

MEMO



DATE: June 6, 2024

TO: Planning Commission

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

SUBJECT: **2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Revised Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029.** 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 new proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. Filed by the City of Oxnard Public Works Department, 305 West Third Street - Third Floor, Oxnard, CA 93030.

Recommendation:

That the Planning Commission

- a) Find the Revised 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 additional 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

Background:

Due a cancellation of the May 2, 2024 Planning Commission Meeting and a lack of a quorum at the May 16, 2024 Planning Commission the 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Revised Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029 was continued to the Regular Meeting of June 6, 2024, starting at 6:00 PM.

For the convenience of the Planning Commission and interested parties attached to this memo are the following documents originally prepared for the Planning Commission’s public hearing on May 2, 2024 and May 16, 2024.

1. Staff Report and associated attachments.



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.

The staff report and other attachments have not changed. Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address: https://youtu.be/_If3vEDnuCI

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-Variou 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 Cresent 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 Facility (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

MEMO



DATE: June 6, 2024

TO: Planning Commission

FROM: Malinda Lim, Contract Planner; Joe Pearson, Planning and Environmental Services Manager

SUBJECT: **Project Name: 2310 Saviers Apartments** - Planning and Zoning Permit No. PZ 18-500-09 (Special Use Permit); Property located at 2310 Saviers Road (APN: 204-0-134-190). 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 resulting property will consist of a total of three units and a total of six garage spaces. 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. Filed by Anthony Benavidez, on behalf of property owner Khing Investments, LLC, 1440 Morris Street, Oxnard, CA 93033.

Recommendation:

That the Planning Commission

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

Background:

Due a lack of a quorum at the May 16, 2024 Planning Commission the 2310 Saviers Apartments project was continued to the Regular Meeting of June 6, 2024, starting at 6:00 PM.

Following the release of the Planning Commission Packet for the May 16, 2024 Planning Commission meeting, staff has received 2 communications from the public concerning the proposed project (attached).

For the convenience of the Planning Commission and interested parties attached to this memo are the following documents originally prepared for the Planning Commission's public hearing on May 16, 2024.

1. Staff Report and associated attachments.

2. Additional Comment Letters

With the exception of the additional public comments, the staff report and other attachments have not changed. Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address: <https://youtu.be/tfjISLa5JSI>

**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

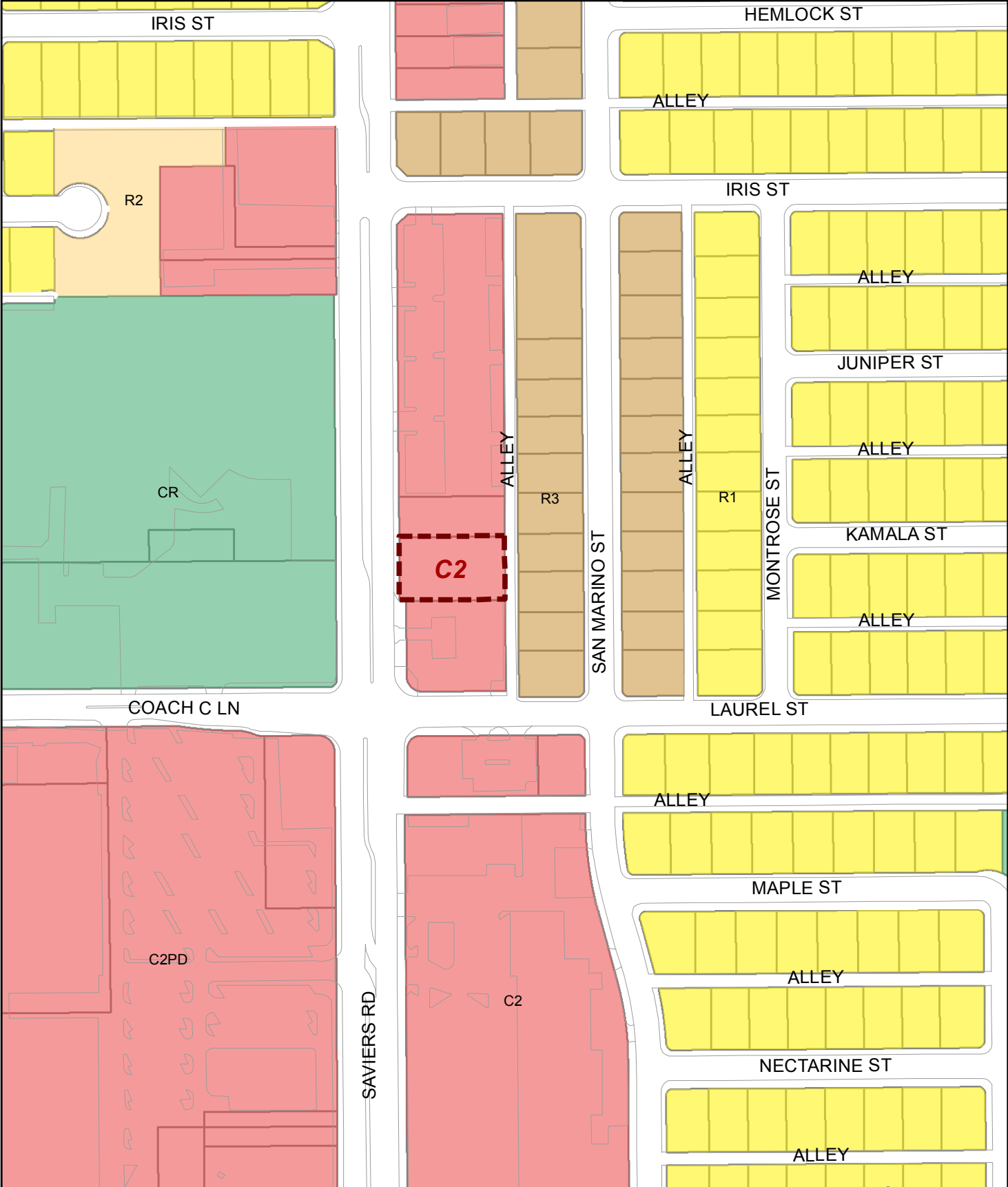
North
Pacific Ocean



Aerial Map

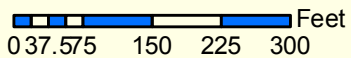


Zoning/Specific Plan Map



Oxnard Planning
October 5, 2021

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

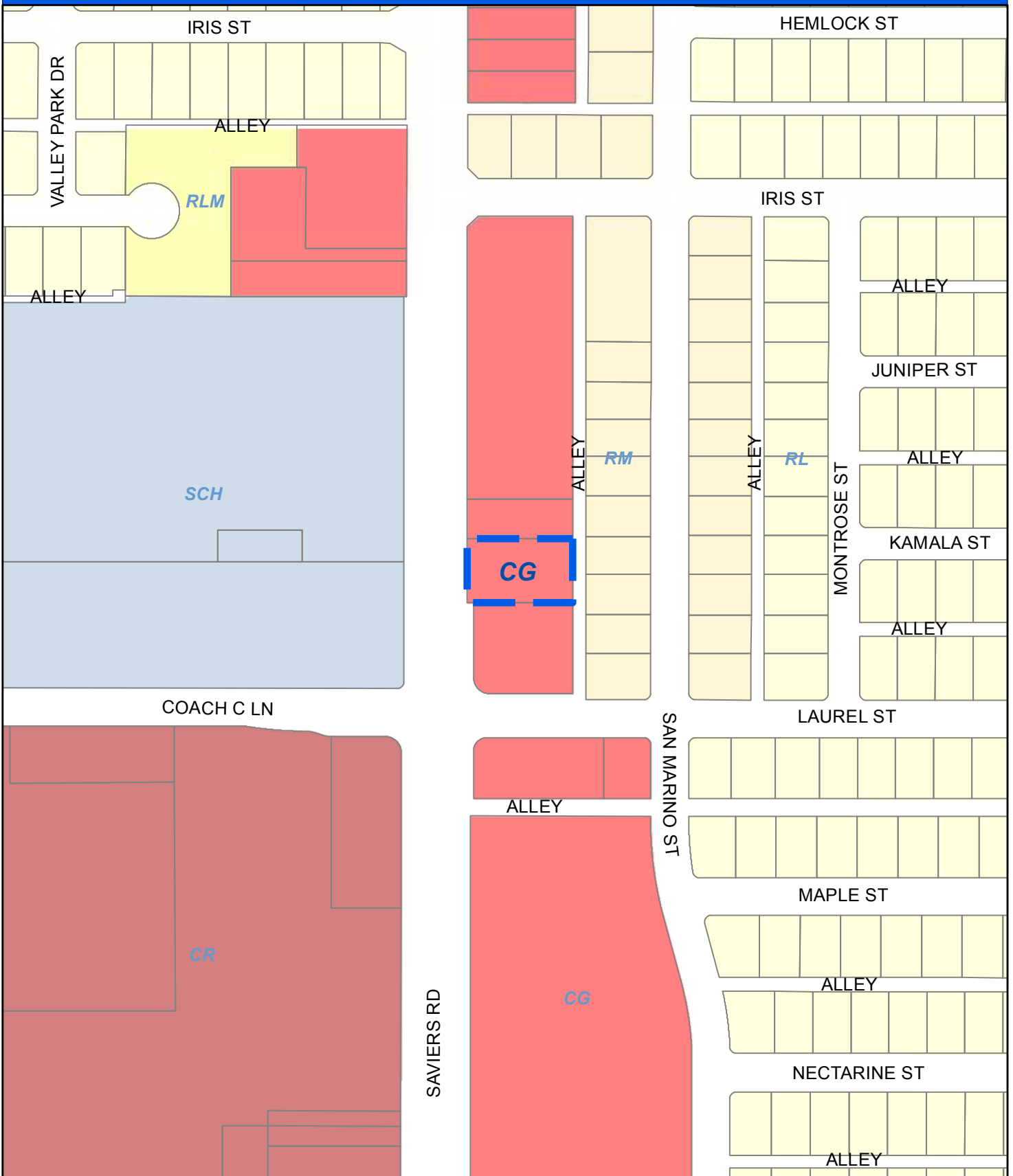


Zoning/Specific Plan Map



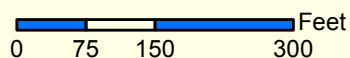
1:2,500

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

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

REVISION	NO.

CKING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

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

DRAWN
A. BENAVIDES
CHECKED

SCALE
AS NOTED

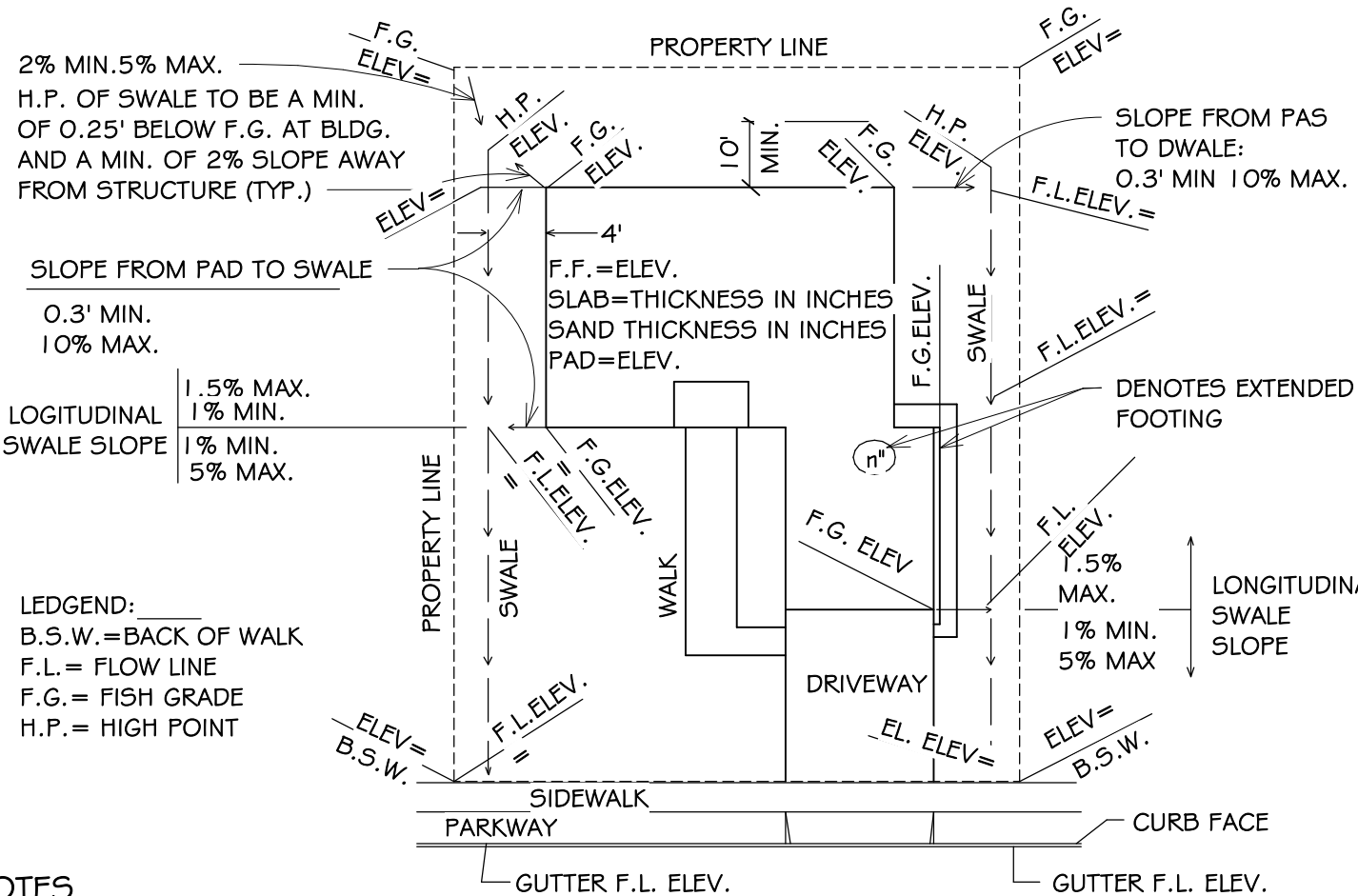
JOB. NO.

SHEET

A-1

SHEET INDEX

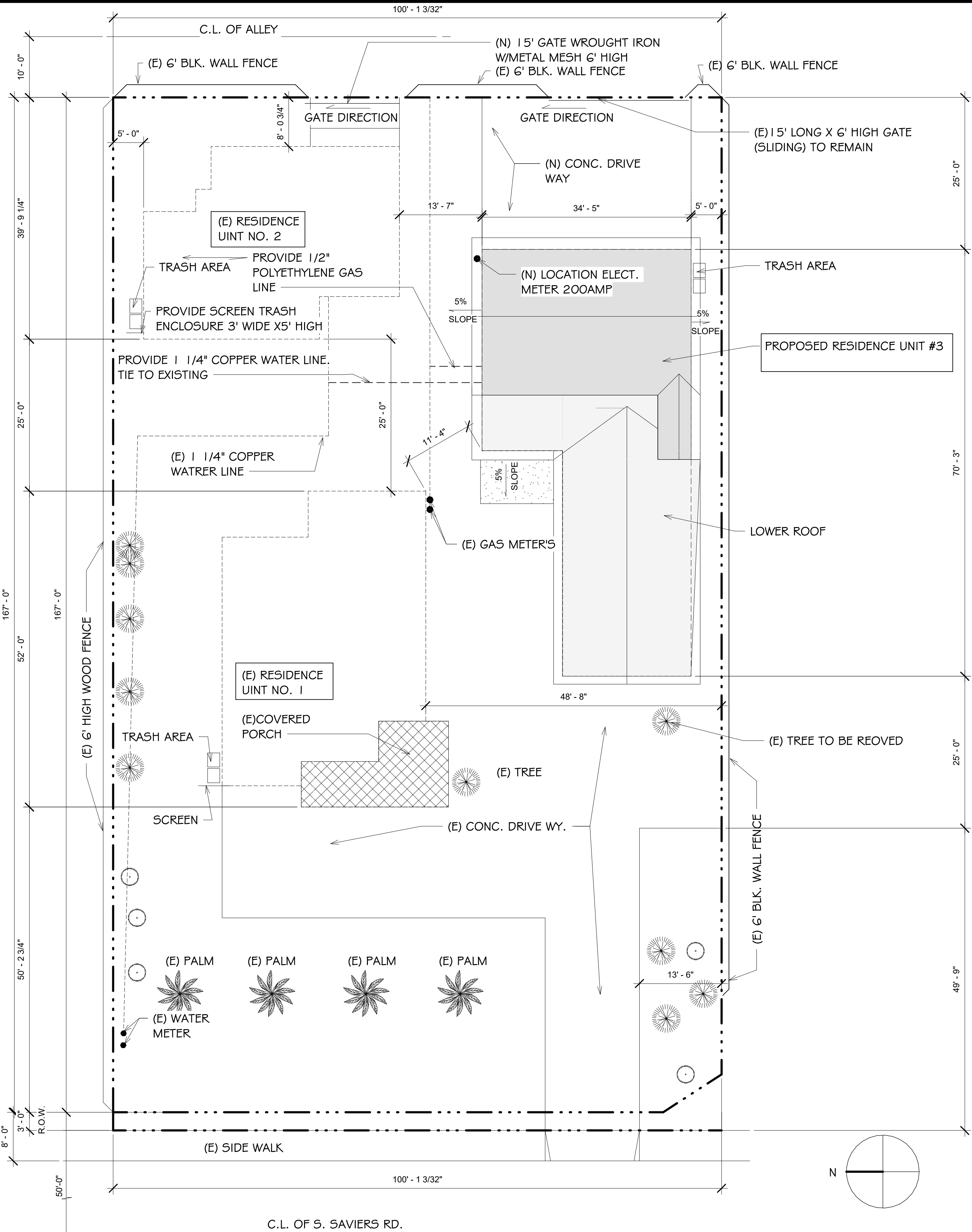
THE DISCHARGE OF POLLUTANTS TO ANY STORM DISCHARGE SYSTEMS PROHIBITED.
NO SOLID WASTE,PETROLEUM BY PRODUCTS, SOIL
PARTICULATE CONSTRUCTION WATER MATERIALS OR WASTEWATER
GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION
ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO
STREET,GUTTER FOR SORM DRAIN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



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 ELEVATIONS AS SHOWN.
4. THIS PLATE PRIMARILY APPLIES TO SINGLE FAMILY DEVELOPMENT. FINISH FLOOR ELEV. SHALL BE 25' ABOVE THE LOWEST ADJACENT STREET CUTTER OR BE FROM A 100 YRD DRAIN STORM, WHICHEVER IS GREATER.
5. SIDEWALK DRAINS NOT TO BE USED IN RESIDENTIAL CONSTRUCTION.

CITY OF OXNARD	STANDARD LOT DRAINAGE		STANDARD PIATF 2002
	DRAWN STAFF	CHK. STAFF	APPR.
DEAPRTMENT OF PUBLIC WORKS		GRONVILLE M. BOWMAN	

PLATE 601
SHT. 1 OF 1



- 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

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

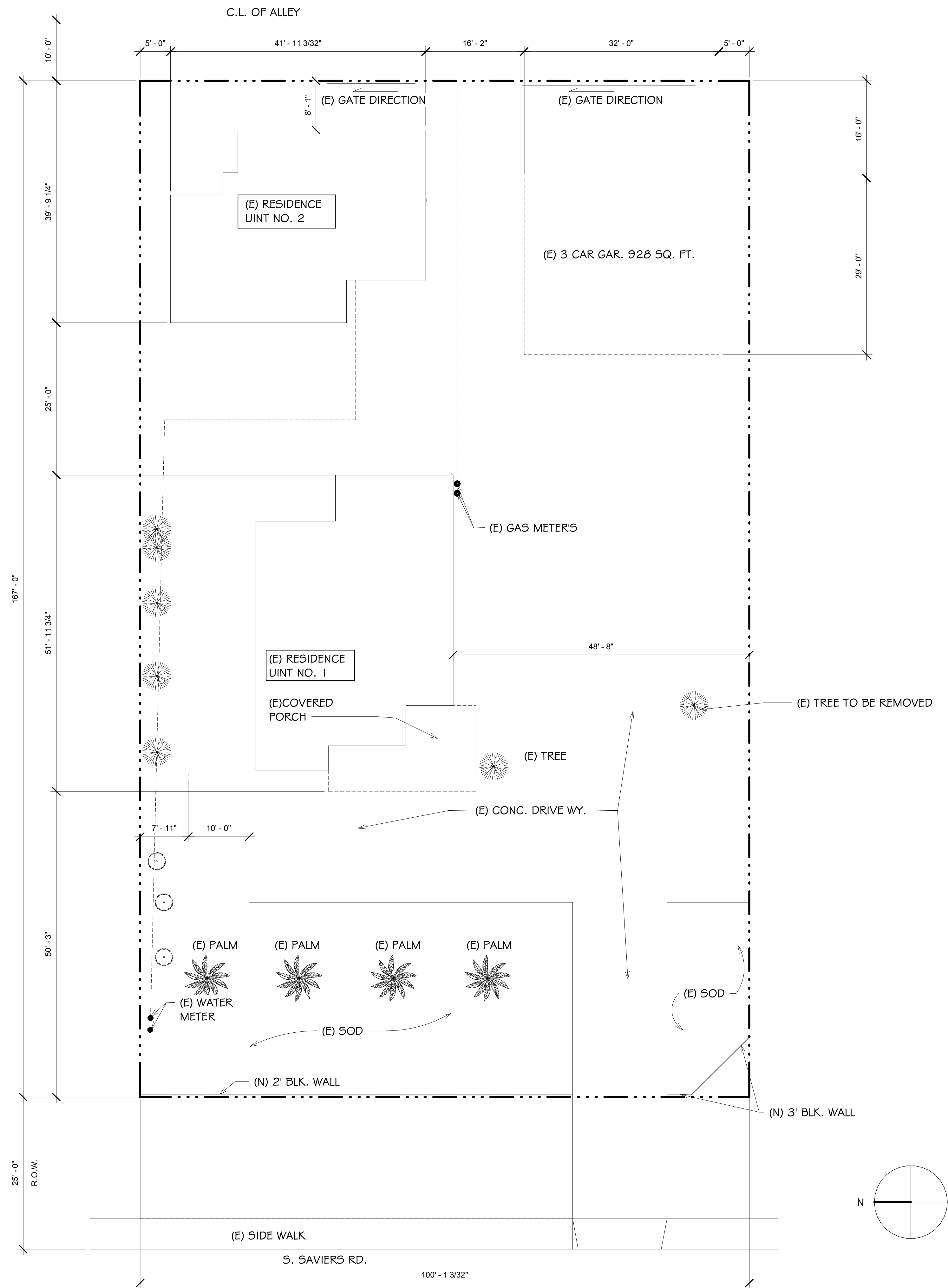
PROPOSED USE		
NO CHANGE	NO	
EXISTING OCCUPANCY		R-4/UM
STORIES	2	
CONSTRUCTION	VB	
SPRINKLERS	YES	

PROJECT SITE

SAVIERS RD.

LAUREL CYN.

CHANNEL ISL. BLVD.



EXISTIN SITE PLAN

SCALE 1"=1'-0"

REVISION	NO.

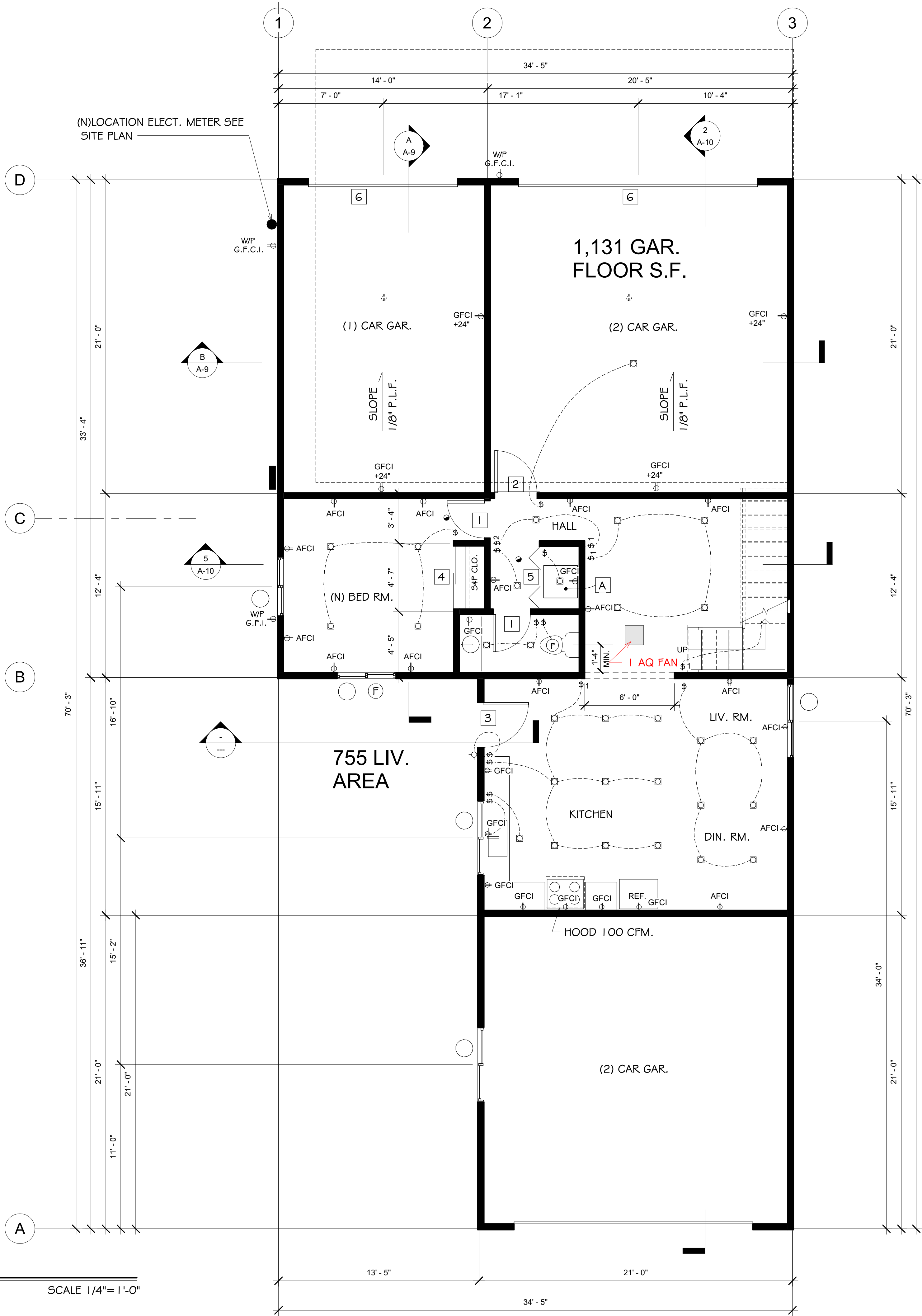
KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

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



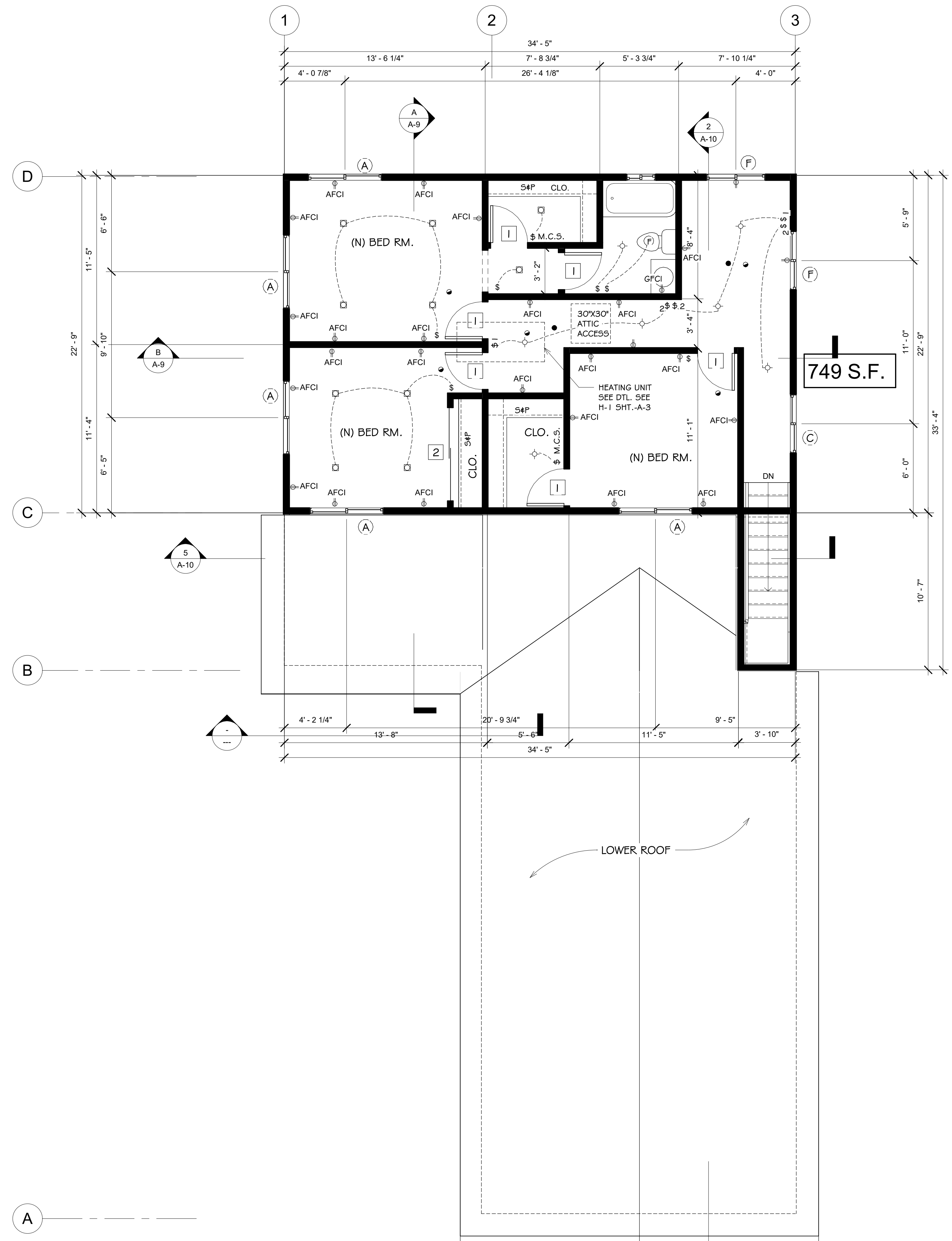
REVISION	NO.

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"

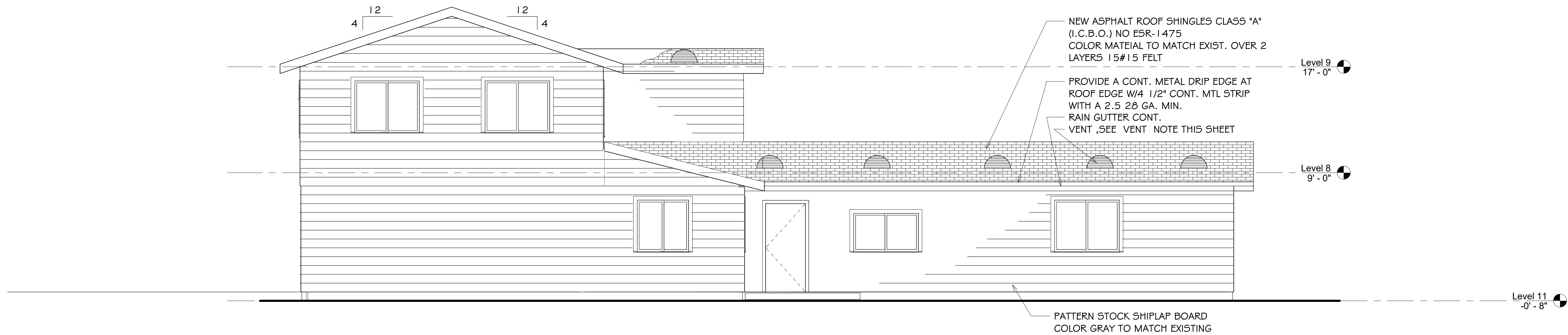
REVISION	NO.

KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

OWNER
KHING INVESTMENTS
2310 SAVIERS RD.
OXNARD CA. 93033

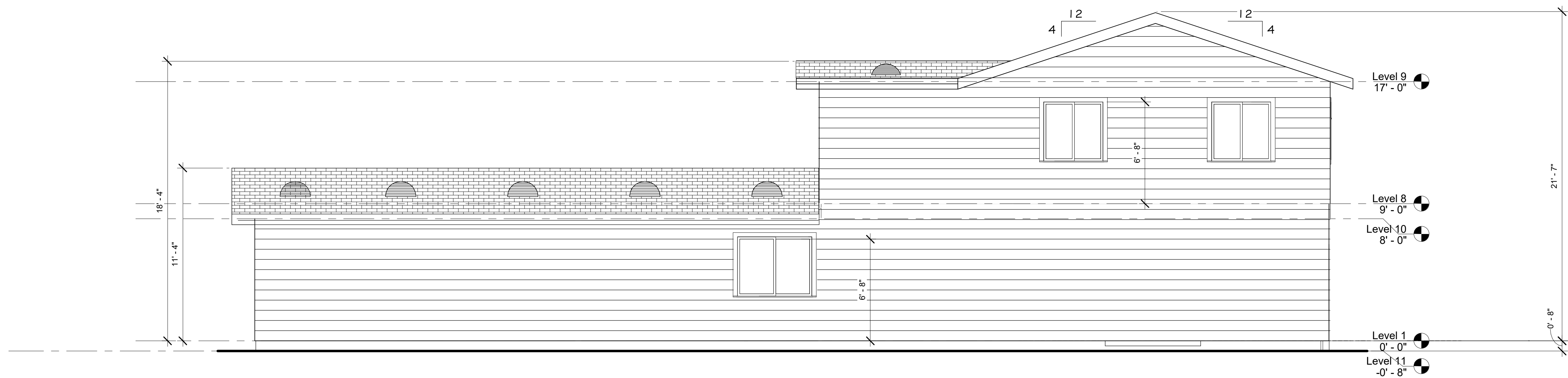
DRAWN A. BENAVIDES
CHECKED
SCALE AS NOTED
DATE
JOB. NO.
SHEET

A-3



NORTH ELEVATION

SCALE 1/4"= 1'-0"



SOUTH ELEVATION

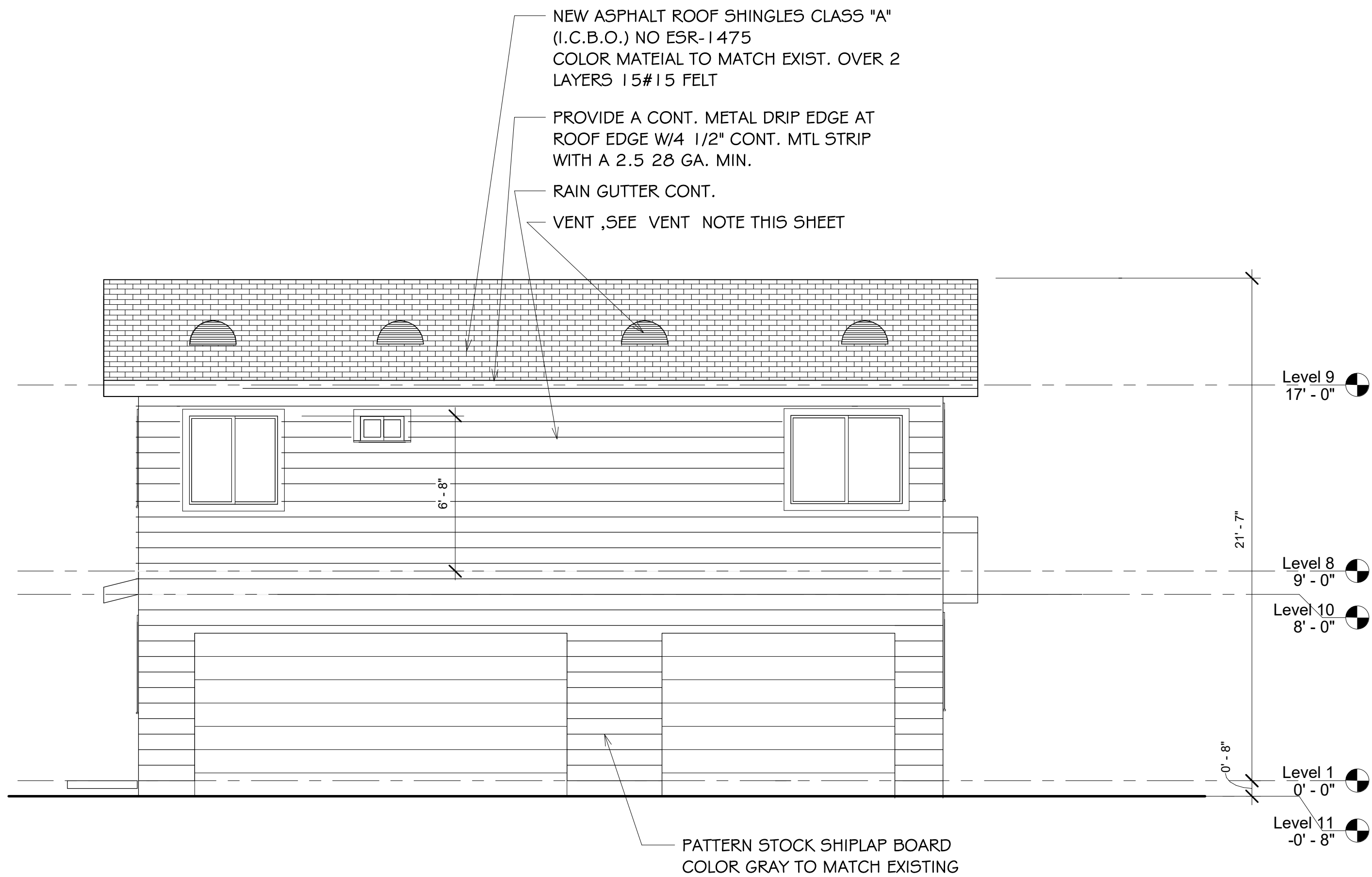
SCALE 1/4"= 1'-0"

REVISION	NO.

KHING INVESTMENTS LLC
2310 SAVIERS RD.
OXNARD CA.

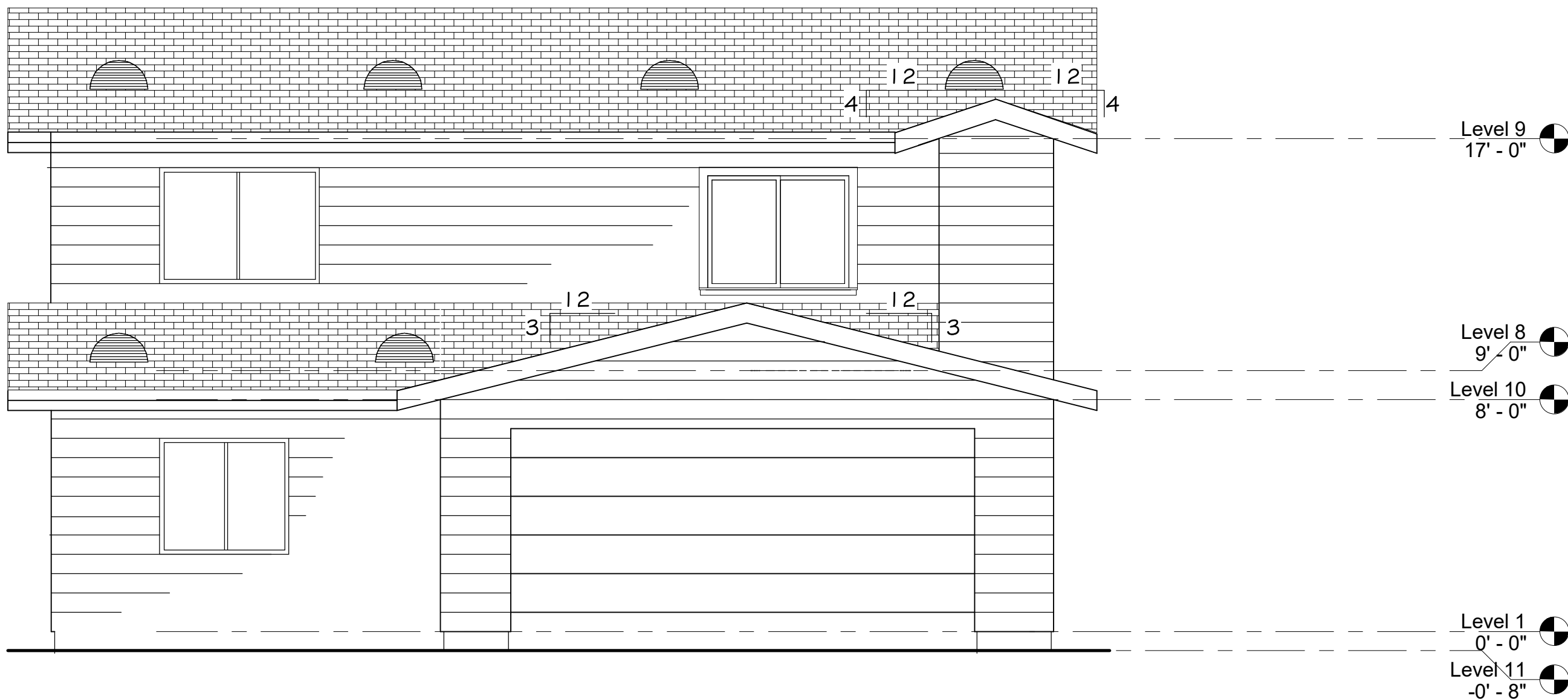
OWNER
KHING INVESTMENTS
2310 SAVIERS RD.
OXNARD CA. 93033

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

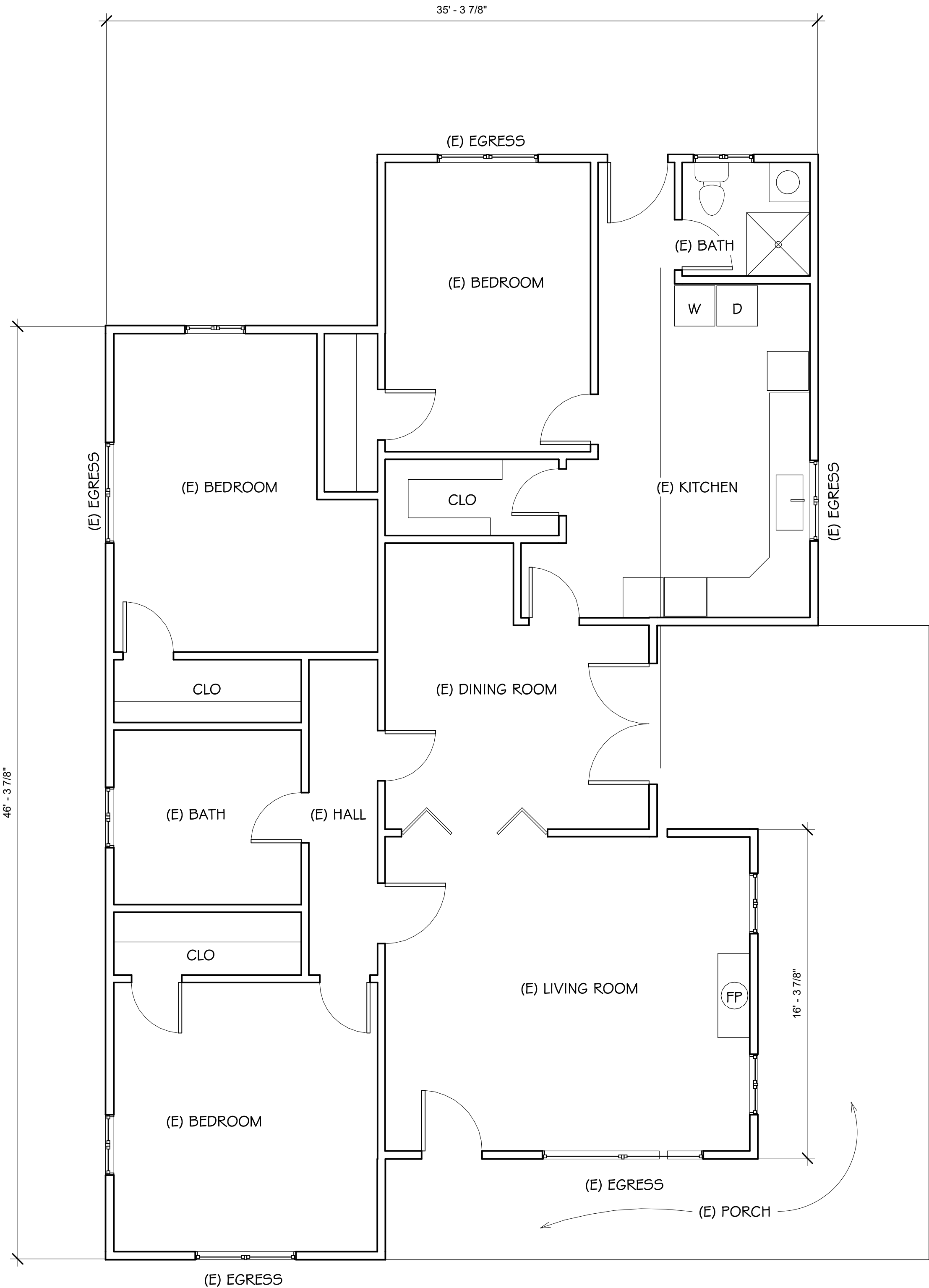
SHEET
A-5

REVISION	NO.

KHING INVESTMENTS LLC
 2310 SAVIERS RD.
 OXNARD CA.

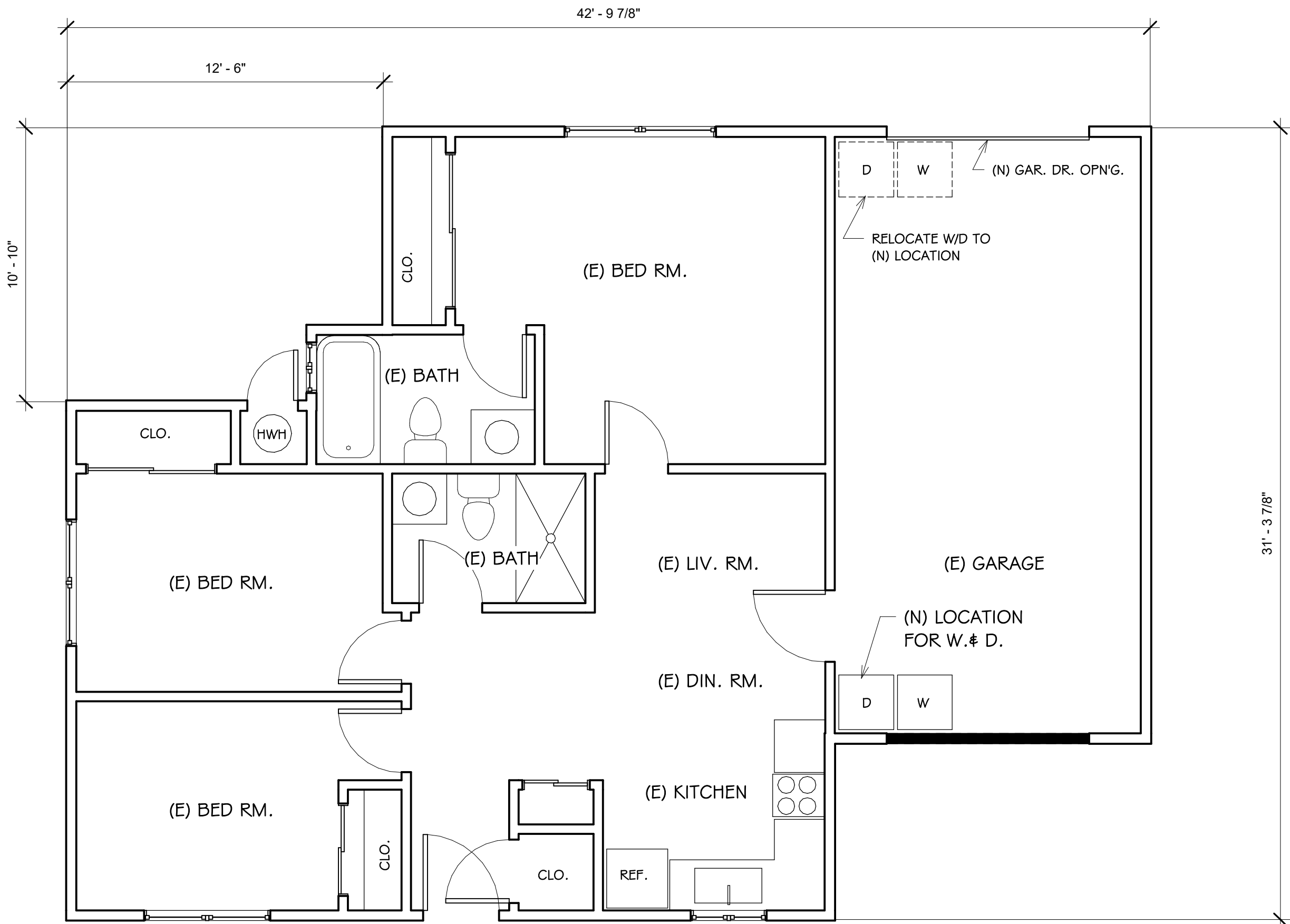
OWNER
 KHING INVESTMENTS
 2310 SAVIERS RD.
 OXNARD CA.93033

DRAWN A. BENAVIDES
CHECKED
SCALE AS NOTED
DATE
JOB. NO.
SHEET A-6



MAIN HOUSE FLOOR PLAN UNIT # 1

SCALE 1/4"= 1'-0"



HOUSE FLOOR PLAN UNIT # 2

SCALE 1/4"= 1'-0"

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 existence of underground utilities or structures not 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 93303

OWNER:

KHING INVESTMENT, LLC
2310 SAVIERS ROAD
OXNARD, CA 933033

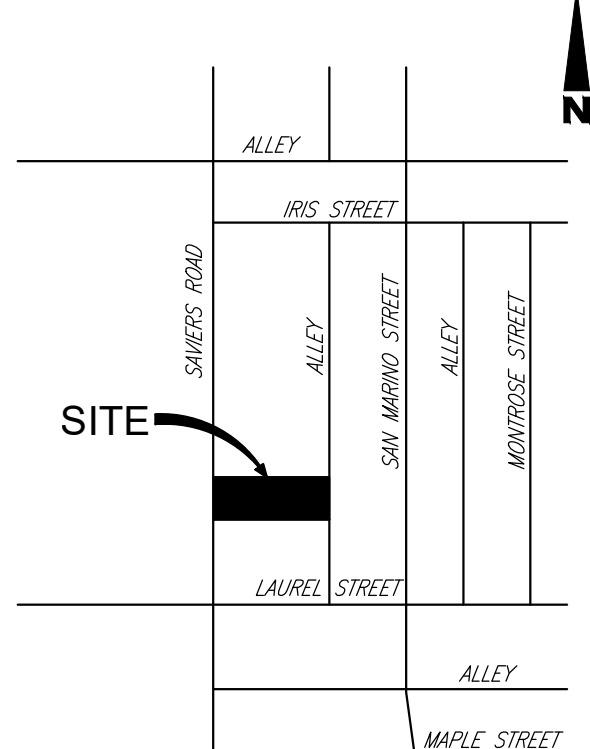
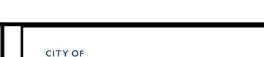
DESIGNER:

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

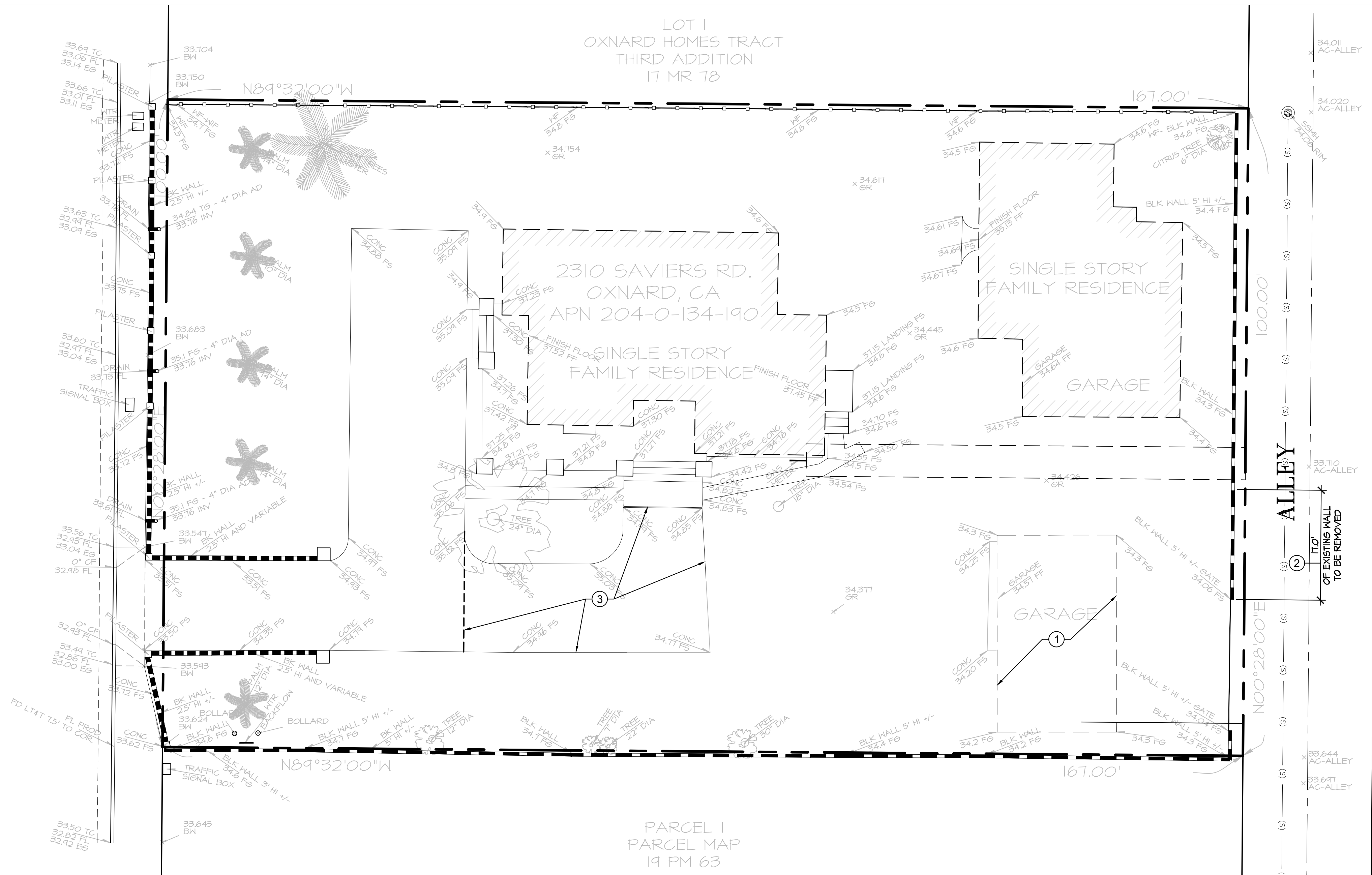
TOPOGRAPHIC SURVEY:

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		DIGALERT  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: _____ DATED _____ SOILS ENGINEER R.C.E. COMPANY: _____, 20 _____ BY: _____ CERT. No. _____ ENGINEERING GEOLOGIST 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# _____ PREPARED BY:  87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103 TEL: (626) 486-2555 www.SouthlandCivil.com 12/7/2023 R.C.E. No. 55069 DATE PLACE THE ENGINEER'S SEAL IN THIS SPACE 		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. _____ <table><thead><tr><th colspan="4">RECOMMENDED FOR APPROVAL</th><th colspan="4">REVISIONS</th></tr><tr><th>DEPARTMENT</th><th>SIGNATURE</th><th>TITLE</th><th>DATE</th><th>MARK</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td>PUBLIC WORKS</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>TRAFFIC</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>FIRE</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>PLANNING</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>PARKS</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="4"></td><td colspan="4">REVIEWED BY: _____</td></tr><tr><td colspan="4"></td><td colspan="4">DATE _____</td></tr><tr><td colspan="4"></td><td colspan="4">CHECKED BY: SCES</td></tr></tbody></table>  DEVELOPMENT SERVICES DEPARTMENT SITE IMPROVEMENT / GRADING PLAN COVER SHEET APPROVED: _____ CITY ENGINEER R.C.E. _____ EXP. DATE _____ DATE _____ SCALE: HORIZ. - NONE VERT. - NONE DESIGN BY: SCES CHECKED BY: SCES SHEET No. 1 OF 3 DRAWING NUMBER _____				RECOMMENDED FOR APPROVAL				REVISIONS				DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	BY	PUBLIC WORKS								TRAFFIC								FIRE								PLANNING								PARKS												REVIEWED BY: _____								DATE _____								CHECKED BY: SCES	
RECOMMENDED FOR APPROVAL				REVISIONS																																																																																					
DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	BY																																																																																		
PUBLIC WORKS																																																																																									
TRAFFIC																																																																																									
FIRE																																																																																									
PLANNING																																																																																									
PARKS																																																																																									
				REVIEWED BY: _____																																																																																					
				DATE _____																																																																																					
				CHECKED BY: SCES																																																																																					

SAVIERS ROAD



CONSTRUCTION NOTES:

- 1 DEMOLISH EXISTING GARAGE
- 2 DEMOLISH EXISTING BLOCK WALL
- 3 DEMOLISH EXISTING WALKWAY

LAND DEVELOPMENT PERMIT NO. PZ _____



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

PREPARED BY:

Southland
Civil Engineering
& Survey, LLP

87 N. Raymond Ave., Ste. 300, Pasadena, CA 91103
TEL: (626) 486-2555
www.SouthlandCivil.com

J. Man
R.C.E. No. 55069

12/7/2023
DATE

PLACE THE ENGINEER'S SEAL IN THIS SPACE



RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE
PUBLIC WORKS			
TRAFFIC			
FIRE			
PLANNING			
PARKS			

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

CITY OF OXNARD		DEVELOPMENT SERVICES DEPARTMENT	
SITE IMPROVEMENT / GRADING PLAN DEMO PLAN			
APPROVED:	CITY ENGINEER	R.C.E.	EXP. DATE
SCALE: HORIZ.: NONE		SHEET No. 3 of 3	
VERT.: NONE		DRAWING NUMBER	
DESIGN BY: SCES	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



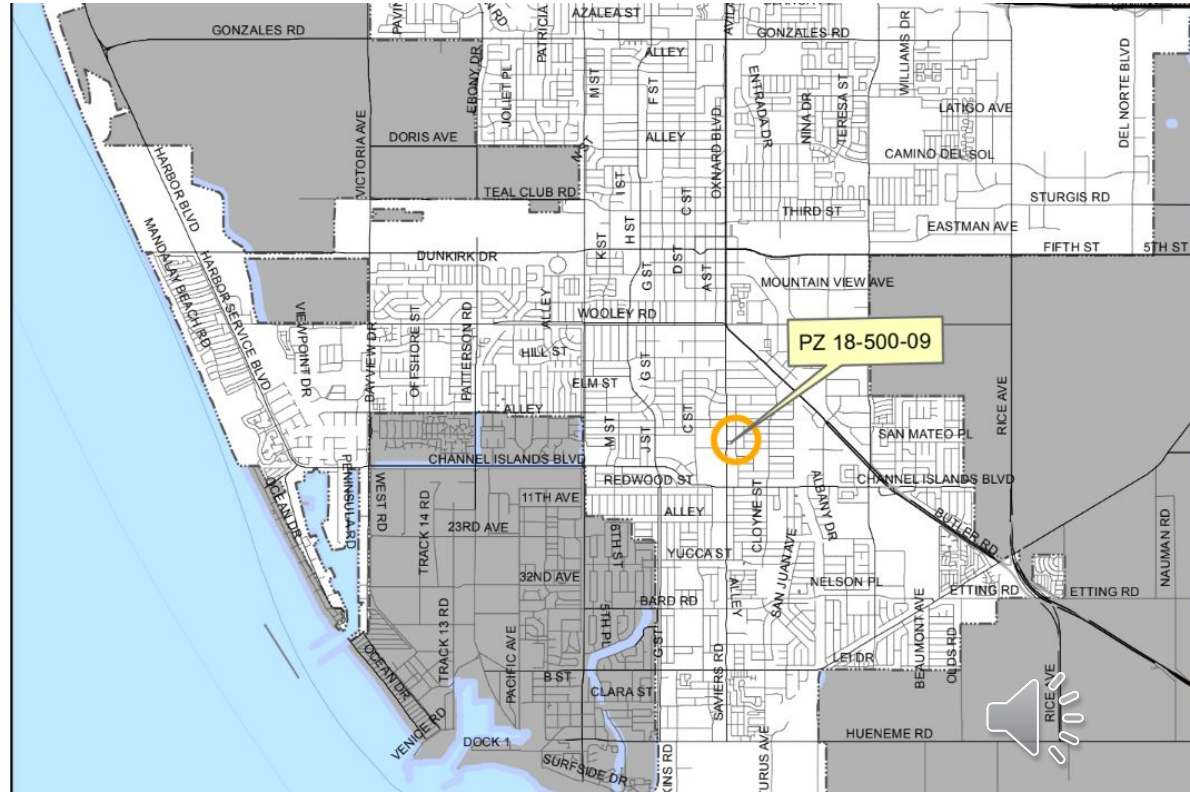
Project Description

- 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.



