



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: August 1, 2024

SUBJECT: **Project Name: General Plan Conformity for Edison Grant of Easement;** Planning and Zoning Permit No. 24-625-02 (General Plan Conformity Determination) - 2030 General Plan/Coastal Land Use Plan Conformity Determination for the grant of an easement to Southern California Edison (SCE); Located at 1101 Viewpoint Drive (APN: 188-0-160-085).

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
 - b) Adopt Resolution 2024-XX affirming that the City of Oxnard’s proposed grant of easement located on a portion of 1101 Viewpoint Drive is in conformance with the City of Oxnard 2030 General Plan/Coastal Land Use Plan, and recommending that the City Council order of the conveyance.
- 2) **Project Description and Applicant:** Cindy Terry on behalf of Southern California Edison (“**Applicant**”) are requesting that the City of Oxnard (“**City**”), who is also the property owner of the parcel, grant a portion of the property as easement for utility purposes to SCE at 1101 Viewpoint Drive, APNs: 188-0-160-085 (“**Property**”). On the Property, there currently is already ground utility equipment for SCE. The easement is needed to accompany the replacement of this equipment with a pad mounted utility box that will be an upgrade from the existing utility equipment. The property is approximately 66,211 square feet (1.52 acres). The proposed easement is on the northeast wing of the property consisting of a rectangle of 22 feet by 18.5 feet. Beyond the existing SCE equipment, the property is only developed with a public parking lot and a CMU wall enclosure housing equipment for a sewer lift station.
- 3) **Existing & Surrounding Land Uses:** The applicant’s project site is addressed 1101 Viewpoint Drive immediately south of Wooley Road. The existing ground equipment currently exists on the north east wing of the property, a narrow strip of land between Tradewinds Drive and Wooley Road. This area currently has no utility easement. On the west portion of the property there is a separate utility enclosure and a public parking lot that supports overflow from the adjacent park and multi-family developments. The Zoning and

General Plan land use designations and existing land uses for the project and the areas immediately adjacent are as follows:

LOCATION	Oxnard LCP Land Use Designation (General Plan)	ZONING	EXISTING LAND USE
Project Site (1101 Viewpoint Drive.)	Planned Unit Development (PUD)	Coastal Planned Community (CPC)	Parking and Utilities
North	Agriculture (AG)	County of Ventura	Agriculture
South	Planned Unit Development (PUD)	Coastal Planned Community (CPC)	Multi-Family Residential
East	Planned Unit Development (PUD)	Coastal Planned Community (CPC)	Multi-Family Residential
West	Planned Unit Development (PUD)	Coastal Planned Community (CPC)	Westport Park

- 4) **Background:** The property was originally agricultural land south of Wooley Road. The property was designated as part of a residential development area in coordination with the creation of the Mandalay Specific Plan.

The existing ground utility equipment for SCE was added to the property shortly after the creation of the property through Tract Map No. 5196-2, which was recorded on December 30, 2002. The property was approved with the separate CMU wall equipment enclosure through permit 2003-00652 in February of 2003. The enclosure houses a generator, wet well, and sewer lift station. The property is also developed with a public parking lot.

- 5) **Environmental Determination:** Pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), it can be seen with certainty that there is no possibility that the proposed grant of easement located at 1101 Viewpoint Drive would have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)), and staff recommends that the Planning Commission accept a Notice of Exemption attached to the staff report. The

proposed determination simply fulfills the City's obligation under Government Code Section 65402 to find the disposal of any real property in conformance with the City's General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA.

6) Analysis:

- a) **Government Code:** California Government Code Section 65402(a) requires that a Finding of General Plan Conformity be made by the Planning Commission and reported to the City Council prior to any acquisition, disposition, vacation, or abandonment of any real City property by the City. Specifically, the Planning Commission is to determine as to whether the location, purpose, and extent grant of easement is in conformance with the 2030 General Plan.
- b) **General Plan Consistency:** Before the City Council may grant the easement to SCE to house the upgraded utility boxes, the Planning Commission must first consider and determine whether the easement will conform to the General Plan if granted and forward that determination to the City Council. The 2030 General Plan identifies the land use for the subject property to be Planned Unit Development through the Coastal Land Use Plan. The proposed grant of easement is intended to provide the necessary area to house a new pad mounted utility box which will upgrade the existing ground utility equipment. The easement has been determined to be excess land by the Community Development and Public Works Departments. The majority of the proposed easement is already occupied by electrical equipment for SCE. According to SCE, the upgraded equipment is needed to replace aging components, cables and equipment, which will minimize potential outages. The requested grant of easement will be consistent with the 2030 General Plan and Coastal Land Use Plan as the property and adjacent properties are all for a wide range of uses, of which the vast majority would require reliable utilities present. There are multi-family apartments and a sewer lift station within immediate proximity to the utility equipment.

Additionally, the Coastal Land Use Plan specifically calls out the area South of Wooley Road, East of the canal, and North of Hemlock Road as a planned development area to complete the Channel Islands Neighborhood, leaving Wooley Road as the buffer between agriculture to the north and the Mandalay Bay development area to the south. This designated area encompasses the subject property.

The project is also consistent with goals and policies directly from the General Plan as follows:

- Goal ICS-17: Adequate and efficient public utilities that meet the needs of residents of the City.
- Policy ICS-17.2 (Easements): Ensure that gas and electric service mains not installed in the public right-of-way have established easements.

- Policy CD-8.2 (Services): Continue to ensure that public services and facilities are in place at the time of need or prior to the time new development occurs in order to avoid overloading existing urban service systems.
- Policy CD-8.8 (Public Facility Service Areas): Provide appropriate service areas for existing and planned public facilities such as a museum, secondary and elementary schools, fire stations, branch libraries, community centers, parks, and infrastructure utility for support facilities.

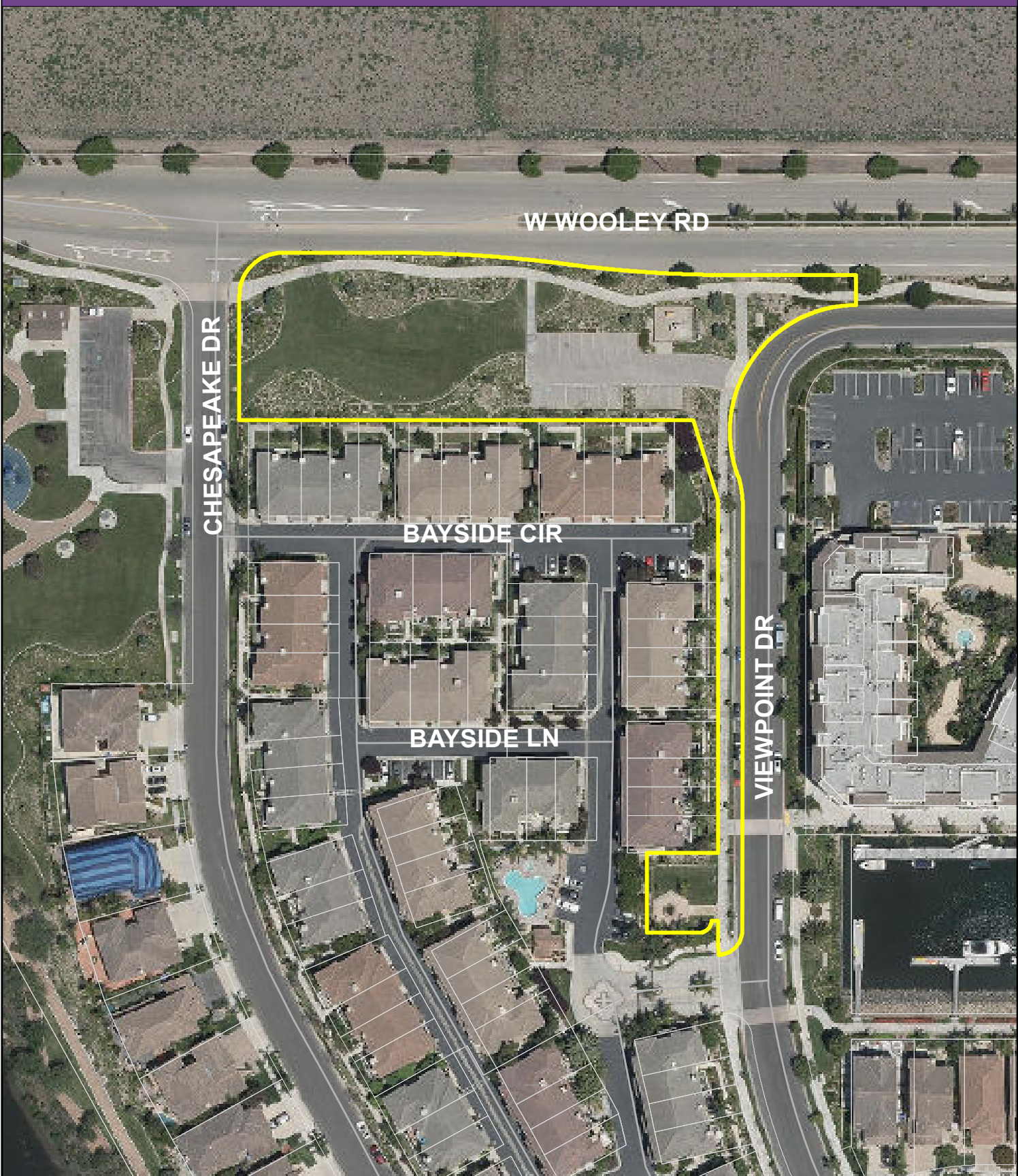
7) **Summary and Conclusion:** The grant of easement is consistent with the City's 2030 General Plan and Coastal Land Use Plan because the proposed easement will allow for the continuation of utility service to development permitted by the zoning. Therefore, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission's determination that the grant of easement conforms to the 2030 General Plan and is exempt from undergoing CEQA review.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Tract Map 5196-2 and Easement Exhibits
- C. Notice of Exemption
- D. Planning Commission Resolution
- E. Staff Presentation

Vicinity Map



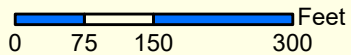


2030 General Plan Land Use Map



Oxnard Planning
June 17, 2024

PZ 24-625-02
Location: 1101 Viewpoint Dr
APN: 1880160085
Edison Grant Easement

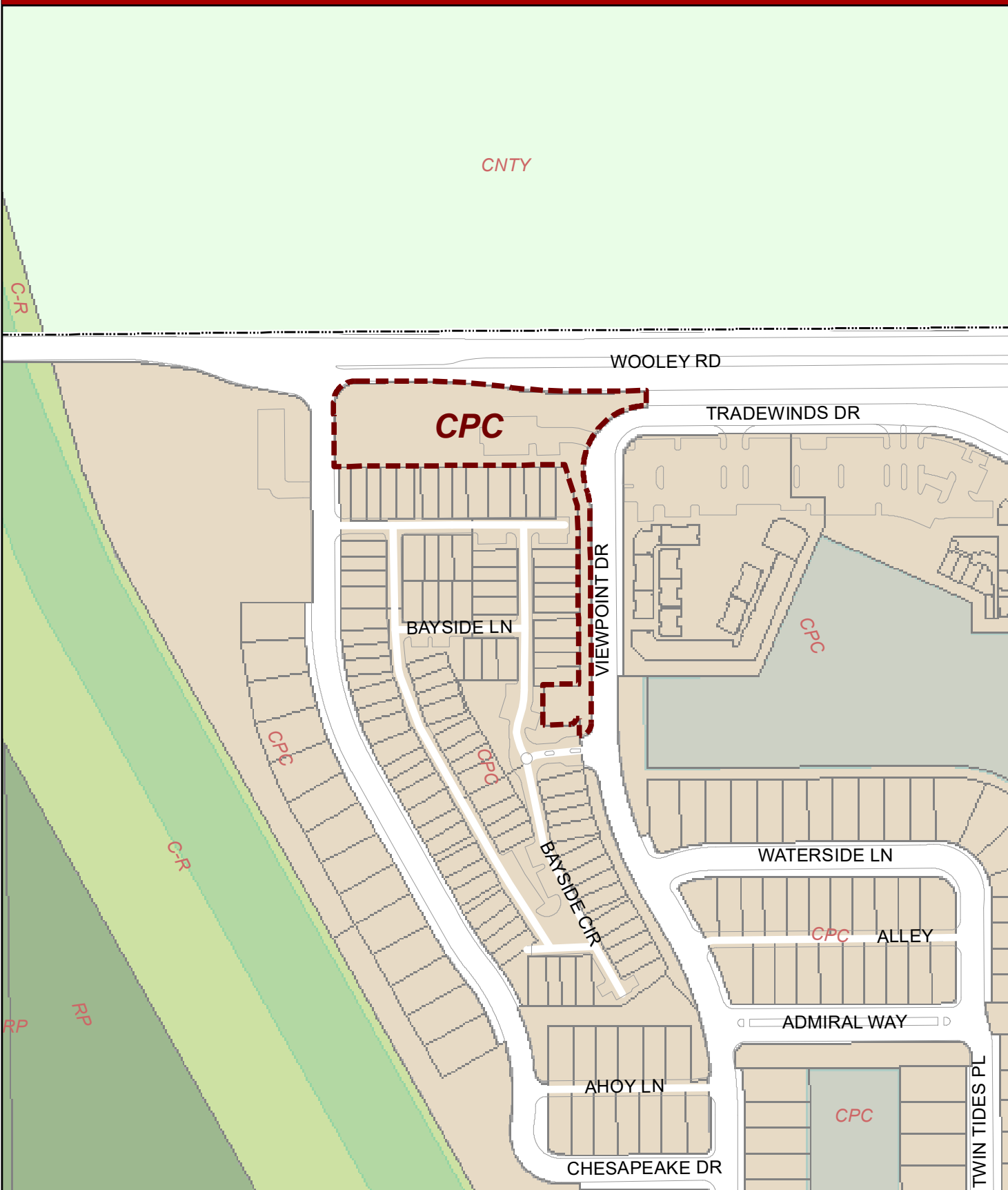


2030 General Plan Land Use Map



1:2,500

Zoning/Specific Plan Map



NOTICE OF EXEMPTION (NOE)

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- | | |
|--|---|
| ☐ 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 | |
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Project Title: Edison Grant of Easement

Project Applicant: Cindy Terry of Southern California Edison

Project Location - Specific: 1101 Viewpoint Drive, Oxnard, CA, 93035, Ventura County, APN 188-0-160-085.

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 24-625-02 (General Plan Conformity): A request that the Planning Commission adopt a resolution affirming that the grant of an easement at the properties 1101 Viewpoint Drive is in conformance with the City of Oxnard 2030 General Plan. The site is located within the 2030 General Plan land use designation of Planned Unit Development (PUD) and is zoned Coastal Planned Community (CPC) in the City of Oxnard. The Planning Commission's determination of whether the proposed grant of easement at 1101 Viewpoint Drive is consistent with the Oxnard 2030 General Plan is not a "project" for purposes of the California Environmental Quality Act (CEQA) and State CEQA Guidelines (CEQA Guidelines Section 15061(b)(3) and Section 15378. Requested by applicant Cindy Terry on Behalf of Southern California Edison, 725 West Town and Country Road, suite 410, Orange, CA 92868.

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

Name of Person or Agency Carrying Out Project (Applicant): Cindy Terry, Designated Agent

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:
- ☒ Statutory Exemptions. State code number: Section 15061(b)(3) and Section 15378(b)(5)

Reason(s) why project is exempt: Pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), the request proposes no development and does not constitute a project. Therefore, it can be seen with certainty that there is no possibility that this amendment to the development agreement, located at 1101 Viewpoint Drive, would have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)).

Lead Agency Contact Person: Daniel Houck, Associate Planner, 805-385-7556

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 DETERMINING THAT THE CITY OF OXNARD'S PROPOSED GRANT OF AN EASEMENT LOCATED AT 1101 VIEWPOINT DRIVE IS IN CONFORMANCE WITH THE CITY'S COASTAL LAND USE PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. FILED BY CINDY TERRY ON BEHALF OF SOUTHERN CALIFORNIA EDISON, 725 WEST TOWN AND COUNTRY ROAD, STE 410, ORANGE, CA 92868.

WHEREAS, Cindy Terry on behalf of South California Edison ("**Applicant**") submitted a request for the grant of an easement located at 1101 Viewpoint Drive (the "**Property**"), as shown in Exhibit 1 of this resolution, and incorporated by reference; and

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

WHEREAS, the Coastal Land Use Plan is the coastal equivalent of the City's General Plan; and

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

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

WHEREAS, The subject property is designated Planned Unit Development (PUD) by the City's 2030 General Plan/Coastal Land Use Plan and is zoned Coastal Planned Community (CPC); and

WHEREAS, The proposed grant of this easement would conform to the City's 2030 General Plan land use designation because it is part of a planned development where the utility equipment will support existing development allowed pursuant to the 2030 General Plan; and

WHEREAS, The grant of this easement is consistent with the land use designation on the subject site and existing adjacent development. Future use of the parcel will be required to comply with all City codes and regulations; and

WHEREAS, on August 1, 2024, the Planning Commission considered a proposed grant of real property located at 1101 Viewpoint Drive in light of the Oxnard 2030 General Plan/Coastal Land Use Plan and the requirements of Government Code section 65402.

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

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

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

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of August, 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 1st day of August, 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, AICP, Secretary

EXHIBIT 1

EXHIBIT "A"

A 22.00 FOOT WIDE STRIP OF LAND LYING WITHIN PARCEL B OF TRACT NO. 5196-2, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 147, PAGES 20 THROUGH 23, OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL B; THENCE NORTH 89°59'40" WEST 70.57 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL B; THENCE SOUTH 00°00'20" WEST 26.58 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00°00'20" WEST 18.50 FEET TO A POINT OF ENDING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN PUBLIC STREET.

THE AREA OF THE ABOVE-DESCRIBED STRIP OF LAND IS APPROXIMATELY 406 SQUARE FEET.

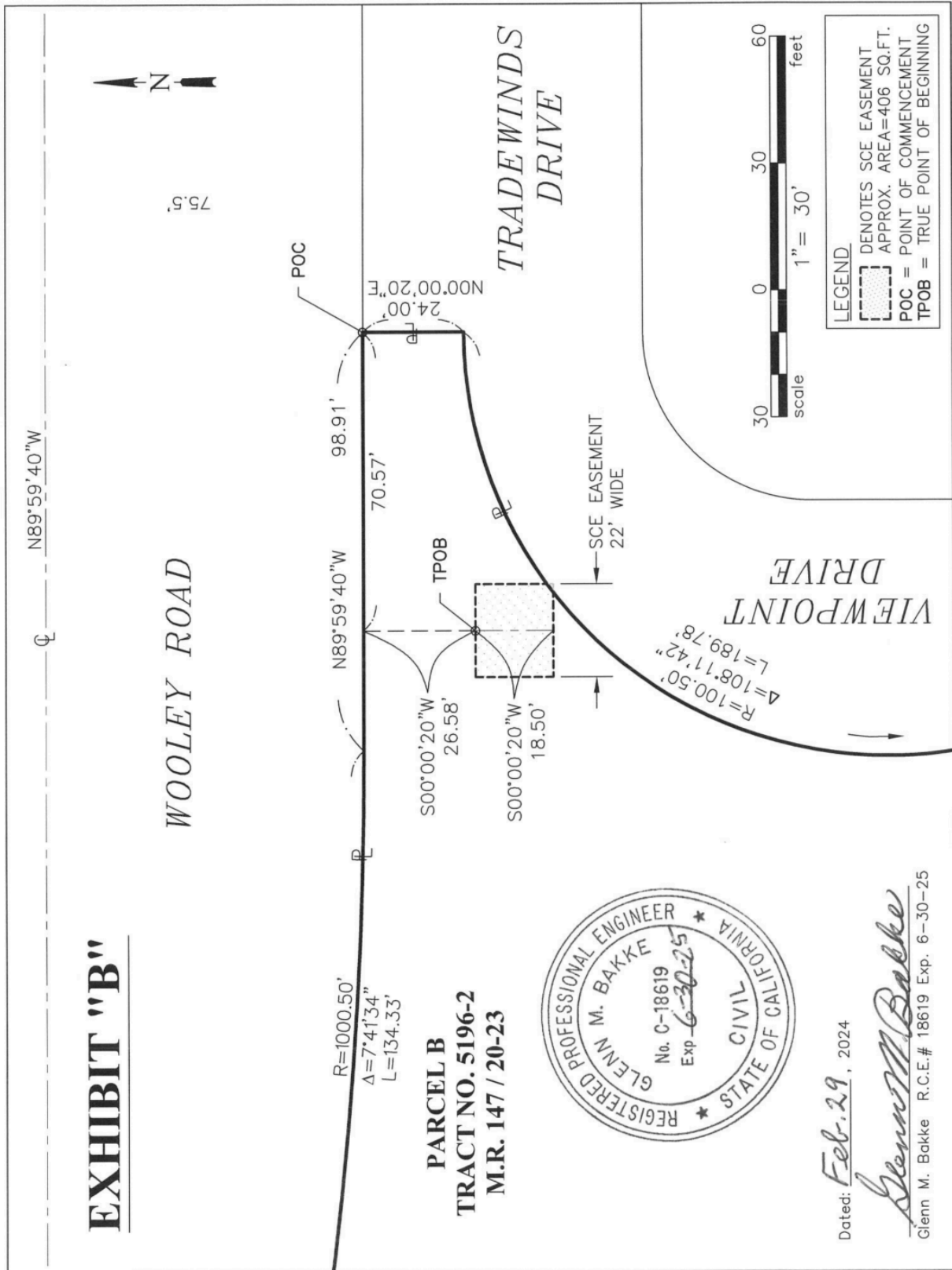
FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION, SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



Prepared by me or under my supervision:

Dated: Feb. 29, 2024

Glenn M. Bakke
Glenn M. Bakke R.C.E. #18619 Exp. 06-30-2025



General Plan Conformity for Grant of Easement at 1101 Viewpoint Drive

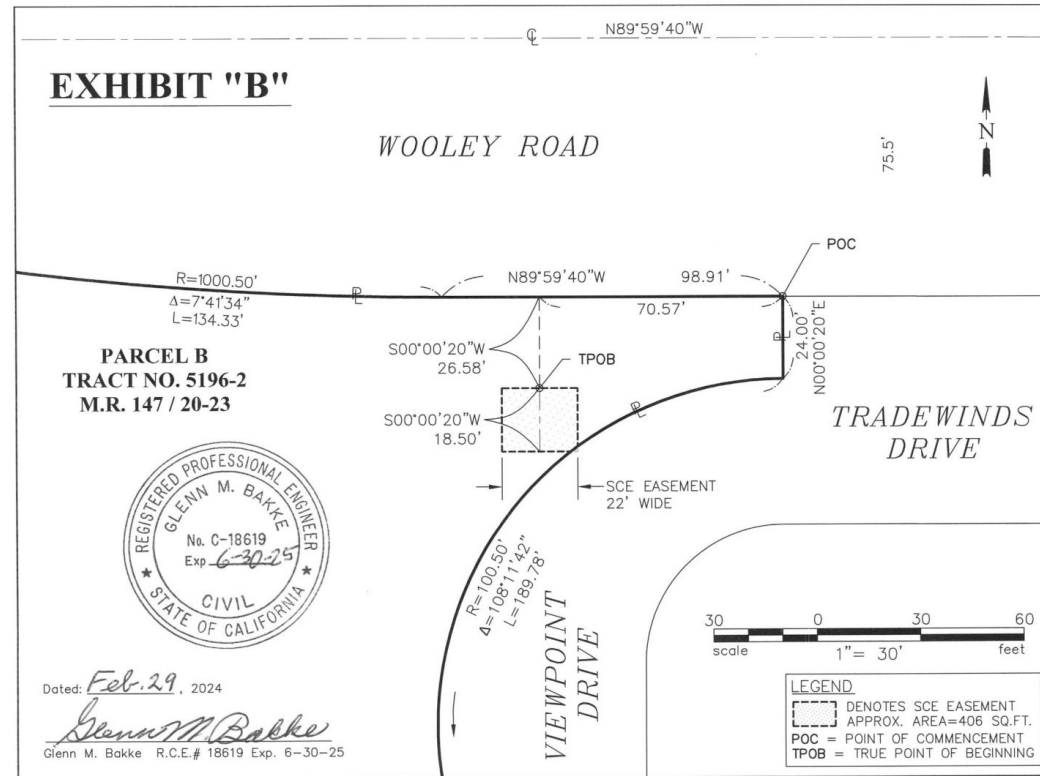
Applicant: Cindy Terry (Southern California Edison)

Daniel Houck, Associate Planner

Planning Commission
August 1, 2024

PROJECT DESCRIPTION

- 2030 General Plan/Coastal Land Use Plan Conformity Determination for Grant of Real Property located at 1101 Viewpoint Drive.
- The purpose of the grant is to support the replacement of outdated electrical equipment at the 1.52 acre lot located at 1101 Viewpoint Drive.



