



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Morgan Kessler, City Engineer
Joe Pearson II, Planning and Environmental Services Manager

DATE: May 16, 2024

SUBJECT: **2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029.**

- 1) **Recommendation:** That the Planning Commission
 - a) Find the Capital Improvement Program (CIP) projects for FY 2025-2029 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and
 - b) Adopt Resolution 2024-XX finding that the proposed Capital Improvement Program (CIP) projects for FY 2025-2029 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.
 - 2) **Project Description and Applicant:** The Planning Commission will review the CIP for FY 2025-2029 to confirm they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. For purposes of this staff report, the foregoing project description shall be referred to as the “**Program**”.
- Filed by the City of Oxnard Public Works Department (the “**Applicant**”), 305 West Third Street - Third Floor, Oxnard, Oxnard, CA 93030.
- 3) **Background:** In accordance with Government Code Section 65401, the Planning Commission is required to review the list of proposed capital improvement projects for the ensuing fiscal years and verify their conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

On April 20, 2023, the Planning Commission approved a Resolution finding that the proposed Revised CIP projects for FY 2022-2027 were in conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies. This went to the Public Works and Transportation Committee (PWTC), and the City Council subsequently adopted that document. The adopted CIP for FY 2022-2027 consists of over 150 projects, totaling approximately \$600 million.

- 4) Environmental Review:** Pursuant to Section 15378(b)(4) of the Guidelines for the California Environmental Quality Act (CEQA), Public resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §§15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines, the lead agency has determined that this CIP General Plan and Coastal Land Use Plan conformity determination report is not a "project" under CEQA as the lead agency has determined with certainty that the proposed CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

As required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within this staff report. Any required environmental documents will be prepared pursuant to CEQA as part of project permit processing or at any other point in time as required by CEQA.

- 5) Discussion:** A CIP contains all the individual capital projects for a local government along with the construction, completion schedules and the financing plans. The plan provides a working blueprint for sustaining and improving the community's infrastructure. It coordinates strategic planning, financial capacity and physical development.

The Public Works Department has developed a list of CIP projects. The identified list of capital improvement projects are anticipated to be constructed during FY 2025-2029, some of which are pending funding and securing of grants, to address infrastructure and public service needs of the City. This list of capital improvement projects is intended to address infrastructure needs associated with both existing and future development identified in the 2030 General Plan and relevant Coastal Land Use Plan policies and includes projects that involve needed repairs or improvements to our existing infrastructure and facilities (including, for example, projects related to City buildings, streets, parks, materials refuse facility, water facility, computer systems and networks, and other public facilities) and the acquisition or construction of new infrastructure. The proposed CIP for FY 2025-2029 consists of 124 projects with identified funding, 61 unfunded, and totaling approximately \$750 million in project value.

This year, staff made two changes to the City's Capital Improvement Plan.

First, staff has identified amendments made to projects already in previous CIP documents. These amendments primarily included re-allocating projects to different years. For example, some of the water facility projects identified in the 2022-2027 document as scheduled to be

constructed in FY 23-24 may have been moved to FY 24-25. There may be changes to the project manager as the Public Works Department has hired many new staff members over the past year. There could also be changes to the cost of a project due to several factors such as cost increases in construction materials over the last year due to the pandemic creating a limited supply availability while demand for the material remains in high demand.

Second, thirty-two (32) new projects have been added, which are listed below and detailed in the attached chart (Attachment A):

1. Special Districts Office Space Improvements
2. Carnegie Art Museum Seismic Study
3. South Oxnard Library remediation
4. LMD 39/46 Playground Replacement
5. Oxnard Historic Farm Park Playground Replacement
6. CFDs Exercise Equipment Replacement
7. Westport Light Replacement
8. Riverpark Playgrounds Structure Replacement - Vineyard Park and East Park
9. Riverpark Playground Structures Replacement - Windrow Park
10. Riverpark Playground Structures Replacement - Children's Park and Crescent Park
11. Seabridge Playground Structures Replacement
12. Westport Playground Structures Replacement
13. Ormond Beach Access
14. Riverpark Detention Basin Improvements
15. Blackstock and Pleasant Valley Estates Neighborhood Stormdrain Improvements Projects
16. Public Use Electric Vehicle (EV) Charging Stations
17. Butler Road Stormdrain Improvements Project
18. Citywide Wayfinding Program
19. Traffic Signal Preemption Program
20. Bard Road Corridor Bicycle & Pedestrian Improvements
21. Ventura Road Corridor Bicycle & Pedestrian Improvements
22. Accessible Pedestrian Enhancements
23. Underground of Overhead Utilities- Citywide
24. Environmental Resources: Material Recycling Facility (MRF) Replacement
25. Environmental Resources: Security Improvements
26. Environmental Resources: Del Norte Facility Improvements (locker rooms, showers, weld shop, paint booth)
27. Environmental Resources: MRF Roof Repair at Del Norte Facility
28. Colonia Park Pool Repair and Equipment Replacement
29. La Colonia Boxing Gym Improvements
30. ERP Project
31. Pedestrian Safety Enhancements-Various Locations
32. Bridge Maintenance Citywide

These new projects have not been previously reviewed by the Planning Commission and

require your determination that they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

As the Planning Commission previously found the CIP for FY 2022-2027 to be in conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies on April 20, 2023, the focus of the Planning Commission's review will be on the new projects not yet determined to be consistent with the City's 2030 General Plan and relevant Coastal Land Use Plan policies, as such only the new projects in the CIP for FY 2025-2029 are listed.

Staff has evaluated the various CIP projects and identified relevant General Plan and relevant Coastal Land Use Plan policies, which generally focus around Infrastructure and Community Services (ICS), Community Development (CD), Sustainable Communities (SC), and Safety and Hazards (SH). Relevant Local Coastal Plan policies have also been identified. Due to size, the 2030 General Plan Goals and Policies as well as the Local Coastal Land Use Plan have not been printed as formal attachments.

The 2030 General Plan Goals and Policies can be accessed at:

<https://www.oxnard.org/wp-content/uploads/2017/06/Oxnard-2030-General-Plan-Amend-12-2022-SMc.pdf>

The Local Coastal Land Use Plan is available at:

<https://www.oxnard.org/wp-content/uploads/2016/03/CoastalLandUsePlan.pdf>

- 6) **Next Steps:** The Planning Commission's action on this matter is advisory to the City Council. The Planning Commission's recommendation on this matter will be forwarded to the City Council for consideration as they review the adoption of the CIP for FY 2025-2029. The CIP for FY 2025-2029 was reviewed by the PWTC on April 23, 2024, and the City Council on May 21, 2024.

Attachments

- A. Chart Listing New Projects in the 2025-2029 Capital Improvement Program That Were Not Previous Versions of the Capital Improvement Program
- B. Resolution Finding the 2025-2029 Capital Improvement Program is in Conformity with the General Plan and Local Coastal Plan
- C. Staff Presentation

New Projects with Identified Funding

Buildings

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
1	Special Districts Office Space Improvements	This project consists of renovation to current office space or construction of unused warehouse space to house the Special Districts Division.	The Special Districts Division is currently housed in ~800sqft of building 1 at the City Yard. This ~800sqft includes two offices, an IT closet, a restroom, and a kitchenette. The Division has 13 FTEs in this space.	\$-	\$-	\$-	\$500,000	\$500,000	\$-	
2	Carnegie Art Museum Seismic Study	ASCE 41-23 Tier 1 and 2 Seismic Evaluation of the Carnegie Art Museum	Determine the hazard level of the Carnegie Art Museum	\$200,000	\$-	\$-	\$-	\$-	\$-	
3	South Oxnard Library remediation	A lawsuit was settled in 2014 for the South Oxnard library for remediation of water damage and sky light due to continued issues since 2009. Also, additional issues have appeared as a result of the original remediation.	Funds from settlement for water damage and skylight and subsequent issues needs to be completed.	\$-	\$200,000	\$1,350,000	\$-	\$-	\$-	General fund*
4	Colonia Park Pool Repair and Equipment Replacement	Repair pool deck, coping, tile work, refinish pool surface, upgrade pool equipment, and provide required accessibility upgrades to the pool and restroom. Prior to any design work, the pool and deck will need to be evaluated by a structural engineer to determine the structural integrity of the facility.	Colonia Pool is the only existing City-operated pool in the City of Oxnard. It offers free water safety, swim, and water exercise classes for the community along with water confidence-building free play for all ages.	\$-	\$120,000	\$1,080,000	\$-		\$-	General Fund or Measure O
5	La Colonia Boxing Gym Improvements	Rehabilitation of the Boxing Gym.	To restore the gym for public use.	\$-	\$200,000	\$1,800,000	\$-	\$-	\$-	General Fund or Measure O

Parks & Open Space

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
6	LMD 39/46 Playground Replacement	Replace the existing playground structure and surfacing generally within the existing playground footprint within LMD 39.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$-	\$-	\$150,000	\$150,000	\$-	\$-	Special Assessment District
7	Oxnard Historic Farm Park Playground Replacement	Replace the existing playground structure and surfacing generally within the existing playground footprint within LMD 51.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$-	\$-	\$250,000	\$250,000	\$-	\$-	Special Assessment District
8	CFDs Exercise Equipment Replacement	Replace the outdoor exercise equipment throughout the Westport, Seabridge, and Riverpark CFDs.	The existing exercise equipment has reached the end of its useable life and is in need of replacement.	\$-	\$-	\$150,000	\$-	\$-	\$-	Westport CFD, Seabridge CFD, Riverpark CFD
9	Westport Light Replacement	Replace the outdoor lighting throughout the Westport community.	Westport (CFD 2) has a lighting system with an aging infrastructure where replacement fixtures are not available. A complete replacement is needed.	\$-	\$-	\$-	\$125,000	\$-	\$-	
10	Riverpark Playgrounds Structure Replacement - Vineyard Park and East Park	Replace the existing play equipment and play surface at Vineyard Park and East Park	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$-	\$-	\$300,000	\$300,000	\$-	\$-	Riverpark CFD
11	Riverpark Playground Structures Replacement - Windrow Park	Replace the existing play equipment and play surface at Windrow Park.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$-	\$-	\$-	\$150,000	\$150,000	\$-	
12	Riverpark Playground Structures Replacement - Children's Park and Crescent Park	Replace the existing play equipment and play surface at Children's Park and Crescent Park.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$-	\$-	\$-	\$100,000	\$400,000	\$300,000	
13	Seabridge Playground Structures Replacement	Replace the existing play equipment and play surface at Seabridge East Park and Seabridge South Park.	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$-	\$-	\$60,000	\$245,000	\$245,000	\$-	Serabridge CFD
14	Westport Playground Structures Replacement	Replace the existing play equipment and play surface at Westport North Park and Westport South Park	The existing play equipment has reached the end of its useable life and is in need of replacement.	\$-	\$-	\$80,000	\$360,000	\$360,000	\$-	Westport CFD
15	Ormond Beach Access	This project involves the transfer of approximately 21 acres of the former Ormond Beach Generating Station site from Southern California Edison (SCE) to the City of Oxnard for the development of public parking and coastal access and restoration. Included in the project are enhancements to Edison Drive such as a multi-modal path, new curb and gutter, and street repaving. The project also includes the development of a parking area with amenities such as a public restroom and interpretive signs. The existing station site and peripheral areas along the southwestern (ocean-facing) and Northwestern (wetland-fronting) sides will be transferred to the City of Oxnard.	The Ormond Beach Access Project will provide improvements at the site of Southern California Edison's (SCE) decommissioned Ormond Beach Generating Station, and the road leading to it. The project involves upgrades to Edison Road, including enhanced bike and pedestrian facilities, and the construction of a new parking area at Ormond Beach at the site of the former SCE generating station. The parking area will include a restroom, interpretive signs, and other features.	\$-	\$250,000	\$1,000,000	\$1,000,000	\$3,000,000	\$4,750,000	General Fund**

*Non-discretionary settlement funding

**Gen On Park Development Contribution

Transportation & Drainage

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
16	Riverpark Detention Basin Improvements	Riverpark Swale & Detention Basins Inspection, Sediment Removal, Irrigation Repair / Replacement, and Revegetation	Riverpark detention basins require periodic assessment of systems and sediment removal every 3-7 years.	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Riverpark CFD

Transportation & Drainage (Continued)

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
17	Blackstock and Pleasant Valley Estates Neighborhood Stormdrain Improvements Projects	Blackstock and Pleasant Valley Estates Neighborhood Stormdrain Improvements Projects	Improve drainage and prevent flooding	\$ -	\$ -	\$ 300,000	\$ 1,200,000	\$ -	\$ -	Storm Drain Facility Fee
18	Public Use Electric Vehicle (EV) Charging Stations	Deploy strategically located EV charging stations to enhance the communities access to electric vehicle charging and promote economic growth, all while contributing to the City's local climate change goals.	Community Development	\$ -	\$ 86,000	\$ 774,000	\$ -	\$ -	\$ -	Grant
19	Butler Road Stormdrain Improvements Project	Butler Road Stormdrain Improvements Project	Improve drainage and prevent ponding along Butler Road.	\$ -	\$ -	\$ -	\$ 150,000	\$ 600,000	\$ -	
20	Citywide Wayfinding Program	Design, plan and install directional wayfinding signage throughout Oxnard	The current wayfinding system in Oxnard was implemented in the early 2000s and has not been properly maintained or updated to reflect current destinations. This project will update and modernize the wayfinding system throughout the City.	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Traffic Signal Pre-Emption Program	Design, procurement and installation of pre-emption devices for emergency vehicles at multiple intersections citywide.	Provide traffic signal priority for emergency response vehicles	\$ -	\$ 87,000	\$ 779,000	\$ -	\$ -	\$ -	Grant
22	Bard Road Corridor Bicycle & Pedestrian Improvements	Install high visibility crosswalks, advance warning flashing beacons, advance stop bars, green bike conflict striping, leading pedestrian interval timing, traffic signal retro-reflective backplates, and median improvements to improve turning movement safety.	Improve bicycle, pedestrian, and vehicle safety and convenience by installing safety measures identified in the Local Roadway Safety Plan.	\$ -	\$ 1,364,850	\$ 140,000	\$ -	\$ -	\$ -	Grant
23	Ventura Road Corridor Bicycle & Pedestrian Improvements	Install Class II bike lanes with green bike conflict striping, high visibility crosswalks, advance warning flashing beacons, advance stop bars, leading pedestrian interval timing, and traffic signal retro-reflective backplates.	Improve bicycle, pedestrian, and vehicle safety and convenience by installing safety measures identified in the Local Roadway Safety Plan.	\$ -	\$ 157,490	\$ -	\$ -	\$ -	\$ -	Grant
24	Accessible Pedestrian Enhancements	Construct and install accessible pedestrian signals, leading pedestrian intervals, pedestrian countdown signal heads, curb extensions, upgraded curb ramps, high visibility crosswalks, straightened crosswalks, bike lane green conflict striping, advance stop bars, and pedestrian and bicyclist warning signage.	Improve accessible pedestrian infrastructure and convenience by installing safety measures identified in the Local Roadway Safety Plan.	\$ -	\$ 3,498,825	\$ -	\$ -	\$ -	\$ -	Grant
25	Pedestrian Safety Enhancements - Various Locations	Implement safety countermeasure recommendations from the Local Roadway Safety Plan (LRSP) including (not limited to) raised medians, curb extensions, flashing beacons, advance warning signage, high visibility crosswalks, ADA improvements, retroreflective traffic signal backplates, signal timing adjustments, repurpose roadway space, bicycle lanes, green pavement markings, signage and striping. Locations will be selected from the LRSP.	Improve pedestrian, bicyclist, and motorist safety.	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	General Fund or Measure O
26	Bridge Maintenance Citywide	Routine bridge maintenance including (not limited to) sealing deck cracks, patch spalls, repair joint seals, repair riprap, and repair guardrail.	Routine maintenance to prevent further deterioration and costly future rehabilitation.	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	General Fund or Measure O

Utilities

No.	Project Title	Project Description	Purpose and Need	Previous	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Funding Source
27	Underground of Overhead Utilities-Citywide	This project involves the relocation of above-ground utilities, such as power and communications lines, to the subsurface. Through the formation of an undergrounding district, the City receives a small amount of funding yearly through the utility provider to an account set up for the undergrounding district. Work will commence once a sufficient amount of funding is accumulated in the account to proceed with design and construction.	Buried utilities tend to be more resilient to weather and damage, are generally safer, and have less visual impact than lines mounted on poles above ground. Such relocation of utilities is expensive, and the account is set up so that funds may be collected over time.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	
28	Environmental Resources: Material Recycling Faciltiy (MRF) Replacement	New Material Recycle Facility (MRF) at Del Norte MRF & Transfer Station	To replace the existing Del Norte MRF that is 27-years old and is approved in the ER Rate Cost of Service Study as a project to be completed in less than 5-years.	\$ -	\$ -	\$ 3,000,000	\$ 15,000,000	\$ 15,000,000	\$ -	Solid Waste Enterprise Fund
29	Environmental Resources: Security Improvements	Upgrades to cameras, fencing and access control at the Del Norte Material Recycling Facility.	Security upgrades are required at the Del Norte MRF as the existing infrastructure is deteriorating and compromised.	\$ -	\$ -	\$ 60,000	\$ 240,000	\$ -	\$ -	Solid Waste Enterprise Fund

30	Environmental Resources: Del Norte Facility Improvements (locker rooms, showers, weld shop, paint booth)	Design, permit, construct a new Weld Shop that houses space for commercial bin repair and refurbishment; along with a paint booth that is permitted to allow for the painting of commercial refuse bins (up to 4-yard bins). The Weld shop must have sufficient power to charge an electric forklift. and have a lockable shop building to house refuse bins, acetylene tanks and forklift (to prevent theft).	To fix & refurbish commercial refuse/recycle bins; in order to reduce the costs associated with purchasing new commercial bins.	\$	-	\$	-	\$	330,000	\$	1,320,000	\$	-	\$	-	Solid Waste Enterprise Fund
31	Environmental Resources: MRF Roof Repair at Del Norte Facility	Repair roof leaks in MRF roof at Del Norte that have caused flooding inside MRF and damaged recyclable commodities.	To maintain viable, safe MRF that reduces damage to recyclable commodities and avoids shutting down tipping floor revenues.	\$	-	\$	200,000	\$	-	\$	-	\$	-	\$	-	Solid Waste Enterprise Fund
32	ERP Project	Upgrading Citywide Enterprise Resource Planning Systems	Upgrading the City's ERP system to leverage more modern technologies is essential to improve service to the community and improve efficiency and internal controls around all financial transactions, permitting applications, licensing, asset maintenance and human resource management.	\$	12,434,670	\$	3,300,000	\$	2,250,000	\$	2,400,000	\$	1,250,000	\$	-	General Fund or Measure O
Total				\$	1,200,000	\$	5,844,165	\$	8,973,000	\$	21,340,000	\$	20,505,000	\$	7,300,000	

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD FINDING THAT ALL OF THE PROJECTS IN THE PROPOSED 2025-2029 CITY OF OXNARD FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ARE IN CONFORMITY WITH THE 2030 GENERAL PLAN AND COASTAL LAND USE PLAN

WHEREAS, the Oxnard Planning Commission approved a Resolution on May 16, 2024, finding that the projects listed in the 2025-2029 City of Oxnard Five Year Capital Improvement Program (the “2025-2029 CIP”) were in conformity with the City’s 2030 General Plan and Local Coastal Land Use Plan; and

WHEREAS, the Oxnard City Council adopted that 2025-2029 CIP on May 21, 2024; and

WHEREAS, the 2025-2029 CIP is designed to serve as both a financial and project planning document; and

WHEREAS, Government Code Section 65401 requires that the Planning Commission review all capital projects that will be planned, initiated or constructed during the ensuing fiscal years for conformity with the General Plan and Local Coastal Land Use Plan; and

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

WHEREAS, the 2025-2029 CIP identifies various potential public projects, which are consistent with the 2030 General Plan and Local Coastal Land Use Plan; and

WHEREAS, the 2025-2029 CIP adds projects that were not previously included in previous versions of the CIP; and

WHEREAS, the 2025-2029 CIP General Plan and Coastal Land Use Plan conformity determination report is not a “project” subject to review under the California Environmental Quality Act (CEQA) because it can be seen with certainty pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(4) that there is no possibility that a determination of General Plan and Local Coastal Land Use Plan consistency report may have a significant impact on the environment as the proposed 2025-2029 CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and

WHEREAS, as required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within 2025-2029 CIP. Any required environmental documents will be prepared pursuant to CEQA as part of project permit processing or at any other point in time as required by CEQA.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard reviewed the proposed 2025-2029 CIP and finds that all of the projects within that 2025-2029 CIP conform with the 2030 General Plan and Local Coastal Land Use Plan.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Oxnard on this 16th Day of May, 2024, by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 16th Day of May, 2024, and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

Joe Pearson II, Secretary

2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029.

Planning Commission
May 16, 2024

Morgan Kessler, P.E.
City Engineer

Project Description and Applicant

- The Planning Commission will review the CIP for FY 2025-2029 to confirm the projects are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.
- The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding.

Background

- In accordance with Government Code Section 65401, the Planning Commission is required to review the list of proposed capital improvement projects for the ensuing fiscal years
- The Planning Commission will verify their conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

Discussion

- A CIP contains all the individual capital projects for a local government along with the construction, completion schedules and the financing plans.
- The identified list of capital improvement projects are anticipated to be constructed during FY 2025-2029
- Some of which are pending funding and securing of grants
- The proposed CIP for FY 2025-2029 consists of 124 projects with identified funding, 61 unfunded, and totaling approximately \$750 million in project value.
- Thirty-two (32) new projects have been identified and added

Discussion

- The categories of the 32 new projects identified by Oxnard City departments include:
 - **Buildings** (office space improvements, seismic studies, etc.)
 - **Parks and Open Space** (playground structure replacement, lighting, beach access)
 - **Transportation and Drainage** (traffic signals and controls, sidewalks and curb ramps, stormdrains)
 - **Utilities** (material recycling facility improvements, security enhancements)

Discussion (Cont'd)

- These new projects have not been previously reviewed by the Planning Commission and require its determination that they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan
- The focus of the Planning Commission's review will be on the new projects not yet determined to be consistent with the City's 2030 General Plan and relevant Coastal Land Use Plan policies,

Environmental Review

- The lead agency has determined that this CIP General Plan and Coastal Land Use Plan conformity determination report is not a “project” under CEQA
- And has determined with certainty that the proposed CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.
- Environmental review will be conducted prior to construction of the individual projects identified within this staff report.

Next Steps

- The Planning Commission's action on this matter is advisory to the City Council.
- The Planning Commission's recommendation on this matter will be forwarded to the City Council for consideration as they review the adoption of the CIP for FY 2025-2029.
- The CIP for FY 2025-2029 was reviewed by the PWTC on April 23, 2024, and the City Council on May 21, 2024.

Staff Recommendation

1. That the Planning Commission find the Capital Improvement Program (CIP) projects for FY 2025-2029 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and
1. Adopt Resolution 2024-XX finding that the proposed Capital Improvement Program (CIP) projects for FY 2025-2029 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.



QUESTIONS

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Malinda Lim, Contract Planner

DATE: May 16, 2024

SUBJECT: **Project Name: 2310 Saviers Apartments;** Planning and Zoning Permit No. PZ18-500-09 (Special Use Permit); Property located at 2310 Saviers Road (APN: 204-0-134-190).

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

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
- b) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. PZ 18-500-09 (Special Use Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for a Special Use Permit to demolish a 928 square-foot detached garage for the construction of a two-story 2,742 square-foot dwelling unit consisting of four bedrooms and garages able to accommodate five cars on a 16,700 square-foot lot and for the construction of a new retaining wall located at the front property line. The property has two existing dwelling units which will remain. The first dwelling unit is a 1,347 square foot three bedroom unit. The second dwelling unit is a 811 square foot three bedroom unit with an existing one car garage, which is to remain. The resulting property will consist of a total of three units and a total of six garage spaces. The project is located at 2310 Saviers Road within the General Commercial (C-2) zone (Attachment A). The project is exempt from environmental review pursuant to Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. For the purposes of this Staff Report, the foregoing project description shall be referred to as the “**Project.**” Filed by Anthony Benavidez, on behalf of property owner Khing Investments, LLC, 1440 Morris Street, Oxnard, CA 93033 (the “**Applicant**”).