Project Location

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



Project Location



Project Location

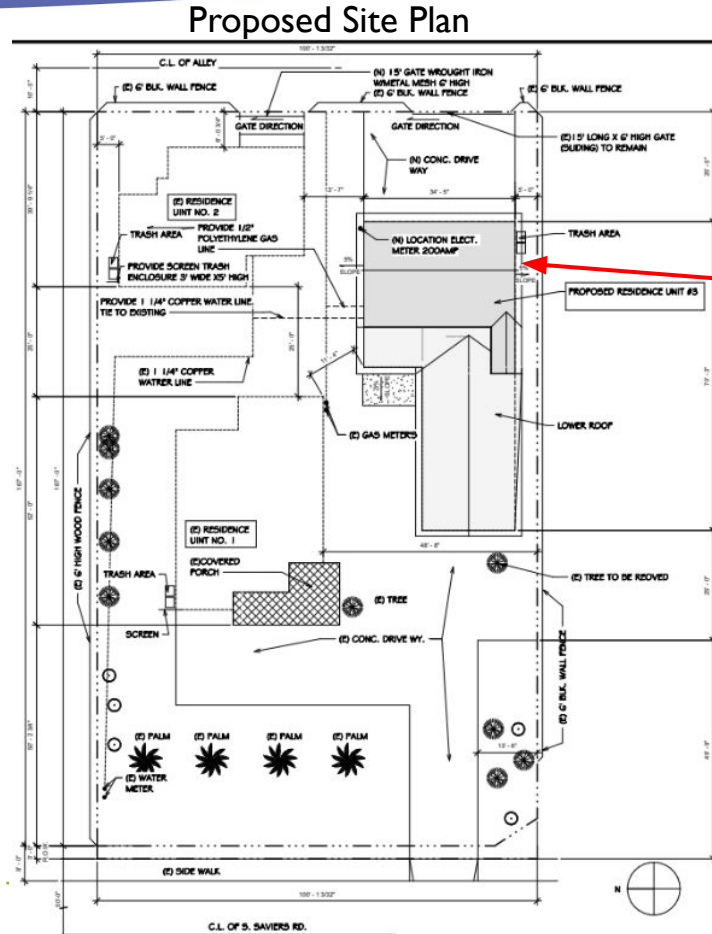
Aerial-View



Reference North

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

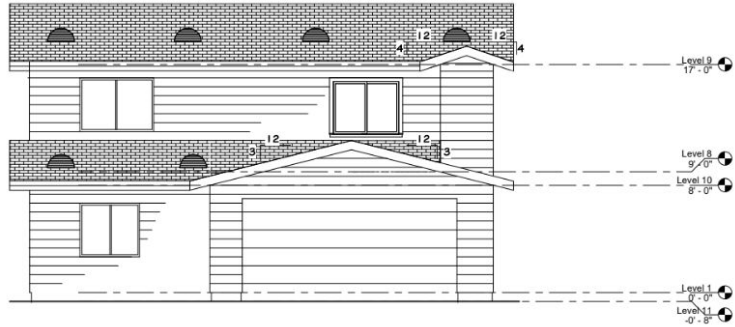
Proposed Site Plan



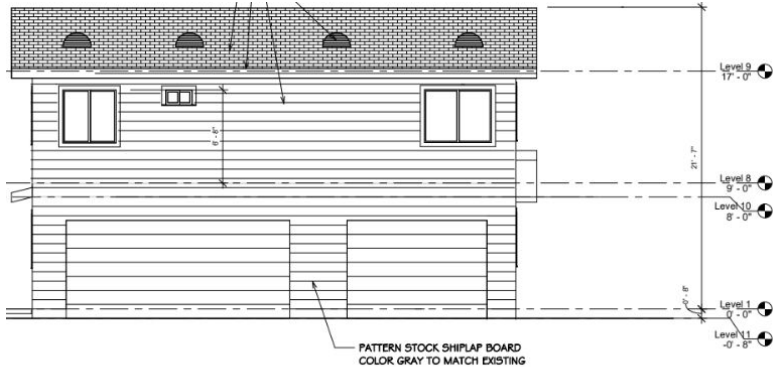
Proposed
SFD



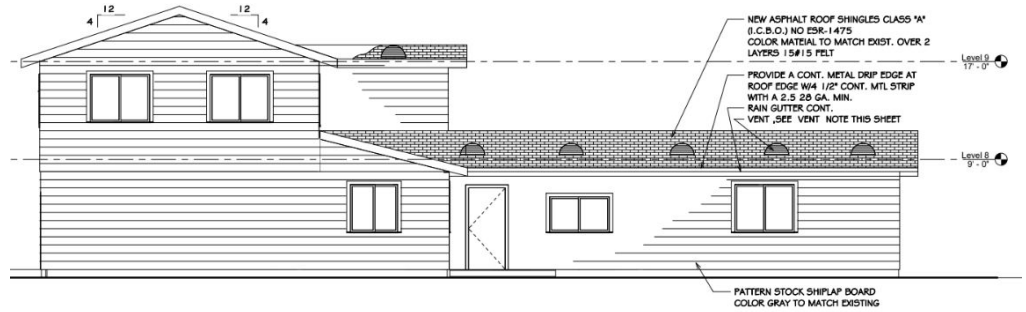
Proposed Elevations



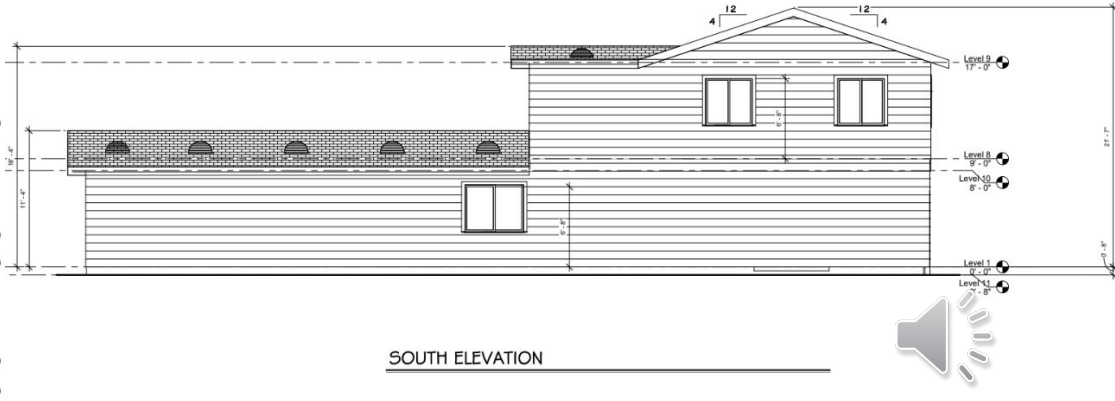
WEST ELEVATION



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.





Fwd: FW: Concerning PZ No. 18-500-09 Public Comment

1 message

Pearson II, Joe <joe.pearson@oxnard.org>
To: Joe Pearson II <joe.pearson@oxnard.org>

Thu, May 16, 2024 at 2:16 PM

-----Original Message-----

From: Victor Tenorio <glazingcontractor@live.com>

Sent: Wednesday, May 15, 2024 10:33 PM

To: Malinda Lim <mlim@interwestgrp.com>

Subject: Concerning PZ No. 18-500-09

Hello Malinda Lim, I had the pleasure of speaking to you earlier today. My name is Victor M Tenorio and I live at 2233 San Marino St. I am writing this email because I don't agree with the construction of this project because of the following reasons:

- Parking. Minimal parking available in this area (even though the project says 5 parking garage, we all know that is not reality) I don't know why the City of Oxnard treats South Oxnard different than North Oxnard but it does. Would the City of Oxnard even consider a project like this in North Oxnard? It would make more sense because it would be dispersing traffic closer to the freeway.

- For example, 204 Nectarine St. (Only a few blocks away from 2210 Saviers Rd.) is a 4 bedroom house that has been converted into an 8 bedroom home by splitting each bedroom into 2 and also renting the garage. How do I know? They recently had 1/2 a room for rent for 1,300.00 meaning it will probably be a couple with 2 cars. Therefore, this house alone would eat up at least 16 parking spaces. The people renting the rooms are not the home owners, they are the renters. My point is Investors don't care about the neighborhood, they only care about their profit and don't live in the neighborhood.

- Traffic. It is extremely busy in this area. There are at least 2-3 accidents on the corner of Laurel and Saviers Rd. Yearly and adding another minimum of 5 vehicles will be outrageous. Currently with the apartments at 2230 Saviers Rd. (Their neighbors) It has been a struggle with tenants parking, often leading them to block the alley. I'm not sure why law enforcement doesn't warn them or cite them when they occasionally drive by and see those vehicles parked there making others squeeze by in order to get through the alley. Not sure what needs to happen. I complained to Mr. Alexander Nguyen, not sure what he did but it got addressed. The current tenants stopped parking in the alley, but as soon as new tenants move in we will have to address it again. Those tenants are lucky because the small shopping center, where Toppers Pizza is located, doesn't complain with them parking in the rear. If not, Where would they park? Saviers Road does not allow parking on that part of the street.

- I have a couple of questions, I haven't seen the plans but I am guessing that the entrance will be through the alley. This is going to create a mess to all of us that live in this neighborhood. Creating a lot more traffic and absolutely having people parking in the alley and blocking it.

- 2.- Does the project owner live in this property? Doubt it! If so he would not be trying to do this.

- 3.- A project like this should be considered in the outskirts of the city, not in the middle of the city, why would the City of Oxnard even consider allowing this here? How many of the board members live in this neighborhood? How many decision makers will this affect?

- 3.- Doesn't this property already have two homes built on it?

Unfortunately most everyone around here are renters, with no property value, investors that dont care about the appearance of this part of Oxnard. Few home owners like myself and my neighbor David , we care about the appearance, we care about the situation .

I appreciate your time and hope you mention this at the meeting. I will try to make it as well but obviously it's a work day.

Thank you,
Victor M. Tenorio
2233 San Marino St.
805-218-6472

FW: Concerning PZ No. 18-500-09 Public Comment

1 message

Malinda Lim <mlim@interwestgrp.com>

Thu, May 16, 2024 at 11:29 AM

To: "Pearson II, Joe" <joe.pearson@oxnard.org>, Sam Seng <sengsam88@yahoo.com>, "patseng88@yahoo.com" <patseng88@yahoo.com>, Anthony Benavides <archwork05@yahoo.com>

Here's the second email.

Thank you,
Malinda Lim
Associate Planner

mlim@interwestgrp.com
cell: 951.756.4874
website | linkedin | email

-----Original Message-----

From: Victor Tenorio <glazingcontractor@live.com>

Sent: Thursday, May 16, 2024 5:05 AM

To: Malinda Lim <mlim@interwestgrp.com>

Subject: Concerning PZ No. 18-500-09

* Spam *

Sorry Malinda, I forgot to mention. How does this project benefit this neighborhood? I don't see it benefiting anyone other than the investor. The more I think about it the more I realize the negative impact this project will bring into our neighborhood. The overcrowding will depreciate our property values instead of increasing them. Those 4 bedrooms will be housing over 8 people that I am sure of and not only that, but the garages that are proposed, as soon as the project is completed and signed off them two will become living quarters for more people. I see it everywhere, you may say all I have to do is report them. I can do that but that will not stop them.

I truly don't see a benefit for allowing this project in our neighborhood.

I could understand it is the investor was living there and was creating living spaces for his children but that is far from the truth. Im sure that is the last thing going thru his mind.

Please take all this information I have sent into consideration.

Thanks again,
Victor M Tenorio

MEMO



DATE: June 6, 2024

TO: Planning Commission

FROM: Malinda Lim, Contract Planner; Joe Pearson, Planning and Environmental Services Manager

SUBJECT: **Project Name: Auto Center Sign Modification** - Planning and Zoning Permit No. 24-550-01 (Major Modification); Property located at 1740 East Ventura Boulevard (APN: 144-0-134-095). A request for 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 is exempt from environmental review pursuant to Section 15301 (Existing Facilities) and Section 15311(a) (On-Premise Signs) of the California Environmental Quality Act (CEQA) Guidelines. The Project site is located within the Rose-Santa Clara Corridor Specific Plan (RSCCSP) and designated as Auto Sales and Service. Filed by George Saelzler, 731 W. 11th Street, Claremont, CA 91711.

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 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.

Background:

Due a lack of a quorum at the May 16, 2024 Planning Commission the Auto Center Sign Modification project was continued to the Regular Meeting of June 6, 2024, starting at 6:00 PM.

For the convenience of the Planning Commission and interested parties attached to this memo are the following documents originally prepared for the Planning Commission’s public hearing on May 16, 2024.

1. Staff Report and associated attachments.

Oxnard Auto Center Sign Modification
PZ No. 24-550-01 (Major Modification)
PC Hearing Date: May 16, 2024
Page 2 of 7

The staff report and other attachments have not changed. Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address: <https://youtu.be/sQFshPJY0qs>

**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.

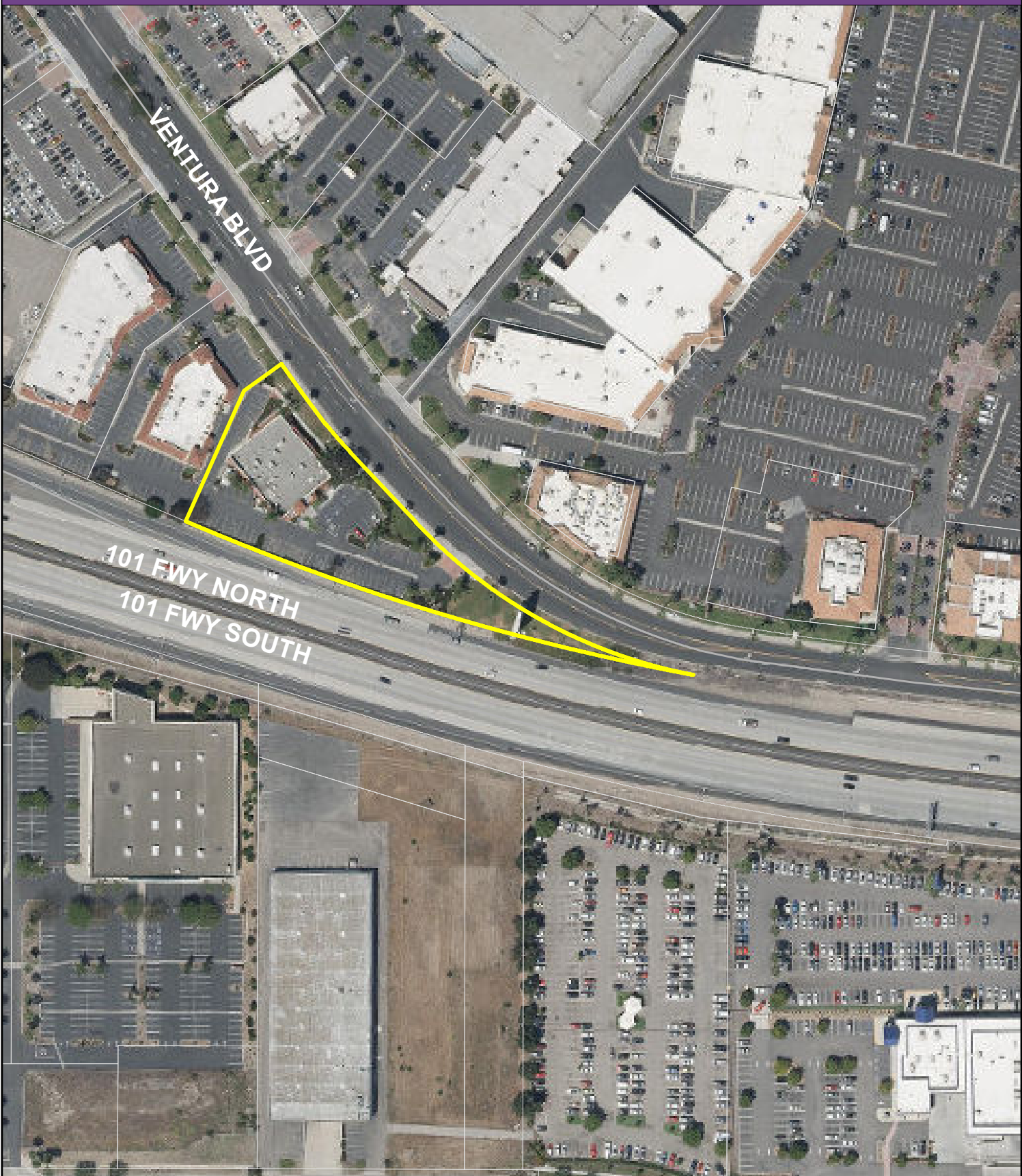
- 7) **Development Advisory Committee:** Due to the scope of the proposed project, review by the Development Advisory Committee (DAC) was not required.
- 8) **Community Workshop and Public Input:** The Project is not located within a General Plan identified neighborhood; therefore, a Community Workshop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

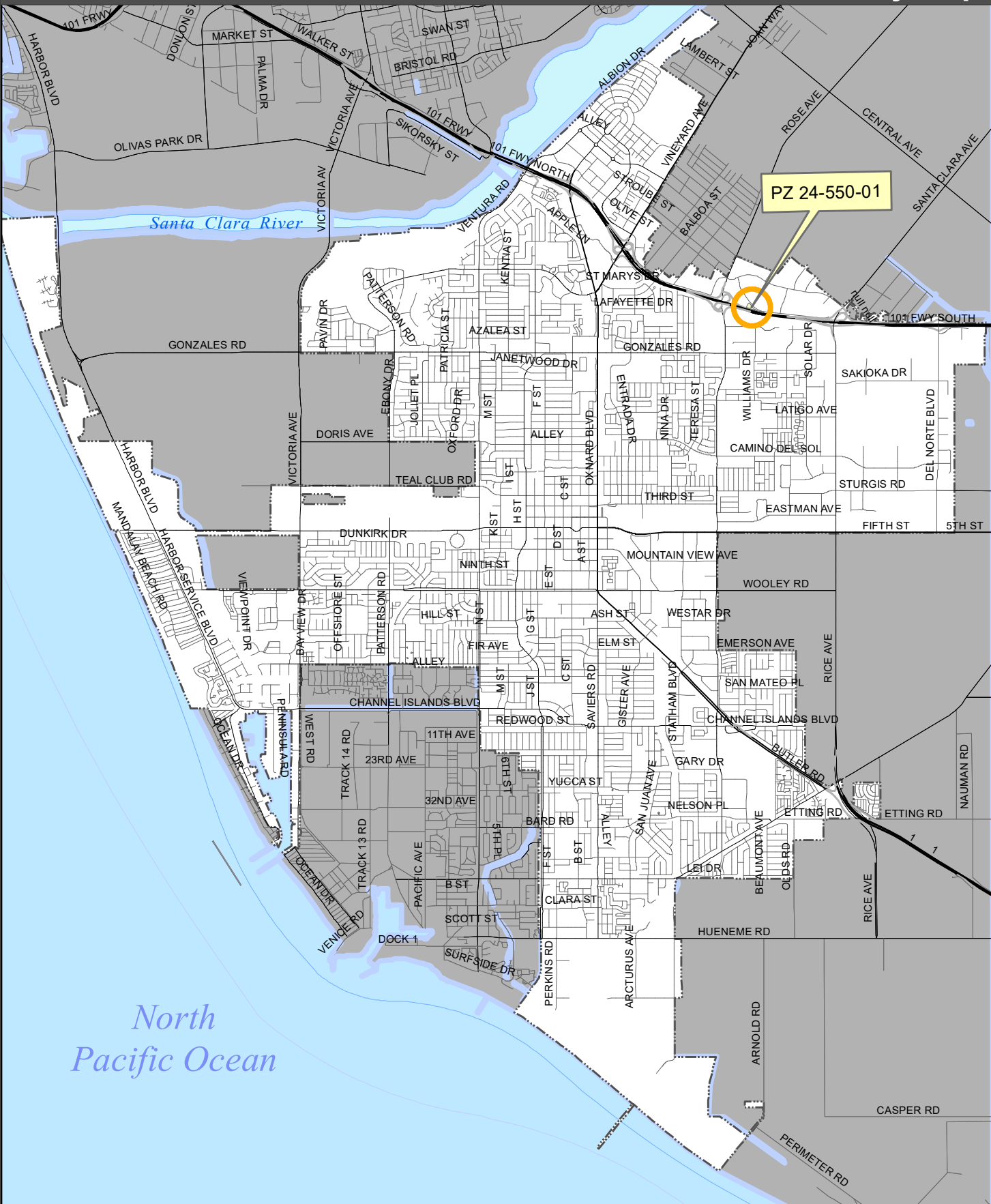
- 9) **Appeal Procedure:** In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the 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:

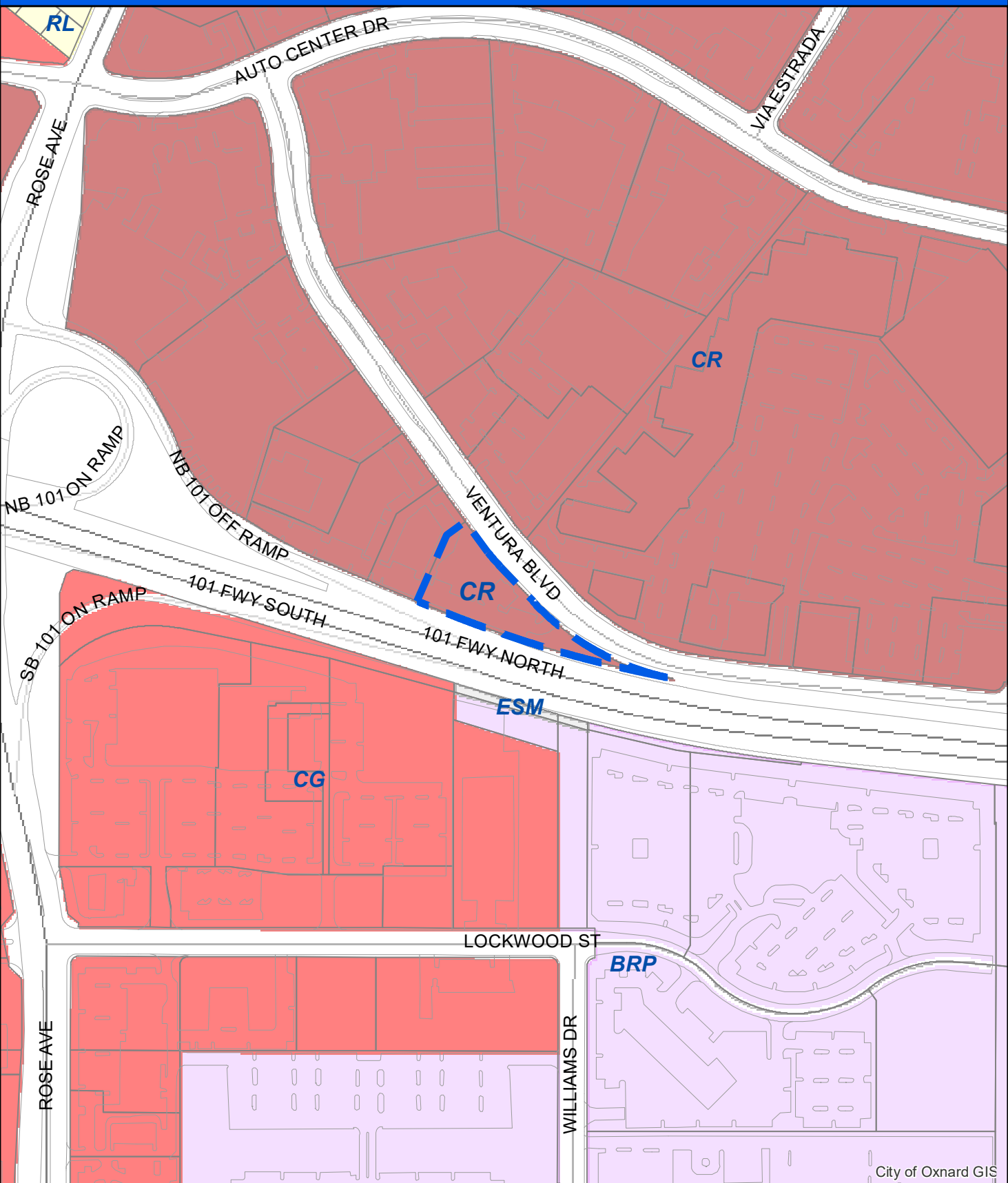
- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Lighting Study
- D. Notice of Exemption
- E. Planning Commission Resolution
- F. Staff Presentation



Vicinity Map



2030 General Plan Land Use Map



City of Oxnard GIS



Oxnard Planning

May 1, 2024

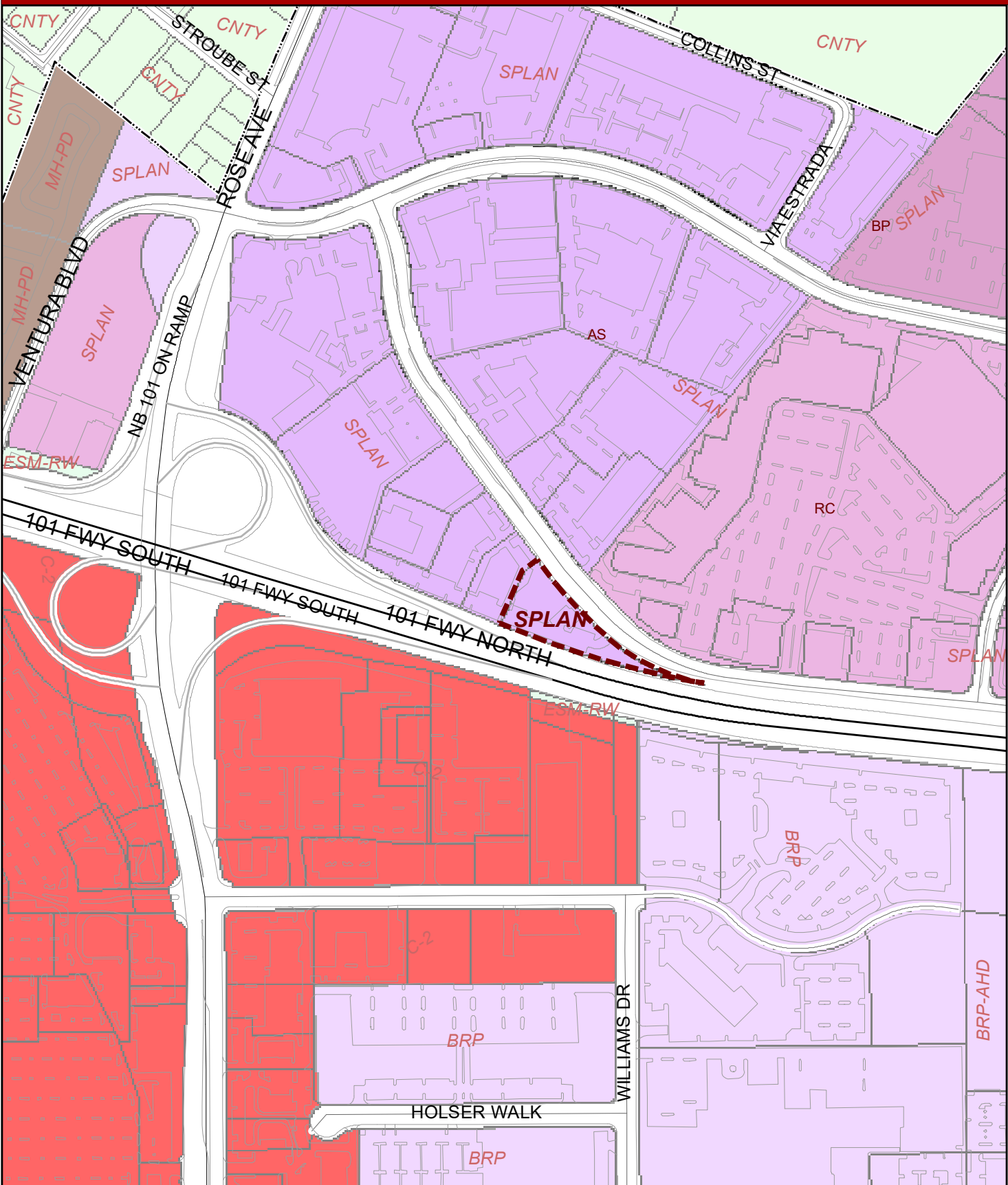
PZ 24-550-01
Location: 1740 Ventura Rd
APN: 14401134095
Auto Center Sign Review
0 100 200 400 Feet

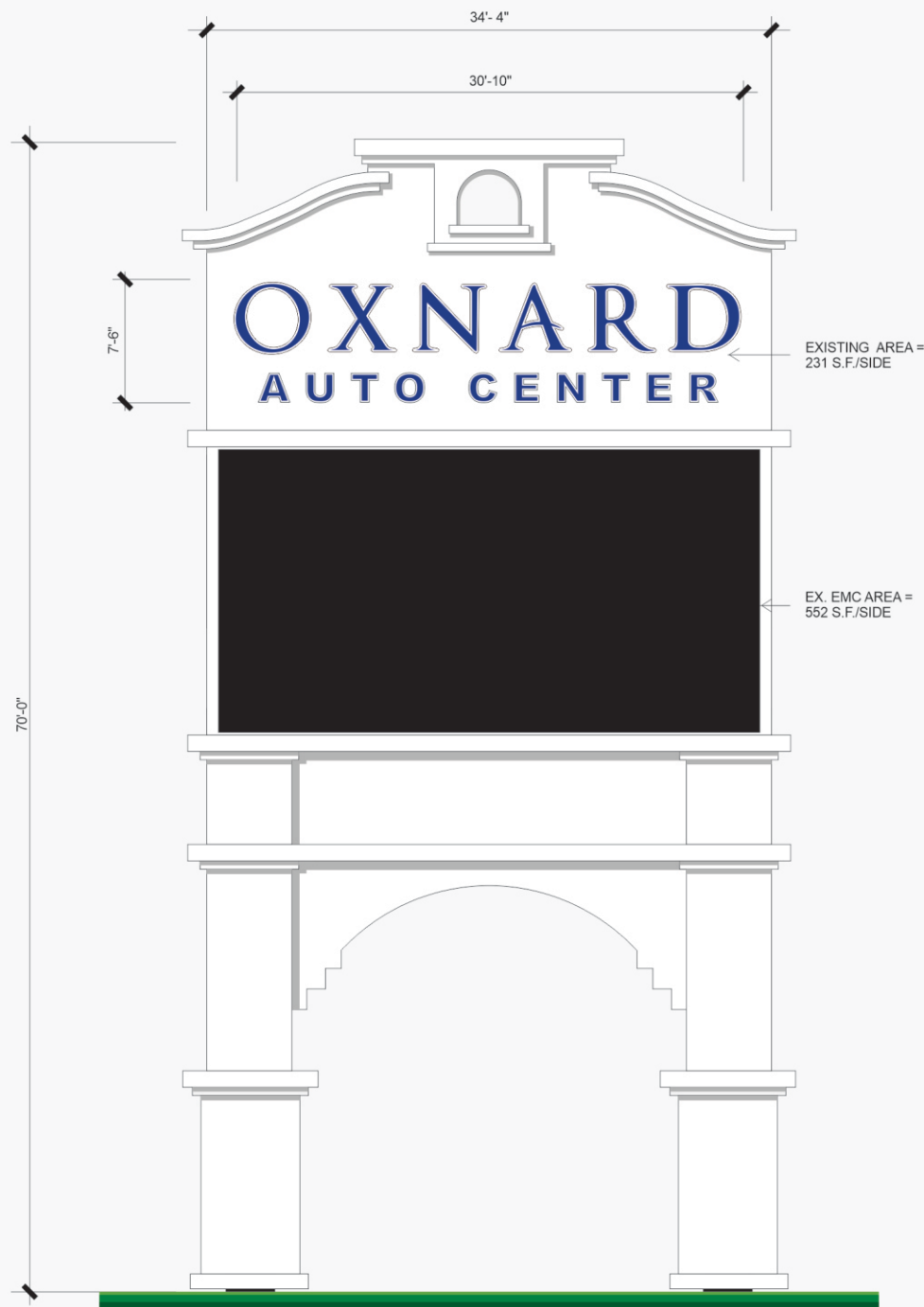
2030 General Plan Land Use Map



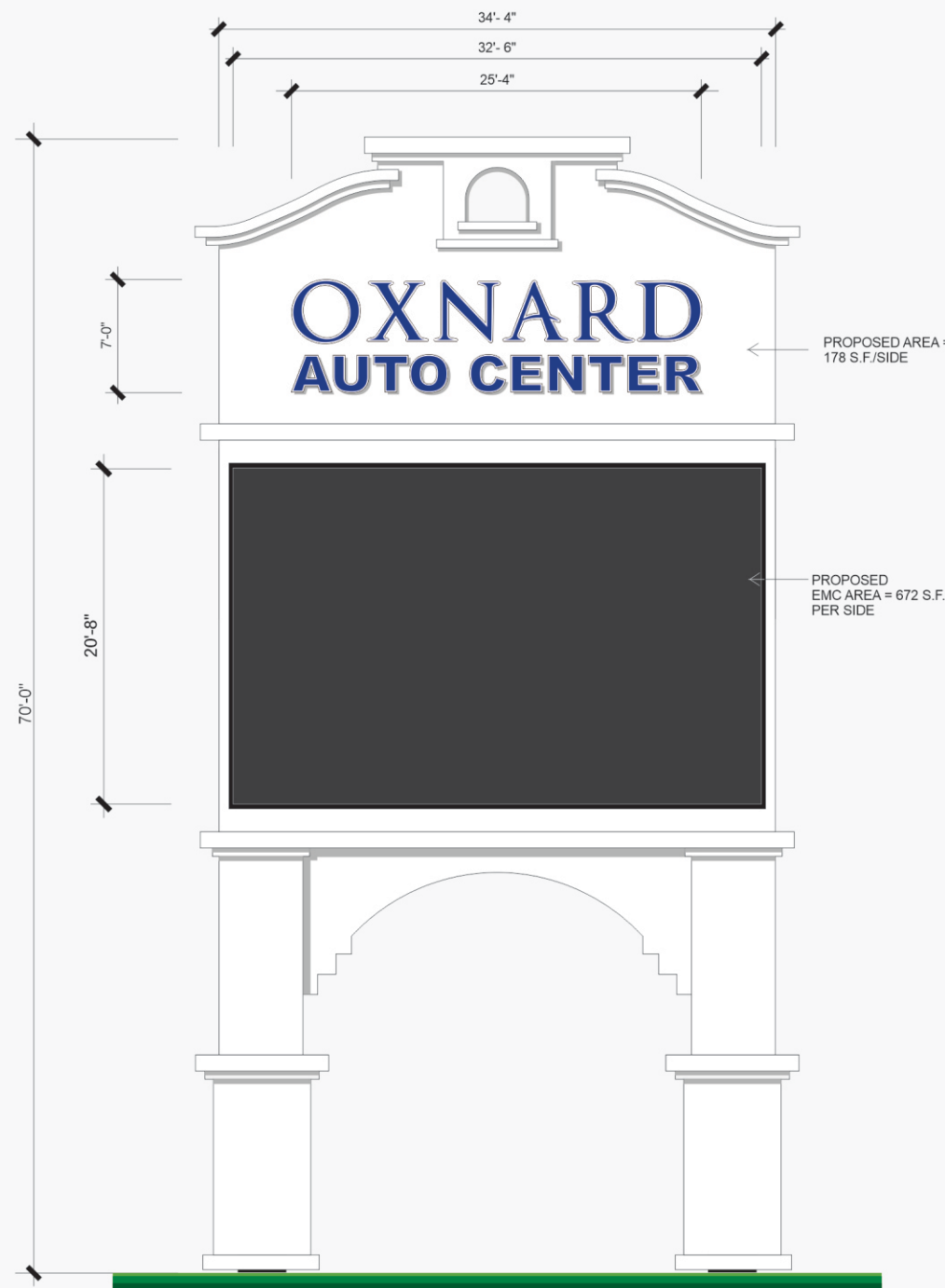
1:4,000

Zoning/Specific Plan Map

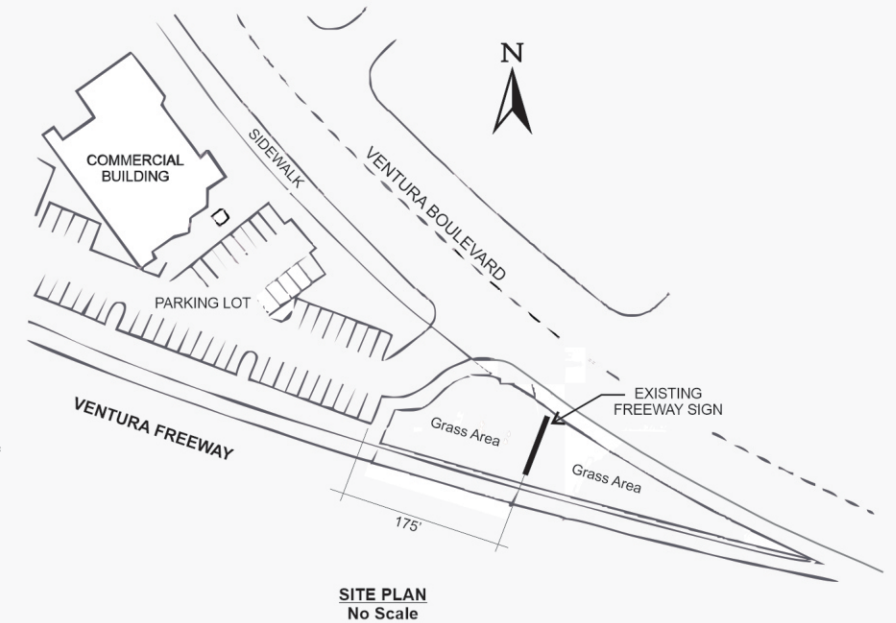




EXISTING D/F FREE STANDING ELECTRIC PYLON SIGN



PROPOSED REMODELED D/F FREE STANDING ELECTRIC PYLON SIGN



SITE PLAN
No Scale

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

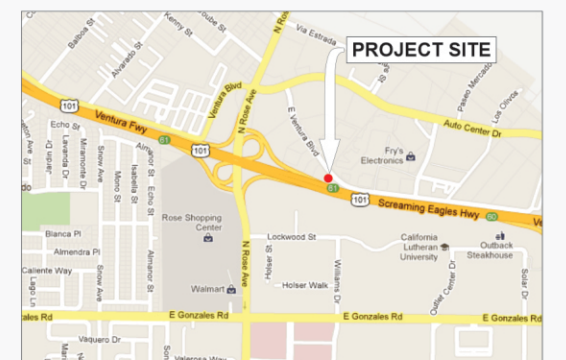
Sign Area Maximum: per SPA 00-500-60
850 S.F./Side, 1,700 S.F. Total

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.

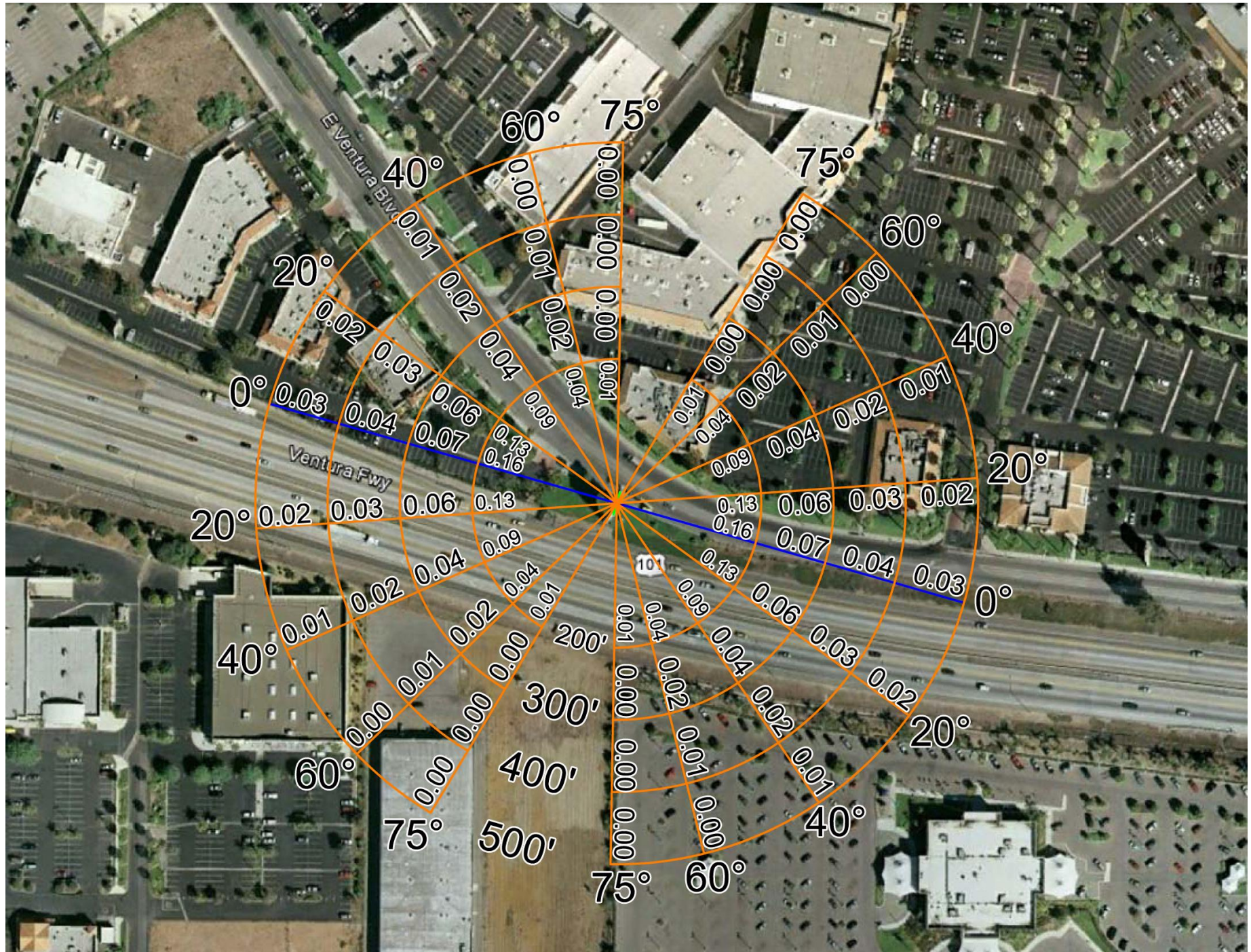
Best,

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

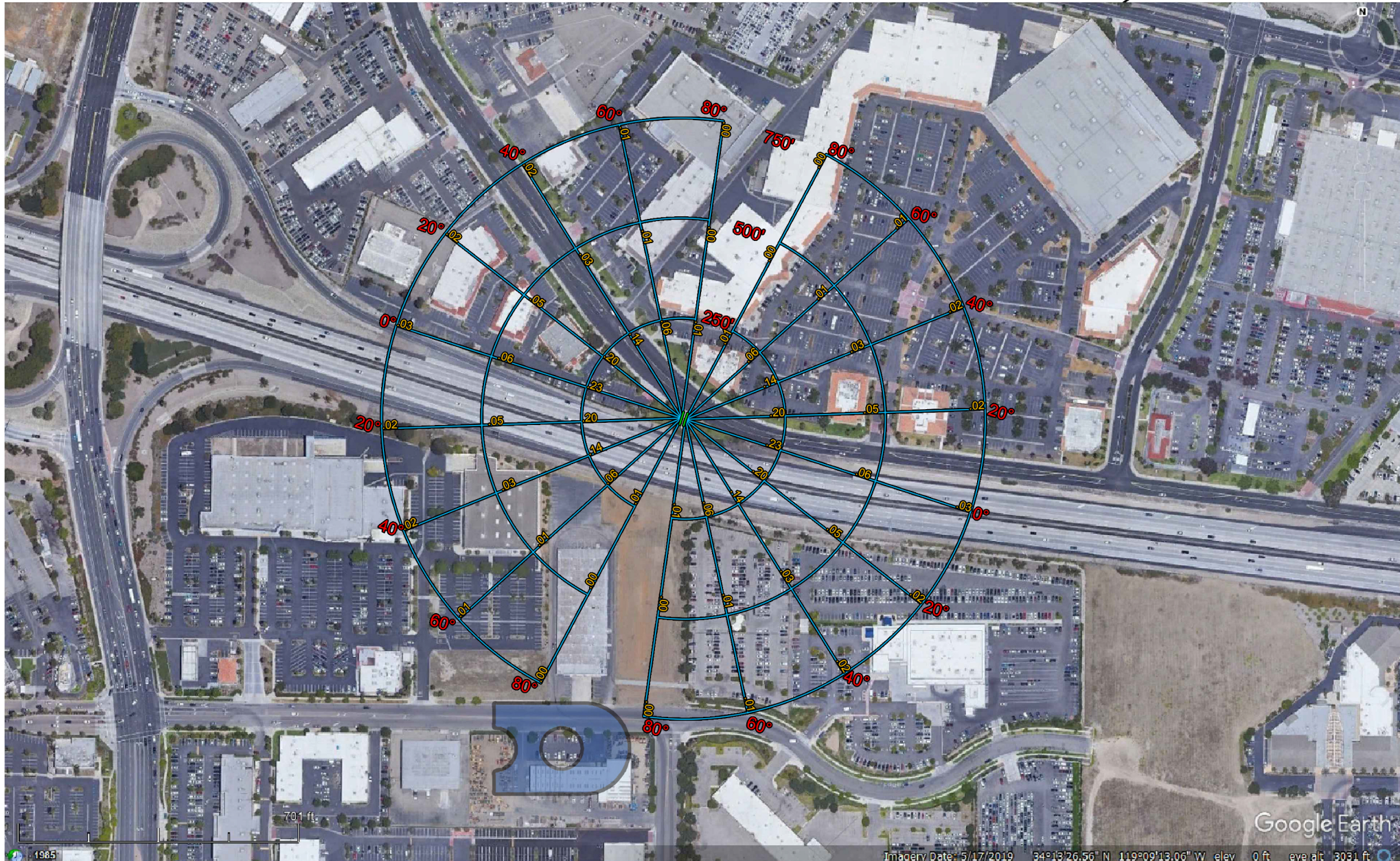
OXNARD AUTO DEALER ASSOCIATION

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



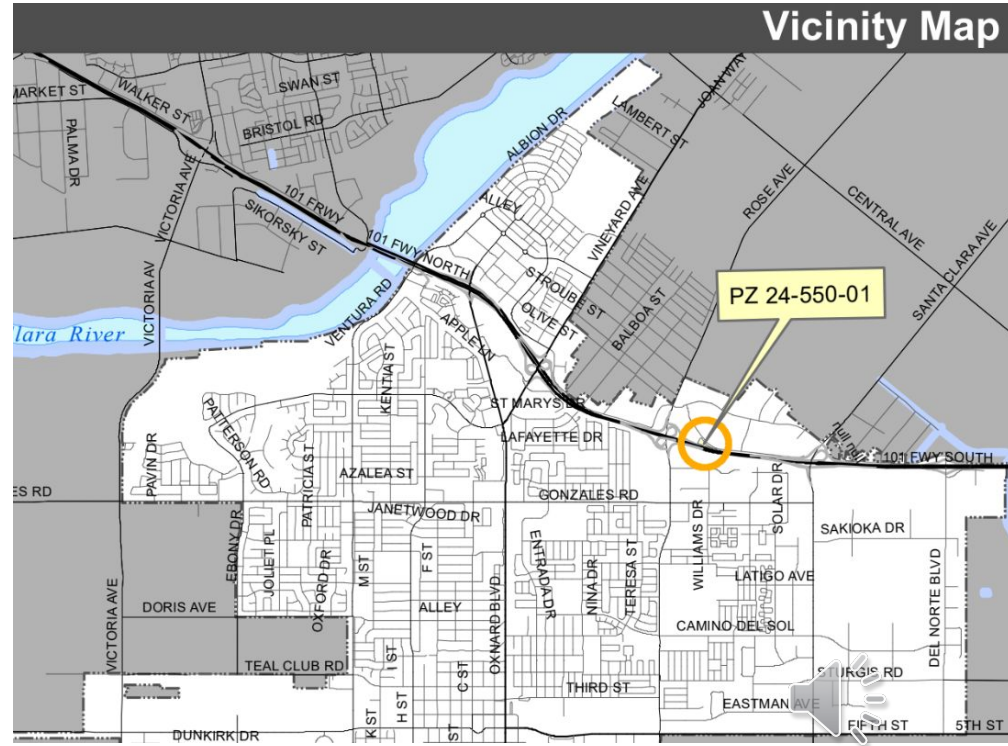
Project Description

- 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

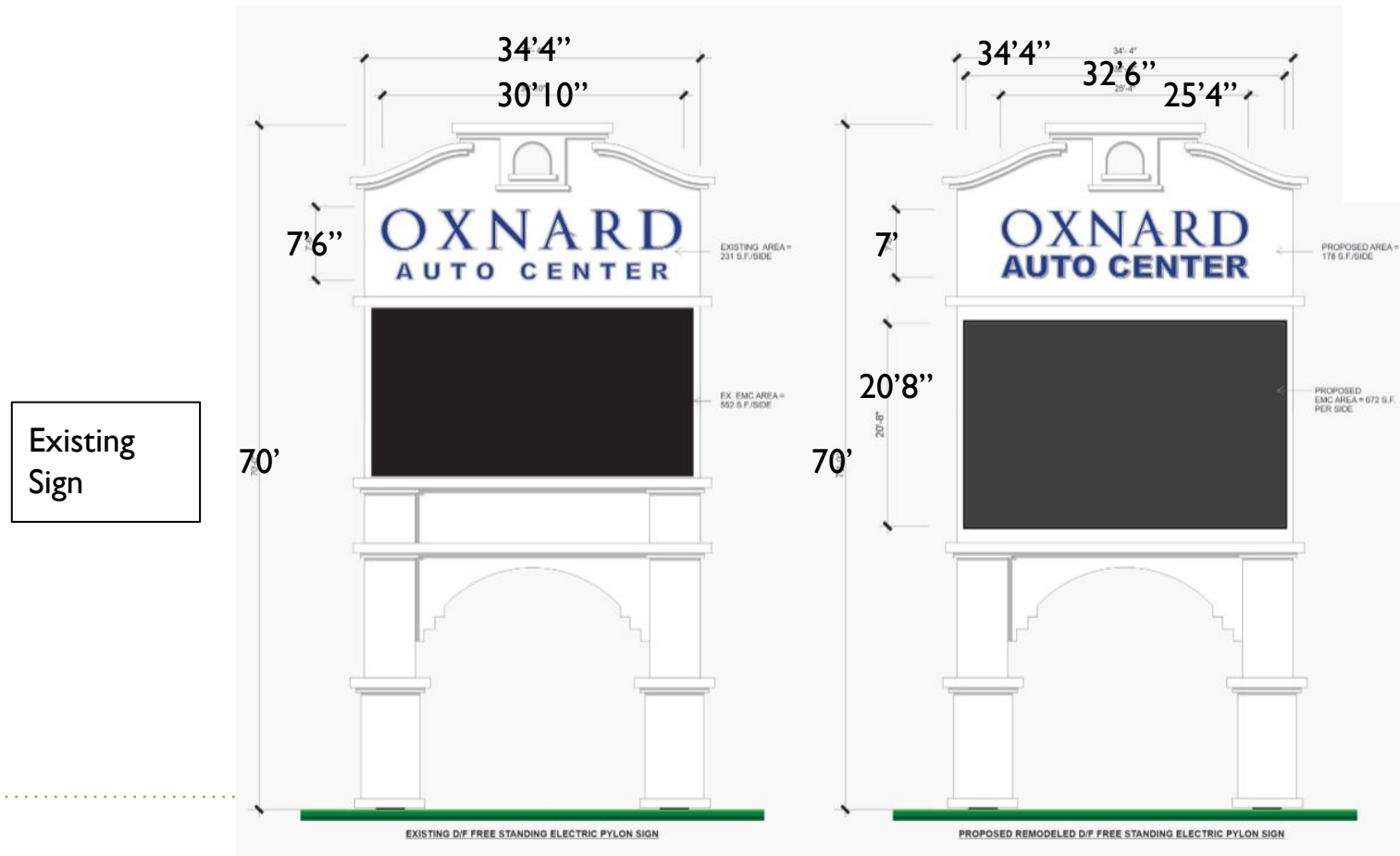
LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional	Rose-Santa Clara Corridor Specific Plan (Commercial: General)	Oxnard Auto Center Monument Sign Structure
North	Commercial Regional	Rose-Santa Clara Corridor Specific Plan (Commercial: General)	Multi-Tenant Commercial Building
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.





