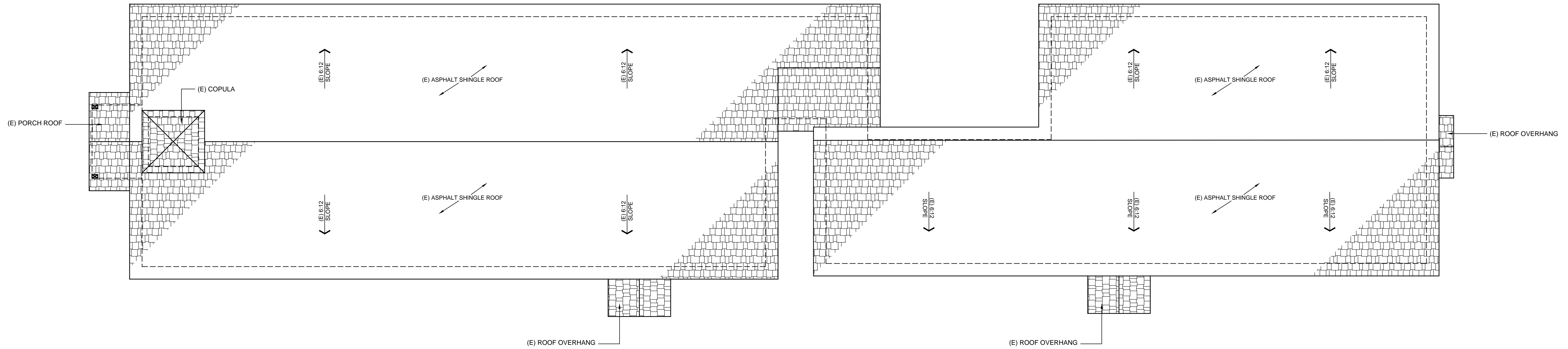
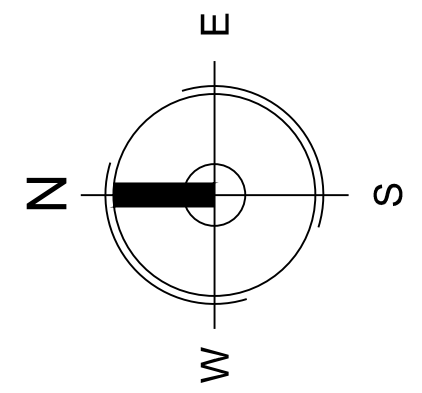
**A-3.1**

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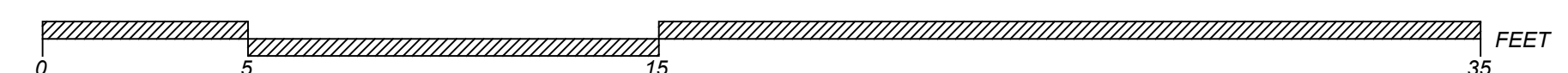


**01 EXISTING ROOF / DEMOLITION PLAN**

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

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FOR  
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SHEET CONTENT:

EXISTING / DEMOLITION ROOF PLAN

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: AUG 18, 2023

SHEET NUMBER:

**A-3.2**

**BUILDING AND PROPERTY MAINTENANCE NOTE:**

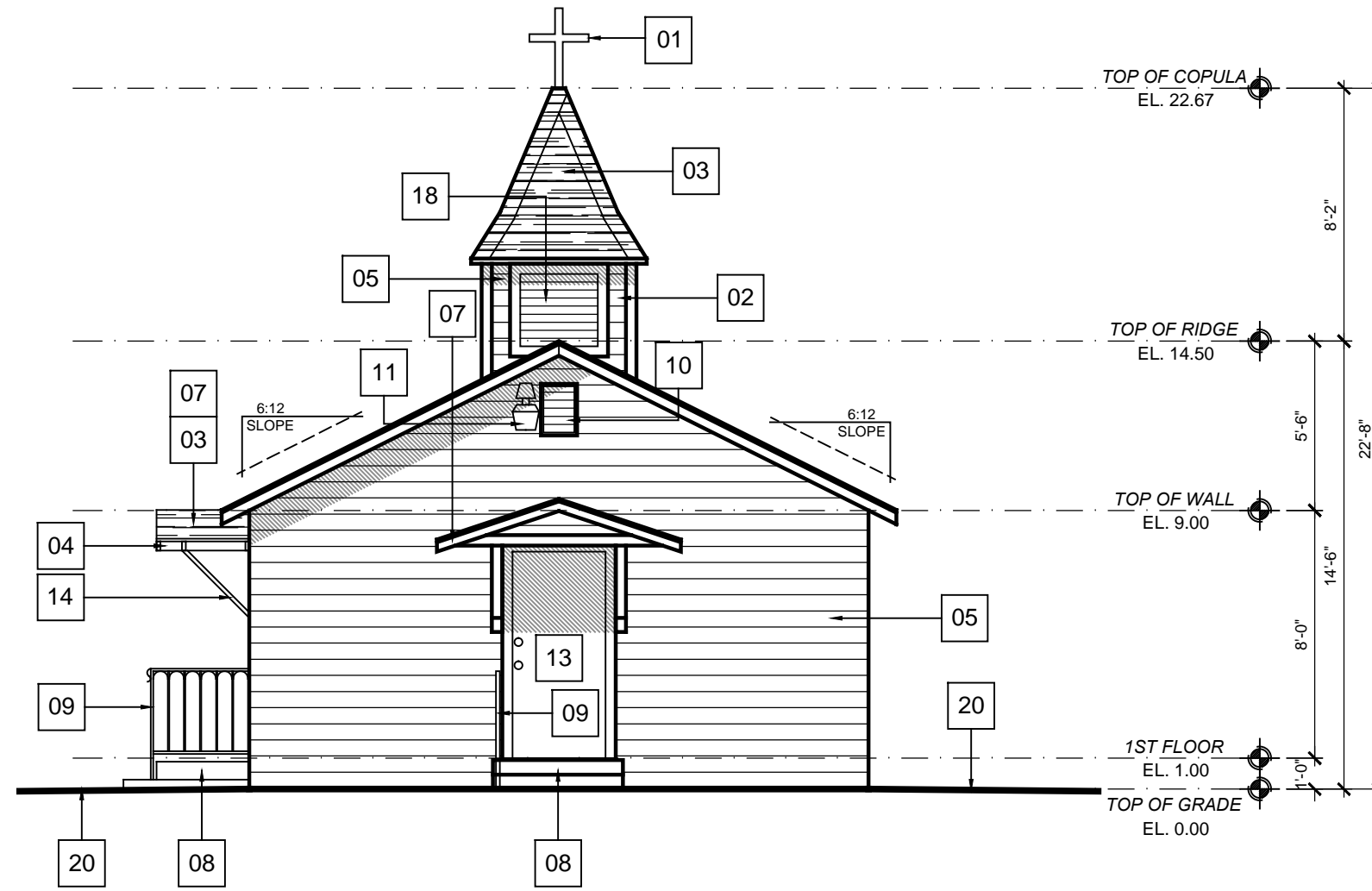
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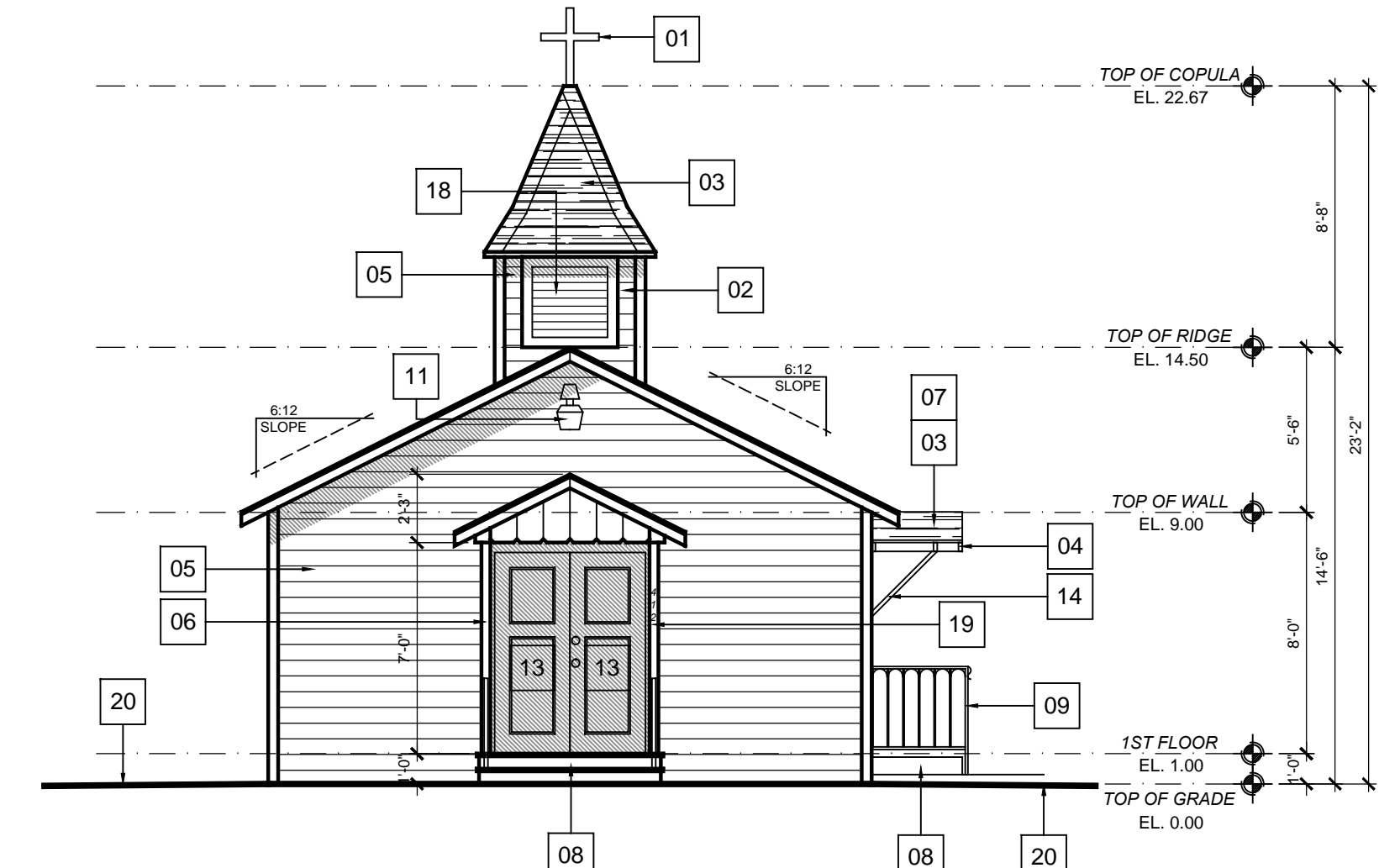
**EXISTING ELEVATION NOTES:**

- |                                |   |
|--------------------------------|---|
| 01 WOOD CROSS.                 | 11 DOWN LIGHT FIXTURE.                    |
| 02 ROOF COPULA.                | 12 SINGLE HUNG WOOD WINDOW.               |
| 03 ASPHALT SHINGLE ROOF.       | 13 HINGED WOOD DOOR.                      |
| 04 EXPOSED RAFTER TAILS.       | 14 WOOD BRACE.                            |
| 05 HORIZONTAL LAP WOOD SIDING. | 15 WALL MOUNTED ELECTRICAL SERVICE METER. |
| 06 WOOD POST.                  | 16 SUB FLOOR VENT.                        |
| 07 ROOF OVERHANG.              | 17 WATER HEATER ENCLOSURE.                |
| 08 CONCRETE STEPS.             | 18 LOUVERED VENT.                         |
| 09 IRON RAILING.               | 19 6 INCH ADDRESS NUMBERS.                |
| 10 LOUVERED ATTIC GABLE VENT.  | 20 EXTERIOR GRADE.                        |



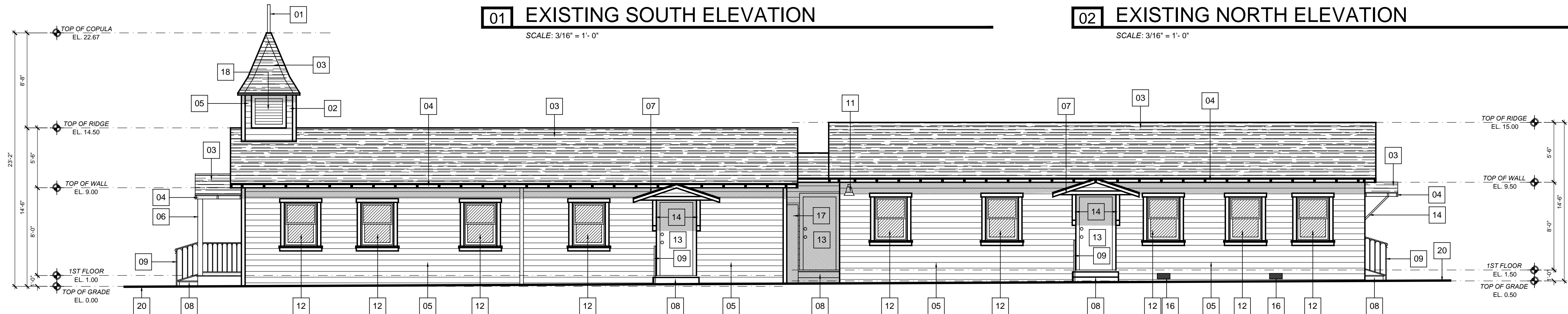
**01 EXISTING SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**02 EXISTING NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