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

3) **Existing & Surrounding Land Uses:** The project site is bounded by Saviers Road to the west, an alley to the east, a multi-family development to the north, and a WSS shoe store to the south. The property currently has two dwelling units. The front structure has a large front

porch with three bedrooms and a bathroom; this structure is accessible from the driveway entrance off Saviers Road. The rear structure contains three bedrooms, two bathrooms, and a single car garage and is accessible from the alley. A detached, 3-car garage (proposed for demolition) is located south of these structures.

Table 1: Existing and Surrounding Land Uses

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	General Commercial (C-2)	Commercial General (CG)	Residential
North	General Commercial (C-2)	Commercial General (CG)	Multi Family Homes
South	General Commercial (C-2)	Commercial General (CG)	Commercial Building
East	Alley & Garden Apartment (R-3)	Residential Medium (RM)	Single-Family Homes
West	Saviers Rd. & Community Reserve (C-R)	School (SCH)	School

- 4) **Background Information:** The residential units were constructed prior to the 1950's. In 1953 a garage was approved. Since then various building permits have been issued for additions and modifications to the existing structures.
- 5) **Environmental Determination:** In accordance with Section 15303, Class 3 of the State CEQA Guidelines, projects involving "new construction or conversion of small structures" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). There are two existing single-family residences on the project site and this proposal involves the construction of a new single-family residence in an urbanized area. This project meets the requirements of the Class 3 Categorical Exemption because the exemption has an allowable limit of three single-family residences may be constructed or converted in urbanized areas. 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 Planning Commission accept the Notice of Exemption (see Attachment C).
- 6) **Analysis:**
 - a) **General Discussion:** In accordance with the commercial land use matrix in Section 16-107 of the Oxnard Zoning Code, multi-family uses are permitted with an approval of a Special Use Permit. The Planning Commission is the decision maker for Special Use Permits pursuant to OCC §16-536, respectively. The proposed single-family dwelling is

a two-story 2,742 square-foot dwelling unit consisting of four bedrooms and one and a half bathrooms. There are four separated garages which will be able to accommodate six cars; only the two-car garage at the rear of the structure will have direct access to the new dwelling. The property is accessible from Saviers Road and through an alley that runs behind the property. No Affordable residential units are included in the Project as Oxnard's Affordable Housing Program does not apply to projects with fewer than 10 residential units.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is for Commercial General (CG) uses which allows retail centers and free-standing commercial uses along arterials, may also include office, residential uses up to 18 dwelling units per acre, live/work, work/live, and mixed uses, and residential use up to 30 units per acre on parcels within a affordable housing additive zone. The proposed construction of a single-family dwelling on an existing lot of record is consistent with the density indicated by the land use designation and consistent with the surrounding development. Therefore, approval of this Special Use Permit for the construction of a three unit complex has been determined to be consistent with the General Plan and the property's land use designation.

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

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

Table 2: Applicable 2030 General Plan Policies

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Housing Variety Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	Site improvements and the new dwelling unit will add housing stock in the immediate area.
CD-8.1	I	Limiting Development Continue to limit development to these areas that can be served by existing	The proposed Project will be served by existing utilities already serving the Cal-Gisler

		or planned utilities, transportation, and service systems.	Neighborhood that can adequately serve the proposed Project.
CD-9.1	I	Neighborhood Identity Recognize, preserve, and improve the visual character of existing neighborhoods.	Project is within an existing neighborhood subject to design and development standards. The project is consistent with City regulations.
ICS-1.2	I	Development Impacts to Existing Infrastructure 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 has the capacity to provide service to the proposed residential unit. The project includes standards and special development project conditions by City Department representatives.
ICS-8.5	I	Public Sidewalks and Pedestrian Orientation Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works projects, especially for public sidewalks.	The project includes removal of the existing retaining wall within the public right-of-way that will contribute to the improvement of the sidewalk for the community.

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the General Commercial (C-2) zone district.. Proposed dwellings in the C-2 zone have to comply with the yard requirements in the R-3 zone. Applicable development standards of the C-2 and R-3 zones have been reviewed for consistency with the proposed project, as follows:

Table 3: C-2 Development Standards

	DEVELOPMENT STANDARD	PROPOSED	COMPLIANCE
Max. Building Height 16-137	2 stories or 35 ft. Additional stories may be permitted as part of a SUP (16-530 through 16-553)	21 ft. and 7 in.	Yes

Minimum lot area/density (16-23)	2,400 sq. ft. per dwelling unit	16,700 sq. ft./3= 5,567 sq. ft.	Yes
Front yard setback (16-23)	20 ft. from property line	50+ ft. (unchanged)	Yes
Interior yard side yard setback (16-23)	5 ft. for single story, 7.5 ft. for two and a half story bldgs.	5 ft.	Yes; The proposed structure is required to meet the single story setback but not the setback for 2.5 stories because the proposed structure is only 2 stories.
Height permitted (16-23)	25 ft.	25 ft.	Yes
Interior Yard Space (16-23)	At least 30% of the lot area (5,010 sq. ft.) shall be completely open from the ground up; shall be located between front and rear property line; must have a minimum dimension of 15 feet by 15 feet; area must be completely separated from an driveway/parking areas; 25% of the required area can be on decks if deck has a min. dimension of 10 feet and 200 sq. ft. and are directly accessible from the unit served.	This is achieved with the sum of the yard space located at the front yard, side, and interior area between the three structures.	Yes
Off-street Parking: 16-622F	For units with two or more bedrooms, two garage spaces per unit	2 garage spaces for each unit for a total of 6 spaces on the site.	Yes
Trash enclosures & transformers	Each unit to have their own trash designated area which must be screened from public view	Located behind screen fencing.	Yes
Rooftop equipment	May not protrude above height of parapet.	None proposed	N/A
Fence	8 ft. max. height measured	The existing	Yes. The front

16-310	at grade. - Fence setback is same as building setback (20 ft.) and cannot be within the setback area. - No chain link	retaining wall located at the front of the property will be removed to be outside of the right-of-way and a new retaining wall will be erected at the front property line.	retaining wall is permitted through a SUP and is part of this SUP request.
Lighting 16-320	Comply with Section 16-320 of the City Code.	Lighting will comply with 1-7 foot candles	Yes, as conditioned

- d) **Site Design:** The project site has two existing single story dwelling units. The older and larger of the two sits about 50 feet from the front property line. The smaller of the two units is located 25 feet directly behind the front unit and not visible from Saviers Road; this unit is about 8 feet from the rear property line. The proposed unit will be situated to the side of these two units and about equal distance from the front of the first unit and the rear of the back unit. The proposed unit will have three separate garages – a two car garage in the front and a single and a two car garage at the rear. A tree will be removed to provide clear access to the front garage.
- e) **Circulation and Parking:** The project site is a through lot with vehicle access from the front and rear of the property. The project site is accessible by a driveway approach on Saviers Road at the front of the property and via an alley at the rear of the property. The driveway aprons along the street are consistent with the City’s design and construction standards.
- f) **Building Design:** The design of the new construction incorporates architectural elements found on the existing structure facing Saviers Road. These elements include use of open gable roofs, horizontal shiplap board siding, asphalt roofing material, and same building color. As mentioned prior, the proposed unit will have three separate garages able to accommodate space for five cars. The structure was designed in this configuration to provide a minimum of two covered parking spaces per unit. Only the rear two car garage will have direct access to the new unit.
- g) **Landscaping and Open Space:** Pursuant to Section 16-63, at least 30% of the yard area between the front and rear property lines shall be free and clear from the ground up for interior yard space. Each interior yard space area shall have a minimum dimension of 15 by 15 feet and be completely separate from any area required for automobile circulation. With a lot size of 16,700 square feet, 5,010 square feet is required to meet the interior yard space requirement. This is achieved with the sum of the yard space located at the front yard, side, and interior area between the three structures.

- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on July 24, 2019. Recommendations of the DAC were incorporated into the plans.
- 8) **Community Workshop and Public Input:** On December 31, 2022, the applicant mailed 1,047 notices of the Community Workshop meeting to all property owners within the Cal-Gisler Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on January 10, 2022. During the meeting, staff did not receive any comments regarding the project.

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

- 9) **Appeal Procedure:** In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

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

Vicinity Map



PZ 18-500-09

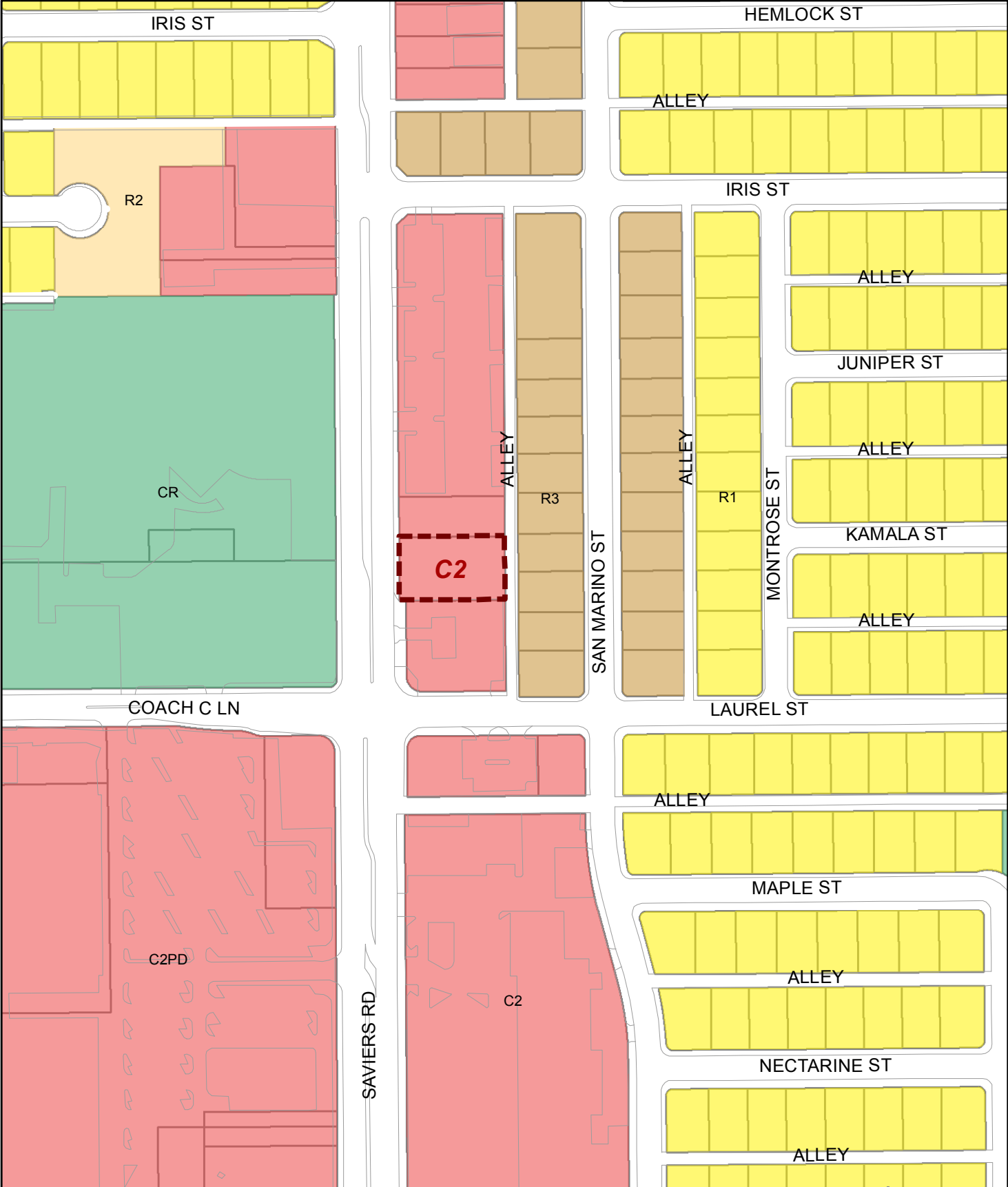
North
Pacific Ocean



Aerial Map

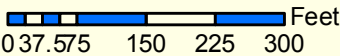


Zoning/Specific Plan Map



Oxnard Planning
October 5, 2021

PZ 18-500-09
Location: 2310 Saviers Rd
APN: 2040134190

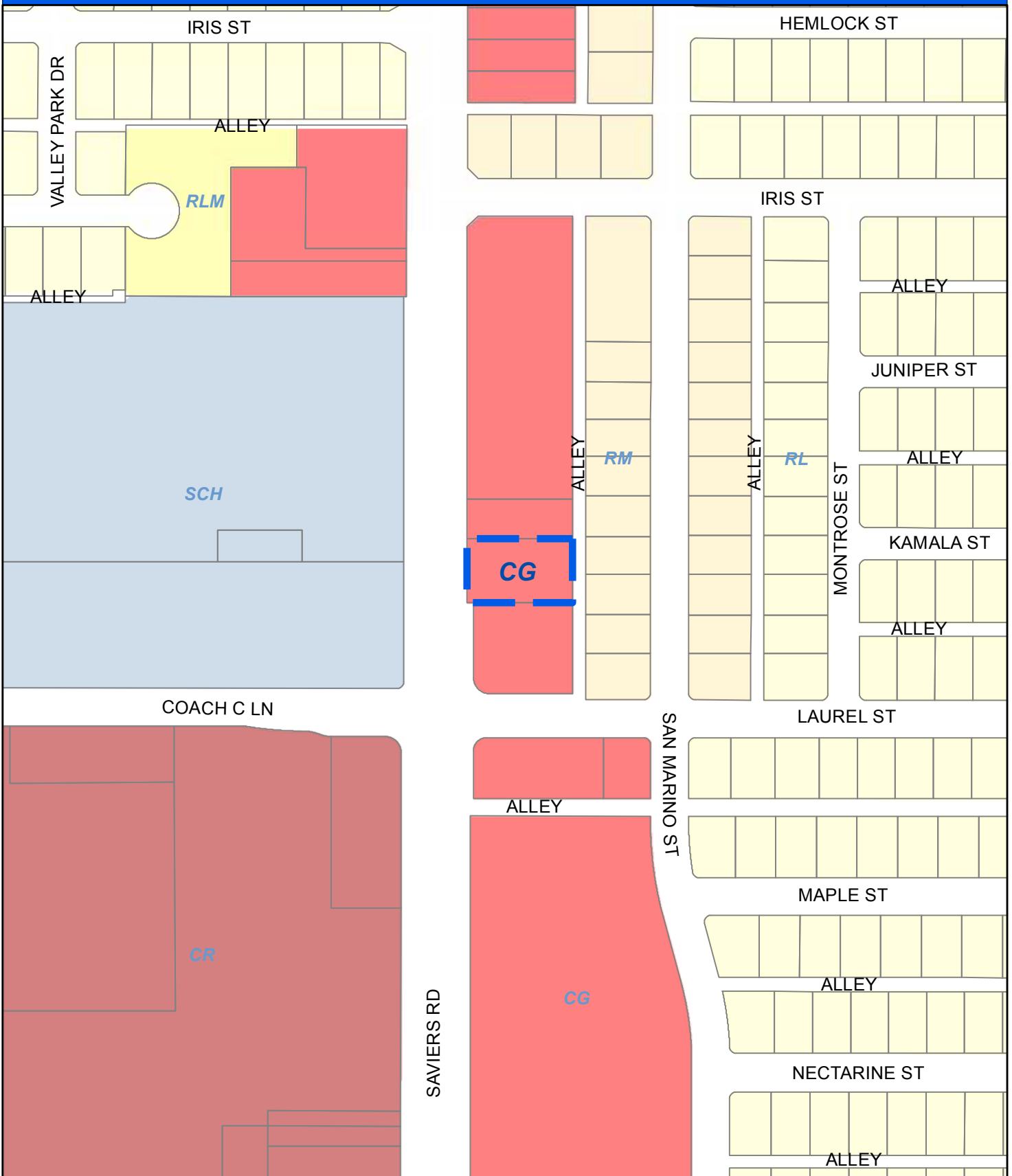


Zoning/Specific Plan Map



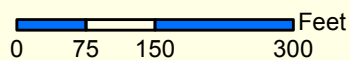
1:2,500

2030 General Plan Land Use Map



Oxnard Planning
October 5, 2021

PZ 18-500-09
Location: 2310 Saviers Rd
APN: 2040134190



2030 General Plan Land Use Map



1:2,500

MR. & MRS. SENG
2310 SAVIERS RD.
OXNARD CA.

SOUTHLAND CIVIL ENGINEERING
87 N. RAYMOND AV. STE. 300
PASADENA CA. 91103

DESIGNER
ANTHONY BENAVIDES
1440 MORRIS ST.
OXNARD CA. 93030
805-760-3959

REVISION	NO.

CODE REQ.

DESIGN SHALL COMPLY WITH THE 2022 CRC,CMC,CPC AND CEC AS MENTIONED BY THE CITY ORDINANCE AND THE 2022 TITLE-24 ENERGY REGULATIONS

GENERAL NOTES

ADDITIONS OR ALTERATIONS NOT BE MADE TO AN EXISTING BUILDING OR STRUCTURE THAT WILL CAUSE THE EXISTING BUILDING OR STRUCTURES TO BE IN VIOLATION OF ANY OF 2022 C.B.C. CODE AND SUCH ADDITIONS OR ALTERATIONS SHALL NOT CAUSE THE EXISTING BUILDING OR STRUCTURE TO BECOME UNSAFE.

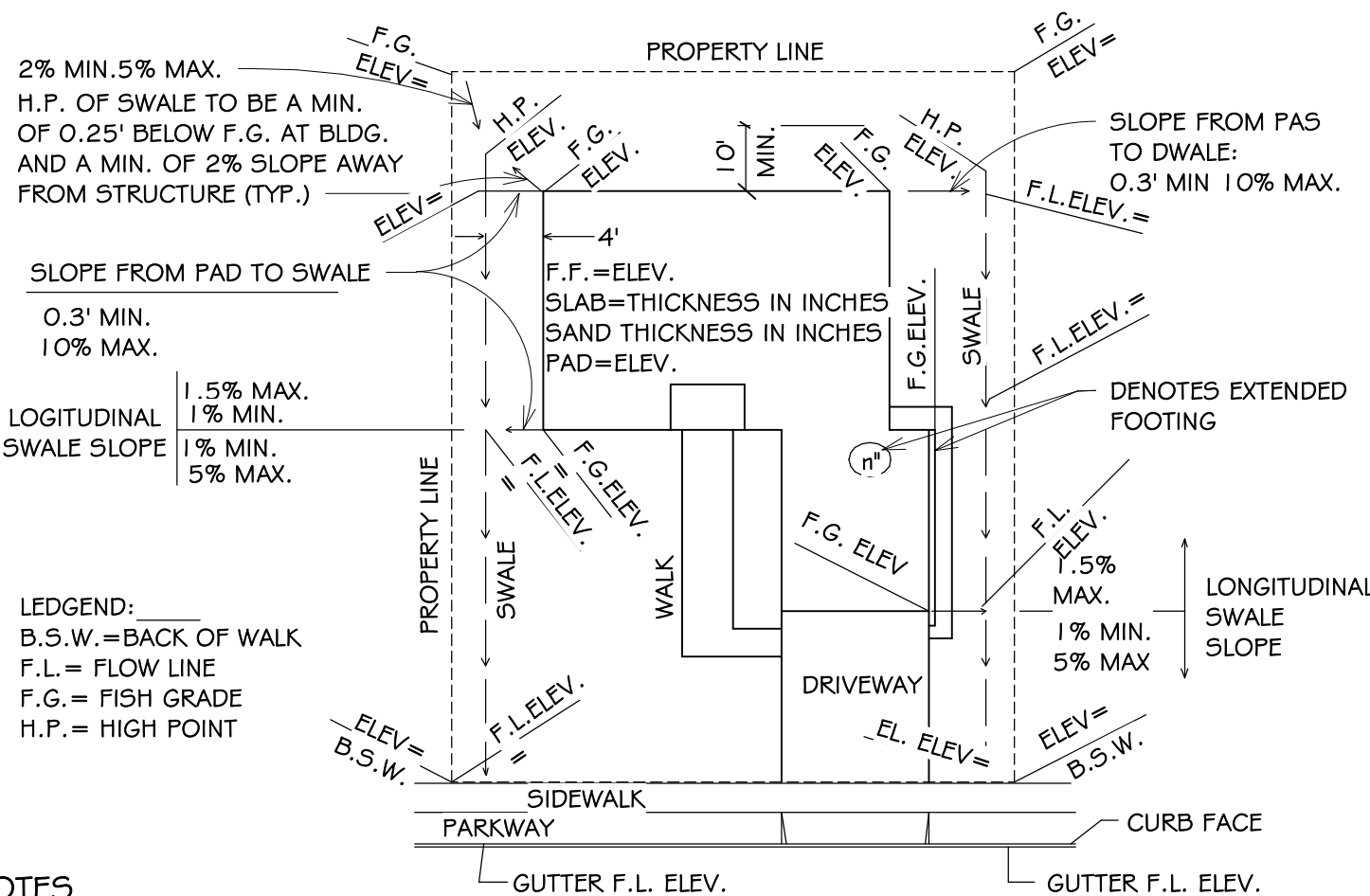
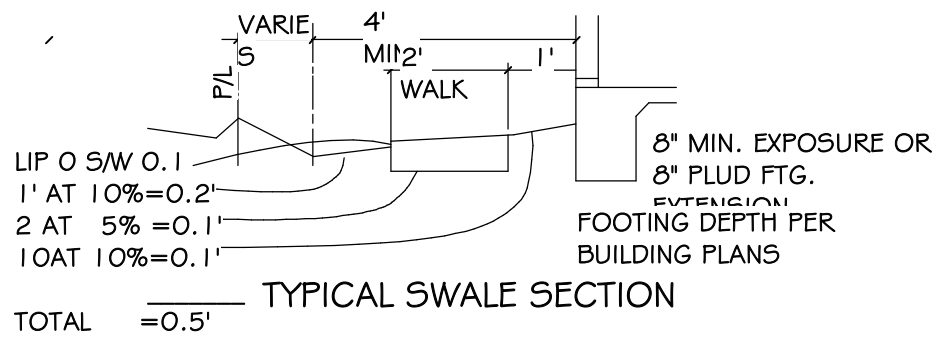
THE TOP OF ANY EXTERIOR FOUNDATION OF FLOOR SLAB SHALL EXTEND 25" ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER.

FINISHED GRADING FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS SYANDARD PLATE 601, THERE SHALL BE NO UNDRAINED AREAS AND ALL WATER RUNOFF SHALL DRAIN TO THE STREET AND OR ALLEY.

EMERGENCY EXIT NOTE:
PROVIDE EMERGENCY DOOR OR WINDOW FROM SLEEPING ROOMS, NET OPENING AREA SHALL OT BE LESS THAN 5.7 SQ. FT. (820.8 SQ.IN.) WINDOW CLEAR OPENING HEIGHT SHALL BE 24" CLEAR, NET OPENING WIDTH SHALL BE 20" CLEAR.FINISHED SILL HEIGHT ABOVE FLOOR BE 44" MAX. HEIGHT ABOVE THE FLOOR (C.B.C.)

SITE NOTES
PROVIDE SLOPE AWAY FROM STRUCTURES MIN. FALL 6" WITHIN 10' (PERVIOUS SURFACES) OR 2% FALL FOR THE FIRST 10' FT. (IMPERVIOUS SUFACES)

THE DISCHARGE OF POLLUTANTS TO ANY STORM DISCHARGE SYTEMS PROHIBITED. NO SOLID WASTE,PETROLEUM BY PRODUCTS, SOIL PARTICULATE CONSTRUCTION WATE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO STREET,GUTTER FOR SORM DRAIN SYTEM.