**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Planning Commission

FROM: Kaneca Pompey, Contract Planner

DATE: June 6, 2024

SUBJECT: **Project Name: Solar Pacific Professional Development;**
Planning and Zoning Permit No. 23-500-05 (Special Use Permit) and 22-300-02
(Tentative Tract Map): Located at 1750 Solar Drive (APN: 213-0-070-055).

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 15332 (In-Fill Development), and
- b) Adopt Resolution 2024-XX recommending the City Council Approve Planning and Zoning Permit No. 23-300-02 (Tentative Tract Map 6078), subject to certain findings and conditions, and
- c) Adopt Resolution 2024-XX Approving Planning and Zoning Permit No. 23-500-05 (Special Use Permit), subject to certain findings and conditions.

2) Project Description and Applicant: A request to construct a medical office complex, consisting of eight single-story buildings. The eight-building development will total approximately 40,000 square feet with building areas ranging between 3,008 and 8,519 square feet. The project also includes the request for a tentative subdivision map proposed to subdivide the 3.69 acre site into nine parcels and permit the individual sale of the eight buildings that are proposed on separate lots within a commonly owned parcel (containing parking, driveways, landscaping and pedestrian pathways). The Project is located at 1750 Solar Drive (APN: 213-0-070-055) within the Business & Research Park (BRP) zone (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed Martin Teitelbaum, 29601 Agoura Road, Agoura Hills, CA 91301, designated agent (the “**Applicant**”) on behalf of Solar Pacific Investors, 29601 Agoura Road, Agoura Hills, CA 91301, property owner.

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

3) Existing & Surrounding Land Uses: The Project site is currently improved with a surface parking lot. Office uses are located to the northwest and northeast of the site. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated below in Exhibit A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Business Research Park (BRP)	Business & Research Park (BRP)	Surface parking lot
North	Business Research Park (BRP)	Business & Research Park (BRP)	Adult School
South	Industrial Limited (ILM)	Limited manufacturing (M-L)	Industrial building
East	Industrial Light (ILT)	Light manufacturing-Planned Development (M-1-PD)	Vacant/Undeveloped
West	Business Research Park (BRP)	Business & Research Park (BRP)	Industrial building

4) Background Information: The proposed development is within the Business and Research Park zone. Pursuant to Section 16-160 of the Oxnard City Code, the BRP zone allows industrial land uses, including but not limited to professional, administrative, and research, limited manufacturing uses along with limited commercial activities intended to support such uses.

The existing parking lot was approved on April 25, 1996, under PZ 96-5-14. The parking lot was approved to provide additional parking for the development to the north (1800 Solar Drive). This parking was not a part of the required parking for the development, and therefore the development of this property does not impact the compliance of the property to the north. Future development of that property will be required to provide any required parking onsite.

5) Environmental Determination:

In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction of an eight-building development totaling approximately 40,000 square feet with building areas ranging between 3,008 and 8,519 square feet. The project also includes the request for a tentative subdivision map proposed to subdivide the 3.69 acre site into nine parcels and permit the individual sale of the eight buildings that are proposed on separate lots within a commonly owned parcel. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or

threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The applicant provided a Traffic and Circulation Study which accesses site access, parking, circulation, and potential traffic impacts. As conditioned, the project will pose no significant impacts to traffic. Therefore, staff recommends the Planning Commission accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

- a) **General Discussion:** The Applicant proposes the construction The eight-building development will total approximately 40,000 square feet with building areas ranging between 3,008 and 8,519 square feet. Additionally, the project also includes the request for tentative subdivision map proposed to subdivide the 3.69 acre site into nine parcels and permit the individual sale of the eight buildings that are proposed on separate lots within a commonly owned parcel. Access to the site will be provided via an existing private driveway off of Wankel Way.

The proposed subdivision of the property requires a Tentative Subdivision Map. In addition, pursuant to Oxnard City Code (OCC) Section 16-395, a Special Use Permit is required. The Tentative Subdivision Map would create the ability for each tenant space within the industrial buildings to be sold, while creating a lot and mechanism for maintenance of common areas.

The Planning Commission is the decision maker for Special Use Permits pursuant to OCC §16-536, and the Planning Commission makes a recommendation to the City Council to approve or disapprove a Map pursuant to OCC §15-40.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Business Research Park (BRP), which allows Professional, administrative, research, and limited manufacturing uses along with limited commercial activities intended to support such uses, integrated into campus-like environments that are oriented towards arterials, freeways, airports, and harbors, and developed to high property and development standards. The proposed Project will allow for these types of land uses to be established in the future. Approval of these SUPs have been determined to be consistent with the 2030 General Plan and the property's land use designation.

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

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

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD 9.2	I	Revitalization and Redevelopment	The development will improve an existing surface parking lot with a medical office complex with landscaped parking lot.
ER-10.1	I	Promote use of Native and Water Wise Plants and Water Supply Findings for Smaller Projects	The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.
	I	Police Department Review of Development Projects	The Project was reviewed by the Police Department and their recommendations are incorporated into the conditions of approval.
CD-5.2 SH-6.4	II	Compatible Land Use	With approval of the Special Use Permit, the proposed medical office complex is consistent with the allowable land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-15.61	II	Share of regional taxable sales	The Project will provide new tenant spaces for businesses, which will generate retail tax sales revenue to the City.
CD-14.1 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.

CD-18.1 CD-18.5	II	Attract new businesses Increase the availability of land for new businesses	The Project will provide for more tenant options to businesses/companies to open a new business or relocate to the City.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

- c) **Conformance with Development Standards:** The proposed development is located in the Business and Research Park zone district. In accordance with Section 16-164 of the Oxnard City Code, compliance is met for all relevant development standards.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Building Envelope			
Lot Coverage	Max: 40%	26.7%	Yes
Building Height	35 FT	25.5	Yes
Front Setback	30 feet, 40 when abutting a thoroughfare; 30 feet when abutting designated scenic corridors, per CD-9.4 of the 2030 General Plan.	75 FT	Yes
Side Setback	Height of building (or as approved with SUP)	80 FT	Yes
Street Side Setback	Half of height of building	105 FT	Yes
Rear Setback	20 FT Minimum	75 FT	Yes
Other Requirements			
Landscape	15% of lot area = 24,110.7 Sq.Ft.	29,207 Sq.Ft. (18%)	Yes
Off-Street Parking Medical Office	1 space per 200 square feet of gross floor area = 168 spaces	195 spaces	Yes,
General Office	1 space per 250 square feet of gross floor		

	area =23 spaces		
	Total Required = 191 spaces		

- d) **Site Design, Circulation and Parking:** The Project will be accessed from a private driveway off an existing street to the northwest of the property (Wankel Way). This ingress and egress will allow for access through 2 drive aisles.

In accordance with Oxnard City Code (OCC) Section 16-622, parking will be provided at a rate of one space per 250 square feet of gross floor area for general office use and one space per 200 square feet of gross floor area for medical office use. The project proposes 33,638 square feet of medical office use and 5,873 square feet of general office use, resulting in 191 square feet of required parking stalls. The project is providing 195 stalls, consisting of 186 standard stalls, 7 ADA stalls, and 2 ADA EV stalls. Additionally, the project proposes 6 motorcycle stalls, and bike racks.

- f) **Building Design:** The proposed medical office complex buildings will feature a facade with contemporary stucco and dual glazed windows. In addition, metal awnings and sales will be utilized to break the monotony. Exterior lighting will be provided by Beam LED lights with bronze finishes to provide a contemporary façade cohesive to the exterior design of the building. All on site outdoor lighting will be installed to ensure lighting does not illuminate property outside of the project site. All signage will adhere to the proposed master sign program.
- g) **Landscaping:** The Project will provide landscape areas throughout the site that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Additionally, 50 trees will be added throughout the property, which will assist in meeting the requirement of 1 tree for every 40 feet of property line. Public right-of-way landscaping will also be installed. The current landscape fronting Rice Avenue is severely damaged. The applicant proposes to replant vegetation and replace dead trees with new trees in like value.
- h) **Signage:** The proposed sign program for the center has been provided in Attachment C. The proposed sign program has been designed to comply with the Sign regulations of the Oxnard City Code. A new sign program is being requested due to the proposed industrial complex. The proposed sign program also outlines the type of signs and standards for all other building signs, freestanding signs, window graphics, and door graphics on site, which are consistent with the Oxnard City Code Section 16-608. All future businesses would be subject to these requirements. All sign permits requested for businesses at any of these eight businesses would be reviewed by planning staff for compliance with the sign program.

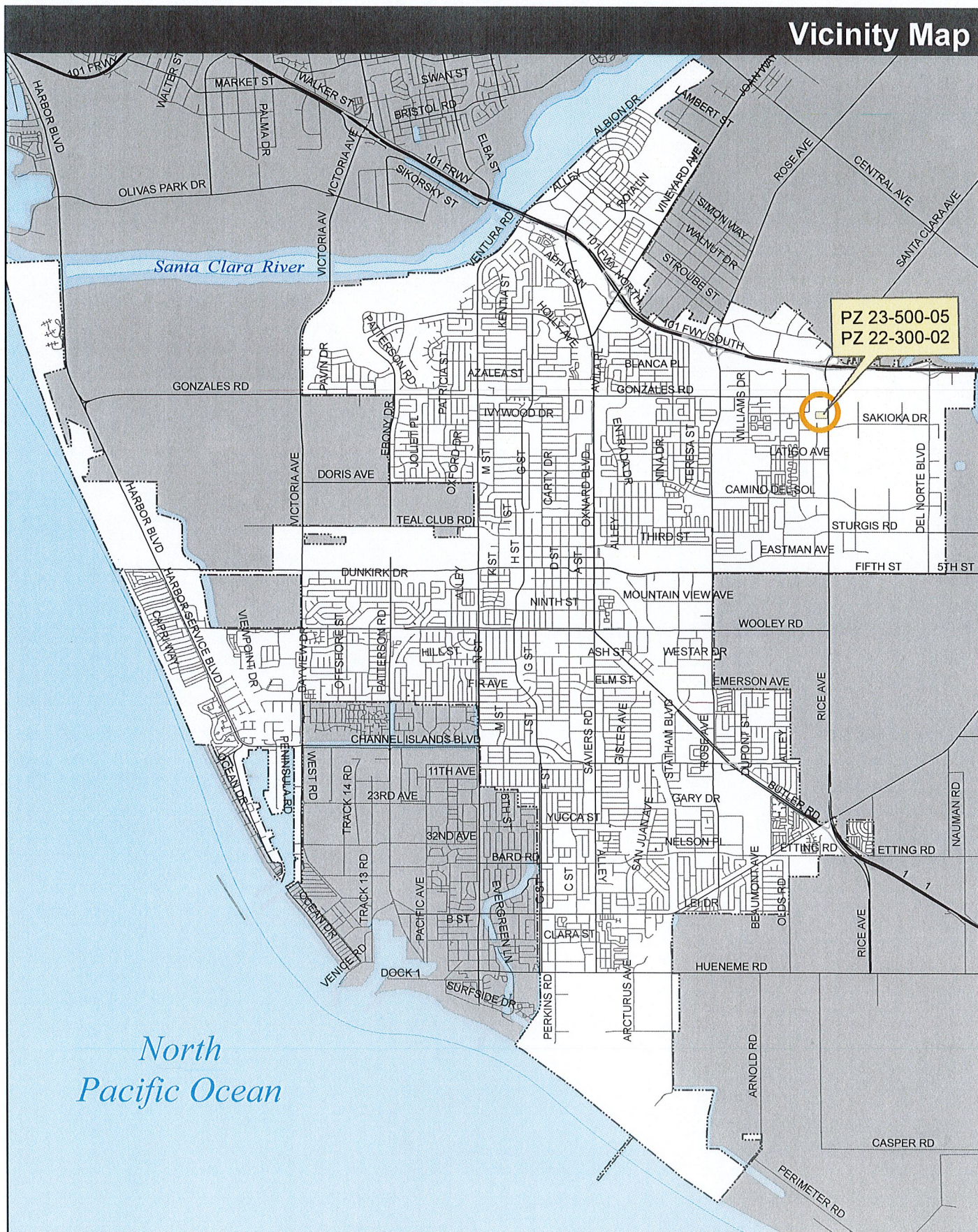
- 7) Development Advisory Committee:** The Project was last reviewed by the Development Advisory Committee (DAC) on January 10, 2024. Conditions of approval from DAC are included in the attached resolution.
- 8) Community Workshop and Public Input:** The Project is not located within a General Plan identified neighborhood; therefore, the Project was not presented during a Community Workshop. Consistent with public noticing requirements, this 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 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:

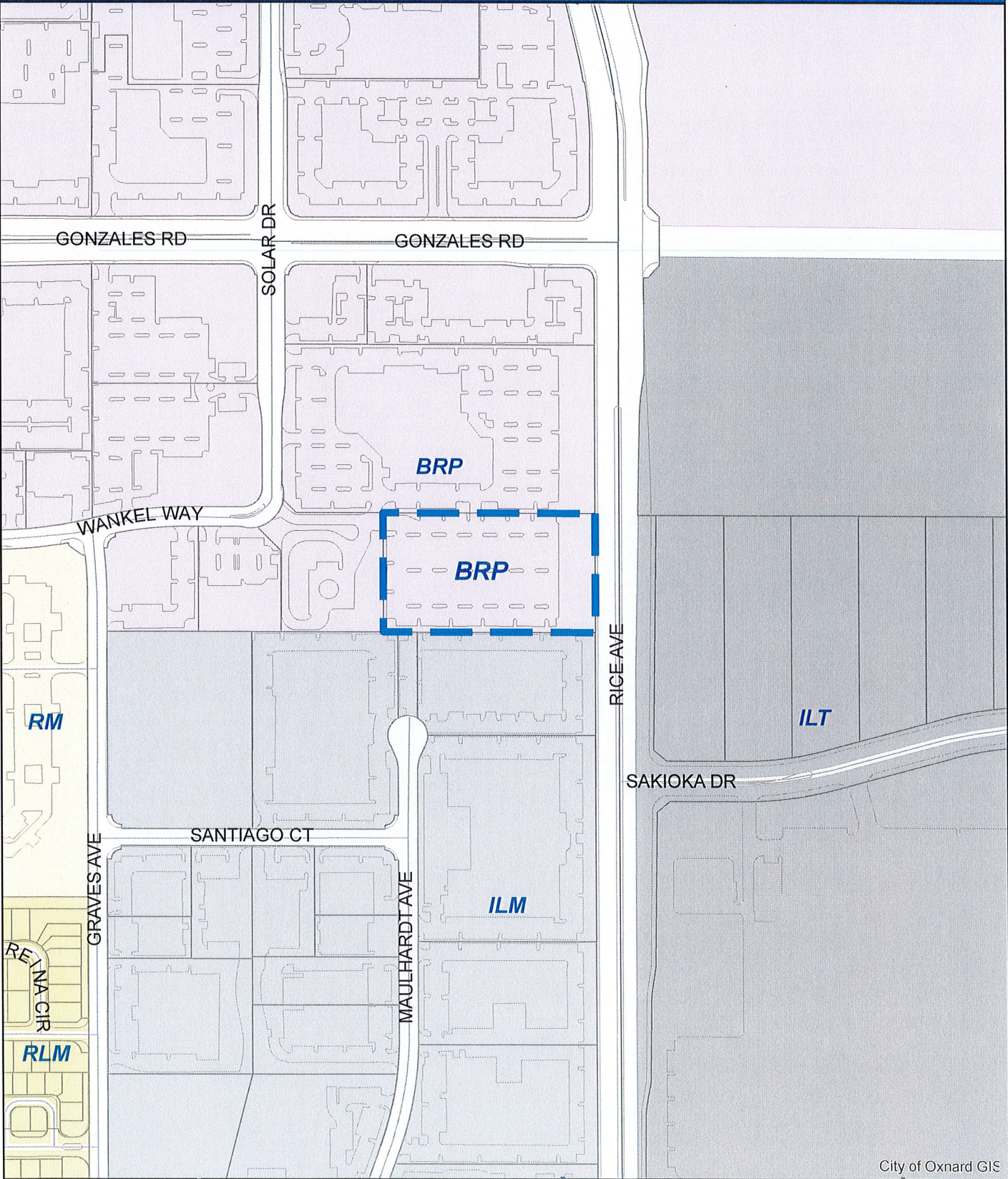
- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Master Sign Program
- D. Notice of Exemption
- E. Draft Resolution of Approval - PZ 23-500-05 (Special Use Permit)
- F. Draft Resolution of Approval PZ 22-300-02 (Tentative Tract Map 6078)
- G. Presentation

Vicinity Map

PZ 23-500-05
PZ 22-300-02

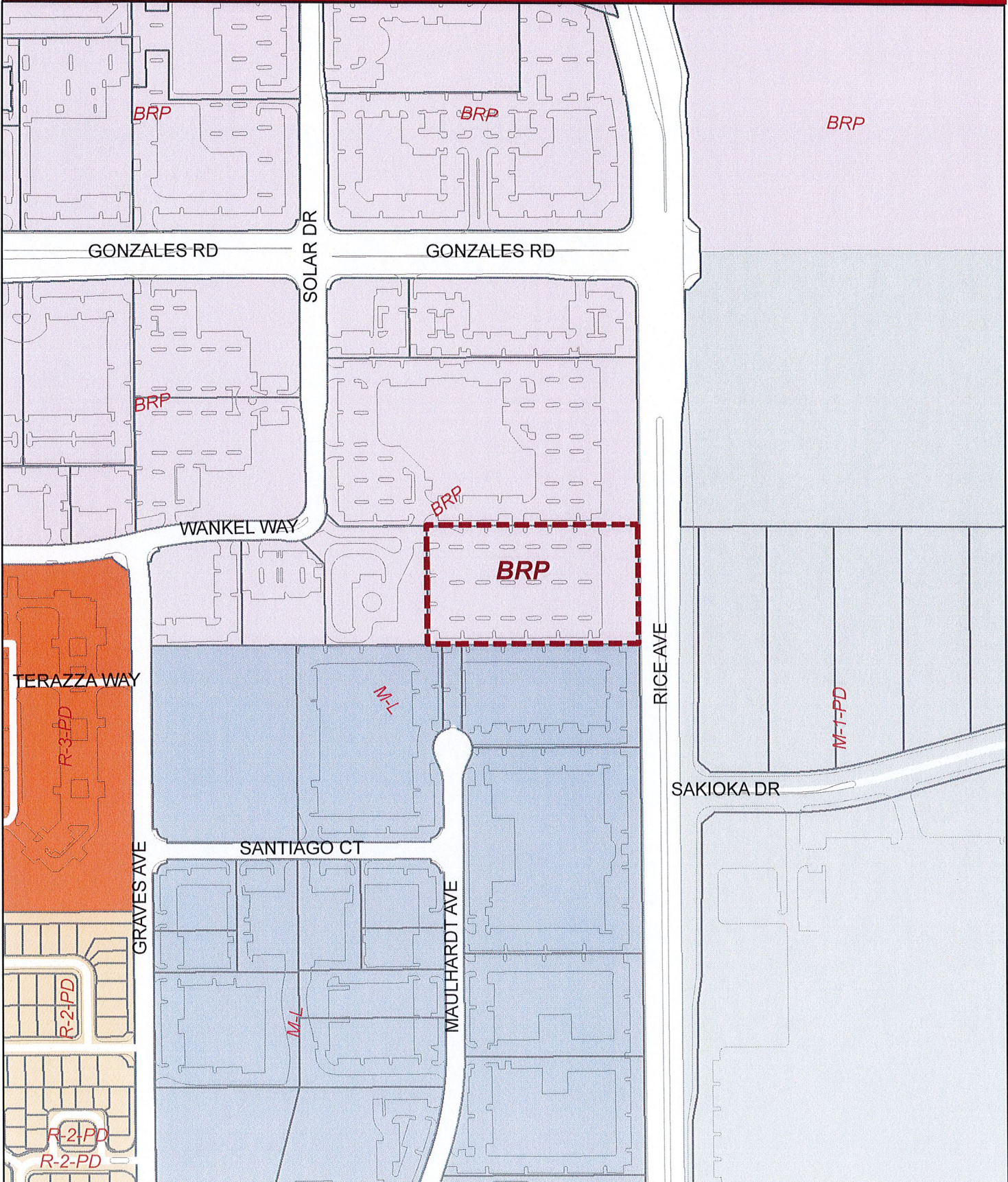


2030 General Plan Land Use Map

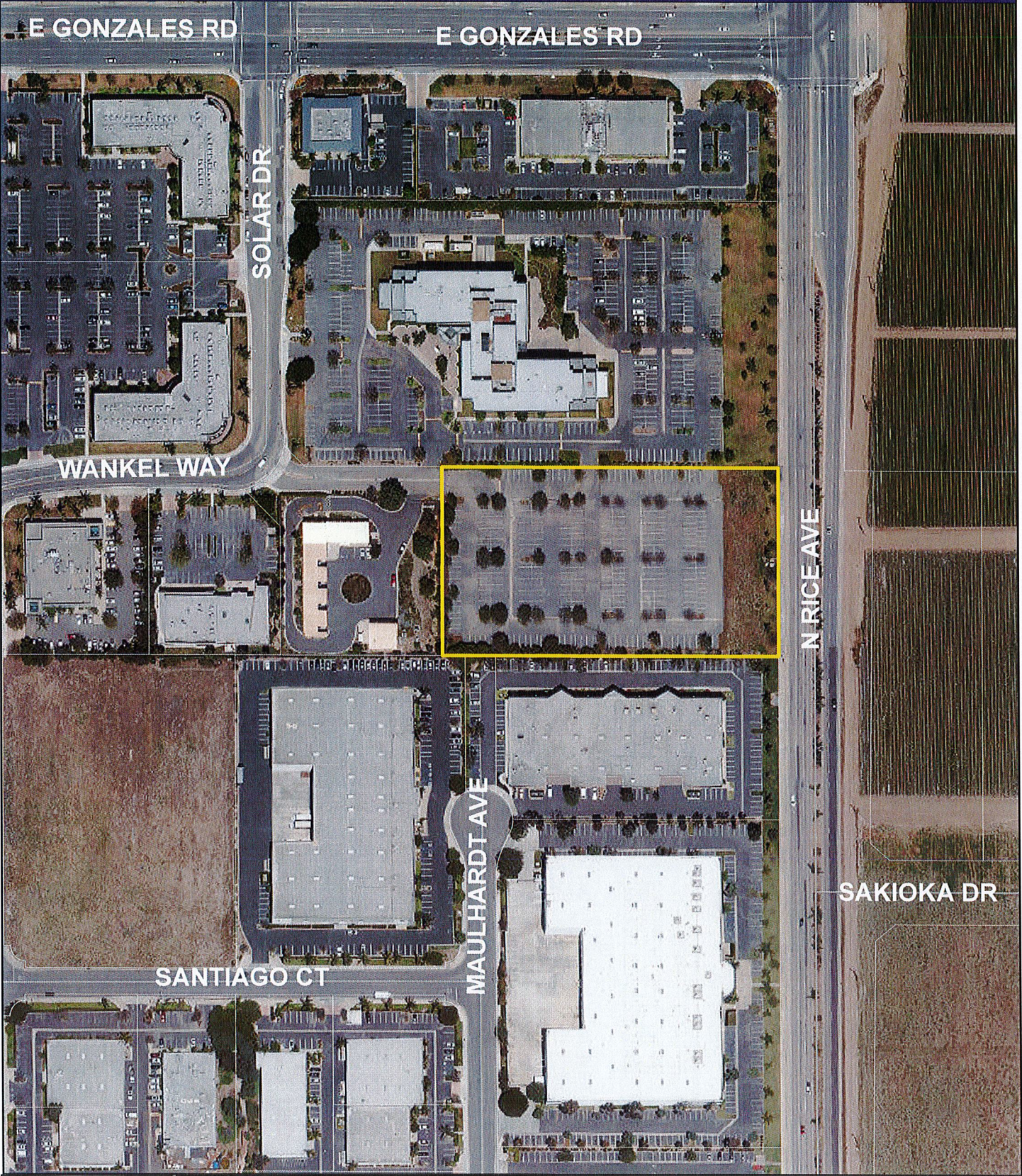


City of Oxnard GIS

Zoning/Specific Plan Map



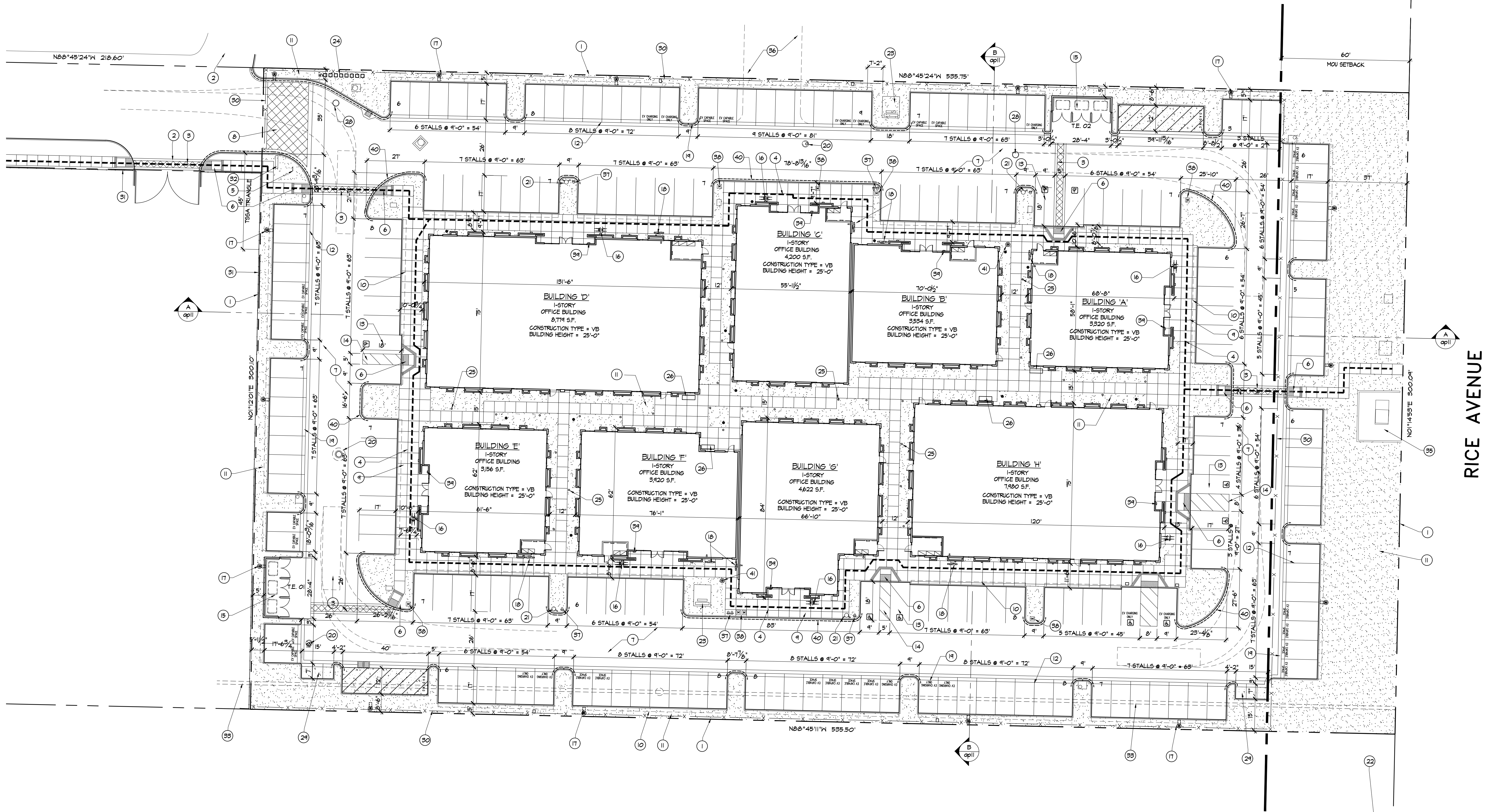
Aerial Map



BUILDING STATISTICS:	
BUILDING USE & OCCUPANCY TYPE: (PER 2022 CBC 306.2)	B MEDICAL OFFICE / GENERAL OFFICE
CONSTRUCTION TYPE: (PER 2022 CBC TABLE 602)	TYPE V-B; FULLY SPRINKLERED
OCCUPANT LOAD (PER 2022 CBC TABLE 1004.1.2)	100
BUILDING HEIGHT:	BUILDING'S 'A' THRU 'H' LOW PARAPET = 23'-0" HIGH PARAPET = 23'-6"
PARKING CALCULATIONS	
REQUIRED PARKING BASED ON USABLE S.F. OF 34,511 S.F.	33,630 S.F. MEDICAL OFFICE 1/200 S.F. = 168 STALLS 5,873 S.F. GENERAL OFFICE 1/250 S.F. = 23 STALLS 710 S.F. ELECTRICAL ROOMS (EXCLUDED) = 0 STALLS PARKING REQUIRED = 191 STALLS
REQUIRED MOTORCYCLE PARKING:	3 SPACES PER 100 PARKING STALLS PER CODE SECTION 16-6.2.4
PROVIDED MOTORCYCLE PARKING:	6 PROVIDED
REQUIRED CAPABLE E.V. SPACES: (PER 2022 CA, GREEN CODE, TABLE 5.106.5.3.1)	35 STALLS
REQUIRED EV CAPABLE W/ EVSE: (1 VAN ACCESSIBLE SPACE) (PER 2022 CA, GREEN CODE, TABLE 5.106.5.3.1)	9 STALLS
PROVIDED EVSE: (1 VAN ACCESSIBLE SPACE)	9 STALLS
TOTAL PARKING PROVIDED: (PARKING WITHIN MOU SETBACK NOT INCLUDED)	
STANDARD STALLS:	162 STANDARD STALLS
ACCESSIBLE STALLS:	7 ACCESSIBLE STALLS (W/ 1 VAN STALL)
ACCESSIBLE EV STALLS:	2 (1 VAN STALL AND 1 STANDARD)
MOTORCYCLE STALLS:	6 STALLS
TOTAL STALLS:	177 STALLS
PARKING RATIO:	4.53/1000
PARKING PROVIDED: (PARKING WITHIN MOU SETBACK INCLUDED)	
STANDARD STALLS:	186 STANDARD STALLS
ACCESSIBLE STALLS:	7 ACCESSIBLE STALLS (W/ 1 VAN STALL)
ACCESSIBLE EV STALLS:	2 (1 VAN STALL AND 1 STANDARD)
MOTORCYCLE STALLS:	6 STALLS
TOTAL STALLS:	201 STALLS
PARKING RATIO:	5.11/1000
REQUIRED BICYCLE PARKING:	2 SPACES PER CITY OF OXNARD ZONING CODE SECTION 16-6.2.3
REQUIRED BICYCLE PARKING PROVIDED: PER CAL GREEN	6 TWO-BIKE CAPACITY RACKS (12 BIKE SPACES)
ACTUAL BICYCLE PARKING PROVIDED:	7 TWO-BIKE CAPACITY RACKS (14 BIKE SPACES)



PROJECT SUMMARY	VICINITY MAP	SHEET INDEX
PROJECT DESCRIPTION THE PROPOSED PROJECT WILL CONSIST OF EIGHT (8) SINGLE-STORY MEDICAL-OFFICE BUILDINGS. THE BUILDINGS ARE CONFIGURED TO CREATE A CAMPUS LIKE LAYOUT. ON-SITE PARKING FACILITY WILL BE PROVIDED COMPLYING WITH CURRENT ACCESSIBILITY AND MUNICIPAL CODE REQUIREMENTS.		ARCHITECTURAL ap-1 COVER SHEET / PROJECT INFORMATION ap-2 SITE PLAN ap-2.1 PARKING AREA LANDSCAPE PLAN ap-2.2 MISC. SITE DETAILS ap-2.3 TRASH ENCLOSURE DISTANCE PLAN ap-3 BUILDING 'A' - FLOOR PLAN, ROOF PLAN & ELEVATIONS ap-4 BUILDING 'B' - FLOOR PLAN, ROOF PLAN & ELEVATIONS ap-5 BUILDING 'C' - FLOOR PLAN, ROOF PLAN & ELEVATIONS ap-6 BUILDING 'D' - FLOOR PLAN & ROOF PLAN ap-6.1 BUILDING 'D' - ELEVATIONS ap-7 BUILDING 'E' - FLOOR PLAN, ROOF PLAN & ELEVATIONS ap-8 BUILDING 'F' - FLOOR PLAN, ROOF PLAN & ELEVATIONS ap-9 BUILDING 'G' - FLOOR PLAN, ROOF PLAN & ELEVATIONS ap-10 BUILDING 'H' - FLOOR PLAN & ROOF PLAN ap-10.1 BUILDING 'H' - ELEVATIONS ap-11 LINE OF SIGHT STUDY ap-12 SITE PHOTOS ap-13 SITE PHOTOS CIVIL C1 TITLE SHEET C2 PRELIMINARY ENGINEERING SITE PLAN C3 PRELIMINARY UTILITY PLAN C4 DETAILS LANDSCAPE L-1 PRELIMINARY LANDSCAPE PLAN L-2 PRELIMINARY PLANT PHOTOS ELECTRICAL E-3.1 PHOTOMETRIC / LANDSCAPE PLAN E-3.2 EXTERIOR LIGHTING CUT SHEETS I OF I LIGHTING/LANDSCAPE/PHOTOMETRIC PLAN
PROJECT ADDRESS: 1750 SOLAR DRIVE OXNARD, CA 93030 APN: 2053-001-008 PROPERTY ZONE: BRP		
SITE STATISTICS: LOT AREA: 13,64 AC / 160,738 SF BUILDING S.F. (FOOTPRINT): 42,442 SF LOT COVERAGE: 26.74% LANDSCAPE AREA: 124,207 SF LANDSCAPE COVERAGE: 18.17% HARDSCAPE AREA: 19,042 SF HARDSCAPE COVERAGE: 11.87% PARKING & DRIVE AISLE AREA: 68,457 SF PARKING & DRIVE AISLE COVERAGE: 42.4% TRASH ENCLOSURE AREA: 440 S.F. TRASH ENCLOSURE COVERAGE: 0.30%		
GENERAL NOTES	PROJECT DIRECTORY	
	OWNER: SOLAR PACIFIC INVESTORS, LP 21601 AGOURA ROAD AGOURA HILLS, CA 91301 PHONE: (805)-383-2221 CONTACT: MARTIN TEITELBAUM (martin@construct.com) ARCHITECT: PK ARCHITECTURE 5126 CLARETON DRIVE, SUITE 110 AGOURA HILLS, CA 91301 PHONE: (818) 584-0081 CONTACT: BRIAN POLIQUIN (bpoliq@pkarchitecture.net) CIVIL ENGINEER: DELANE ENGINEERING, INC. 2812 SANTA MONICA BLVD., SUITE 206 SANTA MONICA, CA 90404 PHONE: (310) 876-0602 CONTACT: SCOTT WILES (swiles@delanegroup.com)	SOILS ENGINEER: GORIAN & ASSOCIATES 3515 OLD CONEJO ROAD THOUSAND OAKS, CA 91320 PHONE: (805) 975-4262 CONTACT: JEROME BLUMCK (jblumck@gorian.net) LANDSCAPE ARCHITECT: JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS 484 N. VENTURA AVE. VENTURA, CA 93001 PHONE: (805) 642-3641 CONTACT: PAUL JORDAN (paul@jordan-gilbert.com) ELECTRICAL ENGINEER: VECTOR ENGINEERING GROUP, INC. 14012 SADDLEBACK RIDGE ROAD SANTA CLARITA, CA 91351 PHONE: (818) 751-4120 CONTACT: JO ANN RAYNER (jrayner@vectorengineeringgroup.com)



site plan keynotes

site plan general notes

site plan legend

- 1 PROPERTY LINE, REFER TO TENTATIVE PARCEL MAP AND CIVIL DRAWINGS
- 2 EXISTING DRIVEWAY TO REMAIN
- 3 CONCRETE WALKWAY, 12" CONCRETE PERIMETER BAND WITH A 2'-6" X 2'-6" SCORED CONCRETE PATTERN AT A 45 DEGREE, COLOR TO BE 'DAVIS COLOR' - OUTBACK-6TT.
- 4 ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM GROSS SLOPE AND 5% MAXIMUM RUN, REFER TO CIVIL DRAWINGS
- 5 SITE ACCESSIBLE ENTRANCE SIGN, REFER TO DETAIL 04/02.2
- 6 ACCESSIBLE RAMP, 1:12 MAXIMUM SLOPE
- 7 PARKING AREA PAVING AND DRIVE AISLE, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION BASED ON SOIL ENGINEER RECOMMENDATIONS
- 8 ENHANCED ENTRY PAVING AND PEDESTRIAN CROSSWALK - SCORED COLORED CONCRETE, REFER TO 04/02.2
- 9 ON-SITE CONCRETE SIDEWALK
- 10 LINE OF PARKING STALL OVERHANG

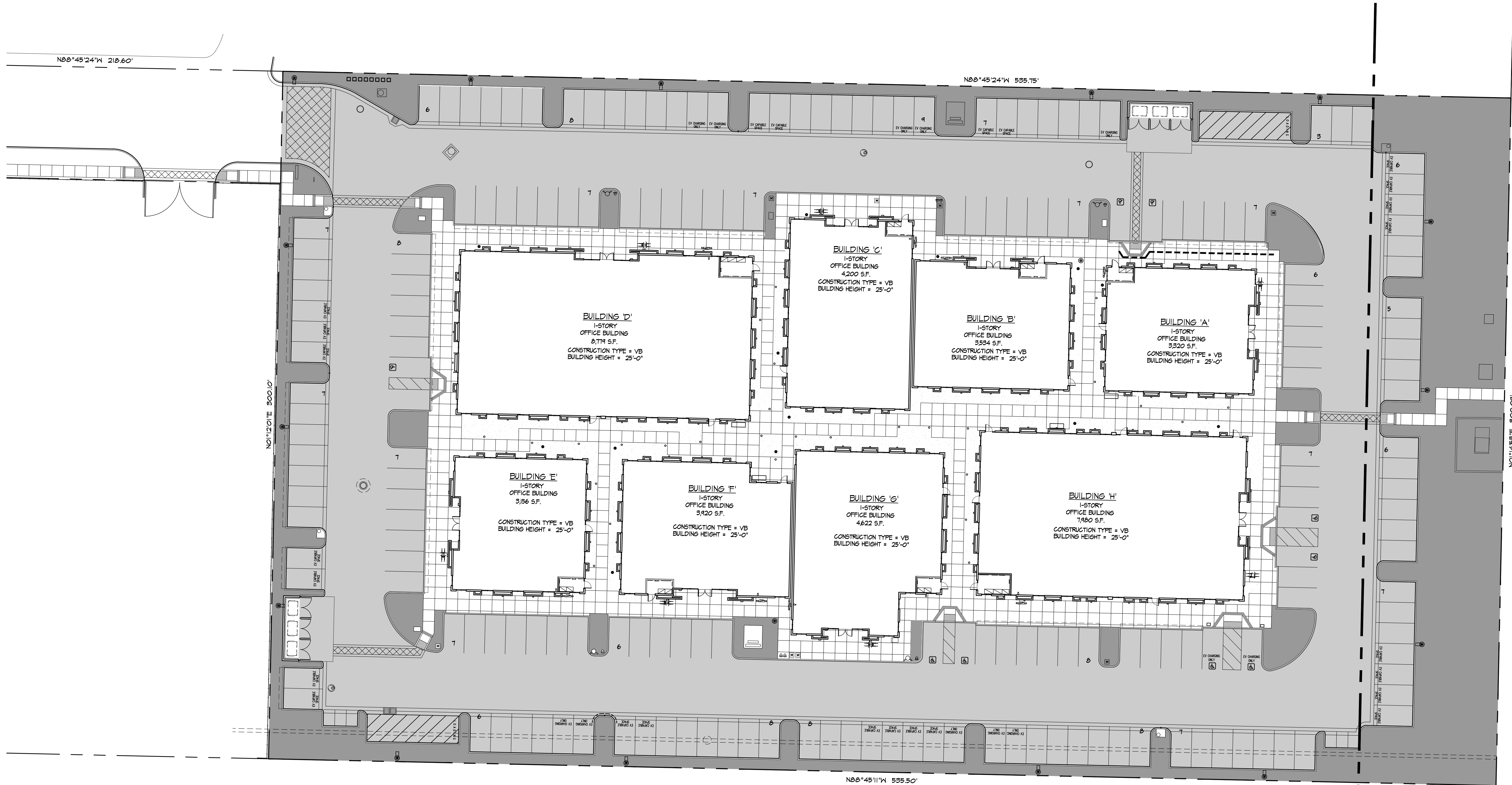
- 11 LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- 12 SITE PARKING STRIPING PER CITY OF OXNARD STANDARDS
- 13 ACCESSIBLE STALL AND STRIPING, MAXIMUM 2% ALL DIRECTIONS
- 14 CLEAR SPACE STRIPING, PAINT 4" WIDE 45 DEGREE DIAGONAL STRIPING SPACED AT 3'-0" O.C. WITH (2) COATS HIGHWAY PAINT, COLOR PER LOCAL AGENCY
- 15 TRASH AND RECYCLE ENCLOSURE, SEE 04/02.2 BASED ON CITY OF OXNARD STANDARD PLATE 605
- 16 BICYCLE RACKS, (16) BICYCLE SPACES, REFER TO 04/02.2
- 17 PARKING LOT LIGHT FIXTURE AND CONCRETE BASE, MAXIMUM 20 FT HIGH MEASURED FROM GROUND TO LENS, REFER TO 04/02.2
- 18 NEW FIRE SERVICE AND DOUBLE DETECTOR CHECK BACKFLOW PREVENTER, REFER TO CIVIL DWG'S
- 19 CONCRETE SWALE AND CATCH BASINS, REFER TO CIVIL DRAWINGS
- 20 CONTECH CDS UNIT, REFER TO CIVIL DRAWINGS
- 21 NEW FIRE HYDRANT, REFER TO CIVIL DRAWINGS

- 22 PROVIDE BUS STOP IMPROVEMENTS FOR RICE AVENUE AND SAKURAI DR. BUS STOP SHALL INCLUDE SHELTER WITH SOLAR LIGHTING AND BENCH.
- 23 NEW ELECTRICAL TRANSFORMER WITH REQUIRED SAFETY BOLLARDS
- 24 PROPOSED GAS METER LOCATION
- 25 LIGHT BOLLARDS BY: LITHONIA LIGHTING - REFER TO PHOTOMETRIC PLAN
- 26 BENCH - REFER TO 04/02.2
- 27 NEW LANDSCAPE WATER METER AND BACKFLOW DEVICE
- 28 NEW SENEH MANHOLE
- 29 MOTORCYCLE PARKING - PROVIDE A CONCRETE SLAB, REFER TO 04/02.2
- 30 EXISTING CHAIN LINK FENCING AND GATES TO BE REMOVED IN ITS ENTIRETY
- 31 EXISTING WROUGHT IRON FENCING AND GATES ON ADJACENT PROPERTY TO REMAIN
- 32 MONUMENT SIGN
- 33 EXISTING STORM DRAIN PIPE TO REMAIN

- 34 EXISTING TRANSFORMER PAD AND SCREEN WALL TO REMAIN
- 35 EXISTING DRIVEWAY TO BE REMOVED IN ITS ENTIRETY
- 36 NEW FIRE DEPARTMENT CONNECTION (FDC), REFER TO CIVIL DWG'S
- 37 METER AND SERVICE TO BUILDING, REFER TO CIVIL DWG'S
- 38 KNOX BOX - EXACT LOCATION TO BE VERIFIED WITH THE FIRE DEPARTMENT
- 39 DASHED LINE ALONG CURB FACE INDICATES CURB TO BE PAINTED RED WITH SIGNS POSTED EVERY 150 TO ITS FEET OR AS REQUIRED BY THE FIRE PROTECTION BUREAU, REFER TO DETAILS 04/02.2
- 40 PEDESTRIAN LIGHT FIXTURE AND CONCRETE BASE, MAXIMUM 9 FT. HIGH MEASURED FROM GROUND TO LENS

- 1. REMOVE ALL EXISTING ON-SITE CHAIN-LINK FENCING
- 2. IF THE UNITS ARE EVENTUALLY SOLD TO TENANTS AS PART OF A CONDOMINIUM MODEL, THE WASTE MANAGEMENT WILL NEED TO BE MANAGED CENTRALLY. EACH UNIT WILL NOT BE ABLE TO SIGN UP FOR WASTE SERVICE INDIVIDUALLY.
- 3. IF SECURITY CAMERA OR ALARM SYSTEMS ARE TO BE ADDED BY THE PERMITTEE, A SECURITY PLAN WILL BE NEEDED IDENTIFYING THESE FEATURES.
- 4. ALL BACKFLOW PREVENTION SYSTEMS SHALL BE SCREENED BY LANDSCAPING.
- 5. OUTDOOR LIGHTING SHALL COMPLY WITH THE TITLE 24, PART 6 OF THE CALIFORNIA CODE OF REGULATIONS; CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS.

- ON-SITE CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
- ENHANCED PAVING - SCORED COLORED CONCRETE
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- ACCESSIBLE PATH OF TRAVEL
- PARKING LOT LIGHT FIXTURE
- EXISTING OFF-SITE STREET LIGHTING

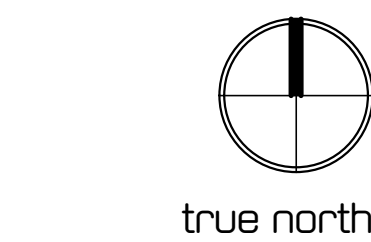


PARKING LOT AREA
368,504 S.F.



LANDSCAPE WITHIN PARKING AREAS
423,431 S.F.

LANDSCAPE % WITHIN PARKING AREAS
34.43%



parking area
landscape plan
scale: 1" = 20'-0"

date: 01.20.2022
job number: 21-65.20

ap2.1

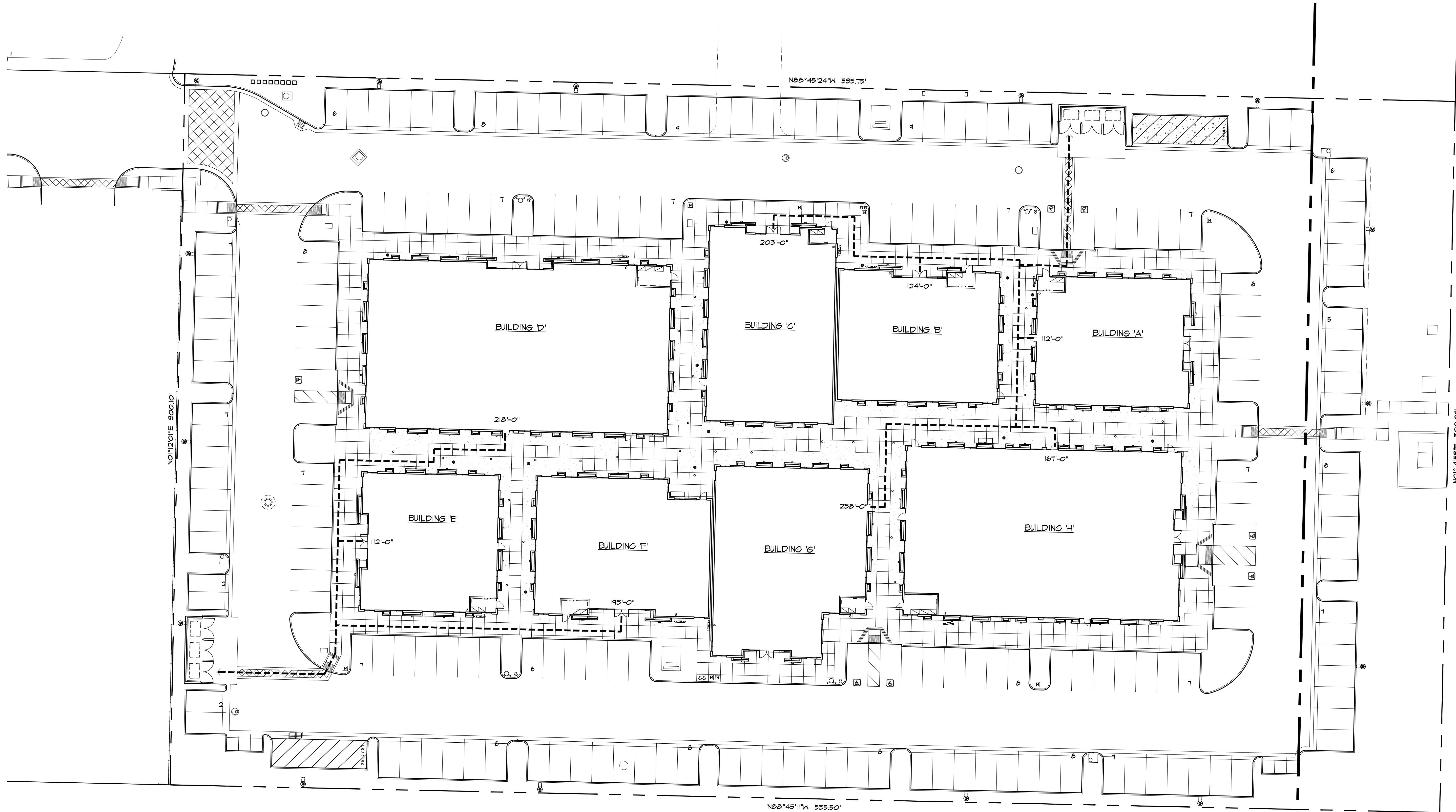
SOLAR PACIFIC INVESTORS
SOLAR DRIVE
OXNARD, CALIFORNIA

29619 agoura road
agoura hills, california 91301
t: 818.564.0057 f: 866.800.1289
w: pkarchitecture.net



planning resub.
03-04-2024
planning resub.
12-11-2023
planning resub.
9-07-2023
planning resub.
4-25-2023
planning sub.
8-02-2022

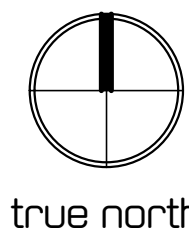




- NOTES:
1. THERE MUST BE AT LEAST 25' OF OVERHEAD CLEARANCE ABOVE THE COLLECTION AREAS TO AVOID DAMAGE AND SERVICE INTERFERENCE.
 2. ALL DRIVEWAYS, ROADS ALLEYS OR SERVICE WAYS MUST PROVIDE AN UNOBSTRUCTED PATH OF AT LEAST 15' HIGH AND 12' WIDW TO ENSURE SAFE ACCESS TO THE TRASH ENCLOSURE.