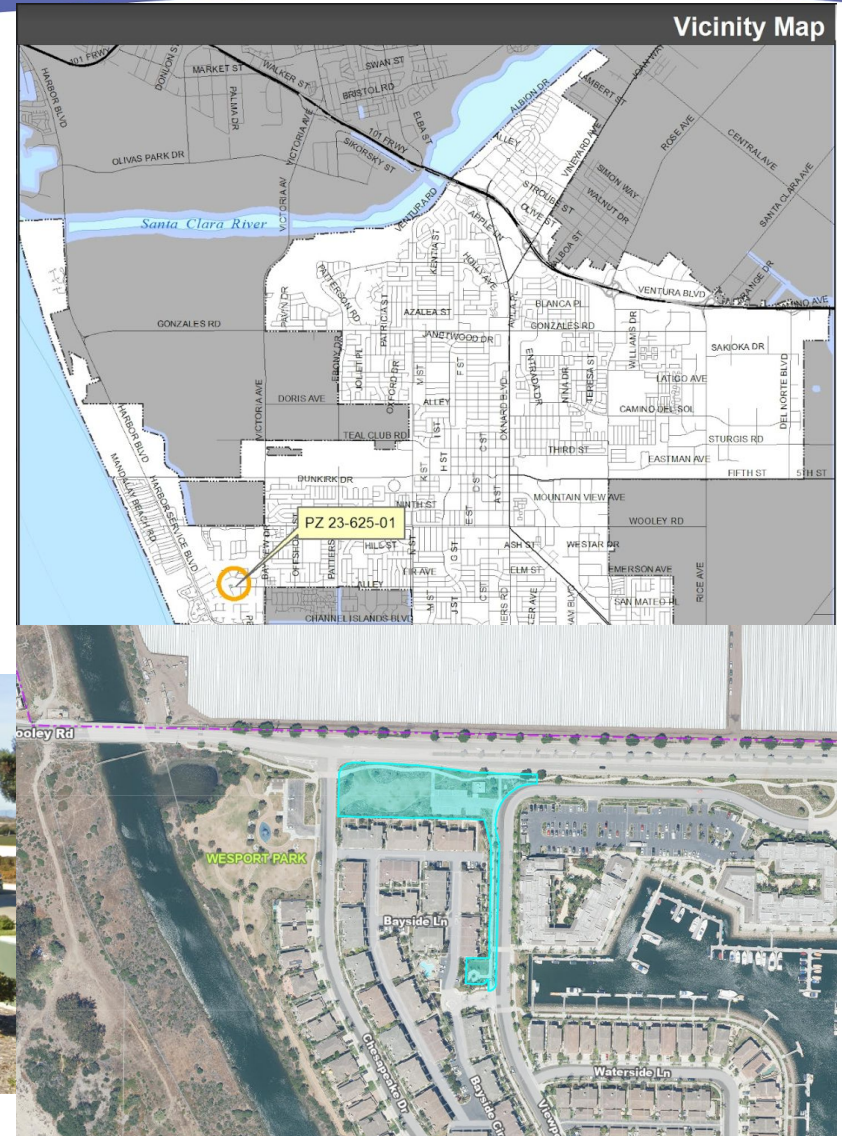
PROJECT LOCATION

Subject Sites:
1101 Viewpoint Drive
(Public Parking and Utilities)

Located within Coastal Zone



Looking West from where Tradewinds Dr becomes Viewpoint Rd



EXISTING SITE

Subject Site: 1101 Viewpoint Drive

Surrounding Uses:

LOCATION	Oxnard LCP Land Use Designation (General Plan)	ZONING	EXISTING LAND USE
Project Site (1101 Viewpoint Drive.)	Planned Unit Development (PUD)	Coastal Planned Community (CPC)	Parking and Utilities
North	Agriculture (AG)	County of Ventura	Agriculture
South	Planned Unit Development (PUD)	Coastal Planned Community (CPC)	Multi-Family Residential
East	Planned Unit Development (PUD)	Coastal Planned Community (CPC)	Multi-Family Residential
West	Planned Unit Development (PUD)	Coastal Planned Community (CPC)	Westport Park

GENERAL PLAN & ZONING MAPS

General Plan Land Use Designation



Planned Unit Development (PUD)

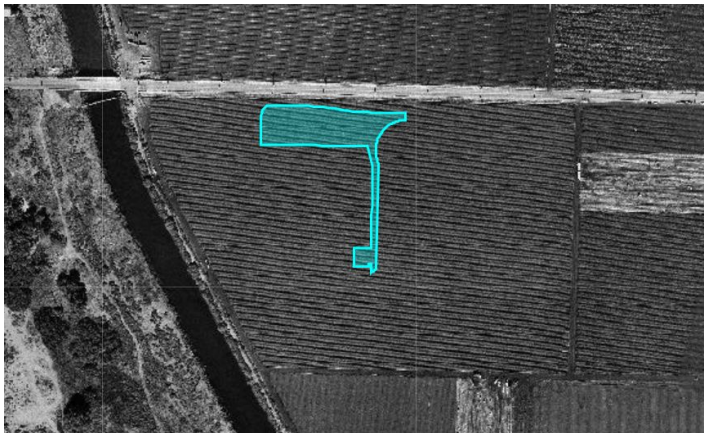
Zoning Designation



Coastal Planned Community (CPC)

BACKGROUND

- The property and surrounding area south of Wooley Road was agricultural land and designated to be developed as part of the Mandalay Specific Plan.
- A in-ground utility box was constructed on the property shortly after the approval of Tract Map No. 5196-2, which was recorded on December 30, 2002. Also immediately following the creation of the property, a public parking lot was developed on the property as well as a generator, wet well, and a sewer lift station within a CMU wall enclosure.



1998 GIS Map



2003 GIS Map

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 the Coastal Land Use Plan as to location, purpose and extent.

The Planning Commission review and verification is documented through a resolution finding the grant of this real property easement is in conformity with the 2030 General Plan/Coastal Land Use Plan.

GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 1101 Viewpoint Drive is Planned Unit Development, which comes from the Coastal Land Use Plan, while the zoning designation is Coastal Planned Community (CPC), both allowing for the replacement of utility equipment.
 - Coastal Land Use Plan Policy
 - The property is in an specific area of Oxnard Shores that was designated as planned development for urban uses, including residential. The upgraded equipment will provide the continued support of urban uses in this community area.
 - General Plan Consistency:
 - Goal ICS-17: Adequate and efficient public utilities that meet the needs of residents of the City.
 - Policy ICS-17.2 (Easements): Ensure that gas and electric service mains not installed in the public right-of-way have established easements.
 - Policy CD-8.2 (Services): Continue to ensure that public services and facilities are in place at the time of need or prior to the time new development occurs in order to avoid overloading existing urban service systems.
 - Policy CD-8.8 (Public Facility Service Areas): Provide appropriate service areas for existing and planned public facilities such as a museum, secondary and elementary schools, fire stations, branch libraries, community centers, parks, and infrastructure utility for support facilities.

Environmental Determination

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

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

STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2024-XX affirming that the City of Oxnards grant of easement located on a portion of 1101 Viewpoint Drive is in conformance with the City of Oxnard 2030 General Plan/Coastal Land Use Plan, and recommending that the City Council grant the easement.



**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Serena Gonzalez, Associate Planner

DATE: August 1, 2024

SUBJECT: **Project Name: Marez Event Center Special Use Permit;** Planning and Zoning Permit No. 24-510-02 (Special Use Permit - Alcohol): Located at 141 West Fifth Street (APN: 202-0-106-410).

- 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
 - b) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 24-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for a Special Use Permit-Alcohol (SUP) for a new ABC Type 47 license to authorize the sale of beer, wine, and distilled spirits for on-site consumption within an existing event center of approximately 7,510 square feet located at 141 West Fifth Street (APN: 202-0-106-410). The proposed hours of sales are 8:00am to 12:00am (midnight) Sunday through Saturday. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Steve Rawlings, Designated Agent, on behalf of property owner Country Real Properties LLC, 1901 South Victoria Ave #202, Oxnard CA 93035.

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

- 3) **Existing & Surrounding Land Uses:** The 0.3-acre Project site is currently developed with a 7,510 square-foot existing Event Center located within the Downtown Core (DT-C) zoning district and Downtown (DTN) 2030 General Plan land use designation. The Project site is surrounded by commercial uses. 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	Downtown (DTN)	Downtown Core (DT-C)	Event Center
North	Downtown (DTN)	Downtown Core (DT-C)	Smoke Shop/ Retail
South	Downtown (DTN)	Downtown Core (DT-C)	Retail
East	Downtown (DTN)	Downtown Core (DT-C)	City Parking Lot
West	Downtown (DTN)	Downtown Core (DT-C)	Vacant Building/ Formerly Insurance Company

4) Background Information: In 2016 a Special Use Permit (PZ No. 13-500-04) was approved to turn an existing commercial building into a banquet hall with a parking area located below. The approved SUP allowed for the serving of alcoholic beverages, by a caterer licensed by the State ABC. However, the project conditions limited alcohol service to Beer and Wine only, no matter what ABC license the catering service held. Currently the event center relies on caterers in order to serve food and alcoholic beverages at events. On February 6, 2024 the Planning Manager approved Minor Modification PZ 23-140-02 to extend the hours of alcohol service for caterers under their banquet hall SUP by one hour from 8am to 11pm to 8am to 12am(midnight) daily. The applicant is now requesting a Type 47 ABC License for on site consumption of beer, wine, and distilled spirits. Prior to issuance of an ABC alcohol license in the City of Oxnard the business is required to obtain a Special Use Permit approved by the Planning Commission.

5) Environmental Determination:

In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to sell alcohol for on-site consumption within an existing event center and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, Staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment C).

6) Analysis:

- a) **General Discussion:** The Applicant proposes a request for a new ABC Type 47 license to authorize the sales of beer, wine, and distilled spirits within a 7,510 square-foot existing event center for on-site consumption. There are no proposed changes to the square footage of the structure. The project includes a request to sell beer, wine, and distilled spirits for on-site consumption (ABC License Type 47) from 8:00 a.m. to 12 midnight.

In accordance with the DT-C zone, the ability to sell alcohol for on-site consumption is subject to approval of a SUP by the Planning Commission. The DT-C zone allows for the sale of Alcohol beverages, for on-site consumption, with food sales. Therefore, food must be available for purchase at all times alcohol is available for purchase and or consumption, and alcohol sales shall be accessory/subordinate to the sale of food.

- b) **General Plan & Zoning Consistency:** The 2030 General Plan designation for the site is Downtown (DTN) and the zoning designation is for Downtown Core (DT-C). General Plan Policy ICS-19.2 encourages Police Department review of development projects. The Project was reviewed by the Police Department and their recommendations are incorporated into the conditions of approval. Therefore, this Project is consistent with Policy ICS-19.2.

The Project is proposed in the Downtown Core (DT-C) zoning district. In accordance with the City of Oxnard Downtown Code Section 16-148 (Allowed Uses in the Downtown), the sale of alcoholic beverages for consumption on-site with food sales is permitted through the approval of a Special Use Permit. Therefore, with approval of this permit, the proposed use is consistent with the zoning designation of the property.

- c) **Police Department Review:** The Oxnard Police Department provided a comprehensive report and analysis of the proposed alcohol request (Attachment D) in accordance with City Council Resolution No. 11,896 (Attachment E). The report analyzes the number of establishments selling alcoholic beverages within 350 feet and 1,000 feet of the Project site to determine whether a presumption of undue concentration exists, and whether approval of the SUP is likely to significantly aggravate policing problems. The Police Department's Report is broken down into an analysis of the concentration of alcohol outlets, crime statistics, police and community input, and conclusion. The table below summarizes the findings of the Police Department's Report:

Concentration of Alcohol Outlets:

The Oxnard Police Department has reviewed the application for a Special Use Permit to approve an ABC Type 47 license for the Marez Event Center. The report states that there are a significant number of on-site licenses within the vicinity of the project location; however, the Police Department has determined that even though there is an undue

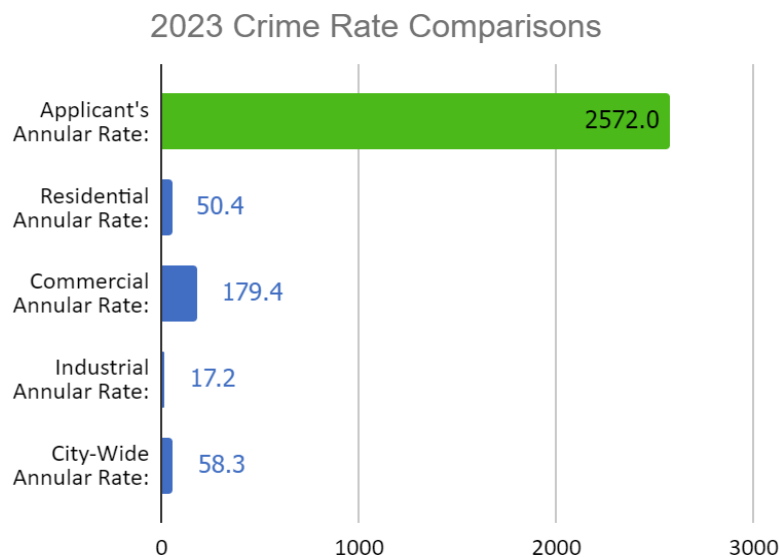
concentration of establishments selling alcohol, there are no other event centers in the area. Therefore, a finding of public convenience can be made for this proposal. The Oxnard Police Department has recommended approval of the requested application.

In the case of the applicant site, as seen in the next section, the annual crime rate is significantly higher than the average annual citywide rate and below the standard established in the California Business and Professions Code Section 23958.4. Currently there are six other on-sale licenses within the applicant's census tract. According to the ABC, seven off-sale licenses are allowed within this census tract. Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4.

Crime Statistics:

For comparison purposes the Police Department calculates the average number of NIBRS¹ Group A and B crimes that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2023. The average city-wide, annular average of Part I and II crimes is 58.3.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 2572. This is significantly higher than commercial properties citywide and can be best illustrated in the graph below:



¹ NIBRS - The National Incident Based Reporting System is an incident based data collection process local law enforcement agencies use to collect and report crime stats annually to the FBI. NIBRS replaces the Uniform Crime Report data collection system that was initiated in 1929.

Police Department Input:

The site of the proposed establishment is within an area of the City where there is not an “undue concentration” of alcoholic beverage establishments within the meaning of section 23958.4(a)(1) of the Business and Professions Code.

As previously noted, the crime is significantly higher than the City-wide average and is above the State standard. According to City standards there would be an undue concentration of alcohol establishments because within 1000-feet of the proposed establishment there are 15 establishments that sell alcohol, one off-sale and fourteen on-sale. Authorizing an additional establishment would further contribute to the already existing undue concentration of such uses. However, a finding of public convenience can be made for this proposal as it is the applicant’s business will provide a much needed event center facility in the Downtown area authorized to serve alcoholic beverages. Such sites serve a community need to have a variety of facilities to serve families and community groups for special event activities.

The undue concentration of alcohol outlets in the area near the proposed establishment is significant and the area suffers from a significant elevated crime rate. However, it is not uncommon in many cities to experience undue concentration of outlets and elevated crime rates in downtown business districts. The very nature of downtowns requires the concentration of business establishments, government services, as well as public and private social services. Additionally, downtowns experience elevated levels of vehicular and pedestrian traffic, homeless related issues, and a higher level of general activity than any other part of a city. An active downtown is vital for a city, as such dining, entertainment, and gathering places are integral to a successful downtown. The Marez Event Center has established itself as a responsible business and is anticipated to continue operating in the same manner with the approval of this permit. In addition, the authorization of this Alcohol Special Use Permit allows the City to place reasonable operational standards on the business to establish best practices.

Community Input:

Several nearby business operators were contacted and interviewed regarding this business’ request to sell alcohol. Those interviewed believed there would be no issues with the event center serving alcoholic beverages.

Area Residents:

The Neighborhood Chairperson was contacted and briefed concerning the project and had no objection to the business selling alcoholic beverages.

Conclusion:

The applicant business, Marez Event Center, has been operating since 2023 utilizing catering services to provide food and alcoholic beverages. There have been no reported problems at the location since their opening. The applicant has chosen to move forward

with acquiring their own ABC License for the business. The operation of the event center has not been a significant community or policing concern.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the approval of a Type 47 License at this business will have little, if any adverse impact on the community or policing services.

- 7) Community Workshop and Public Input:** This Project is located within the Wilson Neighborhood. On July 3, 2024, the Applicant mailed notices of the Community Workshop meeting to all property owners within the Wilson Neighborhood. The Applicant also provided a notice, on the Project site, with a brief description of the project and contact information. The Community Workshop was held on July 15, 2024. No members of the community were present at the Community Workshop for this item. Staff received no formal input from the public prior to the meeting.

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

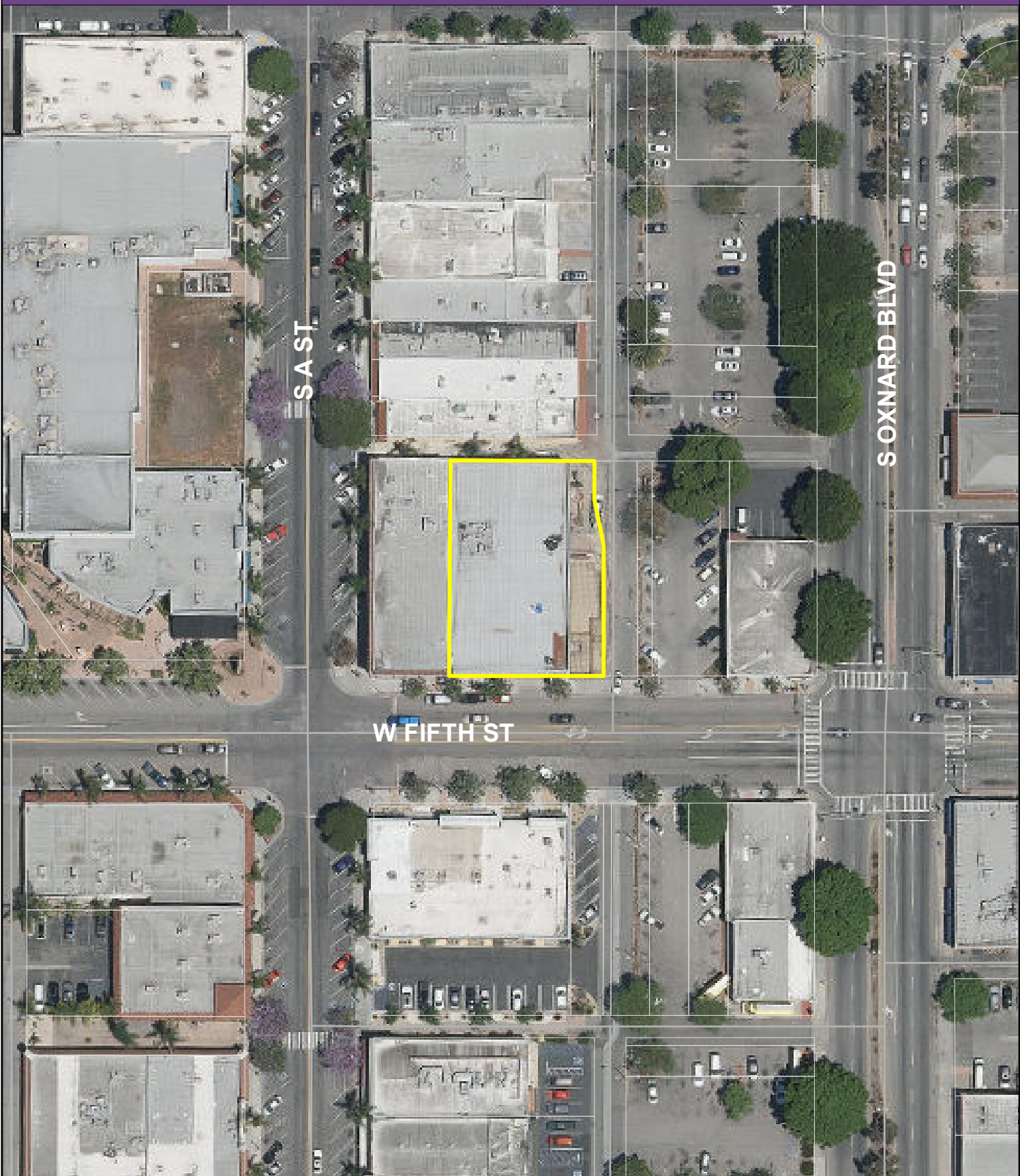
- 8) Appeal Procedure:** In accordance with OCC Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate 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, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Police Department Report
- E. City Council Resolution No. 11,896
- F. Draft Resolution of Approval PZ 24-510-02 (Special Use Permit - Alcohol)
- G. Staff Presentation