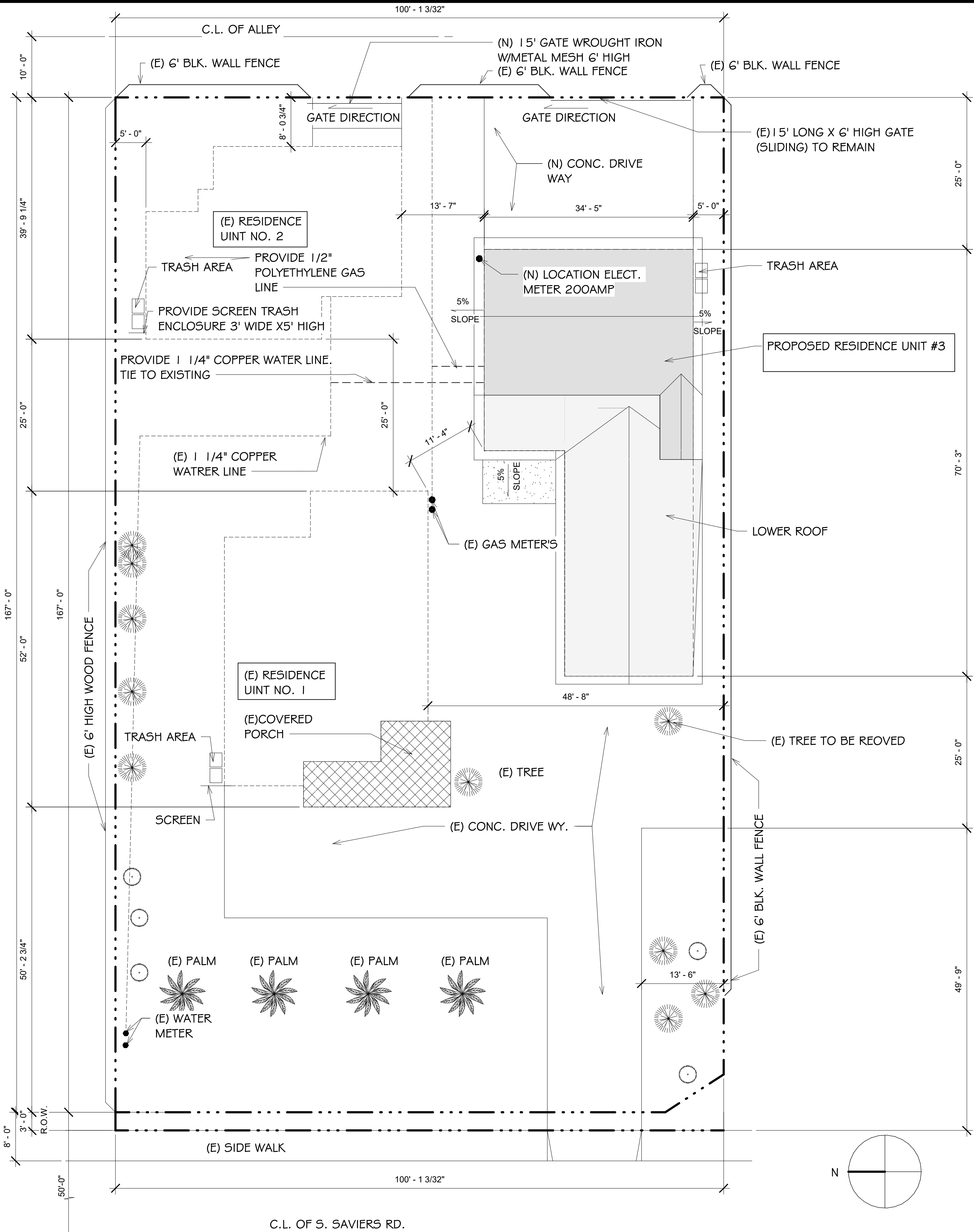


- NOTES
1. THE "H" DENOTES AN EXTEND FOOTING WHERE "H" EQUALS THE EXTENDED FOOTING DEPTH
 2. DEVIATION FROM THIS CRITERIA WILL REQUIRE PRIOR APPROVAL OF THE CITY OF OXNARD
 3. CALL OUT ALL ELEVATIONSAS SHOWN
 4. THIS PLATE PRIMARILYAPPLIES TO SINGLE FAMILY DEVELOPMENT. FINSH FLOOR ELEV. SHALL BE 25' ABOVE THE LOWEST ASJACENT STREET CUTTER OR BE FROM A 100 YEAR DRAIN STORM,WHITCHEVER IS GREATER.
 5. SIDEWALK DRAINS NOT TO BE USED IN RESIDENTIAL CONSTRUCTION.

CITY OF	STANDARD LOT DRAINAGE	STANDARD PLATE 601
OXNARD	DRAWN STAFF CHK. STAFF APPR. GRONVILLE M. BOWMAN	PLATE 601 SHT. 1 OF 1

SITE/ROOF PLAN

SCALE 3/32"= 1'-0"



SHEET INDEX

- A-1 SITE ROOF PLAN
- A-1.1 EXISTING SITE PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 EXISTING FLOOR PLAN UNIT#1 & 2
- CVL-1 SITE IMPROVEMENT/GRADING PLAN
- CVL-2 SITE IMPROVEMENT/GRADING PLAN
- CVL-3 SITE IMPROVEMENT/GRADING PLAN
- LND-1 LANDSCAPING PLAN

PROJECT DATA

NOTE:
AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED UNDER A SEPERATE SUBMITAL & PERMIT, TO ALL STRUCTURES.

(E) RESIDENCE UNIT #1 1,347 SQ. FT.
(E) PORCH 392 SQ. FT.
UNIT #2 (E) FESIDENCE 811 SQ. FT.
(E) 1 CAR GARAGE 271 SQ. FT.
(E) 3 CAR GARAGE 928 SQ. FT. (TO BE DEMOED)

UNIT #3
PROPOSED FIRST FLOOR
KITCHEN ,LIVING RM.,BED ROOM. FULL BATH & LAUNDRY
SECOND FLOOR
(3) BED ROOMS, FULL BATH

PROPOSED (3RD.) SECOND FLOOR
FIRST FLOOR 760 S.F.
SECOND FLOOR LIVING AREA 806 S.F.
(1) CAR GARAGE 294 S.F.
(2) CAR GARAGE EAST ELEV. 441 S.F.
(2) CAR GARAGE WEST ELEV. 441 S.F.

TOTAL LIVING 1,566 S.F.

A.P.N. 204-0-134-190
LOT COVERAGE
16,700 SQ. FT. LOT
4802/LOT COVERAGE 16,700=.28%

SITE DATA

PROPOSED USE
NO CHANGE NO

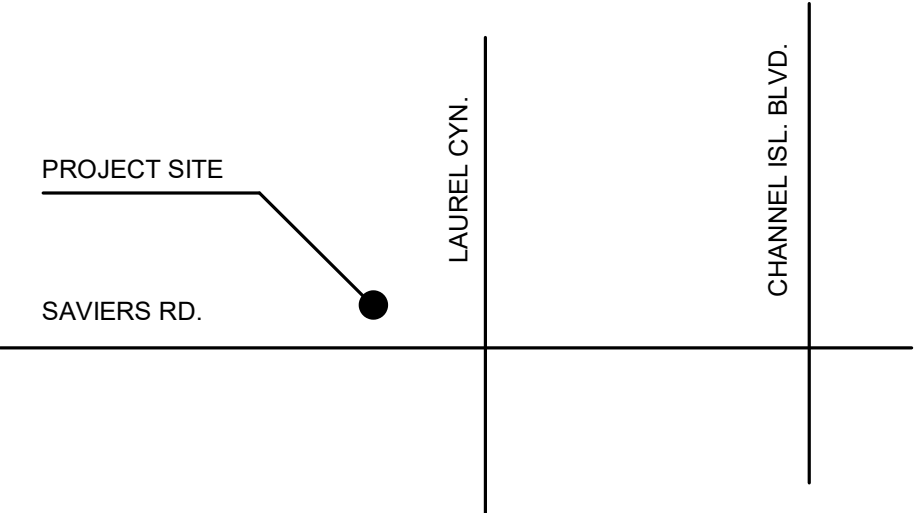
EXISTING OCCUPANCY R-4/U1

STORIES 2

CONSTRUCTION VB

SPRINKLERS YES

VICINITY MAP



KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

OWNER
KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.93033

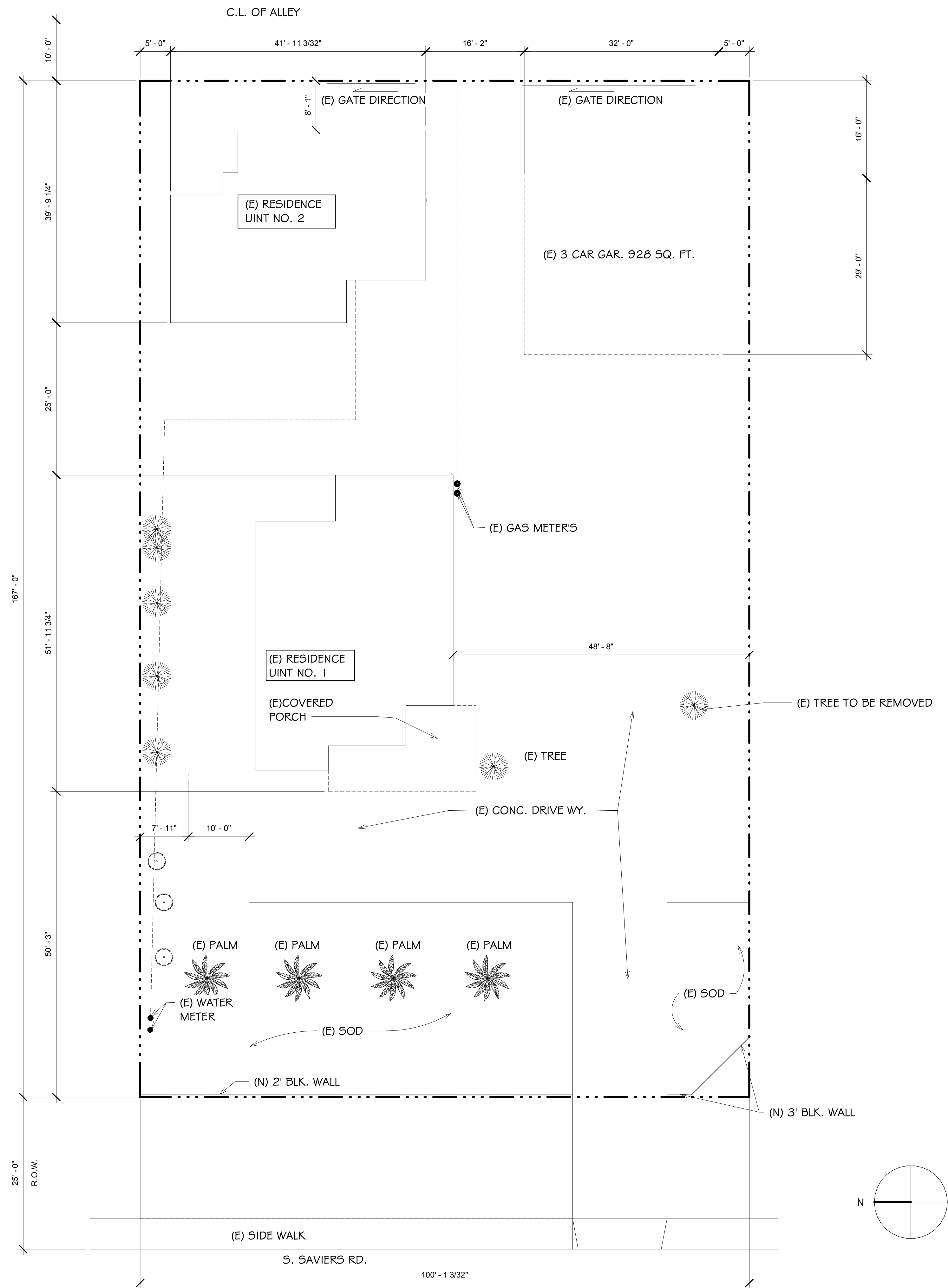
DRAWN
A. BENAVIDES
CHECKED

SCALE
AS NOTED
DATE

JOB. NO.

SHEET

A-1



EXISTIN SITE PLAN

SCALE 1"=1'-0"

REVISION	NO.

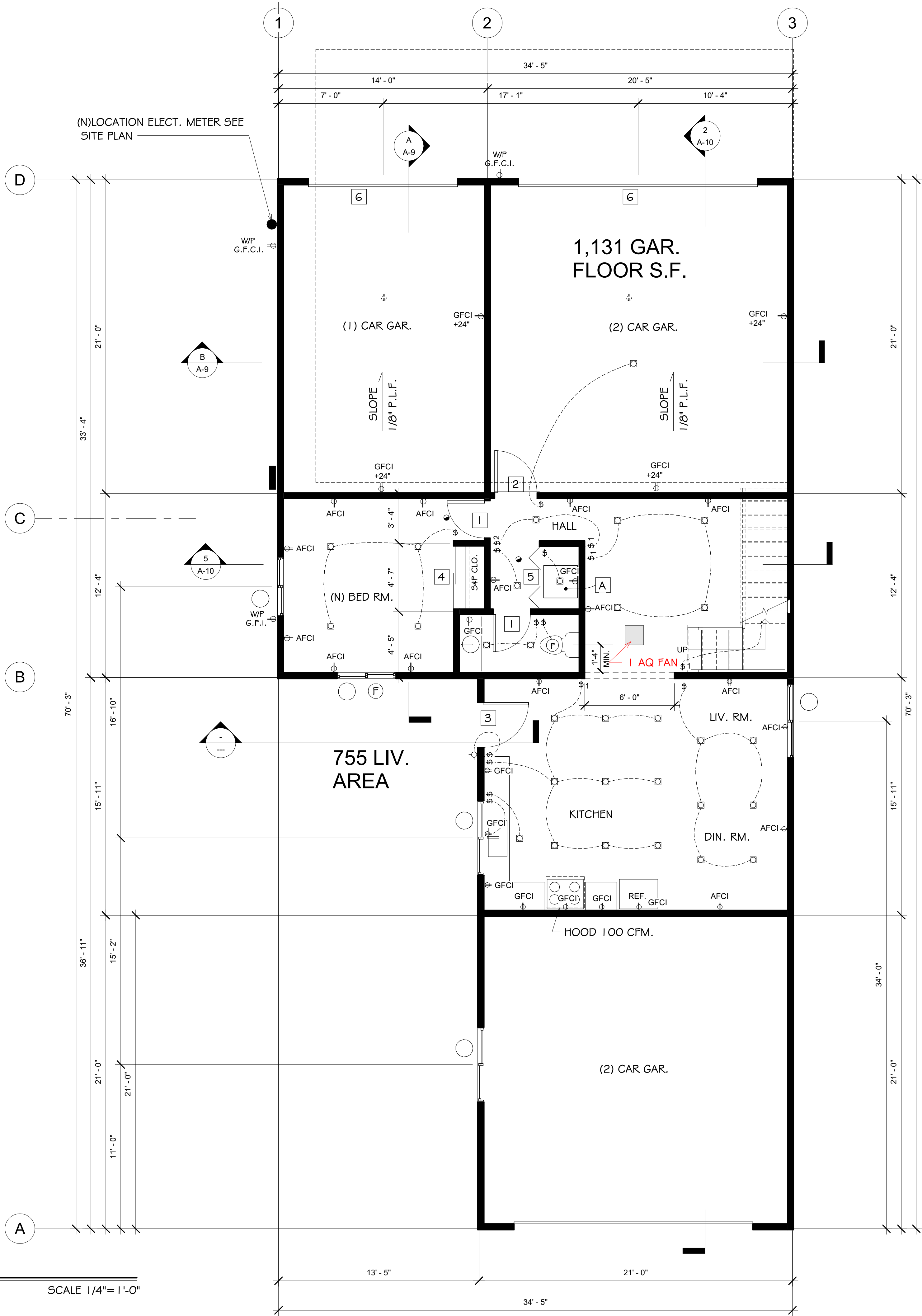
KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

OWNER
KHING INVESTMENTS
2310 SAVIERS RD.
OXNARD CA. 93033

DRAWN A. BENAVIDES
CHECKED
SCALE AS NOTED
JOB. NO.
SHEET

A-1.1

FIRST FLOOR PLAN



SCALE 1/4"= 1'-0"

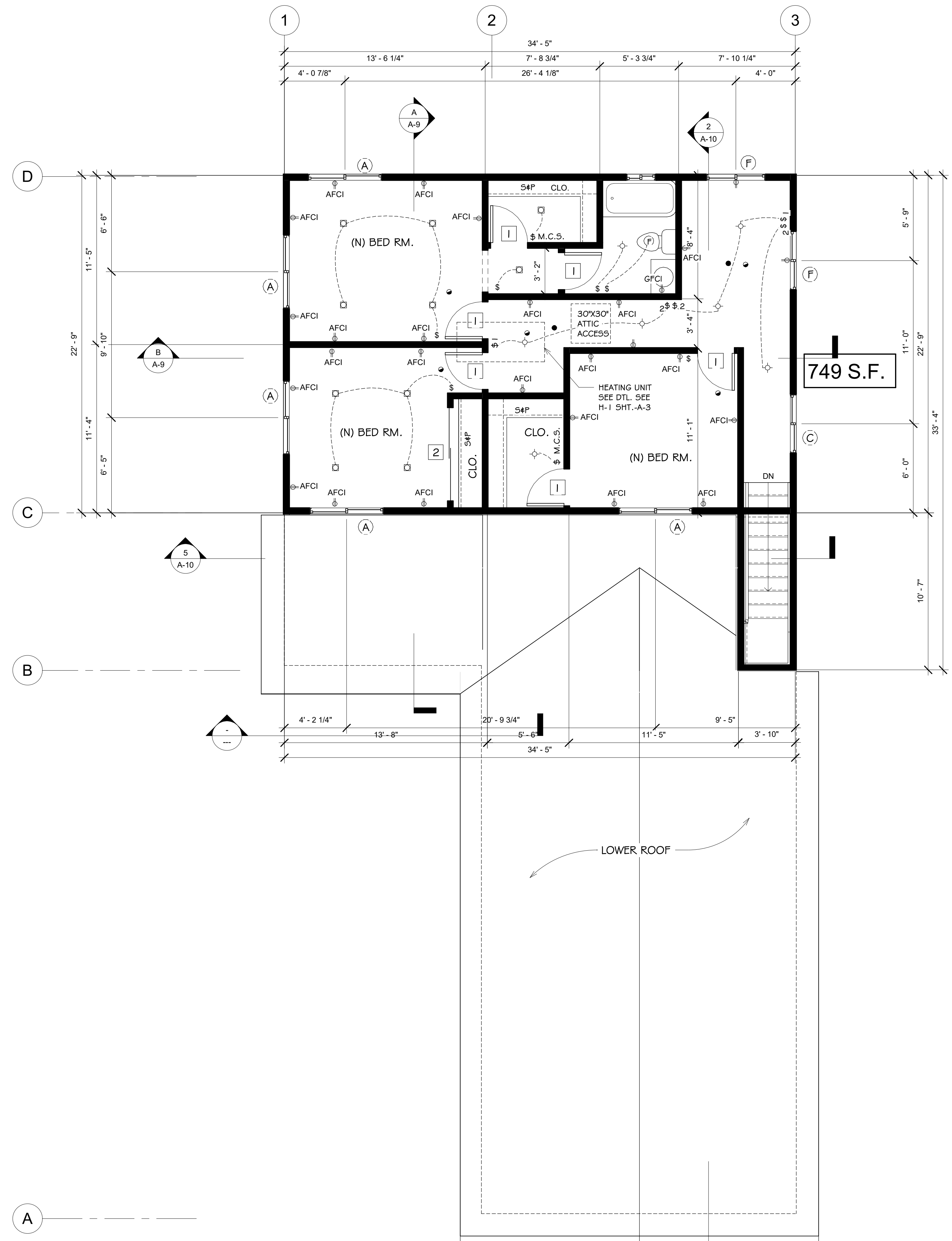
REVISION	NO.

KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

OWNER
KHING INVESTMENTS
2310 SAVIERS RD.
OXNARD CA.93033

DRAWN A. BENAVIDES
CHECKED
SCALE AS NOTED
DATE
JOB. NO.
SHEET

A-2



SECOND FLOOR PLAN

SCALE 1/4"= 1'-0"

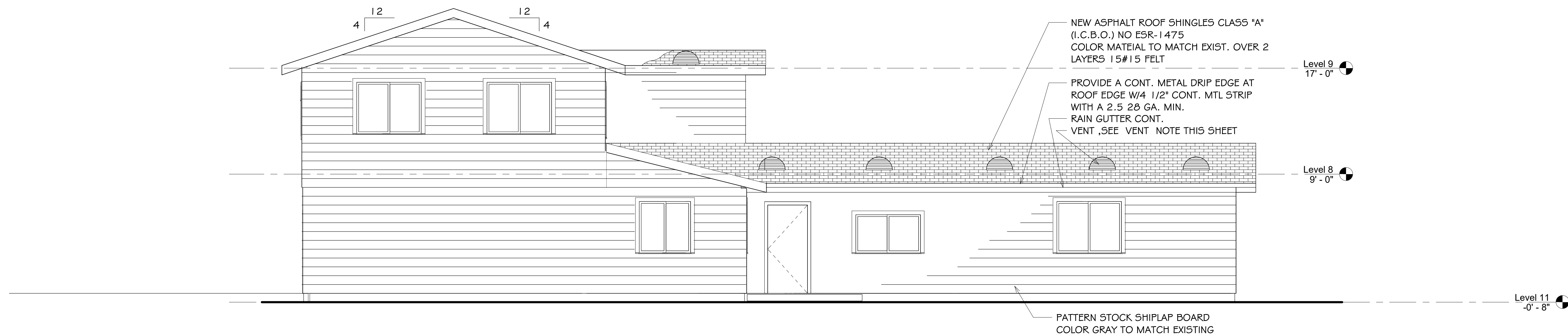
REVISION	NO.

KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

OWNER
KHING INVESTMENTS
2310 SAVIERS RD.
OXNARD CA. 93033

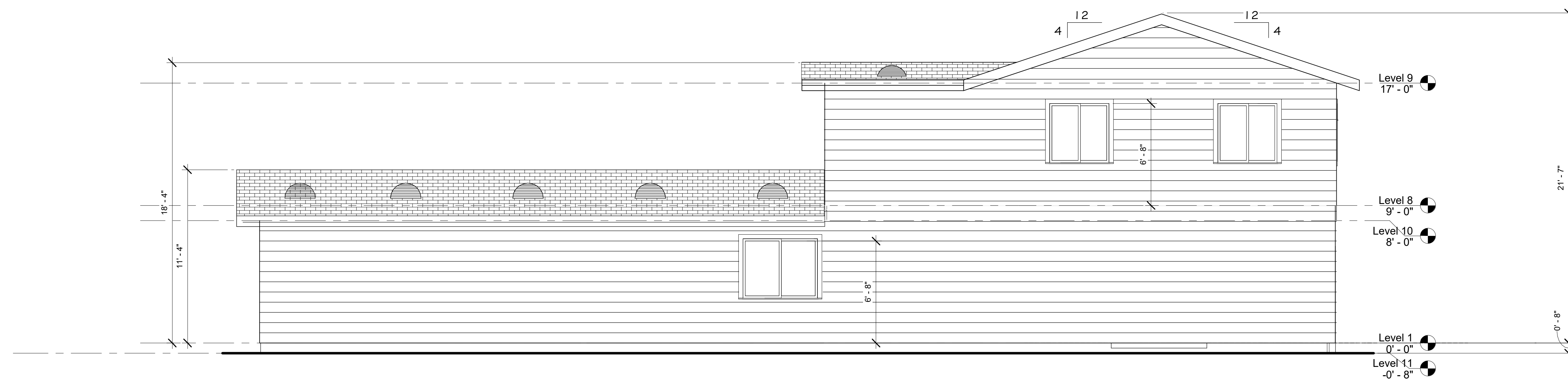
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SCALE AS NOTED
DATE
JOB. NO.
SHEET

A-3



NORTH ELEVATION

SCALE 1/4"= 1'-0"



SOUTH ELEVATION

SCALE 1/4"= 1'-0"

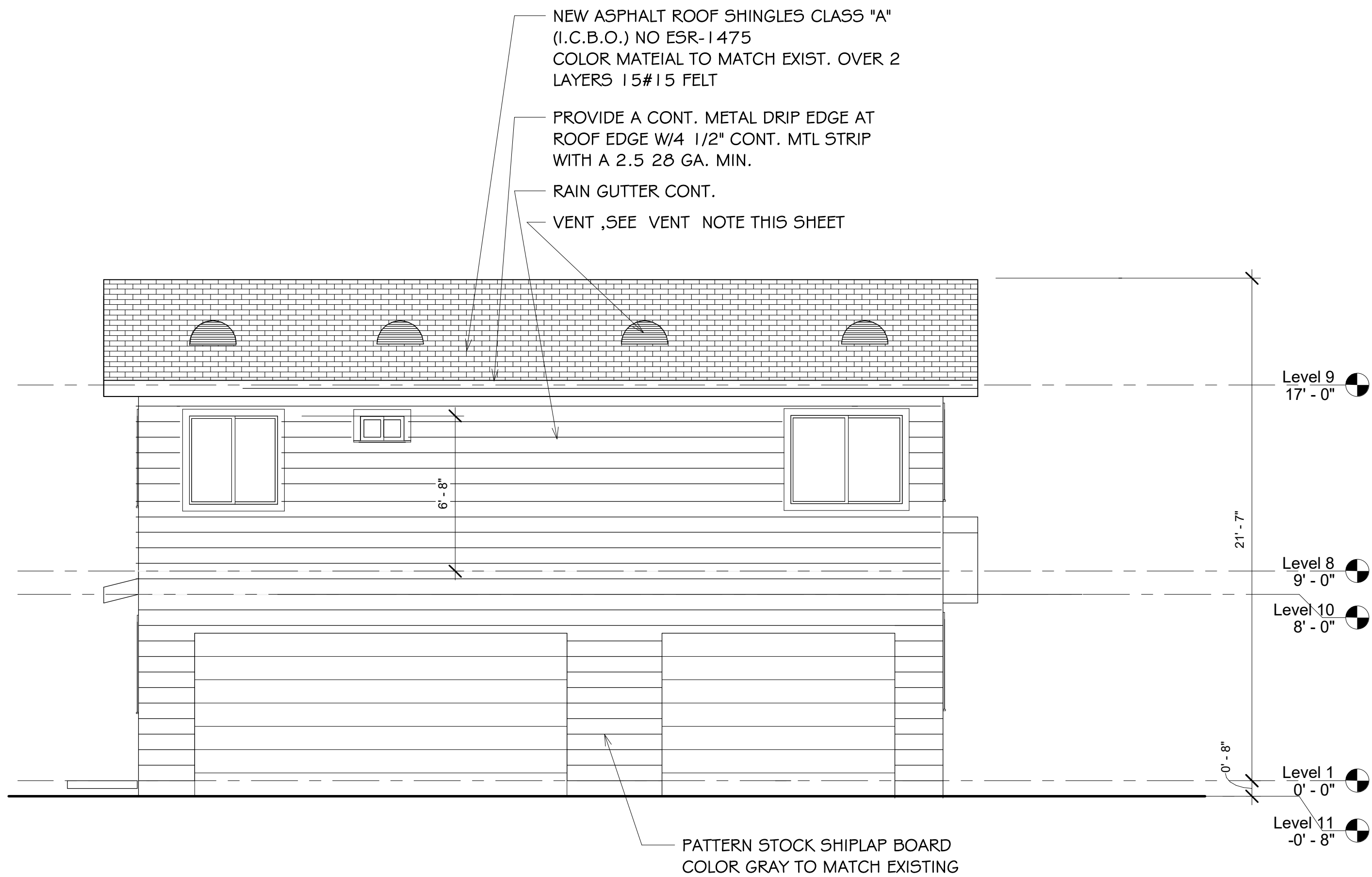
REVISION	NO.

KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

OWNER
KHING INVESTMENTS
2310 SAVIERS RD.
OXNARD CA. 93033

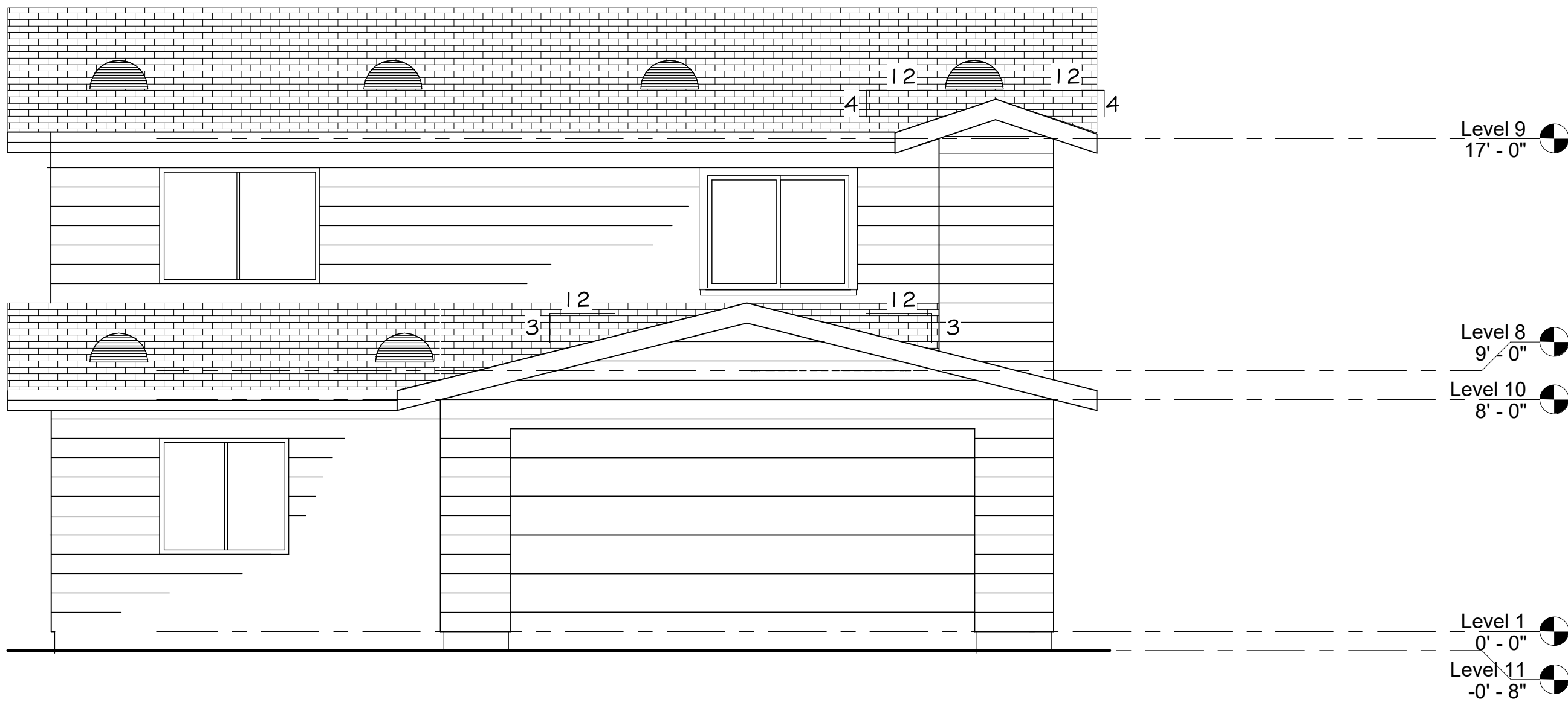
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SCALE AS NOTED
DATE
JOB. NO.
SHEET

A-4



EAST ELEVATION

SCALE 1/4"= 1'-0"



WEST ELEVATION

SCALE 1/4"= 1'-0"

REVISION	NO.

KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

OWNER
KHING INVESTMENTS
2310 SAVIERS RD.
OXNARD CA. 93033

DRAWN A. BENAVIDES
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JOB. NO.

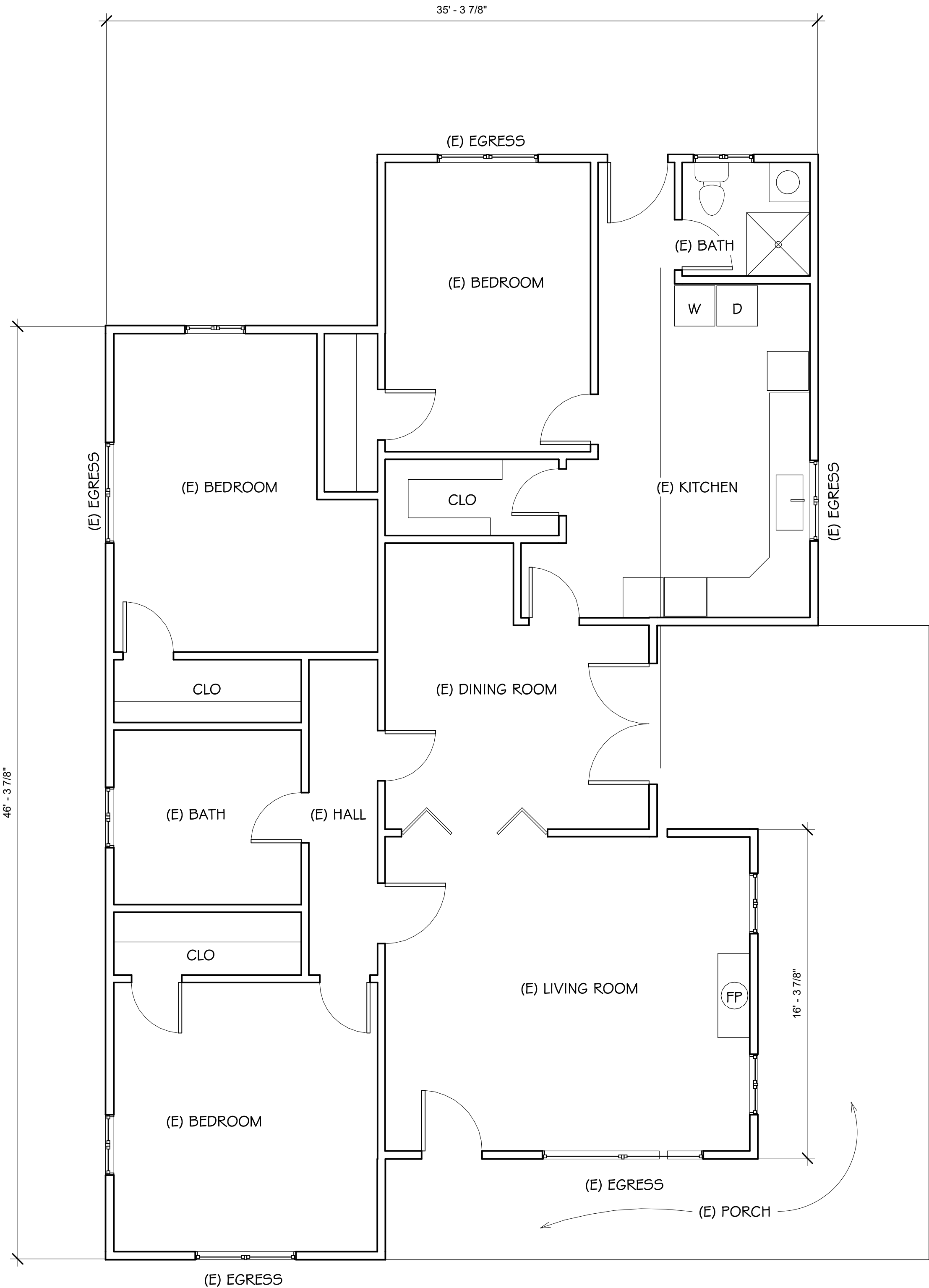
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A-5

REVISION	NO.

KHING INVESTMENTS LLC
 2310 SAVIERS RD.
 OXNARD CA.

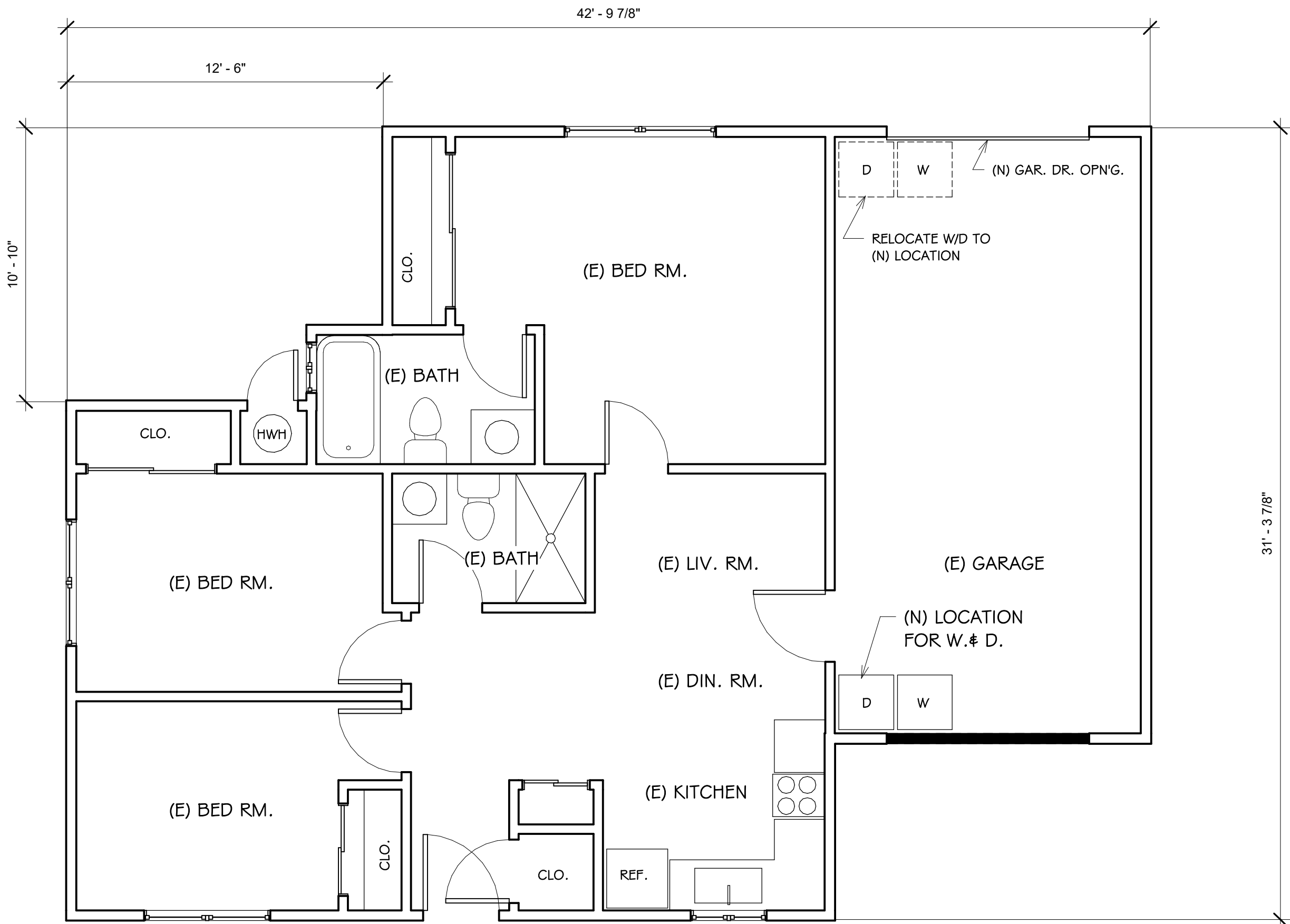
OWNER
 KHING INVESTMENTS
 2310 SAVIERS RD.
 OXNARD CA.93033

DRAWN A. BENAVIDES
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DATE
JOB. NO.
SHEET A-6



MAIN HOUSE FLOOR PLAN UNIT # 1

SCALE 1/4"= 1'-0"

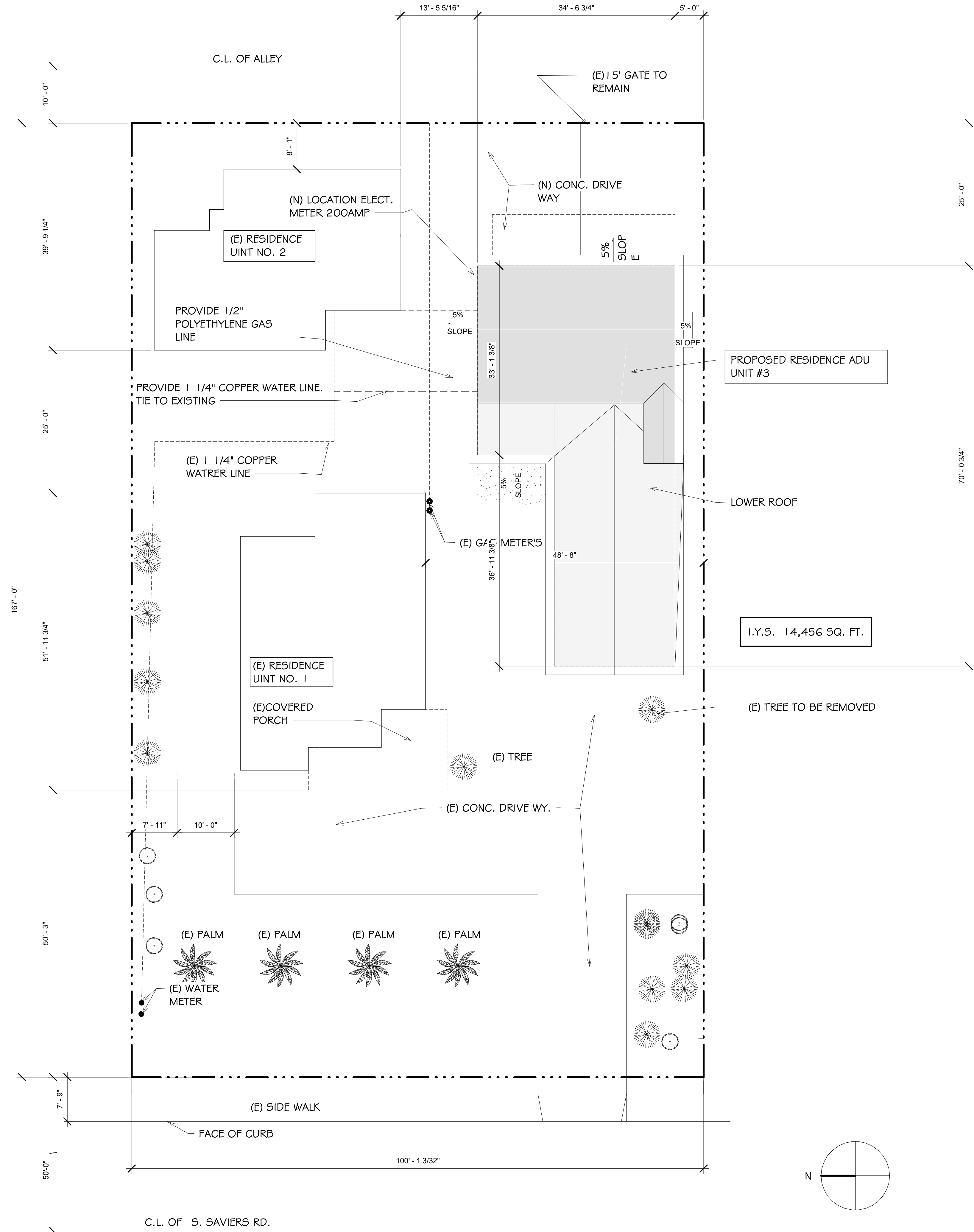


HOUSE FLOOR PLAN UNIT # 2

SCALE 1/4"= 1'-0"

LANDSCAPING PLAN

SCALE 1"=10'-0"



REVISION	NO.

KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

OWNER
KHING INVESTMENTS
2311 SAVIERS RD.
OXNARD CA. 93033

DRAWN A. BENAVIDES
CHECKED
SCALE AS NOTED
DATE
JOB. NO.
SHEET

LND-1

DEVELOPMENT SERVICES DEPARTMENT

SITE IMPROVEMENT / GRADING PLAN COVER SHEET

GENERAL NOTES

1. All Grading shall conform to the City of Oxnard Grading Ordinance and the latest editions of the City of Oxnard Department of Public Works Standards, Standard Specifications for Public Works Construction (SSPWC), and the City of Oxnard Standard Land Development Specifications.
2. Contractor shall notify the City Inspection Division and all other interested parties and arrange for a preconstruction conference 48 hours prior to the beginning of construction.
3. At least two (2) working days prior to commencing construction, the contractor shall contact the Regional Notification Center (Underground Service Alert of Southern California U.S.A. at 1-800-422-4133) to obtain an inquiry identification number and to request the utility owners to mark or otherwise indicate the location of their subsurface facilities. The contractor shall determine the location and depth of all utilities, including service connections, which have been marked by the respective owners and which may affect or be affected by its operations. The contractor shall take all necessary measures to protect all utilities and all structures found at the site. At least two (2) working days before commencing excavation, the contractor shall pothole and expose the existing utilities at all crossings and at the point of tie-in; then contact the Engineer to verify the elevation of the existing facilities.
4. All permits necessary prior to beginning construction shall be obtained by the contractor.
5. Throughout all phases of construction, including suspension of work, until final acceptance of the project, the contractor shall keep the work site clean and free from rubbish and debris. The contractor shall also abate dust nuisance by cleaning, sweeping and sprinkling with water and using dust fences or other methods as directed by the City throughout the construction operation.
6. The contractor shall keep a strict record of all changes and submit this record to the City of Oxnard Development Services Department. Certified "As-Built" plans shall be provided to the City of Oxnard by the developer's engineer before the release for occupancy will be issued.
7. All damage caused to public streets, including haul routes, alleys, sidewalks, curbs or street furnishings, or to private property shall be repaired at the sole expense of the contractor to the engineer's satisfaction.
8. The contractor shall remove and replace any existing broken or damaged sidewalk, curb, gutter or asphalt paving (patch, repair or overlay) and upgrade the alley adjacent to the property to current City standards as directed by the Engineer.
9. Sawcut existing pavement to a clean straight edge as directed by the City Inspector.
10. Pavement removal and replacement shall be in conformance with the City of Oxnard Standards and Specifications. Compaction efforts shall not disturb adjacent street structural section. Contractor shall be responsible for any such damage.
11. All underground sewer, storm drain, and water pipelines, electric power, telephone or cable TV conduits and cable and gas pipelines shall be installed prior to construction of curbs, gutters, sidewalks and pavement.
12. Where joining the existing pavement, sawcut to sound pavement and overlay as required to provide proper grade and cross-slope. Any unsound pavement shall be replaced as required by the engineer.
13. The developer shall obtain final approval of reimbursement amounts prior to beginning construction on reimbursable items.
14. All water wells located within the site shall be reported to the City of Oxnard Water Superintendent prior to their modification or destruction (City of Oxnard Ordinance No. 2219).
15. The contractor is required to protect all existing survey monumentation during grading and all subsequent construction. Contractor shall give the engineer adequate notice, before disturbing said monuments, so the engineer can replace or relocate any existing survey monumentation.
16. All unsuitable material shall be removed as required by the Soils Engineer (and Engineering Geologist, where employed) from all areas to receive compacted fill or drainage structures.
17. All deleterious material (e.g. - lumber, logs, brush, rubbish, etc.) shall be removed from all areas to receive compacted fill and hauled to a dump-site approved by the Engineer.
18. All areas to receive compacted fill shall be inspected and approved by the Soils Engineer (and Engineering Geologist, where employed) after removal of unsuitable material and excavation of keyways and benches, and prior to placement of subsurface drainage systems or any fills.