RICE AVENUE

SOLAR PACIFIC INVESTORS
SOLAR DRIVE
OXNARD, CALIFORNIA



trash enclosure
distance plan
scale: 1" = 20'-0"

date: 01.20.2022
job number: 21-65.20

ap2.3

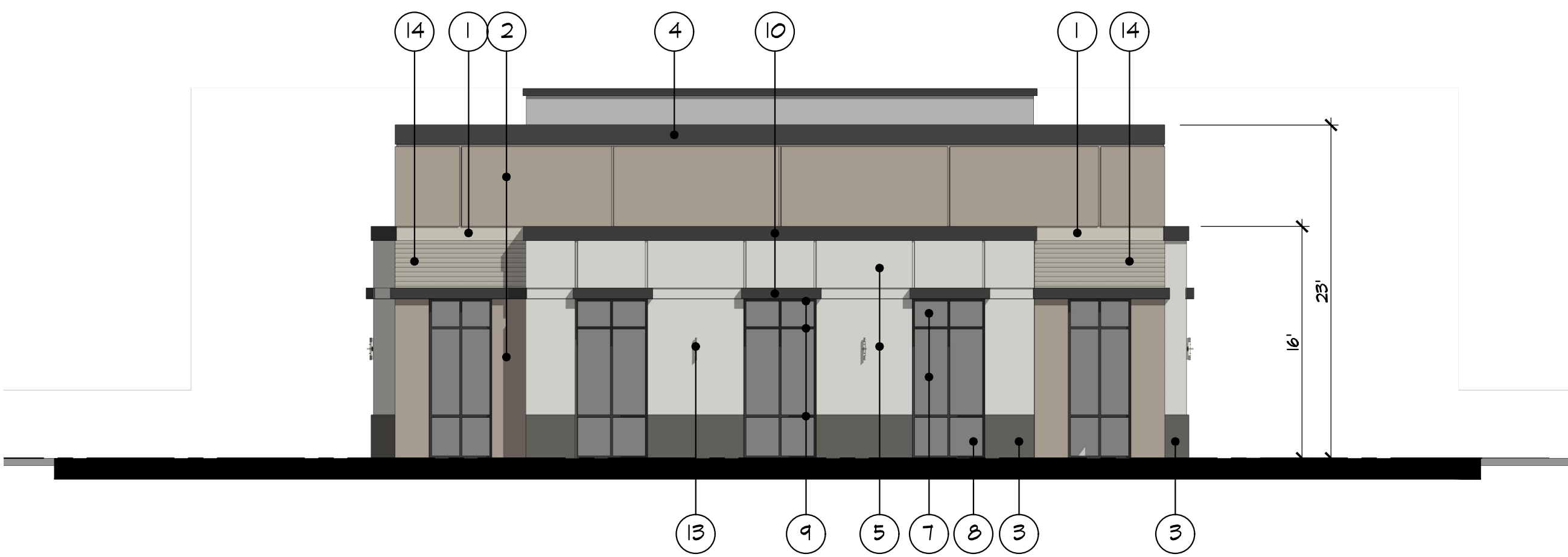


29619 agoura road
agoura hills, california 91301
t: 818.564.0057 f: 866.800.1289
w: pkarchitecture.net

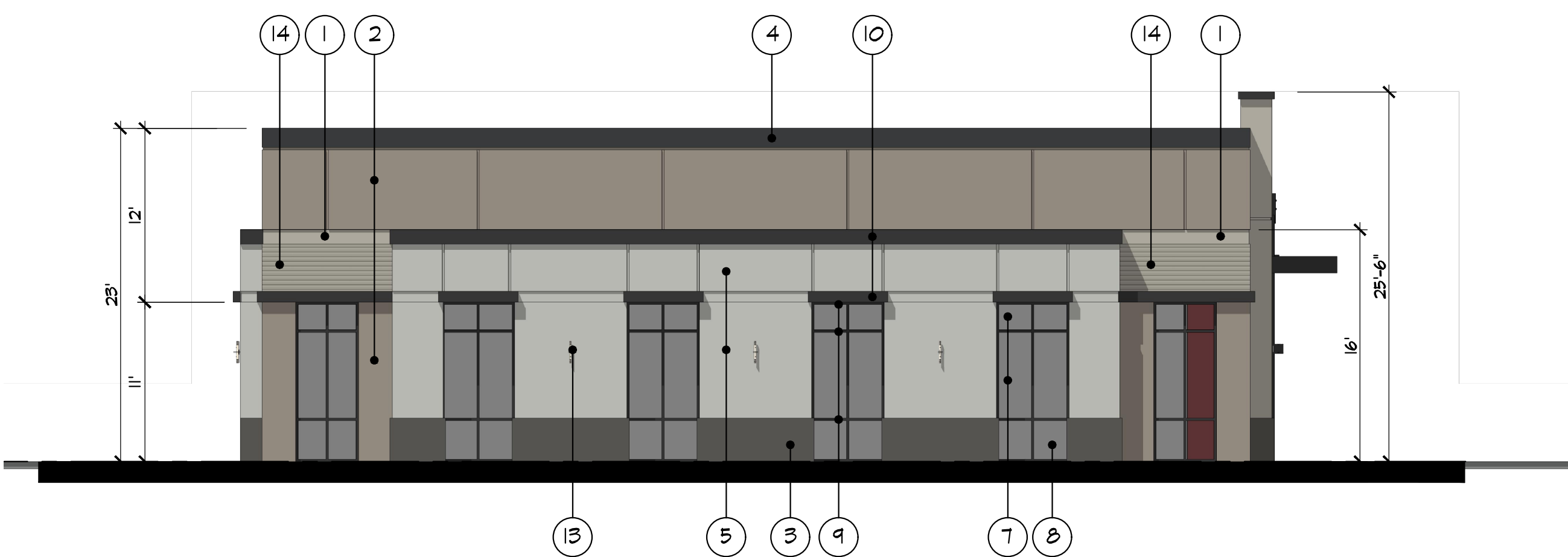
planning resub. 03-04-2024
planning resub. 12-11-2023
planning resub. 9-07-2023
planning resub. 4-25-2023
planning sub. 8-02-2022

exterior materials & colors

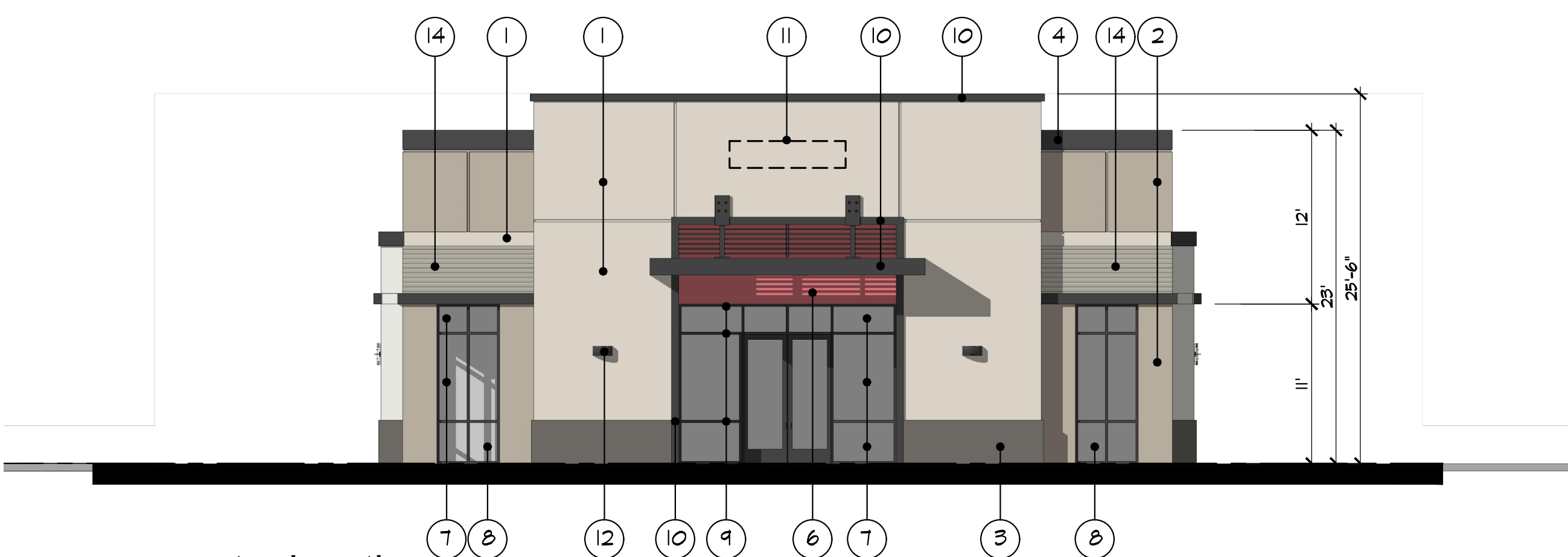
- 1 SENTRY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DET625 RECLAIMED HOOD
- 2 SENTRY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DET620 BARNWOOD GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DET628 CHARCOAL SKETCH
- 4 SENTRY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DET630 DARK ENGINE
- 5 SENTRY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DET600 DOLPHIN TAILS
- 6 SENTRY STUCCO WALL SYSTEM BY "SENERGY" HARD TROWEL FINISH WITH ELASTOMERIC PAINT TO MATCH DUNN EDWARDS DET604 TERRA ROSA
- 7 DUAL GLAZED LOW "E" ENERGY EFFICIENT GREEN TINT GLAZING
- 8 SPANDREL GLASS WITH "OPAGI-COAT-300" COATING COLOR TO BE HARMONY SOLEX - #2-745
- 9 EXTRUDED ALUMINUM STOREFRONT SYSTEM, COLOR TO BE BLACK
- 10 PARAPET CAP, METAL ANNING, MISC. METALS COLOR TO BE BLACK
- 11 PROPOSED TENANT SIGNAGE LOCATION, SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- 12 WALL SCONCE - VISA LIGHTING MODEL NO. OW1464 WRAP - 16" OUTDOOR COLOR: JET BLACK
- 13 WALL SCONCE - BROWNLEE LIGHTING MODEL NO. BEAM LED ADA #1111 - 18" COLOR: BLACK
- 14 METAL SALES (metalsales.us.com) WALL PANEL DMI-655 COLOR:ASH GREY (25)



west elevation



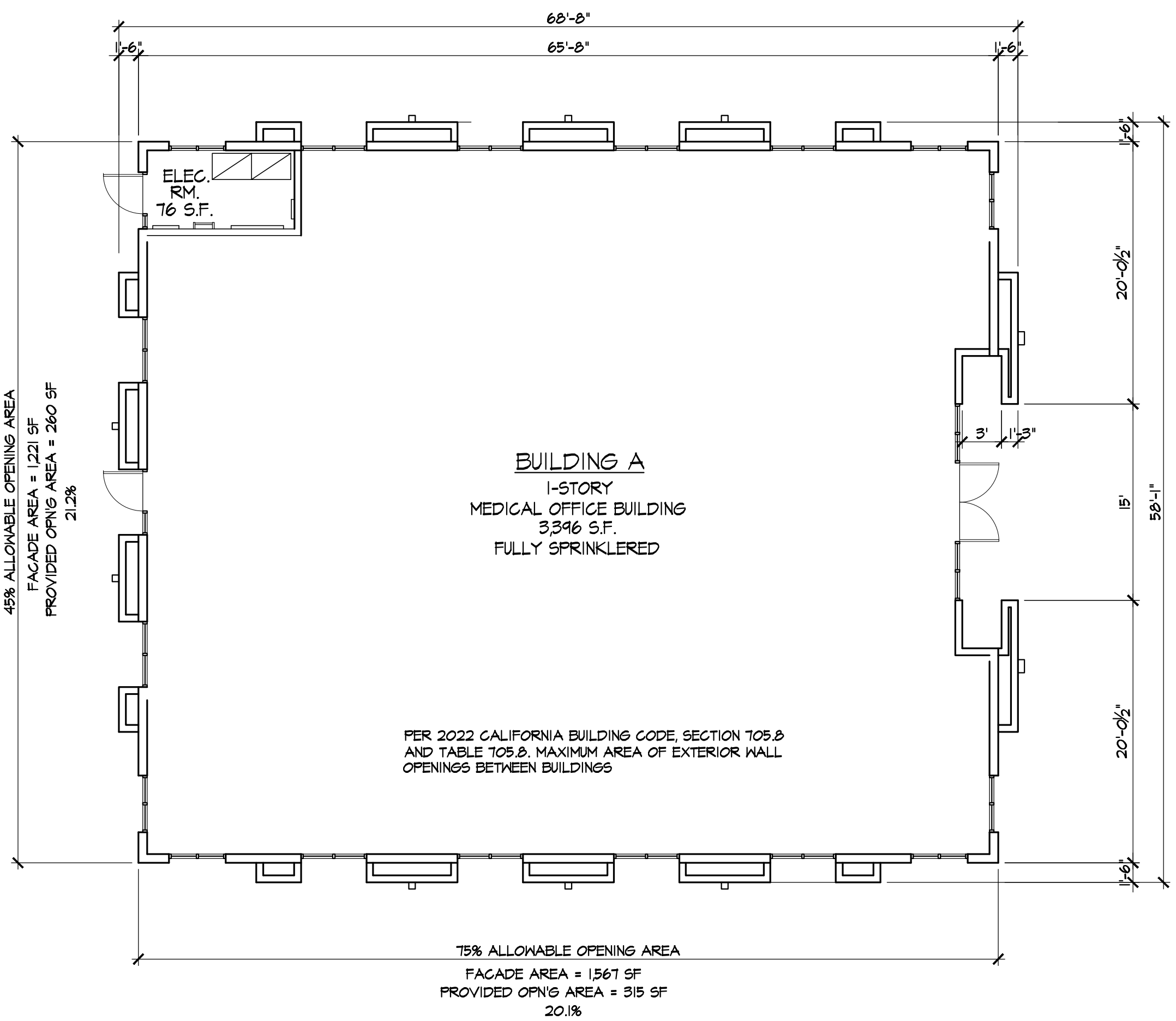
south elevation



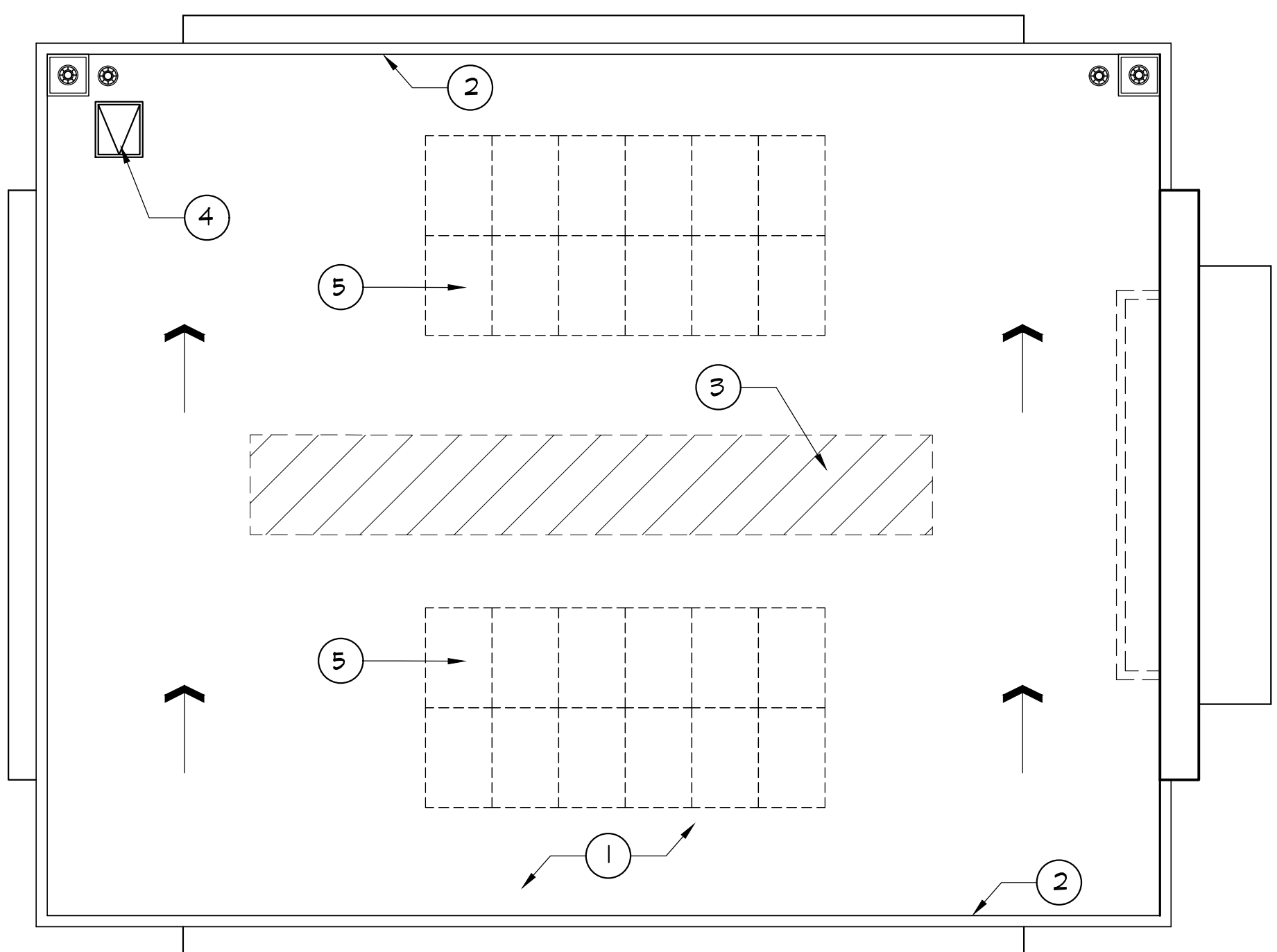
east elevation



north elevation



building 'a' floor plan



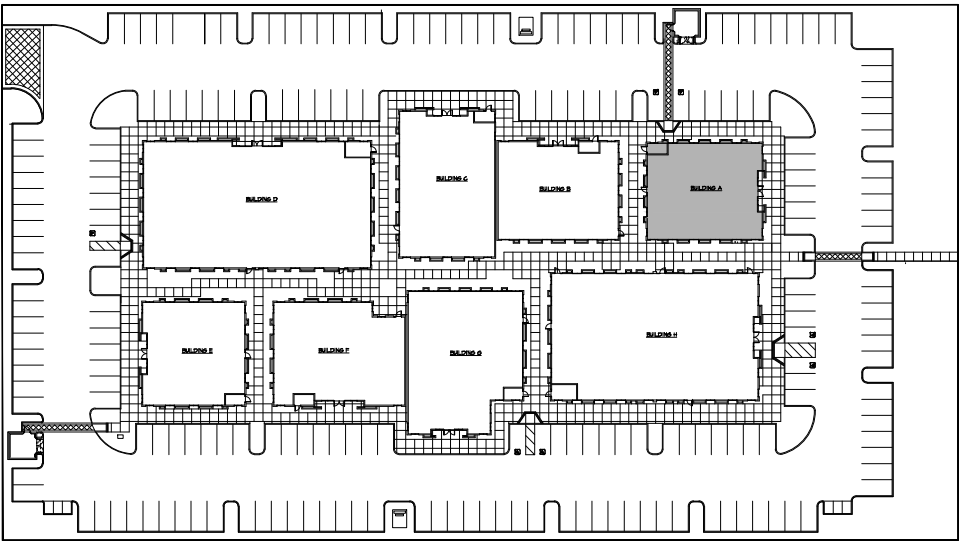
building 'a' roof plan

roof plan keynotes

- 1 GLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK, ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS ROOF SCREEN TO BE USED IF AND AS REQUIRED REFER TO DETAIL a/gp3
- 4 ROOF ACCESS HATCH
- 5 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL ROOF AREA.

roof plan legend

- R.D. ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE 1/2" / FT. SLOPE
- AREA FOR ROOFTOP MECHANICAL UNITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



KEY PLAN

exterior materials & colors

- 1

SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 2

SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET620 BARNWOOD GRAY
- 3

SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET620 CHARCOAL SKETCH
- 4

SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET630 DARK ENGINE
- 5

SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET600 DOLPHIN TALES
- 6

SENTRY STUCCO WALL SYSTEM BY "ENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET6046 TERRA ROSA
- 7

DUAL GLAZED LOW 'E' ENERGY EFFICIENT
GREEN TINT GLAZING
- 8

SPANDREL GLASS
WITH "OPACI-COAT-300" COATING
COLOR TO BE HARKONY SOLEX - #2-143
- 9

EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 10

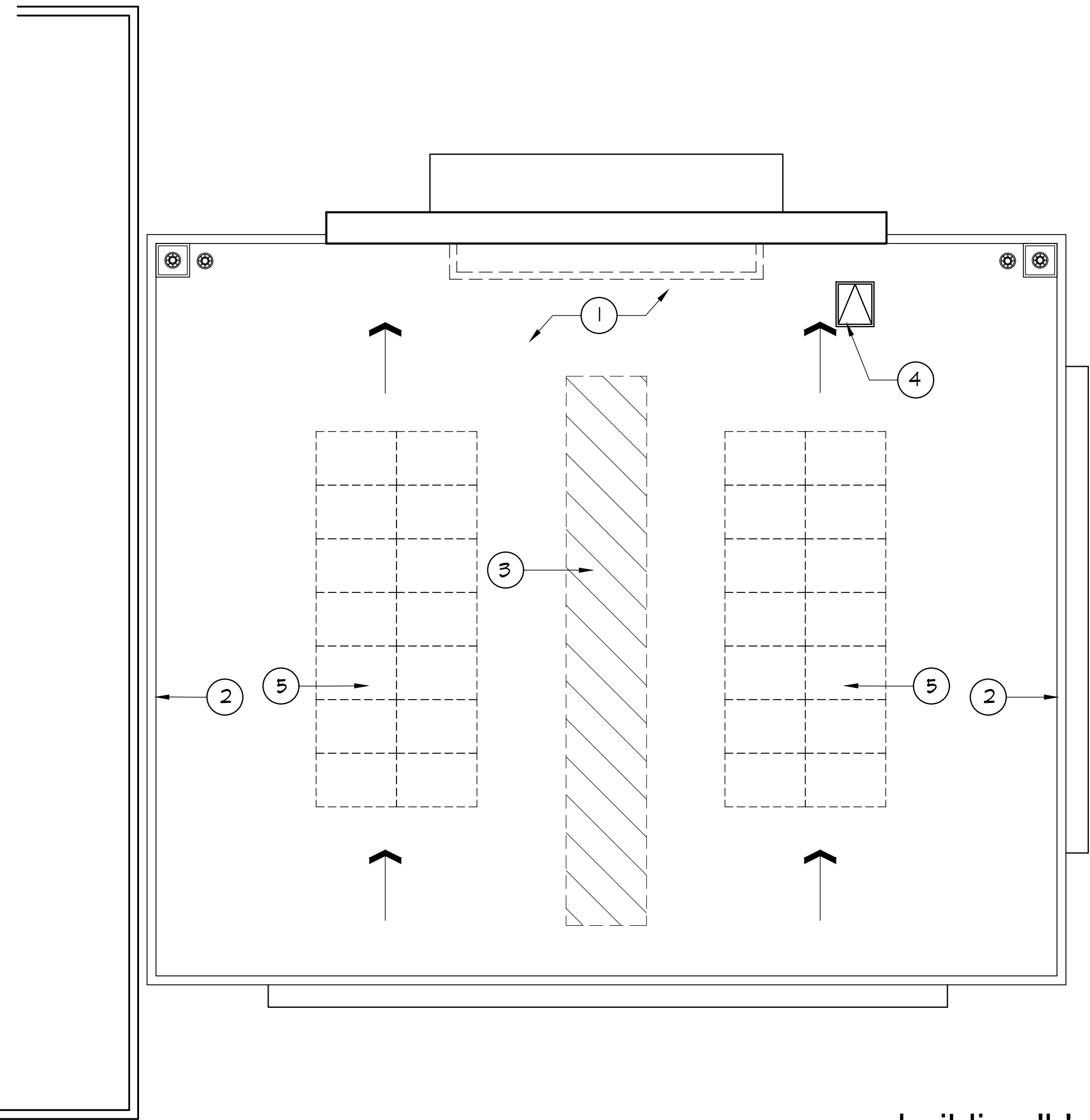
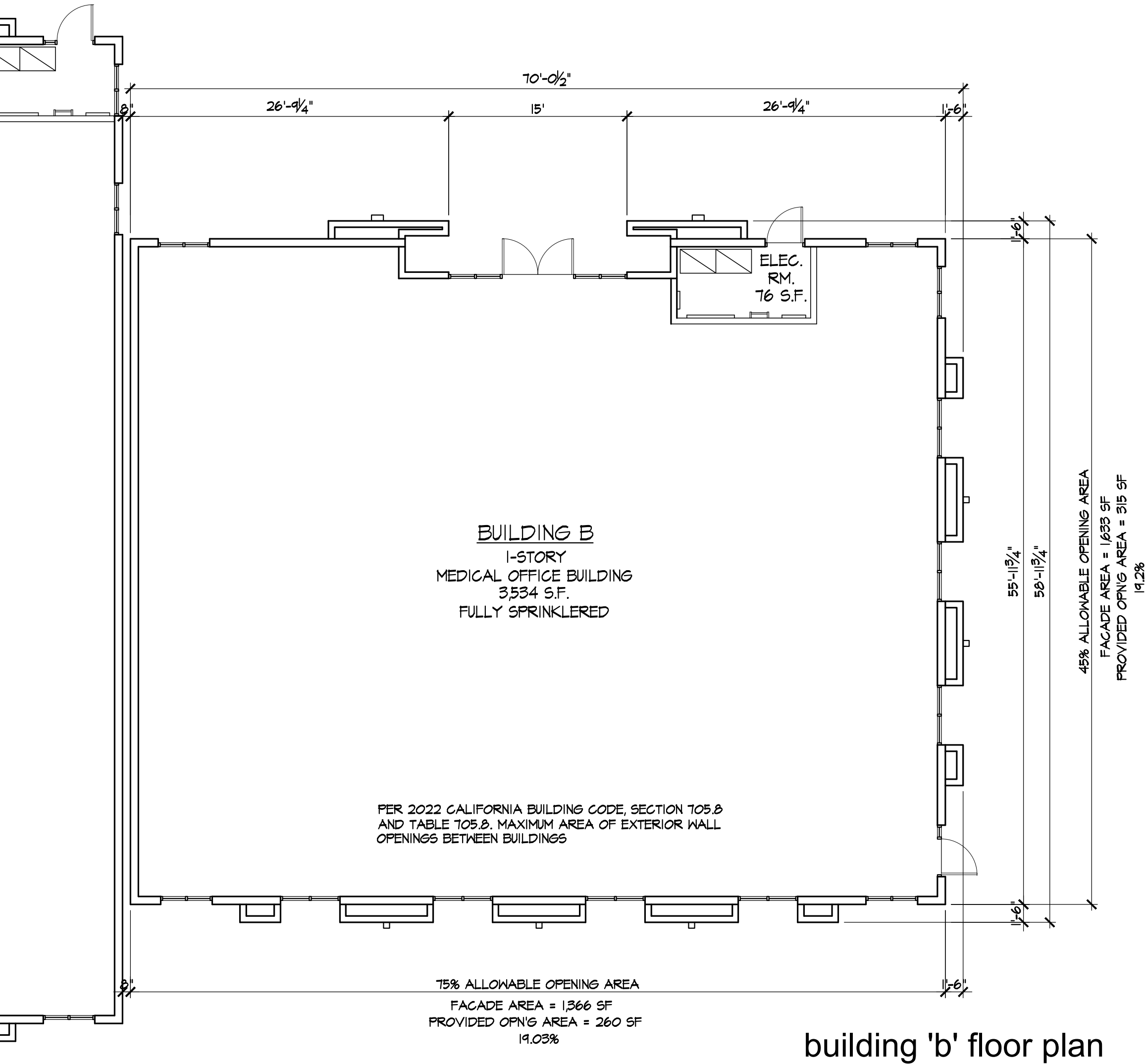
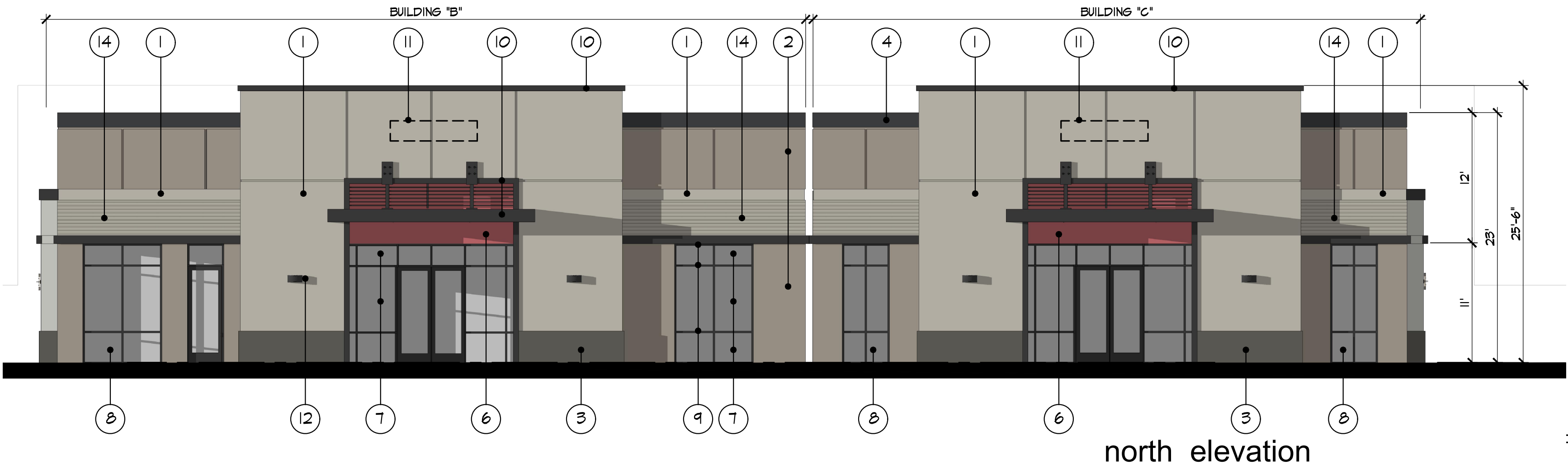
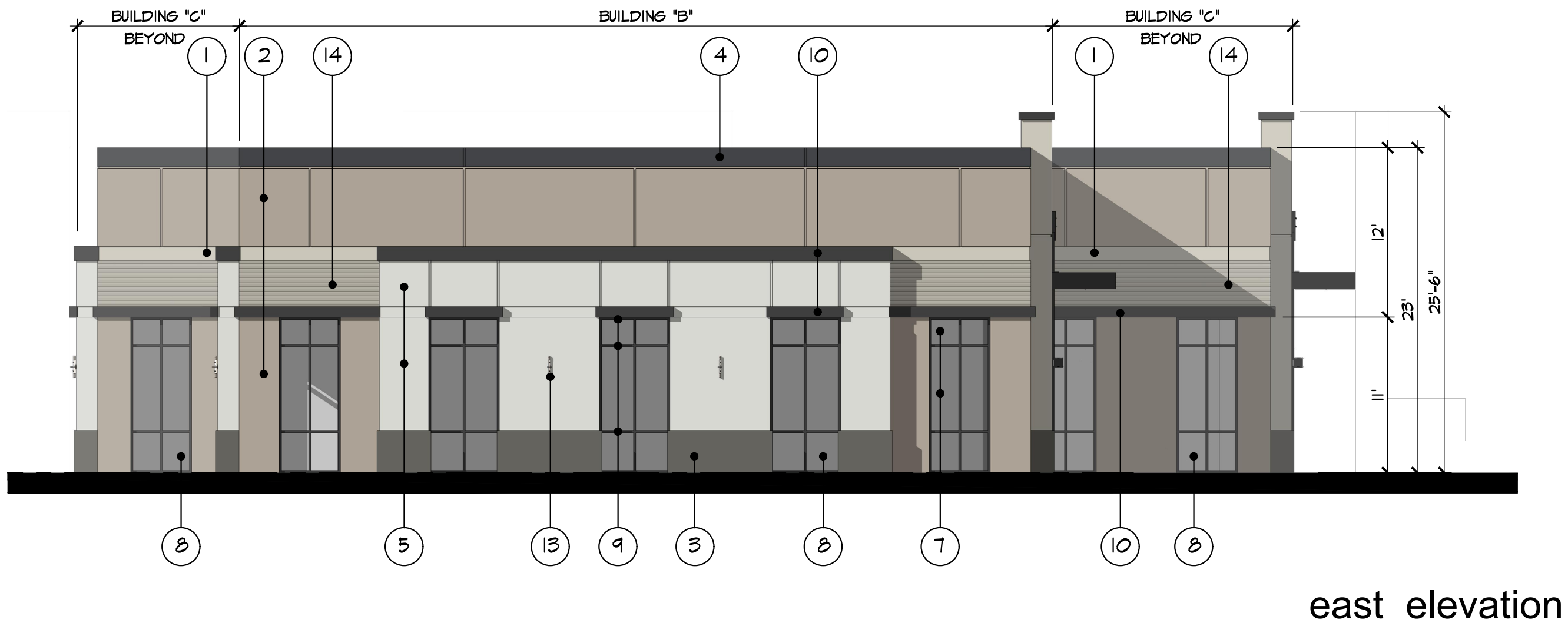
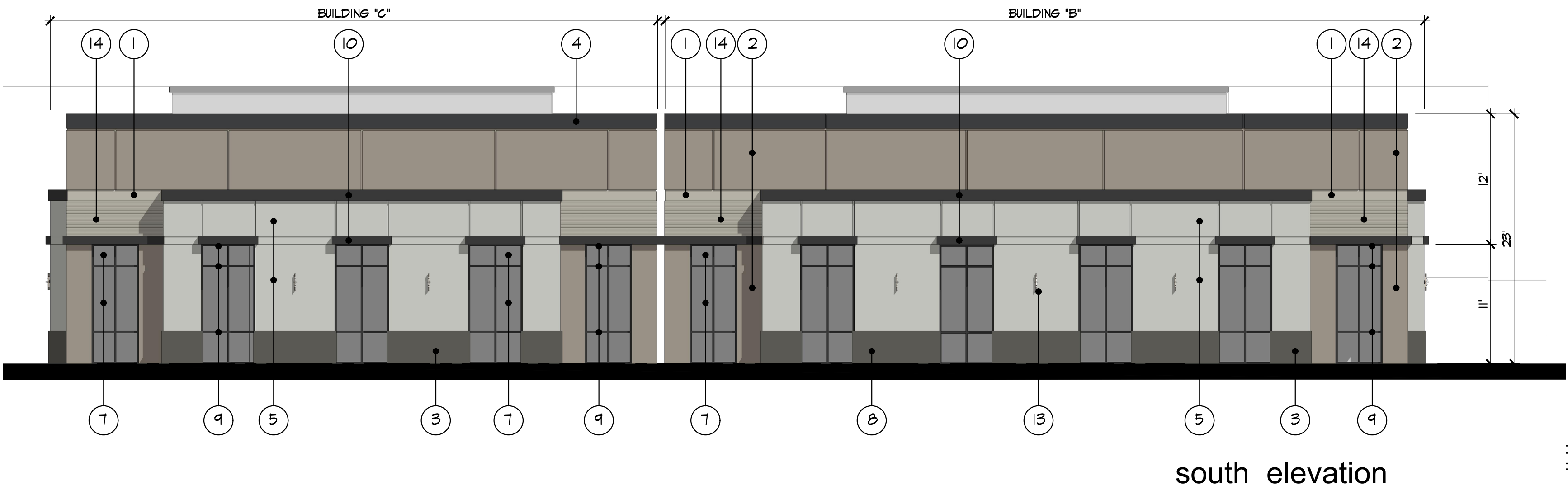
PARAPET CAP, METAL AWNING, MISC. METALS
COLOR TO MATCH DUNN EDWARDS DET630 DARK ENGINE
- 11

PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- 12

WALL SCONCE - VISA LIGHTING
MODEL NO. 0N4444 WRAP - 16" OUTDOOR
COLOR: JET BLACK
- 13

WALL SCONCE - BROWNLEE LIGHTING
MODEL NO. BEAM LED ADA #TITI - 19"
COLOR: BLACK
- 14

METAL SALES (metalsales.us.com)
WALL PANEL
EMI-1655
COLOR:ASH GREY (25)



roof plan keynotes

- 1 GLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART
ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK, ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL a/gp3
- 4 ROOF ACCESS HATCH
- 5 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA.

roof plan legend

- ⊗ R.D.

ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- ⊗ O.D.

OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- ←

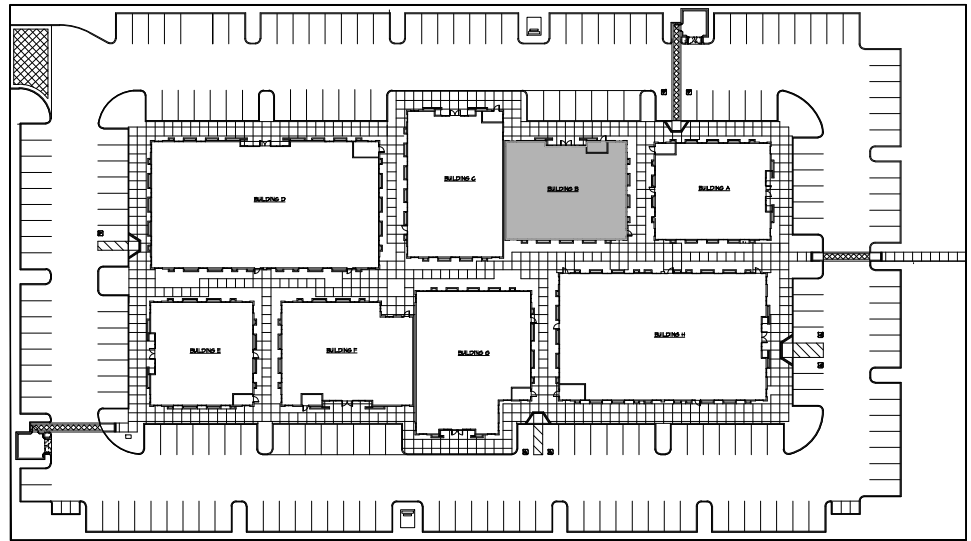
GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- ▨

AREA FOR ROOFTOP
MECHANICAL UNITS.
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P.

TOP OF PARAPET WALL
- T.O.S.

TOP OF ROOF SHEATHING
- XX'-X"

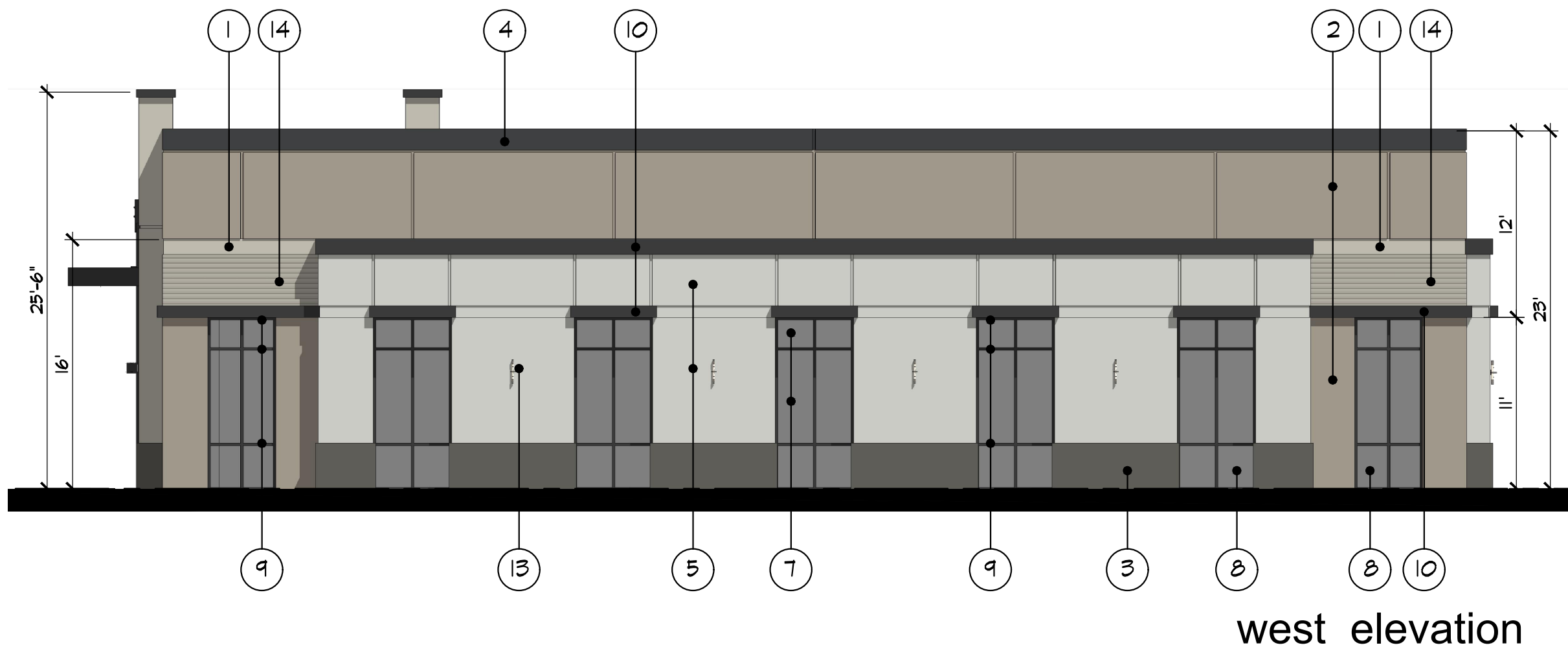
BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



KEY PLAN

exterior materials & colors

- 1 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 2 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET620 BARNWOOD GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET628 CHARCOAL SKETCH
- 4 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET630 DARK ENGINE
- 5 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET600 DOLPHIN TALES
- 6 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET606 TERRA ROSA
- 7 DUAL GLAZED LOW "E" ENERGY EFFICIENT
GREEN TINT GLAZING
- 8 SPANDREL GLASS
WITH "SPAC-GLAZ"-300" COATING
COLOR TO BE HARMONY SOLEX - #2-143
- 9 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 10 PARAPET CAP, METAL AWNING, MISC. METALS
COLOR TO MATCH DUNN EDWARDS DET630 DARK ENGINE
- 11 PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- 12 WALL SCONCE - VISA LIGHTING
MODEL NO. OM464 WRAP - 16" OUTDOOR
COLOR: JET BLACK
- 13 WALL SCONCE - BROWNLEE LIGHTING
MODEL NO. BEAM LED ADA #1171 - 18"
COLOR: BLACK
- 14 METAL SALES (metalsales.us.com)
WALL PANEL
EW-1653
COLOR:ASH GREY (25)



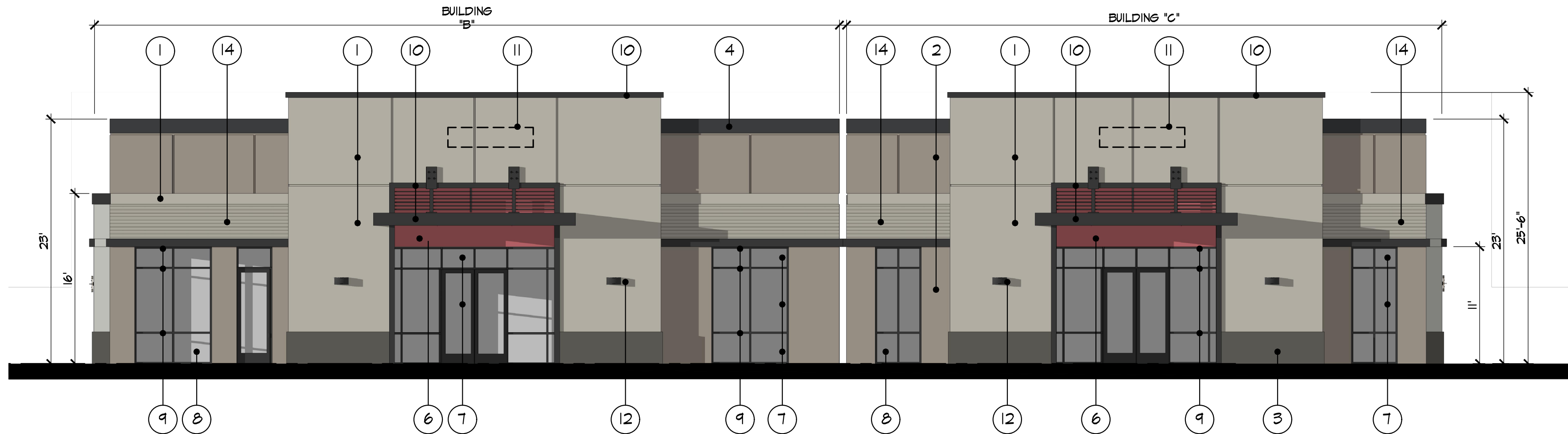
west elevation



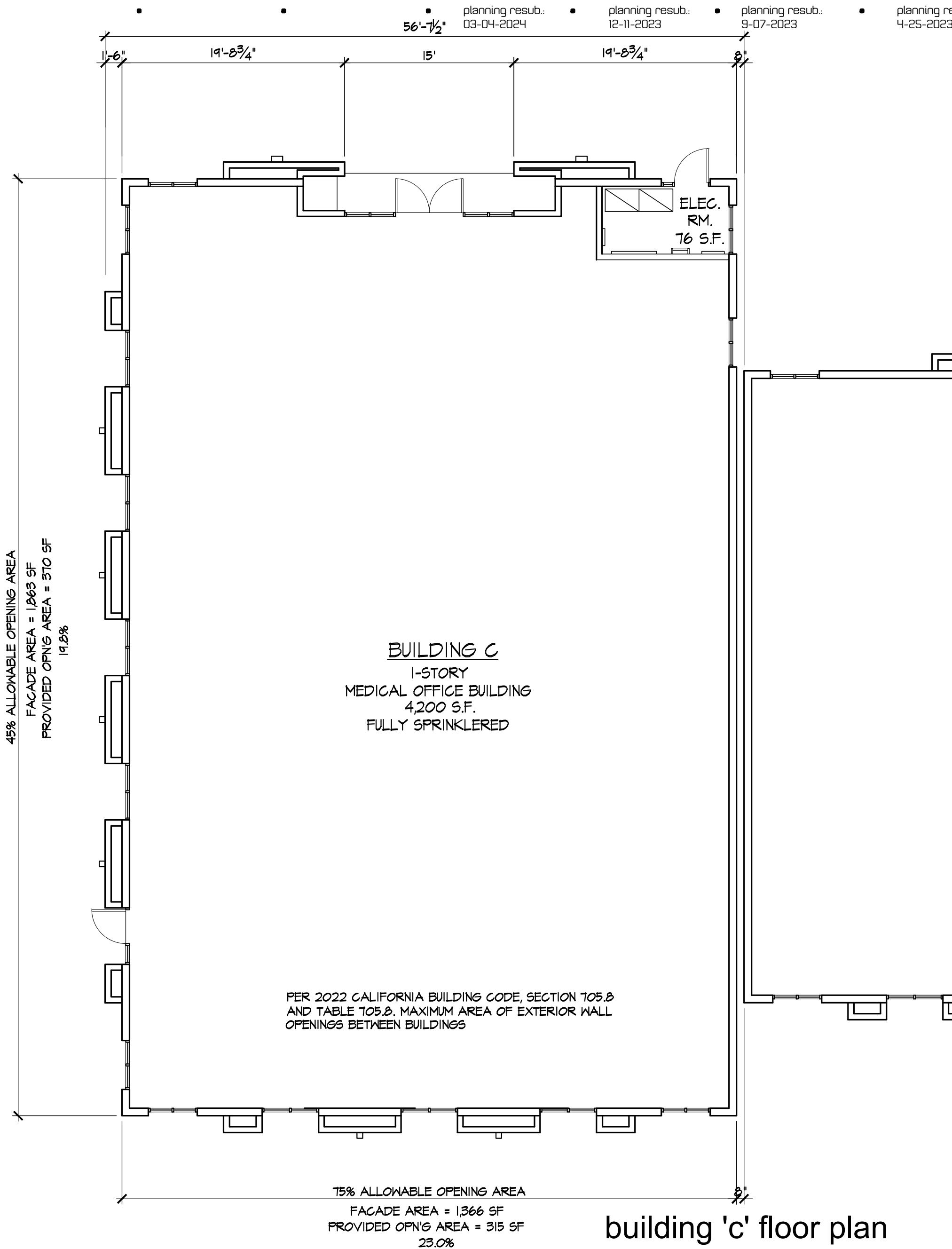
south elevation



east elevation



north elevation



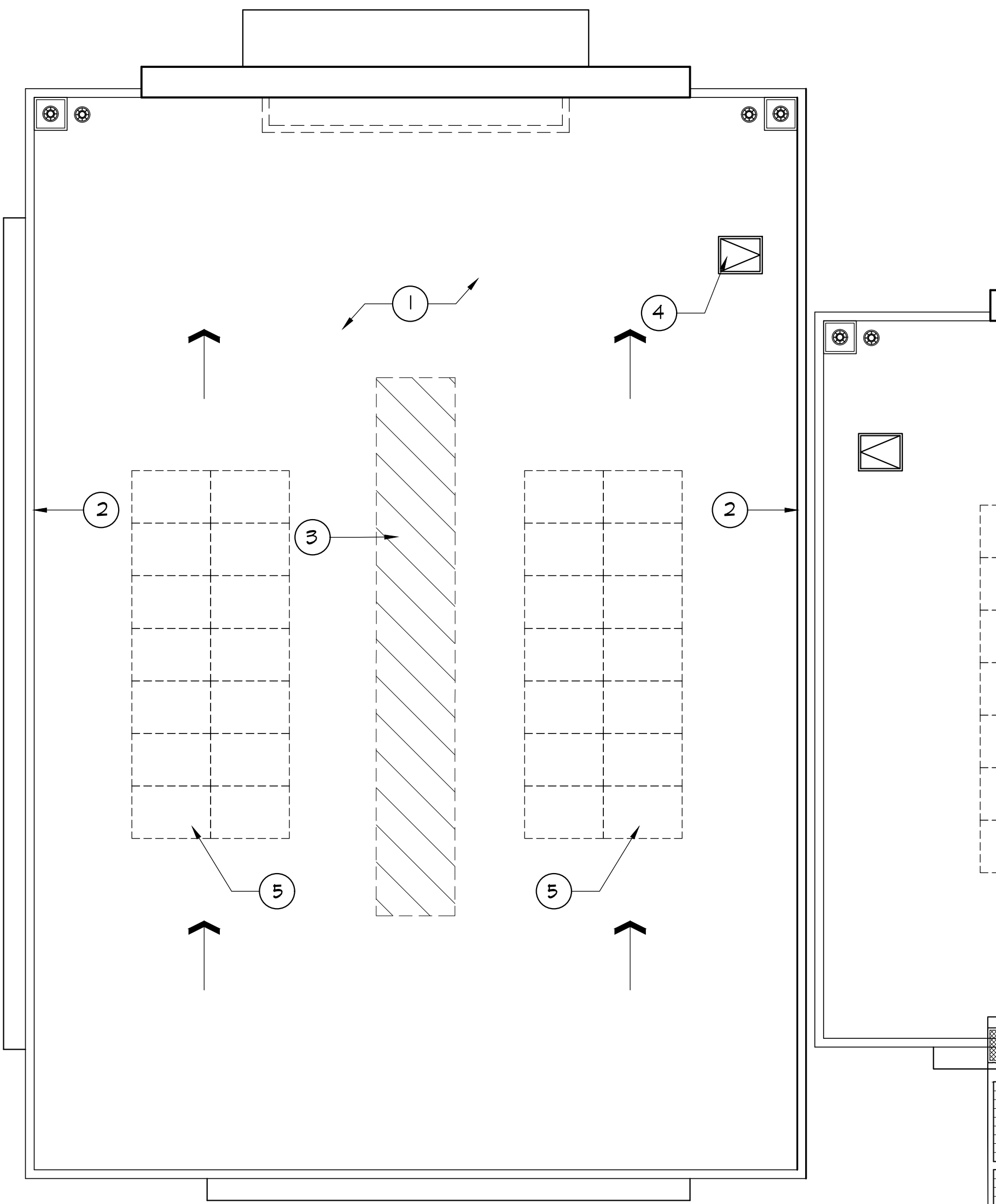
building 'c' floor plan

roof plan keynotes

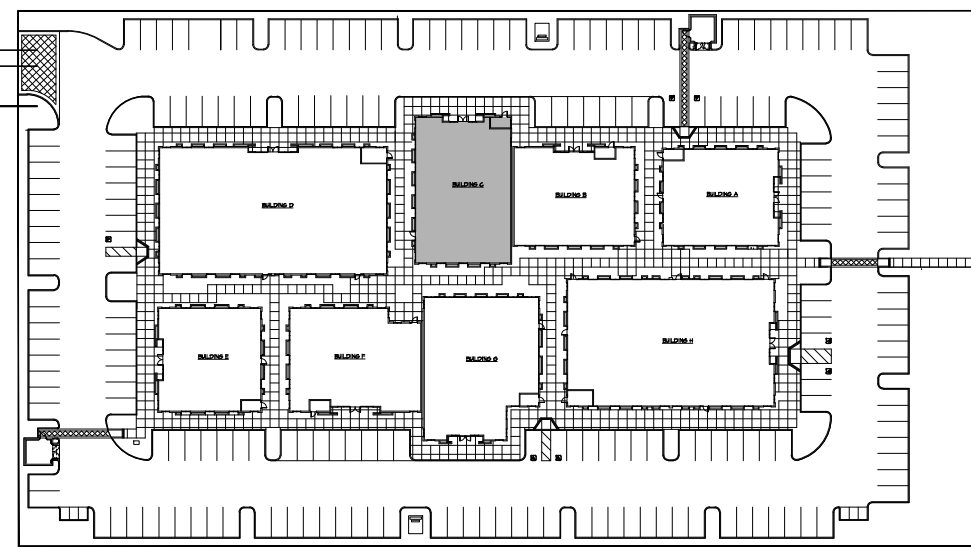
- 1 GLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART
ROOF MEMBRANE; CAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL d/aps
- 4 ROOF ACCESS HATCH
- 5 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA

roof plan legend

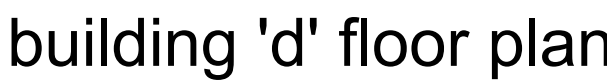
- R.D. ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- AREA FOR ROOFTOP
MECHANICAL UNITS;
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



building 'c' roof plan



KEY PLAN



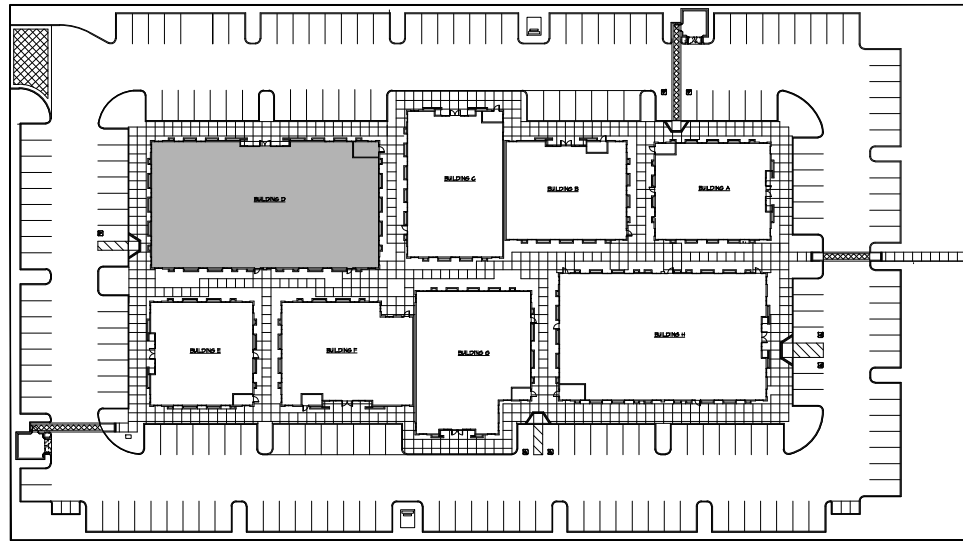
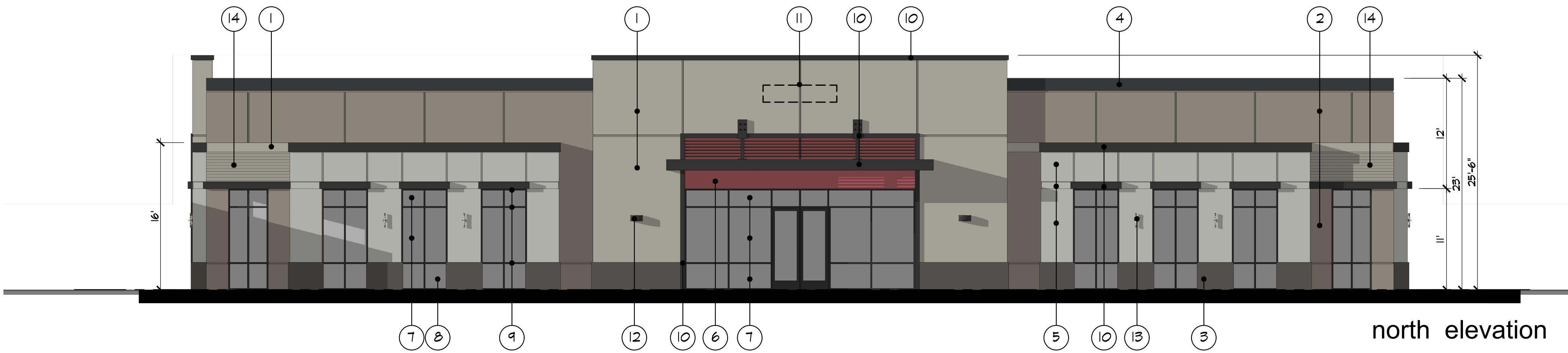
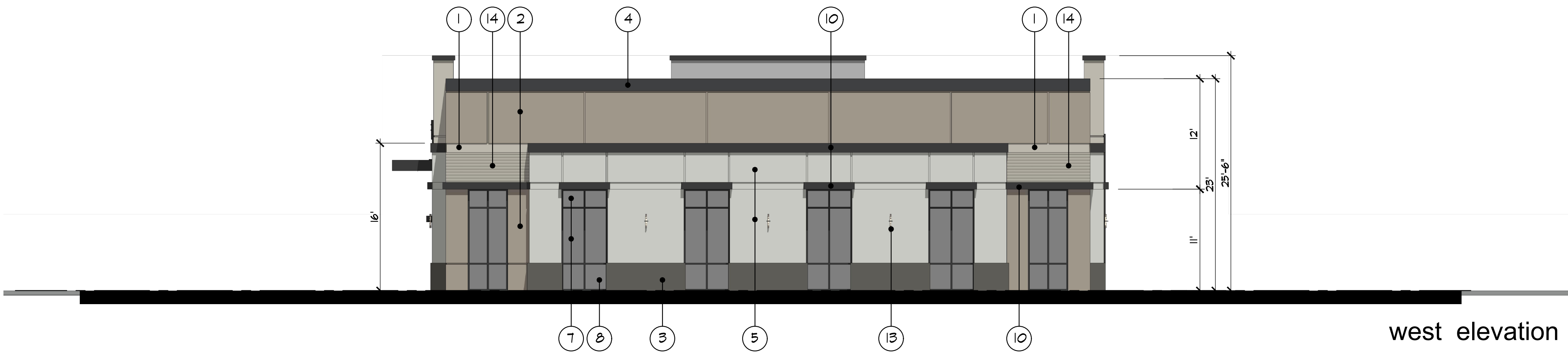
- ① CLASS 'A' 60 MIL GARNAFIL 0410 ENERGY SMART ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK, ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
- ② PARAPET WALL
- ③ AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL a/qp3
- ④ ROOF ACCESS HATCH
- ⑤ SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL ROOF AREA.