Zoning/Specific Plan Map





Vicinity Map



2030 General Plan Land Use Map



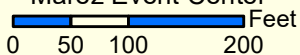
City of Oxnard GIS



Oxnard Planning

July 2, 2024

PZ 24-510-02
Location: 141 W Fifth St
APN: 2020106410
Marez Event Center



2030 General Plan Land Use Map



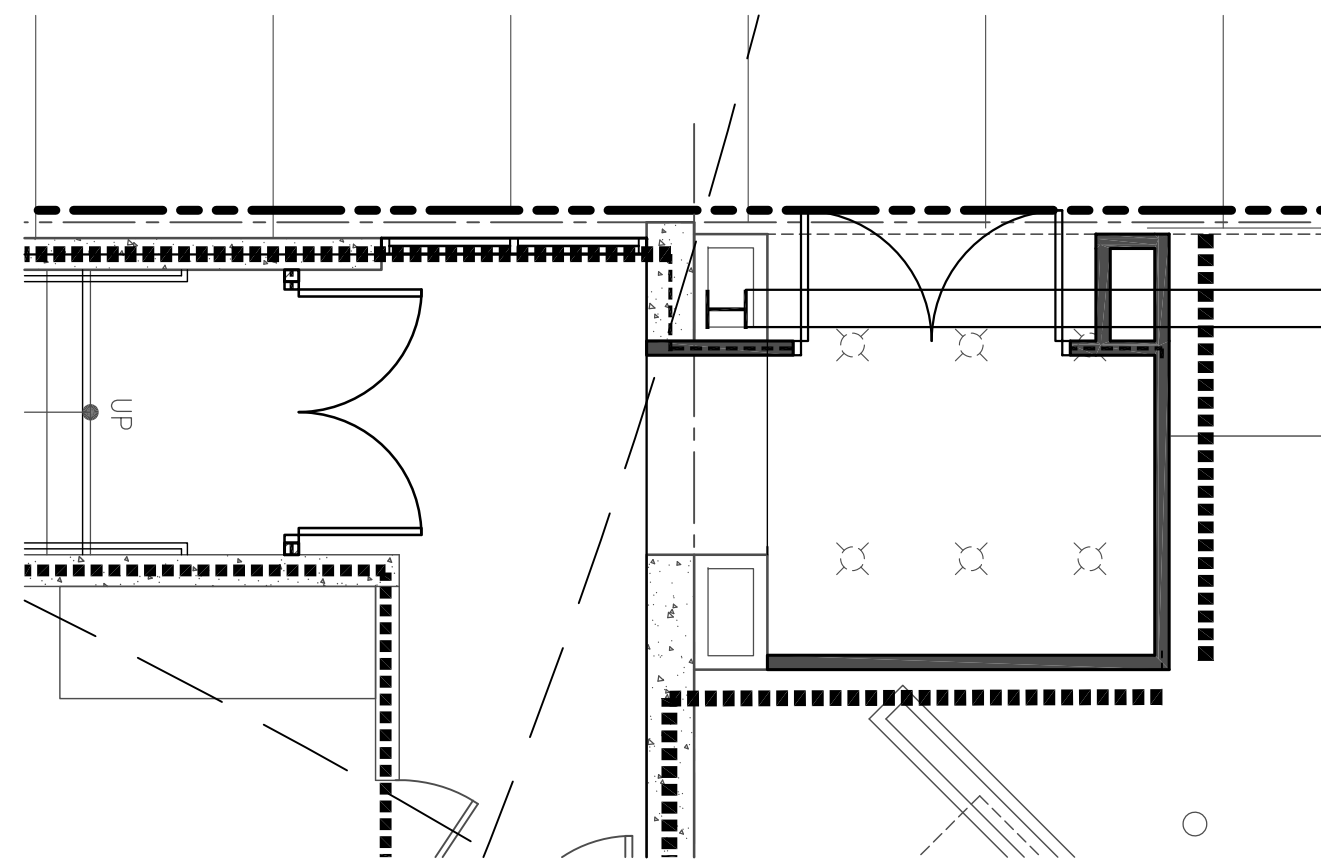
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WO TWO-WAY COMMUNICATION SYSTEM SHALL BE INCLUDED UNDER FIRE ALARM
DEFERRED SUBMITTAL:
 TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AT THE ELEVATOR
 LANDING ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES
 ABOVE OR BELOW THE STORY OF EXIT DISCHARGE.
 TWO-WAY COMMUNICATION SYSTEMS SHALL PROVIDE COMMUNICATION
 BETWEEN EACH REQUIRED LOCATION AND A CENTRAL CONTROL POINT
 LOCATION APPROVED BY THE FIRE DEPARTMENT, WHERE THE CENTRAL
 CONTROL POINT IS NOT CONSTANTLY ATTENDED. A TWO-WAY
 COMMUNICATION SYSTEM SHALL HAVE A THIRD AUTOMATIC TELEPHONE
 LINE-OUT CAPABILITY TO AN APPROVED MONITORING LOCATION. THE
 TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND
 VISUAL SIGNALS.
 DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM.
 THE INSTRUCTIONS FOR THE SUMMONING ASSISTANCE VIA THE TWO-WAY
 COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE SPECIFIC
 STORY, FLOOR LOCATION AND BUILDING ADDRESS OR OTHER BUILDING
 IDENTIFIER SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION
 SYSTEM.
ADDITIONAL SIGNAGE:
 DIRECTIONAL SIGNAGE (INDICATING THE LOCATION OF THE OTHER
 MEANS OF EGRESS AND WHICH ARE ACCESSIBLE MEANS OF EGRESS AT THE
 FOLLOWING:
 - AT EXITS SERVING A REQUIRED ACCESSIBLE SPACE BUT NOT
 PROVIDING AND APPROVED ACCESSIBLE MEANS OF EGRESS
 - AT ELEVATOR LANDINGS

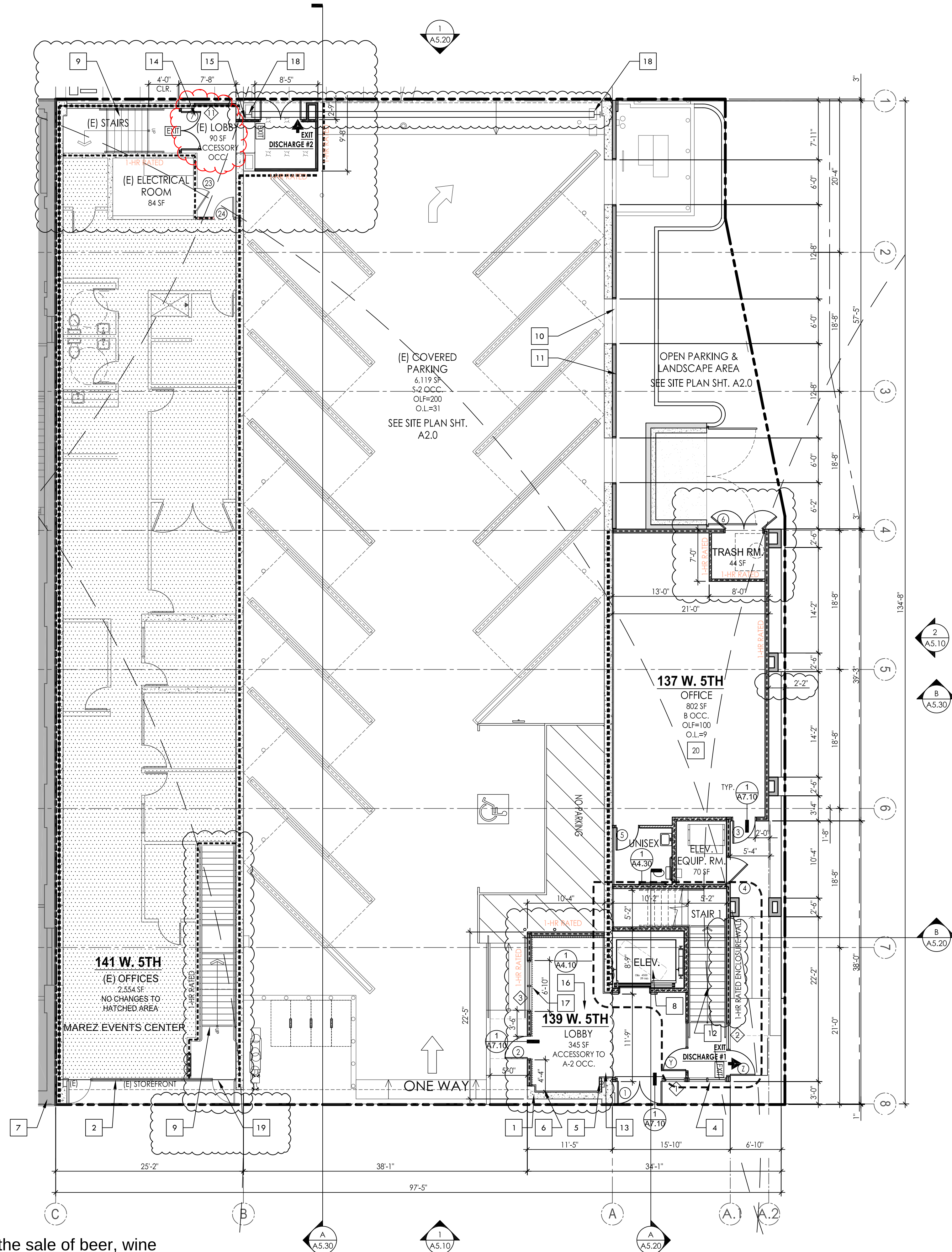
TACTILE EXIT SIGNS ARE REQUIRED AT THE FOLLOWING LOCATIONS:

PROVIDE TACTILE EXIT SIGNS PER DETAIL AT THE FOLLOWING:

- AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"
- AT EACH DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE APPROPRIATE WORDS: **"EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP".**
- EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR DOOR BY MEANS OF AND EXIT ENCLOSURE OR AN EXIT PASSAGE WAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT"
- EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD **"EXIT ROUTE".**



FIRST FLOOR PLAN
1/8" = 1'-0"



PROPOSED USE: Minor modification of SUP 13-500-04 to allow the sale of beer, wine and distilled spirits for on-site consumption (ABC Type 47) at an existing events center that is allowed to serve beer and wine through an outside caterer.

ALL IMPROVEMENTS ARE EXISTING. NO NEW CONSTRUCTION PROPOSED.

- 1 (E) MASONRY WALL W/ STUCCO FINISH TO REMAIN, PAINT PER EXISTING ELEVATIONS
- 2 (E) CLEAR ALUM. STOREFRONT SYSTEM TO REMAIN. REPLACE GLASS WITH NEW TO MATCH NEW STOREFRONTS. SEE EXISTOR ELEVATIONS AND WINDOW SCHEDULES FOR SPECIFICATIONS
- 3 NOT USED
- 4 (N) ALUM. STOREFRONT GLAZING PER WINDOW SCHEDULES A6.10
- 5 (E) DOWNSPOUT TO REMAIN. FURR WITH 2x STUDS FINISH WITH DRYWALL. FIELD VERIFY
- 6 FINISH INTERIOR SIDE OF MASONRY WALL WITH FURRING CHANNELS AND DRYWALL. PER DETAIL 10/A7.20, TYP. WHERE OCCURS
- 7 (E) ADJACENT BUILDING
- 8 GURNEY RATED HYDRAULIC ELEVATOR - OTIS HYDROFIT 4500 7'-10" x 5'-5" INSIDE CAR DIMENSIONS, AND 4" WIDE CLEAR OPENING, SIDE SLIDE DOOR. SEE DETAIL 1-7/A7.70.
- 9 EXISTING STAIR WITH MAX. 7" HI. RISERS AND 11" MIN TREADS AND HANDRAILS AT BOTH SIDES TO REMAIN. REPAIR HANDRAILS TO PROVIDE EXTENSIONS AT TOP AND BOTTOM PER DETAILS 8 & 9/A7.30 AND PROVIDE WARNING STRIP PER DETAIL 10/A7.30
- 10 6"x6" VENTILATION OPENINGS WITHIN EXISTING MASONRY WALL, TYP. OF 3 ALONG EAST WALL. SEE GARAGE VENTILATION ON SHEET A2.00
- 11 HORIZONTAL ALUMINUM SIDING WITH 4" WIDE ALUMINUM TRIM AROUND EDGES AND WINDOW OPENINGS. INSTALLATION PER DETAIL 2 & 6/A7.20
- 12 NEW STAIR WITH HANDRAILS AT BOTH SIDES. PER DETAILS 8 & 9/A7.30 AND PROVIDE WARNING STRIP PER DETAIL 10/A7.30
- 13 FIRE EXTINGUISHER CABINET. PER DETAIL 4/A7.10
- 14 (E) DOOR TO BE REMOVED AND REPLACED WITH NEW. SEE DOOR SCHEDULES A6.10
- 15 (E) GATE TO BE REMOVED AND REPLACED WITH NEW 4" WIDE W.I. GATE WITH PANIC HARDWARE ON THE INTERIOR SIDE AND LEVER AT EXTERIOR SIDE. PROVIDE 10" HI. KICKPLATE.
- 16 (N) CONCRETE SLAB PER STRUCTURAL PLANS
- 17 (N) CONCRETE CURB PER STRUCTURAL PLANS, CONSTRUCT 2x STUD WALL ABOVE CURB
- 18 (N) STRUCTURAL COLUMN AND ASSOCIATED BRACED FRAME ABOVE. EXPOSED STEEL SHALL BE FIRE-PROTECTED PER DETAIL 9. SHEET A7.60 OR PROVIDE SPRAYED ON FIRE-RESISTIVE MATERIAL IN THICKNESS PER MANUFACTURER'S INSTRUCTION AND CBC 722.5.1.3 FOR COLUMNS AND 725.5.2.2 FOR BEAMS AND GIRDER.
- 19 EXISTING DOOR LANDING SHALL BE LEVEL AND CLEAR, 2% MAX CROSS SLOPE IN ANY DIRECTION. EXISTING DOOR THRESHOLD SHALL COMPLY WITH DETAILS.
- 20 NEW OFFICE LEASE SPACE ADDRESS SHALL BE COORDINATED GEORGE ROBERTS AT CITY OF OXNARD AT TIME OF PERMIT ISSUANCE. CONTACT GEORGE ROBERTS AT (805)-385-7890.

A. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.

B. OWNER TO SELECT ALL INTERIOR PAINT COLORS AND ALL FINISHES SHOWN ON THIS PLAN.

C. ALL MAIN EXIT DOORS SHOULD HAVE A READILY VISIBLE, DURABLE SIGN ABOVE THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHOULD BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND.

1. WINDOW NUMBERS 3 & 4 IN LOBBY ARE $\frac{1}{2}$ HOUR FIRE WINDOWS. WITH GLAZING TO BE MARKED AS OH-45 OR W-60 PER TABLE 716.6
2. WALL ASSEMBLY IN THIS LOCATION TO BE MINIMUM 1-HOUR RATED OCCUPANCY SEPARATION WALL.
3. TOTAL AREA OF FIRE GLAZING SHALL NOT EXCEED 25% OF TOTAL WALL AREA;
 TOTAL WALL AREA = 9' TALL x 32'-10" = 295 SF
 25% OF 295 = 73 SF MAX.

PROPOSED WINDOW = 6'-1" WIDE X 7' TALL = 42 SF...O.K.

2x FURRED EXTERIOR WALL PER ELEVATIONS SHEET AS.1

EXISTING STUD INTERIOR WALL TO BE REMOVED

(E) INTERIOR STUD FRAMED WALL TO REMAIN

(E) CONCRETE BLOCK WALL TO REMAIN

(E) CONCRETE BLOCK WALL TO REMAIN, 1 HOUR RATING

2x WOOD STUDS, @ 16" O.C. WITH 5/8" TYPE X GYP. BD. AT BOTH SIDES, 1 RATED HOUR SHAFT

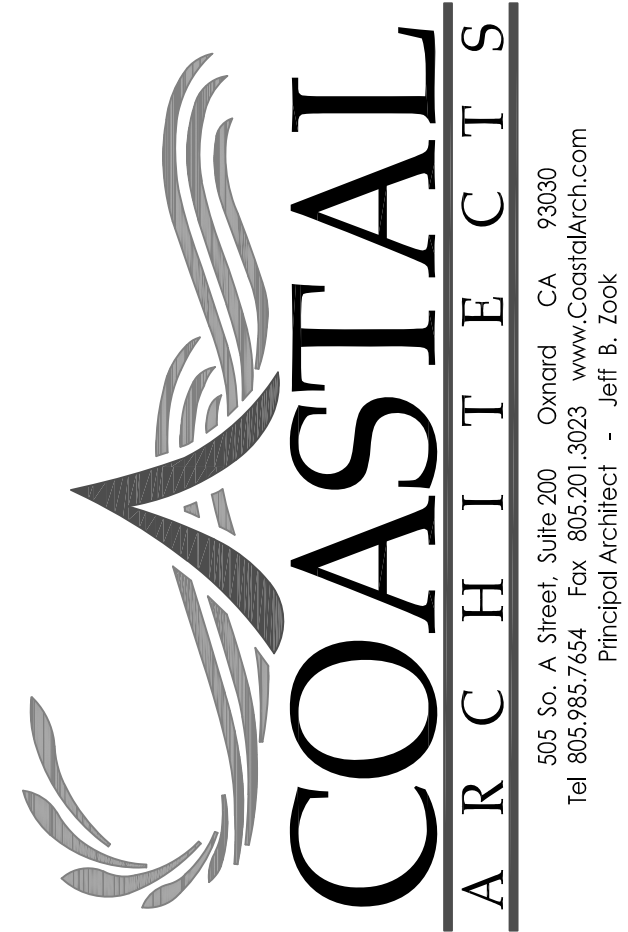
1 HOUR RATED EXTERIOR WALLS: WOOD STUDS PER STRUCTURAL PLANS (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE X GYP. BD. INT. SIDE AND EXT. PLASTER AT EXTERIOR SIDE. W/- R-19 BATT INSULATION. SEE DETAIL 1, SHEET AT.00

INTERIOR WALLS: 6" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE X GYP. BD. EA. SIDE. W/- R-19 BATT INSULATION (FOR SOUND)

INTERIOR WALLS: 3-5/8" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE X GYP. BD. EA. SIDE. W/- R-15 BATT INSULATION (FOR SOUND)

1-1/2" FURRING CHANNELS @ 24" O.C. HORIZONTAL. W/5/8" GYP. BD. AT EXPOSED SIDE

ILLUMINATED EXIT SIGN; SEE ELECTRICAL PLANS FOR EXACT LOCATION OF EXITS AND EMERGENCY LIGHTING. NOTE: MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.



Consultants:

Project Designed For:

**Marez
Events Center**

BUILDING ADDITION & TENANT IMPROVEMENT
137, 139, 141 W. Fifth Street
Oxnard CA 93030

Revisions:

REV. NO.	DATE	DESCRIPTION OF REVISIONS
--	08/16/2016	BUILDING & SAFETY - 1ST SUBMITTAL
1	11/16/2017	BUILDING & SAFETY - 2ND SUBMITTAL
2	05/28/18	BUILDING & SAFETY - 3RD SUBMITTAL
3	09/13/18	BUILDING & SAFETY - 4TH SUBMITTAL
4	03/12/19	BUILDING & SAFETY - 5TH SUBMITTAL

Approvals:

DATE:	2016.03.01	Project Designer:	MFS
SCALE:	AS SHOWN	APPROVED:	
PROJECT:	160202		
DRAWN:	LE		

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Sheet Title:

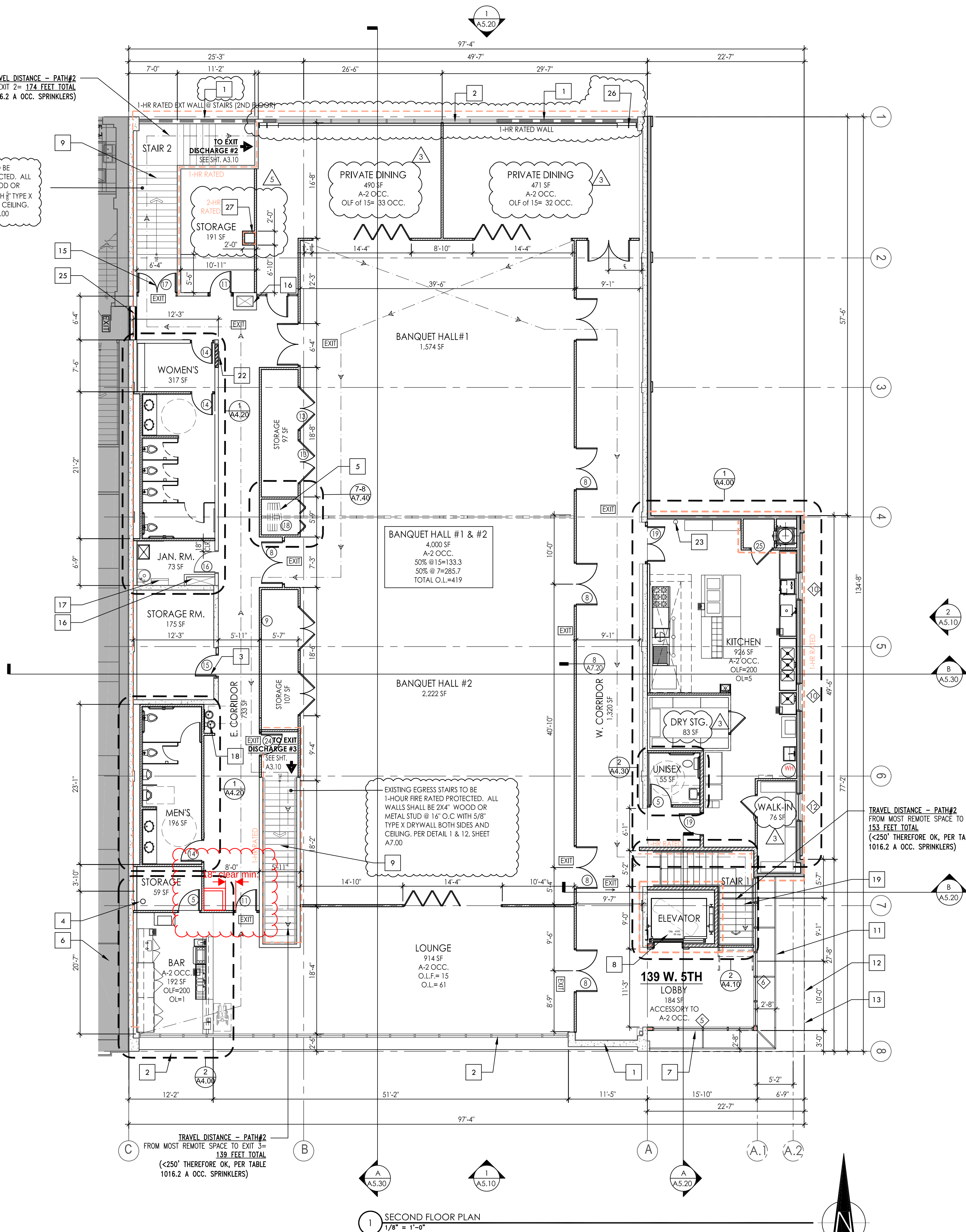
1st FLOOR PLAN

Sheet Title:

A3.1

TRAVEL DISTANCE - PATH#2
FROM MOST REMOTE SPACE TO EXIT 3= 174 FEET TOTAL
(<250' THEREFORE OK, PER TABLE 1016.2 A OCC. SPRINKLERS)

EXISTING EGRESS STAIRS TO BE
1-HOUR FIRE RATED PROTECTED. ALL
WALLS SHALL BE 2X4" WOOD OR
METAL STUD @ 16" O.C WITH 5/8" TYPE X
DRYWALL BOTH SIDES AND CEILING.
PER DETAIL 2 & 7, SHEET A7.00



ALL IMPROVEMENTS ARE EXISTING. NO NEW CONSTRUCTION PROPOSED.