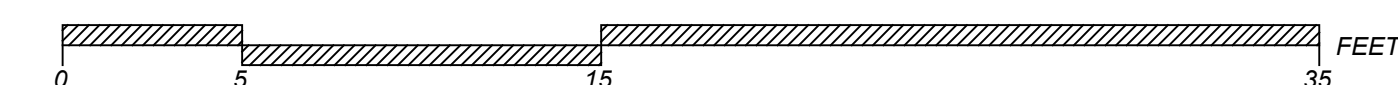
**03 EXISTING WEST ELEVATION**

SCALE: 3/16" = 1'-0"

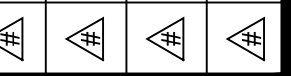


**04 EXISTING EAST ELEVATION**

SCALE: 3/16" = 1'-0"



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SHEET CONTENT:

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DEMOLITION  
EXTERIOR  
ELEVATIONS

ASSESSOR PARCEL NO.:

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2023

SHEET NUMBER:

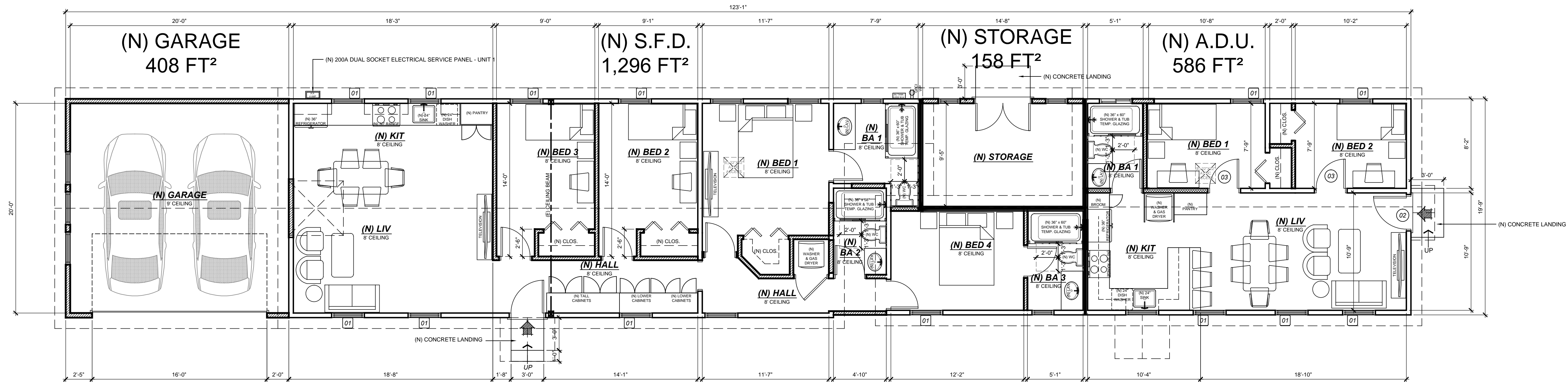
**A-3.3**

**BUILDING AND PROPERTY MAINTENANCE NOTE:**

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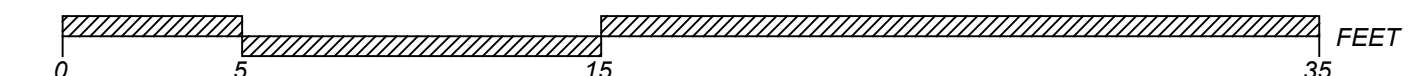
**PLAN DISCREPANCY AND NOTIFICATIONS NOTE:**

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**01 PROPOSED FLOOR PLAN - 2 DWELLINGS**

SCALE: 3/16" = 1'-0"



REVISIONS:


PREPARED BY: TRAVIS RODRIGUEZ  
SOMIS, CALIFORNIA 93066  
PHONE: (805) 660-1202  
EMAIL: travisrodriguez7@gmail.com

S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL  
FOR  
**ISRAEL PALOMARES RESIDENCE**  
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:

PROPOSED FLOOR PLAN

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: AUG 18, 2023

SHEET NUMBER:

**A-4.1**

**BUILDING AND PROPERTY MAINTENANCE NOTE:**

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**PLAN DISCREPANCY AND NOTIFICATIONS NOTE:**

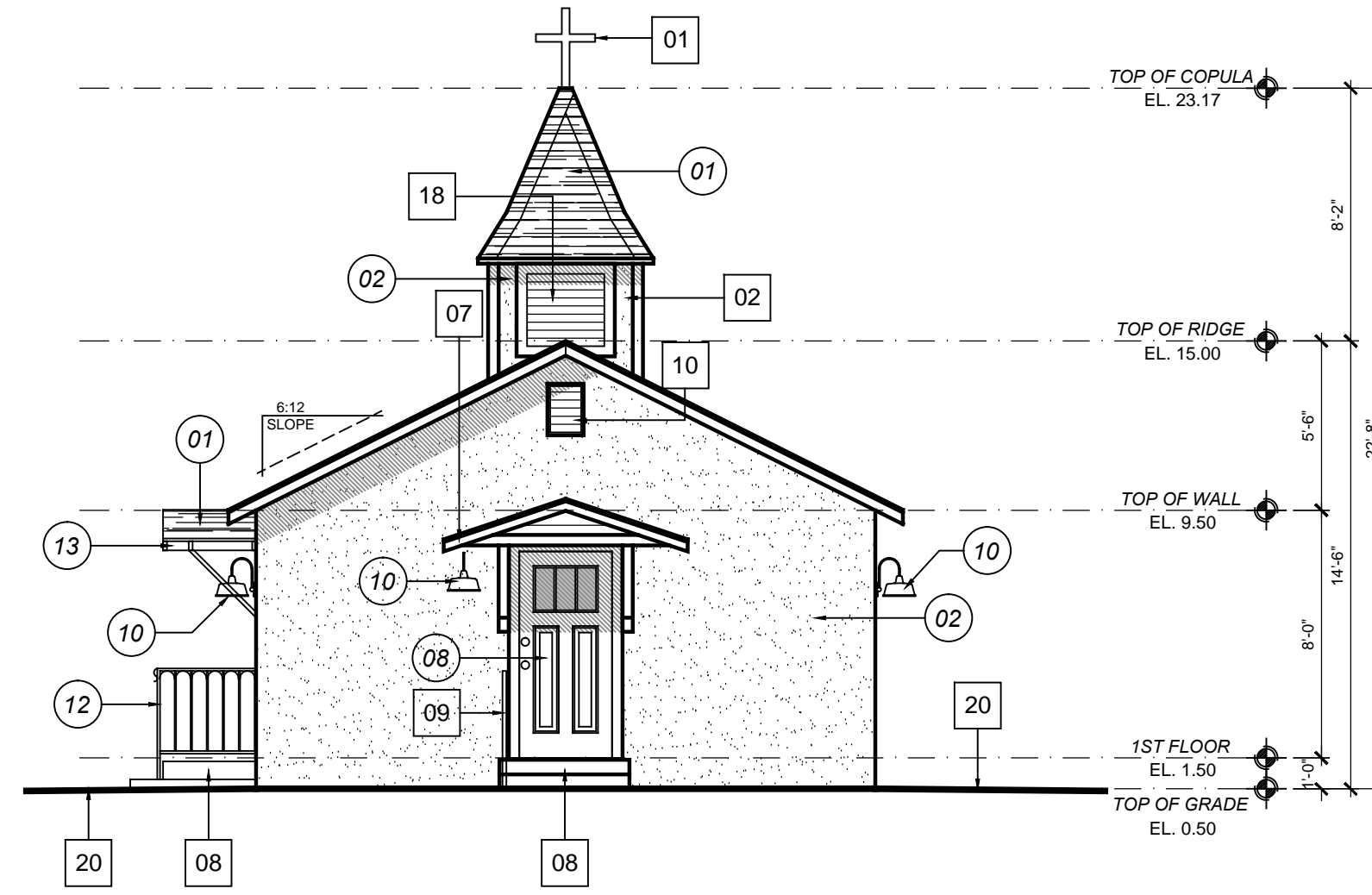
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**EXISTING ELEVATION NOTES:**

- |                                |   |
|--------------------------------|---|
| 01 WOOD CROSS.                 | 11 DOWN LIGHT FIXTURE.                    |
| 02 ROOF COPULA.                | 12 SINGLE HUNG WOOD WINDOW.               |
| 03 ASPHALT SHINGLE ROOF.       | 13 HINGED WOOD DOOR.                      |
| 04 EXPOSED RAFTER TAILS.       | 14 WOOD BRACE.                            |
| 05 HORIZONTAL LAP WOOD SIDING. | 15 WALL MOUNTED ELECTRICAL SERVICE METER. |
| 06 WOOD POST.                  | 16 SUB FLOOR VENT.                        |
| 07 ROOF OVERHANG.              | 17 WATER HEATER ENCLOSURE.                |
| 08 CONCRETE STEPS.             | 18 LOUVERED VENT.                         |
| 09 IRON RAILING.               | 19 6 INCH ADDRESS NUMBERS.                |
| 10 LOUVERED ATTIC GABLE VENT.  | 20 EXTERIOR GRADE.                        |

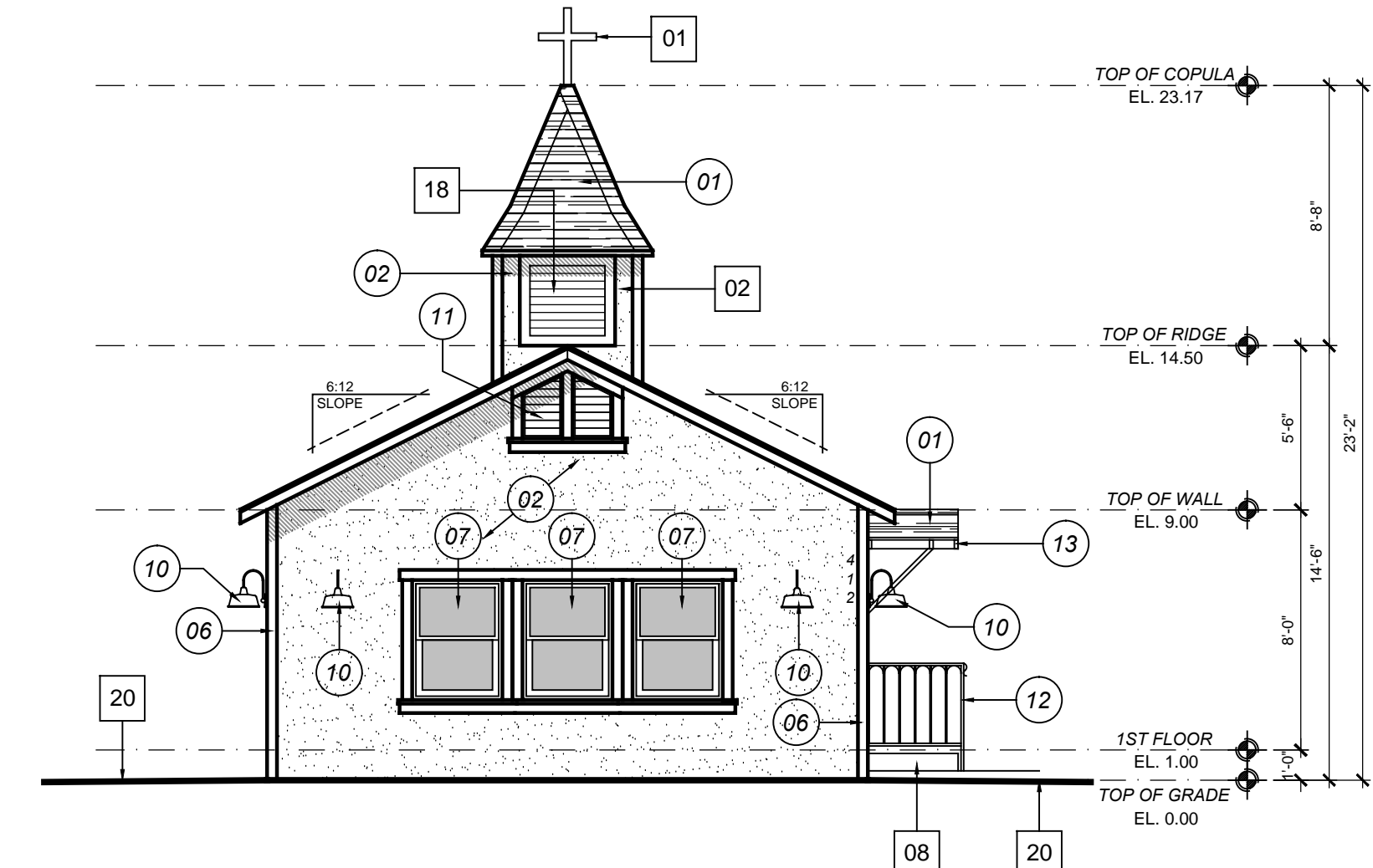
**NEW ELEVATION NOTES:**

- |  |   |
|--|---|
| 01 CERTAINTEED LANDMARK SOLARIS ASPHALT ROOF SHINGLES, GRAPHITE, CRRC PRODUCT ID - 0668-0155, SOLAR REFLECTANCE - 0.21, THERMAL EMITTANCE - 0.91, SRI - 21, ICC-ES - ESR-3537  | 08 DOOR PER PLAN.                         |
| 02 LA HABRA COLOR COLLECTION STUCCO - 215 MESA VERDE (48) BASE 200 - SAND FLOAT TROWEL TEXTURE - 1/4" THICK 3-COAT CEMENT STUCCO PLASTER, 3/8" SCRATCH, 3/8" BROWN, 1/2" FINISH, OVER 2 LAYERS TYPE-D PAPER W/ 16 GAUGE GALVANIZED WOVEN WIRE MESH & 16 GAUGE GALVANIZED STAPLES @ 6" O.C. B.W. - EACH LAYER SHALL BE INDEPENDENTLY APPLIED AND ALLOWED TO CURE PRIOR TO PLACING NEXT LAYER. | 09 EXPOSED RAFTER TAILS, PRIME AND PAINT. |
| 03 BEAM PER PLAN, PRIME AND PAINT.   | 10 WALL SCONCE LIGHT FIXTURE.             |
| 04 ROOF OVERHANG.  | 11 GABLE WALL LOUVERED ATTIC VENT.        |
| 05 ROOF BRACE.   | 12 METAL HANDRAIL.                        |
| 06 6" TRIM BOARD, PRIME AND PAINT.   | 13 ROOF OVERHANG AND BRACE.               |
| 07 WINDOW PER PLAN.  |   |