	R.D.	ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
	O.D.	OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
		GENERAL DIRECTION OF DRAINAGE 1/4" SLOPE
		AREA FOR ROOFTOP MECHANICAL UNITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
	T.O.P.	TOP OF PARAPET WALL
	T.O.S.	TOP OF ROOF SHEATHING
		BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



exterior materials & colors

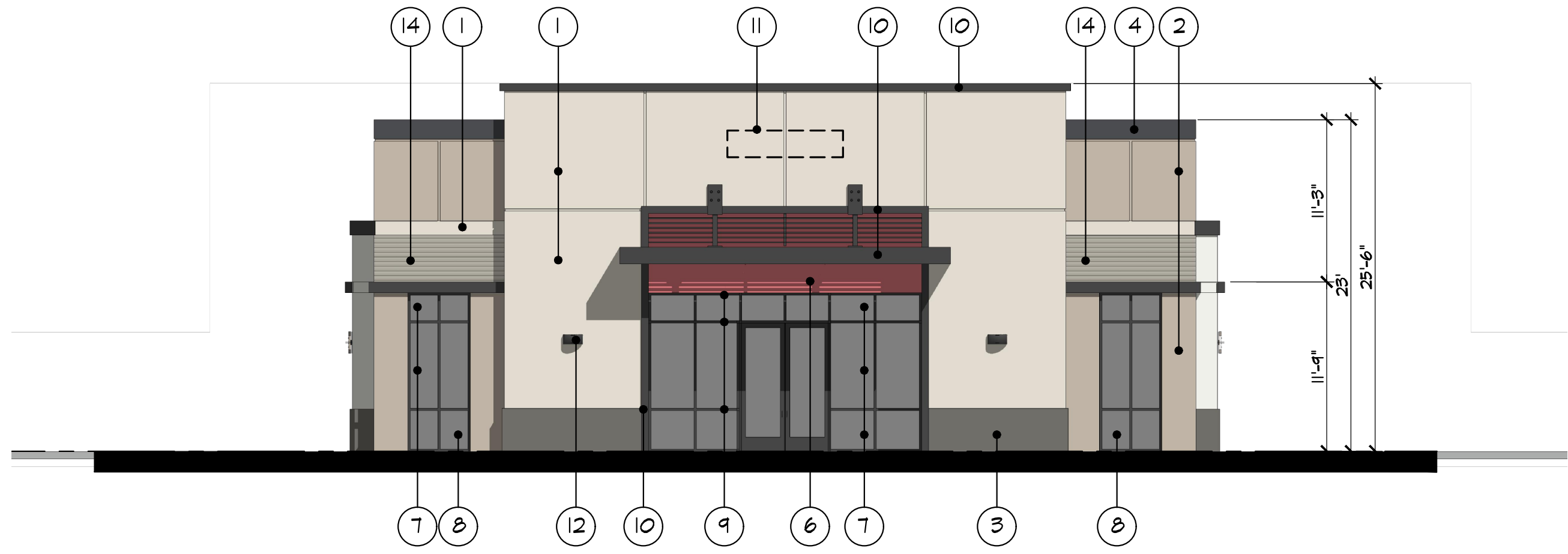
- 1 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROXEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 2 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROXEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET620 BARNWOOD GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROXEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET628 CHARCOAL SKETCH
- 4 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROXEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET630 DARK ENGINE
- 5 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROXEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET600 DOLPHIN TALES
- 6 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROXEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DES046 TERRA ROSA
- 7 DUAL GLAZED LOW "E" ENERGY EFFICIENT
GREEN TINT GLAZING
- 8 SPANDREL GLASS
WITH "OPACI-COAT- 300" COATING
COLOR TO BE HARMONY SOLEX - #2-743
- 9 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 10 PARAPET CAP, METAL ANNING, MISC. METALS
COLOR TO MATCH DUNN EDWARDS DES950 DARK ENGINE
- 11 PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- 12 WALL SCORCE - VISA LIGHTING
MODEL NO. QW464 WRAP - 16" OUTDOOR
COLOR: JET BLACK
- 13 WALL SCORCE - BROWNLEE LIGHTING
MODEL NO. BEAM LED ADA #1171 - 18"
COLOR: BLACK
- 14 METAL SALES (metalsales.us.com)
MALL PANEL
EMI-1653
COLOR:ASH GREY (25)
- 15 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROXEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET605 DRIFTING DOWNSTREAM



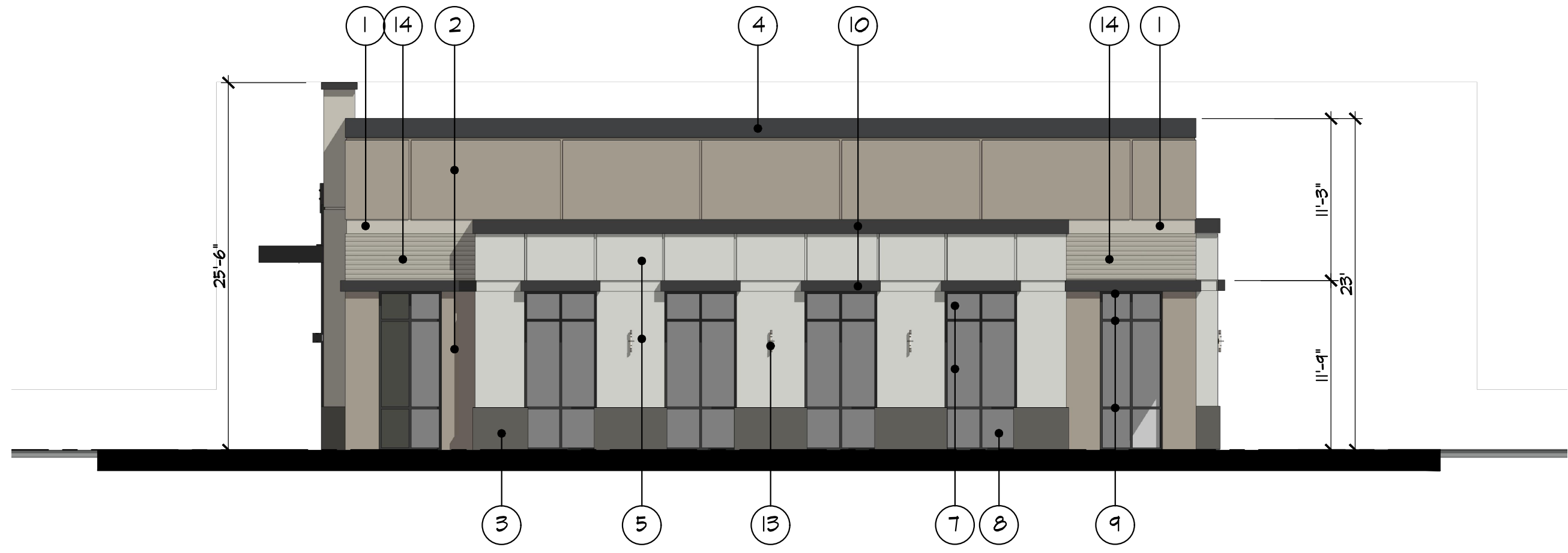
KEY PLAN

exterior materials & colors

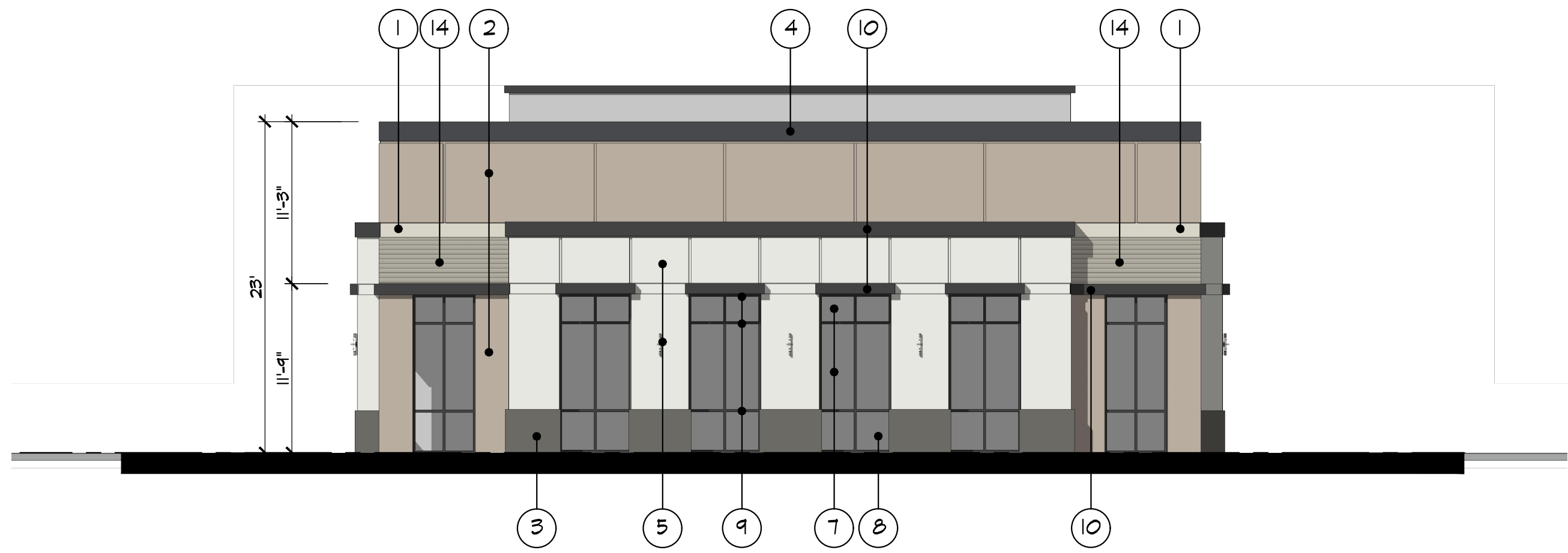
- 1 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET625 RECLAIMED WOOD
- 2 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET620 BARNWOOD GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET628 CHARCOAL SKETCH
- 4 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET650 DARK ENGINE
- 5 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET600 DOLPHIN TALES
- 6 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DANN EDWARDS DET646 TERRA ROSA
- 7 DUAL GLAZED LOW 'E' ENERGY EFFICIENT
GREEN TINT GLAZING
- 8 SPANDREL GLASS
WITH "OPACI-COAT-300" COATING
COLOR TO BE HARMONY SOLEX - #2-143
- 9 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 10 PARAPET CAP, METAL AWNING, MISC. METALS
COLOR TO BE BLACK
- 11 PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- 12 WALL SCONCE - VISA LIGHTING
MODEL NO. OW1464 WRAP - 16" OUTDOOR
COLOR: JET BLACK
- 13 WALL SCONCE - BROWNLEE LIGHTING
MODEL NO. BEAM LED ADA #1111 - 18"
COLOR: BLACK
- 14 METAL SALES (metalsales.us.com)
WALL PANEL
EM-1655
COLOR:ASH GREY (25)



west elevation



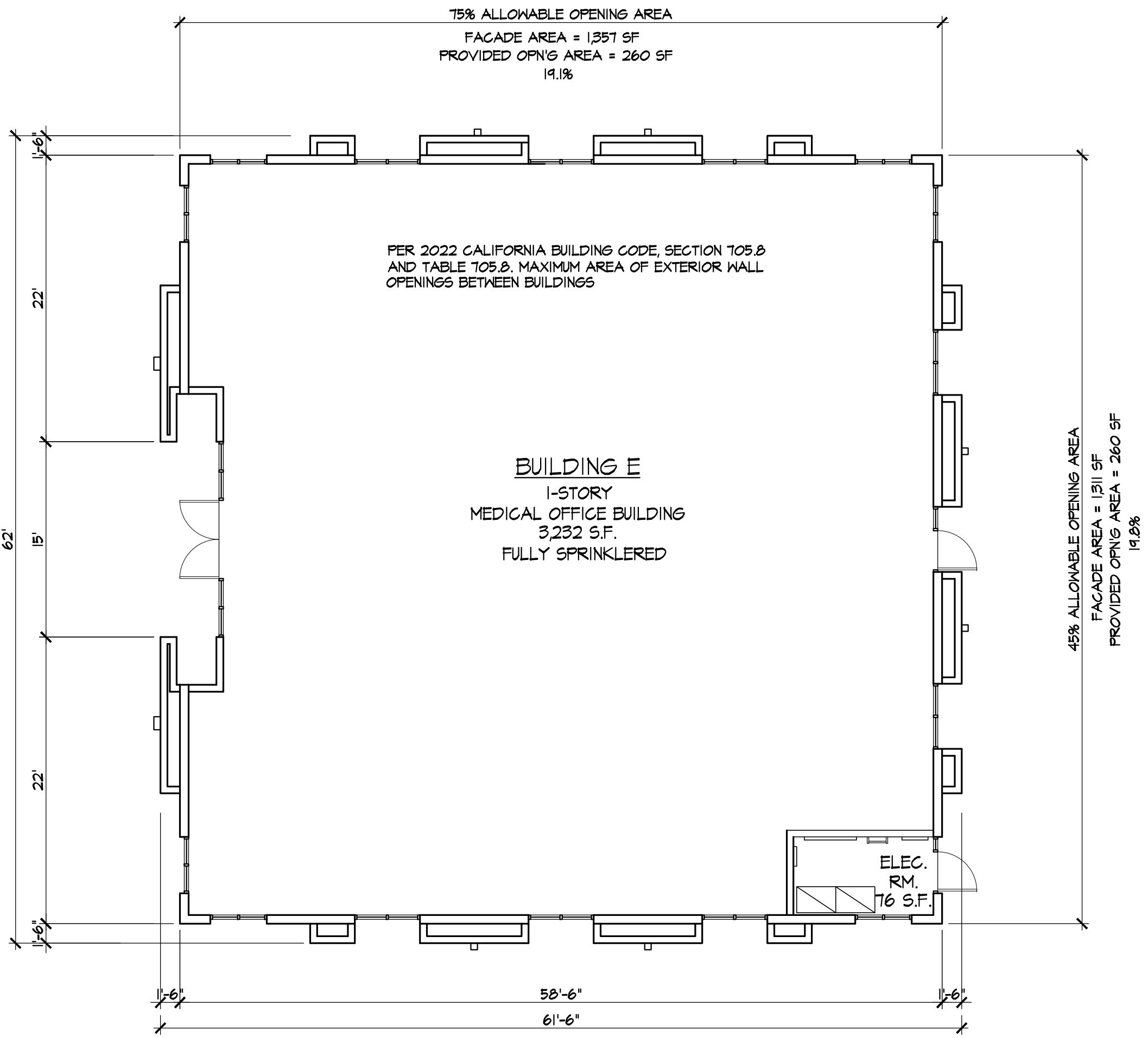
south elevation



east elevation



north elevation



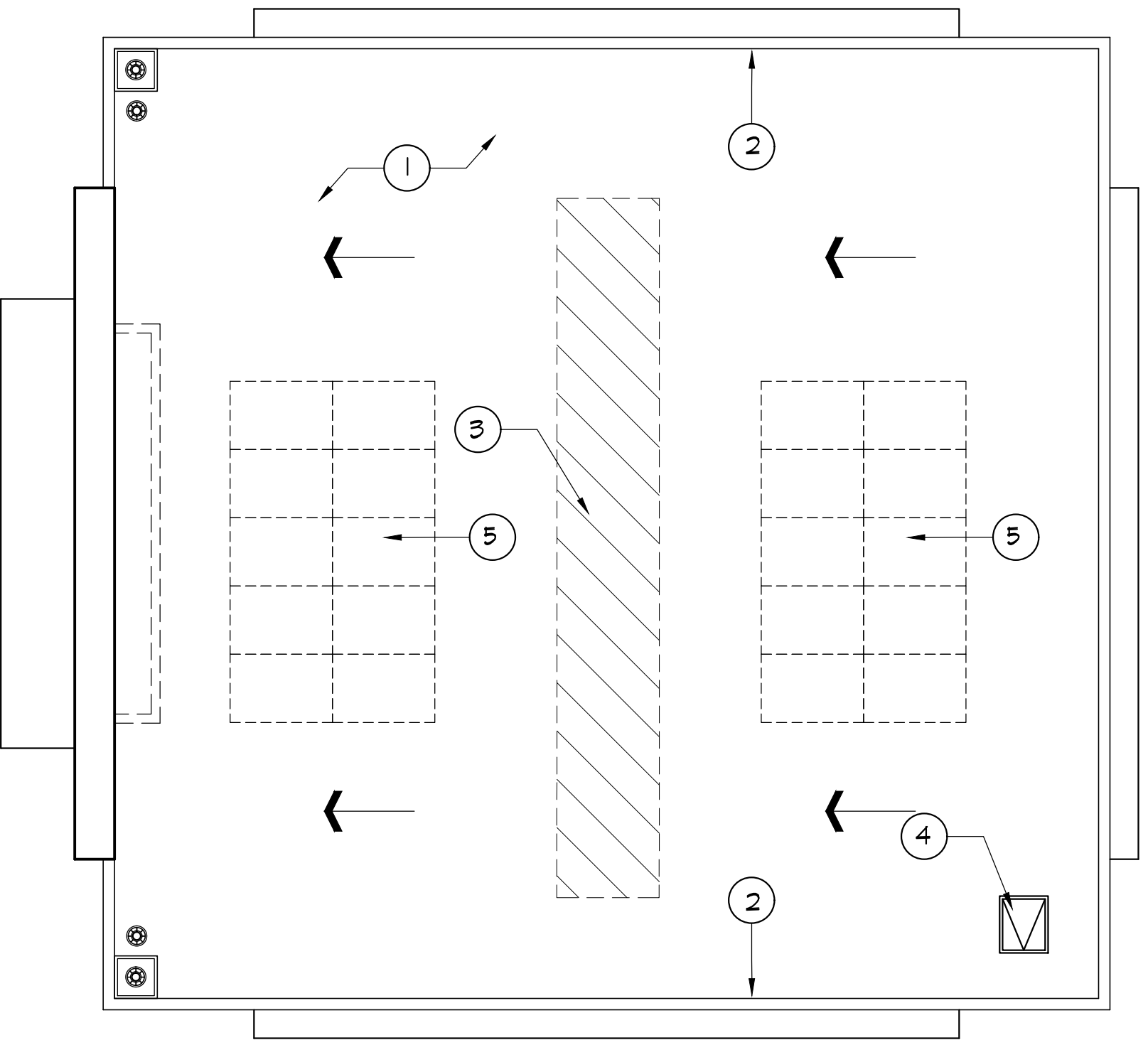
building 'e' floor plan

roof plan keynotes

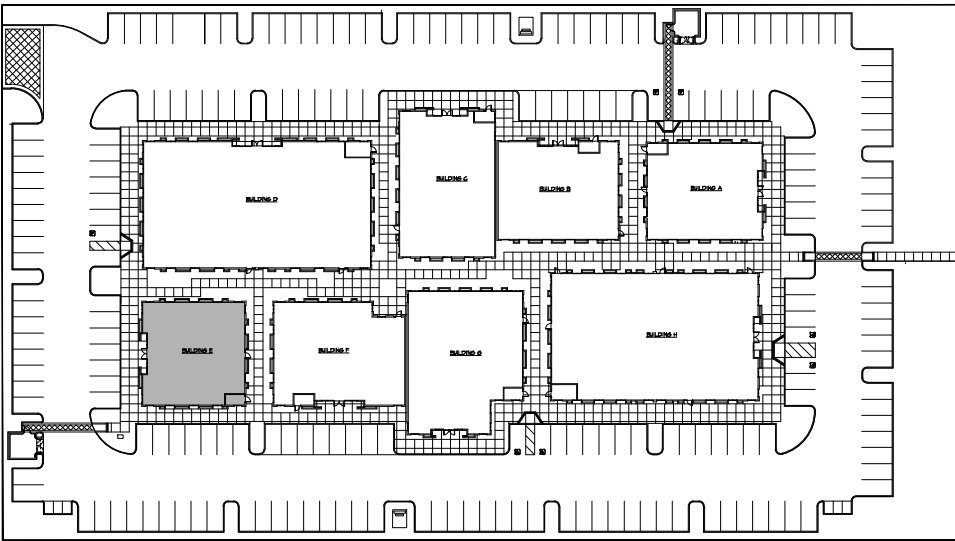
- 1 CLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART
ROOF MEMBRANE; CAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL d/aps
- 4 ROOF ACCESS HATCH
- 5 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA

roof plan legend

- R.D. ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- AREA FOR ROOFTOP
MECHANICAL UNITS;
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



building 'e' roof plan



KEY PLAN

exterior materials & colors

- 1

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 2

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET620 BARNWOOD GRAY
- 3

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET628 CHARCOAL SKETCH
- 4

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DE6350 DARK ENGINE
- 5

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET600 DOLPHIN TALES
- 6

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROWEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DE3046 TERRA ROSA
- 7

DUAL GLAZED LOW E ENERGY EFFICIENT
GREEN TINT GLAZING
- 8

SPANDREL GLASS
WITH "OPACI-COAT" 300" COATING
COLOR TO BE HARMONY SOLEX - #2-743
- 9

EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 10

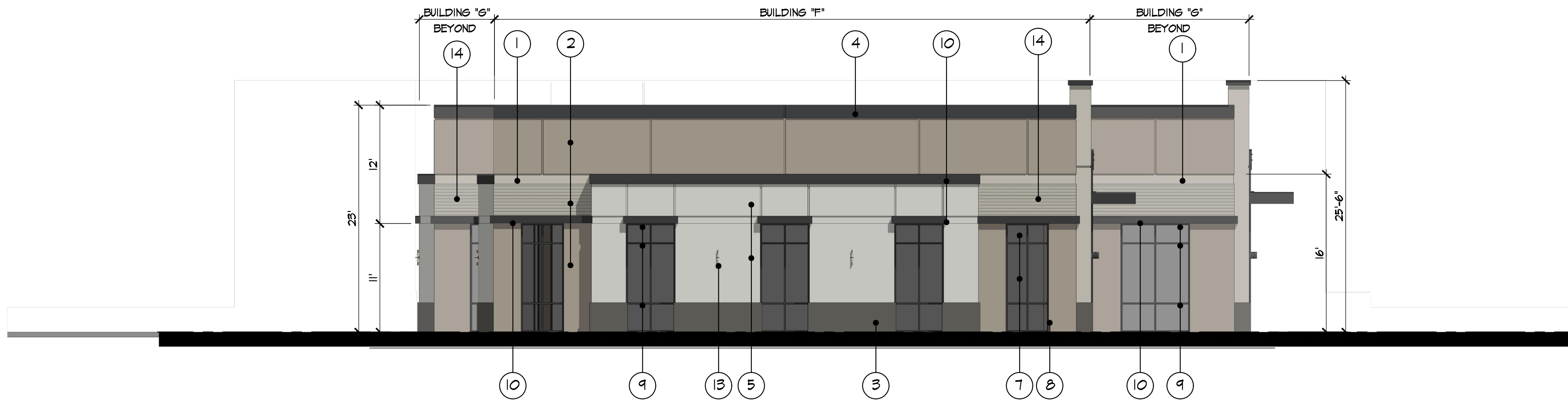
PARAPET CAP, METAL ANNING, MISC. METALS
COLOR TO MATCH DUNN EDWARDS DE6350 DARK ENGINE
- 11

PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- 12

WALL SCONCE - VISA LIGHTING
MODEL NO. QN464 WRAP - 16" OUTDOOR
COLOR: .JET BLACK
- 13

WALL SCONCE - BROWNLEE LIGHTING
MODEL NO. BEAM LED ADA #TITI - 18"
COLOR: BLACK
- 14

METAL SALES (metalsales.us.com)
WALL PANEL
EMI-1653
COLOR:ASH GREY (25)



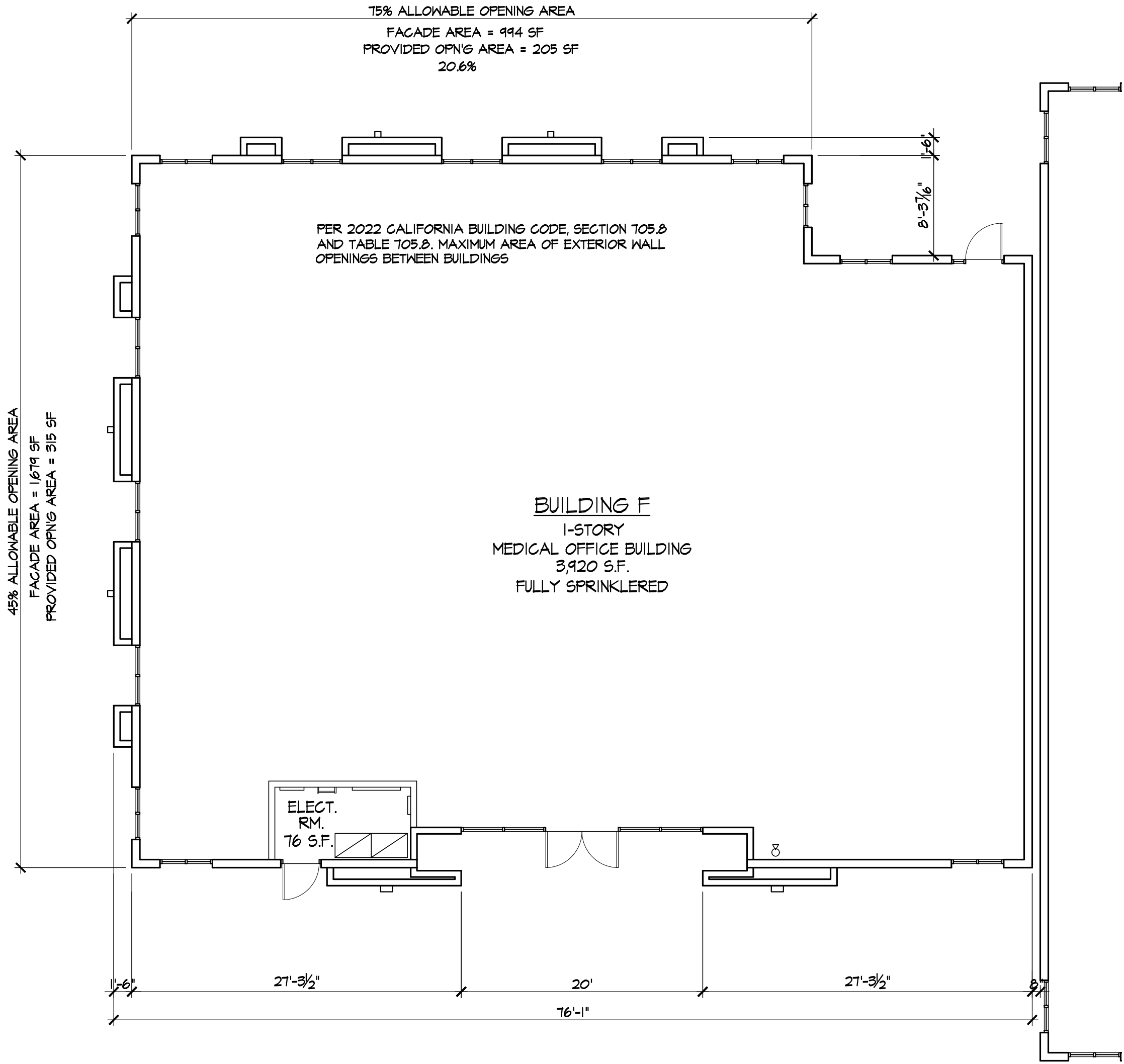
west elevation



south elevation



north elevation



building 'f' floor plan

roof plan keynotes

- 1

GLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART
ROOF MEMBRANE; CAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2

PARAPET WALL
- 3

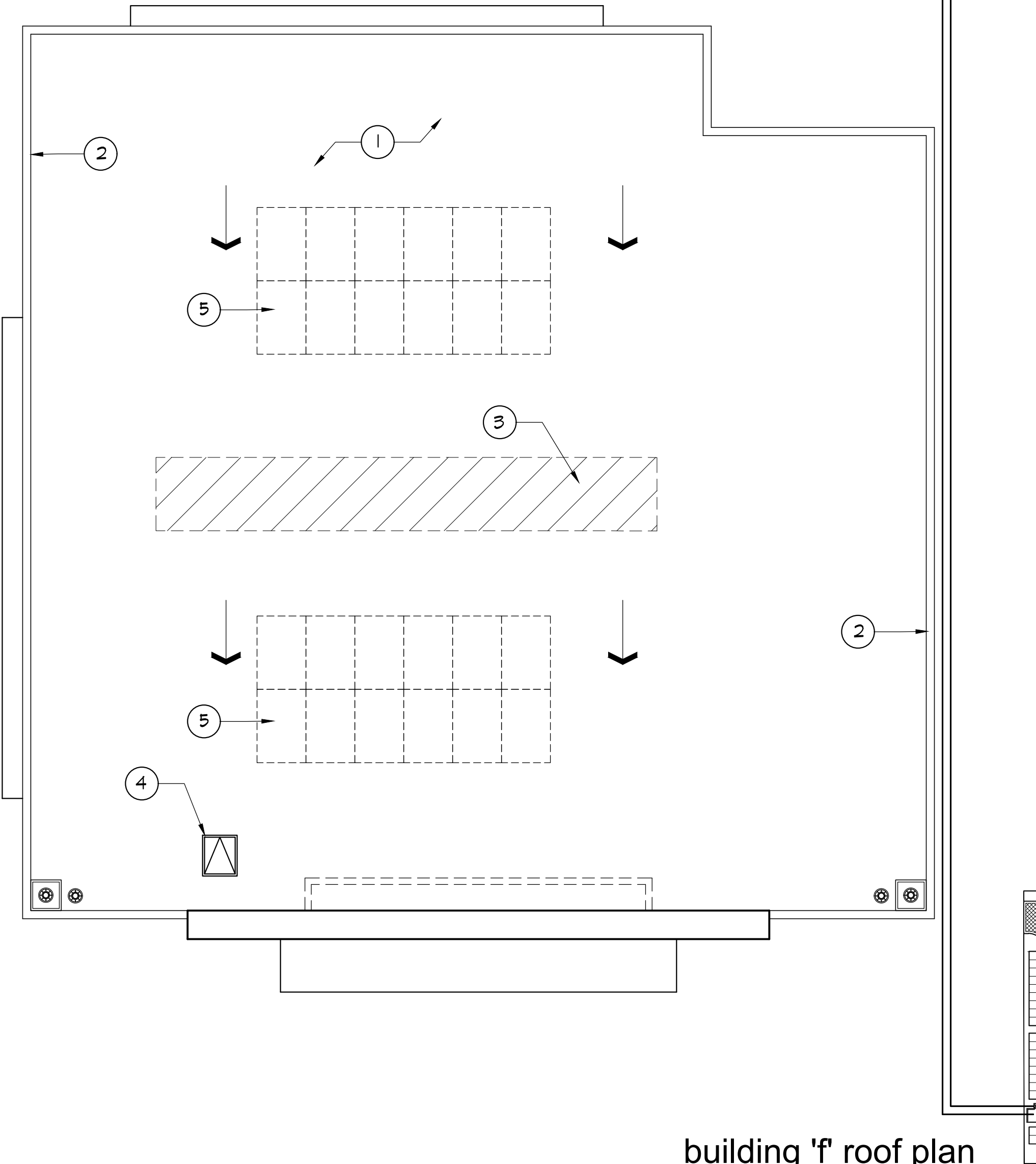
AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL d/aps
- 4

ROOF ACCESS HATCH
- 5

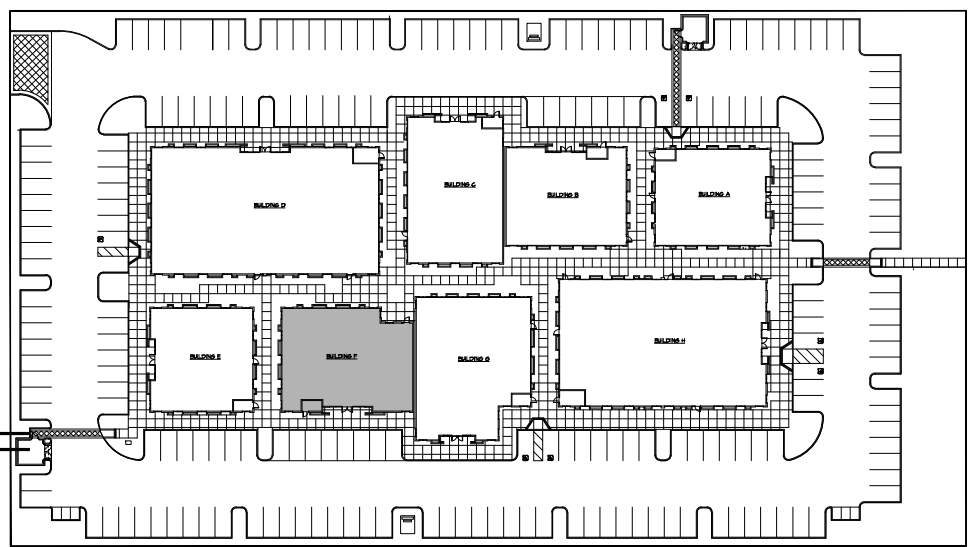
SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA

roof plan legend

- R.D.
ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- O.D.
OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- AREA FOR ROOFTOP
MECHANICAL UNITS,
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P.
TOP OF PARAPET WALL
- T.O.S.
TOP OF ROOF SHEATHING
- XX'-X"
BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



building 'f' roof plan



KEY PLAN

exterior materials & colors

- 1 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROREL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 2 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROREL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET620 BARNWOOD GRAY
- 3 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROREL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET628 CHARCOAL SKETCH
- 4 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROREL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET630 DARK ENGINE
- 5 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROREL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET600 DOLPHIN TALES
- 6 SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROREL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET606 TERRA ROSA
- 7 DUAL GLAZED LOW 'E' ENERGY EFFICIENT
GREEN TINT GLAZING
- 8 SPANDREL GLASS
WITH "OPACI-COAT-300" COATING
COLOR TO BE HARMONY SOLEX - #2-743
- 9 EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 10 PARAPET CAP, METAL ANKING, MISC. METALS
COLOR TO MATCH DUNN EDWARDS DET630 DARK ENGINE
- 11 PROPOSED "TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- 12 WALL SCENCE - VISA LIGHTING
MODEL NO. 09464 HRPAP - 16" OUTDOOR
COLOR: JET BLACK
- 13 WALL SCENCE - BROWNLEE LIGHTING
MODEL NO. BEAM LED ADA #1111 - 16"
COLOR: BLACK



west elevation



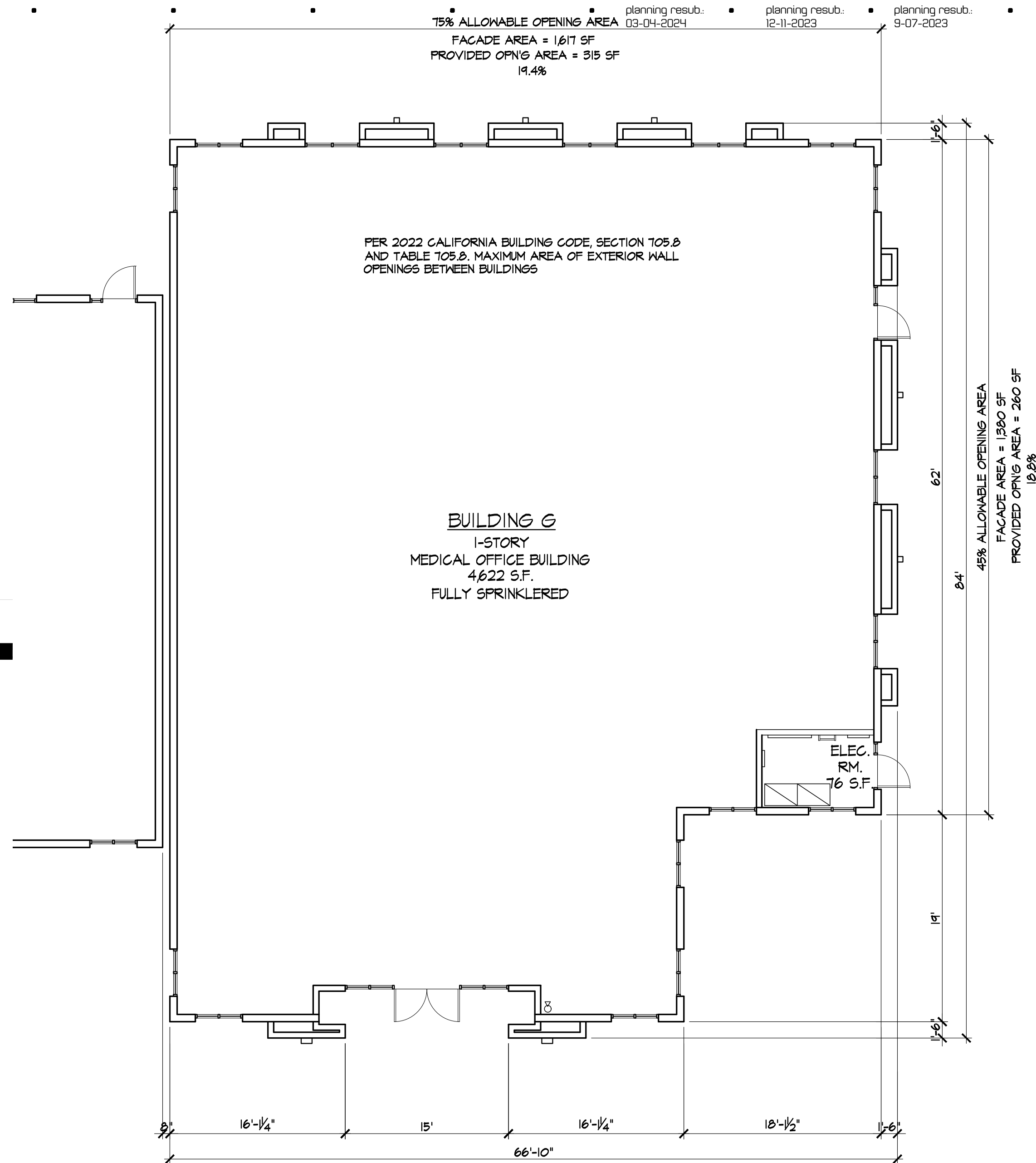
south elevation



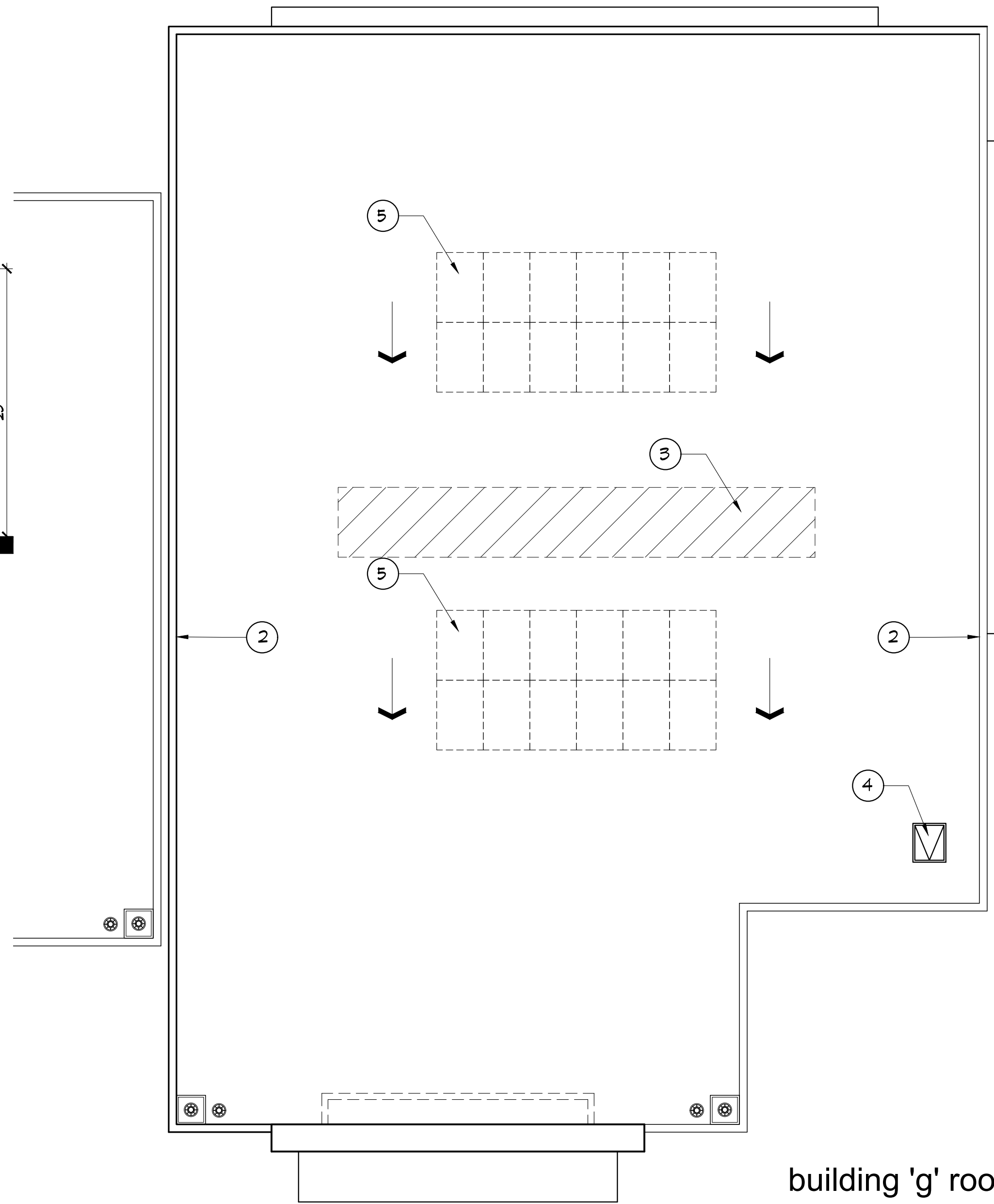
east elevation



north elevation



building 'g' floor plan



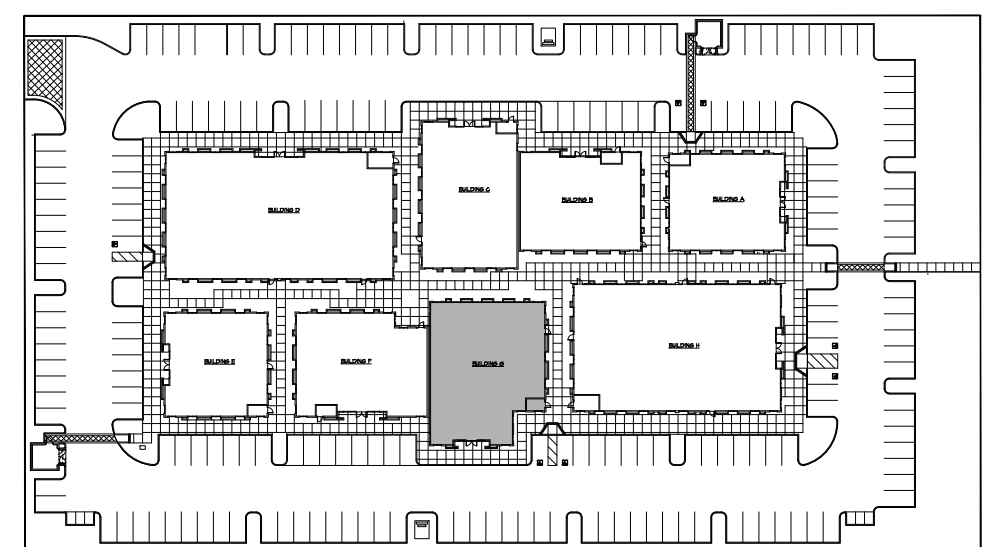
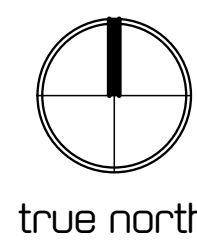
building 'g' roof plan

roof plan keynotes

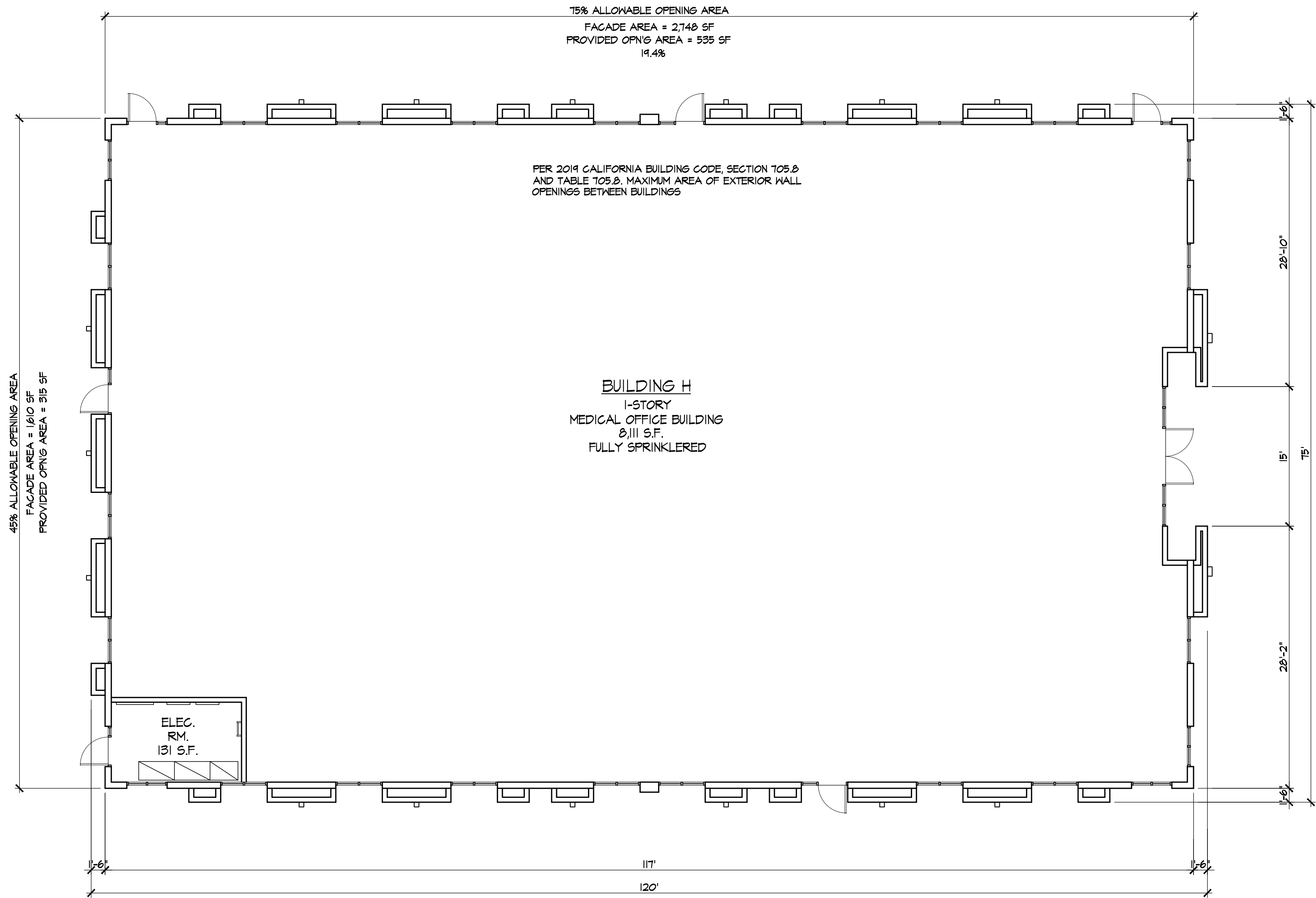
- 1 CLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART
ROOF MEMBRANE, CAP SHEET COLOR TO BE WHITE
OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD
FRAMING AND SHEATHING PER STRUCTURAL
- 2 PARAPET WALL
- 3 AREA FOR ROOFTOP MECHANICAL UNITS
ROOF SCREEN TO BE USED IF AND AS REQUIRED
REFER TO DETAIL d/aps
- 4 ROOF ACCESS HATCH
- 5 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL
ROOF AREA

roof plan legend

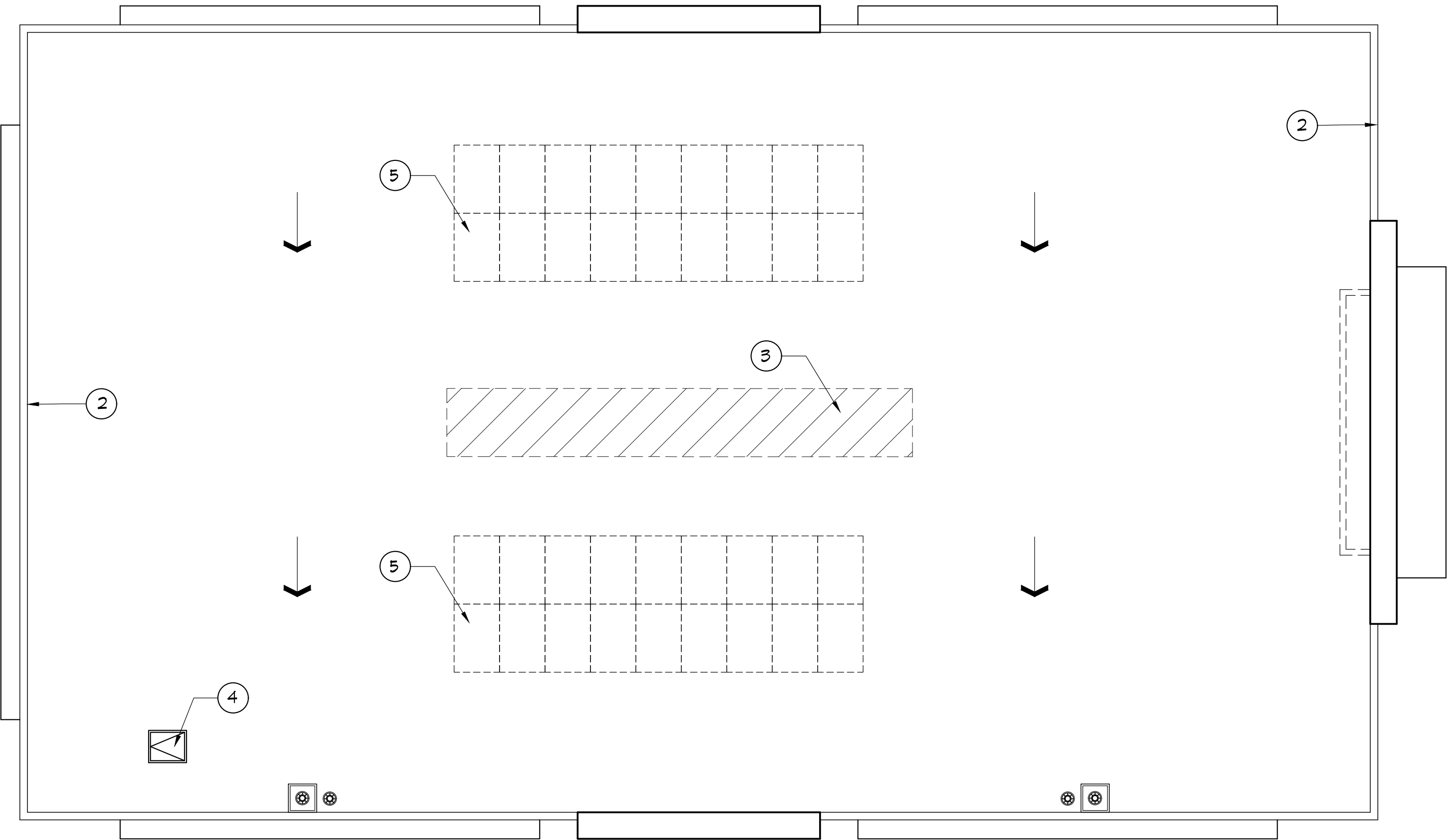
- R.D. ROOF DRAIN SUMP
DISCHARGED AT FACE OF CURB
- O.D. OVERFLOW DRAIN
DISCHARGED AT FACE OF BUILDING
- GENERAL DIRECTION OF DRAINAGE
1/2" / FT. SLOPE
- AREA FOR ROOFTOP
MECHANICAL UNITS,
ALL ROOF MOUNTED EQUIPMENT
SHALL BE COMPLETELY SCREENED
FROM PUBLIC VIEW
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- XX'-X" BUILDING COMPONENT ELEVATION
FROM FINISHED FLOOR



KEY PLAN



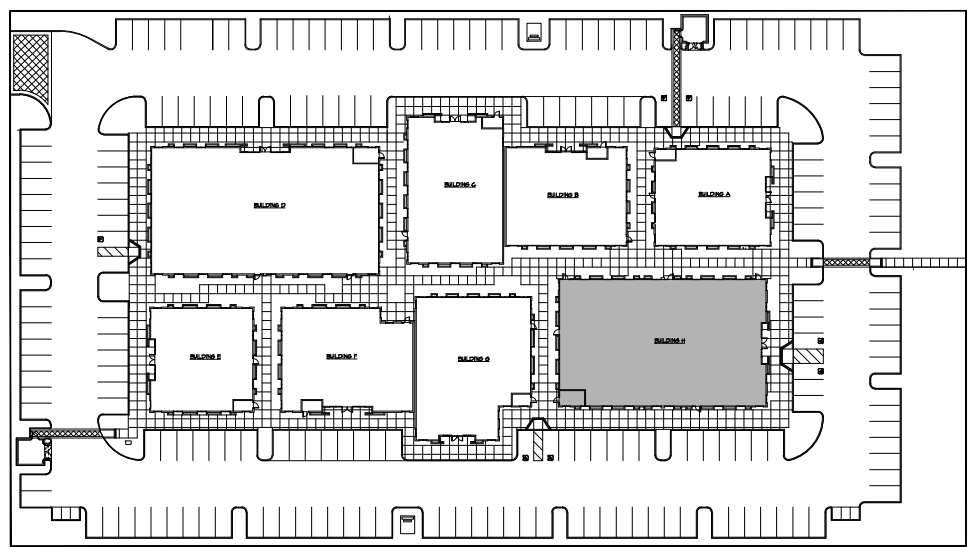
building 'h' floor plan



building 'h' roof plan

- roof plan keynotes
- 1 CLASS 'A' 60 MIL SARNAPIL 6410 ENERGY SMART ROOF MEMBRANE; CAP SHEET COLOR TO BE WHITE OVER 1/2" GEORGIA-PACIFIC DENS DECK ROOF BOARD FRAMING AND SHEATHING PER STRUCTURAL
 - 2 PARAPET WALL
 - 3 AREA FOR ROOFTOP MECHANICAL UNITS ROOF SCREEN TO BE USED IF AND AS REQUIRED REFER TO DETAIL d/aps
 - 4 ROOF ACCESS HATCH
 - 5 SOLAR READY ROOF AREA EQUAL TO 15% OF TOTAL ROOF AREA

- roof plan legend
- R.D. ROOF DRAIN SUMP DISCHARGED AT FACE OF CURB
 - O.D. OVERFLOW DRAIN DISCHARGED AT FACE OF BUILDING
 - GENERAL DIRECTION OF DRAINAGE 1/2" / FT. SLOPE
 - AREA FOR ROOFTOP MECHANICAL UNITS; ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
 - T.O.P. TOP OF PARAPET WALL
 - T.O.S. TOP OF ROOF SHEATHING
 - XX'-X" BUILDING COMPONENT ELEVATION FROM FINISHED FLOOR



KEY PLAN

exterior materials & colors

- 1

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 2

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET620 BARNWOOD GRAY
- 3

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET628 CHARCOAL SKETCH
- 4

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DE6350 DARK ENGINE
- 5

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET600 DOLPHIN TALES
- 6

SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DES046 TERRA ROSA
- 7

DUAL GLAZED LOW 'E' ENERGY EFFICIENT
GREEN TINT GLAZING
- 8

SPANDREL GLASS
WITH "OPACI-COAT-300" COATING
COLOR TO BE HARMONY SOLEX - #2-143
- 9

EXTRUDED ALUMINUM STOREFRONT SYSTEM,
COLOR TO BE BLACK
- 10

PARAPET CAP, METAL AWNINGS, MISC. METALS
COLOR TO BE BLACK
- 11

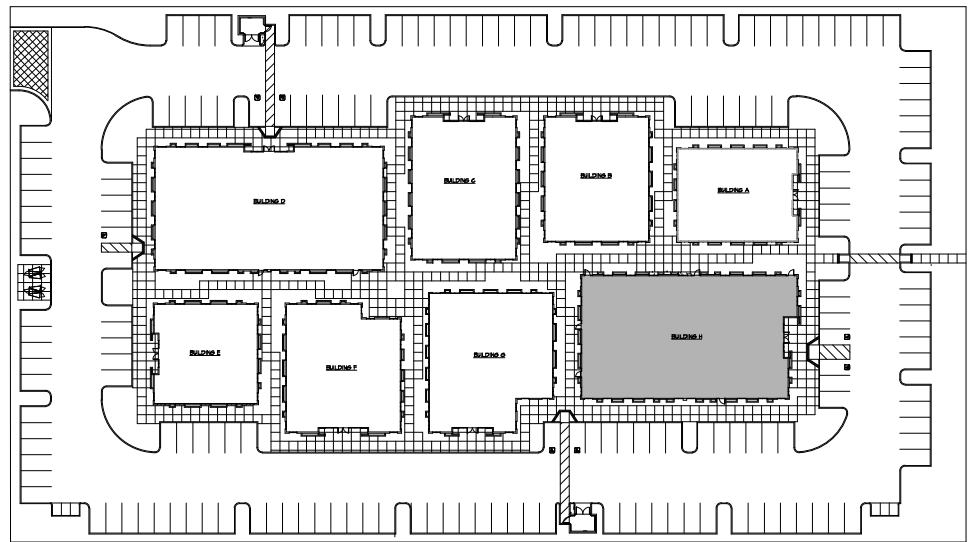
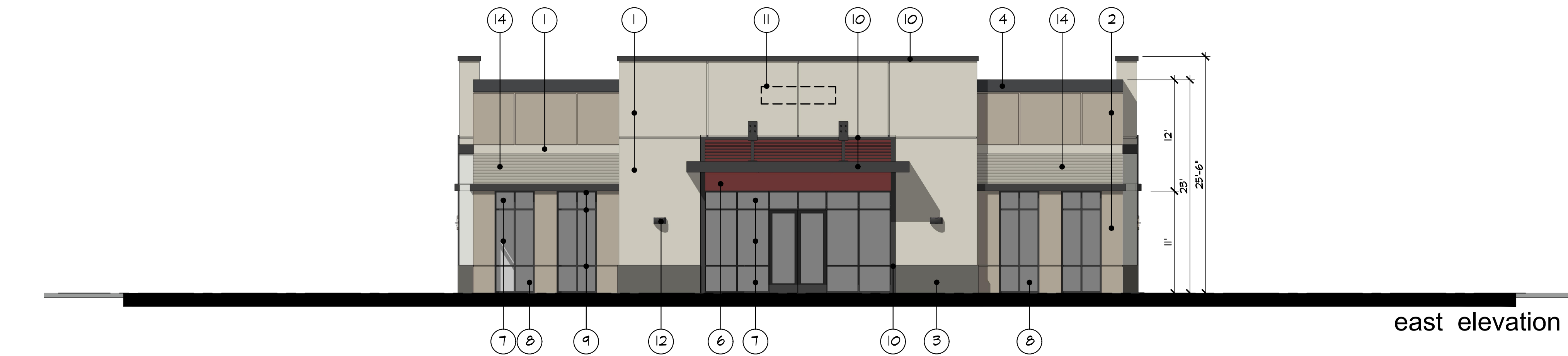
PROPOSED TENANT SIGNAGE LOCATION,
SIZE AND LOCATION PER THE CITIES SPECIFIC PLAN.
- 12

WALL SCONCE - VISA LIGHTING
MODEL NO. ONI464 WRAP - 16" OUTDOOR
COLOR: JET BLACK
- 13

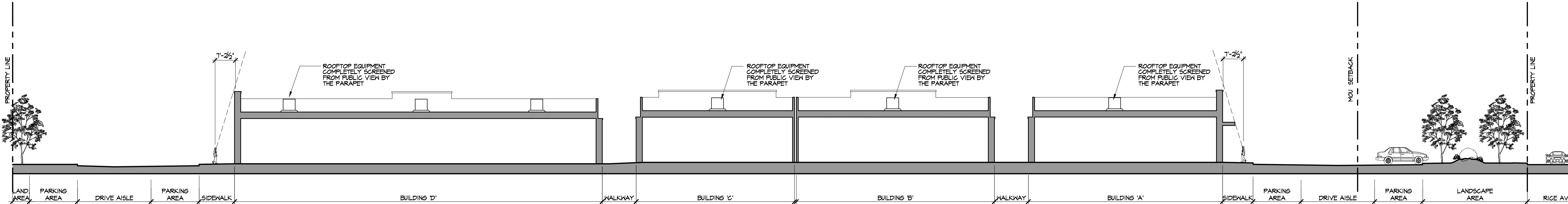
WALL SCONCE - BROWNLEE LIGHTING
MODEL NO. BEAM LED ADA #1111 - 18"
COLOR: BLACK
- 14