9. All soil or rock materials deemed unsuitable for placement in compacted fill shall be removed from the site. Any imported material shall be approved by the Soils Engineer prior to use in compacted fill. Blocky material shall be broken into suitable particle sizes before being used as fill in conformance with the City standards.
20. All tree roots, abandoned irrigation lines, utility services, septic tanks and similar materials shall be removed from the site and voids created thereby shall be properly filled and compacted as directed by the Soils Engineer.
21. All excavated back slopes and keys for buttress fills must be examined by the Engineering Geologist and Soils Engineer to insure all potential planes of failure have been exposed in the excavation and will be adequately supported by the proposed buttress fills.
22. The Soils Engineer shall submit recommendations for corrective work to insure slope stability where unstable material is exposed at the top of cuts.
23. During the rainy season (approximately October through April), the developer shall be responsible for providing storm damage prevention measures or erosion control devices and/or to perform certain grading to prevent soil or excess runoff from flowing into public streets or adjacent properties. In the event of such an occurrence, cleanup shall commence immediately. Should City forces or the City contractor perform any cleanup resulting from this development, the developer shall pay the cost incurred within ten (10) working days upon receipt of billing.
24. The developer or his agent shall be responsible for removal and cleanup of any spill on public streets during the grading operation, as well as repair of damage to haul routes and existing facilities.
25. Maximum slopes for both cut and fill shall be 2:1.
26. No oversize or overweight loads are permitted without a separate moving permit.
27. Haul routes must be on official truck routes as shown on the City truck route map. A separate encroachment permit is required when it is necessary to flag traffic or install any traffic control devices on City right-of-way.
28. All work contemplated under the permit shall be completed within the time limit specified in the permit or any time extensions granted thereon and shall be done in accordance with the approved plans and in compliance with the terms and conditions of the Grading Permit to the satisfaction of the Development Services Director and all other provisions of the code, applicable laws, and ordinances.
29. In the event the developer fails to comply with the provisions of the permit and applicable laws, the surety will promptly complete the work to the satisfaction of the Development Services Director. In the event said surety fails to promptly do so, the surety shall pay the City all costs and expenses incurred by said City in making the premises safe to the satisfaction of the Development Services Director.
30. Fine grading to be no less than the following:

	<u>Longitudinal-Slope</u>	<u>Cross-Slope</u>
Pervious surfaces	1.00%	2.0%
Asphalt surfaces	0.50%	1.0%
Concrete surfaces	.25%	0.5%

31. If the property grade have an elevation differential of 12 inches, a retaining wall shall be required (any permits required shall be obtained from Building Division before approval of grading plan). Grade differential greater than three feet shall require a double wall with a 3 foot planting strip between walls. Maximum wall height shall not exceed 8 feet between lots.
32. Prior to a final inspection and acceptance of the grading operation, all certification hereon shall be fully executed by the appropriate registered professionals.
33. All sewer and storm drain lines shall be videotaped by the contractor in VHS format and the tapes(s) shall be delivered to the city inspector at the time of taping.

CAUTION: UNDERGROUND STRUCTURES

All underground utilities or structures reported by the owner or those shown on records examined are indicated with their approximate location and extent. The developer, by accepting these plans or proceeding with improvements pursuant thereto, understands that they agree to assume liability, and agree to hold the undersigned harmless for any liability for damages resulting from the location of underground utilities or structures shown on the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined. The contractor is required to take due precautionary measures to protect the utilities or structures found at the site. It shall be the contractors responsibility to notify the owners of the utilities or structures concerned before starting to work.

ENGINEERED GRADING CERTIFICATE

DETENTION BASIN CERTIFICATION

(E) BY CIVIL ENGINEER N/A

I CERTIFY THAT ALL DETENTION BASIN ELEVATIONS AND STORM DRAIN OUTLET CONTROL DEVICES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FEDERAL EMERGENCY MANAGEMENT AGENCY CERTIFICATION

(F) BY CIVIL ENGINEER

BASED ON POST-CONSTRUCTION FIELD SURVEY, I CERTIFY THAT THE LOWEST FLOOR OR HORIZONTAL STRUCTURAL MEMBER HAS BEEN CONSTRUCTED ABOVE THE F.E.M.A. BASE FLOOD ELEVATION. (ANY CHANGES ARE NOTED)

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(CIVIL ENGINEER IS REQUIRED TO FILE AN "ELEVATION CERTIFICATE" FOR ALL "A" OR "V" ZONES)

PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY NO. 131910454-KN DATED JULY 17, 2023

LEGAL DESCRIPTION:

THAT PORTION OF SUBDIVISION NO. 40, RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THAT CERTAIN PARTITION MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY IN THAT CERTAIN ACTION ENTITLED "THOMAS A. SCOTT, ET AL., PLFTS., VS. RAFAEL GONZALES, ET AL., DEFTS.", BEING ALSO A PORTION OF LOT 2 AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 2, PAGE 74 OF RECORDS OF SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAVIERS ROAD 50 FEET WIDE, DISTANT ALONG SAID EASTERLY LINE SOUTH 02° 28' WEST 100 FEET FROM THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL MARKED "SAVIERS ROAD" ON THE MAP OF OXNARD HOMES TRACT, THIRD ADDITION, RECORDED IN BOOK 17, PAGE 78 OF MAPS; THENCE ALONG SAID EASTERLY LINE

1ST - NORTH 0° 28' EAST 100 FEET TO THE SOUTHWESTERLY CORNER OF SAID CERTAIN PARCEL;
THENCE ALONG THE SOUTHERLY LINE THEREOF TO AND ALONG THE SOUTHERLY LINE OF LOT 1 OF SAID
THIRD ADDITION

2ND - SOUTH 89° 32' EAST 202 FEET TO THE WESTERLY LINE OF THAT CERTAIN 10 FEET ALLEY LYING WESTERLY OF LOTS 5 AND 6 OF SAID THIRD ADDITION, THENCE ALONG SAID WESTERLY LINE

3RD - SOUTH 0° WEST 100 FEET TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1. AND SAID CERTAIN PARCEL AND PASSES THROUGH SAID POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE;

4TH - NORTH 89° 32' WEST 202 FEET TO THE POINT OF BEGINNING

EXCEPT THAT PORTION DEEDED TO THE STATE OF CALIFORNIA, BY DEED RECORDED NOVEMBER 27, 1961, IN BOOK 2076, PAGE 192 OF OFFICIAL RECORDS ALSO EXCEPT ANY AND ALL OIL, GAS, PETROLEUM AND HYDROCARBON SUBSTANCES, AS PREVIOUSLY RESERVED OF RECORD

CIVIL ENGINEER:

LARRY L. MAR
SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
87 N. RAYMOND AVE., STE. 300
PASADENA, CA 91103
(626) 486-2555
EMAIL: LMAR@SOUTHLANDCIVIL.COM

SITE ADDRESS:

2310 SAVIERS ROAD
OXNARD, CA 933033

OWNER:

KHING INVESTMENT, LLC
2310 SAVIERS ROAD
OXNARD, CA 933033

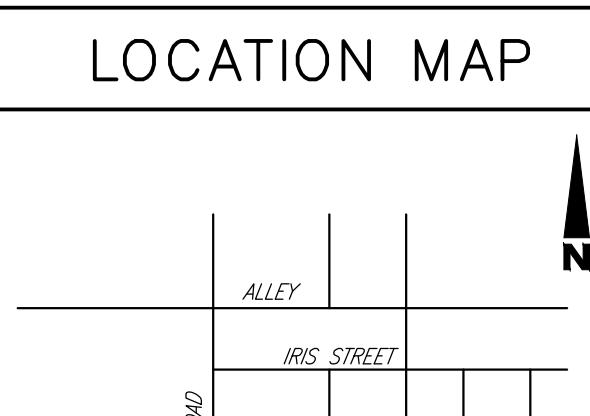
DESIGNER:

ANTHONY BENAVIDES
1440 MORRIS ST.
OXNARD, CA 93030
(805) 760-3959
EMAIL: ARCHWORK05@YAHOO.COM

TOPOGRAPHIC SURVEY:

COVARRUBIAS CONSULTING & RESEARCH
2362 N. OXNARD BLVD., STE. 201
OXNARD, CA 93036
(805) 604-3382
EMAIL: DAVID@DCCANDR.COM

LAND DEVELOPMENT PERMIT NO. PZ

LOCATION MAP 	APPROVAL BY CONSULTANTS	BENCH MARK	OWNER'S AGENT	AS-BUILT CERTIFICATE		 DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA																																											
	THIS PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC,... IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF SUPPORTIVE REPORTS. SOILS ENGINEERING REPORT(S) No. _____ DATED _____ ENGINEERING GEOLOGIC REPORT No. _____ DATED _____ BY: _____ R.C.E. COMPANY: _____, _____ 20 BY: _____ CERT. No. _____ COMPANY: _____, _____ 20	BENCH MARK CITY OF OXNARD - SAV-5 ELEV.= 35.387 FEET NAVD 88 NOV. 2000 A STANDARD VEN. CO BRASS CAP MON. FROM THE INTERSECTION OF SAVIERS ROAD & IRIS STREET 44 FEET SOUTH ON SAVIERS ROAD THEN 7 FEET WEST. A STANDARD BRASS CAP MONUMENT SET FLUSH IN TOP OF CURB OF MEDIAN STRIP. F.E.M.A. FLOOD ZONE FROM F.I.R.M. _____ BASE FLOOD ELEVATION _____ (REQUIRED FOR ALL "X" OR "V" ZONES) EARTHWORK QUANTITIES: CUT= _____ 10 _____ CU. YDS. FILL= _____ 36 _____ CU. YDS. EXPORT= _____ _____ CU. YDS. IMPORT= _____ 26 _____ CU. YDS. DESIGNATED SITE FOR IMPORT/EXPORT:	AGENT _____ 24 HRS. PHONE No. () _____ NOTICE OF INTENT THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE WDI# _____	I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. _____ THROUGH _____, MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK. DATE _____ SIGNATURE _____ R.C.E. No. _____																																													
	RECOMMENDED FOR APPROVAL		REVISIONS																																														
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RECOMMENDED FOR APPROVAL				REVISIONS				CITY OF OXNARD CALIFORNIA	DEVELOPMENT SERVICES DEPARTMENT
DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	BY		
PUBLIC WORKS								SITE IMPROVEMENT / GRADING PLAN DEMO PLAN	
TRAFFIC									
FIRE									
PLANNING									
PARKS									
				REVIEWED BY: _____				APPROVED: _____	
				DATE _____				CITY ENGINEER _____ R.C.E. _____ EXP. DATE _____ DATE _____	
				DATE _____				SCALE: HORIZ. - <u>NONE</u> VERT. - <u>NONE</u>	SHEET No. <u>3</u> OF <u>3</u>
				DATE _____				DESIGN BY: SCES	DRAWING NUMBER _____
								CHECKED BY: SCES	

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: 2310 Saviers Apartments

Project Applicant: Khing Investments, LLC

Project Location - Specific: 2310 Saviers Rd., Oxnard, Ventura County, CA 93033 (APN: 204-0-134-190)

Description of Nature, Purpose, and Beneficiaries of Project: A Special Use Permit to demolish a 928 sq. ft. detached garage for the construction of a two-story 2,742 sq. ft. dwelling consisting of 4 bedrooms and garages able to accommodate 5 cars on a 16,700 sq. ft. lot and for the construction of a new retaining wall located at the front property line for Khing Investments, LLC.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Anthony Benavidez

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. Sec. 15303(a)
- ☐ Statutory Exemptions. _____

Reason(s) why project is exempt: There are 2 existing single-family residences on the project site and this project involves the construction of a new residential unit in an urbanized area. This project meets the requirements of the Class 3 Categorical Exemption because the exemption has an allowable limit of 3 single-family units in urbanized areas. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Joe Pearson, Planning and Environmental Services Manager, (805) 385-8272

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 18-500-09 (SPECIAL USE PERMIT) TO AUTHORIZE THE DEMOLITION OF A 928 SQUARE FOOT DETACHED GARAGE FOR THE CONSTRUCTION OF A TWO-STORY 2,742 SQUARE FOOT DWELLING ON A 16,700 SQUARE FOOT LOT AND FOR THE CONSTRUCTION OF A NEW RETAINING WALL LOCATED AT THE FRONT PROPERTY LINE AT 2310 SAVIERS ROAD (APN: 204-0-134-190) IN THE GENERAL COMMERCIAL (C-2) ZONE AND WITHIN THE CAL-GISLER NEIGHBORHOOD, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ANTHONY BENAVIDEZ ON BEHALF OF PROPERTY OWNER KHING INVESTMENTS, LLC, 1440 MORRIS STREET, OXNARD, CALIFORNIA 93033.

WHEREAS, in 2018 Anthony Benavidez, on behalf of property owner Khing Investments, LLC (the “**Applicant**” and/or “**Permittee**”), submitted a request for a Special Use Permit, pursuant to Oxnard City Code Chapter 16, to allow the demolition of a 928 square-foot detached garage for the construction of a two-story 2,742 square-foot dwelling unit consisting of four bedrooms and garages able to accommodate five cars on a 16,700 square-foot lot and for the construction of a new retaining wall located at the front property line at 2310 Saviers Road; and

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

WHEREAS, on May 16, 2024, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 18-500-09 (Special Use Permit) to allow the construction of a two-story dwelling unit and new retaining wall at the front property line located at 2310 Saviers Road; and

WHEREAS, Sections 16-531 of the OCC authorize the Planning Commission to approve a Special Use Permit; and

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

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

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303(a)). Further, the project does not trigger any of the

Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site has a 2030 General Plan land use designation of Commercial General (CG) and is surrounded by development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Special Use Permit request for the construction of a new dwelling on a developed lot is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of other residential development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 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 impact on the environment due to unusual circumstances.**

The proposed Special Use Permit request for the construction of a two-story 2,742 square-foot dwelling unit consisting of four bedrooms and garages able to accommodate five cars on a 16,700 square-foot lot and for the construction of a new retaining wall located at the front property line result in an unusual circumstance That would cause the project to have a significant effect on the environment. The project would not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is developed and surrounded development on all sides. The project would not have a significant effect on the environment due to unusual circumstances.

- (d) Scenic Highways. A Categorical Exemption should 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 site is not located in or adjacent to a state designated scenic highway.

- (e) Hazardous Waste Sites. A categorical exemption should 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 Government Code Section 65962.5 as confirmed by staff on May 3, 2024.

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

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

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

Section 1. Based on the entire record before the Planning Commission and all written oral evidence presented, including the Planning Commission staff report and all attachments thereto, the Planning Commission finds:

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

As described in the Staff Report, the existing development consists of a duplex. The proposed development would intensify the use of the existing development to allow the proposed unit. The Project is within the General Commercial Planned Development (C-2) zone district which is consistent with the 2030 General Plan land use designation of Commercial General.

As discussed in detail in the Planning Commission Staff Report Analysis Section, the Project, as designed and conditioned, meets all applicable development standards

The unit and associated improvements does not change the land use of the subject site. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

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

detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.

The project site is developed with two dwellings and is bordered on two sides with residential uses, and a commercial building on one side. The design of the proposed two-story dwelling unit incorporates architectural elements found on the existing structure facing Saviers Road. These elements include use of open gable roofs, horizontal shiplap board siding, asphalt roofing material, and same building color. Construction of the new dwelling will require a building permit and compliance with the current California Building Code therefore, it would not adversely affect or be materially detrimental to adjacent uses, buildings, or structures or to the public health, safety or general welfare.

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

As specified in the land use matrix under Section 16-107 of the Oxnard Zoning Code, multi-family residential use is permitted in the General Commercial (C-2) zone district. Proposed dwellings in the C-2 zone have to comply with the yard requirements in the R-3 zone. Applicable development standards of the C-2 and R-3 zones have been reviewed for consistency with the proposed project. The proposed project complies with the applicable development standards, including yard, walls, fences, parking and loading facilities, and landscaping, for the C-2 and R-3 zones.

- 4. The site that is subject to the special use permit shall be served by highways adequate and width, and improved as necessary to carry the kind and quantity of traffic such used would generate.**

The proposed project involves the construction of a 2,742 square-foot single-family residence which does not generate a significant increase in vehicle traffic. In addition, the project site is accessible from the Pacific Coast Highway (Highway 1) and the Ventura Freeway (Freeway 101); both of which have the capacity to accommodate vehicle traffic generated from the construction of the proposed project.

- 5. The site that is subject to the special use permit shall be provided with adequate sewage, water, fire protection and storm drainage facilities.**

The project site is developed and currently contains two single-family dwelling units which are connected to existing utilities and has access to existing public services. The Project will be served by existing utility lines on site; run-off from the site will drain into the gutter on Saviers Road.

Section 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the

environment and is categorically exempt from CEQA pursuant to Article 19, Section 15303(a) (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The Project consists of a single-family dwelling. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. There is no substantial evidence that the Project will have a significant effect on the environment, and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

Section 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 18-500-09 (Special Use Permit), subject to the attached conditions or approval.

Section 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

Section 5. The Secretary shall certify the adoption of this Resolution.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated May 16, 2024 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning

and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows 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. 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*)
8. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
9. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
10. 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*)
11. 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*)

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

FIRE DEPARTMENT STANDARD CONDITIONS

13. 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*)
14. 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*)
15. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, *F-6*)
16. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer’s specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

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

PLANNING DIVISION STANDARD CONDITIONS

18. 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*)
19. 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*)
20. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
21. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)

22. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
23. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
24. Lighting within physical limits of the area required to be lighted shall not exceed seven footcandles, nor be less than one footcandle at any point.
25. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
26. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
27. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
28. 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*)
29. 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*).

RESIDENTIAL

30. 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*)

31. Developer shall provide utility meters and mailboxes for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
32. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
33. Additions and patio covers shall conform to the requirements of the R-3 zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)
34. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)

PLANNING DIVISION SPECIAL CONDITIONS

35. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications. (MND, C-1)
36. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
37. 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. (MND, C-3)
38. 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 §23114, with special attention to Sections 23114(b)(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. (MND, C-4)
39. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)

40. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)
41. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)
42. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)
43. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
44. Applicant shall submit a check made out to the City of Oxnard for payment of outstanding discretionary permit and environmental processing fees associated with the development project. Funds shall be deposited prior to issuance of a grading permit. (PL).

FIRE DEPARTMENT STANDARD CONDITIONS

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

ENVIRONMENTAL RESOURCES DIVISION

46. A Construction and Demolition Waste Management Plan (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit establishing a goal that at least 65% of the waste generated on the project will be diverted from the landfill.
47. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be submitted that demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
48. An Occupancy Plan must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Plan must clearly state how all three waste streams will comply with all applicable state laws, including AB 939, AB 341, AB 1826, and SB 1383, and any subsequent legislation adopted in the future, will be managed on site in perpetuity.

49. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.
50. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.
51. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
52. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.
53. Solid waste containers that will be placed for City pick-up are required to be stored in a patio, yard, or storage area and not in the garage. Such solid waste containers shall be stored on a concrete slab and any residential gate used to access such containers shall be sized to allow clearance by a three-foot wide cart.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

54. 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)
55. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
56. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
57. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
58. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
59. Developer shall install onsite and offsite electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

60. Developer shall place existing overhead utility lines on and adjacent to the project underground in accordance with City Code in effect at the time City issues a grading/site improvement permit. Before issuance of a site improvement permit, Developer shall post security satisfactory to the Finance Director guaranteeing utility relocation. (DS-13)
61. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
62. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)
63. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
64. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
65. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
66. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
67. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)
68. Developer shall construct a 9 foot by 3 foot level concrete pad for storage of three refuse containers in the side yard area or other location approved by the Development Services Manager that is out of view from the street. The storage location shall not be within the garage. Developer shall construct a paved path from the storage location to the street (or other assigned pickup area) that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the containers. Storage location and path shall be shown on the fine grading plans. (DS-68)
69. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
70. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Building and Engineering Division prior to issuance of a building permit.(DS-105)
71. Developer shall reconstruct the existing driveway apron with a 5-foot walkway behind the new apron per City Plate 115. Approximately 20-linear-feet of the block wall immediately

adjacent to the driveway approach shall be removed and replaced with an 8-foot-wide walkway to be constructed in the right-of-way.

72. A fence agreement with the City shall be executed for any remaining portions of the block wall located in the right-of-way prior to issuance of a Building Permit.
73. Developer shall grant the City a new sidewalk easement for any portions of the new walkway that are located on private property prior to issuance of a Building Permit.
74. A separate water meter shall be provided for the new unattached structure per Oxnard Codified Ordinance Sec. 22-21.
75. The project shall direct concentrated storm water discharges from gutters and spouts away from the building and to vegetated areas prior to discharge into the alley or street.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of May 2024, by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 16th day of May 2024, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

2310 Saviers Rd. Project

Planning & Zoning Permit No. 18-500-09 (Special Use Permit)

Malinda Lim, Contract Planner

Planning Commission
May 16, 2024



Project Description

- A request for the following actions:
 - PZ 18-500-09 (Special Use Permit)
 - Allow for the demolition of a 928 square-foot detached garage for the construction of a two-story 2,742 square-foot dwelling unit consisting of four bedrooms and garages able to accommodate five cars.



Subject Site: Northeast of Saviers Rd. and Laurel St. in the central portion of the City of Oxnard.



Project Location



Project Location

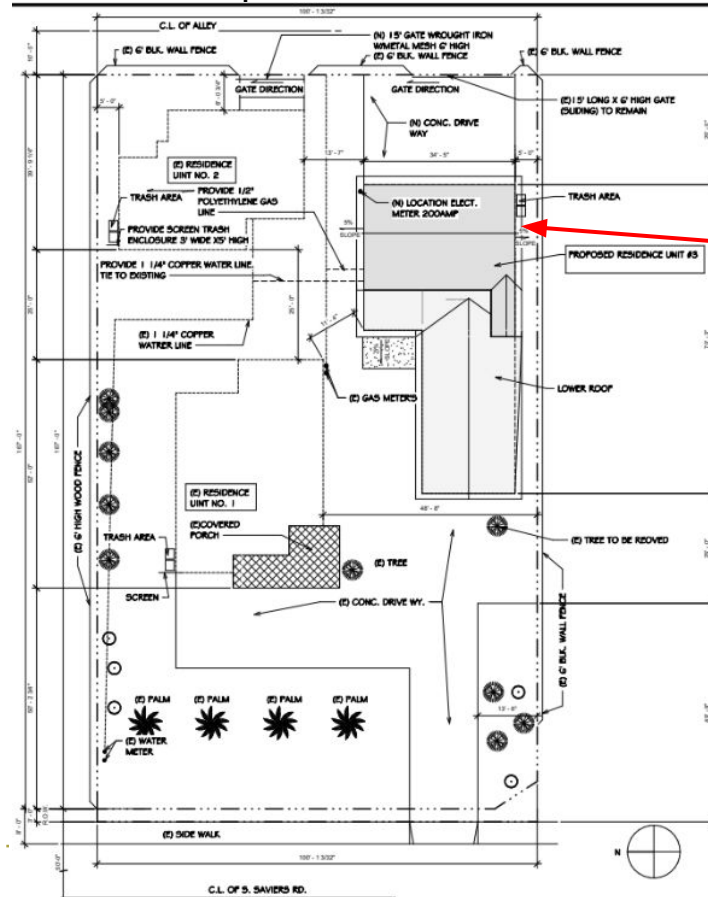
Aerial-View



LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	General Commercial (C2)	Commercial General (CG)	Residential
North	General Commercial (C2)	Commercial General (CG)	Multifamily Homes
South	General Commercial (C2)	Commercial General (CG)	Commercial Building
East	Alley & Garden Apartment (R3)	Residential Medium (RM)	Single-Family Homes
West	Saviors Rd. & Community Reserve (CR)	School (SCH)	Schools
			5