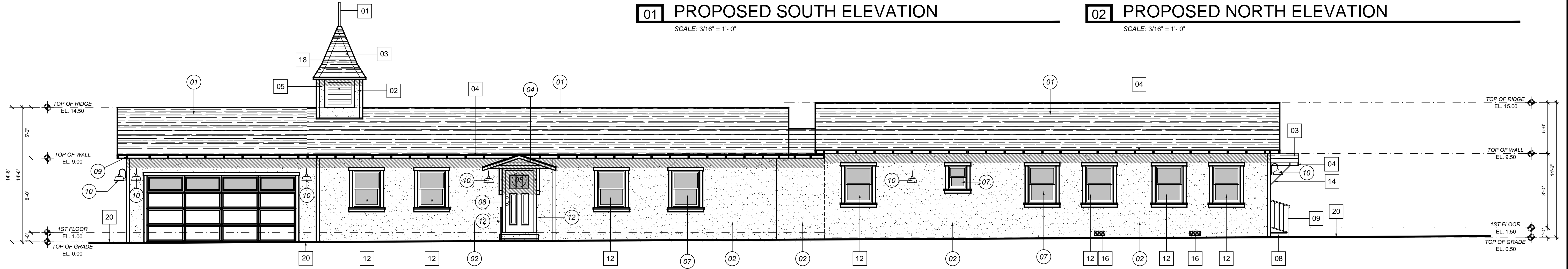
**01 PROPOSED SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



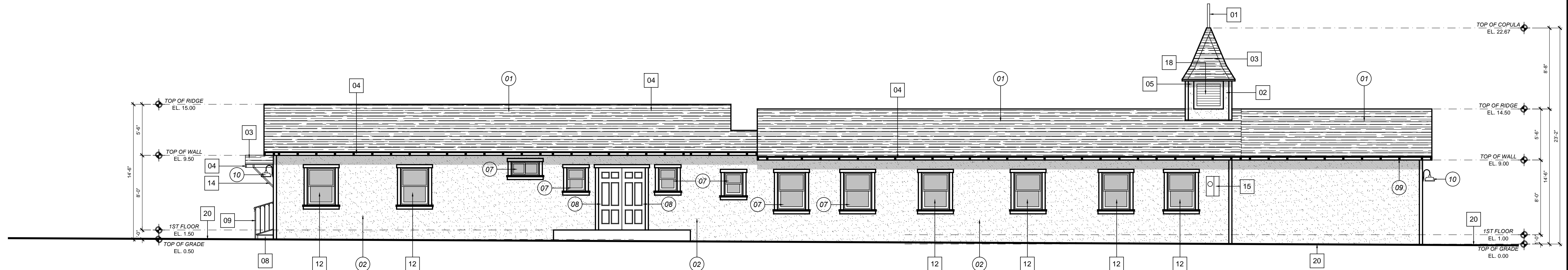
**02 PROPOSED NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



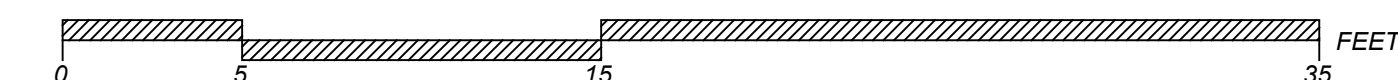
**03 PROPOSED WEST ELEVATION**

SCALE: 3/16" = 1'-0"

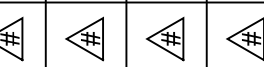


**04 PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'-0"



REVISIONS:



PREPARED BY: TRAVIS RODRIGUEZ  
SOMIS, CALIFORNIA 93066  
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S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL  
FOR  
**ISRAEL PALOMARES RESIDENCE**  
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:

PROPOSED EXTERIOR ELEVATIONS

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: SEP 20, 2023

SHEET NUMBER:

**A-5.1**

**BUILDING AND PROPERTY MAINTENANCE NOTE:**

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**PLAN DISCREPANCY AND NOTIFICATIONS NOTE:**

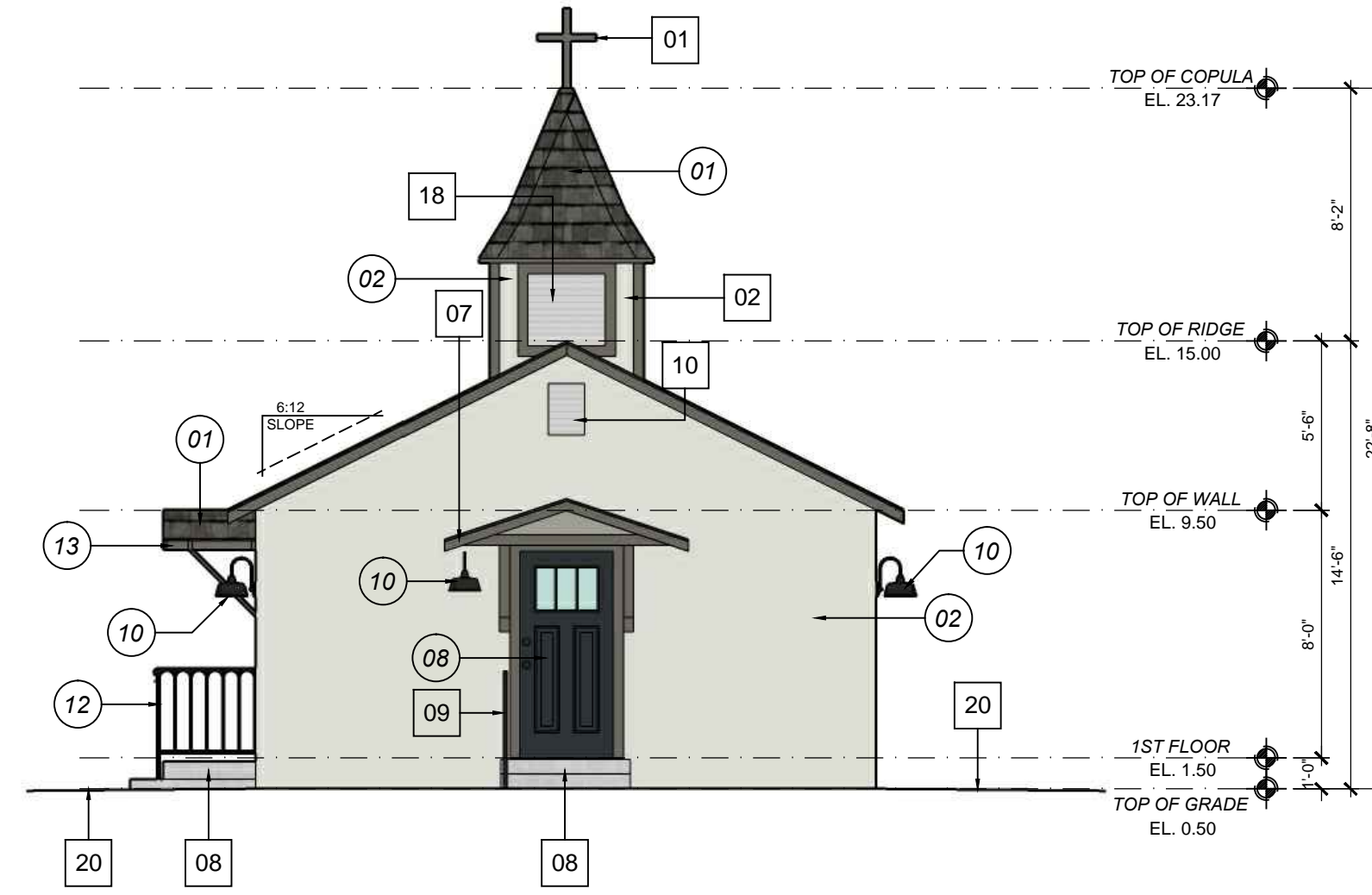
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**EXISTING ELEVATION NOTES:**

- |                                |   |
|--------------------------------|---|
| 01 WOOD CROSS.                 | 11 DOWN LIGHT FIXTURE.                    |
| 02 ROOF COPULA.                | 12 SINGLE HUNG WOOD WINDOW.               |
| 03 ASPHALT SHINGLE ROOF.       | 13 HINGED WOOD DOOR.                      |
| 04 EXPOSED RAFTER TAILS.       | 14 WOOD BRACE.                            |
| 05 HORIZONTAL LAP WOOD SIDING. | 15 WALL MOUNTED ELECTRICAL SERVICE METER. |
| 06 WOOD POST.                  | 16 SUB FLOOR VENT.                        |
| 07 ROOF OVERHANG.              | 17 WATER HEATER ENCLOSURE.                |
| 08 CONCRETE STEPS.             | 18 LOUVERED VENT.                         |
| 09 IRON RAILING.               | 19 6 INCH ADDRESS NUMBERS.                |
| 10 LOUVERED ATTIC GABLE VENT.  | 20 EXTERIOR GRADE.                        |

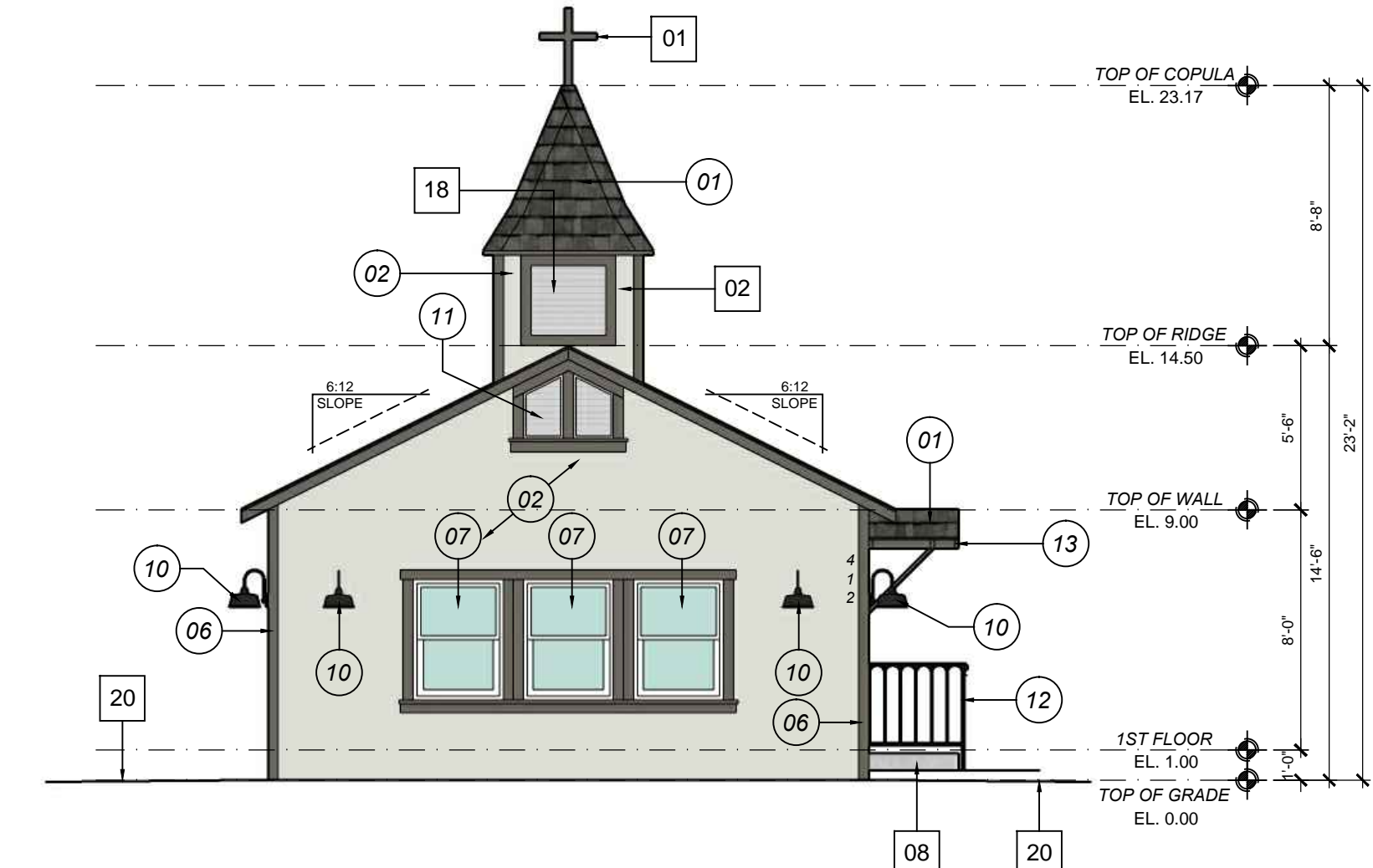
**NEW ELEVATION NOTES:**

- |  |   |
|--|---|
| 01 CERTAINTEED LANDMARK SOLARIS ASPHALT ROOF SHINGLES, GRAPHITE, CRRC PRODUCT ID - 0668-0155, SOLAR REFLECTANCE - 0.21, THERMAL EMITTANCE - 0.91, SRI - 21, ICC-ES - ESR-3537  | 08 DOOR PER PLAN.                         |
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| 06 6" TRIM BOARD, PRIME AND PAINT.   | 13 ROOF OVERHANG AND BRACE.               |
| 07 WINDOW PER PLAN.  |   |