METAL SALES (metalsalesus.com)
WALL PANEL
EM-1653
COLOR:ASH GREY (25)
- 15

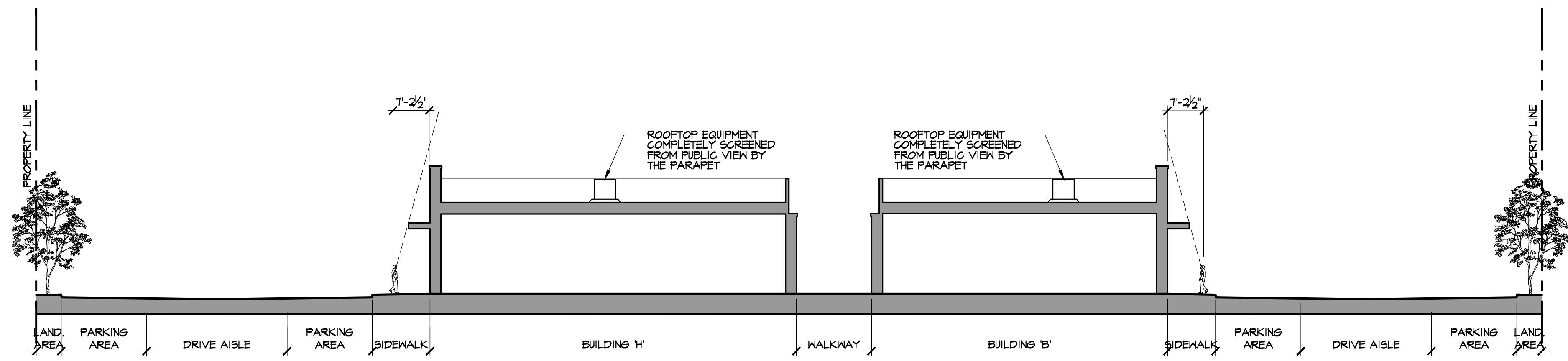
SENTRY STUCCO WALL SYSTEM BY "SENERGY"
HARD TROVEL FINISH WITH ELASTOMERIC PAINT
TO MATCH DUNN EDWARDS DET605 DRIFTING DOWNSTREAM



KEY PLAN



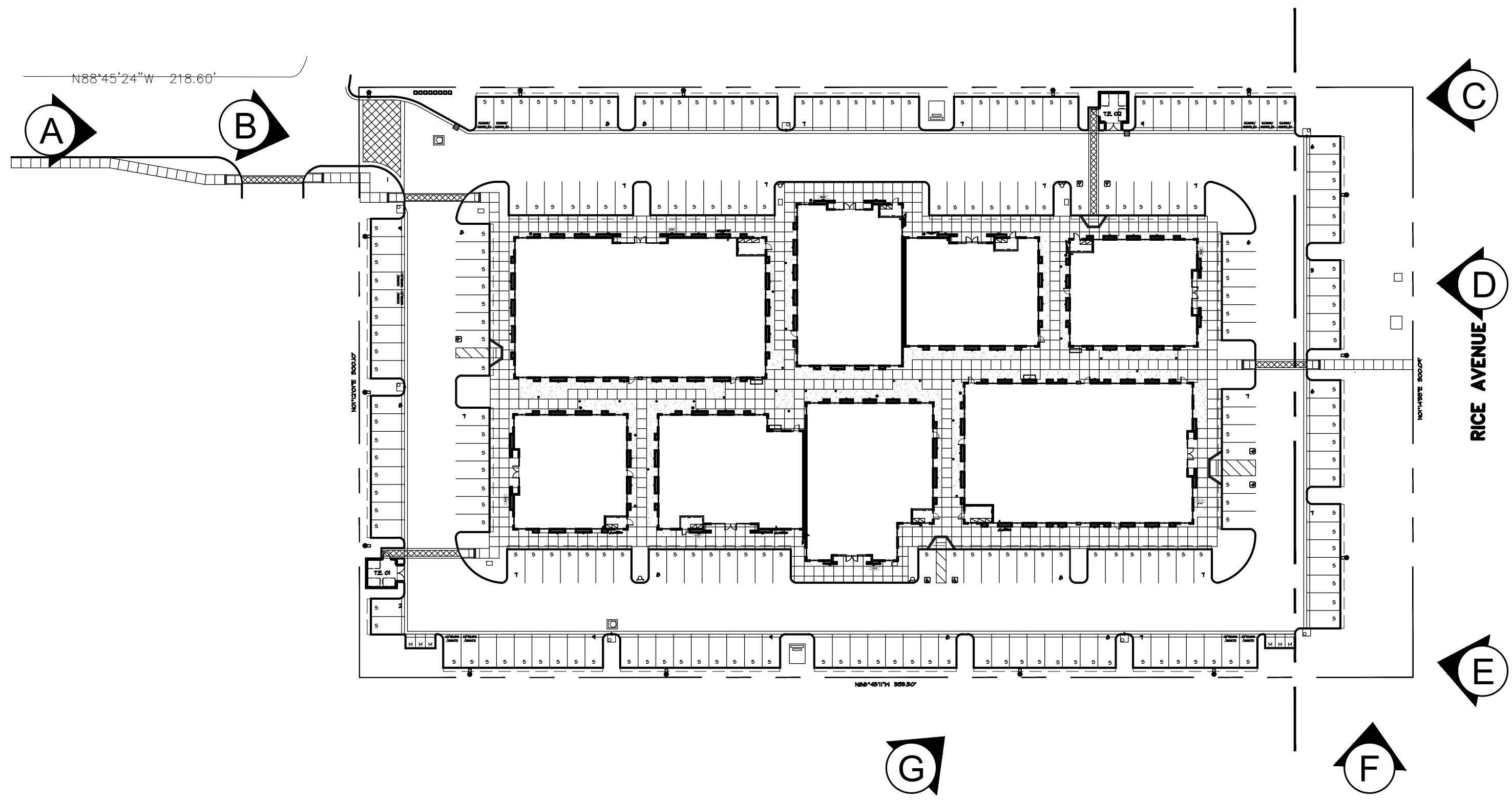
site section (A)



site section (B)



B



KEY MAP



C



A



F



D



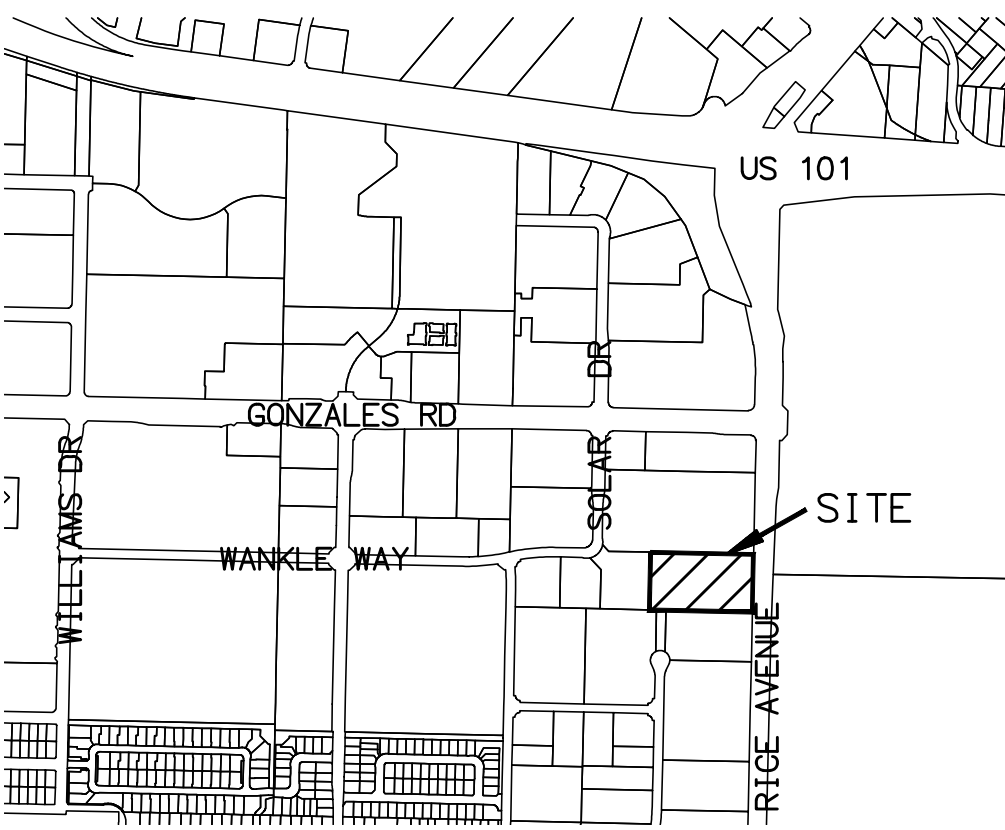
G



E

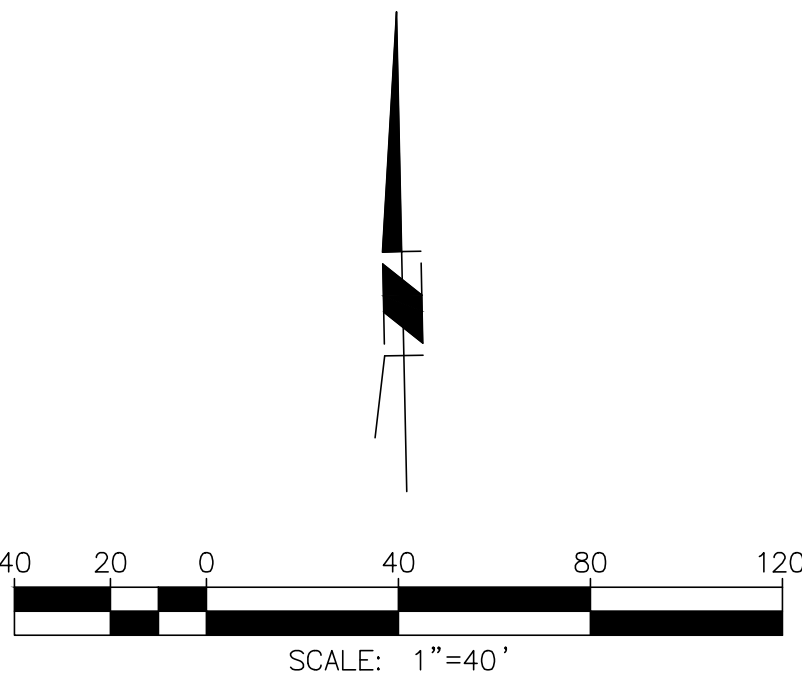
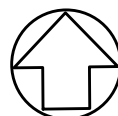
TENTATIVE TRACT MAP NO. 6078

LOT 5 OF TRACT 4359, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 29 AND 30 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

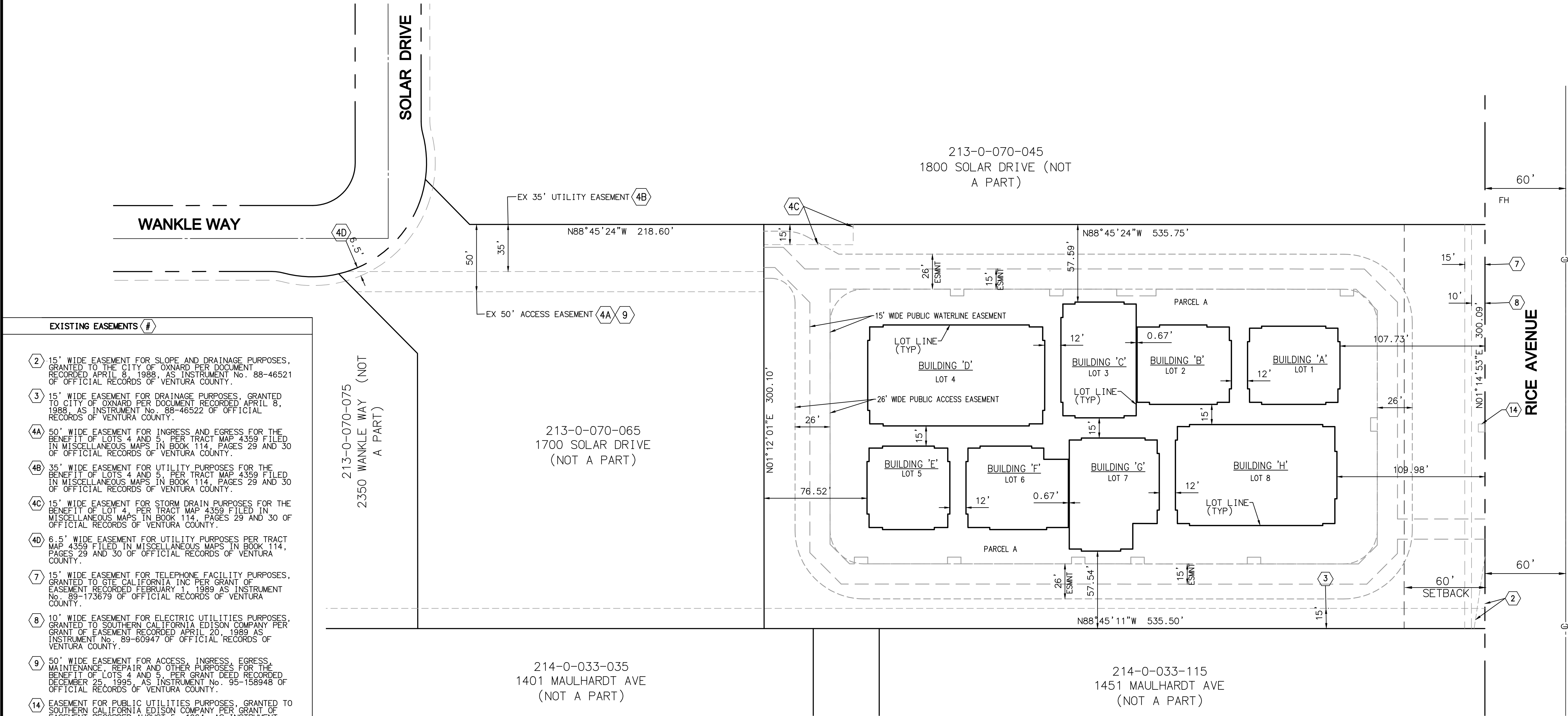


VICINITY MAP

SCALE: 1"=1000'

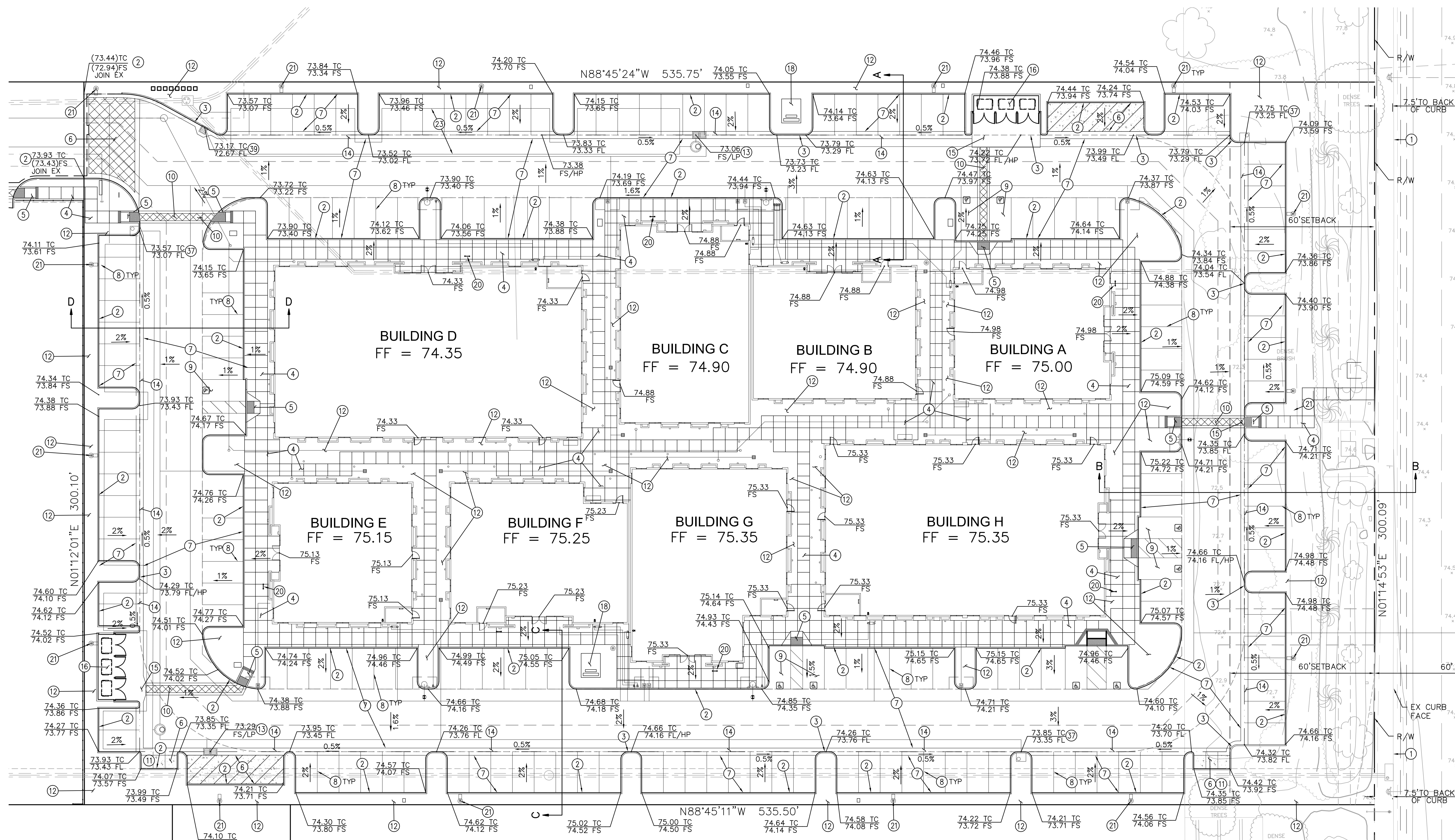


LAND USE DATA			
GROSS AREA	160,756 SF (3.4549 AC)		
NET AREA	147,450 SF (3.3850 AC)		
EXISTING ZONING	BUSINESS RESEARCH PARK		
PROPOSED ZONING	BUSINESS RESEARCH PARK		
EXISTING LAND USE	COMMERCIAL		
PROPOSED LAND USE	COMMERCIAL		
BUILDING FOOTPRINT	39,511		
BUILDING A	3,320 SF		
BUILDING B	3,534 SF		
BUILDING C	4,200 SF		
BUILDING D	8,779 SF		
BUILDING E	3,156 SF		
BUILDING F	3,920 SF		
BUILDING G	4,622 SF		
BUILDING H	7,980 SF		
HARDSCAPE AREA	- SF		
LANDSCAPE AREA	- SF		
PROPOSED LOTTING			
LOT	AREA (AC)	AREA (SF)	LAND USE
LOT A	3.5905	156,403	COMMON
LOT 1	0.0857	3,734	COMMERCIAL
LOT 2	0.0992	4,323	COMMERCIAL
LOT 3	0.1129	4,919	COMMERCIAL
LOT 4	0.2144	9,340	COMMERCIAL
LOT 5	0.0793	4,453	COMMERCIAL
LOT 6	0.1074	4,676	COMMERCIAL
LOT 7	0.1215	5,291	COMMERCIAL
LOT 8	0.1978	8,617	COMMERCIAL



EXISTING EASEMENTS (#)	
2	15' WIDE EASEMENT FOR SLOPE AND DRAINAGE PURPOSES, GRANTED TO THE CITY OF OXNARD PER DOCUMENT RECORDED APRIL 8, 1988, AS INSTRUMENT No. 88-46521 OF OFFICIAL RECORDS OF VENTURA COUNTY.
3	15' WIDE EASEMENT FOR DRAINAGE PURPOSES, GRANTED TO CITY OF OXNARD PER DOCUMENT RECORDED APRIL 8, 1988, AS INSTRUMENT No. 88-46522 OF OFFICIAL RECORDS OF VENTURA COUNTY.
4A	50' WIDE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOTS 4 AND 5, PER TRACT MAP 4359 FILED IN MISCELLANEOUS MAPS IN BOOK 114, PAGES 29 AND 30 OF OFFICIAL RECORDS OF VENTURA COUNTY.
4B	35' WIDE EASEMENT FOR UTILITY PURPOSES FOR THE BENEFIT OF LOTS 4 AND 5, PER TRACT MAP 4359 FILED IN MISCELLANEOUS MAPS IN BOOK 114, PAGES 29 AND 30 OF OFFICIAL RECORDS OF VENTURA COUNTY.
4C	15' WIDE EASEMENT FOR STORM DRAIN PURPOSES FOR THE BENEFIT OF LOT 4, PER TRACT MAP 4359 FILED IN MISCELLANEOUS MAPS IN BOOK 114, PAGES 29 AND 30 OF OFFICIAL RECORDS OF VENTURA COUNTY.
4D	6.5' WIDE EASEMENT FOR UTILITY PURPOSES PER TRACT MAP 4359 FILED IN MISCELLANEOUS MAPS IN BOOK 114, PAGES 29 AND 30 OF OFFICIAL RECORDS OF VENTURA COUNTY.
7	15' WIDE EASEMENT FOR TELEPHONE FACILITY PURPOSES, GRANTED TO GTE CALIFORNIA INC PER GRANT OF EASEMENT RECORDED FEBRUARY 1, 1989 AS INSTRUMENT No. 89-173679 OF OFFICIAL RECORDS OF VENTURA COUNTY.
8	10' WIDE EASEMENT FOR ELECTRIC UTILITIES PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER GRANT OF EASEMENT RECORDED APRIL 20, 1989 AS INSTRUMENT No. 89-60947 OF OFFICIAL RECORDS OF VENTURA COUNTY.
9	50' WIDE EASEMENT FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR AND OTHER PURPOSES FOR THE BENEFIT OF LOTS 4 AND 5, PER GRANT DEED RECORDED DECEMBER 25, 1995, AS INSTRUMENT No. 95-158948 OF OFFICIAL RECORDS OF VENTURA COUNTY.
14	EASEMENT FOR PUBLIC UTILITIES PURPOSES, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER GRANT OF EASEMENT RECORDED AUGUST 5, 1964, AS INSTRUMENT No. 53967, IN BOOK 2596, PAGE 568 OF OFFICIAL RECORDS OF VENTURA COUNTY.

LEGAL DESCRIPTION		PROJECT INFORMATION		BENCHMARK	EARTHWORK					
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1: LOT 5 OF TRACT 4359, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM OIL, GAS AND OTHER HYDROCARBONS AND MINERAL RIGHTS IN, ON AND UNDER SAID LAND AS GRANTED TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, AS TRUSTEE, RECORDED DECEMBER 11, 1972, BOOK 4046, PAGE 650 OF OFFICIAL RECORDS, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RELINQUISHED BY QUICKCLAIM DEED RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-193486 OF OFFICIAL RECORDS PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE NORTHERLY 50 FEET OF LOT 6 OF TRACT NO. 4359, AS SAID EASEMENT AND LOT ARE SHOWN ON MAP OF SAID TRACT, RECORDED IN BOOK 114, PAGES 29 AND 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 213-0-070-055		PROJECT NAME	SOLAR DRIVE BUSINESS CENTER	COUNTY OF VENTURA BENCHMARK : 7-79 RM2	CUT: 2,280 CY FILL: 2,348 CY					
		OWNER/SUBDIVIDER	MTC, INC 29601 AGOURA ROAD AGOURA HILLS, CA 91301 MARTIN TEITELBAUM MARTIN@MTCCONSTRUCTION.COM (805) 383-2221	DESCRIPTION = CITY OF OXNARD DISK ON TOP OF CURB AT THE SOUTHWEST CORNER OF RICE AVE AND GONZALES RD ELEVATION = 76.283' NAVD 88	IMPORT: 68 CY					
					SHEET INDEX					
					1 TITLE SHEET 2 ENGINEERING SITE PLAN 3 UTILITY PLAN 4 DETAILS					
		FLOOD_ZONE	ZONE X, MAP NUMBER 06111C0910E	BASIS OF BEARING	 2812 SANTA MONICA BLVD, STE 206 SANTA MONICA, CA 90404 PHONE: 310.546.5711-DELANEENGINEERING.COM					
		ZONING	BRP - BUSINESS RESEARCH PARK	THE BEARING OF N89°47'40"E ALONG THE SOUTHERLY LINE OF PARCEL "C", 2 RS 43, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 53, PAGES 64 THROUGH 66, INCLUSIVE OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF VENTURA, WAS USED AS THE BASIS OF BEARING SHOW ON THIS MAP.						
						LOT 4	0.2144	9,340	COMMERCIAL	
						LOT 5	0.0793	4,453	COMMERCIAL	
						LOT 6	0.1074	4,676	COMMERCIAL	
						LOT 7	0.1215	5,291	COMMERCIAL	
						LOT 8	0.1978	8,617	COMMERCIAL	
						TENTATIVE TRACT No. 6078				
						SOLAR DRIVE BUSINESS CENTER				SHEET
						TITLE SHEET				1
										OF 4 SHEETS



CONSTRUCTION NOTES

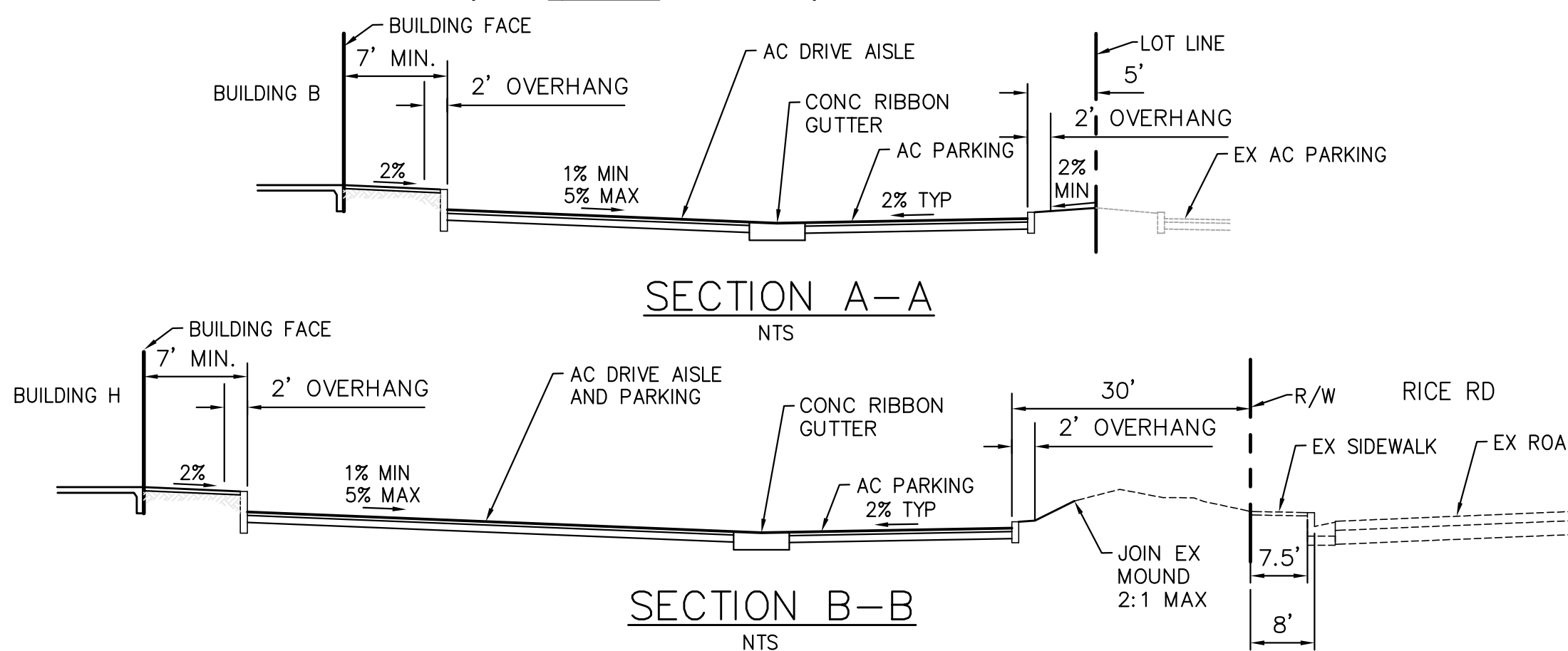
1. PROTECT IN PLACE
2. CONCRETE CURB
3. CONCRETE CURB AND GUTTER
4. CONCRETE SIDEWALK
5. CURB RAMP PER CITY OF OXNARD PLATE 110
6. CONCRETE PAVEMENT
7. AC PAVEMENT
8. STANDARD PARKING STALL STRIPING
9. ADA ACCESSIBLE PARKING STALL STRIPING
10. CONCRETE ADA ACCESSIBLE PATH CROSSING
11. MOTORCYCLE PARKING
12. LANDSCAPING
13. GRATED INLET
14. RIBBON GUTTER
15. RIBBON GUTTER TRANSITION FOR ADA
16. 3-BIN TRASH ENCLOSURE PER ARCHITECT; INSTALL 15" REINFORCED CONCRETE APRON ON FULL WIDTH OF ENCLOSURE
18. SCE TRANSFORMER
20. BIKE RACK PER ARCH
21. 26" TALL MAXIMUM PARKING LOT LIGHT FIXTURE ON CONCRETE PEDESTAL
23. UNDERGROUND RETENTION SYSTEM 10' MINIMUM FROM PL; INSTALL VERTICAL IMPERMEABLE LINER ALONG SIDE FACING PL. SEE DETAIL ON SHT. 4
37. CONSTRUCT CURB OPENING CATCH BASIN AND LATERAL PER CITY OF OXNARD STD PLATE 501, W AND V PER PLAN. INSTALL VCWPD PLACARD THAT STATES "DON'T DUMP. DRAINS TO OCEAN". CONSTRUCT LOCAL DEPRESSION PER STREET PLANS
39. CONSTRUCT CURB OPENING CATCH BASIN W/GRATINGS AND LATERAL PER CITY OF OXNARD STD PLATE 502, W AND V PER PLAN. INSTALL VCWPD PLACARD THAT STATES "DON'T DUMP. DRAINS TO OCEAN". CONSTRUCT LOCAL DEPRESSION PER STREET PLANS

GENERAL NOTES

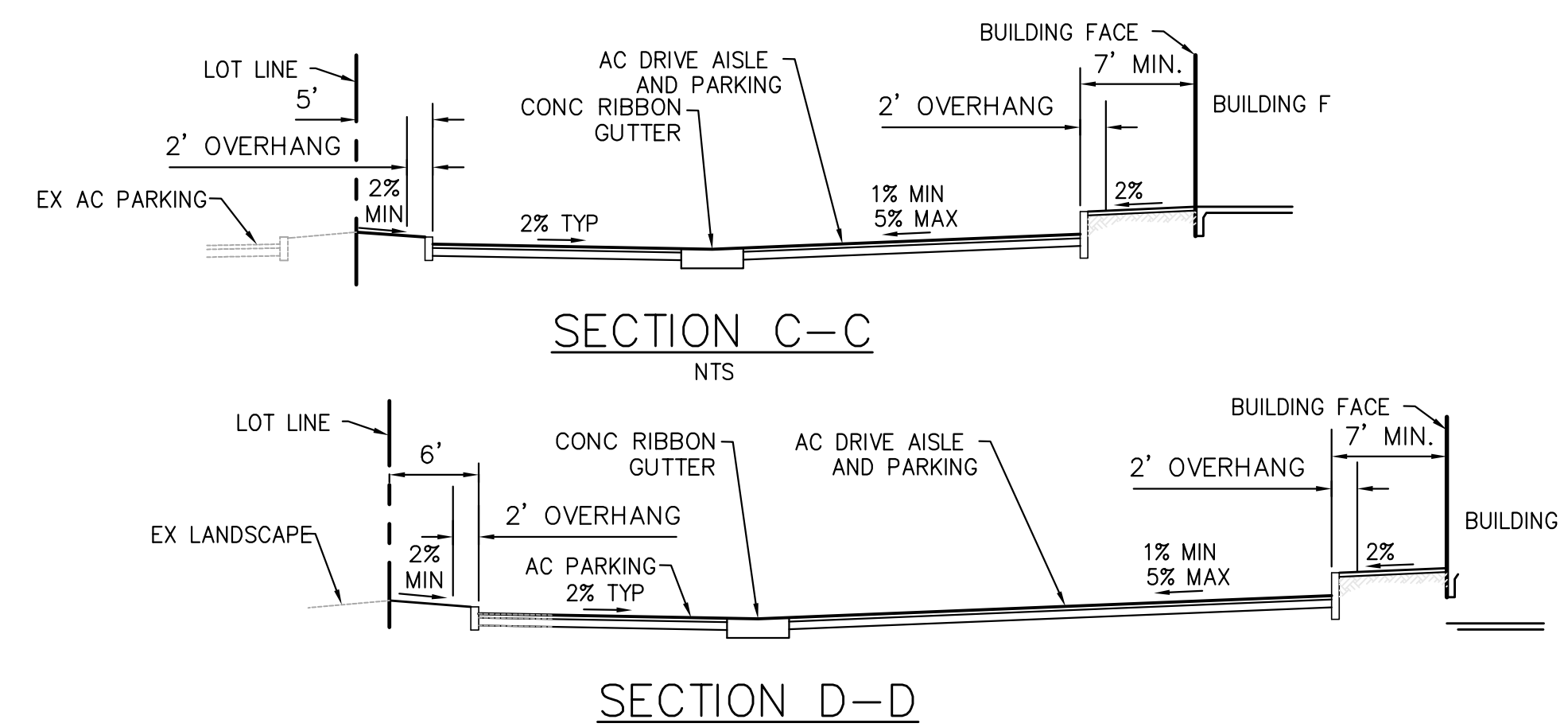
1. DIRECT CONNECT ALL ROOF DRAINS TO ONSITE STORM DRAIN



SECTION A-A
NTS



SECTION B-B
NTS



SECTION D-D
NTS



TENTATIVE TRACT No. 6078

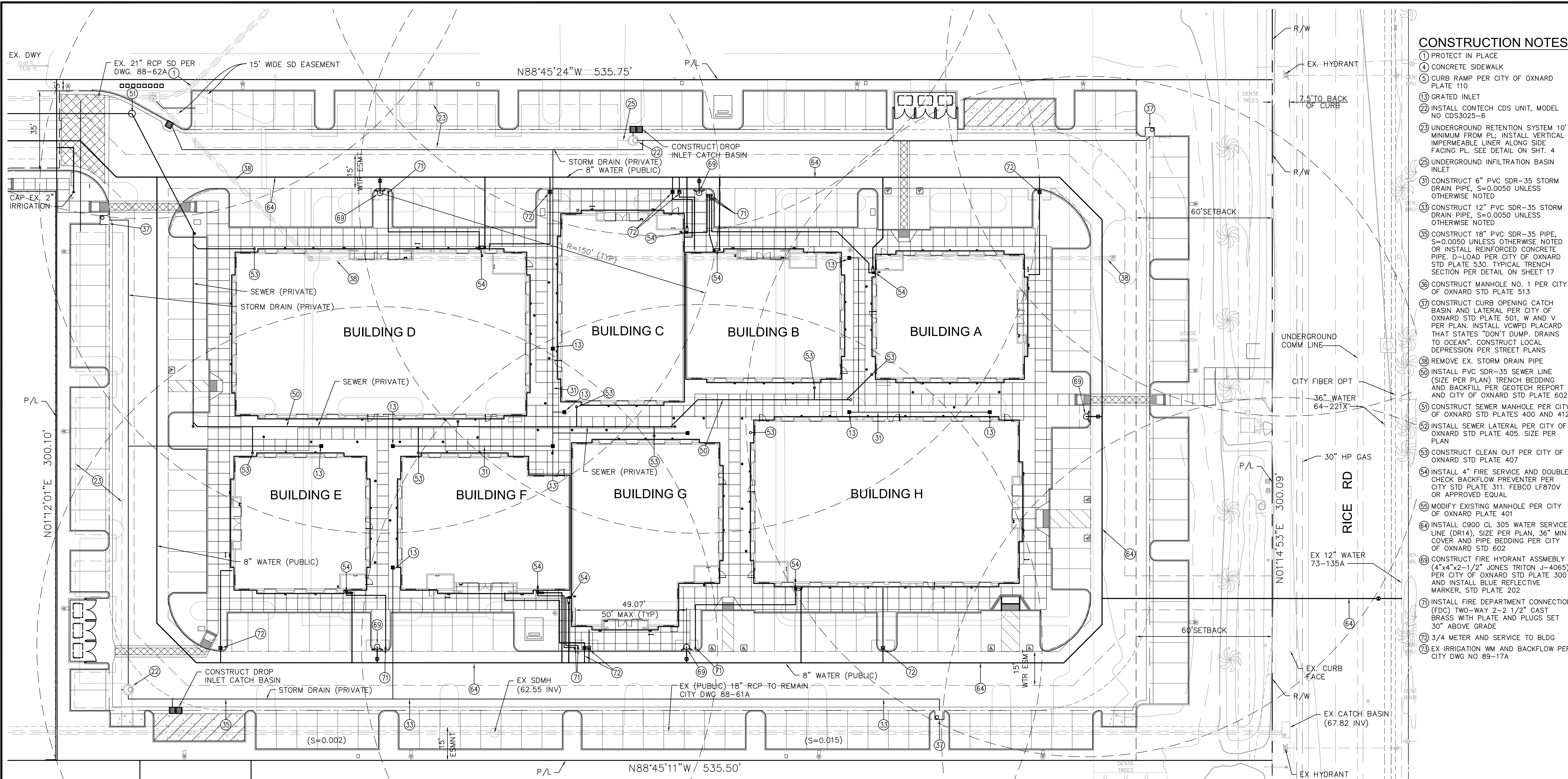
SOLAR DRIVE BUSINESS CENTER

ENGINEERED SITE PLAN

SHEET

2

OF 4 SHEETS

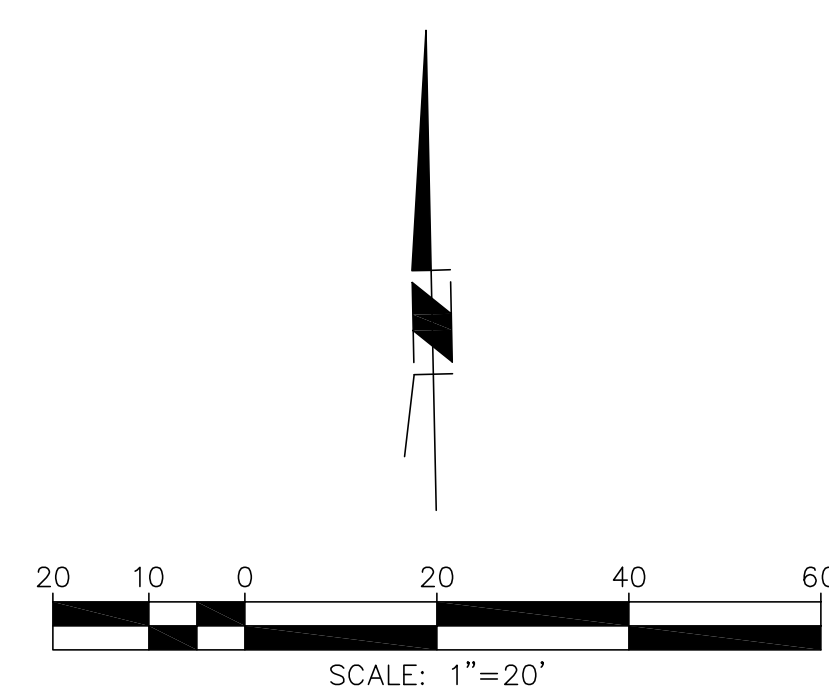
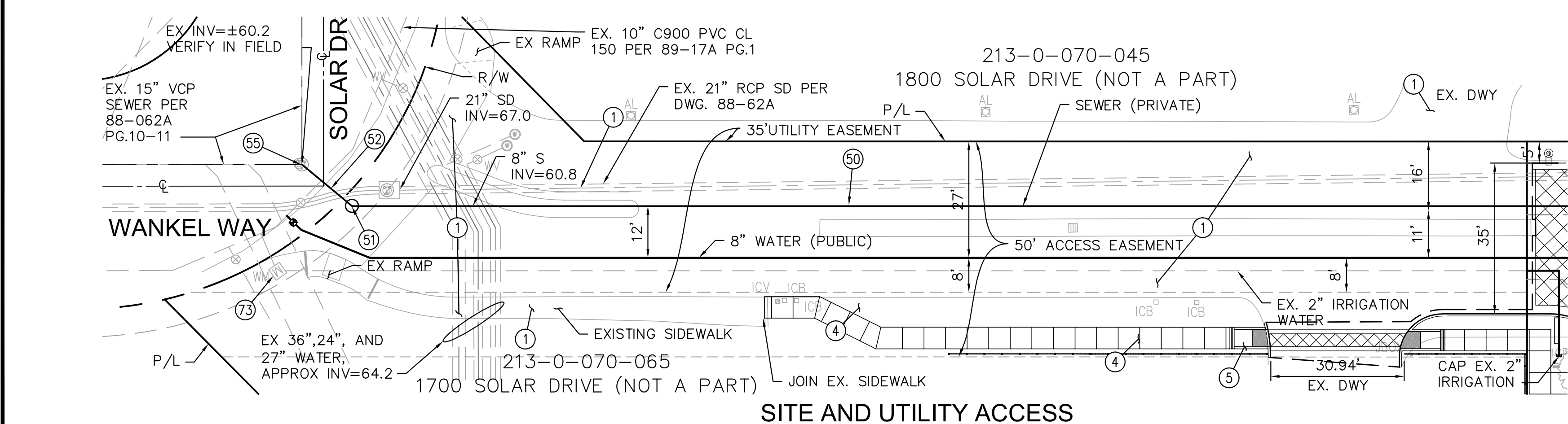


CONSTRUCTION NOTES

- 1 PROTECT IN PLACE
- 4 CONCRETE SIDEWALK
- 5 CURB RAMP PER CITY OF OXNARD PLATE 110
- 13 GRATED INLET
- 22 INSTALL CONTECH CDS UNIT, MODEL NO CDS3025-6
- 23 UNDERGROUND RETENTION SYSTEM 10' MINIMUM FROM PL; INSTALL VERTICAL IMPERMEABLE LINER ALONG SIDE FACING PL. SEE DETAIL ON SHT. 4
- 25 UNDERGROUND INFILTRATION BASIN INLET
- 31 CONSTRUCT 6" PVC SDR-35 STORM DRAIN PIPE, S=0.0050 UNLESS OTHERWISE NOTED
- 33 CONSTRUCT 12" PVC SDR-35 STORM DRAIN PIPE, S=0.0050 UNLESS OTHERWISE NOTED
- 35 CONSTRUCT 18" PVC SDR-35 PIPE, S=0.0050 UNLESS OTHERWISE NOTED OR INSTALL REINFORCED CONCRETE PIPE, D=LOAD PER CITY OF OXNARD STD PLATE 530. TYPICAL TRENCH SECTION PER DETAIL ON SHEET 17
- 36 CONSTRUCT MANHOLE NO. 1 PER CITY OF OXNARD STD PLATE 513
- 37 CONSTRUCT CURB OPENING CATCH BASIN AND LATERAL PER CITY OF OXNARD STD PLATE 501, W AND V PER PLAN. INSTALL VCWPD PLACARD THAT STATES "DON'T DUMP. DRAINS TO OCEAN". CONSTRUCT LOCAL DEPRESSION PER STREET PLANS
- 38 REMOVE EX. STORM DRAIN PIPE
- 50 INSTALL PVC SDR-35 SEWER LINE (SIZE PER PLAN) TRENCH BEDDING AND BACKFILL PER GEOTECH REPORT AND CITY OF OXNARD STD PLATE 602
- 51 CONSTRUCT SEWER MANHOLE PER CITY OF OXNARD STD PLATES 400 AND 412
- 52 INSTALL SEWER LATERAL PER CITY OF OXNARD STD PLATE 405. SIZE PER PLAN
- 53 CONSTRUCT CLEAN OUT PER CITY OF OXNARD STD PLATE 407
- 54 INSTALL 4" FIRE SERVICE AND DOUBLE CHECK BACKFLOW PREVENTER PER CITY STD PLATE 311. FEBCO LF870V OR APPROVED EQUAL
- 55 MODIFY EXISTING MANHOLE PER CITY OF OXNARD PLATE 401
- 64 INSTALL C900 CL 305 WATER SERVICE LINE (DR14), SIZE PER PLAN, 36" MIN COVER AND PIPE BEDDING PER CITY OF OXNARD STD PLATE 602
- 69 CONSTRUCT FIRE HYDRANT ASSEMBLY (4"x4"x2-1/2" JONES TRITON J-4065) PER CITY OF OXNARD STD PLATE 300 AND INSTALL BLUE REFLECTIVE MARKER, STD PLATE 202
- 71 INSTALL FIRE DEPARTMENT CONNECTION (FDC) TWO-WAY 2-2 1/2" CAST BRASS WITH PLATE AND PLUGS SET 30" ABOVE GRADE
- 72 3/4" METER AND SERVICE TO BLDG
- 73 EX IRRIGATION WM AND BACKFLOW PER CITY DWG NO 89-17A

GENERAL NOTES

- 1. DIRECT CONNECT ALL ROOF DRAINS TO ONSITE STORM DRAIN WITH AIR CAP CONNECTION OF DIRECT CONNECTION WITH OVERFLOW OUTLET
- 2. PRIOR TO UTILITY CONNECTIONS ALONG SOLAR DRIVE, POLEHOLE EXISTING SERVICE LATERALS TO CONFIRM SIZE DEPTH AND LOCATIONS



DELANE
ENGINEERING
2812 SANTA MONICA BLVD, STE 206
SANTA MONICA, CA 90404
PHONE: 310.546.5711 - DELANEENGINEERING.COM

TENTATIVE TRACT No. 6078

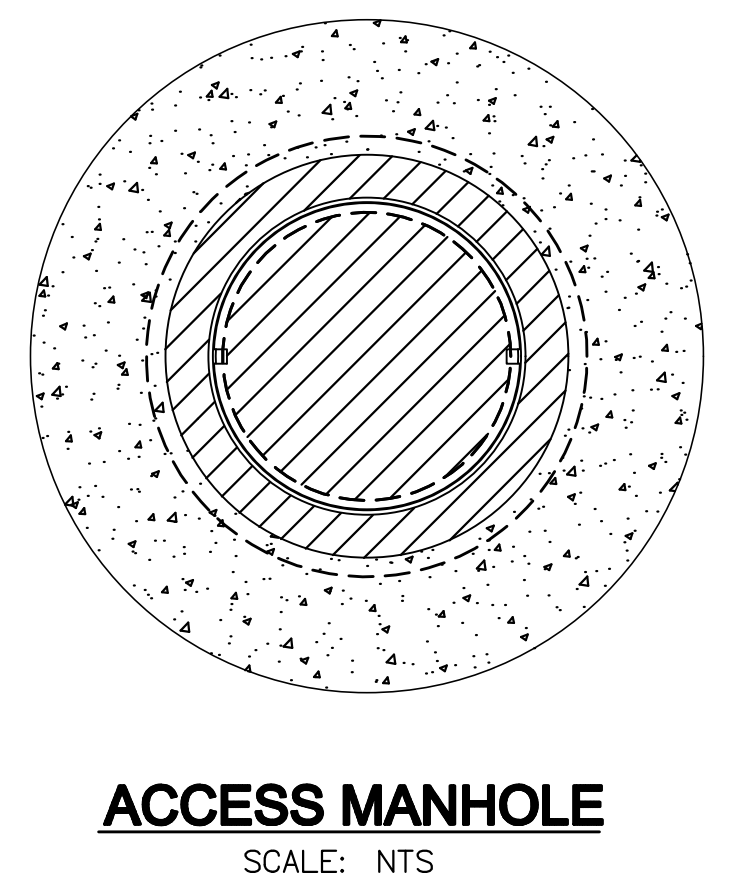
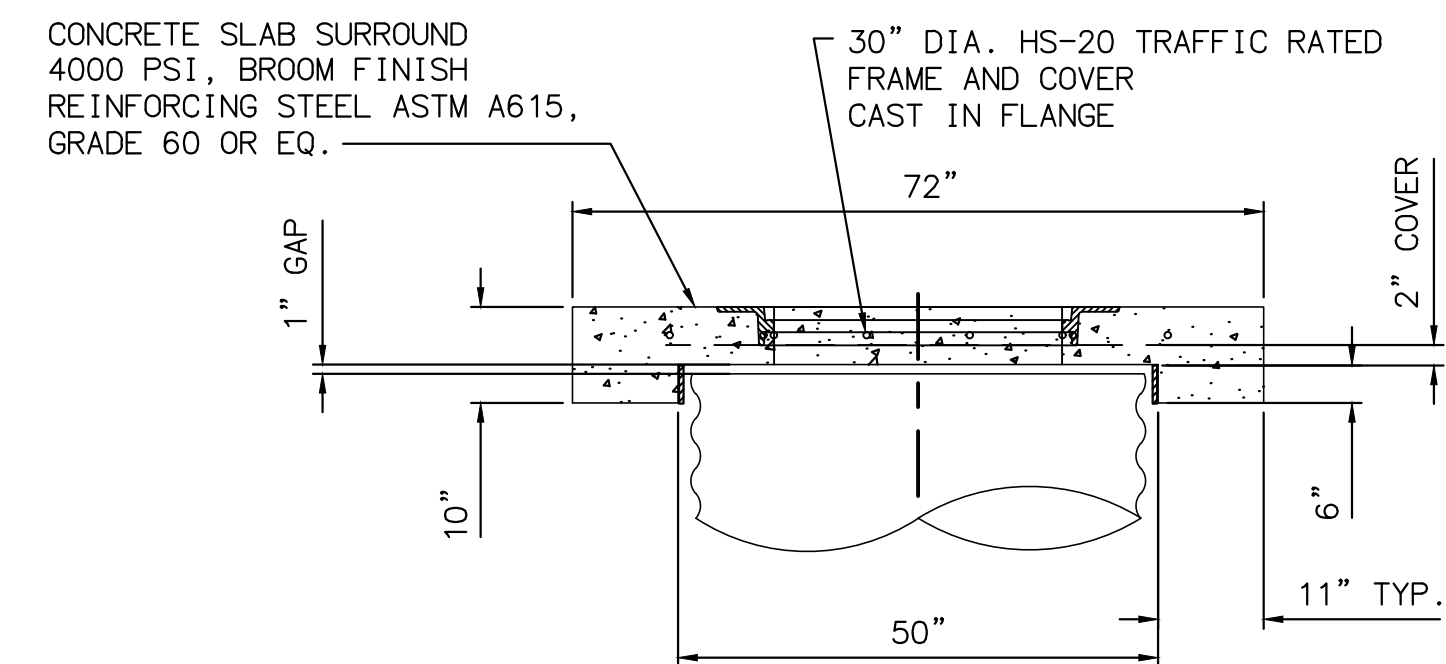
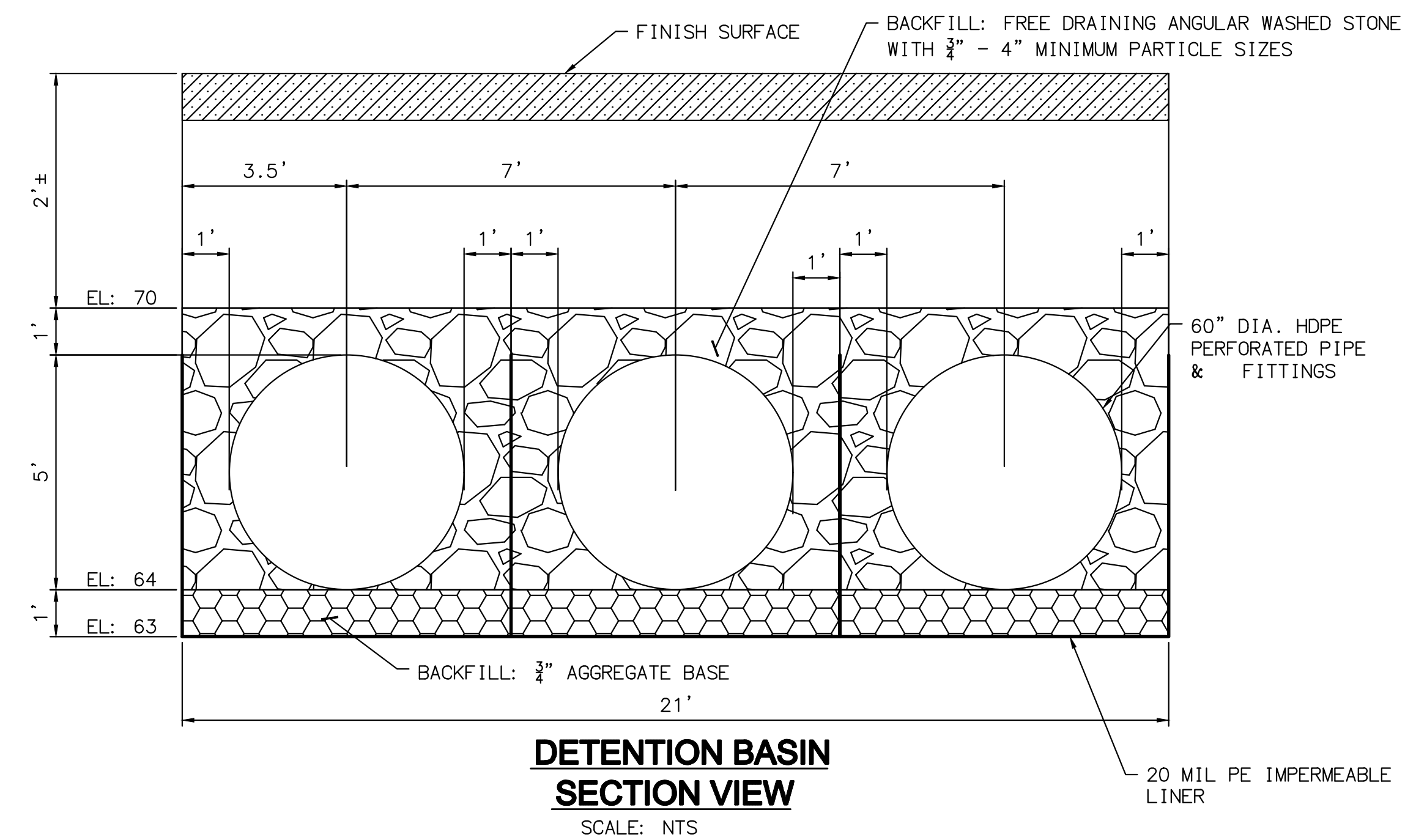
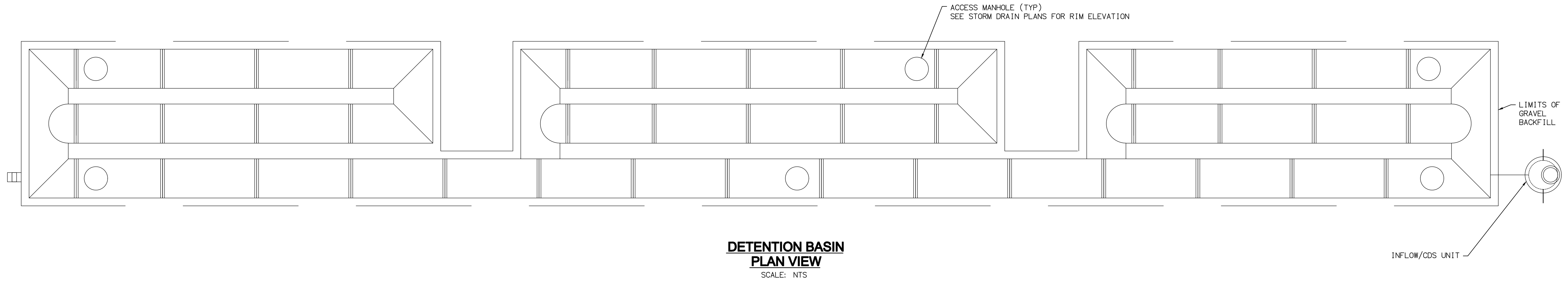
SOLAR DRIVE BUSINESS CENTER

UTILITY PLAN

SHEET

3

OF 4 SHEETS



 DELANE ENGINEERING 2812 SANTA MONICA BLVD, STE 206 SANTA MONICA, CA 90404 PHONE: 310.546.5711 - DELANEENGINEERING.COM	TENTATIVE TRACT No. 6078	
	SOLAR DRIVE BUSINESS CENTER	SHEET 4 OF 4 SHEETS
	DETAILS	



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site - Overcull - Ground @ O'AFG	+	0.16	0.86	0.06	N/A	N/A
Site - Paving - Ground @ O'AFG	+	2.76	6.86	0.06	N/A	N/A
Site (Outside of Parking) - Ground @ O'AFG	+	0.76	3.96	0.06	N/A	N/A
Building Site - Interior - Ground @ O'AFG	+	2.76	6.36	0.16	63.0:1	27.0:1

28619 agoura road
agoura hills, california 91301t: 818.584.0057 f: 866.800.1289
w: pkarchitecture.net

VECTOR

Engineering Group, Inc.