KEY NOTES

- (E) METAL STUDS WALL AT SECOND FLOOR, W./ EXTERIOR STUCCO FINISH TO REMAIN. PAINT PER EXTERIOR ELEVATIONS. WALL TO BE RETROFITTING PER ELEVATION 1, SHEET A5.20. REFER TO DETAIL 15 ON SHEET A7.00
- (E) CLEAR ALUM. STOREFRONT SYSTEM TO REMAIN. REPLACE GLASS WITH NEW TO MATCH NEW STOREFRONTS. SEE EXTERIOR ELEVATIONS AND WINDOW SCHEDULES FOR SPECIFICATIONS
- (E) SAFE DOOR
- FIRE RISER LOCATION. SEE SPRINKLER DRAWINGS. UNDER SEPARATE PERMIT AND SUBMITTAL
- SINGLE OPENING FOLDING DOOR/WALL ASSEMBLY. HUFCOR 632 SERIES- STC 51 (10.2 LBS/SF) TOP SUPPORTED, CENTER STACK. MANUALLY OPERATED. SEE DETAILS 7 & 8/A7.40
- (E) ADJACENT BUILDING
- (N) ALUM. STOREFRONT GLAZING PER WINDOW SCHEDULES A6.10
- GURNEY SIZED ELEVATOR. PER DETAIL 1/A7.70
- EXISTING STAIR WITH MAX. 7" HI. RISERS AND 11" MIN TREADS AND HANDRAILS AT BOTH SIDES TO REMAIN. REPAIR HANDRAILS TO PROVIDE EXTENSIONS AT TOP AND BOTTOM PER DETAILS 8 & 9/A7.30 AND PROVIDE WARNING STRIP PER DETAIL 10/A7.30
- NOT USED.
- DECORATIVE ALUM. SCREEN. SEE EXTERIOR ELEVATIONS
- 6" CANOPY BELOW. FINISH TO MATCH EXISTING. PER DETAIL 11/A7.50
- LINE OF ROOF BROW ABOVE
- NOT USED.
- (E) DOOR TO BE REMOVED AND REPLACED WITH NEW. SEE DOOR SCHEDULES A6.10
- (E) HVAC SHAFT TO REMAIN. SERVES (E) OFFICE ON GROUND FLR.
- (E) ROOF ACCESS LADDER. TO REMAIN
- HI-LOW WATER FOUNTAINS PER DETAIL 5/A7.10
- NEW STAIR WITH HANDRAILS AT BOTH SIDES. PER DETAILS 8 & 9/A7.30 AND PROVIDE WARNING STRIP PER DETAIL 10/A7.30
- NOT USED
- BUILT-UP ROOFING. SEE ROOF PLANS
- FIRE EXTINGUISHER CABINET. PER DETAIL 4/A7.10
- TYPE K FIRE EXTINGUISHER. MOUNT PER DETAIL 4/A7.10
- NOT USED.
- (E) 2-HOUR RATED WALL TO REMAIN. REMOVE (E) W.I. DOOR AND PATCH WITH DRYWALL
- (N) STRUCTURAL COLUMN AND ASSOCIATED BRACED FRAME ABOVE. EXPOSED STEEL SHALL BE FIRE-PROTECTED PER DETAIL 9, SHEET A7.60 OR PROVIDE SPRAYED ON FIRE-RESISTIVE MATERIAL IN THICKNESS PER MANUFACTURER'S INSTRUCTION AND CBC 722.5.1.3 FOR COLUMNS AND 755.5.2.2 FOR BEAMS AND GIRDERS.
- (N) 2-HOUR VERTICAL SHAFT PER 8/A7.00. SEE WALL LEGEND. THIS SHEET

NOTE:
POSTING OF OCCUPANT LOAD, TYP. AT EVERY BANQUET HALL EXIT DOOR. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT.

WALL LEGEND

- INTERIOR WALLS: 3-5/8" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. (2 HOUR RATED). GA FILE #WP 4135
- (E) INTERIOR STUD FRAMED WALL TO REMAIN
- (E) CONCRETE BLOCK WALL TO REMAIN
- 2x WOOD STUDS, @16" O.C. WITH 5/8" TYPE 'X' GYP. BD. AT BOTH SIDES, 1 RATED HOUR SHAFT
- 1 HOUR RATED EXTERIOR WALLS: WOOD STUDS PER STRUCTURAL PLANS (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP. BD. INT. SIDE, AND EXT. PLASTER AT EXTERIOR SIDE, W/ R-19 BATT INSULATION. SEE DETAIL 1, SHEET A7.00
- INTERIOR WALLS: 6" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. W/R-19 BATT INSULATION (FOR SOUND)
- INTERIOR WALLS: 3-5/8" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. W/ R-15 BATT INSULATION (FOR SOUND)
- 1-1/2" FURRING CHANNELS @ 24" O.C. HORIZONTAL. W/5/8" GYP. BD. AT EXPOSED SIDE
- ILLUMINATED EXIT SIGN. SEE ELECTRICAL PLANS FOR EXACT LOCATION OF EXIT SIGNS AND EMERGENCY LIGHTING. NOTE: MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED.
- 1 HOUR RATED INTERIOR WALLS: 3-5/8" MTL. STUD @ 16" O.C. (GA PER STRUCTURAL PLANS) WITH 5/8" TYPE 'X' GYP.BD EA. SIDE. W/ R-15 BATT INSULATION (FOR SOUND)



505 So. A Street, Suite 200
Tel 805.985.7654 Fax 805.201.3023
Oxnard CA 93030
www.CoastalArch.com
Principal Architect - Jeff B. Zook

Consultants:

Project Designed For:

Marez Events Center

BUILDING ADDITION & TENANT IMPROVEMENT
137, 139, 141 W. Fifth Street
Oxnard CA 93030

Revisions:

REV. NO.	DATE	DESCRIPTION OF REVISIONS
-	08/16/2018	BUILDING & SAFETY - 1ST SUBMITTAL
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3	08/13/18	BUILDING & SAFETY - 4TH SUBMITTAL
4	03/12/19	BUILDING & SAFETY - 5TH SUBMITTAL
5	10/02/19	BUILDING & SAFETY - 6TH SUBMITTAL

Approvals:

DATE:	2016.03.01	Project Designer:	MPB
SCALE:	AS SHOWN	APPROVED:	
PROJECT:	160202		
DRAWN:	LE		

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Sheet Title:

2nd FLOOR PLAN

Sheet Title:

A3.30



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: Marez Event Center Alcohol Special Use Permit

Project Applicant: Steve Rawlings

Project Location - Specific:

141 West Fifth Street, Oxnard, California 9303, County of Ventura
Assessor Parcel Number: 202-0-106-410

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 24-510-02 (Special Use Permit - Alcohol): A request for a Special Use Permit for a new alcohol license (ABC Type 47) to authorize the sale of distilled spirits for on-site consumption within an existing event center of approximately 7,510 square feet located at 141 West Fifth Street (APN: 202-0-106-410). The proposed hours of sales are 8:00am to 12:00am (midnight) Sunday through Saturday. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Steve Rawlings, Designated Agent, on behalf of property owner Country Real Properties LLC, 1901 South Victoria Ave #202, Oxnard CA 93035.

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

Name of Person or Agency Carrying Out Project (Applicant): Steve Rawlings

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: Existing Facilities 15301
- Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects involving "negligible or no expansion of use beyond that existing at the time of the lead agency's determination" may be found to be exempt from the requirements of CEQA. The Project involves a request a request for a new alcohol license (ABC Type

47) to authorize the sales of beer, wine, and distilled spirits within a 7,510 square-foot existing event center for on-site consumption. There are no proposed changes to the square footage of the structure. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and they hereby authorize and direct the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

Lead Agency Contact Person: Serena Gonzalez, Associate Planner, 805-385-7952

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.



Police Department

Jason Benites, Chief of Police

July 23, 2024

To: Joe Pearson II, Planning Division Manager
Serena Gonzalez , Associate Planner

From: Edgar Fernandez, Patrol Support Division Commander
Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist

Subject: Marez Event Center, 141 W. Fifth Street
PZ 24-510-02, Alcohol SUP Review (ABC Type 47)

Site Information:

The applicant is requesting an Alcohol Special Use Permit for an existing event center within the Downtown Core. The business has been in operation since 2023 using outside vendors with food catering and alcohol service. The applicant is seeking an ABC Type 47 Restaurant License to sell beer, wine and spirits on the premises.

The business site is located on Fifth Street between Oxnard Boulevard and A Street within Hobson Park East Neighborhood.

The Police Department is recommending that the service of alcoholic beverages are limited to the hours of 8 A.M. to 12 A.M.(Midnight). Under "Special Conditions", there are provisions for the business to serve alcoholic beverages to 1 a.m. six times a year for special events.

Concentration, Crime and Policing Services

Concentration of retail alcohol outlets and crime can have a significant impact on public safety and the delivery of police services. The State of California¹ and the City of Oxnard² have established standards to weigh concentration factors, and, when appropriate, mitigations to address those factors. The below charts identify nearby retail alcohol establishments.

¹ *Concentration Standards for the State of California: §23958.4 Business and Professions Code*

² *Concentration Standards for the City of Oxnard: Council Resolution 11,896*

Alcohol outlets located within 350 Feet

#	Business Name	Address	A B C T y p e	A S U P	O n / O f f - S a l e	Premise	Alcohol	Alcohol Hours *
1	Pacificos Sushi Mex	455 S. A St.	47	Y	On	Restaurant	Beer Wine Spirits	7a-1a
2	Downtown Cafe	221 W. Fifth St.	41	Y	On	Restaurant	Beer & Wine	7a-1a
3	La Vero's Mexican Seafood	231 W. Fifth St.	47	Y	On	Restaurant	Beer Wine Spirits	7a-1a
4	Katrina's Banquet Hall	529 S. A St.	47	Y	On	Restaurant	Beer Wine Spirits	7a-12a

*Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.

Alcohol outlets located between 350 Feet and 1000 Feet

#	Business Name	Address	A B C T y p e	A S U P	O n / O f f - S a l e	Premise	Alcohol	Alcohol Hours *
1	La Mexicana Market	601 S. A St.	20	N	Off	Market	Beer & Wine	6a-2a
2	Otani's	610 S. A St.	41	N	On	Restaurant	Beer & Wine	6a-2a
3	El Dorado Cafe	601 S. Oxnard Bl.	47	N	On	Restaurant	Beer Wine Spirits	6a-2a
4	Cielito Lindo	635 S. Oxnard Bl.	47	N	On	Restaurant	Beer Wine Spirits	6a-2a
5	El Miramar	653 S. Oxnard Bl.,	47	N	On	Restaurant	Beer Wine Spirits	6a-2a
6	Vida Live	658 S. Oxnard Bl.	48	Y	On	Nightclub	Beer Wine Spirits	7a-1:30a
7	Corner Pocket	658 S. A St.	40	N	On	Billiards Hall	Beer	6a-2a
8	Sabor	128 E. Sixth St.	41	Y	On	Restaurant	Beer & Wine	7a-10p
9	Tacos El Diablo	509 S. C St.	41	Y	On	Restaurant	Beer & Wine	7a-9p
10	Ruby's	348 S. Oxnard Bl.	47	Y	On	Restaurant	Beer Wine Spirits	8a-1:30a
11	Bahia Del Mar	349 S. Oxnard Bl	47	N	On	Restaurant	Beer Wine Spirits	6a-2a

City Council Resolution 11, 896 establishes that there is undue concentration if there exists an alcohol establishment of a similar type within 350 feet of the applicant site. As noted on the chart above, there are no event centers with alcohol licenses within 350 feet of the applicant site. This establishes that there is not an undue concentration under City standards.

State standards for undue concentration are established under Business and Professions Code Section 23958.4.

(a) For purposes of Section 23958, "undue concentration" means the case in which the applicant premises for an original or premises-to-premises transfer of any retail license are located in an area where any of the following conditions exist:

- 1) The applicant premises are located in a crime reporting district³ that has a 20 percent greater number of reported crimes, as defined in subdivision c, than the average number of reported

³ Oxnard P.D. does not collect crime data based on reporting districts. For the purposes of concentration of alcohol establishments, the crime stats are compared by 1000-foot annular areas.

crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.

- 2) *As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises is located.*
- 3) *As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.*

In the case of the applicant site, the annular crime rate is significantly above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P.

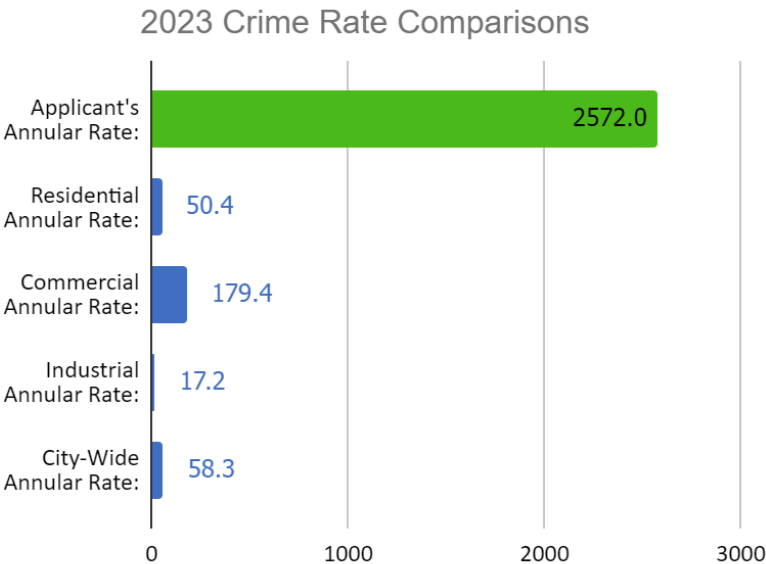
Currently there are six on-sale licenses within the applicant’s census tract. According to the ABC, seven on-sale licenses are permitted within this census tract.

Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4, however, the crime rate is above the established State standard.

Crime Statistics Review:

For comparison purposes the Police Department calculates the average number of NIBRS⁴ Group A and B events that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2023. The average city-wide, annular average of Part I and II crimes is 58.3.

The average number of Group A and B events in the applicant’s 1000 feet annular area is 2572. This is significantly higher than commercial properties citywide and can be best illustrated in the graph below:



⁴ NIBRS - The National Incident Based Reporting System is an incident based data collection process local law enforcement agencies use to collect and report crime stats annually to the FBI. NIBRS replaces the Uniform Crime Report data collection system that was initiated in 1929.

Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem and has not required any specific attention. He added that the staff at the center has worked with the Police Department in addressing neighborhood problems.

Community Input

Businesses:

Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol. Those interviewed believed there would be no issues with the event center serving alcoholic beverages.

Area Residents:

The neighborhood chairperson was briefed concerning this application. He had no objections to the project.

Conclusion

Marez Event Center has been operating since 2023 utilizing catering services to provide food and alcoholic beverages. The only incidents at the location since their opening were two false alarms. The applicant has chosen to move forward with acquiring their own ABC License for the business.

Concentration, Public Convenience and Necessity

As previously discussed, the site of the proposed establishment is within an area of the City where there is an "undue concentration" of alcoholic beverage establishments within the meaning of section 23958.4(a)(1) of the Business and Professions Code. As previously noted, the crime is significantly higher than the City-wide average and is above the State standard.

The proposed establishment is located where there is a significant number of other alcoholic beverage establishments. Within 1000-feet of the proposed establishment there is one off-sale and fourteen on-sale establishments. Authorizing an additional establishment would further contribute to the already existing undue concentration of such uses. However, a finding of public convenience can be made for this proposal as it is the applicant's business will provide a much needed event center facility in the Downtown area authorized to serve alcoholic beverages. Such sites serve a community need to have a variety of facilities to serve families and community groups for special event activities.

The undue concentration of alcohol outlets in the area near the proposed establishment is significant and the area suffers from a significant elevated crime rate. However, it is

not uncommon in many cities to experience undue concentration of alcohol outlets and elevated crime rates in downtown business districts. The very nature of downtowns requires the concentration of business establishments, government services and public and private social services. Additionally, downtowns experience elevated levels of vehicular and pedestrian traffic, homeless related issues, and a higher level of general activity than any other part of a city. An active downtown is vital for a city. Dining, entertainment and gathering places are integral to a successful downtown. The Marez Event Center has established itself as a responsible business. The authorization of this Alcohol Special Use Permit allows the City to place reasonable operational standards on the business to establish best practices.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

Police Operating Conditions

On-Sale Restaurant /Event Center

RBS Training

1. Permittee, managers and servers shall complete an approved course in Responsible Beverage Service (RBS) sponsored or approved by either the California Department of Alcohol Beverage Control or the Chief of the Oxnard Police Department within thirty (30) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department. The ABC website for their RBS training is [Responsible Beverage Service \(RBS\) Training | Alcoholic Beverage Control \(ca.gov\)](https://www.bac.ca.gov/Training/Responsible-Beverage-Service-Training/). The RBS card shall be renewed every three years by taking an approved course otherwise, the card will be considered invalid. (PL/PD)
2. A copy of these conditions and a log of employees who have completed Responsible Beverage Service training must be maintained on the premises and made available upon the demand of by any representative of the Oxnard Police Department.

Hours

3. Sales of alcohol may only occur between the hours of 8:00 A.M. and 12 A.M.(Midnight) (*see provision for extension of service hours in "Special Conditions"*) (PL/PD)

Food & Beverage Service

4. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food sold on the premises during the same period. Permittee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)
5. The premises shall be equipped and maintained in good faith as a bona fide restaurant/event center and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)
6. The permittee shall have a Certified Food Handler on-duty at all times the business is open to support the service of its menu. (PD)
7. The permittee shall maintain records in accordance with Health and Safety Code 113790 which requires any employee who handles food shall have a California Food Handler Card. (PD)
8. Permittee shall offer an assortment of food items to customers at all times that alcohol is being served. A menu of food items, including appetizers, entrees and desserts, shall be available at all times that alcohol is available for sale, and employees will encourage guests to purchase and consume food items along with their alcoholic beverages, as part of its commitment to responsible beverage service. The menu shall not be reduced in number or substance at any time alcohol is being served other than for reasonable, unforeseen reasons (lack of product...). (PD)
9. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than a 25% reduction from regular prices) that are meant to encourage greater consumption of alcohol such as during "happy hour" type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a "happy hour" or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and are actually encouraged. (PD)
10. Alcohol shall be served in containers that are distinct from the beverage cups or containers used for coffee or other non-alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher or similar high-capacity containers exceeding 25 oz. total. The design of containers for the service of alcoholic beverages shall be approved by the Chief of Police or his designee. (PD)

11. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area. (PD)
12. Employees involved in the sale or service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances. (PD)
13. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within 48-hours of being applied. (PD/PL)
14. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter in the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)
15. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
16. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)
17. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)
18. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit conditions and/or a permit/license issued by the California Department of Alcoholic Beverage Control ("ABC"), or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing on the revocation of the permit by the Community Development Director to be held no more than 30-days after the suspension begins. (PD)

License/Permit

19. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee. (PD)
20. Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

21. The permittee shall participate, when requested and reasonable, in programs and efforts of the Oxnard Police Department to inform and educate the patrons of alcohol establishments on the dangers of driving under the influence of alcohol or drugs. (PD)
22. A copy of these conditions must be maintained on the premises and made available upon the demand of any representative of the Oxnard Police Department at all times. (PL/PD)

Security Features

23. Prior to commencing the sale of alcohol permitted by this permit, the permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits, and any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
 - d. The video system shall utilize a Digital Video Recorder (DVR) and/or cloud based system. VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door or entrance to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
 - h. The camera system shall operate 24-hours a day, 7-days a week.
 - i. At a minimum one camera shall be dedicated to capture activity in the kitchen.
 - j. Cameras shall be located inside as well as outside the premises to monitor general activity.
24. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

Operational Standards

25. Deliveries of alcoholic beverages off-site are prohibited as a function of this alcohol Special Use Permit.
26. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)

27. The permittee shall participate in programs, when requested and reasonable, by the Oxnard Police Department to inform and educate patrons on dangers of driving under the influence of alcohol or drugs. (PD)
28. The permittee's Internet presence shall be consistent with these conditions. Any site or Internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)
29. Should an event occur within the business, the permittee or managing/supervising employee shall provide to the Oxnard Police Department, in a timely manner, any video recording documenting activity within and around this business relative to the event when it involves:
 - a. The service or sales of alcoholic beverages under the scope of this permit or ABC license.
 - b. Any crime of violence and there is an urgency to identify the suspect or true circumstances to protect the safety of an individual or the public at large.
 - c. Any theft occurring within the business.

Crime Prevention Best Practices

30. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
31. Permittee shall have a drop-safe installed or establish other responsible cash handling procedures to allow employees to safely secure receipts between bank deposit trips. (PD)
32. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
33. The area surrounding premises under the reasonable control of the Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons in or about the area. (PD/PL)

Entertainment

34. Oxnard City Ordinance 11-185 establishes the circumstances when security personnel are required at an entertainment venue. Permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized

to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations. (PD)

Signage

35. There shall be no advertising of alcoholic beverages visible from the outside, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
36. There shall be no posters or signs on the windows other than those required by permit or statute or otherwise specifically approved by the Planning Division. (PL/PD)
37. In the areas outside the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverage is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)
38. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

Site Design

39. There shall not be any portable bar where alcoholic beverages are stored or served. (PD)
40. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)
41. Any change in the floorplan as established at the time of the issuance of this permit that may intensify the use or service of alcohol shall require a minor modification permit. Such change would include, but not be limited to increasing the number of seats at a bar, expansion of hours beyond those established in this permit, or the creation of a bandstand or other area for the use of entertainment.

Permit Restrictions

42. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without DDR or SUP review and approval by the Police Chief or designee and the Community Development Director. (PD)

43. Upon any individual transfer (person to person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing DDR shall be initiated, and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)
 44. Prior to the issuance of this permit, the permittee shall submit and have approved a security plan which details the camera system, alarms, guard post orders and other security related matters and policies.
 45. Customers ordering alcoholic beverages shall not take the beverage(s) away from the premises. Menus shall have language that advises customers that alcoholic beverages are served for on-site consumption.
 46. Credible evidence of any of the below issues shall be grounds to change the hours of alcohol sales under this permit or hours allowed for dancing under a Dance Permit. Such action would be taken using the hearing process as outlined in the Oxnard City Code.
 - a. Evidence of over-service of alcohol to patrons. This may be established through the annual Place of Last Drink Report issued by the Ventura County Department of Behavioral Health, or, through arrests at or near the business for public intoxication or DUI where the arrestee was a patron of the business.
 - b. Service of an alcoholic beverage to a minor.
 - c. Evidence that the gross sales of alcohol exceeded the gross sales of food during a previous quarter.
 - d. Failure to submit, when requested, quarterly fiscal documentation to the Police Department 45-days after the close of the quarter. Documentation shall include but not be limited to: profit and lost statements which specifically illustrated gross alcohol and gross food sales and filings to the Department of Tax and Fee Administration. Sales of merchandise and services shall not include either the calculation of gross alcohol or gross food sales.
 47. Permittee shall provide the Police Department a point of contact for notifications and exchange of information. To update the Police Department on this designated point of contact an email shall be sent to:
specialprojects@oxnardpd.org. The email shall include the name of the business, address, name of the primary contact person, their role with the business, their email address and a phone number.
 48. Any change in the customer seating that would create a bar or other alcohol centric customer area will prompt the need for a new Alcohol Special Use Permit and Review.
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Police Special Conditions

49. The permittee may request an extension of hours up to 1A.M. for no more than six times in a calendar year to accommodate special activities (ie: New Year's Eve, Mother's Day) to expand the hours of operation and alcohol service beyond the hours identified in the conditions of this permit and to allow for entertainment. The one-day extension of hours may be denied if there has been a documented violation of these conditions during the 12-month period prior to date of the planned one-day event or any other circumstance where it is believed that the event would disturb neighboring uses or require additional police resources to monitor the event. To request an extension of hours send an email at least 30-days prior to the event date to: specialprojects@oxnard.org and on the subject line identify your business' name and state "Request for Extension of Hours. A Police Department staff member should respond to this request within 5-business days.
50. The parking facility on the first floor of the site shall be illuminated from dusk to dawn and shall be in compliance with Title 24, Part 6, of the California Code of Regulations and Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall be no more than 15 foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted.
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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11.896

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF OXNARD ADOPTING STANDARDS FOR
DETERMINING APPLICATIONS FOR SPECIAL USE
PERMITS TO SELL ALCOHOLIC BEVERAGES

WHEREAS, any person wishing to sell alcoholic beverages in the State of California must obtain a license to do so from the Department of Alcoholic Beverage Control; and

WHEREAS, Business and Professions Code Section 23790 provides that the Department of Alcoholic Beverage Control shall not issue a retail license "for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city"; and

WHEREAS, the City of Oxnard has enacted zoning ordinances restricting the sale of alcoholic beverages to certain zones and requiring that a person wishing to sell alcoholic beverages in such zones first obtain a special use permit; and

WHEREAS, section 34-147 of the Oxnard City Code provides in part:

"Before a special use permit may be granted, the applicant must show and the planning commission must find that the proposed use is in conformance with the general plan and other adopted standards and that the following conditions are met:

"(a) The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted where the commission 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."