**01 PROPOSED SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



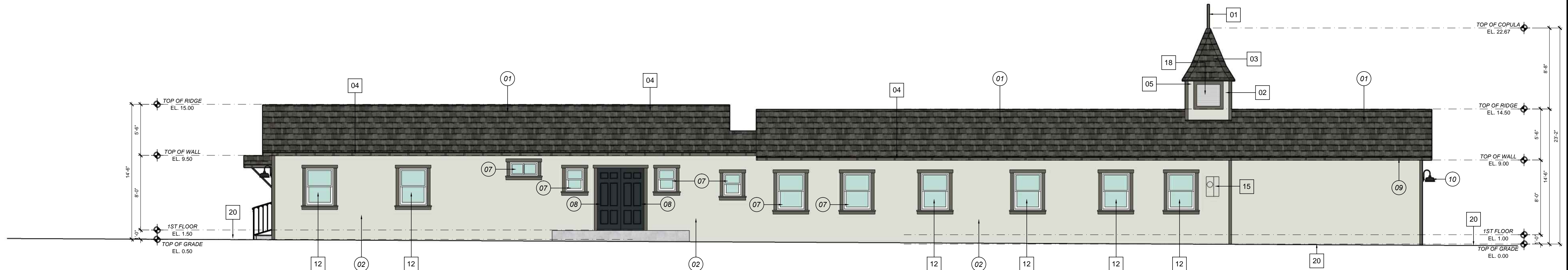
**02 PROPOSED NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



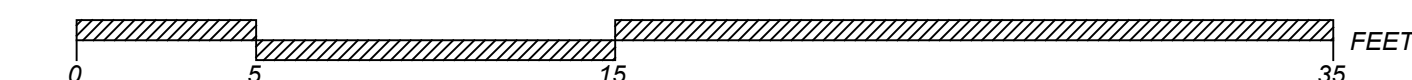
**03 PROPOSED WEST ELEVATION**

SCALE: 3/16" = 1'-0"

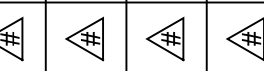


**04 PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'-0"



REVISIONS:



PREPARED BY: TRAVIS RODRIGUEZ  
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S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL  
FOR  
**ISRAEL PALOMARES RESIDENCE**  
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:  
**PROPOSED COLORED EXTERIOR ELEVATIONS**

ASSESSOR PARCEL NO.:  
222-0-051-050

DATE: SEP 20, 2023

SHEET NUMBER:

**A-5.2**

**BUILDING AND PROPERTY MAINTENANCE NOTE:**

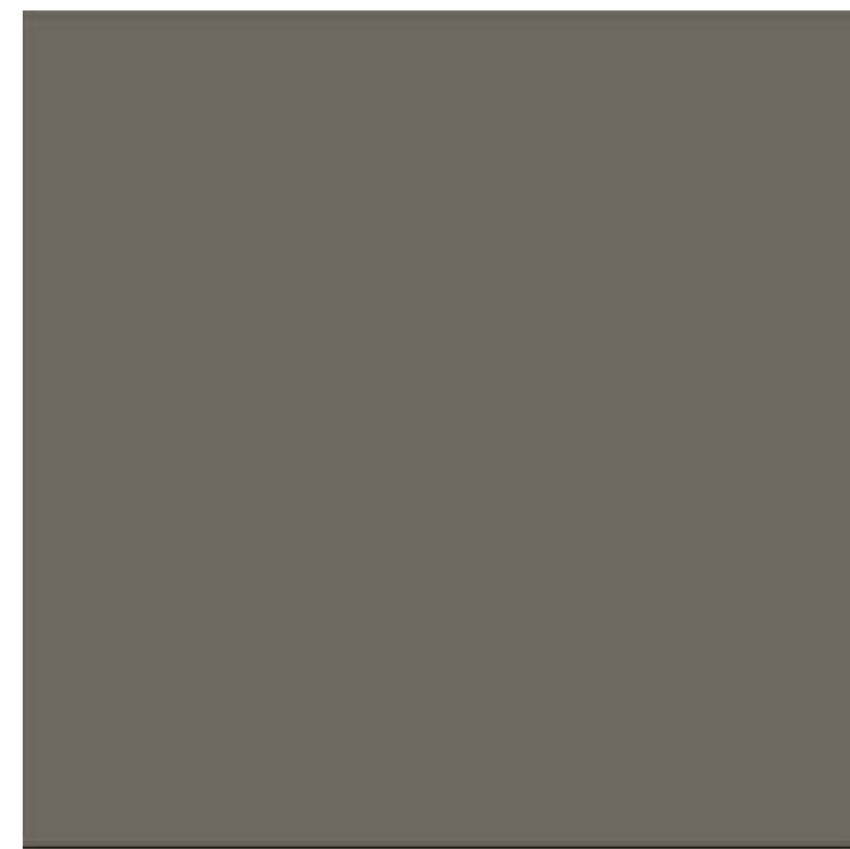
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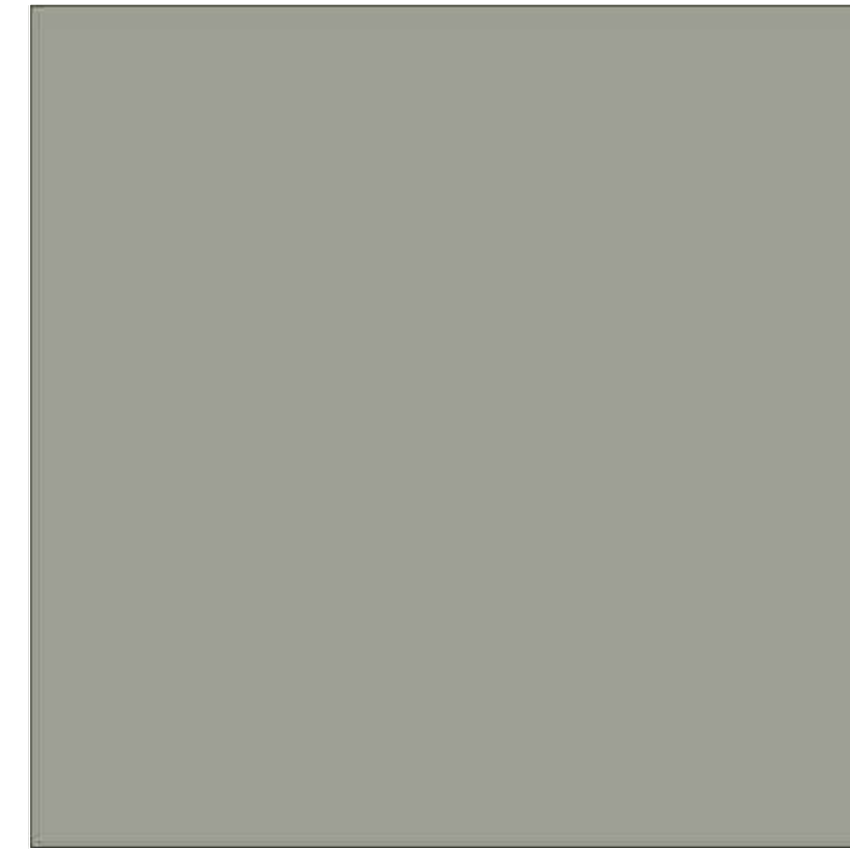
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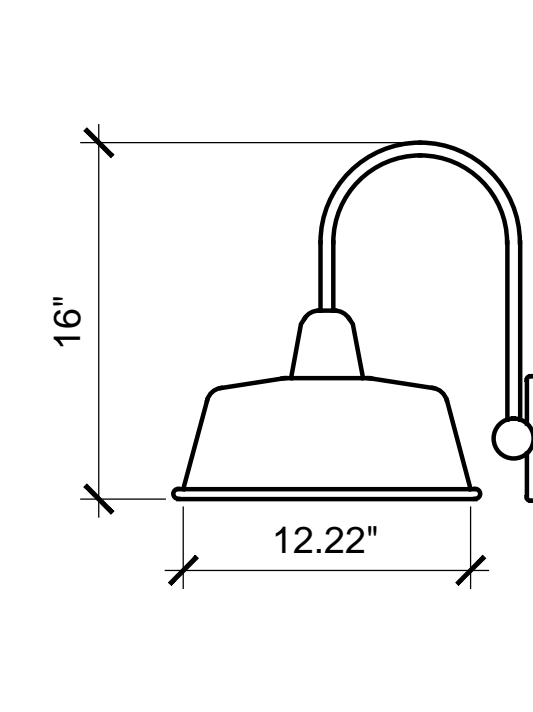
ROOFING:  
*CERTAINEED LANDMARK SOLARIS ASPHALT ROOF SHINGLES, GRAPHITE*



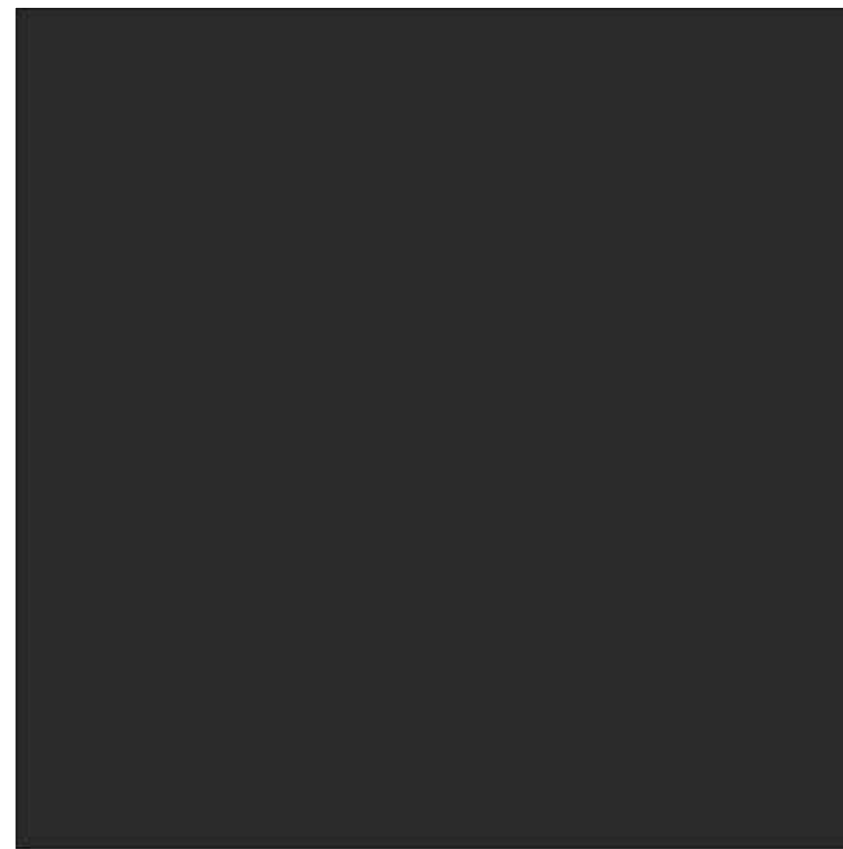
TRIM:  
*SHERWIN WILLIAMS FOLKSTONE SW 6005 SATIN*



BODY 1:  
*SHERWIN WILLIAMS LATTICE SW 7654 SATIN*



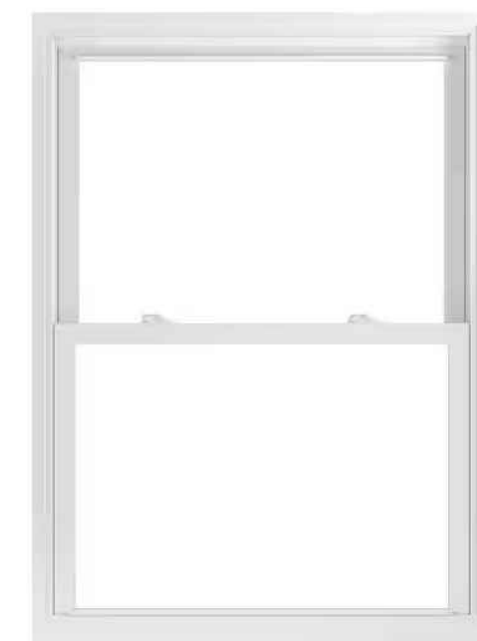
LIGHTING:  
*HARBOR BREEZE OAKDALE 12.2 INCH EXTERIOR WALL SCNCE BLACK SATIN FINISH, LED BULB DARK SKY FIXTURE*