MECHANICAL & ELECTRICAL ENGINEERS

19012 SADDLEBACK RIDGE RD

SANTA CLARITA, CA 91351

(818) 731-9120

SOLAR PACIFIC INVESTORS

Solar Drive
Oxnard, Californiaall drawings and written material appearing
herein constitute the original and unpublished
work of the architect and the same may not
be duplicated used or disclosed without the
written consent of the architect.remarks date
ISSUE 11-30-23

sheet title

FIXTURE CUT
SHEETS

drawn by

project no

date

scale as noted

E-3.2

D-Series Size 0
Legacy LED Area Luminaire

DXSO LED P5 40K 80CR

P-BLC

d'series

Specifications

EPA: 0.95 ft²
Length: 26" (661 mm)
Width: 13" (330 mm)
Height: 3" (76 mm)
Weight (max): 16 lbs (7.3 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DXSO LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DBDXB G1

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DXSO LED	Forward optics	30K 3000K	T55 Type I (short beam)	T55 Type I (short)	MVOLT 120V-277V ¹
P1	P1	40K 4000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P2	P2	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P3	P3	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P4	P4	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P5	P5	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P6	P6	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P7	P7	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P8	P8	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P9	P9	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P10	P10	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P11	P11	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P12	P12	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P13	P13	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P14	P14	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P15	P15	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P16	P16	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P17	P17	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P18	P18	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P19	P19	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P20	P20	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P21	P21	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P22	P22	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P23	P23	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P24	P24	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P25	P25	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P26	P26	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P27	P27	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P28	P28	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P29	P29	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P30	P30	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P31	P31	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P32	P32	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P33	P33	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P34	P34	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P35	P35	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P36	P36	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P37	P37	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P38	P38	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P39	P39	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P40	P40	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P41	P41	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P42	P42	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P43	P43	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P44	P44	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P45	P45	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P46	P46	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P47	P47	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P48	P48	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P49	P49	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P50	P50	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P51	P51	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P52	P52	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P53	P53	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P54	P54	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P55	P55	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P56	P56	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P57	P57	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P58	P58	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P59	P59	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P60	P60	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P61	P61	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P62	P62	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P63	P63	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P64	P64	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P65	P65	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P66	P66	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P67	P67	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P68	P68	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P69	P69	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P70	P70	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P71	P71	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P72	P72	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P73	P73	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P74	P74	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P75	P75	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P76	P76	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P77	P77	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P78	P78	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P79	P79	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P80	P80	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P81	P81	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P82	P82	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P83	P83	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P84	P84	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P85	P85	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P86	P86	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P87	P87	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P88	P88	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P89	P89	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P90	P90	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P91	P91	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P92	P92	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P93	P93	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P94	P94	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P95	P95	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P96	P96	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P97	P97	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P98	P98	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P99	P99	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P100	P100	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹

D-Series Size 0
Legacy LED Area Luminaire

DXSO LED P5 40K 80CR

P-FT-HS

d'series

Specifications

EPA: 0.95 ft²
Length: 26" (661 mm)
Width: 13" (330 mm)
Height: 3" (76 mm)
Weight (max): 16 lbs (7.3 kg)

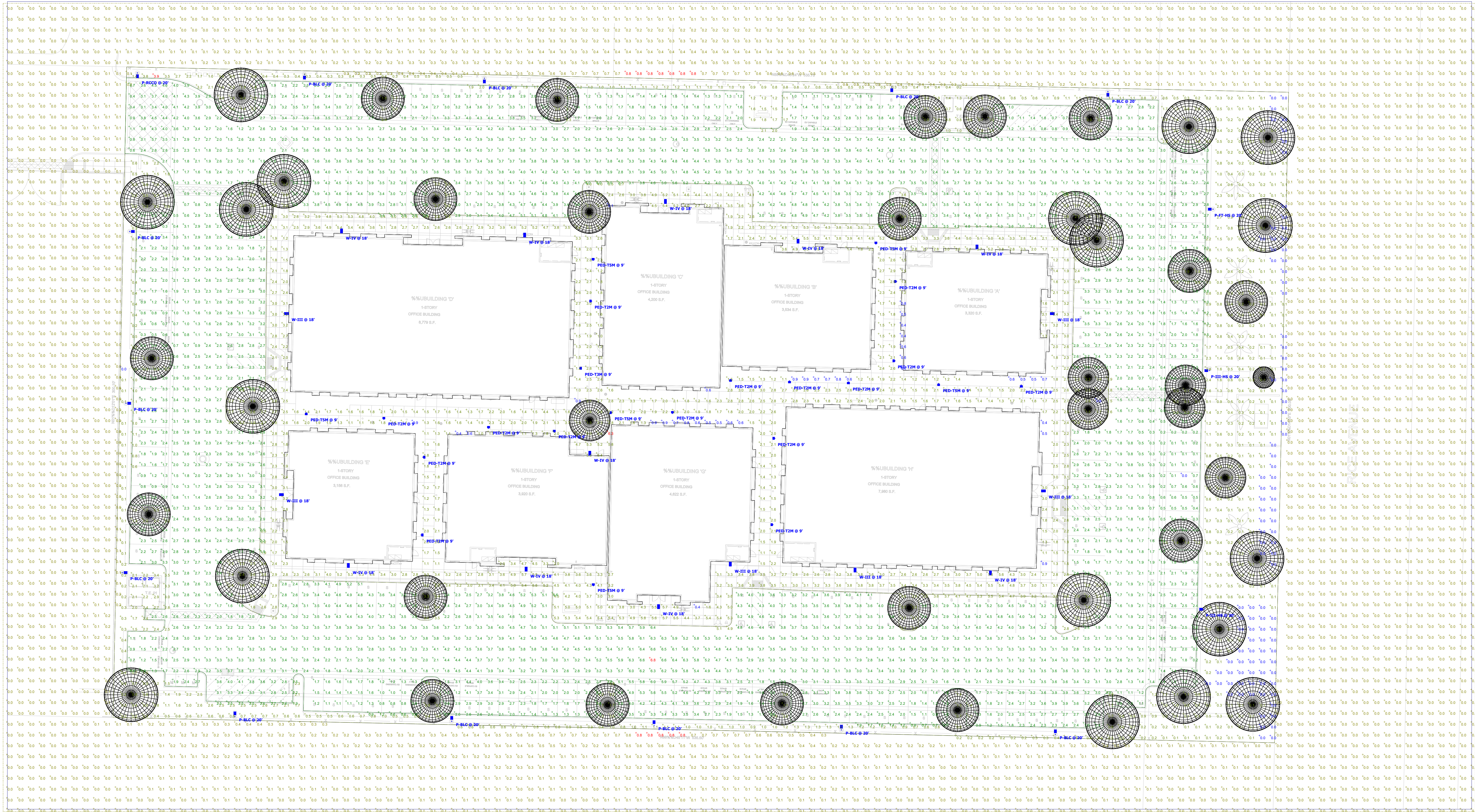
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

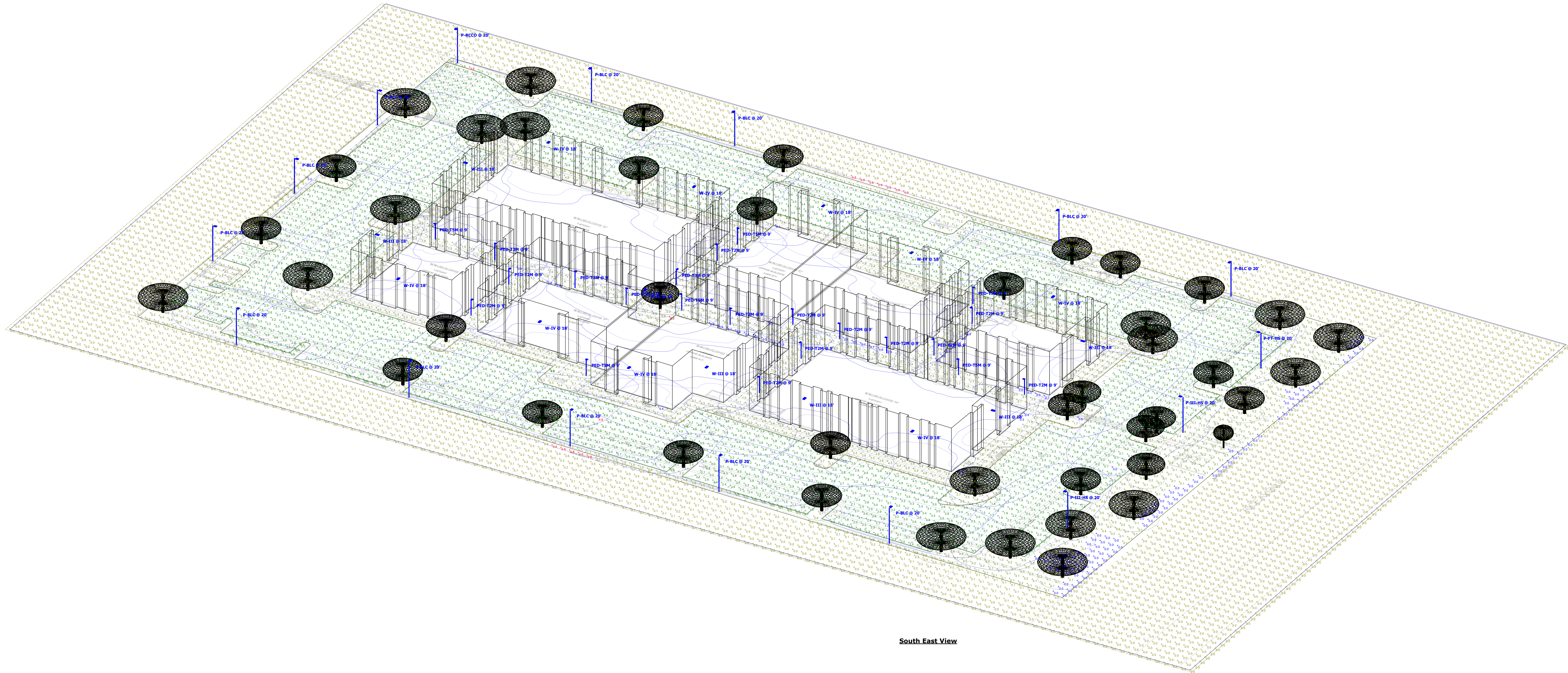
EXAMPLE: DXSO LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DBDXB G1

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DXSO LED	Forward optics	30K 3000K	T55 Type I (short beam)	T55 Type I (short)	MVOLT 120V-277V ¹
P1	P1	40K 4000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P2	P2	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P3	P3	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P4	P4	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P5	P5	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P6	P6	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P7	P7	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P8	P8	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P9	P9	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P10	P10	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P11	P11	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P12	P12	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P13	P13	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P14	P14	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P15	P15	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P16	P16	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P17	P17	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P18	P18	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P19	P19	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P20	P20	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P21	P21	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P22	P22	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P23	P23	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P24	P24	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P25	P25	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P26	P26	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P27	P27	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P28	P28	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P29	P29	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P30	P30	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P31	P31	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P32	P32	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P33	P33	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P34	P34	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P35	P35	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P36	P36	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P37	P37	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P38	P38	50K 5000K	T55 Type I (short)	T55 Type I (short)	MVOLT 277V-480V ¹
P39</					



Plan View
Scale: 1" = 20'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Avg	Min/Avg
Site - Overspill - Ground @ 0'AFG	+	0.1%	0.8%	0.0%	N/A	N/A
Site - Parking - Ground @ 0'AFG	+	2.7%	5.8%	0.0%	N/A	N/A
Site (Outside of Parking) - Ground @ 0'AFG	+	0.7%	3.9%	0.0%	N/A	N/A
Building Site - Interior - Ground @ 0'AFG	+	2.7%	6.3%	0.1%	63.0:1	27.0:1

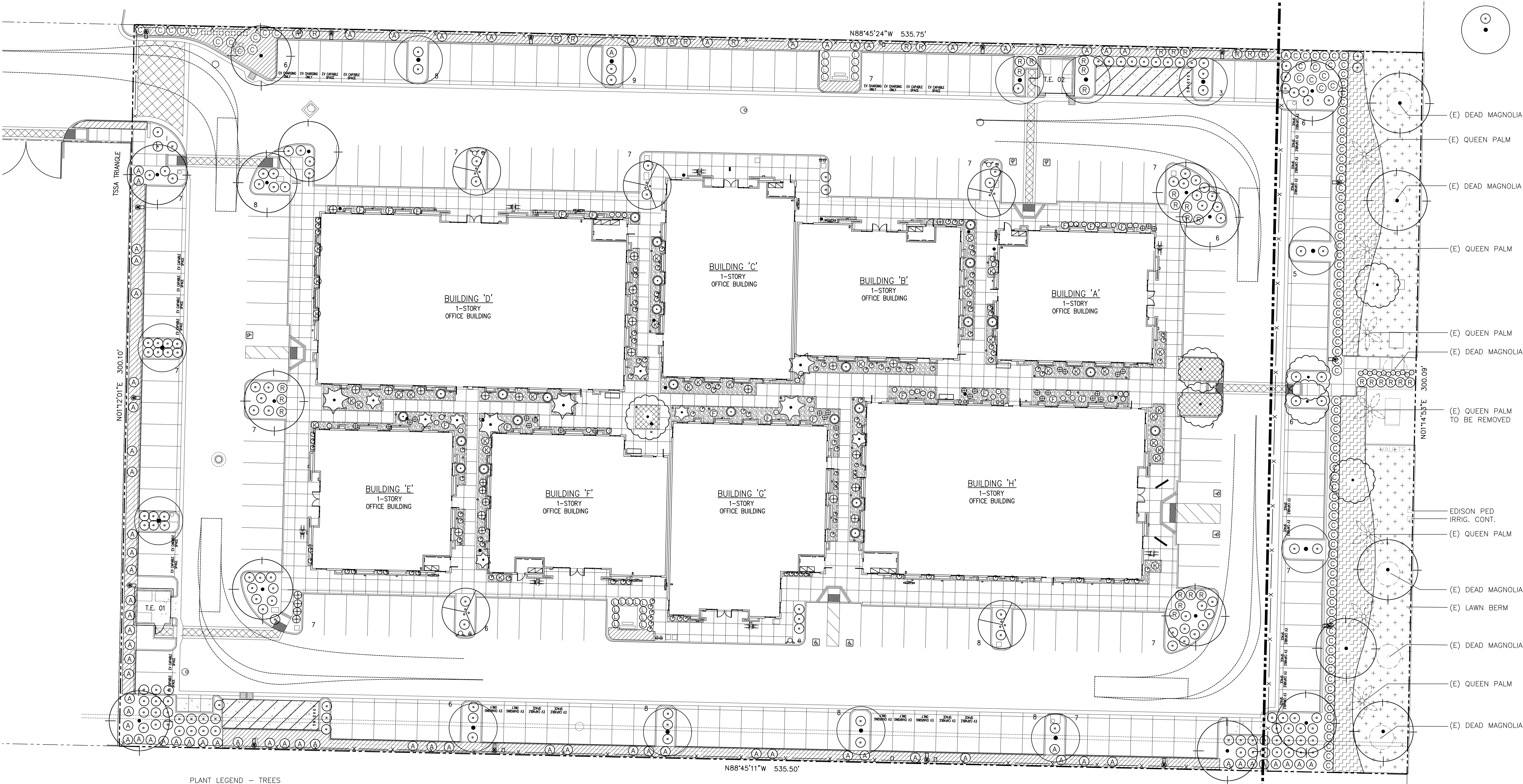


South East View

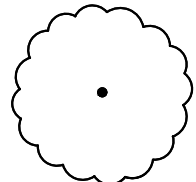
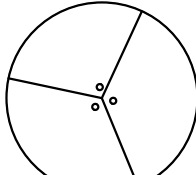
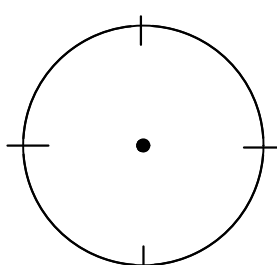
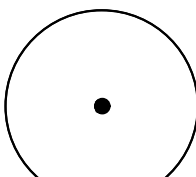
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	LLF	Wattage	Filename	Distribution	Polar Plot
	P-BLC		12	Lithonia Lighting	DSXV LED PS 40K 80CRI BLC3	D-Series Size 0 Area Luminaire PS Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	LED	0.9	90.12	DSXV_LED_PS_40K_80CRI_BLC3.asx	TYPE III, SHORT, BUG RATING: B1 - U0 - G2	
	PED-T2M		15	Lithonia Lighting	DSXWPM LED 10C 350 40K T2M MVOLT	DSXWPM LED WITH (11) 30 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 350mA	LED	0.9	13.3	DSXWPM_LED_10C_350_40K_T2M_MVOLT.asx	TYPE III, MEDIUM, BUG RATING: B0 - U0 - G1	
	PED-T3M		1	Lithonia Lighting	DSXWPM LED 10C 350 40K T3M MVOLT	DSXWPM LED WITH (11) 30 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 350mA	LED	0.9	13.3	DSXWPM_LED_10C_350_40K_T3M_MVOLT.esx	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1	
	PED-T5M		6	Lithonia Lighting	DSXWPM LED 10C 700 40K T5M MVOLT	DSXWPM LED WITH (11) 30 LED LIGHT ENGINES, TYPE T5M OPTIC, 4000K, @ 700mA	LED	0.9	26.2	DSXWPM_LED_10C_700_40K_T5M_MVOLT.esx	TYPE VS, BUG RATING: B2 - U0 - U0 - G1	
	P-FT-HS		1	Lithonia Lighting	DSXV LED PS 40K 80CRI FTTH HS	D-Series Size 0 Area Luminaire PS Performance Package 4000K CCT 80 CRI Forward Throw Household Shield	LED	0.9	90.12	DSXV_LED_PS_40K_80CRI_FTTH_HS.asx	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2	
	P-III-HS		2	Lithonia Lighting	DSXV LED PS 40K 80CRI T3M HS	D-Series Size 0 Area Luminaire PS Performance Package 4000K CCT 80 CRI Type 3 Medium Household Shield	LED	0.9	90.12	DSXV_LED_PS_40K_80CRI_T3M_HS.asx	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G3	
	P-RCCO		1	Lithonia Lighting	DSXV LED PS 40K 80CRI RCCO	D-Series Size 0 Area Luminaire PS Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	LED	0.9	90.12	DSXV_LED_PS_40K_80CRI_RCCO.asx	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2	
	W-III		6	Lithonia Lighting	DSXV LED PS 40K 80CRI T3M WBA	D-Series Size 0 Area Luminaire PS Performance Package 4000K CCT 80 CRI Type 3 Medium	LED	0.9	90.12	DSXV_LED_PS_40K_80CRI_T3M_WBA.asx	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G3	
	W-IV		10	Lithonia Lighting	DSXV LED P7 40K 80CRI T3M WBA	D-Series Size 0 Area Luminaire P7 Performance Package 4000K CCT 80 CRI Type 4 Medium	LED	0.9	170.81	DSXV_LED_P7_40K_80CRI_T3M_WBA.asx	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G5	

Notes:

1. Reflectances: N/A, Exterior, Direct Component Only - To be verified by others
2. Building Height: 25'-0" AFG (Approximate) - To be verified by others
3. Fixture Mounting Height: As Noted on Plan - To be verified by others (Mounting Height = Pole + Base)
4. Calculation points are 9' x 5' typical on center spacing at height indicated in Statistics
5. Vehicles, landscaping, fencing, curb, trash enclosures, partial height walls, HVAC, canopies, equipment, partitions, stairs, slope and other obstructions are not included in the calculation results unless drawn in model. The shadowing effects of these objects and other features are not included in the results.
6. The model numbers in the Luminaire Schedule below may vary from the Architectural/Engineering Fixture Schedule due to the availability of IES files. Refer to Architectural/Engineering Fixture Schedule for the complete specification and model number. Linear fixture run lengths are dependent on IES file Availability and should not be used for fixture counts or take off.
7. This lighting photometric study is not a substitute for an independent engineering analysis and the co-ordination of lighting system suitability, fixture placement, fixture selection and safety to comply with local building codes and project programming.
8. Luminaire data is obtained according to IES procedures under laboratory conditions. This photometric report is based on industry standard practices using commercially available IES photometric files provided by the lighting manufacturers. It assumes that the manufacturer's photometric files are accurate and complete. It is based on information known at the time of completion. This report is for informational purposes only and is not a guarantee of performance or an endorsement of any manufacturer's product. Actual field results may vary. Field results may differ from computer model due to many factors including but not limited to ambient temperature, line voltage variations, installation, reflectances, and other site specific conditions. Results are approximate.
9. Trees are arbitrarily modeled at 12'-0" AFF height and 50% transparency. The resulting illuminance values are an approximation and for informational purposes only. Actual results will vary due to unpredictable and variable factors not considered in the results, i.e. organic growth, seasonal foliage, specimen health, mature height, pruning, etc. The performer of the lighting calculation assumes no responsibility for any consequences resulting from the use of this information.



PLANT LEGEND — TREES

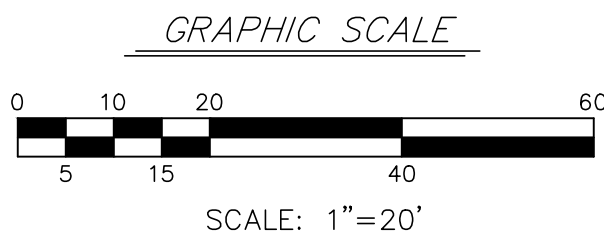
SYMBOL	QUANTITY	SIZE	BOTANICAL COMMON NAME	WUCOLS RATING
	7	24" BOX STANDARD	CHILOPSIS LINEARIS 'BURGUNDY' DESERT WILLOW	L
	5	24" BOX STANDARD	GEIJERA PARVIFOLIA AUSTRALIAN WILLOW	M
	19	24" BOX STANDARD	BAUHINIA BLAKEANA ORCHARD TREE	M
	5	15 GAL MULTI	PHOENIX ROEBELENI PYGMY DATE PALM	M
	13	24" BOX STANDARD	PYRUS KAWAKAMII EVERGREEN PEAR	M

PLANT LEGEND SHRUBS

SYMBOL	QUANTITY	SIZE	BOTANICAL COMMON NAME	WUCOLS RATING
(A)	78	5 GAL	ABELIA G. 'EDWARD GOUCHER'	M
(R)	35	5 GAL	RHAPHIOLEPIS L. 'SPRINGTIME'	L
(C)	170	5 GAL	LANTANA CAMARA 'YELLOW TRAILING'	M
(P)	25	5 GAL	NANDINA D. 'GULF STREAM'	L
(F)	25	5 GAL	RUSSELLIA EQUISETIFORMIS	M
(S)	7	15 GAL	CYCAS REVOLUTA	M
(K)	32	5 GAL	ANIGOZANTHOS 'BIG RED'	M
(B)	19	5 GAL	FUSCIA 'GARTENMEISTER BONSTEDT'	M
(G)	30	1 GAL	BEGONIA 'RICHMONDENSIS'	M
(O)	115	1 GAL	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	M
(I)	53	1 GAL	LIRIOPE 'SILVERLY SUNPROOF'	M
(J)	84	5 GAL	CALLISTEMON V. 'LITTLE JOHN'	L
(L)	19	5 GAL	LIGUSTRUM JAPONICUM 'TEXANUM'	M

SYMBOL	DESCRIPTION
	PHYLLA NODIFLORA (LIPIA REPENS) FROM FLATS @ 10\"/>
	HEDERA HELIX 'NEEDLE POINT' FROM FLATS @ 12\"/>
	2\"/>
	MYOPORUM P. 'PROSTRATUM' PROSTRATE MYOPORUM
	1 GAL ROSMARINUS O. 'HUNTINGTON CARPET' 4\"/>

- NOTE:
- 3\"/>
 - REPLACE ALL EXISTING DEAD MAGNOLIA TREES WITH 24\"/>



RICE AVENUE

JORDAN & BAIN

LANDSCAPE ARCHITECTS, INC.

459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

Jordan, Gilbert & Bain Landscape Architects, Inc. © 2018

REVISIONS

NO.	DATE	BY	DESCRIPTION

CLIENT

SOLAR PACIFIC INVESTORS

RICE AVENUE

OXNARD CALIFORNIA

SHEET TITLE

PRELIMINARY

LANDSCAPE PLAN

PROJECT

RICE AVENUE - LOT 5 - TR 4359

OXNARD CALIFORNIA

DRAWN: J. PU

CHECKED:

DATE: 11-14-23

DRAWING

L-1

SHEET 1 OF 2

PROJECT No. 22.22

THESE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND AS SUCH ARE THE PROPERTY OF JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. REPRODUCTION OR OTHER USE NOT AUTHORIZED BY JORDAN, GILBERT & BAIN IS PROHIBITED WITHOUT WRITTEN APPROVAL

TREES



CHILOPSIS LINEARIS 'BURGUNDY'
DESERT WILLOW



GEIJERA PARVIFOLIA
AUSTRALIAN WILLOW



LIQUIDAMBAR STYRACIFLUA 'ROTUNDIFOLIA'
SWEET GUM



PHOENIX ROEBELENI
PYGMY DATE PALM



PYRUS KAWAKAMI
EVERGREEN PEAR

SHRUBS



ABELIA G. 'EDWARD GOUCHER'
EDWARD GOUCHER GLOSSY ABELIA



AGAPANTHUS 'QUEEN ANNE'
LILY OF THE NILE



ANIGOZANTHOS FLAVUM 'BIG RED' -
BIG RED KANGAROO PAW



BEGONIA 'RICHMONDENSIS'
RICHMOND BEGONIA



CALLISTEMON CITRINUS 'COMPACTA' -
DWARF BOTTLEBRUSH



CYCAS REVOLUTA
SAGO PALM



FUSCIA 'GARTRENMEISTER BONSTEDT'
GARTRENMEISTER BONSTEDT FUSCIA



LIGUSTRUM JAPONICUM 'TEXANUM'
WAX-LEAF PRIVET



LIRIOPE 'SILVERY SUNPROOF'
LILY TURF



NANDINA DOMESTICA 'GULF STREAM'
COMPACT HEAVENLY BAMBOO



RHAPHIOLEPIS INDICA 'SPRINGTIME'
SPRINGTIME INDIAN HAWTHORNE



RUSSELIA EQUISETIFORMUS
FIRECRACKER PLANT



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

GROUNDCOVER



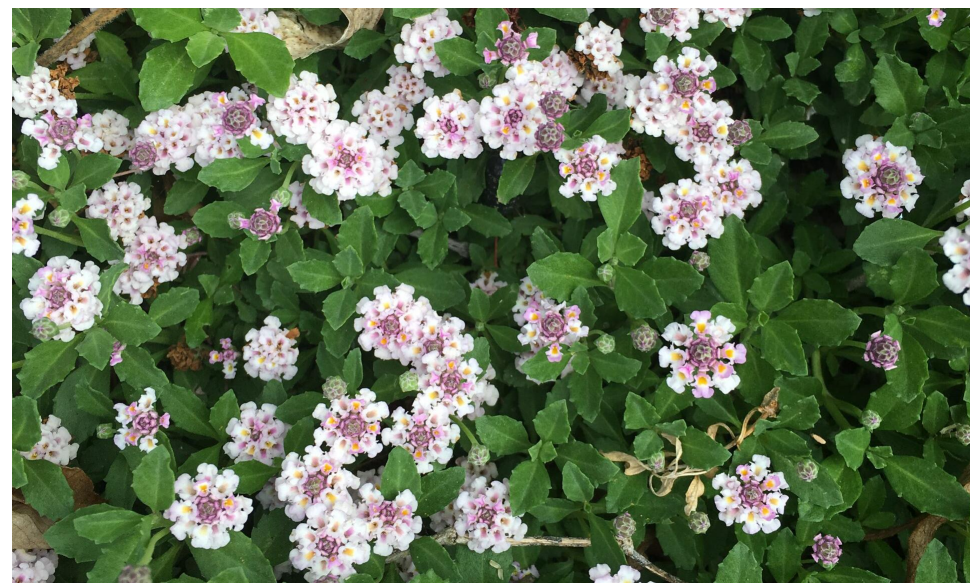
HEDERA HELIX 'NEEDLE POINT'
ENGLISH IVY



LANTANA CAMARA 'SPREADING SUNSET' -
SPREADING SUNSET LANTANA



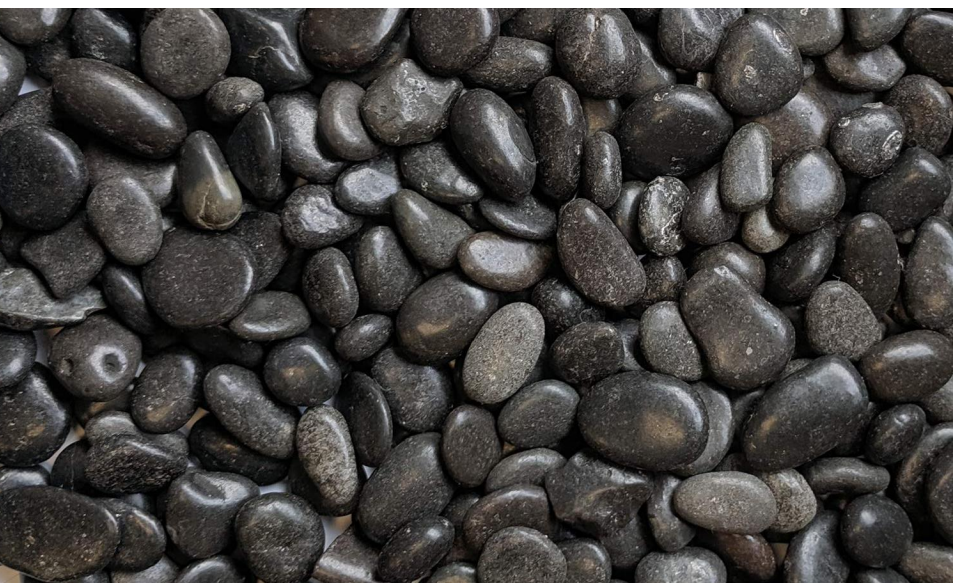
MYOPORUM P. 'PROSTRATUM'
CREEPING MYOPORUM



PHYLLA NODIFLORA
LIPPIA REPENS



BARK MULCH



BLACK / GREY PEBBLES (3/4")

JORDAN & BAIN

LANDSCAPE ARCHITECTS, INC.

459 NORTH VENTURA AVE., VENTURA CA 93001
(805) 642-3641 FAX (805) 653-7874

Jordan, Gilbert & Bain Landscape Architects, Inc. © 2018

REVISIONS	
NO.	DATE BY DESCRIPTION

CLIENT

SOLAR PACIFIC INVESTORS

RICE AVENUE

OXNARD CALIFORNIA

SHEET TITLE

PRLIMINARY

PLANT PHOTOS

PROJECT

RICE AVENUE - LOT 5 - TR 4359

OXNARD CALIFORNIA

DRAWN: P.U

CHECKED:

DATE: 07-22-22

DATE: 04-03-23

DATE: 08-24-23

DATE: 09-05-23

DRAWING

L-2

SHEET 2 OF 2

PROJECT No. 22.22

THESE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF PROFESSIONAL SERVICES AND AS SUCH ARE THE PROPERTY OF JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. REPRODUCTION OR OTHER USE NOT AUTHORIZED BY JORDAN, GILBERT & BAIN IS PROHIBITED WITHOUT WRITTEN APPROVAL

Solar Pacific Professional Center

Solar Drive
Oxnard, CA

Master Sign Program

PREPARED FOR:

Solar Pacific Professional Center
Martin Teitelbaum Construction
29601 Agora Road Agoura Hills, CA
91301

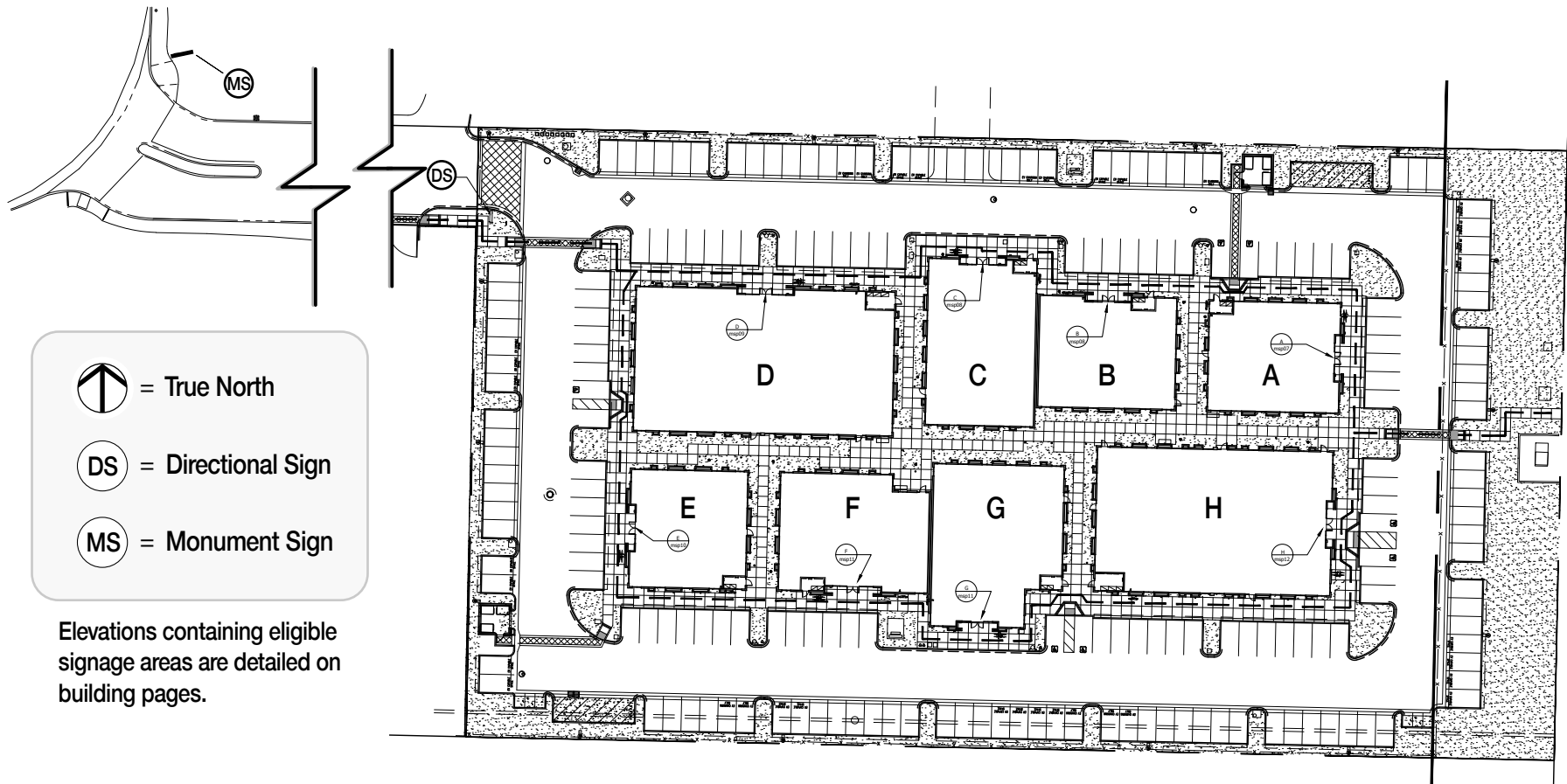
Objective

The purpose of this sign criteria is to establish standards that assure tenant signage is harmonious and integrates with the architecture of the building to provide coordinated proportional exposure for all signs. This sign criteria also describes the responsibilities of the tenants with respect to sign review approval and installation. All work shall meet or exceed the minimum requirements shown in this document. A diversity of sign types within the parameters of these criteria is encouraged to allow for creative tenant signage. Any non-conforming signs that have been installed will be removed at tenant's expense

Application Procedure

The tenant shall submit an Electronic Copy of the proposed sign to the landlord for review. Upon receiving landlord's signed approval, the tenant shall submit 4 copies to the city of Oxnard, including one copy with landlord's signature. Renderings shall include a site plan identifying location of sign on the property, scaled elevations of proposed sign(s) at tenant location with dimensions of sign, tenant frontage, length of architectural surface on which the sign is to be installed and any other submittal documents requested by The City of Oxnard. Additionally, a detailed, fully dimensional shop rendering depicting colors and materials, along with a section of the sign showing illumination source and method of attachment, as required by the City of Oxnard, shall be included with the submittal. All Signs must conform to the Solar Pacific Investors Specific Plan signage standards. All costs associated with the acquisition, fabrication and installation of signage are the sole responsibility of the tenant. All sign contractor's working at Solar Pacific Investors must be fully licensed, bonded, and have liability insurance.

Site Plan



Elevations containing eligible signage areas are detailed on building pages.

Size Requirements

Letters shall have returns not exceeding 5" in depth. All signs are to be centered horizontally in eligible sign area and shall be at least 18" from top of parapet and at least 12" from the corners of the building. Each Building may be unique, please refer to the individual building pages for detailed size and location information.

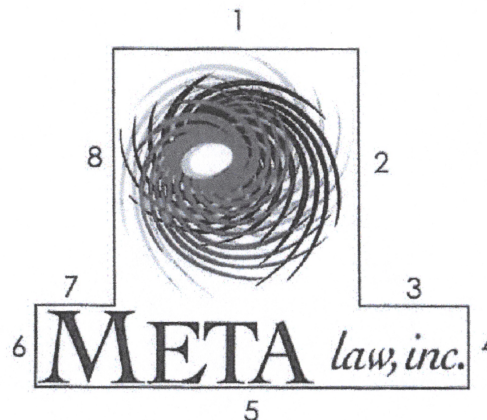
Signs/ letters are required to fit the soffit / fascia of the building upon which they are installed and are not to interfere with the windows or any dimensional structures of the buildings.

The size requirements represent the maximums, the landlord and Solar Pacific Investors reserve the right to deny any submissions where these parameters are overstated in the context of the architecture (i.e. too crowded).

Sign areas are not transferable and can only be used on elevations from which the measurements are derived.

Sign area is determined by the aggregate total area bounded by 8 contiguous lines that contain all letter forms and logo (graphic elements) comprising the sign (see example below).

All signs shall comply with the requirements of Article IX, Advertising Signs, of the Oxnard Municipal Code Book, as well as with the requirements of this sign program.

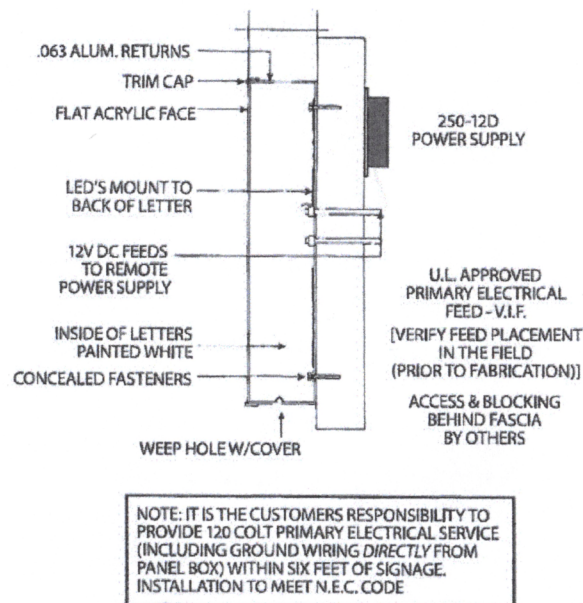


Fabrication Requirements

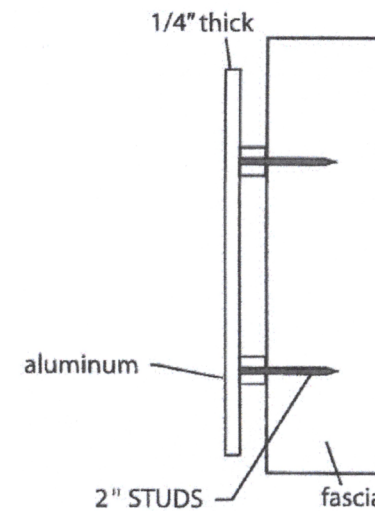
Individual Channel letters are the primary sign format for Solar Pacific Investors. Letters are to be constructed from sheet metal or aluminum with 4" to 5" deep returns for standard and halo lit channel letters. 3" to 4" deep returns for reverse channel letters. Illumination to be provided by internal Light Emitting Diodes (LEDs) only, no neon to be used. All Electrical fabrication requires U.L. approval. No exposed raceways are permitted.

Alternative to illuminated letters will be flat cut 1/4" aluminum clear natural satin finish letters and logos pin mounted with a 1/2" standoff from the building.

Standard Channel Letter Detail
with "Internal LED Illumination" (Optional)



Non Illuminated Aluminum Letters

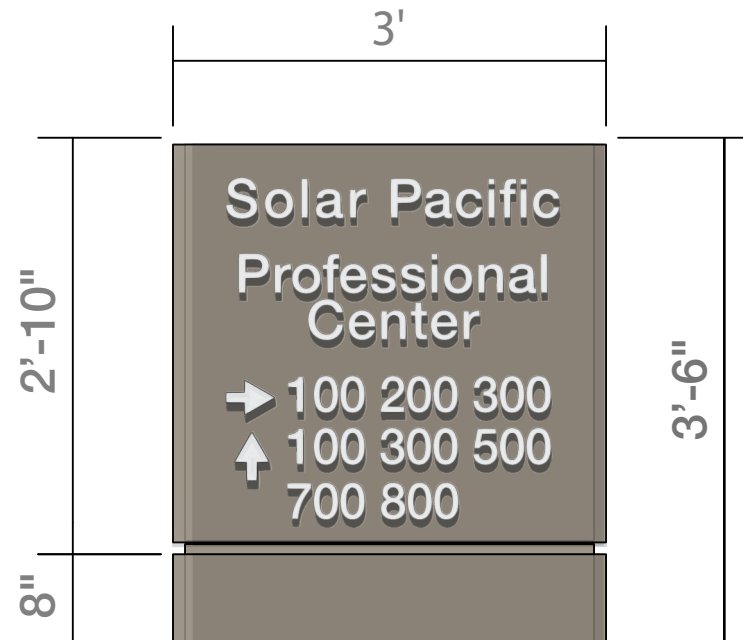


Non-Permitted Signs

1. Illuminated sign cabinets are not allowed unless they are an integral part of the sign design, and / or are a part of the tenant subordinate copy, and specifically accepted by the Landlord.
2. No sign shall flash, scintillate, move, change color, appear to change color or change intensity or contain any part of attachment which does the same.
3. Banners, posters or window signs, temporary in nature, shall not be considered permanent signage, and shall be removed by the tenant when requested by the Landlord.
4. Signs shall not be installed or suspended from the ceiling or anywhere not approved by the Landlord.
5. No signs on elevations not depicted in this program.
6. Use of neon lighting prohibited.

Directional Sign

1. Flat Cut 1/4" aluminum clear natural satin finish letters pin mounted with a 1/2" standoff. Sign is 42"x 36" pour in place cement structure with metal letters. No specific tenant information to appear on this sign.



*Note: Building Numbers for display
only subject to change

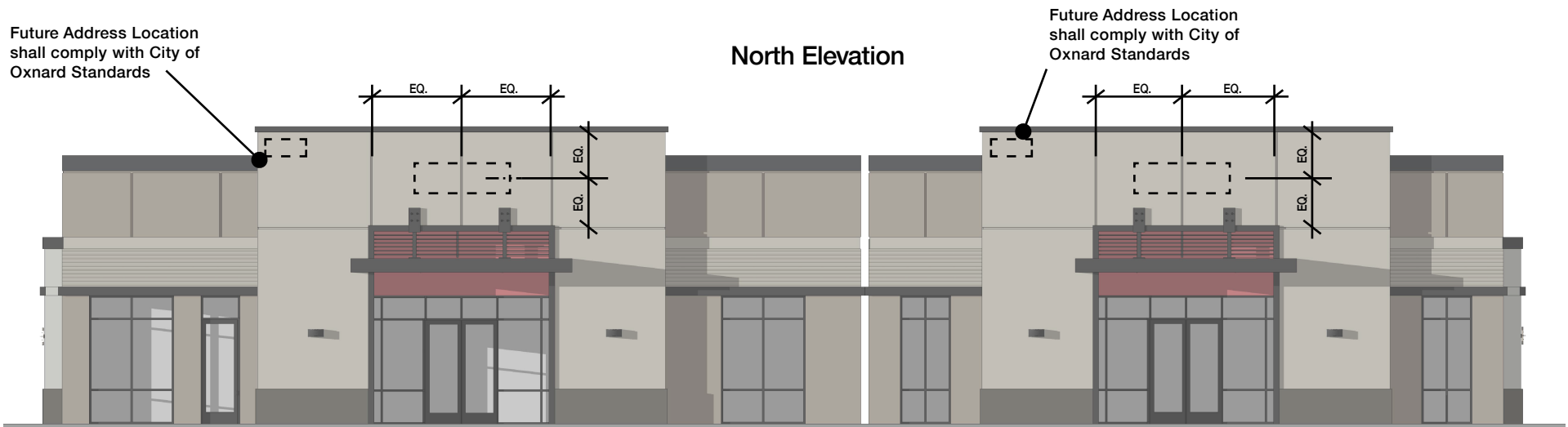
Building A

Letter height NTE 18" with logo element, 24" without logo element(s). Sign area indicated by dotted rectangles depicted on the elevation below. No signs may be placed on the North, South or West elevations. Sign NTE 30 sq. Ft. Sign to be centered on plaster panel above entry canopy.



Building B & Building C

Letter height NTE 18" with logo element, 24" without logo element(s). Sign area indicated by dotted rectangles depicted on the elevation below. No signs may be placed on the East, South or West elevations. Sign NTE 30 sq. Ft. Sign to be centered on plaster panel above entry canopy.

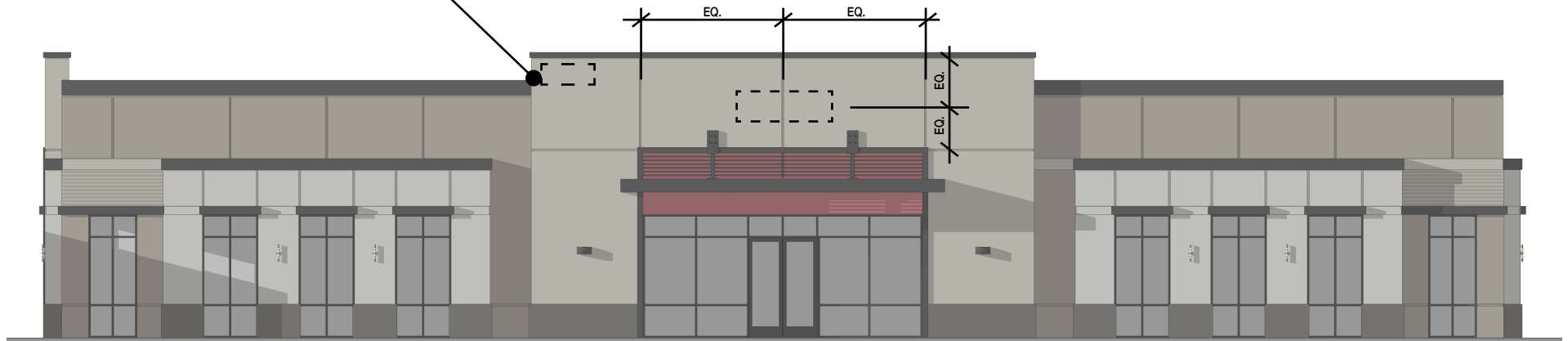


Building D

Letter height NTE 18" with logo element, 24" without logo element(s). Sign area indicated by dotted rectangles depicted on the elevation below. No signs may be placed on the East, South or West elevations. Sign NTE 30 sq. Ft. Sign to be centered on plaster panel above entry canopy.

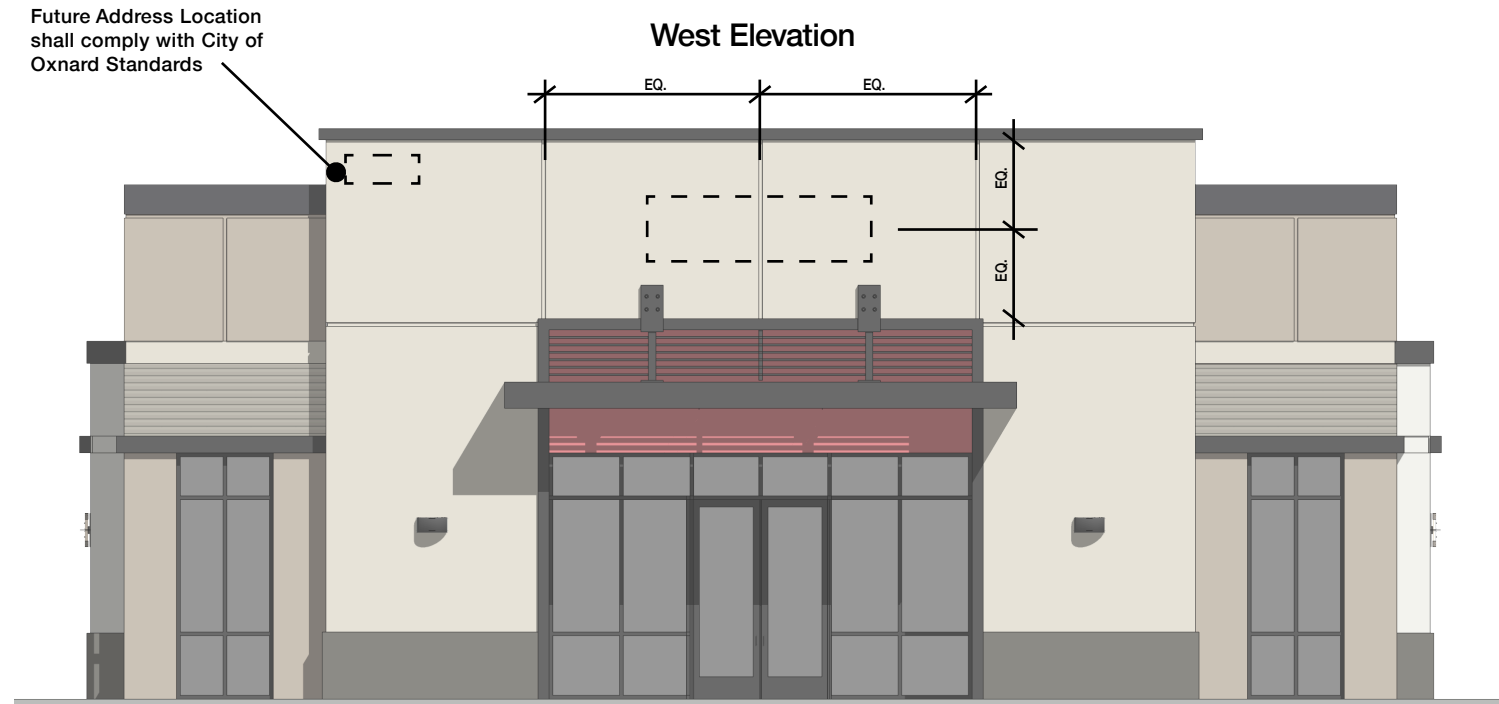
North Elevation

Future Address Location
shall comply with City of
Oxnard Standards



Building E

Letter height NTE 18" with logo element, 24" without logo element(s). Sign area indicated by dotted rectangles depicted on the elevation below. No signs may be placed on the East, South or North elevations. Sign NTE 30 sq. Ft. Sign to be centered on plaster panel above entry canopy.



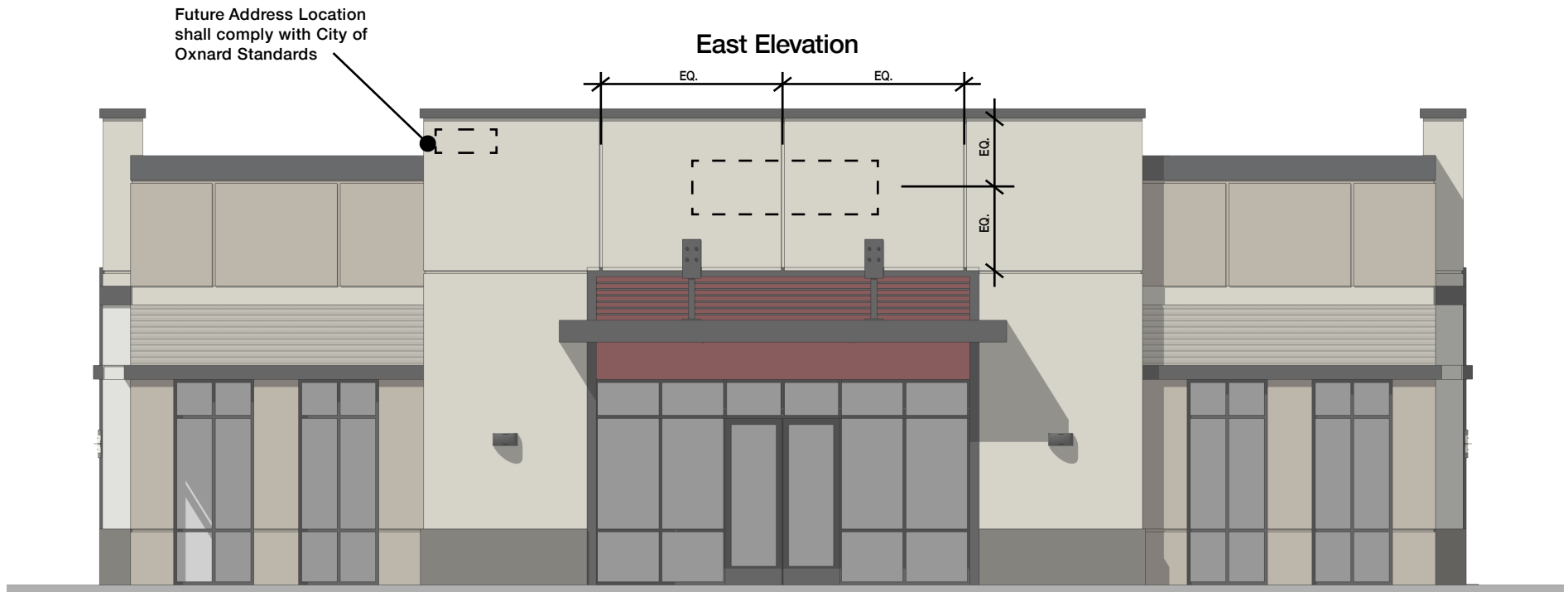
Building F & Building G

Letter height NTE 18" with logo element, 24" without logo element(s). Sign area indicated by dotted rectangles depicted on the elevation below. No signs may be placed on the East, West or North elevations. Sign NTE 30 sq. Ft. Sign to be centered on plaster panel above entry canopy.



Building H

Letter height NTE 18" with logo element, 24" without logo element(s). Sign area indicated by dotted rectangles depicted on the elevation below. No signs may be placed on the West, South or North elevations. Sign NTE 30 sq. Ft. Sign to be centered on plaster panel above entry canopy.