WHEREAS, based on the experience of the Police Department that there is a relationship between crime and the consumption of alcohol and that establishments selling alcohol are incompatible with certain adjacent uses, the City Council wishes to adopt standards for determining when granting applications for special use permits to sell alcoholic beverages would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety and general welfare; and

WHEREAS, this resolution applies only to the determination required by subsection (a) of section 34-147 of the City Code, and does not dispense with the requirement that in order to grant a special use permit to sell alcoholic beverages the application must satisfy the remainder of section 34-147; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a negative declaration for the adoption of this resolution ("the project"), and the City Council has considered the proposed negative declaration, together with any comments received during the public review process, finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and approves the negative declaration.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. City Council Resolution No. 8597 is repealed.

2. The Planning and Environmental Services Division of the Development Services Department shall refer to the Police Department applications for special use permits to sell alcoholic beverages at retail. The Police Department shall prepare and submit to the secretary of the Planning Commission, at least ten calendar days before the date set for hearing on the special use permit, a written report on the following matters:

(a) The name and address and a description of the type of all establishments selling alcoholic beverages within 1,000 feet of the location for which the special use permit is applied. As used in this resolution, "the type" refers to the nature of the business (e.g., grocery store, liquor store, bar or restaurant), not to the type of State Alcoholic Beverage Control license issued to or sought for the business.

(b) The annual number of incidents involving police responses within 1,000 feet of the location for which the special use permit is applied and how this number compares to the City average of police responses.

(c) The likelihood that granting the application will create or significantly aggravate police problems at or near the subject location.

(d) A list of conditions recommended for inclusion in the special use permit to minimize police problems if the application is granted. One such condition shall be that the applicant provide Responsible Beverage Sales and Service (RBSS) training to all operators and employees of the establishment within 30 days of their employment. The applicant may apply to the Police Department for a waiver of RBSS training for temporary or short-term employees.

3. The Planning Commission shall consider the report, as well as any other relevant evidence, in determining whether, under subsection (a) of section 34-147 of the City Code, granting an application for a special use permit to sell alcoholic beverages at retail would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the

public health, safety or general welfare. Before making such determination, the Planning Commission shall make the following findings, as well as any other relevant findings:

(a) The proposed use is not likely to create or significantly aggravate police problems within 1000 feet of the location for which the special use permit is applied; and

(b) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

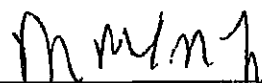
4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

PASSED AND ADOPTED this 6th day of February, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza, Holden and Lopez.

NOES: None.

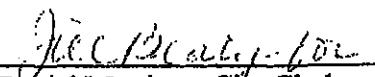
ABSENT: None.



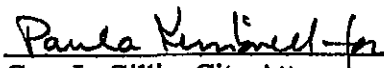
Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



Daniel Martinez, City Clerk



Gary L. Gillig, City Attorney

RESOLUTION NO. 2024 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-510-02 (SPECIAL USE PERMIT - ALCOHOL), TO ALLOW FOR A NEW ALCOHOL LICENSE (ABC TYPE 47) TO AUTHORIZE THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR ON-SITE CONSUMPTION WITH FOOD SALES WITHIN AN EXISTING EVENT CENTER OF APPROXIMATELY 7,510 SQUARE FEET LOCATED AT 141 WEST FIFTH STREET (APN: 202-0-106-410), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY STEVE RAWLINGS, DESIGNATED AGENT, ON BEHALF OF PROPERTY OWNER COUNTRY REAL PROPERTIES LLC, 1901 SOUTH VICTORIA AVE #202, OXNARD CA 93035.

WHEREAS, on April 22, 2024, Steve Rawlings, (the “**Applicant**” and/or “**Permittee**”) on behalf of property owner Country Real Properties LLC, submitted a request to a new Alcohol Beverage Control (ABC) Type 47 to sell beer, wine, and distilled spirits for on-site consumption 8:00 a.m. to 12:00 a.m. (midnight) daily. The subject property is an existing event center located at 141 West Fifth Street (the “**Project**”); and

WHEREAS, on August 1, 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. 24-510-02 (Special Use Permit - Alcohol), filed by Steve Rawlings in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 Categorical Exemption (Section 15301). Further, the project does not trigger any of the 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 Downtown (DTN) and within the Downtown Core (DT-C). The Project is surrounded by commercial developments. 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 alcohol is consistent with the 2030 General Plan and the Oxnard City Code 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 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 Special Use Permit request for alcohol will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential, commercial, and industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by commercial, residential and 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 project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

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

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

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

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

1) The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

As described in the Staff Report, the subject site is within the Downtown Core (DT-C) zoning district, with a 2030 General Plan designation of Downtown (DTN). The existing 7,510 square-foot event center requests a new ABC Type 47 license to sell beer, wine, and distilled spirits for on-site consumption from 8:00 a.m. to midnight daily is consistent with the General Plan and zoning designation. The ability to sell alcohol for on-site consumption in the Downtown is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard Downtown Code Section 16-148. Therefore, the request for a new ABC Type 47 license is in conformance with the 2030 General Plan and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

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

As described in the Staff Report, the Project will allow the sale of beer, wine, and distilled spirits for on-site consumption at an existing event center. According to the Police report there is an undue concentration under the established City Standards and the crime rate in the area is significantly higher than the rest of the City. Although this is the case, this is typical of Downtown areas and the Police Department does not believe that it will be detrimental to the surrounding area.

In addition, the Project will be subject to conditions of approval as recommended by the Oxnard Police Department Alcohol SUP Report to prevent aggravation of policing issues. Therefore, as conditioned, the proposed new Type 47 License will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health safety or general welfare. The Project will not aggravate policing issues when properly regulated through the imposition of and compliance with the conditions of approval. Based on these factors, this business, responsibly managed, would not have an

adverse impact on area crime or demand for police services. As such, this Project meets this finding.

- 3) The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required by the conditions of approval.**

As described in the Staff Report, the proposed new Type 47 license to sell alcohol (beer, wine, and distilled spirits) sales will occur entirely within an existing building that is adequate for the proposed sales.

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

The project site is currently served by existing infrastructure which includes West Fifth Street. The proposed new Type 47 license is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed new Type 47 license for alcohol sales will be served by highways adequate in width and improved as necessary to carry project-generated traffic. As such, this Project meets this finding.

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

The project site is currently served by adequate sewerage, water, fire protection and storm drainage facilities. The proposed alcohol sales license will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed alcohol sales Type 47 License will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

- 6) The proposed use is not likely to create or significantly aggravate police problems within 1,000 feet of the location for which the special use permit is applied.**

The Project will not create, or significantly aggravate police problems within 1,000 feet of the location for which the Special Use Permit is requested, as discussed in the Staff Report and Oxnard Police Department Alcohol SUP Report. The event center is already an established business that currently uses caterers to serve alcohol and they have not generated any issues thus far. Based on the conditions to be placed on the business and the input from the community as well as the Beat Coordinator, there is no reason to oppose this application. As such, this Project meets this finding.

- 7) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1,000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be**

added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

As described in the Staff Report, and Oxnard Police Department Alcohol SUP Report, there are 15 establishments with an alcohol license within 1,000 feet of the subject property. The Police Department has determined that based there is an undue concentration under the established City Standards.

The annual crime rate is far above the average annual citywide rate and above the standard established in the California Business and Professions Code Section 23958.4(1). This is typical of downtown areas and the Police Department believes the approval of the permit will not be detrimental to the community. Currently, there are no other permits of the same type within the applicant's census tract. Because of this a finding of public convenience can be made for this project. The event center gives residents a place to have events and consume alcoholic beverages responsibly which helps with the continued activation of the Downtown area.

This Finding is further supported by the fact that the project will be in a well-established, well-maintained event center where conditions required by this permit will help to keep the community safe. Therefore, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (replacing type 20 with 21 license) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15301 (Class 1) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to sell alcohol for on-site consumption within an existing event center and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment. 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 24-510-02 (Special Use Permit - Alcohol), 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

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 and use 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 August 1, 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, Applicant accepts all of the conditions and obligations imposed by this permit

and waives any challenge to the validity of the conditions and obligations stated therein (CA, G-5).

4. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process (CA, G-6).
5. 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).
6. Applicant shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager (PL, G-8).
7. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, G-10).
8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the Project property (FD, G-12).
9. Applicant shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief (FD, G-13).
10. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the Oxnard City Code (CA, G-14).

PLANNING DIVISION SPECIAL CONDITIONS

11. This permit shall automatically be void 12 months from the date of issuance of the Certificate of Occupancy of the proposed building, unless the Applicant has received a License Type 47 from the State Department of Alcoholic Beverage Control to sell alcoholic beverages on the Project property (PL).

12. Unless the use is inaugurated no later than 12 months from the date of issuance of the Certificate of Occupancy of the proposed building and is diligently pursued thereafter, this approval will expire pursuant to the Oxnard City Code Section 16-553.
13. This permit shall be granted for a banquet facility only, and change to the use of the site shall require a modification to this Special Use Permit.
14. All conditions of approval from Special Use Permit 13-500-04 and Planning Commission Resolution 2016-02 shall remain in full force and effect, except as updated and modified by this permit.

POLICE CONDITIONS

RBS Training

15. Permittee, managers and servers shall complete an approved course in Responsible Beverage Service (RBS) sponsored or approved by either the California Department of Alcohol Beverage Control or the Chief of the Oxnard Police Department within thirty (30) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department. The ABC website for their RBS training is Responsible Beverage Service (RBS) Training | Alcoholic Beverage Control (ca.gov). The RBS card shall be renewed every three years by taking an approved course otherwise, the card will be considered invalid. (PL/PD)
16. A copy of these conditions and a log of employees who have completed Responsible Beverage Service training must be maintained on the premises and made available upon the demand of by any representative of the Oxnard Police Department.

Hours

17. Sales of alcohol may only occur between the hours of 8:00 A.M. and 12 A.M.(Midnight) *(see provision for extension of service hours in "Special Conditions")* (PL/PD)

Food & Beverage Service

18. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food sold on the premises during the same period. Permittee shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)
19. The premises shall be equipped and maintained in good faith as a bona fide restaurant/event center and shall possess, in operative condition, such conveniences for cooking and storage of foods such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)

20. The permittee shall have a Certified Food Handler on-duty at all times the business is open to support the service of its menu. (PD)
21. The permittee shall maintain records in accordance with Health and Safety Code 113790 which requires any employee who handles food shall have a California Food Handler Card. (PD)
22. Permittee shall offer an assortment of food items to customers at all times that alcohol is being served. A menu of food items, including appetizers, entrees and desserts, shall be available at all times that alcohol is available for sale, and employees will encourage guests to purchase and consume food items along with their alcoholic beverages, as part of its commitment to responsible beverage service. The menu shall not be reduced in number or substance at any time alcohol is being served other than for reasonable, unforeseen reasons (lack of product...). (PD)
23. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than a 25% reduction from regular prices) that are meant to encourage greater consumption of alcohol such as during “happy hour” type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a “happy hour” or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and are actually encouraged. (PD)
24. Alcohol shall be served in containers that are distinct from the beverage cups or containers used for coffee or other non-alcoholic beverages shall be served in standard sizes that are consistent with the industry and shall not be served by the pitcher or similar high-capacity containers exceeding 25 oz. total. The design of containers for the service of alcoholic beverages shall be approved by the Chief of Police or his designee. (PD)
25. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area. (PD)
26. Employees involved in the sale or service of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report to work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances. (PD)
27. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the Permittee shall be removed or painted over within 48-hours of being applied. (PD/PL)
28. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter in the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)

29. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)
30. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)
31. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)
32. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit conditions and/or a permit/license issued by the California Department of Alcoholic Beverage Control ("ABC"), or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing on the revocation of the permit by the Community Development Director to be held no more than 30-days after the suspension begins. (PD)

License/Permit

33. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee. (PD)
34. Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)
35. The permittee shall participate, when requested and reasonable, in programs and efforts of the Oxnard Police Department to inform and educate the patrons of alcohol establishments on the dangers of driving under the influence of alcohol or drugs. (PD)
36. A copy of these conditions must be maintained on the premises and made available upon the demand of any representative of the Oxnard Police Department at all times. (PL/PD)

Security Features

37. Prior to commencing the sale of alcohol permitted by this permit, the permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits, and any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.

- c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
 - d. The video system shall utilize a Digital Video Recorder (DVR) and/or cloud based system. VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door or entrance to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
 - h. The camera system shall operate 24-hours a day, 7-days a week.
 - i. At a minimum one camera shall be dedicated to capture activity in the kitchen.
 - j. Cameras shall be located inside as well as outside the premises to monitor general activity.
38. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

Grounds for Modifying Permit Conditions

39. Any of the following circumstances or violations can cause a change in the conditions of this permit or any other City issued permit as a punitive action to encourage compliance with the conditions of this permit.
- a. Three or more incidents of the business being identified as a Place of Last Drink (POLD) over any four consecutive quarters.
 - b. Failure to provide, when requested, a complete Quarterly Report of Food and Alcohol Sales. The quarterly report shall be provided within 15-days of the request, but not any sooner than 30-days after the end of the requested quarter.
 - c. The Quarterly Report of Food and Alcohol sales shall be completed in a format provided by the Oxnard Police Department.
 - d. Failure to maintain staff trained in Responsible Beverage Service.
 - e. Any three events over a 90-day period tied to the business which illustrate over-service of alcohol, an assault involving an employee or a customer at or adjacent to the business, or other activity that requires a police response initiated by a member of the public. For purposes of this section, a customer is any non-employee who has been in the business.

Operational Standards

40. Deliveries of alcoholic beverages off-site are prohibited as a function of this alcohol Special Use Permit.
41. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)

42. The permittee shall participate in programs, when requested and reasonable, by the Oxnard Police Department to inform and educate patrons on dangers of driving under the influence of alcohol or drugs. (PD)
43. The permittee's Internet presence shall be consistent with these conditions. Any site or Internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)
44. Should an event occur within the business, the permittee or managing/supervising employee shall provide to the Oxnard Police Department, in a timely manner, any video recording documenting activity within and around this business relative to the event when in involves:
 - a. The service or sales of alcoholic beverages under the scope of this permit or ABC license.
 - b. Any crime of violence and there is an urgency to identify the suspect or true circumstances to protect the safety of an individual or the public at large.
 - c. Any theft occurring within the business.

Crime Prevention Best Practices

45. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
46. Permittee shall have a drop-safe installed or establish other responsible cash handling procedures to allow employees to safely secure receipts between bank deposit trips. (PD)
47. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
48. The area surrounding premises under the reasonable control of the Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons in or about the area. (PD/PL)

Entertainment

49. Oxnard City Ordinance 11-185 establishes the circumstances when security personnel are required at an entertainment venue. Permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with

updated training related to their work as set forth by any existing or future state and/or local regulations. (PD)

Signage

50. There shall be no advertising of alcoholic beverages visible from the outside, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
51. There shall be no posters or signs on the windows other than those required by permit or statute or otherwise specifically approved by the Planning Division. (PL/PD)
52. In the areas outside the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverage is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)
53. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

Site Design

54. There shall not be any portable bar where alcoholic beverages are stored or served. (PD)
55. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)
56. Any change in the floorplan as established at the time of the issuance of this permit that may intensify the use or service of alcohol shall require a minor modification permit. Such change would include, but not be limited to increasing the number of seats at a bar, expansion of hours beyond those established in this permit, or the creation of a bandstand or other area for the use of entertainment.

Permit Restrictions

57. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without DDR or SUP review and approval by the Police Chief or designee and the Community Development Director. (PD)
58. Upon any individual transfer (person to person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing DDR shall be initiated, and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

59. Prior to the issuance of this permit, the permittee shall submit and have approved a security plan which details the camera system, alarms, guard post orders and other security related matters and policies.
60. Customers ordering alcoholic beverages shall not take the beverage(s) away from the premises. Menus shall have language that advises customers that alcoholic beverages are served for on-site consumption.
61. Credible evidence of any of the below issues shall be grounds to change the hours of alcohol sales under this permit or hours allowed for dancing under a Dance Permit. Such action would be taken using the hearing process as outlined in the Oxnard City Code.
 - a. Evidence of over-service of alcohol to patrons. This may be established through the annual Place of Last Drink Report issued by the Ventura County Department of Behavioral Health, or, through arrests at or near the business for public intoxication or DUI where the arrestee was a patron of the business.
 - b. Service of an alcoholic beverage to a minor.
 - c. Evidence that the gross sales of alcohol exceeded the gross sales of food during a previous quarter.
 - d. Failure to submit, when requested, quarterly fiscal documentation to the Police Department 45-days after the close of the quarter. Documentation shall include but not be limited to: profit and loss statements which specifically illustrated gross alcohol and gross food sales and filings to the Department of Tax and Fee Administration. Sales of merchandise and services shall not be included in either the calculation of gross alcohol or gross food sales.
62. Permittee shall provide the Police Department a point of contact for notifications and exchange of information. To update the Police Department on this designated point of contact an email shall be sent to: specialprojects@oxnardpd.org. The email shall include the name of the business, address, name of the primary contact person, their role with the business, their email address and a phone number.
63. Any change in the customer seating that would create a bar or other alcohol centric customer area will prompt the need for a new Alcohol Special Use Permit and Review.

Police Special Conditions

64. The permittee may request an extension of hours up to 1A.M. for no more than six times in a calendar year to accommodate special activities (ie: New Year's Eve, Mother's Day) to expand the hours of operation and alcohol service beyond the hours identified in the conditions of this permit and to allow for entertainment. The one-day extension of hours may be denied if there has been a documented violation of these conditions during the 12-month period prior to date of the planned one-day event or any other circumstance where it is believed that the event would disturb neighboring uses or require additional police resources to monitor the event. To request an extension of hours send an email at least 30-days prior to the event date to: specialprojects@oxnard.org and on the subject line identify your business' name and state "Request for Extension of Hours. A Police

Department staff member should respond to this request within 5-business days.

65. The parking facility on the first for of the site shall be illuminated from dusk to dawn and shall be in compliance with Title 24, Part 6, of the California Code of Regulations and Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall be no more than 15 foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of August, 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 1st day of August, 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, AICP, Secretary

City of Oxnard Planning Commission

August 1, 2024

Marez Event Center Alcohol SUP
141 West Fifth Street
PZ 24-510-02
(Special Use Permit - Alcohol)

Applicant: Steve Rawlings - Agent
Case Planner: Serena Gonzalez

Project Description

A request for a new alcohol license (ABC Type 47) to authorize the sale of beer, wine, and distilled spirits for on-site consumption within an existing event center of approximately 7,510 square feet located at 141 West Fifth Street within the Downtown Core (DT-C) zone. The proposed hours of sales are 8:00am to 12:00am Sunday through Saturday.

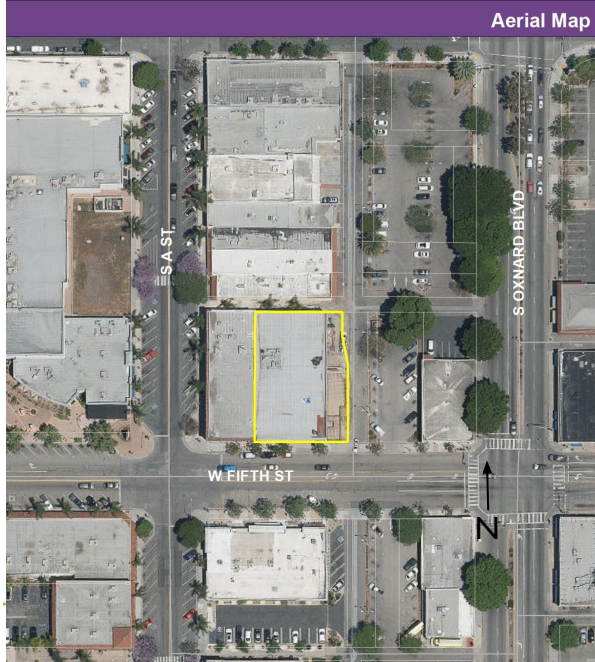
Background

- In 2016 a Special Use Permit (PZ No. 13-500-04) was approved to turn an existing commercial building into a banquet hall with a parking area located below.
- On February 6, 2024 the Planning Manager approved Minor Modification PZ 23-140-02 to extend the hours of alcohol service by one hour from 8am to 11pm to 8am to 12am(midnight) daily.

Project Location

Marez Event Center:

- The general location of the project site is within the Downtown.
- The event center is located at the corner of South A St and West Fifth St



General Plan and Zoning

2030 General Plan: Downtown (DTN)



Zoning Designation: Downtown - Core (DT-C)



Surrounding Land Uses

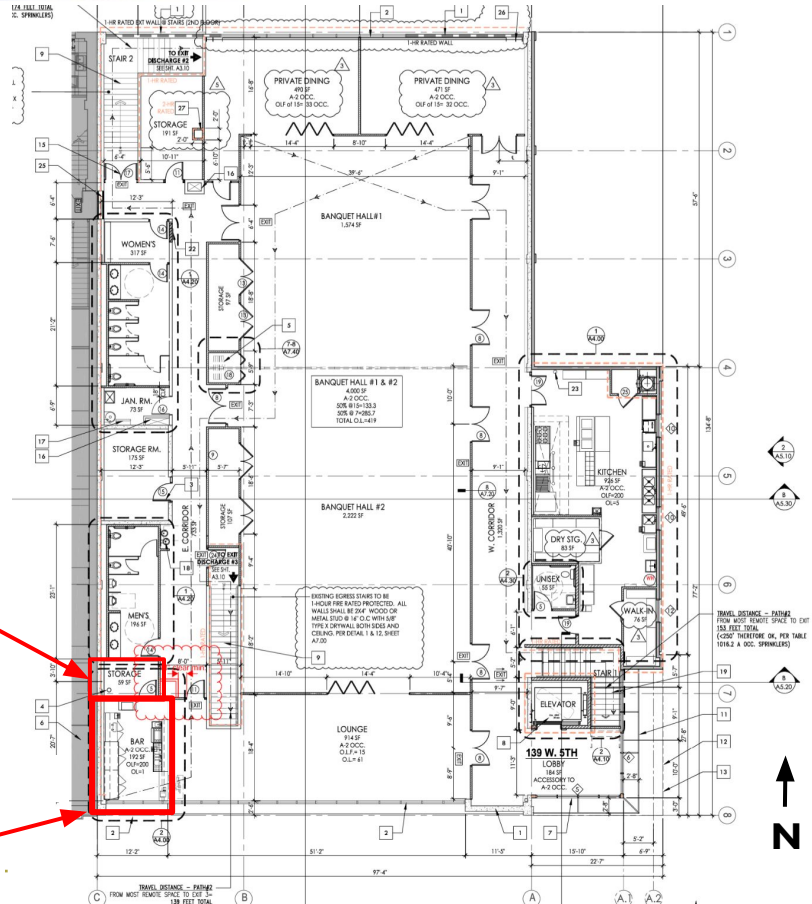
LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DTN)	Downtown Core (DT-C)	Event Center
North	Downtown (DTN)	Downtown Core (DT-C)	Smoke Shop/ Retail
South	Downtown (DTN)	Downtown Core (DT-C)	Retail
East	Downtown (DTN)	Downtown Core (DT-C)	City Parking Lot
West	Downtown (DTN)	Downtown Core (DT-C)	Vacant Building/ Formerly Insurance Company

Site Photos

View looking North at
the property from West
Fifth Street



Floor Plan



Alcohol Storage area

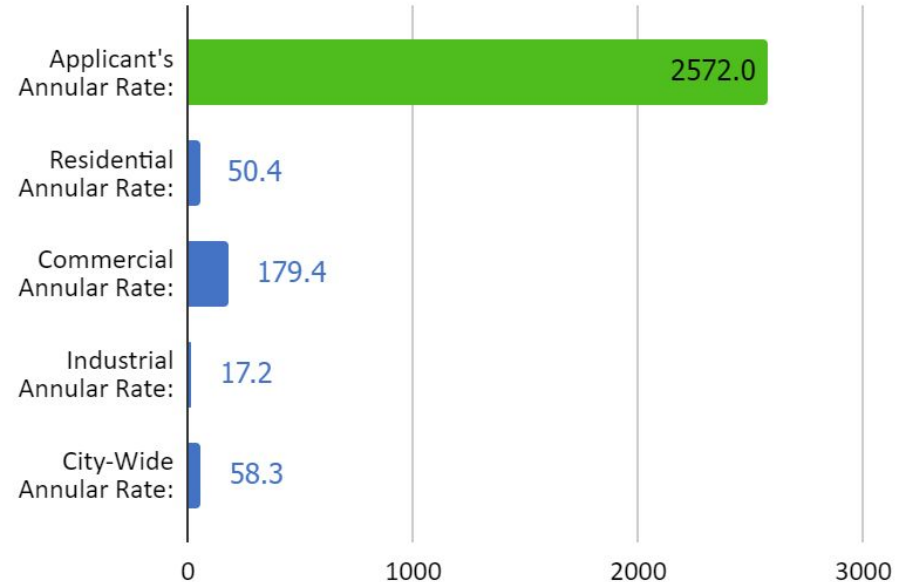
Bar

Police Report Summary

Crime:

- The crime rate within 1,000 feet of the site is significantly higher than the average for commercial properties citywide. This is common in downtown areas and not a reason for concern.
- Site is not considered to be a policing problem. No safety concerns noted by Beat Coordinator or neighboring businesses.