IRON WORK:  
*SHERWIN WILLIAMS BLACK SWAN SW 6279 SATIN*



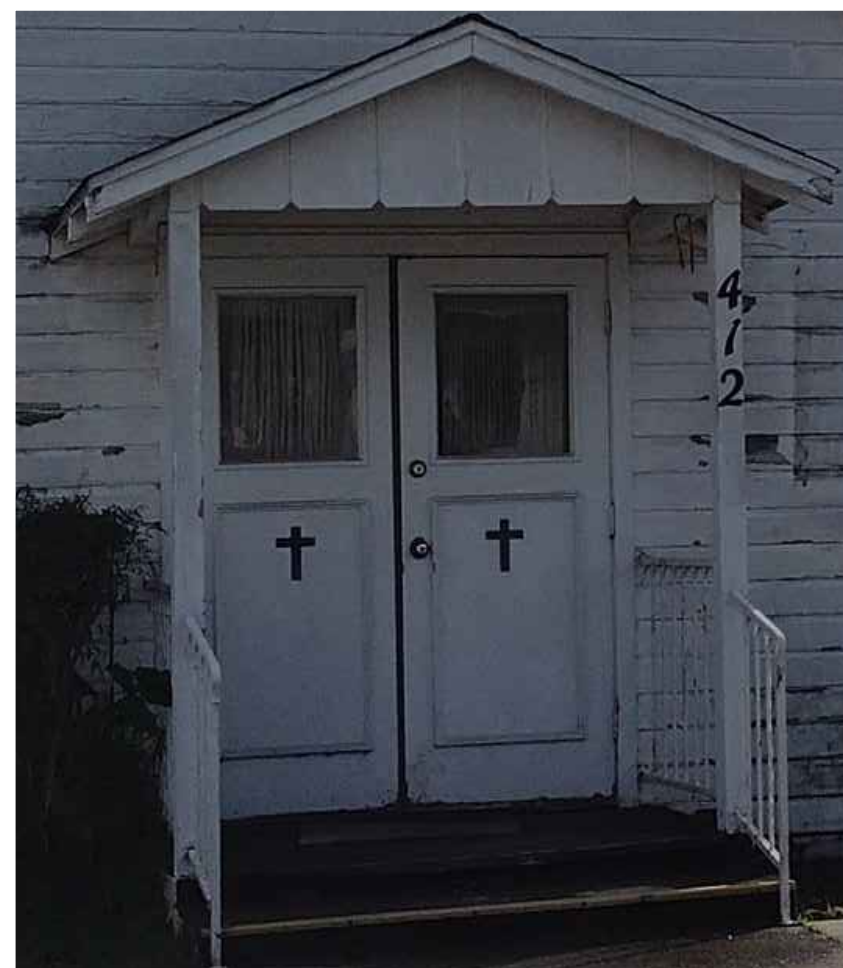
BODY 2:  
*SHERWIN WILLIAMS FROSTY WHITE SW 6196 SATIN*



NEW WINDOWS:  
*MILGARD WINDOWS V450 HOMEMAKER SERIES WHITE VINYL FRAME DULE PANE*



NEW DOORS:  
*MASONITE ENTRY DOOR SOLID CORE CMPOSITE SHERWIN WILLIAMS CHARCOAL BLUE SW 2739 SATIN*



EXISTING ENTRY DOOR:  
TO BE REMOVED

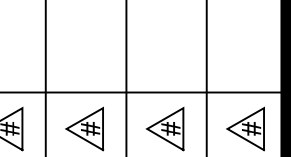


EXISTING ENTRY DOOR:  
TO BE REMOVED & REPLACED



EXISTING WINDOWS:  
TO BE REMOVED & REPLACED

REVISIONS:



PREPARED BY: TRAVIS RODRIGUEZ  
SOMIS, CALIFORNIA 93066  
PHONE: (805) 660-1202  
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S.F.D. & A.D.U. BUILDING CONVERSION / REMODEL  
FOR  
**ISRAEL PALOMARES RESIDENCE**  
412 HOWELL RD, OXNARD, CALIFORNIA 93033

SHEET CONTENT:

MATERIAL BOARD

ASSESSOR PARCEL NO.:

222-0-051-050

DATE: AUG 18, 2023

SHEET NUMBER:

**A-5.3**

### NOTICE OF EXEMPTION

**Project Description:** *412 Howell Road Single-Family Conversion;* Planning and Zoning Permit No. 23-200-07 (Development Design Review) Property located at 412 Howell Road (APN: 222-0-051-050) - A request to convert an existing 1,840 square foot church to a 1,296 square foot single family dwelling with an attached 408 square foot garage and an attached 586 square foot accessory dwelling unit with associated site improvements, including new landscaping on an 11,855 square foot lot within the Multi-family Residential zone (R-2). The project is located at 412 Howell Road. Filed by the property owner Israel Palomares, 412 Howell Road, Oxnard, CA 93033

**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 the California Environmental Quality Act (CEQA) Guidelines and Section 15303 (Class 3), the conversion of small existing structures may be found exempt from CEQA review. The Project site has no value as habitat for endangered, rare or threatened species nor does it contain any environmentally sensitive areas. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat 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 and Environmental Services  
Manager



## Memorandum

**Date:** July 5, 2023  
**For:** City of Oxnard  
**Subject:** 412 Howell Road, Oxnard, CA 93033  
**From:** Jenna Kachour, Senior Associate Architectural Historian, and Emma Haggerty, Associate Architectural Historian

---

### Executive Summary

The building at 412 Howell Road (subject property) was constructed in 1942 for the Green Acres Community Union Church. The current property owner is interested in rehabilitating the building from a church to a single-family residence.

GPA Consulting (GPA) was retained by the property owner to conduct a site visit and research to provide a preliminary assessment of the potential historical significance of the subject property and to determine whether or not the property is a historical resource as defined by the California Environmental Quality Act (CEQA). This memo summarizes the results of this review.

### Methodology

In preparing this memo, GPA performed the following tasks:

1. Conducted a field inspection of the property on June 13, 2023. Digital photographs of the exterior of the residence and accessory buildings were taken during this field inspection. See **Attachment A** for photos.
2. Conducted research into the history of the property. Sources referenced included City of Oxnard building permit records, city directories, newspaper archives, genealogical databases, and digital historic aerial photographs. See **Attachment B** for building permits and **Attachment C** for newspaper records.
3. Reviewed the definition of historic resource as defined by CEQA including the California Register of Historical Resources (California Register) criteria.
4. Reviewed the research and fieldwork results against each of the California Register criteria.

## Preliminary Research Results

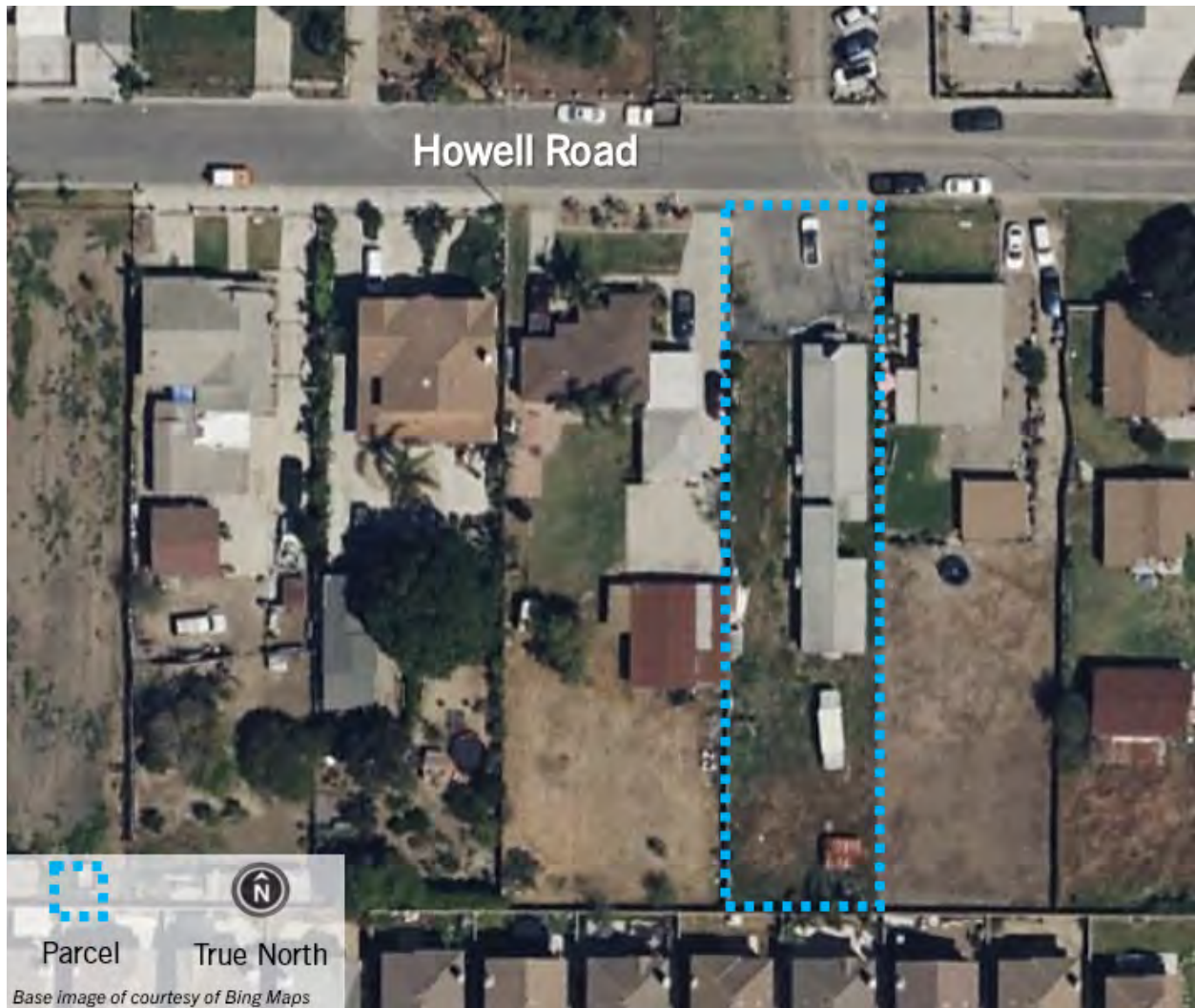


Figure 1: 412 Howell Road Site Plan. Base image courtesy of Bing Maps.

412 Howell Road is located on a narrow, rectangular parcel and consists of a church building and a standalone, prefabricated shed (see **Figure 1**). The church, historically known as the Green Acres Community Church, was originally constructed in 1942 with several rear additions constructed after 1955.<sup>1</sup> Its primary elevation faces north towards Howell Road and a small asphalt parking lot.

The church building has a rectangular floor plan with a low-pitched, open gable roof clad in composition shingles with a small spire located in the center towards the north (primary) elevation (see **Attachment A**, Photo 1). The exterior of the building is clad in painted wood clapboard siding. The main entrance is centrally located on the north elevation, sheltered beneath a small gable roof

<sup>1</sup> "Community Church Organized in 1942," *Oxnard Press-Courier*, March 5, 1955, 7.

covering supported by two square posts, and consists of a pair of partial glazed, wood paneled doors. No windows are present on the north elevation.

The east (side) elevation is constructed near the neighboring property line. The elevation is divided into three sections. The first section is closest to Howell Road and consists of five evenly spaced double-hung wood windows on a flat plane under a roof with shallow overhanging eaves with exposed rafter tails (see **Attachment A**, Photos 2 and 3). The second section is located at the center of the elevation and consists of three recessed walls with no fenestration that form a U-shape around a raised concrete patio (see **Attachment A**, Photo 4). The third section is located at the south end of the elevation, is flush with the first section, and consists of three evenly spaced double-hung wood windows (see **Attachment A**, Photo 5).

The south (rear) elevation is narrow and consists of a centrally located, single entry door under a small gable roof supported by brackets and accessed by a concrete stoop (see **Attachment A**, Photos 9 and 10).

The west (side) elevation has a concrete walkway along the perimeter of the elevation. Like the east (side) elevation, it is broken into three sections. The first section, which is closest to the north (primary) elevation consists of four evenly spaced double-hung windows and a wood entry door under a small gable roof supported by wood brackets (see **Attachment A** Photo 6). The entryway is accessed by a single concrete step. The second section of the elevation consists of a deeply recessed walkway with two double-hung wood windows north of a wood entry door accessed by two concrete steps (see **Attachment A**, Photo 7). The third section of the west elevation is flush with the first section and consists of two double-hung windows, followed by another wood entry door under a small gable roof supported by wood brackets. The remainder of the west elevation heading south consists of three double-hung wood windows (see **Attachment A**, Photo 8).

For photographs of the property, please see **Attachment A**.

## Summary of Preliminary Research Results

### Construction History

Although the original building permit could not be obtained, the property was identified in a local newspaper article as having been constructed in 1942 by residents within the



Figure 2: 412 Howell Road, view facing south, circa 1955. Photo courtesy of Press-Courier.



Garden City Acres community.<sup>2</sup> The land which the property sits on was donated by Henry and Helen Slater.<sup>3</sup> Historic imagery of the building indicates few changes have been made since its construction in 1942. However, it does appear the central spire was added after 1955 (see **Figure 2**). Additional alterations visible through historic imagery include a rear addition. The rear addition was added to the building at an unknown date, but it appears to have almost doubled the size of the building. Like the spire, the addition was likely constructed after 1955 as it does not appear to be present along the west side of the building in **Figure 2**. A prefabricated metal shed was added to the rear yard of the property at an unknown date (see **Attachment A**, Photo 11).

### Building Permit History

GPA reviewed building permits to ascertain the subject property’s integrity. Available building permits were limited to electrical and plumbing permits that did not impact the exterior of the building. Available permits on file are summarized in **Table 1** below. Copies of building permits are also included as **Attachment B**.

**Table 1: Construction History**

Date	Permit #	Scope
1961-02-20	25142	Plumbing permit and septic tank
-	38160	Electrical and plumbing permit
1985-04-01	-	Plumbing permit to abandon septic tank
2002-03-18	-	Plumbing permit for gas line replacement

### Owners/Occupants

GPA conducted research into the owners and occupants of the subject property over time to identify any possible persons of great importance or local prominence. This information is summarized below in **Table 2**.

**Table 2: List of Owners/Occupants**

Year(s)	Owner
1942-1944	Harry Slater and Helen E. Slater
1944-2022	Garden City Acres Union Church, Inc.
2022-Present	Israel Palomares and Veronica Garcia

### CEQA Designation Criteria

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register. The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.

<sup>2</sup> “Community Church Organized in 1942,” *Oxnard Press-Courier*, March 5, 1955, 7.

<sup>3</sup> Ibid.



A lead agency may also treat a resource as historic if it meets statutory requirements and substantial evidence supports the conclusion.