Proposed Site Plan

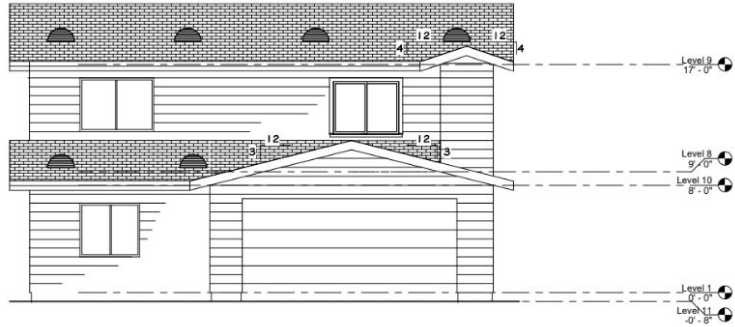
Proposed Site Plan



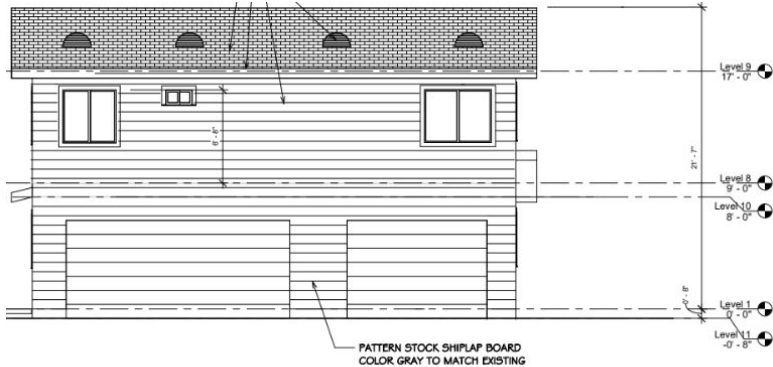
Proposed
SFD



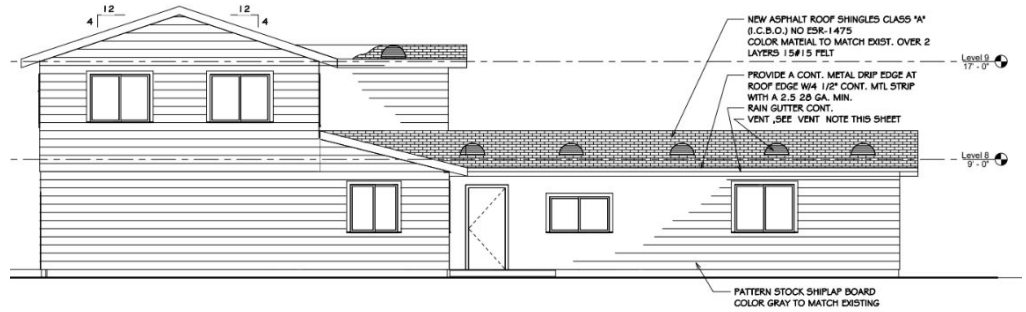
Proposed Elevations



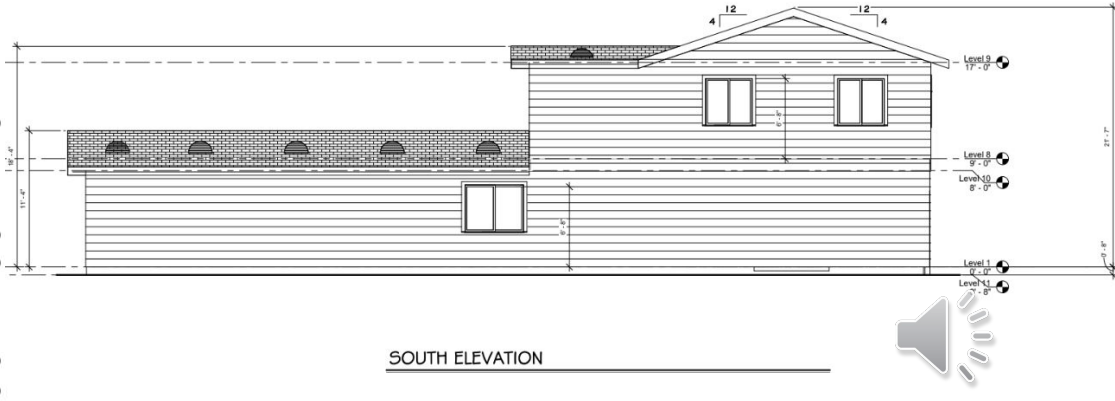
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Applicable General Plan Policies

- Many policies are directly or indirectly applicable to the proposed project. Some of the key policies are:
 - Community Development Policy 1.5 – Housing Variety
 - Community Development Policy 8.1- Limiting Development
 - Community Development Policy 9.1 - Neighborhood Identity
 - Infrastructure & Community Services Policies 1.2 and 8.5 – Development Impacts to Existing Infrastructure and Public Sidewalks and Pedestrian Orientation



Zoning Code Compliance

- Project is within the General Commercial (C-2) zone district.
 - Proposed dwelling units in this zone have to comply with yard requirements of R-3 zone.
 - The proposed project has been designed to be consistent with these zones, as further detailed in the Staff Report.



Environmental Review

- Categorically Exempt under
 - Section 15303 Class 3 New Construction or Conversion of Small Structures
 - (a) In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- Staff determined that there is no substantial evidence that the Project will have a significant effect on the environment.
- A Notice of Exemption will be filed.



Public Notice

- DAC reviewed project on July 24, 2019.
- Notice of Community Workshop: December 31, 2022
 - Public notice signs were posted onsite.
 - Notifications were mailed to the Cal-Gisler Neighborhood.
- Notice of PC hearing was provided:
 - Newspaper,
 - On-site posting; and
 - Mailed to property owners within 300 feet.
- To date, no public comments have been received.



Recommendation:

That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures) and
- b) Adopt a resolution Approving Planning and Zoning Permit No. 18-500-09 (Special Use Permit), subject to certain findings and conditions.





**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Malinda Lim, Contract Planner

DATE: May 16, 2024

SUBJECT: **Project Name: Auto Center Sign Modification;** Planning and Zoning Permit No. 24-550-01 (Major Modification); Property located a 1740 East Ventura Boulevard, Oxnard, CA 93036 (APN: 144-0-134-095)

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and Section 15311(a) (On-Premise Signs); and
 - b) Adopt Resolution 2024-XX Approving Planning and Zoning Permit No. 24-550-01 (Major Modification), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The applicant requests a Major Modification Permit to modify the Oxnard Auto Center freeway sign. The text of “Oxnard Auto Center” will be reduced from 231 square feet to 178 square feet per sign frontage and the digital display will be enlarged from 552 square feet to 672 square feet per sign frontage. The total signage area for each side of the freeway sign will be 850 square feet for an overall total of 1,700 square feet. No changes are proposed for the height or size of the monument sign structure.

The Project site is located within the Rose-Santa Clara Corridor Specific Plan (RSCCSP) and designated as Auto Sales and Service. The 2030 General Plan land use designation is Commercial Regional. For purposes of this staff report, the foregoing project description shall be referred to as the “Project.” Filed by George Saelzler, 731 W. 11th Street, Claremont, CA 91711 (the “Applicant”) on behalf of the Channel Islands Marketplace LP (the “Property Owner”).

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

- 3) **Existing & Surrounding Land Uses:** The Project site is currently developed with a restaurant and subject on premises sign located within the RSCCSP area. The area surrounding the Project site consists of a mix of commercial and auto sales land uses within the RSCCSP and U.S. Highway 101 is located immediately south of the Project site. Across the U.S. Highway 101 to the South is a vacant parcel and a portion of the CarMax parking lot. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated in Attachment A:

Table 1 : Existing and Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional	Rose-Santa Clara Specific Plan (Commercial: General)	Oxnard Auto Center Monument Sign Structure and Vacant Building (Prior Red Lobster)
North	Commercial Regional	Rose-Santa Clara Specific Plan (Commercial: General)	Multi-Tenant Commercial Building
South	Highway 101	Highway 101	Highway 101
East	Ventura Blvd.	Ventura Blvd.	Ventura Blvd.
West	Commercial Regional	Rose-Santa Clara Specific Plan (Commercial: Restaurant)	Starbucks and In-N-Out (Under Construction)

4) Background Information:

- a) On October 3, 2000, the City Council approved Ordinance No. 2540 for Specific Plan Amendment (SPA) No. 00-500-60 involving an amendment to the RSCCSP to enlarge the signage area from 300 square feet to 850 square feet per sign side and to increase the overall height of the monument structure from 45 feet to 74 feet.
- b) On April 9, 2012, the Planning Manager approved Minor Modification PZ No. 12-140-01 for the installation of a color electronic message display on the sign monument structure.
- c) On March 27, 2013, a Minor Modification was approved under PZ No. 12-140-66 for the replacement of the signage letters.

- 5) Environmental Determination:** In accordance with Section 15301, Class 1 of the State CEQA Guidelines, projects involving “minor alteration of existing ... structures” and Section 15311, Class 11 for on-premise signs may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). Section 6.7.3 of the RSCCSP identifies the freeway sign as permitted and the project involves the replacement of the existing signage with no changes to the structure of the monument sign proposed. 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 Planning Commission accept the Notice of Exemption (see Attachment D).

6) Project Analysis:

- a) **General Discussion:** Pursuant to Oxnard City Code (OCC) Section 16-561, a Major Modification shall be handled in a manner similar to the initial application for the special

Use Permit. Major modifications are those that involve substantial increases in coverage, major additions to the buildings or structures, creation of extra parking needs, traffic or other site problems and shall be heard by the Planning Commission. The applicant requests a Major Modification to change the sizing of the existing signage displays, to maintain the appearance, and to upgrade the technology of the digital panels. The project is before the Commission due to the request for the replacement of the advertising signs and for an increase in square footage of the digital display.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial Regional (CR) uses which allows retail, commercial, government and residential uses. The proposed use is accessory to the existing auto center, which is a permitted use. Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. The proposed Project involves the removal of the existing signage for maintenance and technology upgrade purposes with no increase in size and height of the overall freeway monument sign structure. Therefore, the project does not conflict with General Plan land use, goals, and policies. The proposed Project has been determined to be consistent with the General Plan and the property's land use designation.

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

- I. Direct Applicability to a Proposed 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).

Table 2: Applicable 2030 General Plan Policies

2030 General Plan		Level I	Level II	Rationale
Policy CD-3.1	Neighborhood Preservation Protect existing residential neighborhoods from the encroachment of incompatible activities and land uses as determined through environmental	X		Based on the Photometric Analysis provided the light levels would be consistent with the levels of the existing sign. There are no incompatible uses in the immediate vicinity, with the nearest residential uses being over 2,000 feet

	review and/or determination by the Planning Commission.			away and separated by freeway overpass' to the west and commercial development to the east.
Policy CD-4.1	Mitigate Land Use Conflicts Mitigate conflicts between commercial and other land uses, especially residential and recreational uses.	X		
Policy CD-9.1	Neighborhood Identity Recognize, preserve, and improve the visual identity and character of existing neighborhoods. Infill development shall respect historic structures and be of compatible scale and character with historic areas.		X	The proposed site is located within RSCCSP which contains other urban uses compatible with large scale advertisement. Also, as the sign is located along the freeway corridor which contains other similar signage including the Collection sign, the Auto Center sign, and the esplanade sign.
Policy CD-11.3	Protect and Enhance Cultural Resources Ensure that new public and private investment protects and enhances Oxnard's existing cultural resources, traditional neighborhoods, and historic districts, to the extent feasible.		X	The project includes mitigations, which have been included in the conditions, to protect potential cultural resources
Policy CD-14.2	Development Advisory Committee (DAC) Function Continue to require that a staff Development Advisory Committee review new development projects for consistency with the City's development policies and appropriateness for the proposed sites.	X		Project was reviewed by the Development Advisory Committee on two occasions and the current plan reflects the input provided by DAC.
Policy ER-6.2	Protect and Enhance Major Scenic Resources Protect and enhance the scenic resources of the beaches, Channel Island Harbor, windrows, farmland, the Channel Islands, and surrounding mountains.	X		The proposed project will not increase the overall size of the sign structure and therefore will not impact the existing views. The existing background is currently the shopping center, with limited scenic views. Therefore, the modification to the sign face would not substantially impact the background views of the Coastal Mountain Range and Santa Clara River Basin or the foreground views of the Santa Clara River

				Basin.
Policy ER-6.5	Control of Lighting and Glare Require that all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and signs use low-energy, shielded light fixtures which direct light downward and, where public safety would not be compromised, encourage the use of low-pressure sodium lighting for all outdoor light fixtures.	X		The proposed electronic sign would utilize energy efficient light emitting diode (LED) technology, which is recognized by the U.S. Department of Energy as the most energy efficient lighting technology. The lighting of the proposed electronic sign would be designed to allow the message on the display visible to passing motorists. The digital LED sign technology allows sign brightness to be adjusted automatically depending on ambient weather conditions. The display, for example, would be brighter in the daytime than at night-time and responds to changes in the ambient light conditions. The proposed sign would comply with the brightness requirements outlined in the Outdoor Advertising Act in that the illumination shall not be of such brilliance or so positioned as to cause a hazardous condition on nearby highways.
Policy SH-1.3	Building Code Standards Require that all new buildings and alterations to existing buildings be built according to the seismic requirements adopted within the most current City of Oxnard Building Code, or its adopted equivalent.			The project would be developed in compliance with all applicable state and local building codes.
Policy SH-6.2	Limiting Construction Activities Continue to limit construction activities to the hours of 7 am to 7pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City.	X		Project has been conditioned to comply with the City Construction hours.

- c) ***Conformance with the Rose-Santa Clara Corridor Specific Plan and Zoning Code Development Standards:*** The sign monument structure and signage are existing and permitted in the Auto Sales and Service land use area per Section 6.7.3 of the RSCCSP and therefore replacement of the advertising letters and digital sign panels are in conformance, subject to compliance with the development standards.

The project request involves two components:

1. Removal of the existing 231 square-foot “Oxnard Auto Center” signs with replacement of 178 square-foot “Oxnard Auto Center” signs. This is a reduction of 53 square-feet per sign face; and
2. Removal of the 552 square-foot digital displays and blank area below it for 672 square-foot digital displays. This is a signage area increase of 120 square feet per sign face.

As shown in the project plans and the development standards table below, the proposed Project has been designed to be consistent with the standards of the RSCCSP.

Table 3
 Rose-Santa Clara Corridor Specific Plan Development Standards

	DEVELOPMENT STANDARD	EXISTING	PROPOSED	COMPLIANCE
Height	74 ft. max.	70 ft.	No changes	Yes
Sign Area	850 sq. ft. max. per side and 1,700 sq. ft. total	“Oxnard Auto Center” (per side): 231 sq. ft. (30’10”x7’6”) Digital Sign (per side): 552 sq. ft. (31’9”x17’4.5”) Total Signage Per Side: 783 sq. ft. Total Signage Overall: 1,566 sq. ft.	“Oxnard Auto Center” (per side): 178 sq. ft. (25’5”x7’) Digital Sign (per side): 672 sq. ft. (32’6”x20’8”) Total Signage Per Side: 850 sq. ft. Total Signage Overall: 1,700 sq. ft.	Yes

With the proposed increase of the digital sign area, a photometric analysis was required and conducted. The analysis provided the footcandle level radiuses at 250 feet, 500 feet, and 750 feet distances. Lighting levels on the digital sign will not exceed 0.23 footcandles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America. Brightness shall not exceed 300 nitere (nits) or candela per square meter from sunset to sunrise. At all other times, brightness will not exceed 7,500 nits. Illumination shall be directed such that minimal light spill will occur on either side or

the top or bottom of the sign face. A light sensor will be installed with the sign to measure ambient light levels and adjust light intensity and brightness based on ambient conditions. The electronic sign will not display any moving, flashing, scrolling, fading, brightening or animated text or video. Any previous conditions of approval for the project site will remain including no display of any moving, flashing, scrolling, fading, brightening or animated text or video.

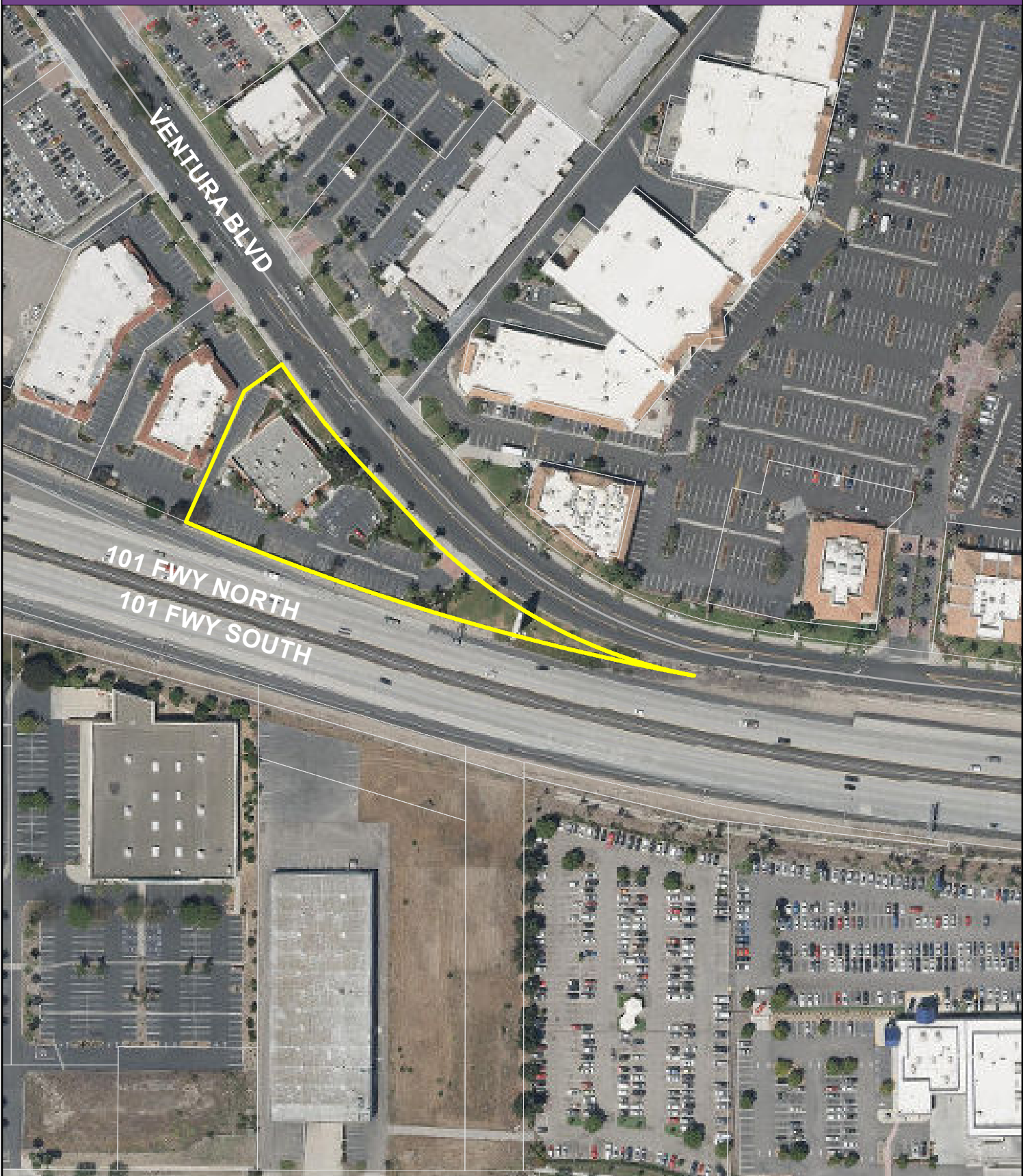
- 7) **Development Advisory Committee:** Due to the scope of the proposed project, review by the Development Advisory Committee (DAC) was not required.
- 8) **Community Workshop and Public Input:** The Project is not located within a General Plan identified neighborhood; therefore, a Community Workshop was not conducted for the proposed Project.

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

- 9) **Appeal Procedure:** In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

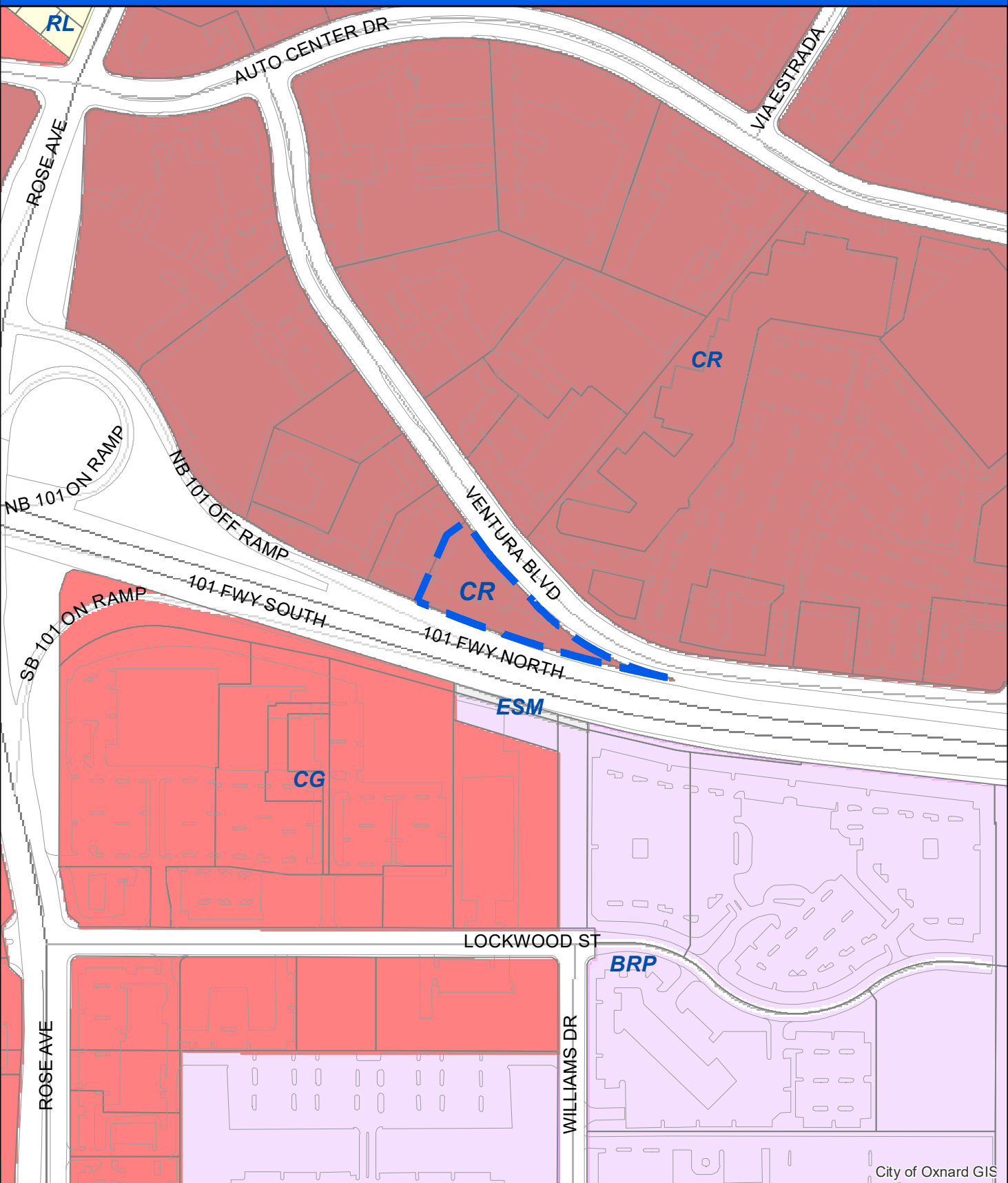
- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Lighting Study
- D. Notice of Exemption
- E. Planning Commission Resolution
- F. Staff Presentation