2023 Crime Rate Comparisons



Police Department Review

Findings:

- Crime rate around the site is above commercial average.
- There is undue concentration per City standards; however, there is a finding of public convenience and necessity to help activate the downtown .
- There is no undue concentration per State standards (census tract).

Select Recommended Conditions of Approval

- CofAs #13 and #14:

Permittee and all sellers or servers and their immediate supervisors shall complete a course in Responsible Beverage Service (RBS) approved by the Chief of Police within thirty days of license granting and/or date of employment.

- CofA #15:

Sales of alcohol may only occur between the hours of 8:00 A.M. and 12 midnight.

- CofA #16:

All distilled spirits, not including cocktails and pre-mixed coolers, shall be displayed behind the cashier's counter and shall not be accessible by customers.

- CofA #46:

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

Exempt from California Environmental Quality Act (CEQA) (Section 15301 “Existing Facilities”)

- Project does not require physical development.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

- The Project was presented on July 15, 2024, Community Workshop. No public comments were received.
- Notice of Community Workshop hearing posted on-site.
- Notice of Community Workshop sent to surrounding property owners.
- To date, no public comments regarding project for an additional alcohol outlet in the neighborhood.

Staff 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
- b) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 24-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Brenna Wengert, AICP, Associate Planner II (Contract)

DATE: August 1, 2024

SUBJECT: **Project Name: Lockwood III Apartments;** Planning and Zoning Permit No. 22-500-04 (Special Use Permit), Planning and Zoning Permit No. 22-535-03 (Density Bonus), and Planning and Zoning Permit No. 22-570-01 (Zone Change); Property Located at 2151 Lockwood Street, APN 213-0-090-275.

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Adopt Resolution 2024-XX recommending that the City Council adopt Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 24-01 for the 2151 Lockwood Street (Lockwood 3) Apartments Project (Governor's Office of Planning and Research State Clearinghouse No. 2024030528); and
 - b) Adopt Resolution 2024-XX recommending that the City Council approve Planning and Zoning Permit No. 22-570-01 (Zone Change), subject to certain findings and conditions; and
 - c) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 22-500-04 (Special Use Permit) and Planning and Zoning Permit No. 22-535-03 (Density Bonus), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The applicant is requesting a Special Use Permit, Density Bonus Permit, and Zone Change to construct a new five-story, 234-unit, mixed-income, multi-family apartment building and associated utilities located on the existing, vacant 5.17-acre property at 2151 Lockwood Street within the Business Research Park land use designation and the Business Research Park (BRP) zone district.

The Project requires approval of a Special Use Permit to construct multi-family housing within the existing BRP zone district and the proposed Affordable Housing Discretionary (-AHD) Additive Zone; approval of a Zone Change to adopt the proposed Affordable Housing Discretionary (-AHD) Additive Zone. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 50 percent Density Bonus to increase the maximum number of units from 156 units to 234 units and to waive, reduce or modify ten development standards related to open space requirements, balcony size and

number, and bedroom location, setbacks, parking lot design, unit location, and apply parking reductions per State regulations.

The request includes certification of the proposed Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 24-01 (State Clearinghouse No. 2024030528) and approval of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act (CEQA) Public Resources Code (California Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). For purposes of this staff report, the foregoing project description shall be referred to as the “Project.”

The Project application was filed by Mark Ross – Manager, SVM Development, 1534 Moorpark Road #337, Thousand Oaks, California 91360, designated agent (the “Applicant”) on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, California 90230 (the “Property Owner”).

As shown in the following table, the Project includes a request for three concessions and three parking reductions:

Density Bonus Concession (3)	1. Bedroom facing public right-of-way at ground floor level 2. Interior Yard Space (IYS) reduction 19% (30% required) 3. Patio & Deck minimum size (10 feet X 10 feet required) reduction
Density Bonus Waivers (3)	4. Allow for building height to increase from a maximum of 56 feet to 68 feet. 5. Allow for a reduction of the front setback 30 feet to approximately 6.5 feet. 6. Allow for landscape planter overhang to be less than 5 feet, but no less than 2 feet.
State Bonus Density Parking Reductions	Provide 351 parking spaces onsite (300 parking spaces Required). 7. 1 spaces per unit for 1 bedroom and 1.5 spaces for 2 or 3 bedrooms. (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 8. Allow uncovered parking (Garage required by the OCC) 9. Allow for Tandem parking 10. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

Project Deviations

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

- 3) Existing & Surrounding Land Uses:** The Project site is currently vacant and undeveloped land. The Project site is not in a General Plan identified neighborhood. The following table lists and identifies the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

TABLE 1 EXISTING AND SURROUNDING LAND USES			
Property Location	General Plan Land Use Designation	Zoning Designation	Existing Land Use
Project Site	Business and Research Park (BRP)	Business and Research Park (BRP)	Vacant, undeveloped
North	Not applicable	Not applicable	US-101/Ventura Freeway
South	Business and Research Park (BRP)	Business and Research Park/ Affordable Housing Discretionary (BRP-AHD)	Vacant, undeveloped; Approved for construction of mixed-income, multi-family apartment buildings (Lockwood 1 and Lockwood 2).
East	Business and Research Park (BRP)	Business and Research Park (BRP)	Outlet center; California Lutheran University satellite campus
West	Business and Research Park (BRP)	Business and Research Park (BRP)	Automobile dealership

- 4) Background Information:** The Project site is part of Tract 4881 approved by City Council on November 16, 1993 and recorded on December 8, 1993. Subsequent lot line adjustments, LLA 99-5-151 (recorded on February 2, 2000) and LLA 00-5-103 (recorded on October 31, 2000), were completed, however, no development was proposed. Lastly, a tentative parcel

map (PZ 18-300-10) was approved by the City Council on September 17, 2019, to create the project parcel and construct the connection of Lockwood Street with associated infrastructure. The parcel has remained undeveloped since it was created. The existing Project site is relatively flat, vacant land. The subject property was historically used for agricultural purposes. Farming on the site ceased between 1970 and 1994 and the lot remained undeveloped. There are no existing structures on the property.

- 5) Environmental Determination:** Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of 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 IS/MND identified and discussed potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. The IS/MND (State Clearinghouse No. 2024030528) was available for public review from March 18, 2024, to April 17, 2024. The City of Oxnard received comment letters on the IS/MND from agencies, organizations, and interested parties. The written comments and responses to each of those comments received during the public review period of the Administrative Draft of the IS/MND are included in the Final IS/MND (Attachment C).

The IS/MND did not identify any potentially significant and unavoidable impacts (impacts that cannot be reduced to a less than significant level). The MND found that the implementation of the proposed Project would result in potentially significant impacts associated with biological resources and cultural resources. Mitigation measures have been required to reduce each potentially significant impact to less than significant. The mitigation measures that have been required within the MND would reduce potential significant impacts. These measures include: (BIO-1) conducting a pre-construction survey for active bird nests, and (CUL-1, CUL-2, CUL-3, and CUL-4) worker awareness, and monitoring and collecting, if necessary, any discovered archaeological and paleontological resources. The IS/MND concludes that after implementation of standard conditions and mitigation measures, all less than significant impacts associated with the proposed project would be reduced to less than significant levels. The IS/MND includes a Mitigation Monitoring and Reporting Program (MMRP) that details the process to implement the required mitigation measures.

Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission certify that: (1) The final IS/MND has been completed in compliance with CEQA; (2) The final IS/MND was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final IS/MND prior to approving the project; and (3) The final IS/MND reflects the lead agency's independent judgment and analysis.

6) Project Analysis:

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

The Planning Commission is the decision maker for Special Use Permit pursuant to OCC Section 16-531. The Planning Commission makes recommendations to the City Council for Zone Change (OCC Section 16-581).

Pursuant to OCC Section 16-420D (C), at this location a Special Use Permit is required for the development of multi-family residential uses permitted under Division 7C (Affordable Housing -AHP and -AHD Additive Zones). The Planning Commission is the decision maker for Special Use Permit pursuant to OCC Section 16-531. Based on OCC Section 16-420G(A), the allowable density of units per acre for the -AHD additive zones is up to 30 units per acre. Under the -AHD additive zone density allowance, the 5.17-acre site could accommodate a maximum of approximately 156 units. However, OCC Section 16-420G(B), affordable housing additive zone sites such as the -AHD additive zones are eligible for the state Density Bonus if the developer files a Density Bonus permit request under Division 7A of Article V of Chapter 16 (Density Bonus and Related Incentives and Concessions Program). As such, the Project is requesting a total of 234 units based on the State and City Density Bonus laws.

Pursuant to Oxnard City Code (OCC) §16-163 and §16-420(D)(C), respectively, a Special Use Permit (SUP) is required for the proposed multi-family residential use to be located within the existing BRP Zone District and the proposed -AHD Additive Zone. Pursuant to OCC §16-536, the Planning Commission is the decision maker for the SUP. If approved by the Planning Commission, the SUP would become effective pending the approval of the associated Zone Change by the City Council, as described below.

Pursuant to OCC §16-576, a Zone Change is required to adopt the proposed -AHD Additive Zone. Pursuant to OCC §16-581 and §16-587, the Planning Commission shall make a recommendation to the City Council on the Zone Change application, which shall be advisory only. Pursuant to OCC §16-588, the City Council is the decision maker for the requested Zone Change.

Pursuant to OCC §16-410.3, an applicant for a density bonus permit shall file an application in accordance with OCC §16-410.5 and 16-410.6. Pursuant to OCC §16-410.6(E), approval of a Density Bonus permit shall be made by the approval authority within the City that is authorized to approve the associated discretionary approval or ministerial approval for the underlying development permit for the housing

development. As described above, the Special Use Permit requires discretionary approval by the Planning Commission. Therefore, the Planning Commission is the decision maker for the requested Density Bonus. The approval of the density bonus application is non discretionary unless the city adopts written findings justifying the denial of the density bonus.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Business and Research Park (BRP). The BRP designation allows a base density for residential uses up to 30 units per acre on parcels identified as Affordable Housing Discretionary (-AHD); and which may be increased to 45 units per acre with approval of the proposed 50 percent Density Bonus pursuant to OCC §16-410H and Cal. Gov't Code, Section 65915(f).

The proposed Project includes the development of a new mixed-income, multi-family apartment building at a density of 45 units per acre. The approval of this Project has been determined to be consistent with the property's existing and proposed land use designations. The project's consistency review with General Plan policies is included as Attachment D. The proposed Project has been determined to be consistent with the General Plan and the property's land use designation, subject to approval of the requested Zone Change and Density Bonus.

- c) **Conformance with Zoning Code Development Standards:** Pursuant to OCC §16-420H(A), in addition to the -AHD additive zone standards, new residential development in the -AHD additive zone is subject to the R-4 High Rise Residential development standards (OCC §16-70 to 16-79), the attached dwelling unit development standards (OCC §16-360 to 16-363), the off-street parking requirements (Article X of Chapter 16 of the City Code), and standards for all zones (Article IV of Chapter 16 of the City Code) except as otherwise provided under Division 7C and Division 7A Density Bonus. Pursuant to OCC §16-420H(D), buildings within the BRP zone shall comply with the front, side, rear, and street side yard setbacks of the BRP zone.

The proposed project was evaluated for consistency with the above-referenced development standards. As found in Attachment E, the Project is designed to be consistent with the development standards, except as otherwise noted.

- d) **Zone Change Request:** The property is currently zoned Business Research Park which is intended to provide areas for a limited group of professional, administrative, and research, and limited manufacturing uses along with limited commercial activities intended to support such uses. In order to allow for the proposed residential development, the Applicant is requesting a zone change to allow for the property to be granted the Affordable Housing Discretionary additive zone designation. This additive zone would keep the underlying zone in place, however, would allow for the development of

residential uses up to 30 units per acre.

The affordable housing additive zones are city-initiated zoning designations to provide opportunities for developers and the non-profit sector to develop affordable residential developments to help reach the City's regional housing needs allocation (RHNA). The designation was specifically created as part of the adoption of the City's 2021-2029 Housing Element to help the City achieve compliance with the most recent RHNA allocation. To date the City is in full compliance with respect to the City's Housing Element and RHNA, as the City through the housing element process, identified housing sites to accommodate the City's RHNA allocation of 8,549 units. As part of the Housing Element, it was determined that the City has a site capacity for 9,167 additional units. Each of these sites has been identified in the Supplement 1 to the 2021-2029 Housing Element. These sites include a mix of existing vacant residential properties, underutilized properties, annexations, and specific properties rezoned as part of the housing element to add the affordable housing additive zone. Therefore, the rezone of this property is not necessary to meet the City's housing element or RHNA goals.

In consideration of the Zone Change request, the City must consider the larger context of the change and the trade offs associated with the change. While the underlying BRP zone will remain unchanged, the approval of the proposed project and/or the zoning change would result in the development of housing on the property. This would preclude the development of the uses intended for the BRP zone, which are typically important as they provide space for office and limited industrial uses, which typically provide space for tax generating business and higher wage job opportunities.

e) Density Bonus Permit Request:

Density Bonus

Pursuant to OCC §16-410.3 through §16-410.11 and Cal. Gov't Code Section 65915, density bonuses are available to affordable housing developers. A "density bonus" is an increase over the otherwise maximum allowable residential density for a qualified housing development. If the requirements of OCC §16-410.3 are met, then the affordable housing developer is entitled to a density bonus pursuant to Cal. Gov't Code, Section 65915(f). The subject project meets the requirements of §16-410.3, subsection (A), by including a minimum affordable housing component as identified in Cal. Gov't Code, Section 65915(b). Specifically, the subject project is eligible for a 50 percent density bonus, because it includes low-income housing units (38) equal to at least 24 percent of the number of units (156) allowed per the maximum base density (30 units per acre). Therefore, the proposed affordable housing project may construct 234 total units, including 156 units as allowed by the maximum base density (inclusive of 38 affordable units), and 78 units as allowed by the density bonus, as shown below.

TABLE 4 DENSITY BONUS CALCULATION			
	High Rise Residential (R-4) Zone	Density Bonus	Total
Density	30 units/acre	15 units/acre	45 units/acre
No. of Units	156*	78	234*

* Includes 38 affordable units.

Incentives/Concessions for Affordable Housing

Pursuant to OCC §16-410.12 through §16-410.14 and Cal. Gov't Code Section 65915, an applicant for affordable housing may submit to the City a proposal for specific incentives or concessions that the applicant requests. The applicant for an incentive may also be an applicant for a density bonus. Pursuant to Cal. Gov't Code Section 65915(d)(2)(A), the subject project is eligible to receive a total of three (3) incentives or concessions, because it includes low-income housing units equal to at least 24 percent of the number of units allowed per the maximum base density.

With respect to the subject project, the applicant has submitted a request for a total of (3) three incentives and/or concessions, as follows:

- The applicant requests a concession to allow for less than the minimum required interior yard space of 30 percent in the High Rise Residential (R-4) zone pursuant to OCC §16-78. The applicant proposes to construct the project with interior yard space equal to 15.2 percent of the total lot area. The applicant estimates that meeting the requirement would require reducing the project by 100 units and 75 parking spaces, increasing the land cost by 75 percent and making the proposed development economically infeasible.
- The applicant requests a concession to allow for less than the minimum required balcony dimension of ten (10) feet (which provides for a minimum balcony area of 100 square feet) pursuant to the Attached Dwelling Unit Development Standards, OCC §16-362(G). The applicant proposes to construct balconies/patios of varying dimensions and sizes, with depth dimensions less than ten (10) feet and ranging in area from 60 sf to 222 sf. The applicant estimates that meeting the requirement would increase project costs by \$936,000.

- The applicant requests a concession to allow for an exception to the requirement for the primary street and the side street frontages of on-grade parking podiums and parking structures, up to 75 feet from the primary street front property line, to be lined with occupiable, usable space with a minimum depth of 18 feet, in the Affordable Housing Discretionary (-AHD) overlay zone pursuant to OCC §16-420I(B)(8). The applicant proposes to construct the project with no occupiable space at the podium level. The applicant estimates that meeting the requirement would require reducing the project by 23 parking spaces which would increase the land cost by \$735,000.

Pursuant to Cal. Gov't Code, Section 65915(d)(1), a city shall grant the concessions or incentives requested by the applicant unless the city makes a written finding, based upon substantial evidence, of any of the following:

- A) The concession or incentive does not result in identifiable and actual cost reductions.

Staff Response: Based upon information submitted by the applicant, the requested concessions or incentives would result in identifiable and actual cost reductions.

- B) The concession or incentive would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

Staff Response: According to the findings of the Initial Study/ Mitigated Negative Declaration No. 24-01, the Project would not result in a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources. The Initial Study/ Mitigated Negative Declaration No. 24-01 recommends adoption of a Mitigation Monitoring and Reporting Program which would reduce all potentially significant impacts associated with the Project to less than significant levels.

- C) The concession or incentive would be contrary to state or federal law.

Staff Response: The project complies with all local, state, and federal laws.

Therefore, as there is no basis for denial, the City is legally obligated to grant the concessions or incentives requested as described above, pursuant to Cal. Gov't Code, Section 65915(d)(1).

Waivers for Affordable Housing

Pursuant to OCC §16-410.15 and Cal. Gov't Code Section 65915, an applicant for affordable housing development may submit to the City a proposal for one or more waivers for modification/reduction of development standards. An application for the waiver or reduction of development standard(s) shall neither reduce nor increase the number of incentives (or concessions) to which the applicant is entitled.

With respect to the subject project, the applicant has submitted a request for waivers for modification/reduction to development standards, as follows:

- The applicant requests a waiver to allow for greater than the maximum allowed building height of five (5) stories and 56 feet in the Affordable Housing Discretionary (-AHD) additive zone pursuant to OCC §16-420H(B). The applicant proposes to construct the project at five (5) stories and at a maximum building height of 67.5 feet. The applicant estimates that meeting the requirement would require removing an entire floor totaling 56 residential units, which would increase the land cost by 31.34 % or \$1,465,000+/-, rendering the project economically infeasible to build.
- The applicant requests a waiver to allow for less than the minimum required front yard setback of 20 feet in the High Rise Residential (R-4) zone pursuant to OCC §16-75, and less than the minimum required front yard setback of 30 feet in the Business and Research Park (BRP) district pursuant to OCC 16-164. The applicant proposes to construct a minimum front yard building setback of 6'-6" as measured from the edge of the public right-of-way. The applicant estimates that meeting the requirement would require removing approximately 24 units on the second through fifth floors and 18 parking spaces, which would render the project economically infeasible to build.
- The applicant requests a waiver to allow for less than the minimum required 5-foot landscape planter dimension abutting a parking space overhang, pursuant to the Design Standards for Vehicle Parking Areas, OCC §16-636(C). The applicant proposes to build approximately six (6) parking spaces with overhangs abutting planters with depth dimensions of less than five (5) feet. The applicant estimates that meeting the requirement would require removing about 12 parking spaces.

Pursuant to Cal. Gov't Code Section 65915(e)(1), in no case may a city apply any development standard that will have the effect of physically precluding the construction of an affordable housing development at the densities or with the concessions or

incentives permitted by Cal. Gov't Code Section 65915. Therefore, the City is legally obligated to grant the waivers requested for modification/reduction to development standards as described above, pursuant to Cal. Gov't Code, Section 65915(e)(1).

- f) **Building Design:** The exterior building architecture includes rectangular forms, flat roofs, and articulated massing. Exterior building walls are comprised primarily of composite board and plaster cement, with sections painted Warm White, Hamilton Blue (a light grey/blue), California Sagebrush (a sage green), Long Lake (a dark grey/blue), Black, and Khaki Brown for the fiber cement lap sidings. Balconies and patios variously have railings of open metal, solid with siding, solid with cement plaster finish, and/or solid cement plaster with glazed panel.

Residential units are on the second through fifth floors. The 234 residential units include 30 low-income level affordable units and 8 very low-income level affordable units, equal to 19.3 percent and 5.0 percent, respectively, of the total number of units subject to the maximum base density. The residential unit types and quantities consist of 16 studio units (3 affordable); 86 one-bedroom units (14 affordable); 108 two-bedroom units (17 affordable); and 24 three-bedroom units (4 affordable). The average unit sizes are 559 sf for studio units; 693 sf for one-bedroom units; 982 sf for two-bedroom units; and 1,107 sf for three-bedroom units.

- g) **Site Design:** The first floor is dedicated to common areas, utility space, and off-street parking. The project provides 351 off-street parking spaces, including 189 podium spaces, 19 tuck-under spaces, and 143 uncovered spaces. The project includes 250 full-size spaces and 101 compact spaces. Vehicle access to Lockwood Street is provided via two separate driveways located at the east and west ends of the site.

The project site includes 1.31 acres of new landscape, including 0.78 acres of interior yard space, defined as landscaped open area behind the front yard setback. The 30-foot-deep, 0.36-acre rear yard contains a dog run, two bocce courts, and a putting course. Within the building, the project provides: two common interior courtyards at the second floor totaling 0.42 acres, and common rooftop decks/lounges at the second and fifth floors totaling 0.12 acres. In addition, the project provides a community room, lounge, fitness center, and outdoor pool on the first floor.

Site fencing is semi-open, combination metal and stucco at the front yard facing Lockwood Street; solid concrete masonry unit (CMU) wall at the east property line facing existing commercial property; open metal fence at the west property line facing existing commercial property; and solid CMU wall with evergreen hedge and ivy screening at the north property line facing US-101/Ventura Freeway. Fence/wall heights are six (6) feet, except at the north (rear) property line, which is eight (8) feet.

- h) **Parking:** Pursuant to OCC §16-651(B)(3), an applicant may request administrative relief in the form of providing compact parking spaces in lieu of some of the full-size parking spaces required for a proposed uses; provided, however, that no more than 25 percent of required full-size parking spaces shall be replaced by compact parking spaces. The applicant requests administrative relief to allow for 51 of the required 300 parking spaces to be constructed as compact spaces, equal to 17 percent of the total minimum required parking spaces. Therefore, the applicant's request for administrative relief from parking provisions is consistent with OCC §16-651(B)(3).