To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria. The church building at 412 Howell Road was constructed in 1942 and therefore has been considered under each of the California Register criteria to determine whether or not the property meets the definition of a historic resource as defined by CEQA.

**1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

The church building at 412 Howell Road has been associated with Garden City Acres Union Church since its construction in 1942. Prior to construction, the parcel was a vacant lot within the Garden City Acres tract. Garden City Acres is a neighborhood within Oxnard located south of Oxnard's downtown and east of Port Hueneme. Research did not reveal evidence to suggest that the subject property was an especially unique or significant church in the history of Oxnard or the Garden City Acres community. Extant churches in the Oxnard area that were present in the 1940s consisted of: First Presbyterian Church (Sixth Street and D Street), All Saints' Episcopal Church (Second and C Street), and the Santa Clara Catholic Church (Third and E Street).<sup>4</sup> The subject property appears to be one of several churches in the Oxnard area in the 1940s, and does not appear to a specific, individual importance within this trend.

Research did not reveal an association with any other historic events or trends. Therefore, for all the reasons outlined above, the property does not appear to be eligible under Criterion 1.

**2. It is associated with the lives of persons important to local, California, or national history.**

Since its construction in 1942 until 2022, the church building at 412 Howell Road was associated with Garden City Acres Union Church. However, research did not reveal the names of any additional individuals associated with the property that might rise to the level of significance necessary for eligibility under Criterion 2. While numerous people have been employed or volunteered with the church, collective efforts like these are better evaluated under Criterion 1. Therefore, the property does not appear to be eligible under Criterion 2.

**3. It embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.**

412 Howell Road possesses some features that reflect the era of its early 1940s construction such as a rectangular floor plan, low-pitched gable roof, wood clapboard siding, and wood windows. However, it does not embody any particular architectural style.

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<sup>4</sup> "Easter Services in Your Church," *Oxnard Press-Courier*, April 17, 1946, 6.



The original building permit was not found in available records, but newspaper accounts indicate the property was constructed by residents within the Garden City Acres community.<sup>5</sup> Research did not reveal the names of any individuals responsible for the design and construction or any evidence to suggest that they would be considered master architects or builders. Even if they were considered masters in their respective field, the subject property would be unlikely to be considered an important example of their work due to its simple design and common materials. Lastly, if it were an important example of their work, alterations after construction, such as the rear addition and addition of the central spire, likely not completed by the original designer or builder, have diminished the integrity of their original design.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal. A property eligible under this aspect of Criterion 3 would need to possess ornamentation and detail to lend it high artistic value, which is not the case for the subject building.

Therefore, for the reasons outlined above, the property does not appear to be eligible under any aspect of Criterion 3.

**4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.**

Criterion 4 generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, the property does not appear to be eligible under Criterion 4.

## **Conclusions**

Following the site visit and research conducted for this preliminary assessment, GPA concludes that the property at 412 Howell Road does not appear to be a historic resource as defined by CEQA.

Thank you for your consideration of this memo. If you have any questions, please do not hesitate to contact us.

Jenna Kachour  
Senior Associate Architectural Historian  
jenna@gpaconsulting-us.com

cc: Israel Palomares

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<sup>5</sup> "Community Church Organized in 1942," *Oxnard Press-Courier*, March 5, 1955, 7.



## **Attachments**

Attachment A – Photographs

Attachment B – Building Permits

Attachment C – Newspaper Record

## **Sources**

Ancestry.com. Various digital collections.

City of Oxnard Building and Safety Department. Building Permits. Various Dates.

“Community Church Organized in 1942.” *Press-Courier*. March 5, 1955. 7.

“Easter Services in Your Church,” *Press-Courier*, April 17, 1946. 6.

Attachment A – Photographs



Photo Key. Base image courtesy of Google Maps.



Photo 1: North elevation, view looking southwest. (GPA Consulting, June 2023).



Photo 2 (L) & Photo 3 (R): East elevation, view looking southwest. (GPA Consulting, June 2023).



Photo 4: East elevation, view looking southwest. (GPA Consulting, June 2023).



Photo 5: East elevation, view looking southwest. (GPA Consulting, June 2023).



Photo 6: West elevation, view looking east. (GPA Consulting, June 2023).



Photo 7: West elevation, view looking northeast. (GPA Consulting, June 2023).



Photo 8: West elevation, view looking northeast. (GPA Consulting, June 2023).



Photo 9: South elevation, view looking north. (GPA Consulting, June 2023).



Photo 10: South elevation, view looking north. (GPA Consulting, June 2023).



Photo 11: Prefabricated shed, view looking southeast. (GPA Consulting, June 2023).

Attachment B – Building Permits

12/17/68 GARDEN CITY CHURCH 3

OFFICE OF BUILDING INSPECTOR  
 14 FL - County Office Bldg.  
 Telephone MU 8-6931  
 Ventura, California

## APPLICATION AND PERMIT

DEPARTMENT OF PUBLIC WORKS  
 COUNTY OF VENTURA

Name of Job: 412 Howel Road Locality: Oxnard  
 Owner: Garden City Church Mailing Address: 5446  
 Telephone No.: \_\_\_\_\_  
 Location: Lot No. 27 Block \_\_\_\_\_ Tract: Garden City  
 Contractor: Conroy Architect & Engineer \_\_\_\_\_

CASH RECEIVED						
DATE	PERMIT NO.	NAME	BLDG.	FLBG.	ELECT.	TOTAL
12/17/68	2560	Garden City Church		1.00	1.00	2.00

**BUILDING**

Occupancy: Church (Assembly) Exterior walls: 5446  
 No. Sq. Ft. in Building: 450 Garage: \_\_\_\_\_ Roof pitch: 4/12 Covering: Asph

TYPE	GROUP	DIVISIONS	FOUNDATION	NO. OF
<input type="checkbox"/> Erect	<input type="checkbox"/> I - Fire resistive	<input type="checkbox"/> A <input type="checkbox"/> F	<input type="checkbox"/> 1	Rooms <u>6</u>
<input type="checkbox"/> Add	<input type="checkbox"/> II - Fire resistive	<input type="checkbox"/> B <input type="checkbox"/> G	<input checked="" type="checkbox"/> 2	Families _____
<input type="checkbox"/> Alter	<input type="checkbox"/> III - Heavy timber	<input checked="" type="checkbox"/> C <input type="checkbox"/> H	<input type="checkbox"/> 3	Stories <u>1</u>
<input type="checkbox"/> Convert	<input type="checkbox"/> IV - Steel or masonry	<input type="checkbox"/> D <input type="checkbox"/> I	<input type="checkbox"/> 4	
<input type="checkbox"/> Repair	<input type="checkbox"/> V - Wood frame	<input type="checkbox"/> E <input type="checkbox"/> J	<input type="checkbox"/> 5	
<input type="checkbox"/> Move				

Building must be at least the following distances from:  
 (Side lot lines 7 ft.)  
 (Rear lot lines 20 ft.)

County Zoning or Subdivision Ordinance or Deed Restrictions may require additional setbacks.

VALUATION \$ 8000 BUILDING PERMIT FEE \$ 250

**ERA MEMO:**  
 Legibility of writing, typing or printing UNSATISFACTORY in portions of the document when received.

**PLUMBING**

<input type="checkbox"/> Permit	1.00
<input type="checkbox"/> Plbg. Fixture @	1.00
<input type="checkbox"/> House sewer @	3.00
<input type="checkbox"/> Seepage pit @	2.00
<input type="checkbox"/> Leaching lines @	2.00
<input type="checkbox"/> Septic tank @	3.00
<input type="checkbox"/> Water heater @	1.00
<input type="checkbox"/> Water system @	1.00
<input type="checkbox"/> Gas piping @	1.00
<input checked="" type="checkbox"/> <u>Min Fee</u>	<u>10</u>
<b>TOTAL PLUMBING PERMIT FEE \$ <u>10</u></b>	

**ELECTRICAL**

<input type="checkbox"/> Permit	1.00
<input type="checkbox"/> Service	1.00
<input type="checkbox"/> Outlets @	.10
<input type="checkbox"/> Ranges @	.25
<input type="checkbox"/> Fixtures @	.10
<input type="checkbox"/> Water heater @	.25
<input type="checkbox"/> Heater @	.25
<input type="checkbox"/> Dwelling	_____
<input type="checkbox"/> Dryer @	.25
<input checked="" type="checkbox"/> Minimum fee	<u>1.00</u>
<b>TOTAL ELECTRICAL PERMIT FEE \$ <u>10</u></b>	

Motors

<input type="checkbox"/> 1/2 HP @	.25
<input type="checkbox"/> 1/2 2HP @	.50
<input type="checkbox"/> 2 1/2 HP @	1.00
<input type="checkbox"/> 5 1/2 HP @	1.50
<input type="checkbox"/> Minimum fee 1 HP or greater	3.00

Plans Checked By _____	Zoning Checked By <u>PL 9341</u>	Plans on File _____
------------------------	----------------------------------	---------------------

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all County Ordinances and State Laws regulating Building Construction.

Permittee \_\_\_\_\_

By \_\_\_\_\_

**RAY SHULTZ, Chief Building Inspector**

BY Ray Shultz

No. 38160

READ CONDITIONS ON BACK OF THIS PERMIT

**INSPECTOR'S RECORD**

12' DEEP FTG. BUILDING 38160

2" 4 POUND  
CONT.

Setback		Bond Beam	
Excavation		Fireplace	
Forms	3-8-62	Ext. Netting	
Piers	Handed	Int. Lathing	8.0.12.6
Foundations		Int. Plaster	
Ext. Walls		Ext. Plaster	
Int. Walls		Siding	
Joist	10.16.63	Roofing	10.16.63 Estab
Rafters	Estab	Garage Sep.	
Kit. Vent.		Heating	

FINAL 4-13-64 Estab

**PLUMBING - 38160**

Contractor	
Rough	4-13-64
Finish	4-12-64 Estab
Septic Tank	
Seepage Pit	
Leaching Line	4-13-64 Estab
Gas	

FINAL 4-13-64 Estab

**ELECTRICAL 38160**

Contractor	
Service	
Wiring	10.16.63 Estab
Receptacles	4-13-64 Estab
Fixtures	

FINAL 4-13-64 Estab

**CORRECTIONS**

	12-4-62	Water Pipe
	11	6-12-63 Estab
	11	12-10-63 Estab

ERA MEMO:  
Legibility of writing, typing or  
printing UNSATISFACTORY  
in portions of the document  
when received.

2-2-61

GARDEN CITY (MURCH)

OFFICE OF BUILDING INSPECTOR  
Third Fl. - County Office Bldg.  
Telephone: (415) 8-6951  
Ventura, California

**APPLICATION AND PERMIT**  
DEPARTMENT OF PUBLIC WORKS  
COUNTY OF VENTURA

NAME: GARDEN CITY (MURCH)

Class of Job: Home Addition (415) 418 Locality: OXNARD  
 Address: GARDEN CITY (MURCH) Mailing Address: 5305 So. Grand Ave  
 Telephone No.: \_\_\_\_\_  
 Location: Lot No. \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_  
 Contractor: C. Miller Architect & Engineer \_\_\_\_\_

**CASH RECEIVED**

DATE	PERMIT NO.	NAME	BLDG.	PLBG.	ELECT.	TOTAL
2-2-61		Garden City (Murch)	485	100		1100

**BUILDING**

Occupancy: Child Addition Exterior walls: Frame & Plaster  
 No. Sq. Ft. in Building: 540 Garage \_\_\_\_\_ Roof pitch: 4/12 Covering: Asph

	TYPE	GROUP		DIVISIONS			FOUNDATION	NO. OF
		A	F	1	2	3		
<input type="checkbox"/> Erect	<input type="checkbox"/> I - Fire resistive	<input type="checkbox"/> A	<input type="checkbox"/> F	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> Concrete	Rooms: <u>1</u>
<input checked="" type="checkbox"/> Add	<input type="checkbox"/> II - Fire resistive	<input type="checkbox"/> B	<input type="checkbox"/> G	<input type="checkbox"/> 4	<input type="checkbox"/> 5		<input type="checkbox"/> Block	Families: <u>1</u>
<input type="checkbox"/> Alter	<input type="checkbox"/> III - Heavy timber	<input type="checkbox"/> C	<input type="checkbox"/> H				<input type="checkbox"/> Slab	Stories: <u>1</u>
<input type="checkbox"/> Convert	<input type="checkbox"/> IV - Steel or masonry	<input type="checkbox"/> D	<input type="checkbox"/> I					
<input type="checkbox"/> Repair	<input type="checkbox"/> V - Wood frame	<input type="checkbox"/> E	<input type="checkbox"/> J					
<input type="checkbox"/> Move								

Building must be at least the following distances from:  
 (Side lot lines \_\_\_\_\_ ft.)  
 (Rear lot lines 1700 ft.)

County Zoning or Subdivision Ordinance or Deed Restrictions  
 may require additional setbacks.

VALUATION \$ 1000 BUILDING PERMIT FEE \$ 400

**ERA MEMO.**

Legibility of writing, typing or  
 printing: **UNSATISFACTORY**  
 in portions of the document  
 when received.