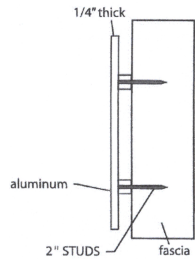


Allocation Table

Building	NORTH Elevation (sq. Ft.)	EAST Elevation (Sq. Ft.)	SOUTH Elevation (Sq. Ft.)	WEST Elevation (Sq. Ft.)	Aggregate Sign Area (Sq. Ft.)
A	0	30	0	0	30
B	30	0	0	0	30
C	30	0	0	0	30
D	30	0	0	0	30
E	0	0	0	30	30
F	0	0	30	0	30
G	0	0	30	0	30
H	0	30	0	0	30
Aggregate Signage					240
Total Signage Proposed					240
Maximum Allowable Signage					240

Monument Sign

Mount:

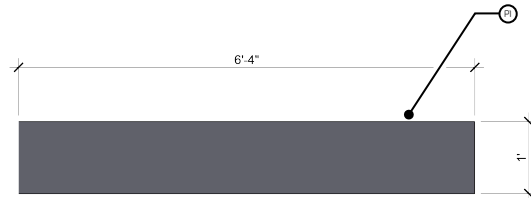


Colors:

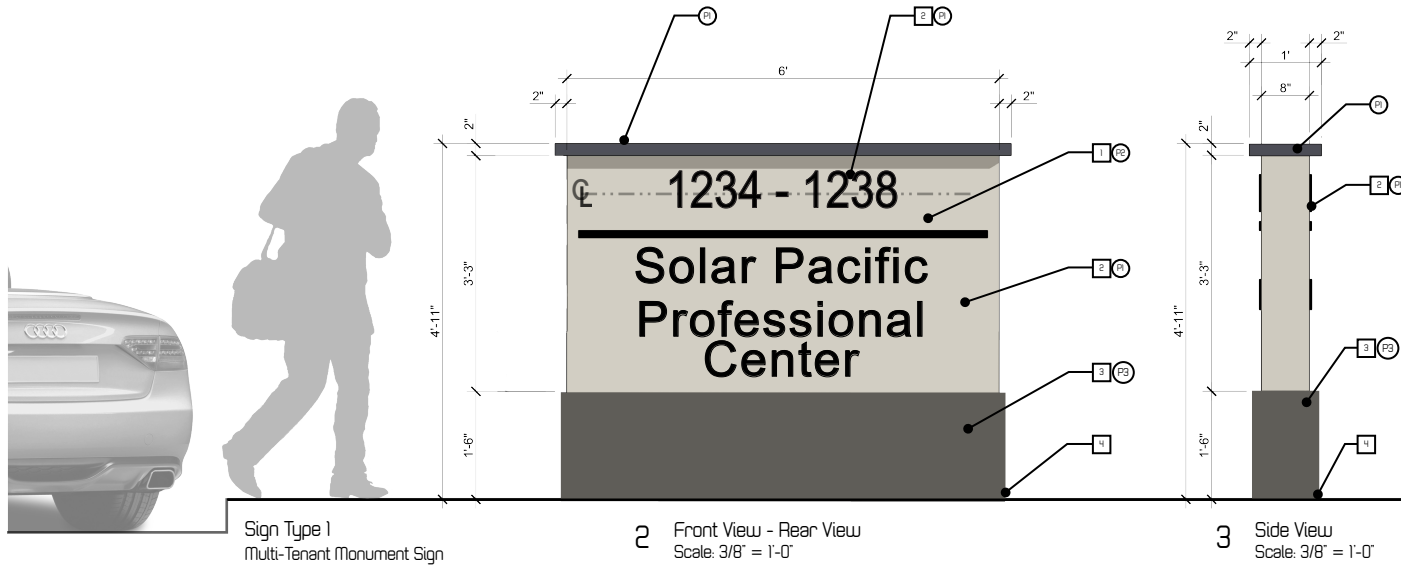
- (P1) DUNN EDWARDS DE6350 DARK ENGINE - SATIN FINISH
- (P2) DUNN EDWARDS DET625 RECLAIMED WOOD - SATIN FINISH
- (P3) DUNN EDWARDS DET628 CHARCOAL SKETCH - SATIN FINISH

Notes:

- 1 8" THICK POURED IN PLACE SMOOTH CONCRETE OR PLASTERED MASONRY - PAINTED FINISH SCHEDULE. MONUMENT SIGN TO BE SIX FEET WIDE BY FOUR FEET ELEVEN INCHES TALL.
- 2 1/2" THICK, FLAT CUT ALUMINUM ADDRESS WITH PAINT FINISH. LETTERS TO BE PIN MOUNTED WITH BLIND ANCHOR STUDS AND 1/8" STANDOFF SPACERS. FONT ARIAL OR SIMILAR HEIGHT TO BE SIX INCHES; EXTERNAL LIGHTING.
- 3 SMOOTH CAST CONCRETE BASE PAINTED FINISH SCHEDULE
- 4 POURED IN PLACE CONCRETE FOOTING
- 5 EXTERNAL LIGHTING: SOLAR UP LIGHTING



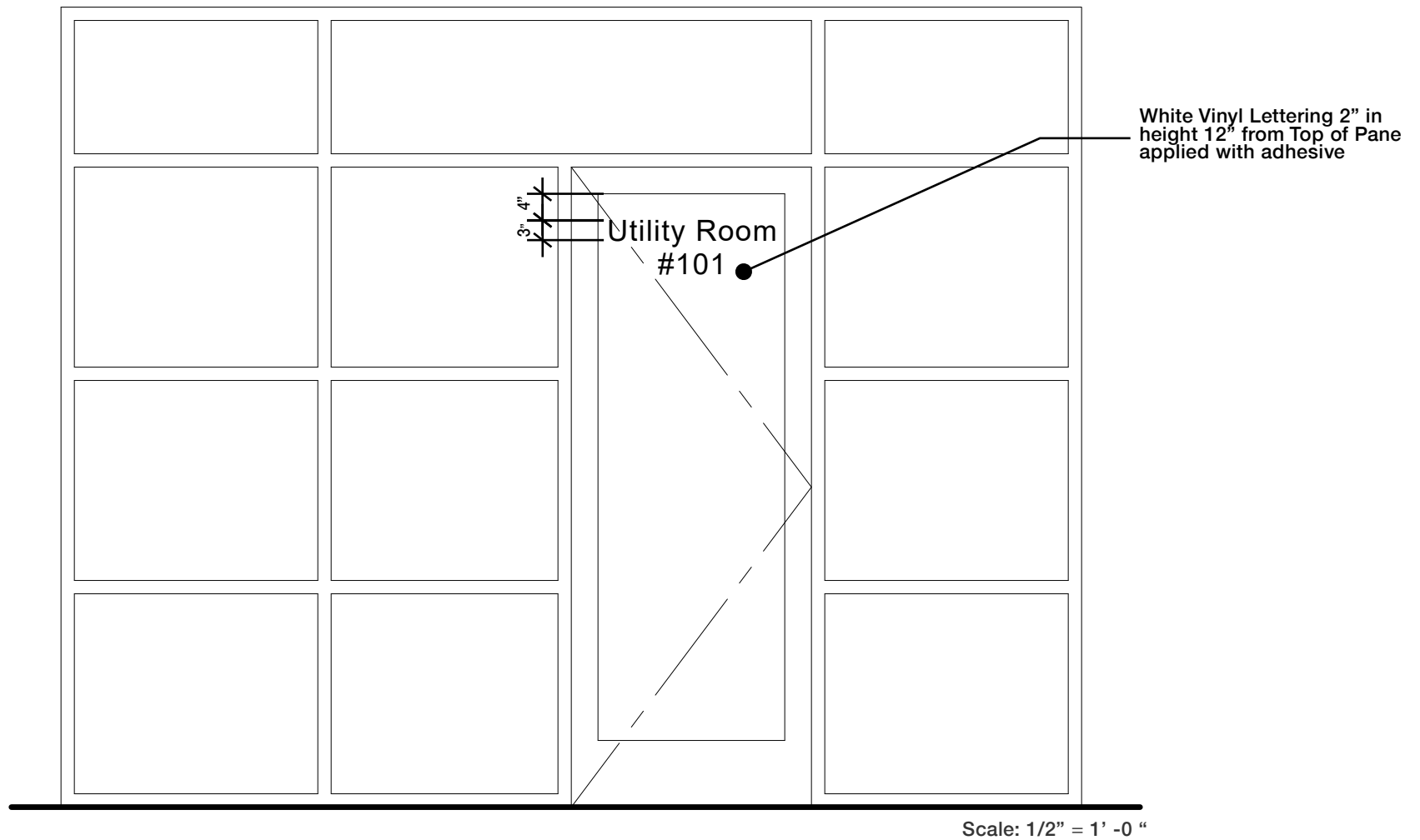
1 Plan View - Decorative Cap
Scale: 3/8" = 1'-0"



Sign Type 1
Multi-Tenant Monument Sign

2 Front View - Rear View
Scale: 3/8" = 1'-0"

3 Side View
Scale: 3/8" = 1'-0"



1. Utility Room Typical Signage



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: Solar Pacific Professional Development

Project Applicant: Martin Teitelbaum, 29601 Agoura Road, Agoura Hills, CA 91301, designated agent on behalf of Solar Pacific Investors, 29601 Agoura Road, Agoura Hills, CA 91301, property owner.

Project Location - Specific: 1750 Solar Drive, Oxnard, CA, Ventura County (APN: 213-007-005)

Description of Nature, Purpose and Beneficiaries of Project: A request to construct an eight single-story medical office complex. The eight-building development will total 42,816 square feet with building areas ranging between 3,008 and 8,519 square feet. The project also includes the request for a tentative subdivision map proposed to subdivide the 3.69 acre site into nine parcels and permit the individual sale of the eight buildings that are proposed on separate lots within a commonly owned parcel. The beneficiaries are the Project owner Solar Pacific Investors

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

Name of Person or Agency Carrying Out Project (Applicant): Martin Teitelbaum, 29601 Agoura Road, Agoura Hills, CA 91301, designated agent on behalf of Solar Pacific Investors

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. State type and section number: 15332
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The Project consists of the construction A

request to construct a an eight single-story medical office complex. The eight-building development will total 42,816 square feet with building areas ranging between 3,008 and 8,519 square feet. The project also includes the request for tentative subdivision map proposed to subdivide the 3.69 acre site into nine parcels and permit the individual sale of the eight buildings that are proposed on separate lots within a commonly owned parcel. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Joe Pearson II, AICP, 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. 23-500-05 (SPECIAL USE PERMIT) TO ALLOW FOR THE CONSTRUCTION OF AN EIGHT SINGLE-STORY MEDICAL OFFICE COMPLEX WITH AN ASSOCIATED PARKING LOT AND, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 3.69-ACRE, UNDEVELOPED PARKING LOT LOCATED AT 1750 SOLAR DRIVE (APN:213-0-070-055), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY MARTIN TEITELBAUM ON BEHALF OF PROPERTY OWNER SOLAR PACIFIC INVESTORS, 29601 AGOURA ROAD, AGOURA HILLS, CALIFORNIA 91301.

WHEREAS, on April 22, 2020, Martin Teitalbaum, (the “**Applicant**”) on behalf of property owner Solar Pacific Investors, submitted a request to allow for the construction of a medical office complex, consisting of eight single-story buildings. The eight-building development will total 42,816 square feet with building areas ranging between 3,008 and 8,519 square feet. The tentative subdivision map proposes to subdivide the 3.69 acre site into nine parcels and permit the individual sale of the eight buildings that are proposed on separate lots within a commonly owned parcel (the “**Project**”); and

WHEREAS, on June 6, 2024, the Planning Commission of the City of Oxnard (“**Planning Commission**”) was conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 23-500-02 (Special Use Permit) to construct a medical office complex, consisting of eight single-story buildings, medical and general office development with . associated parking lot for vehicles, and landscaping and infrastructure improvements, in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical Exemption (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Business Research Park (BRP) and within the Business and Research Park (BRP) zone. The Project is surrounded by commercial and industrial development. The project site and adjacent sites do not contain any known environmental resources

of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed Special Use Permit request to construct a medical office complex, consisting of eight single-story buildings is consistent with the 2030 General Plan and is compatible with the physical scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan for consistency and CEQA for any potential impacts. Therefore, the project will have no significant impact.

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

The proposed Special Use Permit request to construct a medical office complex, consisting of eight single-story buildings, will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The Project will not alter the commercial and industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will be surrounded on all sides by commercial development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

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

- 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 currently developed with a parking lot and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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

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

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

As described in the Staff Report, the Applicant proposes the construction of medical office complex, consisting of eight single-story buildings.. As conditioned, the commercial buildings have been designed to meet the required developments standards identified in the City of Oxnard Municipal Code Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

As described in the Staff Report, pursuant to the 2030 General Plan land use designation “Business Research Park,” the proposed use of the project site as a construct an eight single-story medical office complex and associated site improvements, is an allowed use. The surrounding uses are characterized by commercial and industrial uses, which are predominantly industrial uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.

As proposed and conditioned, the project will meet the development standards of the Oxnard Municipal Code to ensure that development is proportional to the size of the property. The project site is a 3.69-acre lot currently developed with a parking lot.

Pursuant to the City of Oxnard Municipal Code, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, lot coverage, parking standards, and roof top equipment standards.

The Project will be accessed from a private driveway off an existing street to the northwest of the property (Wankel Way). This ingress and egress will allow for access through 2 drive aisles. Parking will be provided at a rate of one space per 250 square feet of gross floor area for general office use and one space per 200 square feet of gross floor area for medical office use. The project is proposing 33,6338 square feet of medical office use and 5,873 square feet of general office use, resulting in 191 square feet of required parking stalls. The project is providing 195 stalls, consisting of 186 standard stalls, 7 ADA stalls, and 2 ADA EV stalls. Additionally, the project proposes 6 motor cycle stalls, and 6 two-bike capacity racks.

The proposed medical office complex buildings will features a facade with contemporary stucco an dual glazed windows. In addition, metal awnings and sales will be utilized to break the monotony. Exterior lighting will be provided by Beam LED lights with bronze finishes to provide a contemporary façade cohesive to the exterior design of the building. All on site outdoor lighting will be installed to ensure lighting does not illuminate property outside of the project site.

The Project will provide landscape areas throughout the site that will feature low water use, native and regionally adapted plants including grasses, succulents, and trees. Additionally, 50 trees will be added throughout the property, which will assist in meeting the requirement of 1 tree for every 40 feet of property line. Public right-of-way landscaping will also be installed. The current landscape fronting Rice Avenue is severely damaged. The applicant proposes to replant vegetation and replace dead trees with new trees in like value.

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

As described in the Staff Report, the project site will be accessed from a private driveway off an existing street to the northwest of the property (Wankel Way). This ingress and egress will allow for access through 2 drive aisles. Parking will be provided at a rate of one space per 250 square feet of gross floor area for general office use and one space per 200 square feet of gross floor area for medical office use. The project proposes 33,6338 square feet of medical office use and 5,873 square feet of general office use, resulting in 191 square feet of required parking stalls. The project is providing 195 stalls, consisting of 186 standard stalls, 7 ADA stalls, and 2 ADA EV stalls. Additionally, the project proposes 6 motorcycle stalls, and bike racks. A traffic study was also incorporated and reviewed to demonstrate that there is sufficient parking as proposed. The City bicycle and vehicle parking requirements are being met. Therefore, with adherence to the Conditions of Approval, the site will be served by streets and highways adequate in width and structure to carry the kind and

quantity of traffic the proposed commercial building is anticipated to generate.

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

As described in the Staff Report, the proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a commercial building) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15332 (Class 32) of the State CEQA Guidelines. The Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 23-500-05 (Special Use Permit Permit) and 23-300-02 (Tentative Tract Map 6078), subject to the attached conditions of 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 ON FOLLOWING PAGE]

CONDITIONS OF APPROVAL

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated June 6, 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 the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
7. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. 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)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).
15. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or

tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, G-16)

LANDSCAPE STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the City's Landscape Architect. (PK, PK-3)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)
20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)
23. Consistent with the City Council Resolution 15,569 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the mandatory water conservation requirements for as long as City Council Resolution 15,569 is in effect or is amended/replaced by the City of Oxnard.

MEDIAN/PARKWAY

24. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)
25. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)

WATER CONSERVATION

26. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)
27. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, *PK-23*)
28. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, *PK-24*)
29. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

30. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)

31. 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*)
32. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
33. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)
34. 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*)
35. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
36. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
37. Developer shall identify all hydrants, and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
38. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
39. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
40. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
41. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

42. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

43. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
44. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.

PLANNING DIVISION STANDARD CONDITIONS

45. 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)
46. 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*)
47. 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*)
48. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
49. 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*)
50. 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)

51. 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.
52. 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*)
53. 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*)
54. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
55. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
56. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)
57. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
58. 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*)

59. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
60. 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*).
61. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and parking agreement with the adjacent property owner. (DS-102)
62. Developer shall recess or screen new roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
63. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
64. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
65. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art, and General Plan maintenance connection and/or impact fees before issuance of building permits. (PL-44)
66. 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. (PL-45)
67. Before the City issues building permits, Developer shall submit and obtain approval of a master sign program for the project, which shall indicate on the site plan the elevations, the size, placement, materials, and color of all proposed free-standing and building signs. The square footage of all signs for the project shall not exceed 300 square feet or as permitted

by the Oxnard City Code, calculated in accordance with the Oxnard City Code. (PL/ B, PL-46)

68. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)
69. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)
70. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and parking agreement with the adjacent property owner. (DS-102)

PLANNING DIVISION SPECIAL CONDITIONS

71. 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).
72. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
73. 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 clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
74. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
75. Developer shall develop the site with the street names, as approved by the Street Naming Committee. (PL)
76. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)

77. Developer shall prepare a shared parking agreement across all buildings prior to building permit issuance.
78. Where required or provided, walls and fences shall be finished in textures and/or colors to match architectural features of the primary structure.
79. Landscaping fronting Rice Avenue will be replanted/repared.
80. Dead trees to be replaced with new trees in like value (1 tree per 40 linear feet of property line).
81. Peripheral landscaping shall include one tree planted for each 40 linear feet of property line.
82. No outdoor storage of materials shall be permitted.
83. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications.
84. 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.
85. 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.
86. 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.
87. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
88. 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.

89. 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).
90. 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).
91. 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.
92. 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)

ENVIRONMENTAL RESOURCES DIVISION

93. 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.
94. 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.
95. 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.
96. 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.
97. 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.

98. 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.
99. 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.
100. Property Owner (Management) shall provide training to the housekeeping/janitorial staff (including visual aids for each housekeeping cart) for separating tenant's refuse into recyclable and disposable trash.
101. Property Owner (Management) shall provide housekeeping/janitorial carts which accommodate separated recyclable and non-recyclable trash. Visual aids for each housekeeping cart shall include a general list of mixed recyclables accepted and the standard 3-arrow recycling symbol on the collection container. (P-11)
102. Property Owner (Management) shall provide sufficient containers to custodial staff to prevent the contamination of recyclables with waste or moisture.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

103. 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)
104. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
105. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
106. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
107. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

108. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
109. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
110. 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)
111. Developer's site improvement plans shall include an onsite sewer plan. (DS-10)
112. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
113. 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)
114. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
115. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
116. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) or USB portable drive containing digital copies of all project maps, address map, and/or civil improvements drawings in

- DWG format. Prior to improvement bond release, Developer shall provide an updated CD or USB portable drive containing all changes that occur during construction. (DS-16)
117. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
 118. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
 119. 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)
 120. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)
 121. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
 122. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
 123. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
 124. Prior to issuance of a grading/site improvement permit, developer shall obtain Development Services Director approval for any proposed construction phasing. The

improvement plans (and associated phasing plans) shall clearly indicate any interim or offsite improvements required by City. (DS-28)

125. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as built" plans after project completion. Developer's submittal of certified "as built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
126. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
127. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
128. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
129. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
130. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
131. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
132. 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)
133. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
134. 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)

135. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
136. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)
137. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
138. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross connection control. (DS-59)
139. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)
140. 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)
141. Prior to issuance of building permits, Developer shall record a final map or parcel map. (DS-65)
142. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
143. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
144. In non-residential developments where fifty or more persons are employed, Developer shall include a transportation information center stocked with bus schedules, rideshare information, and related information on alternative methods of transportation. Developer or owner shall update such information at least once a month. (TR-77)

STORMWATER QUALITY CONDITIONS

145. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
146. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
147. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
148. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)

149. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)
150. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
151. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

152. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)
153. Developer shall process the final map for Tract 6078 (PZ 22-300-02) for recordation concurrent with the site improvement plans for Planning and Zoning Permit 23-500-05. (DS)
154. The site improvement plans shall show the design and construction of two accessible travel paths to permit pedestrians to access the project site from the public right-of-way. One accessible path shall connect from Solar Drive and the other from Rice Avenue. (DS)
155. Developer shall construct proposed pedestrian paths that cross private vehicular drive aisles of colored enhanced concrete or pavers. The color shall contrast with the parking lot asphalt to clearly identify pedestrian areas. (DS)
156. Accessible and Electric Vehicle (EV) parking stalls shall be 19-feet deep or 18-feet without wheel stops and allow the vehicles to overhang by 2-feet, unless approved otherwise by the

City Engineer. EV parking shall be provided as required by the applicable California Green and Building Standards at the time of plan check submittal. (DS)

157. Regular parking stalls shall be 19-feet deep. Where the 17-foot parking stall depth design is used for standard parking spaces, the cars shall be allowed to overhang by 2-feet. (DS)
158. Sidewalks and walkways affected by vehicle overhang shall maintain a 5-foot unobstructed path of travel. Where incidental obstructions are proposed, the width may be permitted to be reduced to 48-inches minimum at the discretion of the City Engineer. (DS)
159. Onsite infrastructure improvements, including pavement, sidewalks, and underground utilities such as storm drainage and sanitary sewer systems, shall be privately owned and maintained. Any improvements that need to be owned by the City, such as the water system, shall be clearly labeled as 'Public' on the project improvement plans. (DS)
160. Developer shall design and construct all private improvements in accordance with the latest City standards and requirements applicable at the time of plan check submittal. (DS)
161. Developer shall provide evidence that maintenance costs for the shared private site improvements and facilities are provided for in an agreement, Declaration of Covenants, Conditions, and Restrictions (CC&Rs), or similar document to be recorded at the same time as the final map in a manner acceptable to the Community Development Director. (DS)
162. Prior to the issuance of a site improvement permit, Developer shall provide (or update as appropriate) the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, Tract number, phase boundary and lot numbers. The City will assign all addresses. (DS)
163. The sewer system shall be designed with sewer manholes, mains, and laterals located a minimum of 10-feet from all detention and retention basins. Sewer laterals and manholes coming off from the onsite private system shall be privately owned and maintained, including the connection at the public manhole located in Solar Drive. The private sewer system shall be labeled clearly on the improvement plans. (DS)

Water System:

164. Developer shall properly abandon all existing sewer and water laterals to the project site that are not proposed for use by the project. (DS)
165. Developer shall dedicate a 15-foot water easement to the City that encompasses the onsite water system as required by Public Works Standards and as directed by the City Engineer. The easement shall encompass all fire hydrants, water meters, water mains, and valves. Unless otherwise approved by the City Engineer, water service lines after the meters and privately owned backflow devices shall be located outside the water

easement. Except where the City Engineer approves incidental crossings, all other utilities shall be located outside the water easement. (DS)

166. The design and construction of the onsite public water system shall be looped back to the City water main located in the public right-of-way. Two loop connections shall be constructed; one in Solar Drive and the other on Rice Avenue. The design of the loop is subject to review and approval of the City Engineer. (DS)
167. A water system hydraulic report shall be prepared using fire flow data to demonstrate that the required fire flow rate and pressure will be provided to the site fire hydrants. The water system shall provide a minimum of 3,000 gallons per minute (unless the Fire Department requires a higher flow) while still meeting the 20-psi residual pressure while supplying full domestic water demands for the project site. The size of the public water main shall be 8-inches minimum unless the hydraulic calculations dictate a larger main. (DS)

Stormwater:

168. The stormwater retention volume shall be computed using the weighted composite C-value and account for the entire project or tributary area. (DS)
169. Stormwater runoff from this project site shall be limited to a post-development discharge of 1 Cubic feet per second (CFS)/acre for all events up to a 100-year event and onsite detention shall be provided in conformance with the "Agreement for Storm Water Retention within Rice Road Drain Watershed". The detention basin(s) shall be designed in accordance with Public Works standards and policies. Developer shall include a hydrograph exported from the software or Excel for use in the detention system sizing in accordance with the latest Ventura County Design Hydrology Manual. (DS)
170. The design of the detention system using the 1 CFS/acre shall control the release flow rates to stay within the flow rates established by the existing downstream drainage system. If flow exceedance is identified in the drainage calculations, the detention system shall be updated to provide more detention to lower the release flow rates. (DS)
171. The detention and infiltration facilities shall be at least 10-feet from property lines and structural facilities. A vertical membrane shall be installed on the vertical sides of detention and infiltration facilities unless the project soils engineer recommends otherwise. (DS)
172. If the infiltration system is combined with the detention system, Developer shall demonstrate that detained water volumes for detention purposes shall be infiltrated or emptied within 24 hours or less. The retained water volumes for infiltration shall be infiltrated in 72 hours or less. If the retained water volumes are accounted toward the detention volumes, the entire system shall be emptied in 24 hours or less. The design is subject to review and approval of the City Engineer. (DS)

173. Developer shall provide an executed City Standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to grading/site improvement permit issuance. The document shall be prepared in a manner that references and supersedes the previously recorded detention covenant document. (DS)
174. The onsite catch basins and pipelines shall be sized hydraulically to handle the 100-year storm event that accounts for the downstream tailwater elevation or hydraulic grade line from the connection point. The onsite drain inlets shall be designed with a 50% clogging factor at depressed locations. (DS)
175. The storm drain improvement plans shall provide hydraulic grade line profiles for the proposed storm drain pipeline network for the 10- and 100-storm events. Developer shall justify the starting hydraulic grade line at the connection point with as-built plans. (DS)
176. In accordance with City Code, the Developer shall provide separate services and water meters for: 1) residential uses; 2) commercial facilities; and 3) landscape irrigation systems. The Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. Abandonment shall occur at the City main. (DS)
177. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all the infiltration basin(s) after all grading has been completed and no further compaction is expected. Geotechnical engineer shall provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer. (DS)
178. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in the flow control structures discharging stormwater runoff offsite from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized to treat the 1-year 1-hour storm event and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS)

Trash Enclosure:

179. Unless the Environmental Resources Division requires otherwise, each trash enclosure shall be large enough to store three (3) 4-yard bins. Only City-provided/accepted refuse bins may be stored in the enclosure. (DS)
180. Developer shall finish the trash enclosure to match the major design elements of the main structure, subject to approval by the Planning Division. The design of the trash enclosure shall meet the latest City requirements, which include a solid non-combustible roof that

prevents stormwater from entering the refuse bins. The design shall also include architectural mesh between the top of the wall, gates or doors, and the ceiling. (DS)

181. An accessible path of travel shall connect the trash enclosure to the nearest site pedestrian walkway. Developer shall construct the floor and a loading/service pad of the trash enclosure to be substantially level (2% maximum slope). The concrete apron along the length of the trash enclosure opening shall extend a minimum of 15-feet from the face of the enclosure. (DS)

Public Street Pavement Restoration:

182. Any saw cutting of the public street shall be restored to the latest City standards and may include a 2-inch curb-to-curb grind and overlay. The asphalt type for pavement restoration shall be rubberized asphalt unless the existing pavement is standard asphalt. The City Inspector reserves the right to modify the required limits of the asphalt restoration based on field conditions. (DS)
183. For public streets and alleys, the project shall use recycled materials to the extent feasible and cost-effective per Caltrans standard specifications adopted in 2018, meeting the requirements of AB 2953. Recycled materials include: (1) Recycled base and subbase materials as set forth in Sections 25-1.02 and 26-1.02 of the Caltrans standard specifications; (2) Reclaimed asphalt pavement and other materials in asphalt as set forth in Section 39-2.02B of the Caltrans standard specifications; (3) Reclaimed aggregate, fly ash, returned plastic concrete, and other materials in concrete as set forth in Sections 90-1.02, 90-2.02, and 90-9 of the Caltrans standard specifications. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

184. Developer shall accommodate an additional westbound left turn pocket lane at the intersection of E.Gonzales Road and Solar Drive and two receiving southbound lanes on Solar Drive. This additional left turn lane shall include the standard CA MUTCD (latest edition) signs and pavement markings, including but not limited to the following: removal and re-striping of the traffic lanes (through and left turn pockets) on E. Gonzales Road from Rice Avenue to Solar Drive; additional red curb and parking restriction signs on Solar Drive shall be determined at the discretion of the City Traffic Engineer. (TR)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

185. 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)
186. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the

installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

187. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
188. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
189. 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)
190. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
191. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)
192. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100scale base map for addressing purposes. The map shall be drawn on 18inch by 24inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)

193. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)

Gold Coast Transit Conditions

194. Provide bus stop improvements for Rice Rd. and Sakioka Dr. bus stop including shelter with solar lighting and a bench. Design to be consistent with GCTD Bus Stop Guidelines and approved by City of Oxnard Traffic Engineer.

Police Department Conditions

Exterior Lighting

195. Project must comply with the Outdoor Lighting Code & Guidelines. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
- a. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - b. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
196. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point.
- a. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. Instruments shall not create glare for motorists or pedestrians.
 - b. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
 - c. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme.
 - d. Exterior lighting should be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
 - e. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.

197. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted and approved prior to the issuance of building permits.

Alarms

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

Cameras

199. Any security camera system installed and operated 24-hours a day to monitor the site or an individual tenant space shall comply with these minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have low light capability and able to identify persons conducting transactions or entering the business.
 - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. Camera installations intended to capture images of faces shall target doorways and choke-points for foot traffic and shall be mounted at 7-feet above the floor.
 - h. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.

Signage

200. At each vehicular entrance a sign shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
201. The property owner shall establish tenant rules for outdoor storage of vehicles. These rules will specifically identify if a tenant is permitted to store vehicles outdoors, and that any unauthorized vehicles stored on the property will be subject to being towed away at the vehicle owner's expense.
202. A sign shall be posted at or near the primary entrance to the site that identifies the owner

or property management company name, phone number and the email address dedicated to the site management office.

Security Camera Systems

201. Any security camera system installed and operated 24-hours a day to monitor the site or an individual tenant space shall comply with these minimum standards:

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

- n. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
- o. Security cameras shall be installed to monitor activity around each side of the building's exterior.

Landscape

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

Site Management

- 208. Graffiti shall be removed or painted over within 48-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.

Signage

- 209. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
- 210. A sign shall be posted at each entrance to the site stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of June 2024.

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 6th day of June 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

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PLANNING AND ZONING PERMIT NO. 22-300-02 (TENTATIVE TRACT MAP NO. 6078) TO SUBDIVIDE AN EXISTING 3.69 ACRE PARCEL INTO 9 LOTS LOCATED AT 1750 SOLAR DRIVE (APN: 213-0-070-055), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY MARTIN TEITELBAUM ON BEHALF OF PROPERTY OWNER SOLAR PACIFIC INVESTORS, 29601 AGOURA ROAD, AGOURA HILLS, CALIFORNIA 91301

WHEREAS, on April 22, 2020, Martin Teitalbaum on behalf of Solar Pacific Investors (the “**Applicant**” and/or “**Permittee**”), submitted a request to subdivide a parcel into 9 parcels to permit the individual sale of the proposed eight building medical office complex on separate lots within a commonly owned parcel, concurrent with a Special Use Permit application (Planning and Zoning Permit No. 23-500-05) required by Oxnard Municipal Code Section 16-395, generally located at 1750 Solar Drive (APN: 213-0-070-055); and

WHEREAS, on June 6, 2024, the Planning Commission of the City of Oxnard (“Planning Commission”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 22-300-02 (Tentative Subdivision Map) to subdivide a 3.69 acre property for condominium purposes into 9 lots located at 1750 Solar Drive (APN: 213-0-070-055) in accordance with Section 16-531 of the Oxnard City Code; and

WHEREAS, said tentative subdivision map was referred to City departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, the Planning Commission finds that the Tentative Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Tentative Map, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan elements thereof; and

WHEREAS, the Planning Commission finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access; and

WHEREAS, the Planning Commission finds that the proposed division of land complies with the requirements established by the Subdivision Map Act and Chapter 15 of the Oxnard City Code, including but not limited to requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

WHEREAS, the Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular; and

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical Exemption (Section 153332). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

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

The project site is located within the 2030 General Plan land use designation of Business Research Park (BRP) and within the Business and Research Park (BRP) zone. The Project is surrounded by commercial and industrial development. The project site and adjacent sites do not contain any known environmental resources of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed medical office complex and condominium subdivision development is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The proposed medical office complex subdivision for condominium purposes will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 7, 2021.

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

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

WHEREAS, on June 6, 2024, the Planning Commission of the City of Oxnard ("Planning Commission") considered the Applicant's request to approve Planning and Zoning Permit No. 22-300-02 (Tentative Tract Map), in accordance with Chapter 15 "Subdivisions" of the Oxnard City Code.

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

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. The Planning Commission finds that the Tentative Subdivision Map is internally consistent with the provisions of the City of Oxnard 2030 General Plan.

SECTION 3. The Planning Commission finds that the Tentative Subdivision Map will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

SECTION 4. The Planning Commission finds that the Project site associated with the Tentative Subdivision Map is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Planning Commission determines that the industrial project is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the Tentative Subdivision Map is in the best interests and welfare of the City and its residents.

SECTION 7. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

Consistent with California Government Code Section 66474, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a) **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The project site has a General Plan designation of Business Research Park (BRP) and a zoning designation of Business and Research Park (BRP) The project site is not located within a Specific Plan area. The project is consistent with the General Plan Designation, zoning designation and applicable policies and regulations. Therefore, the project **does not** meet this finding which means the Project can be supported.

- b) **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

As described in the staff report, the design and improvement of the proposed development is consistent with applicable provisions of the City's 2030 General Plan because the proposed subdivision and commercial use supports the proposed development improvements, with the required infrastructure. Therefore, the project **does not** meet this finding which means the Project can be supported.

c) That the site is not physically suitable for the type of development.

As described in the staff report, the site is physically suitable for the proposed type of development because the division of land includes an commercial project that is consistent with the Business and Research Park (BRP) zone development standards and has been designed to be architecturally compatible with the character of the surrounding neighborhood. The site is physically suitable for the proposed type of development because the site is relatively level and is not subject to soil and/or geologic conditions indicating substrate instability. Therefore, the project **does not** meet this finding which means the Project can be supported.

d) That the site is not physically suitable for the proposed density of development.

The proposed subdivision and commercial buildings will be located on a 3.69-acre (160,738 square-foot) lot. The Zoning Code allows a maximum of 50% lot coverage. The development proposed under the Special Use Permit includes 42,992 square-foot of development, which represents approximately 26.7% lot coverage. The proposed facility is consistent with applicable City standards (see Staff Report). The Project has been designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, parking standards, and equipment screening standards. The project site has direct access from Wankel Way driveway to the 195 space parking area. The parking area and the perimeter of the site include landscaping to screen the proposed development from the roadways. Thus, the site for the proposed medical office complex is physically suitable for the proposed density of the development. Therefore, the project **does not** meet this finding, which means the Project can be supported.

e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As described in the staff report, the design of the proposed land division and parcel improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because it is located within a developed urban area of the City that contains no environmentally sensitive habitat and/or species. The project has been found to be exempt from CEQA pursuant to Section 15332. Therefore, the **project does not** meet this finding which means the Project can be supported.

- f) **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

Pursuant to the 2030 General Plan land use designation of Business and Research Park (BRP) the proposed use of the project site as a commercial development with associated site improvements is an allowed use. The surrounding uses are characterized by business research park, light industrial, and limited manufacturing. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The proposed development will be consistent with the existing light industrial development adjacent to the project site. The proposed commercial development will be screened from the roadway by landscaping along Rice Avenue. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this project **does not** meet this finding, which means the Project can be supported.

- g) **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The design of the proposed land division and parcel improvements will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision because, as conditioned, no buildings would be located in the area of the existing public utilities easements, all blanket easements or other easement that are no longer needed by the City shall be abandoned, and there is no need for new or additional easement(s) for the public-at-large. Therefore, this project **does not** meet this finding which means the Project can be supported.

SECTION 8. The Planning Commission recommends that the City Council, 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 15332 (Class 32) of the State CEQA Guidelines. This section pertains to projects under five-acres, meeting certain conditions as described in the findings contained within this resolution.

SECTION 9. This Resolution shall not become effective unless and until the Oxnard Planning Commission approves the associated Special Use Permit (PZ No. 23-500-05). If the Planning Commission fails to approve the Special Use Permit, then this Resolution shall become null and void and be of no further force and effect.

SECTION 10. Based on the findings set forth herein, the Planning Commission hereby recommends that the City Council approve Planning and Zoning Permit No. 22-300-02 (Tentative Subdivision Map), subject to the attached conditions of approval.

SECTION 11. The Secretary shall certify the adoption of this Resolution.

**CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 6078
(PLANNING AND ZONING PERMIT NO. 22-300-02)**

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated June 6, 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. 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)

4. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
5. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. 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)
7. 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)
8. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code.

PLANNING DIVISION CONDITIONS

9. This permit is granted subject to the approval of a Special Use Permit (PZ 23-500-05) for the project property. (PL)
10. All conditions of Special Use Permit No. 23-500-05 shall apply to this permit.
11. Prior to recordation of the Final Map, 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).
12. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, PL-19)
13. Developer shall establish a property owners association and the association shall be responsible for the maintenance of parking, landscape, recreation, and other interior areas held in common by the association and for the enforcement of Conditions Covenants &

Restrictions related to property maintenance. (PL/DS, PL-33)

14. The property owner and/or property owners' association shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of the first Certificate of Occupancy.

ENVIRONMENTAL RESOURCES CONDITIONS

15. Property owner and/or property owners' association 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.
16. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project necessitate that the homeowner's association or property management make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.

DEVELOPMENT SERVICES DIVISION CONDITIONS

17. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
18. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

19. Prior to final map recordation, Developer shall provide City with a copy of the Project Covenants, Conditions, and Restrictions (CC&Rs). (DS)
20. Project CC&Rs shall incorporate language regarding the easements and maintenance responsibilities for the common and shared subsurface, surface, and improvements. (DS)
21. Project CC&Rs shall incorporate language regarding the landscape irrigation and maintenance responsibilities for each lot for the common landscape area. (DS)
22. Project CC&Rs shall incorporate language regarding the shared portion of the building components. (DS)
23. Project CC&Rs shall incorporate language regarding maintenance responsibilities for each water service for each condominium unit. Each unit shall have its own water service with backflow device. (DS)
24. Prior to release of the map for recordation, Developer shall provide the City Engineer with an updated 100-scale base map for addressing purposes that reflects the condominium units. The City will assign any new addresses. (DS)
25. Prior to release of the map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code or shall set all such monuments prior to map recordation. (DS)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

26. Developer shall process the site improvement plans for Planning and Zoning Permit 23-500-05 associated with this map concurrent with the final map. The final map shall be processed for recordation concurrent with the approval of the PZ 23-500-05 site improvement plans. (DS)
27. Developer shall review the City of Oxnard Assessment District No. 2001-1 for the Rice Avenue/Highway 101 Interchange recorded against the property. Prior to the recordation of the final map, Developer shall determine if the project is still subject to the assessment and pay its fair share of financial responsibility towards the Rice Avenue/Highway 101 Interchange improvements. (DS)
28. The final map shall be prepared to comply with the restrictions specified in the Memorandum of Understanding between the State of California, the County of Ventura, and the City of Oxnard regarding the future conversion of Rice Avenue to a State Highway by offering a 60-foot setback, measured from the edge of the existing 120-foot right-of-way. (DS)
29. Developer shall show on the final map the dedication to the City of Oxnard, the 15-foot domestic waterline easement per the proposed improvement plans of PZ 23-500-05. In

addition, Developer shall also show the dedication on the final map for a 26-foot wide public access easement over the drive-aisle to the City of Oxnard on behalf of all public agencies providing public services and safety. (DS)

30. The final map shall indicate the vacation of existing easements determined by the City Engineer to no longer be necessary. Developer shall verify if the existing vehicular access to the project's northern boundary to 1800 Solar Drive (APN: 213-0-070-045) has an easement or agreement. Developer is responsible for coordinating with the neighboring property owner to quitclaim the agreement and carry out all the necessary improvements to close out the access, meeting City standards and requirements prior to map recordation. (DS)
31. Developer shall provide a separate exhibit for the City Engineer to review showing all the easements, covenants, and agreements affecting the project site. The exhibit shall clearly identify the existing easements, covenants, agreements to remain, and those needing to be vacated and quitclaimed. (DS)
32. All proposed improvements over existing private and public easements are subject to review and approval by the City Engineer. (DS)
33. If easement vacations are to be processed separately from the final map, Developer shall be responsible for all costs associated with the vacation, including, but not limited to, fees associated with the hearing(s), easement vacation document preparation, and review by the City. (DS)
34. Unless already dedicated by a prior recorded map, the final map shall dedicate all water rights to the City of Oxnard. Developer shall demonstrate to the satisfaction of the City Engineer that the water proposed water demands for the Tract map associated improvements with the Planning and Zoning Permit 23-500-05 are within the appropriate ranges for the land use designation per the latest City-published reports and/or guidelines. (DS)
35. Prior to the approval of the final map, Developer shall provide a draft copy of the reciprocal access, parking, drainage, and maintenance agreement or Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for the drainage, sewer, stormwater, access, and shared parking between all of the proposed lots on the Tract. The agreement or CC&Rs shall clearly outline the responsible parties, funding, and maintenance requirements of all shared facilities. The agreement or CC&Rs shall clearly indicate the maintenance of the shared utilities is jointly and severally the responsibility of all property owners subject to the agreement or CC&Rs. (DS)

TRAFFIC DIVISION SPECIAL CONDITIONS

36. Unless already dedicated by a prior recorded map, the final map shall dedicate all vehicle access rights to the City of Oxnard along Rice Avenue. (TR)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of June 2024.

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 6th day of June 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

Solar Pacific Professional Development

Planning & Zoning Permit Nos. 23-500-05 (Special Use Permit) and 22-300-02
(Tentative Tract Map)

Located at 1750 Solar Drive

Filed by Martin Teitelbaum on behalf of
Solar Pacific Investors,
Applicant

Kaneca Pompey, Contract Planner

Planning Commission
June 6, 2024

Project Description

- Request for the following actions:
 - PZ 23-500-05 (Special Use Permit)
 - A medical office complex, consisting of eight single-story buildings ranging between 3,008 and 8,519 square feet on a 3.69-acre site with 195 parking spaces.
 - PZ 22-300-02 (Tentative Tract Map)
 - Subdivision
 - to allow the individual sale of the proposed eight buildings within a commonly owned parcel (containing parking, driveways, landscaping, and pedestrian pathways).

Project Location

- Subject site: 1750 Solar Dr.
- East of Rice Avenue between Gonzales Road and Latigo Avenue
- Currently developed as a surface parking lot



Background

- PZ 96-5-14 (Development Design Review Permit) was approved by the Planning Commission on April 25, 1996, to provide additional parking for the development to the North (1800 Solar Drive).
- This parking was not a part of the required parking for the development and therefore the proposed development of this property does not impact the compliance of the property to the north.

Surrounding Uses

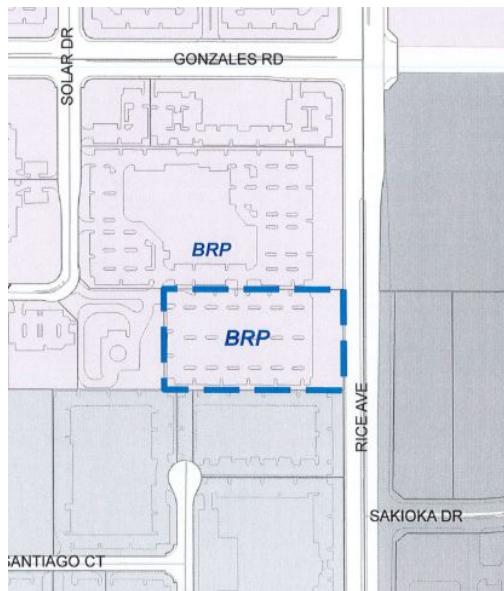
Subject Site: 1750 Solar Drive

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Business Research Park (BRP)	Business & Research Park (BRP)	Surface parking lot
North	Business Research Park (BRP)	Business & Research Park (BRP)	Adult School
South	Industrial Limited (ILM)	Limited manufacturing (M-L)	Industrial building
East	Industrial Light (ILT)	Light manufacturing-Planned Development (M-1-PD)	Vacant/Undeveloped
West	Business Research Park (BRP)	Business & Research Park (BRP)	Industrial building

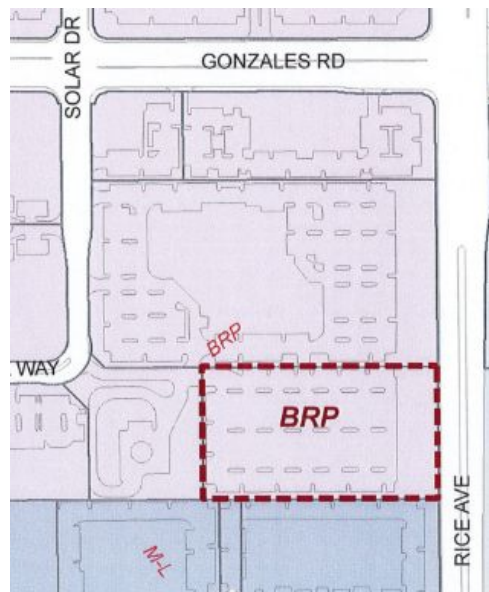
General Plan & Zoning Maps

General Plan Land Use Designation



Business Research Park (BRP)

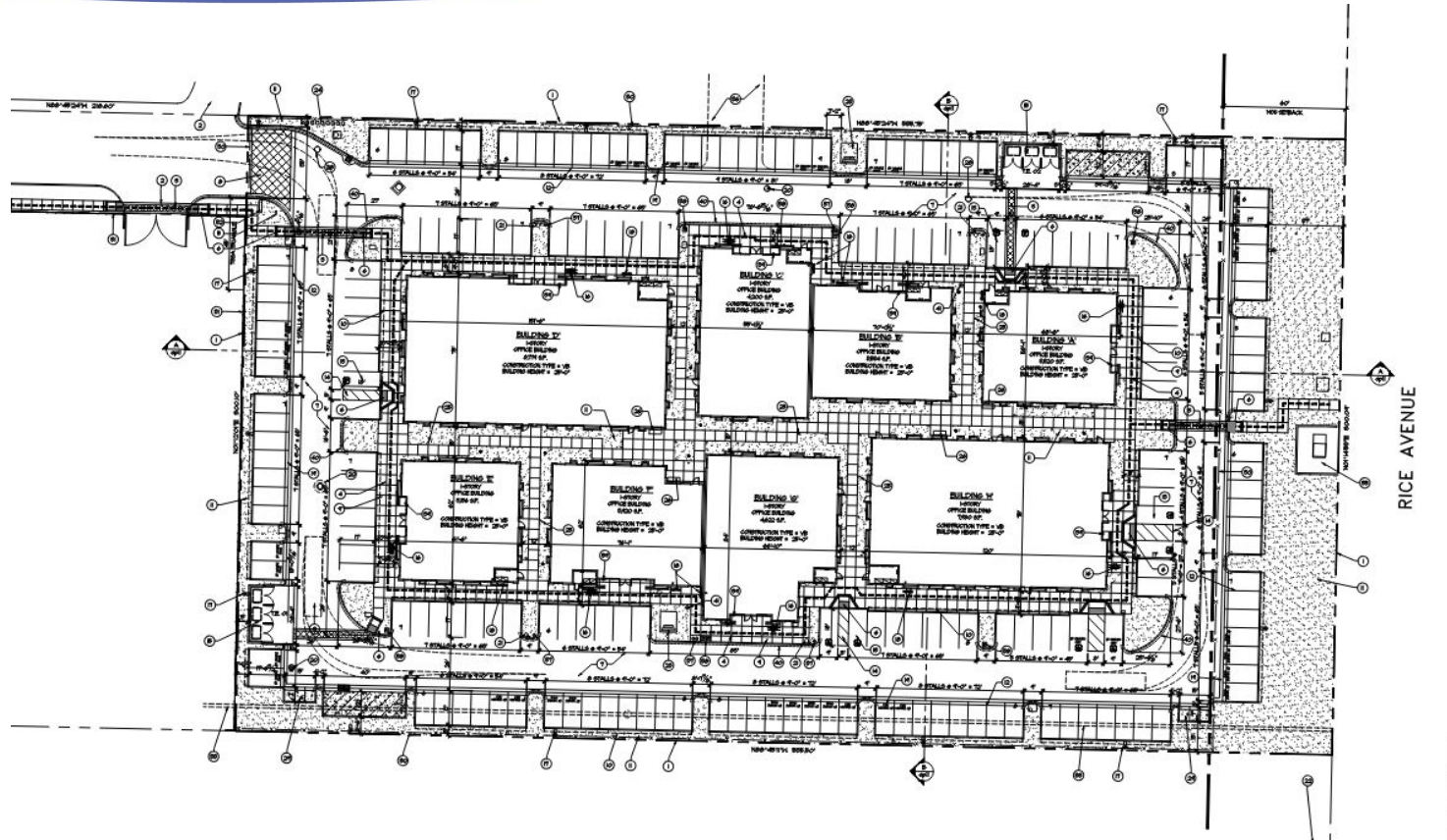
Zoning Designation



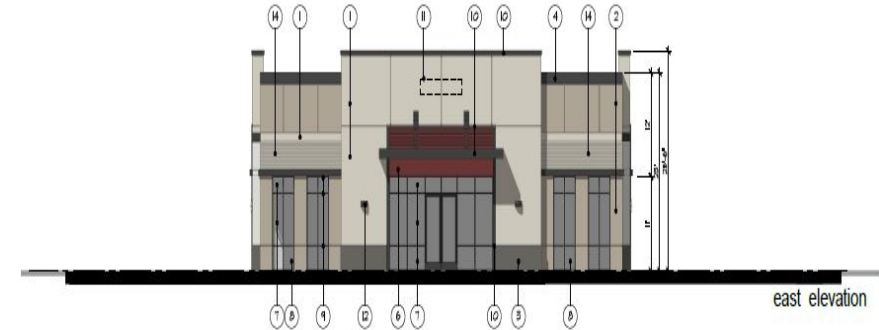
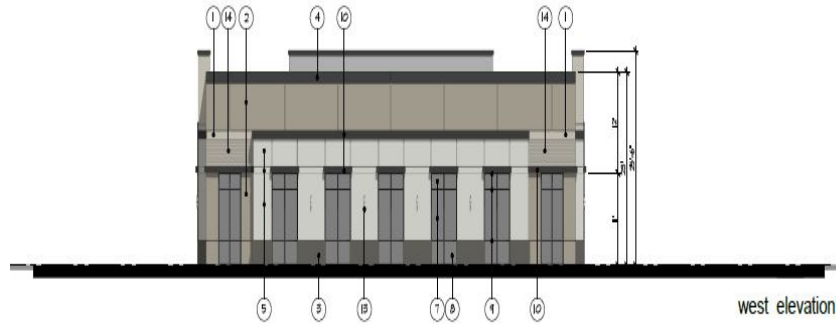
Business Research Park (BRP)

- The Project is consistent with the Business Research Park(BRP) general plan land use designation, as well as with the Business and Research Park zone.
- The project will also further many of the policies identified in the 2030 General Plan, as identified in the staff report.
- Some of the key policies are:
 - Community Development Policy 1.2- Infill Development
 - Community Development Policy 14.1 & 14.2- DAC Process
 - Community Development Policy 18.1 & 18.5- Attract new business

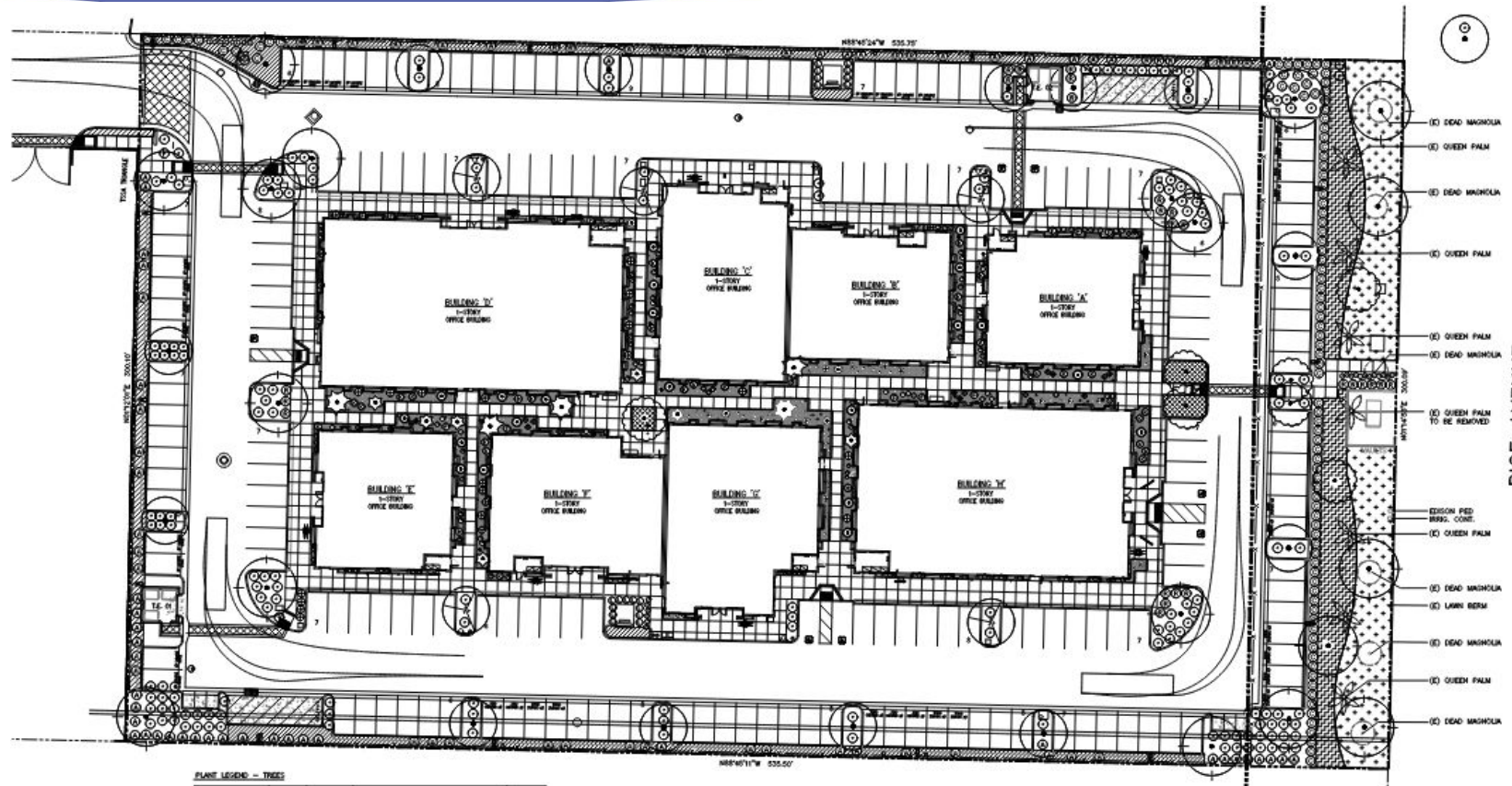
Site Plan



Elevations

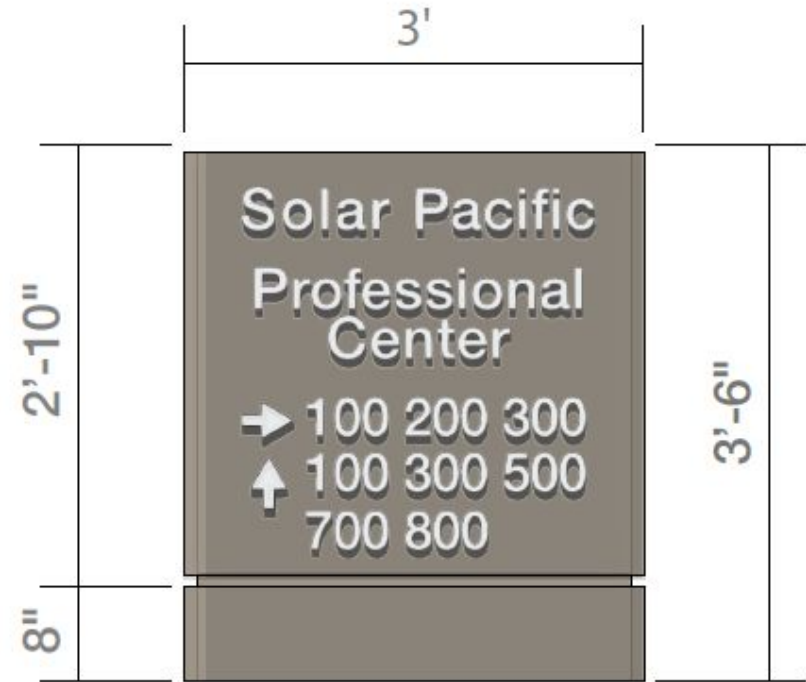


Landscaping



Proposed Sign Program

- As part of the project a sign program is being requested due to the proposed industrial complex.
- The proposed sign program outlines the type of signs and standards for all other building signs, freestanding signs, window graphics, and door graphics on site, which are consistent with the Oxnard City Code section 16-608.
- All future businesses would be subject to these requirements.



*Note: Building Numbers for display only subject to change

Selected Conditions of Approval

- This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. CoA #76)
- Developer shall prepare a shared parking agreement across all buildings prior to building permit issuance. (CoA #77)
- Landscaping fronting Rice Avenue will be replanted/repared (CoA #79)

Environmental Review

- In accordance with Section 15332 (Infill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The project includes:
 - a. The project includes the development of a industrial site.
 - b. The overall proposed development site is located on a 3.69-acre site which is surrounded by urban uses.
 - c. The Project site will be adequately served by all required utilities and public services.
 - d. The Project site has no value as habitat for endangered, rare or threatened species.
 - e. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - f. The sign program would provide standards for the creation of the on-site signage associated with the development.
- No substantial evidence the project will have a significant effect on environment.
- A Notice of Exemption will be filed.

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

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development),
- b) Adopt Resolution 2024-XX recommending the City Council Approve Planning and Zoning Permit No. 23-300-02 (Tentative Tract Map 6078), subject to certain findings and conditions, and
- c) Adopt Resolution 2024-XX Approving Planning and Zoning Permit No. 23-500-05 (Special Use Permit), subject to certain findings and conditions.