The modified Project is consistent with the parking pursuant to Density Bonus State Law, Government Code Section 65915(p). This Government Code section provides relief and preempts the City's off street parking requirements for bedroom vs number of parking stalls required, garage parking, and visitor parking. The following table provides a tabulation showing how the Project compares with the State Density Bonus Law.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(1)					
BEDROOM COUNT	# OF UNITS	OFF-STREET REQUIRED	PARKING		NOTE
			REQUIRED	PROVIDED	
1-Bed	102	1 Parking Stall	102	351	Pursuant to §65915(p)(1), the project provides 51 more parking stalls than required by Government Code Section 65915
2 to 3 Bedrooms	132	1.5 Parking Per Unit	198		
Visitor Parking		No Visitor Parking Required	0		
		Total:	300	351	

- 7) **Development Advisory Committee (DAC):** The DAC reviewed the development application on December 14, 2022, and March 1, 2023. The DAC review process resulted in changes in the project and/or conditions of approval that ensured consistency with the City's development policies and appropriateness of the new development for the proposed site.
- 8) **Community Workshop:** The Project site is not located within a designated residential community and neighborhood as identified within the City of Oxnard Neighborhoods Map (Figure 3-4) of the City's 2030 General Plan. As such, a Community workshop was not required.
- 9) **Noticing and Public Comments:** Consistent with public noticing requirements, the Planning Commission Hearing was advertised with on-site postings in two locations and by mail to property owners within 300 feet of Project Site. Following the end of the public comment period for the Draft IS/MND, the City received no further comments on the Project. Since

noticing the project, Staff has not received any concerns or public comments regarding the proposed Project.

10) 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 not later than 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. The action of the Planning Commission on the Zone Change is a recommendation of either approval or denial to the City Council. All aspects of this Project shall not become effective unless and until the City Council approves the Zone Change.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Initial Study/ Mitigated Negative Declaration No. 24-01
- D. General Plan Consistency Analysis
- E. Zoning Consistency Table (AHD Development and Design Standards, Applicable R-4 and BRP Standards, and Attached Dwelling Unit Standards)
- F. Draft Planning Commission Resolution recommending that the City Council adopt Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 24-01
- G. Draft Planning Commission Resolution Approving Planning and Zoning Permit No. 22-500-04 (Special Use Permit) and Planning and Zoning Permit No. 22-535-03 (Density Bonus)
- H. Draft Planning Commission Resolution Recommending Approval of Planning and Zoning Permit No. 22-570-01 (Zone Change)
- I. Staff Presentation

ATTACHMENT

A

MAPS

(VICINITY, GENERAL PLAN, ZONING, AERIAL)

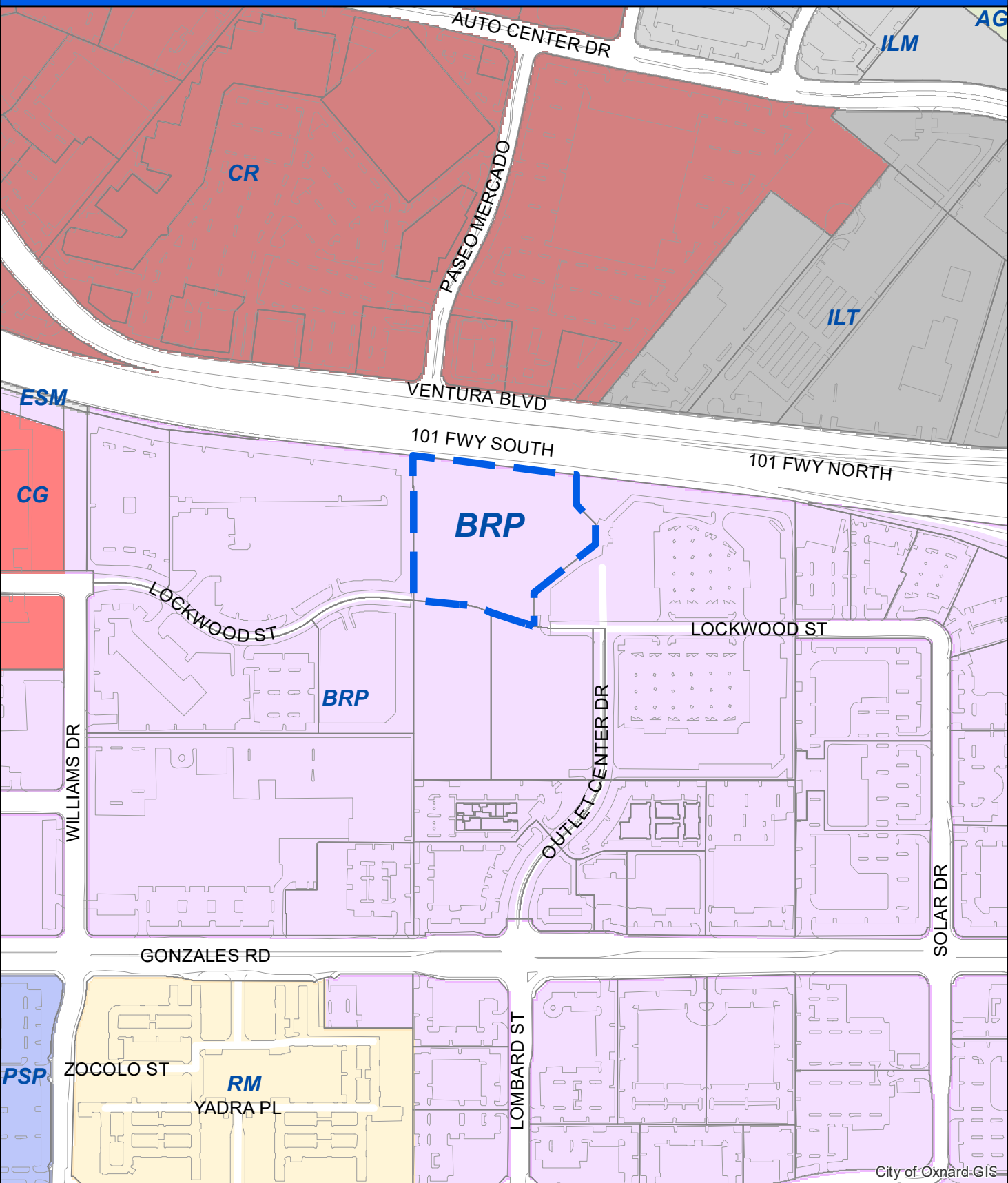


Vicinity Map



PZ 22-500-04
PZ 22-570-01
PZ 22-535-03

2030 General Plan Land Use Map



City of Oxnard GIS



Oxnard Planning
March 26, 2024

PZ 22-500-04, 22-570-01, 22-535-03
Location: 2151 Lockwood St
APN: 2130090275

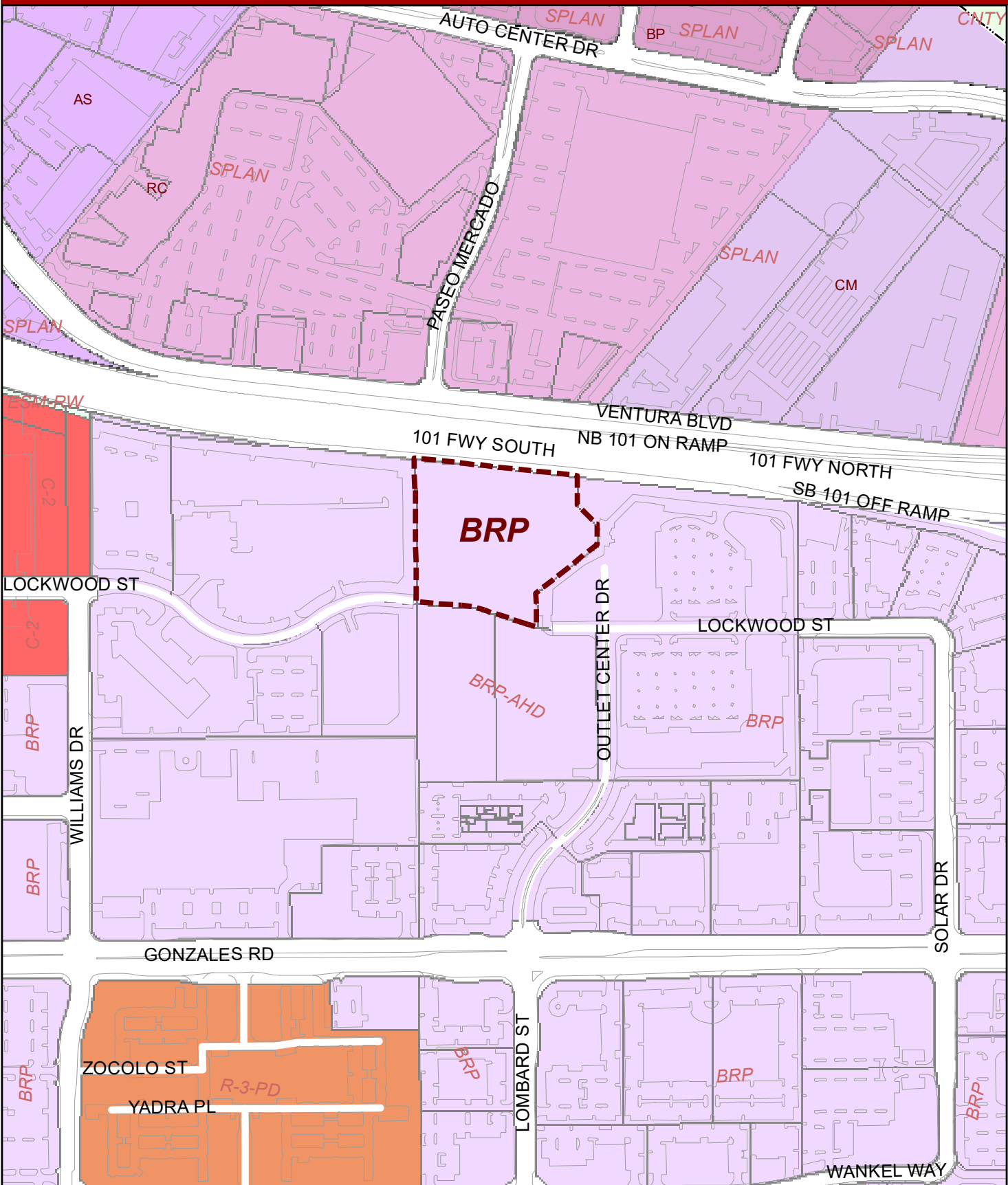
Lockwood 3 Apartments
0 130 260 520 Feet

2030 General Plan Land Use Map



1:5,000

Zoning/Specific Plan Map



Oxnard Planning

June 5, 2024

PZ 22-500-04, 22-570-01, 22-535-03

Location: 2151 Lockwood St

APN: 2130090275

Lockwood 3 Apartments

062.525 250 375 500 Feet

062.525 250 375 500

Zoning/Specific Plan Map



1:5,000

ATTACHMENT B

REDUCED PROJECT PLANS

GENERAL NOTES

- PROJECT SHALL COMPLY WITH THE OXNARD FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS.
- NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE BUILDING.
- NFPA 72 FIRE ALARM IS REQUIRED FOR THE BUILDING.
- NFPA FIRE FLOW TEST REQUIRED.
- FIRE PUMP & GENERATOR FOR PUMP WILL BE REQUIRED.
- FIRE HYDRANTS SHALL BE JONES J-4095 4x4x2 1/2 CONNECTIONS.
- WET STANDPIPE SYSTEM REQUIRED IN ALL STAIRWELLS WITH CONNECTIONS AT EACH FLOOR WITH 2 1/2 FIRE HOSE CONNECTIONS AT ALL FLOOR LANDINGS.
- TUCK UNDER PARKING TO BE FIRE SPRINKLERED.
- FIRE ACCESS ROAD SHALL BE A MINIMUM OF 26-FEET WIDE PAVED SURFACE.
- TRASH ENCLOSURE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION AND MEET CLEARANCE REQUIREMENTS.
- ELEVATORS SHALL BE GURNEY SIZE. SEE SHEET A-1.7
- ALL NEIGHBORING SIGNALIZED INTERSECTIONS SHALL BE EQUIPPED WITH ENTRAC- PREEMPTION EQUIPMENT.
- SITE TO BE SECURED WITH ENTRY FENCING AND ACCESS CONTROL GATES.
- TRASH CHUTES TO BE ACCESSIBLE BY EVERYONE IN EACH BUILDING FLOOR.
- THERE IS A NEED FOR A MINIMUM OF:
A. (32) 64-GAL. FOOD WASTE CURB CARTS SERVICED 3x A WEEK. (32) PROVIDED
B. (8) 4-YARD FRONT LOADING RECYCLING CONTAINERS SERVICED 3x A WEEK. (8) PROVIDED
C. (8) 4-YARD FRONT LOAD TRASH CONTAINERS SERVICED 3x A WEEK. (8) PROVIDED
- SITE MUST MEET STORMWATER MS4 PERMIT DEVELOPMENT REQUIREMENTS AND THE STATEWIDE TRASH AMENDMENTS
- DEVELOPER SHALL PROVIDE SHORT-TERM BICYCLE PARKING STALLS. RACKS SHALL BE LOCATED CLOSE TO A MAIN BUILDING ENTRANCE. IN A LIGHTED, HIGH VISIBILITY AREA PROTECTED FROM THE ELEMENTS.
- ANY DAMAGED OR SUBSTANDARD SIDEWALK ALONG THE PROJECT FRONTS SHALL BE RECONSTRUCTED. CONFORM SAWCUT SHALL BE MADE AT THE EXISTING JOINT OR SCORELINE. ALL EXISTING ADA CURB RAMPS ALONG THE PROJECT FRONTAGE SHALL BE BROUGHT UP TO ADA STANDARDS.
- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, PF THE CALIFORNIA CODE OF REGULATIONS. CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL BUILDINGS AND THE PROVISIONS OF OXNARD CITY CODE 16-320.

PARKING ANALYSIS

TOTAL UNITS: 234

STATE CODE (FOR REFERENCE PURPOSES ONLY)

PARKING	UNITS	PER CODE	REQUIRED
STUDIO	16	1 PARKING SPACE	= 16
1BD	86	1 PARKING SPACE	= 86
2 BD	108	1.5 PARKING SPACE	= 162
3 BD	24	1.5 PARKING SPACE	= 36
	234		300

MINIMUM REQUIRED
25% OF 300 = 75 COMPACT SPACES
225 FULL SIZE SPACES

PROPOSED
351 TOTAL
101 COMPACT SPACES
250 FULL SIZE SPACES

ACCESSIBLE PARKING REQUIREMENTS PER CBC 11B-208.2

151-200 PARKING SPACES: (5) STANDARD ACCESSIBLE (1) VAN ACCESSIBLE (BASED ON 176 NON EV STALLS)
PROVIDED: (5) STANDARD ACCESSIBLE (1) VAN ACCESSIBLE

ELEC. VEH. CHARGING STATIONS REQ. PER CGS TABLE 4.106.4.2

STALLS PROVIDED: 351

REQUIRED EV CAPABLE (EV-F): 351 x 10% = 36 STALLS PROVIDED: 89 STALLS

REQUIRED EV READY (EV-R): 351 x 25% = 88 STALLS PROVIDED: 88 STALLS

REQUIRED EV CHARGERS (EVCS): 351 x 5% = 18 STALLS PROVIDED: 18 STALLS

TOTAL EV PROVIDED: 175 STALLS

ACCESSIBLE EVCS PER CBC TABLE 11B-228.3.2.1

(101 AND OVER) EVCS REQUIRES TWO (2) VAN & FOUR (4) STANDARD ACCESSIBLE EVCS AND FOUR (4) AMBULATORY PROVIDED: (2) VAN ACCESSIBLE (4) STANDARD ACCESSIBLE (4) AMBULATORY

BICYCLE STORAGE REQUIREMENTS PER CITY OF OXNARD MASTER PLAN

REQ. SHORT TERM: 0.05 BDRM: 0.05 x 390= 20 BIKE SPACES
REQ. LONG TERM: 0.15 BDRM: 0.15 x 390= 59 BIKE SPACES
PROVIDED: 28 SHORT TERM, 60 LONG TERM

NOTE: RESIDENT PARKING TO BE ASSIGNED

* ADMINISTRATIVE PARKING RELIEF REQUESTED

PARKING SCHEDULE

PARKING TYPE	PARKING SIZE	COUNT
PODIUM PARKING		
ACCESSIBLE	9'x19' MIN.	4
COMPACT	8'x19' MIN.	30
EV-F	9'x19' MIN.	46
EV-R	9'x19' MIN.	67
EV-R AMBULATORY	10'x19' MIN.	3
EVCS	9'x19' MIN.	2
EVCS ACCESSIBLE	9'x19' MIN.	3
EVCS AMBULATORY	10'x19' MIN.	1
STANDARD	9'x19' MIN.	33
TUCK UNDER PARKING		
COMPACT	8'x19' MIN.	6
EV-F	9'x19' MIN.	5
EV-R	9'x19' MIN.	8
UNCOVERED PARKING		
ACCESSIBLE	9'x19' MIN.	2
COMPACT	8'x19' MIN.	65
EV-F	9'x19' MIN.	18
EV-R	9'x19' MIN.	10
EVCS	9'x19' MIN.	9
EVCS ACCESSIBLE	9'x19' MIN.	3
STANDARD	9'x19' MIN.	36
TOTAL:		351
- ALL STALLS MEET 19' DEPTH REQUIREMENT WHEN INCLUDING 2' OVERHANG - ALL STALLS NOT LABELED AS COMPACT MEET OR EXCEED THE REQUIREMENTS FOR 'STANDARD STALL' PER SUANT SEC. 16-638		

DENSITY CALCULATION

LAND SIZE	5.17 ACRES
BASE DENSITY	30 PER ACRE
DENSITY BONUS - STACKED CALCULATION	# OF UNITS
BASE DENSITY ROUNDED	156.1 UNITS
DENSITY BONUS 50.0% OF BASE UNITS	78.0 UNITS
TOTAL UNITS	234 UNITS
OF WHICH 24.0% OF BASE UNITS ARE LOW INCOME	37.4 UNITS
	38 UNITS

LOT SIZE: 5.17 AC 225,348 S.F. 100%

SITE ANALYSIS

AREA TYPE	AREA	%
CONDITIONED BUILDING	19727 SF	9%
LANDSCAPE	57033 SF	25%
NON CONDITIONED BUILDING	75250 SF	33%
PAVEMENT	58738 SF	27%
SIDEWALK DEDICATION	5053 SF	2%
STREET DEDICATION	8548 SF	4%
Grand total	225348 SF	100%

TOTAL UNIT COUNT

BDRMS.	COUNT	AVE. AREA
(02) LEVEL 2 (F.F.)		
1 BD.	22	892.98 SF
2 BD.	27	961.62 SF
3 BD.	6	1108.83 SF
STUDIO	4	558.56 SF
(03) LEVEL 3 (F.F.)		
1 BD.	22	892.98 SF
2 BD.	27	961.62 SF
3 BD.	6	1108.83 SF
STUDIO	4	558.56 SF
(04) LEVEL 4 (F.F.)		
1 BD.	23	892.98 SF
2 BD.	27	961.62 SF
3 BD.	6	1108.83 SF
STUDIO	4	558.56 SF
(05) LEVEL 5 (F.F.)		
1 BD.	19	892.98 SF
2 BD.	27	961.62 SF
3 BD.	6	1108.83 SF
STUDIO	4	558.56 SF
Grand total	234	
TOTAL 1 BD. UNITS:	86	
TOTAL 2 BD. UNITS:	108	
TOTAL 3 BD. UNITS:	24	
TOTAL STUDIO UNITS:	16	
TOTAL UNITS:	234	

1ST FL. BLDG. AREAS

BUILDING AREAS	AREA
COMMUNITY SPACE	10870 SF
CORRIDOR AND VERTICAL CIRCULATION	2668 SF
COVERED: BALCONIES/ PATIOS/ PARKING/ WALKWAYS	75250 SF
UTILITY	6189 SF
Grand total	94878 SF

2ND. FL. BLDG. AREAS

TOTAL BUILDING AREA	AREA
BALCONY	6201 SF
COMMUNITY SPACE	685 SF
CORRIDOR	10122 SF
RESIDENTIAL	59621 SF
UTILITY	2979 SF
Grand total	70607 SF

3RD. FL. BLDG. AREAS

BUILDING	AREA
BALCONY	5533 SF
COMMUNITY SPACE	685 SF
CORRIDOR	10122 SF
RESIDENTIAL	59621 SF
UTILITY	2979 SF
Grand total	69943 SF

4TH. FL. BLDG. AREAS

BUILDING	AREA
BALCONY	5921 SF
COMMUNITY SPACE	685 SF
CORRIDOR	10127 SF
RESIDENTIAL	51317 SF
UTILITY	2282 SF
Grand total	70332 SF

5TH. FL. BLDG. AREAS

BUILDING	AREA
BALCONY	5256 SF
COMMUNITY SPACE	1277 SF
CORRIDOR	10122 SF
RESIDENTIAL	40556 SF
UTILITY	2282 SF
Grand total	67493 SF

TOTAL BLDG. AREAS

TOTAL BUILDING AREA	AREA
BALCONY	22610 SF
COMMUNITY SPACE	13609 SF
CORRIDOR	40497 SF
CORRIDOR AND VERTICAL CIRCULATION	2668 SF
COVERED: BALCONIES/ PATIOS/ PARKING/ WALKWAYS	75250 SF
NON CONDITIONED BUILDING	582 SF
RESIDENTIAL	201115 SF
UTILITY	16710 SF
Grand total	373051 SF

NOTE: VERTICAL CIRCULATION COUNTED ONCE

(BALCONIES PROVIDED AT ALL UNITS)

AMENITIES*

INTERIOR YARD SPACE	ADDITIONAL AMENITY SPACE
• PARK AREAS	• MULTI-PURPOSE ROOM
• INTERIOR COURTYARD	• MAIN FLOOR COMMUNITY ROOM
• DOG RUN	• FITNESS CENTER
• SCENIC ROAD OPEN AREA	• RESIDENT STORAGE
• BOCCIE BALL COURTS	• BICYCLE STORAGE
• PET PARK	• PET CARE
• PUTTING COURSE	• 2ND FLOOR AMENITY SPACE COURTYARDS
	• 2ND FLOOR OBSERVATION DECK
	• 5TH FLOOR DECK

*FOR AREAS SEE SHEET A-0.5 AND A-0.6

CONCESSIONS, WAIVERS & INCENTIVES

- CONCESSIONS**
• SIZE OF PATIOS & BALCONIES AT 100 S.F. (10'x10') SEC. 362(F)
• RESIDENTIAL UNITS FRONTING LOCKWOOD AT PODIUM BLDG. DESIGN SEC. 16-420(B)
• 30% INTERIOR YARD SPACE SEC. 16-78
- WAIVERS**
• HEIGHT OF BUILDING EXCEEDS 56 FT. (R-4 OK) SEC. 16-420(G)
• 5 STORIES ALLOWED
• 30' SETBACK AT FRONT YARD (INCLUDING BUILDING, LANDSCAPE WALLS/ FENCES AND ACCESSORY STRUCTURES)
• 5' LANDSCAPE AT PARKING OVERHANG SEC. 16-439 (FIG. 6)

ALLOWED UNDER R-4

FRONT YARD SETBACK (R-4 OK) SEC. 16-420(D)
20' CURRENTLY

SIDE YARD SETBACKS (R-4 OK) SEC. 16-420(D)

AUTOMATIC PARKING INCENTIVE

- TANDEN PARKING
- UNCOVERED PARKING
- RELIEF REQUESTED: 25% COMPACT SPACES OF REQUIRED PARKING 300 REQ. x 25% = 75 COMPACT PROPOSED AND 45% COMPACT SPACES OF SURPLUS PARKING 51 SURPLUS x 45% = 23 COMPACT SPACES