**PLUMBING**

<input type="checkbox"/> Permit	1.00
<input checked="" type="checkbox"/> Plbg. Fixture <u>4</u>	@ 1.00 <u>4.00</u>
<input type="checkbox"/> House sewer	@ 3.00
<input type="checkbox"/> Seepage pit	@ 2.00
<input type="checkbox"/> Leaching lines	@ 2.00
<input checked="" type="checkbox"/> Septic tank	@ 3.00 <u>3.00</u>
<input type="checkbox"/> Water heater	@ 1.00
<input type="checkbox"/> Water system	@ 1.00
<input type="checkbox"/> Gas piping	@ 1.00
<input type="checkbox"/>	
<b>TOTAL PLUMBING PERMIT FEE</b>	\$ <u>7.00</u>

**ELECTRICAL**

<input type="checkbox"/> Permit	1.00
<input type="checkbox"/> Service	1.00
<input type="checkbox"/> Outlets @	10
<input type="checkbox"/> Ranges @	25
<input type="checkbox"/> Fixtures @	10
<input type="checkbox"/> Water heater @	25
<input type="checkbox"/> Heater @	25
<input type="checkbox"/> Dwelling	
<input type="checkbox"/> Dryer @	25
<input type="checkbox"/> Minimum fee	1.00
<b>Motors</b>	
<input type="checkbox"/> 1/2 HP @	25
<input type="checkbox"/> 1-2 HP @	50
<input type="checkbox"/> 2-3 HP @	1.00
<input type="checkbox"/> 3-15 HP @	1.50
<input type="checkbox"/> Minimum fee 1 HP or greater	3.00
<b>TOTAL ELECTRICAL PERMIT FEE</b>	\$ _____

Plans Checked By	Zoning Checked By	Plans on File

I hereby acknowledge that I have read this application and  
 that the above is correct and agree to comply  
 with all County Ordinances and State Laws regulating Build-  
 Construction.

Permittee \_\_\_\_\_  
 By: M. Miller

RAY SHULTZ, Chief Building Inspector

BY: M. Miller

No. 25142

READ CONDITIONS ON BACK OF THIS PERMIT

**INSPECTOR'S RECORD**

**BUILDING 25142**

Setback	_____	Bond Beam	_____
Excavation	<i>no info.</i>	Fireplace	_____
Forms	_____	Ext. Netting	_____
Piers	_____	Int. Lathing	_____
Foundations	_____	Int. Plaster	_____
Ext. Walls	_____	Ext. Plaster	_____
Int. Walls	_____	Siding	_____
Joist	_____	Roofing	_____
Rafters	<i>3-27-61 Puth</i>	Garage Sep.	_____
Kit. Vent.	_____	Heating	_____

FINAL *4-11-62 Puth*

**PLUMBING 25142**

*soil 3261*

Contractor	_____
Rough	<i>4-11-62 Puth</i>
Finish	_____
Septic Tank	_____
Seepage Pit	<i>3-27-61 Puth</i>
Leaching Line	_____
Gas	_____

FINAL \_\_\_\_\_

**ELECTRICAL**

Contractor	_____
Service	_____
Wiring	_____
Receptacles	_____
Fixtures	_____

FINAL \_\_\_\_\_

ERA MEMO: Legibility of writing, typing or printing UNSATISFACTORY in portions of the document when received.

**CORRECTIONS**

*327-61 Church - They all do it. Puth*

*4/24/61 Not much progress - exterior apt. best*



COMMUNITY DEVELOPMENT DEPARTMENT  
 241 W. 2nd Street  
 Oxnard, CA 93030  
 Telephone: (805) 984-4659

2427

PERMIT APPLICATION WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

PROJECT ADDRESS: 412 East Howell Road, Oxnard

TRACT: GARDEN CITY ACRES

LOT: 7 BLOCK: 222-0-051-050

PERSON TO CONTACT REGARDING THIS APPLICATION: Garden City Acres Union Church, Telephone No. 986-2247

OWNER NAME: Garden City Acres Union Church, Telephone No. 986-2247

ADDRESS, CITY, STATE, ZIP CODE: 412 East Howell Road, Oxnard, Ca., P.O. Box 2121

ARCHITECT, ENGINEER OR DESIGNER NAME: 3364 Venture Rd, Ventura, CA, Telephone No. 932-1466

CONTRACTOR NAME: Abel Construction Co., 642-1466, Telephone No. #457062

ADDRESS, CITY, STATE, ZIP CODE: 3364 Venture Rd, Ventura, CA, 93003

LENDER: 3364 Venture Rd, Ventura, CA, 93003

CLASS OF WORK:  NEW,  ADDITION,  ALTERATION,  REPAIR,  MOVE,  DEMOLITION

RESIDENTIAL USE:  SINGLE FAMILY,  MULTI-FAMILY,  HOTEL/MOTEL

COMMERCIAL USE:  RETAIL,  OFFICE,  RESTAURANT,  INDUSTRIAL,  INSTITUTIONAL,  PUBLIC

ZONING: PLANNING PMT. NO. TYPE CONVT. OCCUP. GRP. MAX. SQ. F. NO. OF STORES NO. OF UNITS NO. OF ROOMS

BUILDING (DESCRIBE WHAT IS BEING BUILT AND HOW IT IS TO BE USED)

PLUMBING: WATER CLOSET, LAVATORY, BATH/SHOWER, GARAGE DISP., WATER HEATER, BUILDING SEWER, GAS PIPING, SOLAR, SINKS, DISHWASHER, CLOTHES WASHER, FLOOR DRAIN, LAUNDRY TUB, WATER SYSTEM, GREASE TRAP

MECHANICAL: HEATING APPLIANCE NO. BTU, DUCT WORK ONLY NO. REG., EXHAUST FANS, BOILER OR COMPRESSOR NO. SIZE, AIR UNIT NO. CFM, COMM'L. HOOD

ELECTRICAL: SERVICE SIZE AMPS, OUTLETS NO., APPLIANCE OR MOTORS KW/KVA/AMPS NO., SIGN, POOL, TEMPORARY POWER

OTHER: FIRE SPRINKLERS

SPECIAL CONDITIONS: SEPTIC TANK(S) / CESS POOL(S) must be abandoned per sec 1111 or appendix I U.P.C.

PERMIT VALIDATION

8500000000  
 \*20000000  
 \*20000000  
 \*00000000  
 4558  
 1100000000  
 00000000

NOTICE (Please check appropriate box in each paragraph)

THIS PERMIT BECOMES NULL AND VOID if work or construction authorized is not commenced within 180 days from date of issuance, or work is suspended or abandoned for a period of 180 days any time after work is commenced.

(1a) I certify that I am licensed under the State Contractor's License Law and my contractor's license is in full force and effect; or

(1b) I certify that I am exempt from Business and Professions Code # 7031.5 under:  #7044 - Owner/builder,  #7048 - Price of labor and material less than \$200, or  Other \_\_\_\_\_

AND

(2a) I certify that I have on file with the City of Oxnard - Building & Safety a certificate of workers compensation insurance: Issuer \_\_\_\_\_, Policy # \_\_\_\_\_, Expiration date \_\_\_\_\_, or a Certificate of Consent to self-insure by the Director of Industrial Relations; or

(2b) I certify that I am exempt under Labor Code # 3800 because:  the permit is for work of \$100 or less, or  that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

AND

I certify that I have read this application and declare under penalty of perjury that the information contained herein is true, correct and complete. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes. I am the owner of the structure noted on this permit or I represent the owner and am acting with the owner's full knowledge and consent.

Executed at City of Oxnard on 11-1-85 by George G. Tolagan, Board of Directors, Owner or Contractor

APPROVALS	REV.	DATE	APPROVED BY	REMARKS	PLAN CHECK
PLANNING					DATE REC'D/FEED BACK
FIRE DEPT.					
PUBLIC WORKS	X	11-1-85	Ronald Johnson		
PARKS					APPLICATION REC'D.
BUILDING					VALUATION
PERMIT APPROVED FOR ISSUANCE		11/1/85		ISSUED BY: [Signature]	



OWNER BUILDER VERIFICATION

Project Address 412 East Howell Rd. Oxnard

Attention Property Owner:

An "owner-builder" permit has been applied for in your name. Please complete and return this information at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

- 1. I personally plan to provide the major labor and materials for construction of the proposed property improvement. Yes  No
- 2. I have  have not  signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name Bud Abel Construction Co.  
 Address 3364 Ventura Rd. City Ventura, Ca 93003  
 Phone 642-1868 Contractors License No. 459063 A



I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

Name Bud Abel Const. Co  
 Address Same as Above City \_\_\_\_\_  
 Phone \_\_\_\_\_ Contractors License No. \_\_\_\_\_

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Type of Work</u>

Signed:

X Property Owner George G. Salazar Date Nov 1st - 1985  
Board of Trustees



PERMIT CENTER

# PERMIT

305 W Third St., Oxnard, CA 93030-8790

**FOR INSPECTIONS CALL (805) 385-7936 — 24 HOUR ADVANCE NOTICE**

Application Number . . . . . 02-00001192 Date 3/18/02  
 Property Address . . . . . 412 HOWELL RD  
 PARCEL NUMBER . . . . . 222-0-051-050  
 Tenant nbr, name . . . . . GAS LINE REPLACEMENT  
 Application description . . . . . PLUMBING WORK ONLY, COM, IND, MULTI RESI

Owner Contractor  
 CH UNION GARDEN CITY ACRES OWNER  
 P O BOX 2123  
 OXNARD CA 93034

Work Description Information  
 PLUMBING PERMIT 1

Permit . . . . . PLUMBING PERMIT  
 Additional desc . . . . .  
 Permit Fee . . . . . 4.10 Plan Check Fee . . . . . 2.05  
 Issue Date . . . . . 3/18/02 Valuation . . . . . 0  
 Expiration Date . . . . . 8/15/02

Qty	Unit Charge	Per	Extension
1.00	4.1000 GRP	P-GAS SYSTEM 1-4 OUTLETS	4.10

Special Notes and Comments  
 replace gas line +/- 70' 1-1/4" coated pipe.

Other Fees	Amount
DS ISSUANCE FEE	20.50
DS MICROFILM DOCUMENTS	3.15
DS SPECIAL INVESTIGATION	48.50

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	4.10	4.10	.00	.00
Plan Check Total	2.05	2.25	.00	.00
Other Fee Total	72.15	72.15	.00	.00
Grand Total	78.30	78.30	.00	.00

**NOTICE (Please check appropriate box in each paragraph)**

- 1(a) I certify that I am licensed under the State Contractor's License Law and my contractor's license is in full force and effect; or
- 1(b) I certify that I am exempt from Business and Professions Code # 7031.5 under:  #7041 — Owner/builder;  #7045 — Price of labor and materials less than \$500  
AND
- 2(a) I certify that I have workers' compensation insurance.  
Insurer \_\_\_\_\_ Policy # \_\_\_\_\_, or a Certificate of Consent to self-insure by the Director of Industrial Relations; or
- 2(b) I certify that I am exempt under Labor Code #3800 because:  the permit is for work of \$100 or less, or  this is the performance of the work for which the permit is issued. I shall not employ any person in any manner as to become subject to the workers' compensation laws of California.
- 3 Lender's Name \_\_\_\_\_ Address \_\_\_\_\_ AND \_\_\_\_\_

I certify that I have read this application and declare under penalty of perjury that the information contained herein is true, correct and complete. I agree to comply with all city and county ordinances and laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes. I am the owner of the structure listed on this permit or I represent the owner and am acting with the owner's full knowledge and consent.

Executed at City of Oxnard: 3-18-02 Date John M. [Signature] Owner/Contractor Authorized Signatory

PROJECT COMPLETED, DATE: \_\_\_\_\_ INSPECTOR: \_\_\_\_\_

THIS PERMIT BECOMES NULL AND VOID if work or construction authorized is not commenced within 180 days from date of issuance, or work is suspended or abandoned for a period of 180 days and thereafter work is commenced.



Permit Center 305 W. Third St., Oxnard, CA 93030-8790

Attachment C - Newspaper Records

SATURDAY, MARCH 8, 1930

EDWARD BROTHERS, PHOENIX, ARIZ. 2-1331

PAGE SEVEN

### Jewish Council Observes Purim

The 1930 Purim of Pecos, the Feast of Lots, will be observed by the Jewish Council Jewish Council as a religious service to be held at 7:30 p.m. Monday, the eve of the festival.

The Book of Esther, which is the story of the time when the Jews were saved from the clutches of King Achashverosh by Esther's boldness.

An evening service will be held at 7:30 p.m. Monday at the Jewish Council. The service will be held at 7:30 p.m. Monday at the Jewish Council.

### Church Roundup

The church round-up for the week ending March 7, 1930, is as follows:

**Methodist Episcopal Church** - Service at 10:30 a.m. and 7:30 p.m. Preaching by Rev. J. H. Smith.

**First Baptist Church** - Service at 10:30 a.m. and 7:30 p.m. Preaching by Rev. J. H. Smith.

**First Methodist Church** - Service at 10:30 a.m. and 7:30 p.m. Preaching by Rev. J. H. Smith.

### Community Church Organized in 1942

The Community Church of Pecos, organized in 1942, is now open for services. The church is located at 112 South A Street, Pecos, N.M.

The church is open for services at 10:30 a.m. and 7:30 p.m. Preaching by Rev. J. H. Smith.

### Baptists Plan Prayer Series

The First Baptist Church of Pecos, N.M., will observe a prayer series during the month of March.

The series will be held at 7:30 p.m. on Monday, Tuesday, and Wednesday evenings.

### St. John's Lutheran Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### St. Paul's Methodist Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### Wesleyan Presbyterian Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### First Church of Christ, Scientist

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### St. Paul's Methodist Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### First Baptist Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

FAITH!
FAITH!

Garden City Acres Union Church, Howell Road

### Wesleyan Presbyterian Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### First Church of Christ, Scientist

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

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Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### St. Paul's Methodist Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### Lutheran Church of Our Redeemer

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### St. Paul's Methodist Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

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### St. Paul's Methodist Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### First Baptist Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### Don Heiland

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### Bill Raber

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### Wesleyan Presbyterian Church

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Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

### First Church of Christ, Scientist

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### First Baptist Church

112 South A Street, Pecos, N.M.

Services at 10:30 a.m. and 7:30 p.m.

Preaching by Rev. J. H. Smith.