Vicinity Map



2030 General Plan Land Use Map



City of Oxnard GIS



Oxnard Planning

May 1, 2024

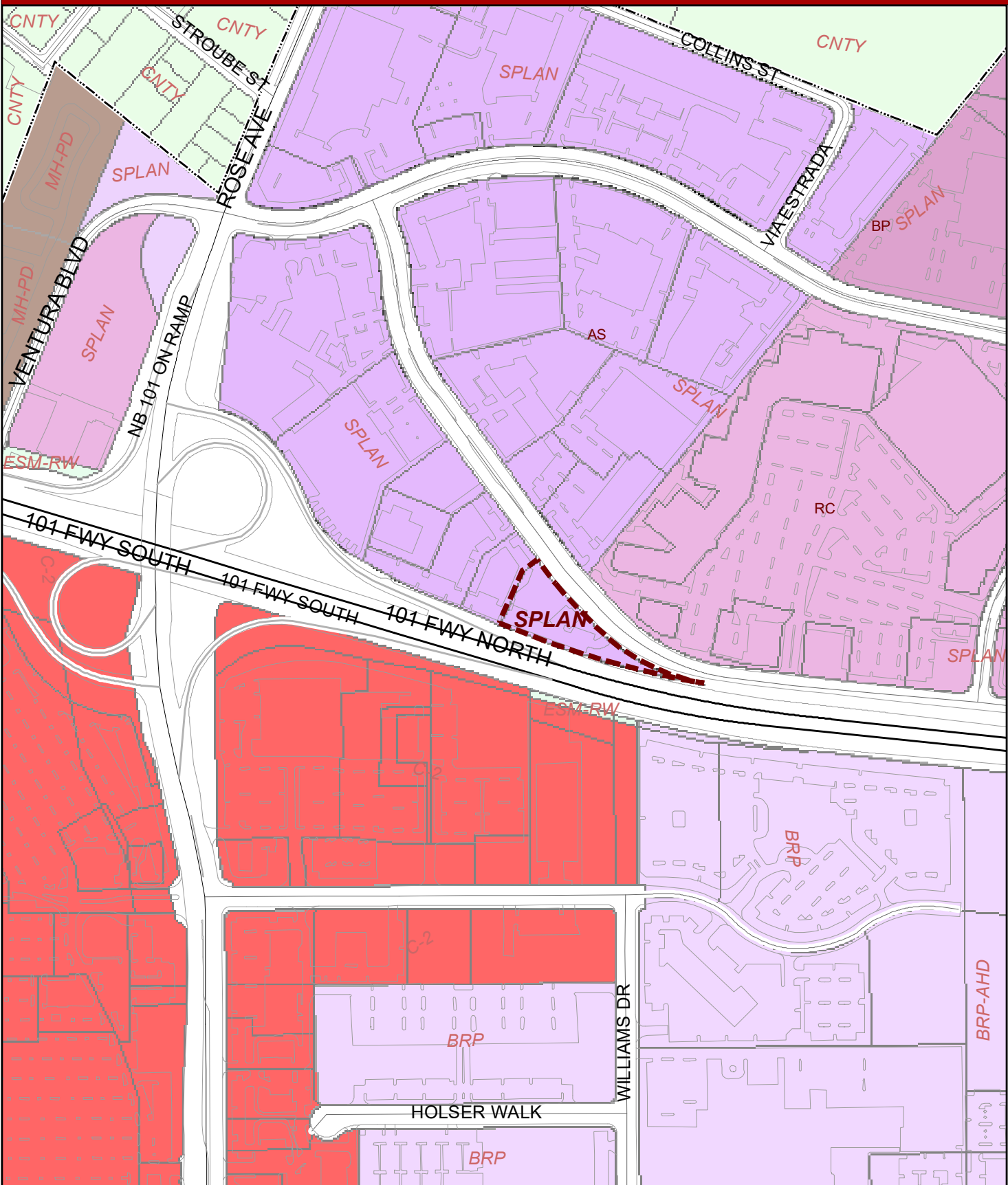
PZ 24-550-01
Location: 1740 Ventura Rd
APN: 14401134095
Auto Center Sign Review
0 100 200 400 Feet

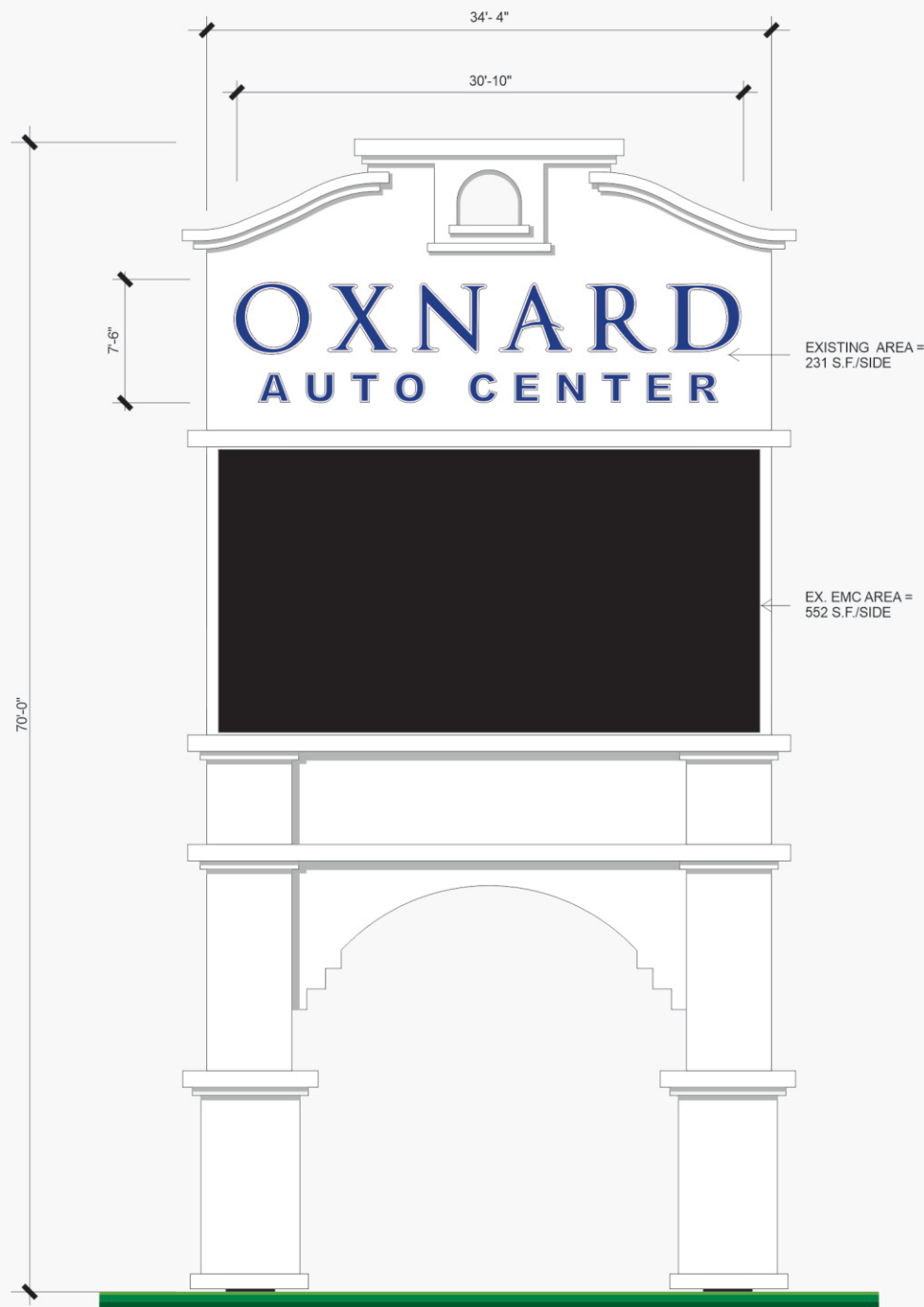
2030 General Plan Land Use Map



1:4,000

Zoning/Specific Plan Map

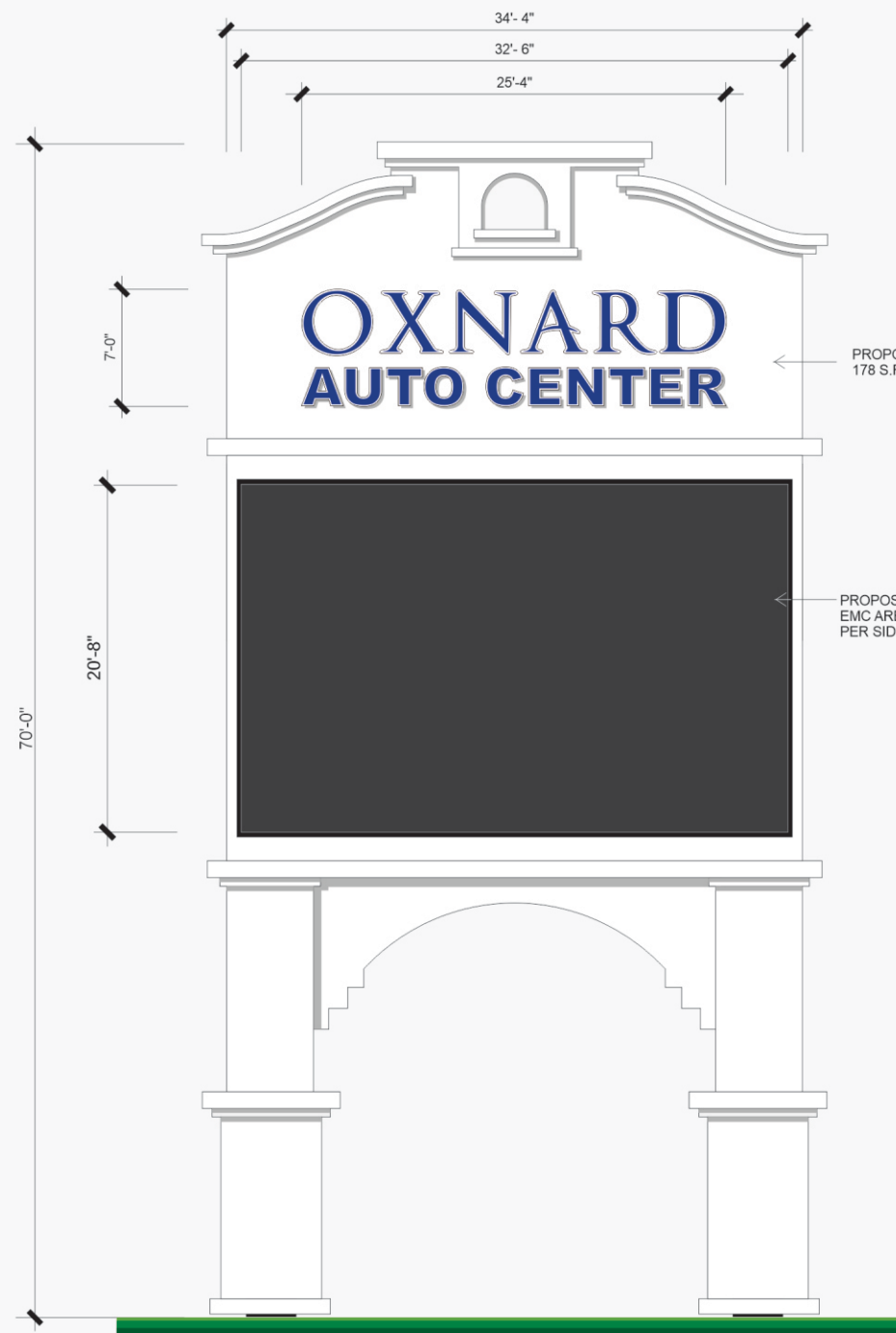




EXISTING D/F FREE STANDING ELECTRIC PYLON SIGN

EXISTING AREA =
231 S.F./SIDE

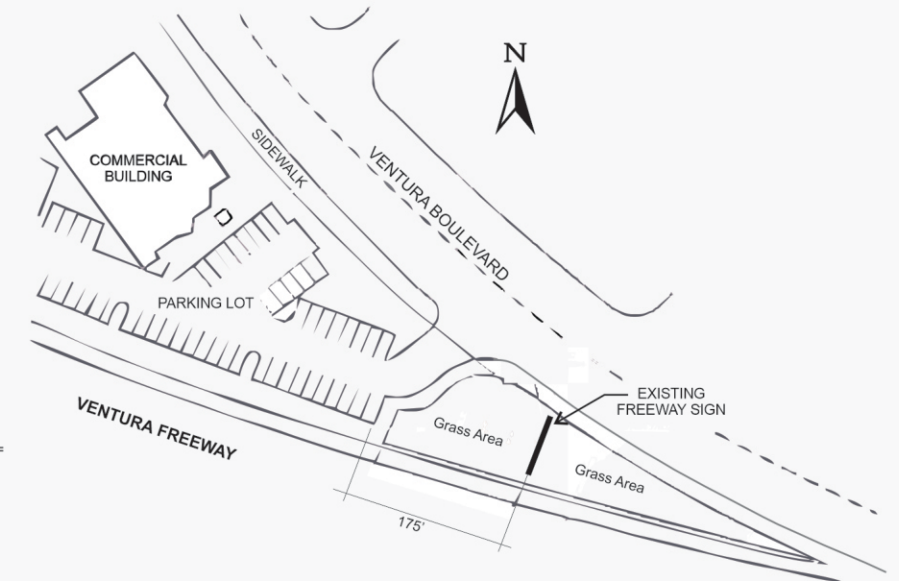
EX. EMC AREA =
552 S.F./SIDE



PROPOSED REMODELED D/F FREE STANDING ELECTRIC PYLON SIGN

PROPOSED AREA =
178 S.F./SIDE

PROPOSED
EMC AREA = 672 S.F.
PER SIDE



SITE PLAN
No Scale

Specific Plan Amendment (SPA) 00-500-60
Minor Modification (PZ No. 12-140-66)

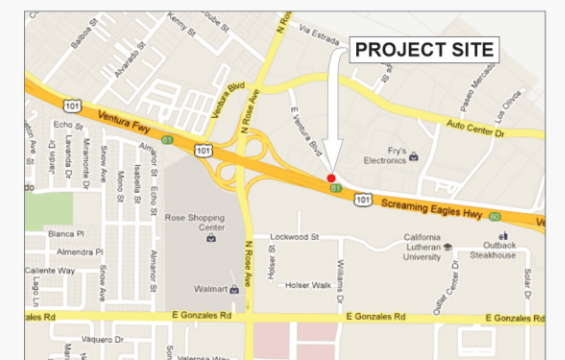
Sign Area Maximum: per SPA 00-500-60
850 S.F./Side, 1,700 S.F. Total

Current Sign Area:
783 S.F./Side, 1,566 S.F. Total

Proposed Sign Area:
850 S.F./Side, 1,700 S.F. Total



EXISTING PHOTO
EAST ELEVATION



VICINITY MAP

General Plan Land Use Designation:
Commercial: Regional

Specific Plan:
Rose-Santa Clara Specific Plan

APN:
144-134-085

Lot Size:
1.35 Acres



Owner:
Channel Islands Marketplace LP
5290 Overpass Road
Santa Barbara, CA 93111
805-680-9898

Applicant:
Oxnard Auto Dealers Association
PO Box 5646
Oxnard, CA 93031
805-658-0900

Exhibit Preparer:
Electra-Vision Advertising Corp.
731 W 11th St
Claremont, CA 91711
909-626-0705

CITY OF OXNARD

**OXNARD AUTO DEALER ASSOCIATION
FREEWAY SIGN MODIFICATION
1744 E. VENTURA BLVD.
OXNARD, CA 93036**

SCALE: AS DIMENSIONED
DATE: 09/02/23
REV DATE: 03/04/24

SHEET 1 OF 1

Electra-Vision Advertising Corporation

February 09, 2024

Mr. Joe Pearson II
City of Oxnard
300 West Third Street, 4th Floor
Oxnard, CA 93030

Re: Oxnard Auto Center Freeway Sign Light Study(s) Review

Dear Mr. Pearson,

The October 15th 2012 light study by Daktronics was based upon a 35% content rate out of 100% (see highlighted 2012 light study graph). 100% is when the display shows all white light content powered to the maximum for nighttime viewing. Back in 2012, Daktronics assumed that the display would normally be programed using only 35% of all white light content; this is because if the display would show all white light content, then there would be nothing to view. The most recent light study by Daktronics dated October 11th 2023 now assumes the worst-case scenario of 100% all white light content powered to the maximum potential for nighttime viewing (see attached highlighted 2023 light study graph). If we changed the percentage of white light content to 100% for the 2012 light study, the comparison tables would look like figure A. If we changed percentage of White Content to 35% for the 2023 light study, the comparison tables would look like figure B.

Figure A

	0°	20°	40°	60°	75°
200'	0.16	0.13	0.09	0.04	0.01
300'	0.07	0.06	0.04	0.02	0.00
400'	0.04	0.03	0.02	0.01	0.00
500'	0.03	0.02	0.01	0.00	0.00

2012 Light Study – 35% White light

	0°	20°	40°	60°	75°
200'	0.46	0.37	0.26	0.11	0.03
300'	0.20	0.17	0.11	0.06	0.00
400'	0.11	0.09	0.06	0.03	0.00
500'	0.09	0.06	0.03	0.00	0.00

2012 Light Study – 100% White light

Figure B

	0°	20°	40°	60°	80°
250'	0.08	0.07	0.05	0.02	0.00
500'	0.02	0.02	0.01	0.00	0.00
750'	0.01	0.01	0.01	0.00	0.00

2023 Light Study – 35% White light

	0°	20°	40°	60°	80°
250'	0.23	0.20	0.14	0.06	0.01
500'	0.06	0.05	0.03	0.01	0.00
750'	0.03	0.02	0.02	0.01	0.00

2023 Light Study – 100% White light

If comparing "apples to apples" as presented in Figures A and B, the new digital display light output will be less than the 2012 Daktronics display. As I previously shared with you last week, the new sign has a reduced light output compared to the existing light output. Hopefully, this clears up any questions about the proposed Daktronics digital display. Please let me know if you have any questions. I am more than happy to jump on a call or meeting in person to discuss. I, and the Oxnard Auto Center, look forward to getting this project back on track.

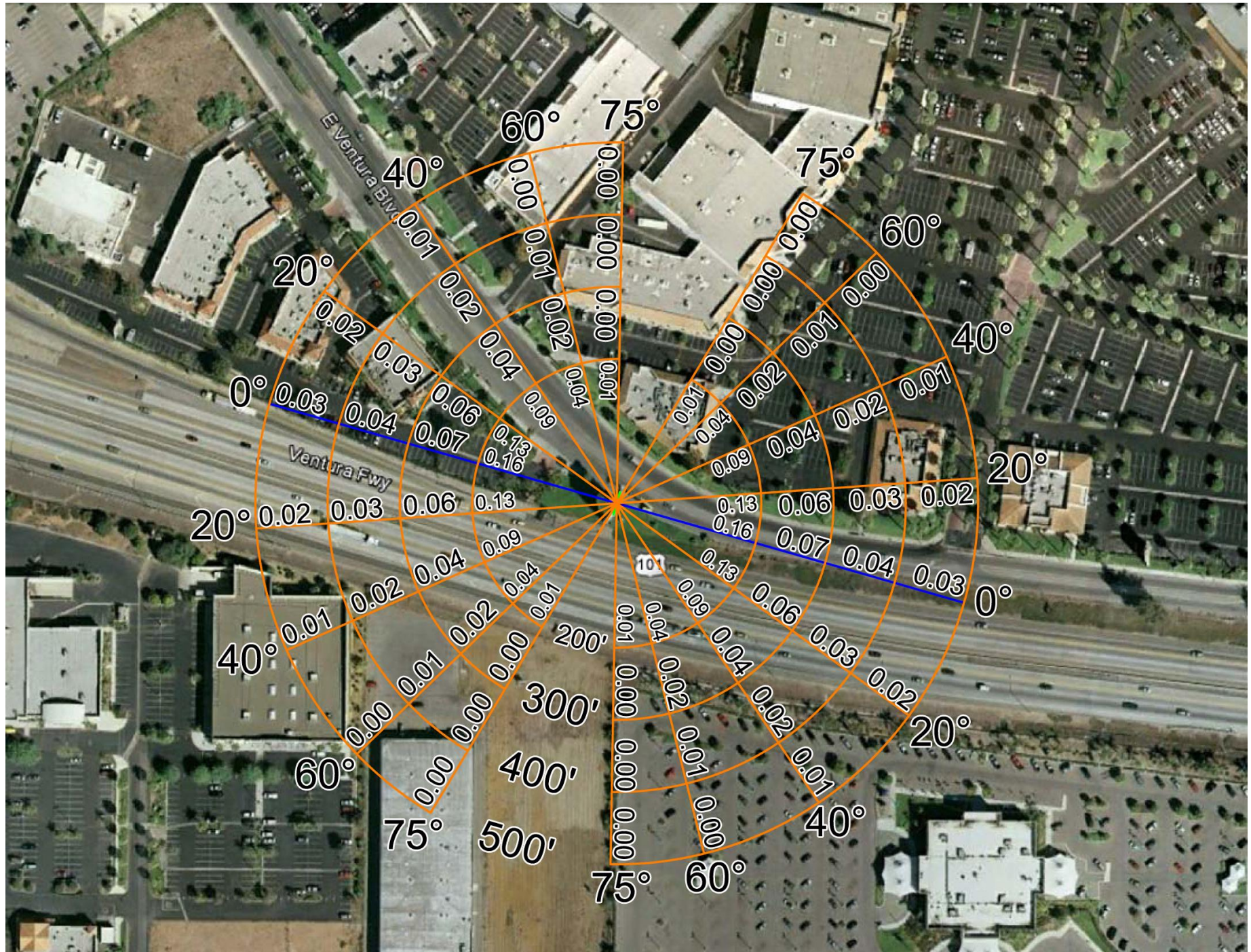
Best,

A handwritten signature in black ink, appearing to read "George Saelzler", written in a cursive style.

George Saelzler
President

731 West 11th Street, Claremont, CA 91711
Tel 909-626-0705 EVASIGNS.COM
State Lic. #747955

Statistically, the content utilization rate is 25%-35% of the LEDs being on at one time. A 35% rate has been used for this analysis. Light levels shown are in foot candles (fc).



The following tables represent the graph on the previous page. Values shown in the table are of the LED display only. Light values shown are in foot candles.

LED Display Only - Typical Values

	0°	20°	40°	60°	75°
200'	0.16	0.13	0.09	0.04	0.01
300'	0.07	0.06	0.04	0.02	0.00
400'	0.04	0.03	0.02	0.01	0.00
500'	0.03	0.02	0.01	0.00	0.00

Note: Any existing ambient light within the viewing cone of the display will further diminish any visual light emissions from the LED billboard display.

Information prepared by:
Glen Wiebe, Commercial Sales Applications Engineer
Daktronics, Inc
03/15/2012



GS6-320x500-19.8mm-RGB-2V

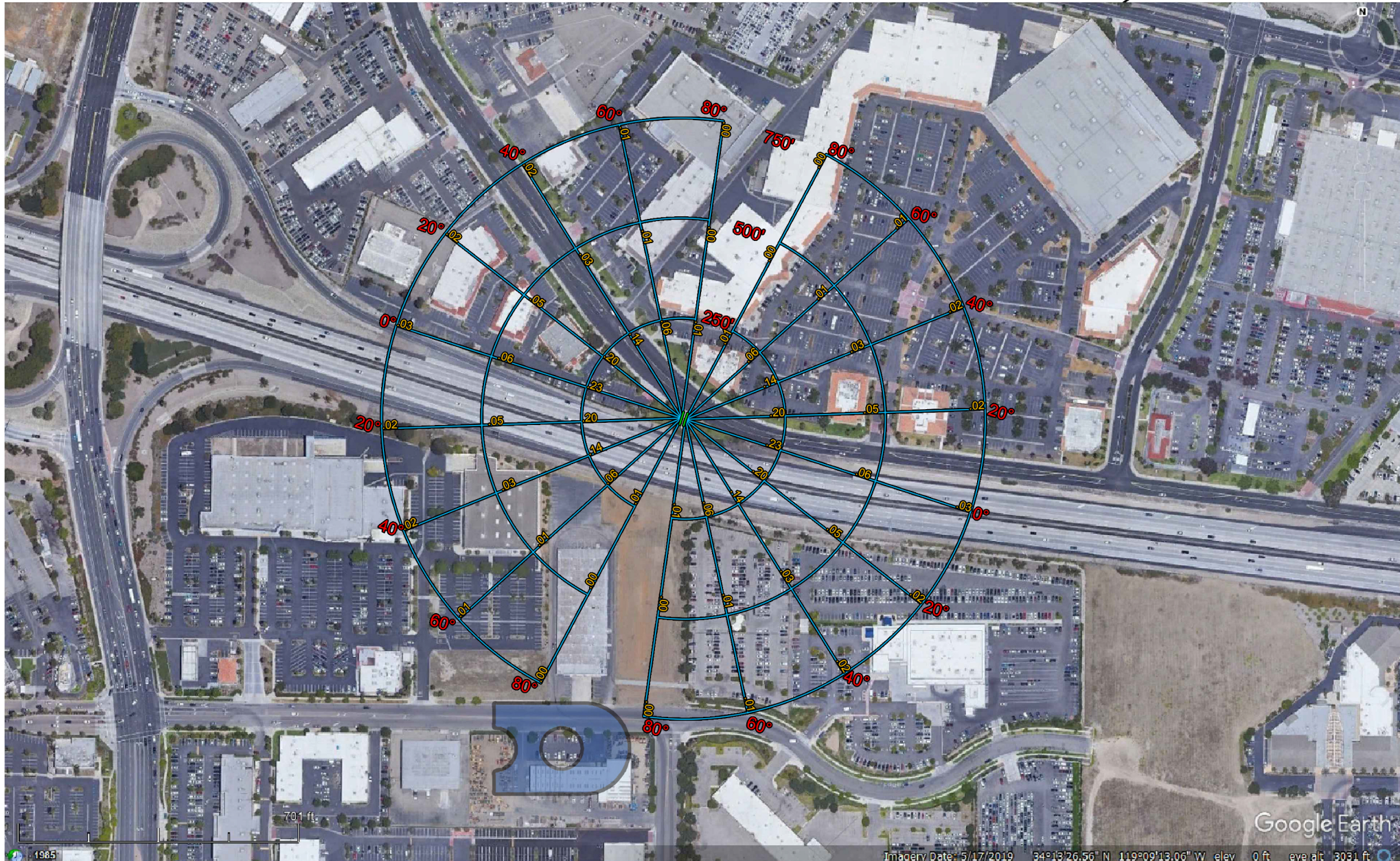
OXNARD AUTO DEALER ASSOCIATION

1744 E. VENTURA BLVD. OXNARD, CA 93036

Values expressed are specific to Daktronics product only

Date: 2/14/2024

Prepared by: Eric Johnson



- Display at 2% of Maximum Daytime Brightness(11,000)
- Calculations take into account an overall Billboard height of 50'
- Any rise or fall in elevation or physical blockage is not shown in calculations

*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Oxnard Auto Center Sign Modification

Project Applicant: Channel Islands Marketplace LP

Project Location - Specific: 1744 E. Ventura Blvd., Oxnard, Ventura County, CA 93036 (APN: 144-0-134-095)

Description of Nature, Purpose, and Beneficiaries of Project: A Major Modification Permit for the Channel Islands Marketplace LP to reface the Oxnard Auto Center freeway sign. The text of "Oxnard Auto Center" will be reduced from 231 square feet to 178 square feet per sign frontage and the digital display will be enlarged from 552 square feet to 672 square feet per sign frontage. The overall signage area for each side of the freeway sign will be 850 square feet for a total of 1,700 square feet. No changes are proposed for the height or size of the monument sign structure.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): George Saelzler

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ✓ Categorical Exemption. Sec. 15301(g); 15311(a)
- Statutory Exemptions. _____

Reason(s) why project is exempt: The Rose-Santa Clara Corridor Specific Plan identifies the freeway sign as permitted and the project involves replacement of the existing signage with no changes to the structure of the monument sign proposed. This project meets the requirements of the Class 1 and Class 11 Categorical Exemptions because the signage is existing. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Joe Pearson, Planning and Environmental Services Manager, (805) 385-8272

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-550-01 (MAJOR MODIFICATION) TO AUTHORIZE THE MODIFICATION OF THE OXNARD AUTO CENTER FREEWAY SIGN INCLUDING THE REDUCTION OF “OXNARD AUTO CENTER” FROM 231 SQUARE FEET TO 178 SQUARE FEET PER SIGN FRONTAGE AND THE ENLARGEMENT OF THE DIGITAL DISPLAY AREA FROM 552 SQUARE FEET TO 672 SQUARE FEET FOR A TOTAL SIGNAGE AREA OF 850 SQUARE FEET PER SIGN FRONTAGE AND AN OVERALL SIGNAGE AREA TOTAL OF 1,700 SQUARE FEET AT 1744 E. VENTURA BOULEVARD (APN: 144-0-134-095) IN THE COMMERCIAL GENERAL AREA OF THE ROSE-SANTA CLARA CORRIDOR SPECIFIC PLAN, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY GEORGE SAELZLER ON BEHALF OF PROPERTY OWNER CHANNEL ISLANDS MARKETPLACE LP, 731 W 11TH STREET, CLAREMONT, CALIFORNIA 91711.

WHEREAS, on October 3, 2000, the City Council approved Ordinance No. 2540 for Specific Plan Amendment (SPA) No. 00-500-60 involving an amendment to the Rose-Santa Clara Specific Plan (RSCCSP) to enlarge the signage area from 300 square feet to 850 square feet per sign side and to increase the overall height of the monument structure from 45 feet to 74 feet; and

WHEREAS, on April 9, 2012, the Planning Manager approved Minor Modification PZ No. 12-140-01 for the installation of a color electronic message display on the sign monument structure; and

WHEREAS, on March 27, 2013, a Minor Modification was approved under PZ No. 12-140-66 for the replacement of the signage letters; and

WHEREAS, in September 2023, the City received an application (PZ No. 23-630-01) from the Applicant for an amendment to the RSCCSP requesting an increase in the allowable signage area from 850 square feet to 903 square feet per side to accommodate a larger digital display area; and

WHEREAS, on March 26, 2024, George Saelzler, on behalf of property owner Channel Islands Marketplace LP (the “**Applicant**” and/or “**Permittee**” and/or “**Developer**”), withdrew PZ No. 23-630-01 and submitted an application (PZ No. 24-550-01) requesting for a Major Modification, pursuant to Oxnard City Code Chapter 16, to allow the modification of the Oxnard Auto Center freeway sign including the reduction of “Oxnard Auto Center” from 231 square feet to 178 square feet per sign frontage and the enlargement of the digital display will from 552 square feet to 672 square feet per sign frontage for a total of 850 square feet of signage area for sign frontage and an overall signage area total of 1,700 square feet located at 1740 East Ventura Boulevard; and

WHEREAS, on May 16, 2024, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider the Applicant’s

request to approve Planning and Zoning Permit No. 24-550-01 (Major Modification) to allow modifications to the signage on the Oxnard Auto Center sign located at 1740 East Ventura Boulevard; and

WHEREAS, Sections 16-561 of the OCC authorize the Planning Commission to approve a Major Modification; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Sections 16-561 of the OCC; and

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

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 (Section 15301(g)) and Class 11 (Section 15311(a)) Categorical Exemptions. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site has a 2030 General Plan land use designation of Commercial Regional (CR) and is surrounded by development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Major Modification request for the modifications to the signage on the Oxnard Auto Center freeway sign is consistent with the 2030 General Plan and the Oxnard City Code and does not propose any changes to the structure of the monument sign. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan, Rose-Santa Clara Corridor Specific 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 impact on the environment due to unusual circumstances.**

The proposed Major Modification request for the modifications to the signage on the existing Oxnard Auto Center freeway sign would not cause the project to have a significant effect on the environment. The project would not alter the commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is developed and surrounded development on all sides. The project would not have a significant effect on the environment due to unusual circumstances.

- (d) Scenic Highways. A Categorical Exemption should 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 site is located north of the Ventura Freeway (Freeway 101) and proposes no changes to the size or height of the existing auto center sign.

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

The proposed project site is not included on any list complied pursuant to Government Code Section 65962.5 as confirmed by staff on May 3, 2024.

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

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

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

Section 1. Based on the entire record before the Planning Commission and all written oral evidence presented, including the Planning Commission staff report and all attachments thereto, the Planning Commission finds:

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

As described in the Staff Report, the Oxnard Auto Center freeway sign is existing and the proposed project involves modifications to the existing signage on the freeway sign. The proposed modifications would not intensify the use of the existing freeway sign. The Project is within the Auto Sales and Service land use area of the Rose-Santa Clara Corridor Specific Plan which is consistent with the 2030 General Plan land use designation of Commercial Regional.

As discussed in detail in the Planning Commission Staff Report Analysis Section, the Project, as designed and conditioned, meets all applicable development standards.

The modifications to the signs do not change the land use of the subject site. Therefore, the proposed project is in compliance with the Rose-Santa Clara Specific Plan, the 2030 General Plan, and other adopted policies of the City of Oxnard and meets this Finding.

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

No changes are proposed to the size and height of the monument sign structure. With the proposed increase of the digital sign area, a photometric analysis was required and conducted. The analysis provided the footcandle level radiuses at 250 feet, 500 feet, and 750 feet distances. Lighting levels on the digital sign will not exceed 0.23 footcandles above ambient light from a distance of 250 feet. An existing light sensor measures ambient light levels and will the adjust light intensity and brightness based on ambient conditions. Any previous conditions of approval for the project site will remain including no display of any moving, flashing, scrolling, fading, brightening or animated text or video. Therefore, the project would not adversely affect or be materially detrimental to adjacent uses, buildings, or structures or to the public health, safety or general welfare.

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

As specified in Section 6.7.3 of the Rose-Santa Clara Corridor Specific Plan, the sign monument structure and signage are existing and permitted in the Auto Sales and Service land use area. Proposed modifications to the signage comply with the development standards of the Rose-Santa Clara Corridor Specific Plan. The landscaping surrounding the sign structure is maintained by the property owner.

- 4. The site that is subject to the special use permit shall be served by highways adequate and width, and improved as necessary to carry the kind and quantity of traffic such used would generate.**

The advertisement on the digital display of the auto center sign may increase traffic to the surrounding area but the monument sign structure itself will not generate an increase in vehicle traffic, outside of temporary construction traffic. In addition, the project site is accessible from the Pacific Coast Highway (Highway 1) and the Ventura Freeway (Freeway 101); both of which have the capacity to accommodate vehicle traffic generated from the advertisement on the proposed project.

- 5. The site that is subject to the special use permit shall be provided with adequate sewage, water, fire protection and storm drainage facilities.**

The project site is developed and is currently connected to the existing electrical utility and has access to existing public services.

Section 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301(g) (Existing Facilities) and Section 15311(a) (on-premise signs) of the State CEQA Guidelines. The Project consists of a single-family dwelling. These exemptions include new copy on existing on and off-premise signs. There is no substantial evidence that the Project will have a significant effect on the environment, and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

Section 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 24-550-01 (Major Modification), subject to the attached conditions or approval.

Section 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

Section 5. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated May 16, 2024 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows 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. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
8. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
9. 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*)
10. 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*)
11. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

PLANNING DIVISION STANDARD CONDITIONS

12. 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*)
13. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
14. 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*).
15. Developer shall remove any and all graffiti from the project premises, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design and shall not look like a paint patch. (PL)

16. Developer shall comply with all applicable requirements and laws of the State of California and any other governmental entity with jurisdiction over the project. Developer shall not affix any labels, stickers, or tags visible to the public right away unless required by code.

PLANNING DIVISION SPECIAL CONDITIONS

17. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or Applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved. (PL)
18. Applicant shall submit a check made out to the City of Oxnard in the amount to be determined for payment of outstanding discretionary permit and environmental processing fees associated with the development project. Funds shall be deposited prior to issuance of a grading permit. Additional funds to be paid when hours or contract planner hours exceeds deposited amounts (PL).
19. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications. (PL)
20. Except as modified by this request, all permit conditions of Planning and Zoning Permit 12-140-01 (Minor Modification) shall remain in full force and effect.
21. Developer shall remove any and all graffiti from any part of the sign structure within 48 hours of graffiti appearance. The surface of such affected areas shall be exactly matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. If the paint cannot be matched exactly, the entire structure shall be repainted. (PL)
22. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as washable paint and sealers on the structure and the procedures and contact for removal of graffiti within 48 hours of appearance. (PL)
23. All interior equipment shall be screened from public view.
24. The on-premise sign shall not exceed 0.3 foot-candles over ambient levels at a distance of 250 feet in any direction. Illuminance can be measured by using a foot-candle meter held at a height of approximately five feet and aimed toward a sign consistent with the sign-to-viewer distance. Brightness shall not exceed 300 nitere (nits) or candela per square meter from sunset to sunrise. Sign shall at all times have an operational light level sensor, that shall automatically adjust the sign brightness based on ambient light levels.
25. The on-premise sign shall comply with all applicable laws and regulations concerning brightness, including, without limitation, California Building and Professions Code Section 5403 and California Vehicle Code Section 21466.5.
26. In the event that the light level emitted from the on-premise sign exceeds the allowable limits, the Developer shall adjust the sign to the appropriate light level, or turn sign off until such time the sign can be repaired and returned to the permitted lighting levels.

27. The sign face shall be designed with louvers located above each row of lights to prevent light from projecting upward into the sky.
28. Developer shall comply with all applicable federal, state, and local laws when constructing, operating, improving, maintaining, repairing, and removing the sign.
29. The on-premise sign shall show a series of still images, each displayed for at least eight (8) seconds. The still images shall not move or present the appearance of motion and may not use flashing or blinking lights or any other means not providing constant illumination. Transition or blank screen time between one still image and the next may not exceed one (1) second.
30. The on-premise sign shall include an operating mechanism that allows for the electronic display to be turned off or turned to all black remotely in the event of a malfunction or failure in any system or subsystem that results in the display wholly or partly appearing to flash. In all instances when the electronic panel visibly malfunctions and/or appears to flash or flicker, the sign shall be required to automatically remain blank until the sign can be repaired.
31. Plans submitted by Developer with building permit applications shall show on the structure 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.
32. Construction activities shall be limited to the hours of 7 am to 7pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City.
33. Developer shall deposit \$2,000 for condition compliance associated with the development project (PZ No. 24-550-01). Such funds shall be deposited prior to building permit submission. Additional deposits shall be made to cover staff time required to monitor implementation of project conditions until the final inspection is granted for the development.
34. The sign shall be deemed to be an onsite sign with advertisements restricted to the Oxnard Auto Center and its dealerships, and to community service messages. The sign shall not be deemed to be an off-premises advertising display under the California Outdoor Advertising Act.
35. Within 14 days of the revised sign being operational, annually, and as required by City staff (i.e., after maintenance, malfunctions, multiple complaints), Developer shall submit to the satisfaction of the Community Development Director the following information:
 - a. A third party test conducted to verify that the electronic billboard complies with the requirements not to exceed 0.3 foot-candle above ambient light at 250 feet from the face of the electronic sign face.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this
16th day of May 2024, by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning
Commission of the City of Oxnard at a meeting held on the 16th day of May 2024, and carried
by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

Oxnard Auto Center Freeway Sign Modification

Planning & Zoning Permit No. 24-550-01 (Major Modification)

Malinda Lim, Contract Planner

Planning Commission
May 16, 2024



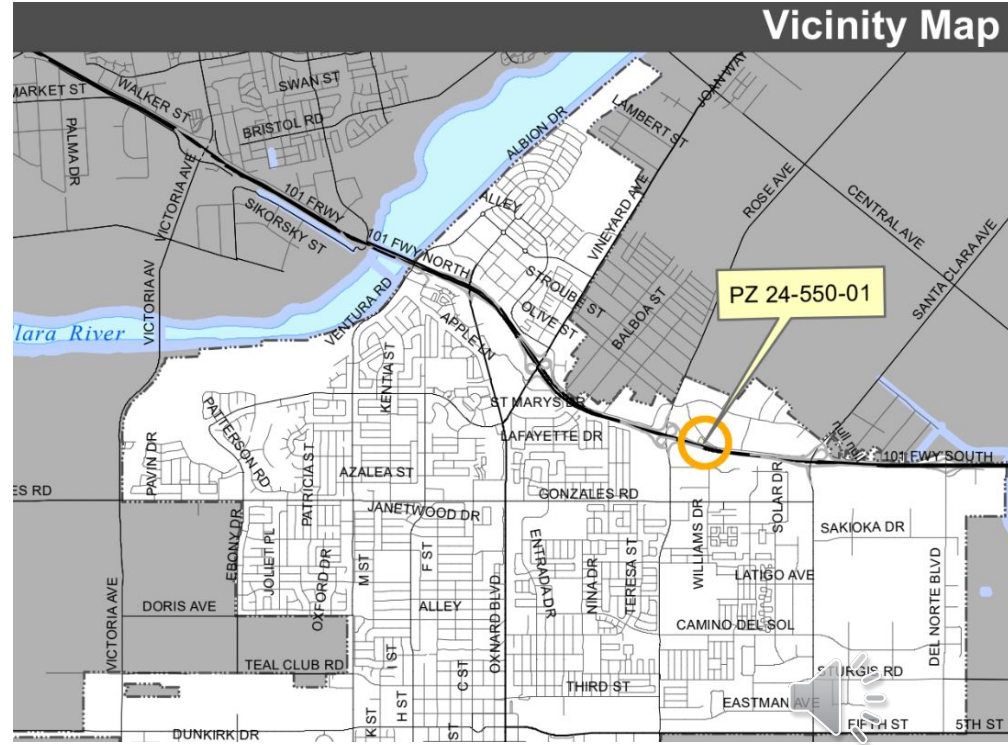
Project Description

- A request for the following actions:
 - PZ 24-550-01 (Major Modification)
 - Allow for modifications to the existing signage including:
 - “Oxnard Auto Center” reduced from 231 sq. ft. to 178 sq. ft. (53 reduction per sign face); and
 - Digital display increase from 552 sq. ft. to 672 sq. ft. (increase of 120 sq. ft. per sign face).
 - Existing signage per side is 783 sq. ft. or 1,566 sq. ft. total to proposed 850 sq. ft. per side or 1,700 sq. ft. total
 - No changes proposed to the monument sign structure



Project Location

Subject Site: North side of the U.S. 101 and immediately southwest of Ventura Blvd in the northern portion of the City of Oxnard.



Project Location



Project Location
(East-Facing)



Project Location
(West-Facing)

Project Location



Aerial-View

Project Location

Reference North

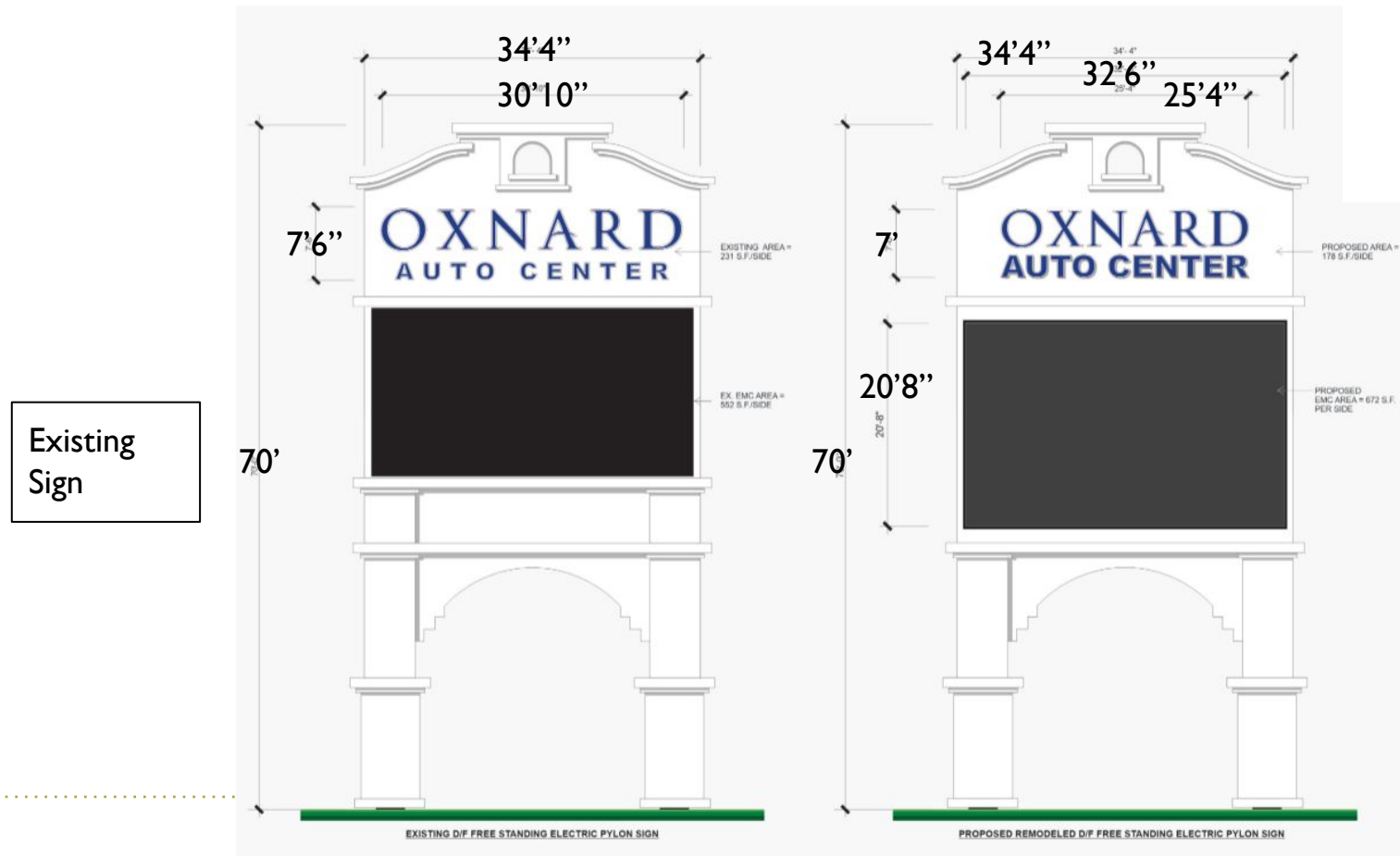
LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional	Rose-Santa Clara Corridor Specific Plan (Commercial: General)	Oxnard Auto Center Monument Sign Structure
North	Commercial Regional	Rose-Santa Clara Corridor Specific Plan (Commercial: General)	Multi-Tenant Commercial Building
South	Highway 101	Highway 101	Highway 101
East	Ventura Blvd.	Ventura Blvd.	Ventura Blvd.
West	Commercial Regional	Rose-Santa Clara Specific Plan (Commercial: Restaurant)	Red Lobster

Background

- On October 3, 2000, the City Council approved Ordinance No. 2540 for Specific Plan Amendment (SPA) No. 00-500-60 involving an amendment to the RSCCSP to enlarge the signage area from 300 square feet to 850 square feet per sign side and to increase the overall height of the monument structure from 45 feet to 74 feet.
- On April 9, 2012, the Planning Manager approved Minor Modification PZ No. 12-140-01 for the installation of a color electric message display on the sign monument structure.
- On March 27, 2013, a Minor Modification was approved under PZ No. 12-140-66 for the replacement of the signage letters.



Sign Elevations

Proposed
Sign

Sign Lighting



Zoning Code Compliance

The proposed project has been designed to be consistent with the sign standards in the Rose-Santa Clara Corridor Specific Plan, as further detailed in the Staff Report.

	DEVELOPMENT STANDARD	EXISTING	PROPOSED	COMPLIANCE
Height	74 ft. max.	70 ft.	No changes	Yes
Sign Area	850 sq. ft. max. per side and 1,700 sq. ft. total	“Oxnard Auto Center” (per side): 231 sq. ft. (30’10”x7’6”) Digital Sign (per side): 552 sq. ft. (31’9”x17’4.5”) Total Signage Per Side: 783 sq. ft. Total Signage Overall: 1,566 sq. ft.	“Oxnard Auto Center” (per side): 178 sq. ft. (25’5”x7’) Digital Sign (per side): 672 sq. ft. (32’6”x20’8”) Total Signage Per Side: 850 sq. ft. Total Signage Overall: 1,700 sq. ft.	Yes



Applicable General Plan Policies

- Many policies are directly or indirectly applicable to the proposed project. Some of the key policies are:
 - Community Development Policies 3.1 & 4.1 - Land Use Conflicts
 - Community Development Policy 9.1 - Neighborhood Identity
 - Environmental Resource Policy 6.2 - Scenic Resources, Lighting, and Glare



Environmental Review

- Exempt from California Environmental Quality Act (CEQA) Under Categorical Exemptions:
 - Section 15301 Class I Existing Facilities
 - (g) New copy on existing on and off-premise signs
 - Section 15311 Class II Accessory Structures
 - (a) On-premise signs
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- Staff determined that there is no substantial evidence that the Project will have a significant effect on the environment.
- A Notice of Exemption will be filed.



Public Notice

- Notice of PC hearing was provided:
 - Newspaper,
 - On-site posting; and
 - Mailed to property owners within 300 feet.
- To date, no public comments have been received.



Staff Recommendation

Recommendation:

That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15311 (Accessory Structures);
- b) Adopt a resolution Approving Planning and Zoning Permit No. 24-550-01 (Major Modification), subject to certain findings and conditions.