THIS SUNDAY WEEKLY MESSAGE SUBSCRIBED AND PAID FOR BY THE FOLLOWING:

AUTOMOBILE DEALERS	BEY GUNDS & YARDAGE	FORM EQUIPMENT	WALKER DRAPERIES
BARLEY ANDERSON - De Soto-Plymouth	A. C. VIGORAN CO.	AMIT SCHWENBERG & SONS	REDFORD DRAPERIES CO.
402 North Church Blvd.	208 West 2nd St.	456 South Church Blvd.	1011 South A Street
A. G. KEENE - Chevrolet-Cadillac	INSTALANCE	ORRINCHAMBER EGGS	RELIABLE ARTICLES
201 North Church Blvd.	EDWARD F. HENDRICKSON	3025 HERRICK & CO.	ALBERT'S
201 North Church Blvd.	229 North Church Blvd.	427 South A Street	1011 South A Street
WINDSHIELD RUCK	WOMEN'S WEARING APPAREL	WELLS BROTHERS 20211 SHOP	ROBERTS
202 North Church Blvd.	114 West 2nd Street	245 West 2nd Street	1011 South Church Blvd.
WALKER DRAPERY CO. - Intermediate	WOMEN'S WEARING APPAREL	WELLS BROTHERS 20211 SHOP	TELEVISION STORES
815 North Church Blvd.	114 West 2nd Street	245 West 2nd Street	1011 South Church Blvd.
WINDSHIELD RUCK	WOMEN'S WEARING APPAREL	WELLS BROTHERS 20211 SHOP	TELEVISION STORES
202 North Church Blvd.	114 West 2nd Street	245 West 2nd Street	1011 South Church Blvd.
WINDSHIELD RUCK	WOMEN'S WEARING APPAREL	WELLS BROTHERS 20211 SHOP	TELEVISION STORES
202 North Church Blvd.	114 West 2nd Street	245 West 2nd Street	1011 South Church Blvd.
WINDSHIELD RUCK	WOMEN'S WEARING APPAREL	WELLS BROTHERS 20211 SHOP	TELEVISION STORES
202 North Church Blvd.	114 West 2nd Street	245 West 2nd Street	1011 South Church Blvd.

• You Are Invited to Go to Church This Sunday •

## Community Church Organized in 1942

The Garden City Acres Union (Community) Church, organized on April 6, 1942, is presently without a pastor, but members of the church have expressed the hope that they will have one soon.

The small frame church was built on land donated to the group by Harry Slater of Port Hueneme. It is located on Howell road, several blocks west of Cypress road. The structure was built with funds and labor donated by residents of the Garden City Acres community.

The church is operated by the American Missionary Sunday School. Missionary Leonard K. Heil of Santa Paula represents the organization locally.

### Sunday School

Primary function of the church today, and until a pastor is obtained, is the Sunday school program. Classes are held weekly at 10 a.m. for both adults and children.

Don Humbert of Nyeland Acres is superintendent of the Sunday school. He is studying for the ministry at Westmont College near Santa Barbara.

Attendance at the weekly classes averages 35 students. Humbert is in charge of the adult classes. Miss Millie Serdahely teaches intermediate classes, and Miss Phyllis Porter the beginning classes. Both are students at Oxnard Union High School.



GARDEN CITY ACRES Union (Community) Church members, Mrs. Lura Bueghly, left and Mrs. P. D. Boydston, study Bible before attending newly formed Bible Study group of the church. The group meets Friday nights at homes of members.  
—Press-Courier Staff Photo

Mr. Heil conducts Family Night meetings on the third Thursday of each month. Films are shown and discussions are held.

Church members recently formed a Bible Study group which meets on Friday nights at private homes.

Various ministers have served the church since its organization. The Rev. Lester D. Brush, last of the pastors at the church, left in November.

Trustees of the church include Mr. and Mrs. Harry Snyder, Mrs. O. I. Johnson, Clyde Michler and Fred J. Lewellyn.

FAITH!

FAITH!



Garden City Acres Union Church, Howell Road

THIS SINCERE WEEKLY MESSAGE SUBSCRIBED AND PAID FOR BY THE FOLLOWING:

- |   |  |  |  |
|---|--|--|--|
| <b>AUTOMOBILE DEALERS</b><br>BAILEY MOTORS—Ox Sata-Plymouth<br>415 North Oxnard Blvd.<br>R. D. HESEN—Oxsmobile-Cadillac<br>971 North Oxnard Blvd.<br>MAULHARDT BUICK<br>350 South Oxnard Blvd.<br>MAULHARDT EQUIPMENT CO.—International<br>813 North Oxnard Blvd.<br>OXNARD AUTO SALES—Fordiac<br>840 South Oxnard Blvd.<br><b>BANKING</b><br>STEPHEN'S FINE PASTRIES<br>432 South B Street | <b>DRY GOODS &amp; YARDAGE</b><br>H. C. STEVENS CO.<br>205 West 5th Street<br><b>INSURANCE</b><br>HOWARD P. RIND—Insurance<br>339 South Oxnard Blvd.<br><b>MEN'S WEAR</b><br>DIENCK'S—Sport Men's Wear<br>114 West 5th Street<br><b>GROCERY STORES</b><br>A & P FOOD STORE<br>215 West 4th Street<br>SANTA CRUZ MARKETS<br>722 South A Street<br><b>FEED STORES</b><br>CARR FEED & SEED CO.<br>1758 South Salsola Road | <b>FARM EQUIPMENT</b><br>MATT SCHREINER & SONS<br>456 South Oxnard Blvd.<br><b>DEPARTMENT STORES</b><br>LEARS ROEBUCK & CO.<br>427 South A Street<br><b>WOMEN'S WEARING APPAREL</b><br>ZWEIG'S STORE<br>327 South A Street<br><b>BOLLY BRIGHAM DRESS SHOP</b><br>248 West 5th Street<br><b>LEHMANN BROS. DEPT. STORE</b><br>239 West 5th Street<br><b>FURNITURE STORES</b><br>JOHNSTON, The Home Furnisher<br>437 South A Street | <b>LUMBER COMPANIES</b><br>PEOPLES LUMBER CO.<br>1021 South A Street<br><b>RELIGIOUS ARTICLES</b><br>RUPERT'S<br>408 South B Street<br><b>RESTAURANTS</b><br>OXNARD HOTEL COFFEE SHOP<br>747 North Oxnard Blvd.<br><b>TELEVISION STORES</b><br>HOFF TELEVISION & APPLIANCE<br>308 South 36th Street<br>ACME RADIO-TV<br>236 West 4th Street<br><b>REAL ESTATE</b><br>EDWIN L. CARTY<br>326 South A Street<br>GEORGE E. TIBBETS<br>1932 Sarsen Road |
|---|--|--|--|

• You Are Invited to Go to Church This Sunday •



RESOLUTION NO. PZ 23-200-07

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-200-07 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR A THE CONVERSION OF A CHURCH TO A SINGLE FAMILY RESIDENCE WITH AN ACCESSORY DWELLING UNIT FOR PLANNING AND ZONING PERMIT NO. 23-200-07 (DEVELOPMENT DESIGN REVIEW). LOCATED AT 412 HOWELL ROAD (APN'S: 222-0-051-050), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ISRAEL PALOMARES, 412 HOWELL ROAD, OXNARD, CA 93033.

WHEREAS, on May 3, 2023, Israel Palomares, property owner (the “**Applicant**” and/or “**Permittee**”), submitted a request to convert an existing 1,840 square foot church to a 1,296 square foot single family dwelling with an attached 408 square foot garage and an attached 586 square foot accessory dwelling unit with associated site improvements, including new landscaping on an 11,855 square foot lot. The project is located at 412 Howell Road; and

WHEREAS, on December 19, 2023 the Development Services Director conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 23-200-07 to permit and construct the conversion of an existing 1,840 square foot church to a 1,296 square foot single family dwelling with an attached 408 square foot garage and an attached 586 square foot accessory dwelling unit located within the Multiple Family (R-2) zoning district at 412 Howell Road; and

WHEREAS, the Oxnard City Code (OCC) Section 16-525, designates the Community Development Director of the City of Oxnard (“**Director**”) as the approving authority for the Development Design Review Permit; and

WHEREAS, the Project was not formally reviewed by the Development Advisory Committee (DAC); however, select members of the DAC (Planning, Police, Building & Engineering) reviewed the project and prepared conditions of approval that are incorporated within the recommended permits; and

WHEREAS, the Director finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Community Development Director 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 (Section 15300.2) to defeat the Exemption; and

- (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 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 General Plan land use designation of Residential Low Medium and a zoning designation of Multiple Family Residential. The project is completely surrounded by urban residential development and is an already developed site itself. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed residential development of a single family dwelling, garage, and an accessory dwelling unit is consistent with the previous development on the property as the majority of the project is utilizing the existing development. The new use of the property would likely be a downgrade in intensity of the use of the property. The project is consistent with the General Plan and Oxnard City Code, and is also 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 residences 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 character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (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 has a structure over 50 years old and has undergone a Historical Assessment. The results have determined the site and structure do 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.

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

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

- (1) **The proposed use is in conformance with the general plan and other adopted standards.**

The proposed use is located on a property with a General Plan designation of Residential Low Medium, which would be a compatible zone for this use. It also is consistent with the goals of expanding housing options and prioritizing infill development. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. Additionally, this facility is consistent with Chapter 16 of the zoning code, allowing single family dwellings and accessory dwelling units within the R-2 Multiple Family zone. The project is consistent with the standards of the Multiple Family zone and can be as proposed..

- (2) **The nature, condition and development of adjacent uses was considered, and such use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The proposed residential at the site will reduce the parking and traffic potential and

become more compatible with the adjacent uses on Howell Road, which are mostly single family residential as the proposal is. The existing development will be minimally expanded in footprint and beautify the property without creating additional safety risks. The location, height and bulk of the proposed use and building will not materially affect the nearby uses, buildings or structures, or the public health, safety or general welfare.

- (3) The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.**

The project site is already developed with parking and a church. The existing building will be utilized with minimal expansion and parking will be reformatted to be consistent with the new use. The site has been adequate in size for its current development and will remain adequate with the conversion to residential. The site meets all pertinent development standards, as discussed in Section 5 of the staff report.

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

The project site is a fully developed lot with an existing church that was built with adequate street access from Howell Road. Furthermore, the proposed use would require less parking as a residence versus a community church, reducing the potential traffic of the approved use of the property.

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

The project site is a fully developed lot with an existing church within a developed residential neighborhood within the City. The proposed project is residential and compatible with the existing development of the area, therefore, it will have minimal to no impact with regards to fire, water, and storm drain facilities. The proposed use will be provided by adequate services and utilities given the proximity and capacity of existing fire protection services, sewerage, water, and storm drainage facilities in the developed neighborhood.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a single-family residence) will not have a significant impact on the environment and is Categorical Exempt from CEQA pursuant to CEQA Guidelines Section 15303 (New Construction) of the State CEQA Guidelines. The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager is hereby authorized to file a Notice of Exemption with the Ventura County Clerk

pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

**SECTION 3.** Based on the findings set forth herein, the Community Development Director of the City of Oxnard hereby approves Development Design Review PZ No. 23-200-07, subject to the attached conditions of approval.

**SECTION 4.** The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

### CONDITIONS OF APPROVAL

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

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

### GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated December 19, 2023, (“the plans”) on file with the Planning Division.
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. 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 Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this Resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the Resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such Resolution that were part of the approval process. (CA, G-6).
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Developer shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, G-12)
12. 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)
13. 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)

14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the Project property for which the Code Compliance Division has open cases, unless the permit to be issued is for the correction of any remaining open code cases.

#### **LANDSCAPE STANDARD CONDITIONS**

15. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
16. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, PK-3)
17. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, PK-4)
18. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
19. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
20. 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)
21. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, PK-9)
22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)

23. At the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each occupant concerning the irrigation controller operation and the watering schedule. (PK, PK-12)
24. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, PK-13)
25. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
26. 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)
27. Prior to issuance of the third certificate of occupancy, Developer shall submit the final "as planted" Landscape Plan to the Planning Manager that includes: 1) WOCALS values for all trees and shrubs selected for the Project, 2) total landscape square footage, and 3) water compliance calculations and a statement 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)
28. The applicant shall include at least one 24" box size (minimum) tree within the front yard. The tree shall be selected from "Table 10. Recommended Species Palette" of the "Tree Program Review" dated December 2021 and prepared by Dudek on behalf of the City of Oxnard. Trees shall be installed in conformance with minimum spacing and planter space standards. A priority shall be given to plans with Low and Very Low WUCOLs rating and are utility friendly.
29. 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.

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

30. 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)
31. 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)

32. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)
33. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
34. 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*)
35. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
36. 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*)
37. 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*)
38. 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*)
39. 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*).
40. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

41. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
42. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)
43. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
44. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

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

45. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.
46. Fencing along the front yard shall meet the height restrictions set forth in Section 16-308 of the Oxnard City Code. Specifically, the fence along the front yard shall not exceed 42 inches in height and is to be 50 percent or more open.
47. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
48. Developer shall provide a rear patio concrete slab of at least 100 square feet for each dwelling unit. (PL/B, *PL-26*)
49. 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*)
50. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.
51. Developer shall not obstruct pedestrian or vehicular traffic on Howell Road or the associated sidewalk during construction and maintenance activities. (PL)
52. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

53. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)
54. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 62.7). (MND, C-8)

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

55. 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)

#### **DEVELOPMENT SERVICES DEPARTMENT SPECIAL CONDITIONS**

56. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the City Inspector. (DS)
57. Developer shall construct a level concrete pad for storage of three refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)

#### **FIRE DEPARTMENT STANDARD CONDITIONS**

58. 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)
59. 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)
60. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)

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

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 19th day of December 2023.

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Date

\_\_\_\_\_  
Jeff Pengilly,  
Community Development Director