AFFORDABLE UNIT ALLOCATION

UNIT MIX			
MARKET RATE:			
TYPE	COUNT	% OF BASE UNITS	% OF TOTAL UNITS
STUDIO:	13	8.3%	5.6%
1 BEDROOM 1 BATH:	72	46.2%	30.8%
2 BEDROOM 2 BATH:	91	58.3%	38.9%
3 BEDROOM 2 BATH:	20	12.8%	8.6%
TOTAL MARKET RATE:	196 UNITS		83.8%

LOWER INCOME:			
TYPE	COUNT	% OF BASE UNITS	% OF TOTAL UNITS
STUDIO:	2	1.3%	.9%
1 BEDROOM 1 BATH:	11	7.1%	4.7%
2 BEDROOM 2 BATH:	14	9.0%	6.0%
3 BEDROOM 2 BATH:	3	1.9%	1.3%
TOTAL LOWER INCOME:	30 UNITS	19.3%	12.9%

VERY LOW INCOME:			
TYPE	COUNT	% OF BASE UNITS	% OF TOTAL UNITS
STUDIO:	1	0.6%	0.4%
1 BEDROOM 1 BATH:	3	1.9%	1.3%
2 BEDROOM 2 BATH:	3	1.9%	1.3%
3 BEDROOM 2 BATH:	1	0.6%	0.4%
TOTAL VERY LOW INCOME:	8 UNITS	5.0%	3.4%
TOTAL UNITS:	234 UNITS		100%

DEVELOPMENT STANDARDS

EXISTING ZONE: BUSINESS RESEARCH PARK (BRP § 16-164)
ADDITIVE ZONE: AFFORDABLE HOUSING DISCRETIONARY (AHD § 16-420 et seq)
APPLICABLE STANDARDS: HIGH RISE RESIDENTIAL (R-4 § 16-70 TO 16-79)
GENERAL PLAN URBAN DESIGN GOAL CD-9.4 VIEW CORRIDOR PRESERVATION
OFF-STREET PARKING (ARTICLE X, CHAPTER 16)
STANDARDS FOR ALL ZONES (ARTICLE IV, CHAPTER 16)
ATTACHED DWELLING UNIT DEV. STANDARDS SEC. 16-360 TO 16-363

STANDARD	ZONE DISTRICT	PROPOSED PROECT
MINIMUM LOT SIZE	BRP	R-4
MAXIMUM LOT COVERAGE	40%	N/A
MAXIMUM FLOOR AREA RATIO	1:1	N/A
MAXIMUM BUILDING HEIGHT	35'-0" MAX. UNLESS ADDITIONAL HEIGHT PERMITTED BY S.U.P.	4 STORIES OR 11 STORIES 100'-0" MAX (WITH S.U.P.)
FRONT YARD SETBACK	30'	20'
SIDE YARD SETBACK	EQUAL TO BLDG. HT. UNLESS OTHERWISE PERMITTED BY S.U.P.	53' (WEST SIDE) 55' (EAST SIDE)
REAR YARD SETBACK	20'	30'
STREET SIDE YARD SETBACK	HALF OF BLDG. HT.	NOT TO EXCEED 10'
INTERIOR YARD SPACE (MIN. 15' x 15')	N/A	30%
DENSITY	1,500 S.F. LOT AREA = 1 UNIT 225,348 S.F. / 1,500 S.F. = 150 UNITS + 50% DENSITY BONUS 150*75 = 225 UNITS	30 UNITS TO THE ACRE 5.17 ACRE * 30 = 156 + 156 UNITS + 50% DENSITY BONUS 156*78 = 234 UNITS
FLOOR AREA RATIO CALCULATION	TOTAL BUILDING AREA: 373,069 S.F. TOTAL SITE AREA: 225,348 S.F.	373,069 / 225,348 = 1.65 F.A.R. = 1:1.65
CD-9.4 REAR YARD SETBACK REQUIREMENT: 30' LANDSCAPE BUFFER AT FREEWAY		

AFFORDABLE UNIT RATIO

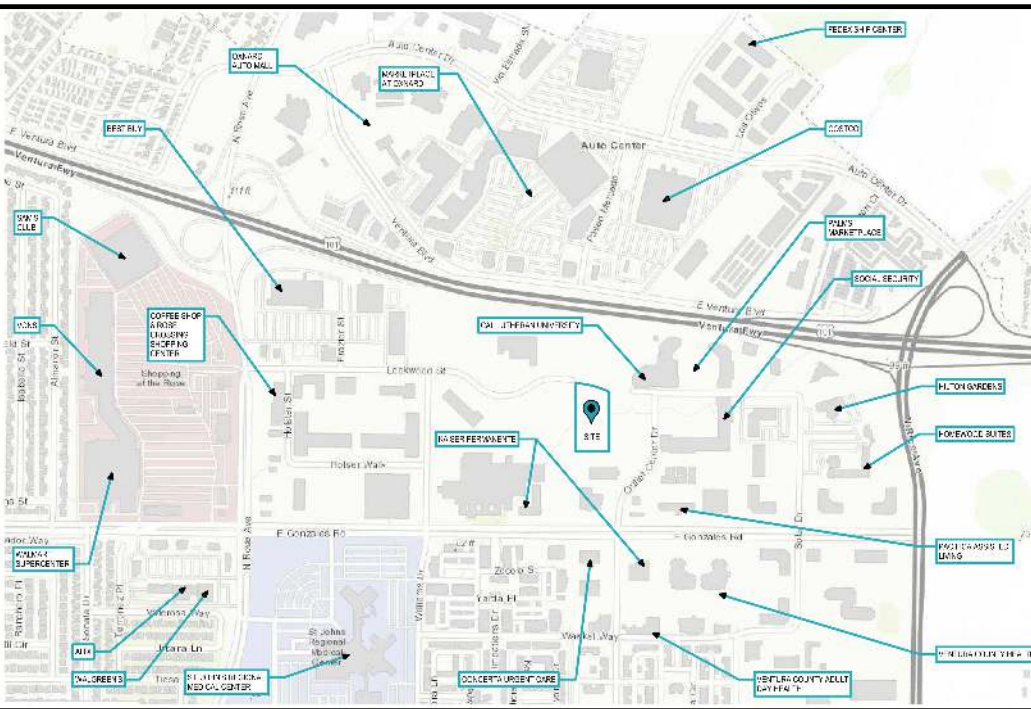
DESCRIPTION	UNITS	AFFORDABLE	MARKET
STUDIO	6.6%	16 UNITS	3 UNITS
1 BEDROOM	36.6%	86 UNITS	14 UNITS
2 BEDROOM	46.2%	106 UNITS	17 UNITS
3 BEDROOM	10.3%	24 UNITS	4 UNITS
TOTAL UNITS		234 UNITS	38 UNITS

PROPERTY AND PROJECT INFO

NEW CONSTRUCTION :		TYPE V-A - FULLY SPRINKLERED		
CODE ENFORCEMENT JURISDICTION:		CITY OF OXNARD - BUILDING AND SAFETY		
ZONING JURISDICTION:		CITY OF OXNARD - PLANNING DEPARTMENT		
CODE	TITLE	EDITION	LOCAL	AMENDMENTS
Administrative	Bldg. Shlds. Admin Code	2022		
Building	California Bldg. Code	2022		
Access Compliance	California Bldg. Code	2022		
Mechanical	California Mech. Code	2022		
Electrical	California Electrical Code	2022		
Plumbing	California Plumbing Code	2022		
Fire Prevention	California Fire Code	2022	YES	
	State Fire Marshall Regs.	2022		
	NFPA 13	2022		
	NFPA 20	2022		
	NFPA 72	2022		
Energy	California Green Building Code	2022		
Zoning Code	City of Oxnard Zoning Ordinance	2022		
CITY OF OXNARD BUILDING CODE - ORDINANCE 2860		2022		

ZONE:	EXISTING BRP ZONE WITH A RESIDENTIAL R-4 ADDITIVE ZONE	
DENSITY DB#22-535-03	R4 DENSITY ALLOWED SITE = 5.17 ACRES/ 225,348 S.F. ALLOWABLE DENSITY = 5.17 ACRE * 30 = DENSITY BONUS PER SB 2345 - 50% OF BASE UNITS = TOTAL	30 UNITS/ 1 ACRE 156 BASE UNITS = 78 UNITS 234 UNITS
AFFORDABLE UNITS	LOWER INCOME = 19.3% OF BASE UNITS VERY LOW INCOME = 5% OF BASE UNITS	
ACCESSIBLE UNITS	CBC 2022.11 A	
ADAPTABLE FEATURES:	ELEVATOR BUILDING: ALL UNITS	

PROJECT DIRECTORY



SHEET INDEX

GENERAL	
G-001	COVER SHEET
CIVIL	
C-1	GRADING
C-2	GRADING
C-3	GRADING
C-4	GRADING
C-5	GRADING
C-6	GRADING
C-7	GRADING
C-8	GRADING
C-9	UTILITY
ARCHITECTURAL	
A-0.1	SITE OVERVIEW
A-0.2	SITE PHOTOS
A-0.3	SITE PLAN
A-0.4	SAFE ROUTES TO SCHOOLS EXHIBIT
A-0.5	INTERIOR YARD SPACE AREAS
A-0.6	INTERIOR YARD SPACE AREAS
A-0.7	PARKING & LANDSCAPE AREAS
A-0.8	SECURITY PLAN - SITE & DRIVEWAYS
A-0.9	SECURITY PLAN - 1ST FLOOR
A-0.10	SECURITY PLAN - 2ND FLOOR
A-0.11	SECURITY PLAN - 3RD
A-0.12	SECURITY PLAN - 4TH
A-0.13	SECURITY PLAN - 5TH
A-0.14	SITE AMENITIES
A-0.15	TRASH ENCLOSURE & CHUTES
A-0.16	FIRE & TRASH TRUCK EXHIBIT
A-0.17	FIRE PUMP ROOM
A-1.1	1ST FLOOR PLAN
A-1.2	2ND FLOOR PLAN
A-1.3	3RD FLOOR PLAN
A-1.4	4TH FLOOR PLAN
A-1.5	5TH FLOOR PLAN
A-1.6	ROOF PLAN
A-1.7	ELEVATORS AND STAIRS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS - COLOR
A-2.3	3D VIEWS
A-2.4	3D VIEWS
A-2.5	3D VIEWS
A-2.6	RENDERINGS
A-2.7	RENDERINGS
A-2.8	MAIL ROOM
A-2.9	INTERIOR DESIGN ELEMENTS
A-2.10	EXTERIOR DESIGN ELEMENTS
A-2.12	FENCES, GATES, SITE WALLS AND RAILINGS
A-2.13	TRELLIS, MONUMENT SIGN, AND BALCONY EXHIBITS
A-4.1	LSV - UNIT PLANS
A-4.2	LSV - UNIT PLANS
LANDSCAPE	
L-1	GROUND LEVEL
L-2	SECOND FLOOR COURTYARDS
L-3	FIFTH FLOOR DECK
PHOTOMETRICS	
PH-0.1	PHOTOMETRICS COURTYARDS
PH-0.2	PHOTOMETRICS SITE PLAN
PH-0.3	PHOTOMETRICS PARKING PODIUM

PROPERTY AND PROJECT INFO

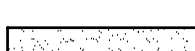
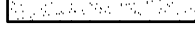
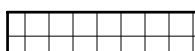
ADDRESS:	2151 LOCKWOOD STREET OXNARD CA 93036
ASSESSOR'S PARCEL NUMBER:	215-0-090-275
EXISTING LAND USE	VACANT
ZONE DESIGNATION:	BRP
AREA PLAN:	VERIFY
APPROVALS REQUIRED:	
ZONE CLEARANCE	P2# 22-500-04

PROJECT DESCRIPTION

PROJECT CONSISTS OF A FIVE STORY 234 UNIT MULTI-FAMILY MIXED INCOME APARTMENT COMPLEX WITH RELATED SITE WORK.

APN: 213-0-090-275



- | | | |
|---|----|--|
|  | 1 | CONSTRUCT 6" CURB TYPE A1-6 PER CITY OF OXNARD STANDARD PLATE NO. 111. |
|  | 2 | CONSTRUCT 6" CURB AND GUTTER TYPE A2-6 PER CITY OF OXNARD STANDARD PLATE NO. 111. |
|  | 3 | CONSTRUCT HARDSCAPE. INSTALL MATERIAL ON 4" AGGREGATE BASE. SEE LANDSCAPE PLANS FOR PRODUCT SPECIFICATION. PRODUCT TO BE 4" P.C.C. UNLESS NOTED OTHERWISE. |
|  | 4 | CONSTRUCT A.C. PAVEMENT, 3" ASPHALT CONCRETE OVER 4" CLASS II BASE, TI-6. |
|  | 5 | CONSTRUCT A.C. PAVEMENT, 3" ASPHALT CONCRETE OVER 4" CLASS II BASE, TI-5. |
|  | 6 | CONSTRUCT COLORED, SCORED CONCRETE. SEE LANDSCAPE PLANS FOR DETAILS. |
|  | 7 | CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 116. |
|  | 8 | CONSTRUCT RETAINING WALL PER SEPARATE PERMIT. |
|  | 9 | CONSTRUCT GARDEN WALL. NO PERMIT REQUIRED. |
|  | 10 | CONSTRUCT EARTHEN SWALE TO INTERCEPT AND CONVEY FREEWAY RUNOFF. DRAIN TO EXISTING SWALE. |

GRADING NOTES

1. PROVIDE 8-INCHES MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION IS NOT MET.
2. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
3. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
4. TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS. BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.
5. CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
7. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
9. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40' BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40' BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
10. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
11. FINISHED GRADE NOT TO EXCEED A FOUR INCH VERTICAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.
12. ANY DAMAGED OR SUBSTANDARD SIDEWALK ALONG THE PROJECT FRONTAGES SHALL BE RECONSTRUCTED. CONFORM/SAWCUT SHALL BE MADE AT THE EXISTING JOINT OR SCORE-LINE. ALL EXISTING ADA CURB RAMPS ALONG THE PROJECT FRONTAGE SHALL BE BROUGHT UP TO ADA-STANDARDS.

ABBREVIATIONS

BFP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLDG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CC	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MAN-HOLE
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	R	RIDGE
ESMT	EASEMENT	RM	RIM ELEVATION
EG	EXISTING GRADE	RD	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRASH ENCLOSURE
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

Scale 1" = 10 FT

REVISIONS

MARK	DATE	DESCRIPTION	BY		Development Services Department
				GRADING PLAN	
				ACCEPTED BY: _____	DATE: _____
				CITY ENGINEER	R.C.E.
				SHEET DRAWING NUMBER	
REVIEWED BY: _____				SCALE: HORIZ. _____	SHEET No. <u>1</u> OF <u>9</u>
	DATE _____			VERT. _____	DRAWING NUMBER
	DATE _____			DRAWN BY: JCA	
				CHECKED BY: RJC	

PREPARED BY:

CCE DESIGN ASSOCIATES, INC.
771 E. Daily Drive • Ste 120 • Camarillo, CA 93010
445 S Figueroa Street • Ste 3100 • Los Angeles, CA 90071
805.738.5434 • www.ccedesignassociates.com

JARED Q. ADAMS, P.E.
R.C.E. No. 86086

DATE _____



LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF TRACT NO. 4861, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 126, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCEL A AND A PORTION OF PARCEL B OF PLANNING AND ZONING PERMIT NUMBER 90-5-151 (LOT LINE ADJUSTMENT) AS SHOWN ON CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-25273 OF OFFICIAL RECORDS, SHOWN AS PARCEL 2 OF PLANNING AND ZONING PERMIT NUMBER PZ 00-5-103 (LOT LINE ADJUSTMENT), RECORDED OCTOBER 31, 2000, AS DOCUMENT NO. 2000-171968 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL B, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER THE LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-25273 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; AND THAT PORTION OF PARCEL A OF SAID DOCUMENT LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL A DISTANT THEREON NORTH 0° 04' 18" EAST 491.05 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE, 1ST: SOUTH 89° 55' 38" EAST 591.99 FEET TO THE EASTERLY LINE OF SAID PARCEL A.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING 500 FEET BELOW THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OR UNDER 500 FEET OF THE SUBSURFACE OF SAID LAND.

LEGEND

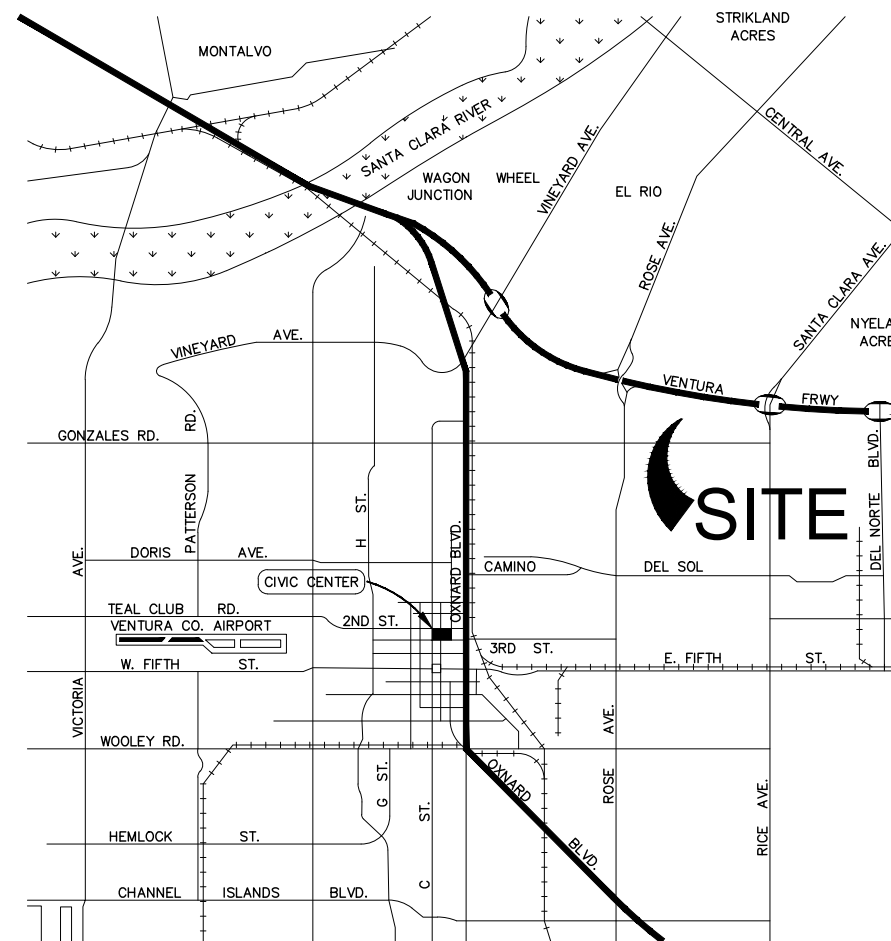
NEW	EXISTING	
		ASPHALT BERM
		BLOCK/RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		GRADE BREAK
		LOT LINE
		RIDGE LINE
		SANITARY SEWER
		SIDEWALK
		STORM DRAIN & CATCH BASIN
		TRACT BOUNDARY
		WATER LINE AND WATER METER

APN: 213-0-090-275



ENGINEERING SITE PLAN

APN: 213-0-090-275



GRADING CONSTRUCTION NOTES / LEGEND

- CONSTRUCT 6" CURB TYPE A1-6 PER CITY OF OXNARD STANDARD PLATE NO. 111.
- CONSTRUCT 6" CURB AND GUTTER TYPE A2-6 PER CITY OF OXNARD STANDARD PLATE NO. 111.
- CONSTRUCT HARDSCAPE. INSTALL MATERIAL ON 4" AGGREGATE BASE. SEE LANDSCAPE PLANS FOR PRODUCT SPECIFICATION. PRODUCT TO BE 4" P.C.C. UNLESS NOTED OTHERWISE.
- CONSTRUCT A.C. PAVEMENT, 3" ASPHALT CONCRETE OVER 4" CLASS II BASE, TH-6.
- CONSTRUCT A.C. PAVEMENT, 3" ASPHALT CONCRETE OVER 4" CLASS II BASE, TH-5.
- CONSTRUCT COLORED, SCORED CONCRETE. SEE LANDSCAPE PLANS FOR DETAILS.
- CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 116.
- CONSTRUCT RETAINING WALL PER SEPARATE PERMIT.
- CONSTRUCT GARDEN WALL. NO PERMIT REQUIRED.
- CONSTRUCT EARTHEN SWALE TO INTERCEPT AND CONVEY FREEWAY RUNOFF. DRAIN TO EXISTING SWALE.

GRADING NOTES

- PROVIDE 8-INCHES MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION IS NOT MET.
- RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
- ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
- TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS. BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.
- CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
- ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
- STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40' BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40' BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
- FINISHED GRADE NOT TO EXCEED A FOUR INCH VERTICAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.
- ANY DAMAGED OR SUBSTANDARD SIDEWALK ALONG THE PROJECT FRONTAGES SHALL BE RECONSTRUCTED, CONFORM/SAWCUT SHALL BE MADE AT THE EXISTING JOINT OR SCORE-LINE. ALL EXISTING ADA CURB RAMPS ALONG THE PROJECT FRONTAGE SHALL BE BROUGHT UP TO ADA-STANDARDS.

ABBREVIATIONS

BFP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLDG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CO	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	R	RIDGE
ESMT	EASEMENT	RIM	RIM ELEVATION
EG	EXISTING GRADE	RD	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRASH ENCLOSURE
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

PROPOSED
BUILDING
GFF = 81.00
PAD = 80.33

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF TRACT NO. 4881, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 125, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCEL A, AND ALL OF PARCEL B OF PLANNING AND ZONING PERMIT NUMBER 95-5-151 (LOT LINE ADJUSTMENT), AS SHOWN ON CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-25273 OF OFFICIAL RECORDS, SHOWN AS PARCEL 2 OF PLANNING AND ZONING PERMIT NUMBER P2 00-5-103 (LOT LINE ADJUSTMENT), RECORDED OCTOBER 31, 2000, AS DOCUMENT NO. 2000-171968 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

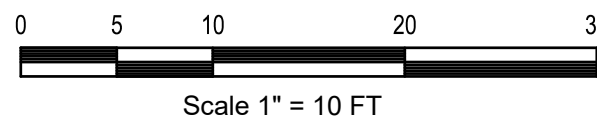
BEING ALL OF PARCEL B, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER THE LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-25273 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THAT PORTION OF PARCEL A OF SAID DOCUMENT LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID PARCEL A DISTANT THEREON NORTH 0° 04' 18" EAST 491.05 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE, 1ST: SOUTH 89° 55' 38" EAST 591.99 FEET TO THE EASTERLY LINE OF SAID PARCEL A.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING 500 FEET BELOW THE SURFACE THEREOF, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OR UNDER 500 FEET OF THE SUBSURFACE OF SAID LAND.

LEGEND

NEW	EXISTING	
		ASPHALT BERM
		BLOCK RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		GRADE BREAK
		LOT LINE
		RIDGE LINE
		SANITARY SEWER
		SIDEWALK
		STORM DRAIN & CATCH BASIN
		TRACT BOUNDARY
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PREPARED BY:

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JARED Q. ADAMS, P.E.
R.C.E. No. 86086

DATE



REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

OXNARD

Development Services Department

GRADING PLAN

ACCEPTED BY: CITY ENGINEER R.C.E. DATE

SHEET DRAWING NUMBER

SCALE: HORIZ. 1"=10' VERT. 1"=10'

DRAWN BY: JQA SHEET No. 4 OF 9

CHECKED BY: RC DRAWING NUMBER

APN: 213-0-090-275

PROPOSED
BUILDING
GFF = 81.00
PAD = 80.33

MATCHLINE - SEE SHEET 1

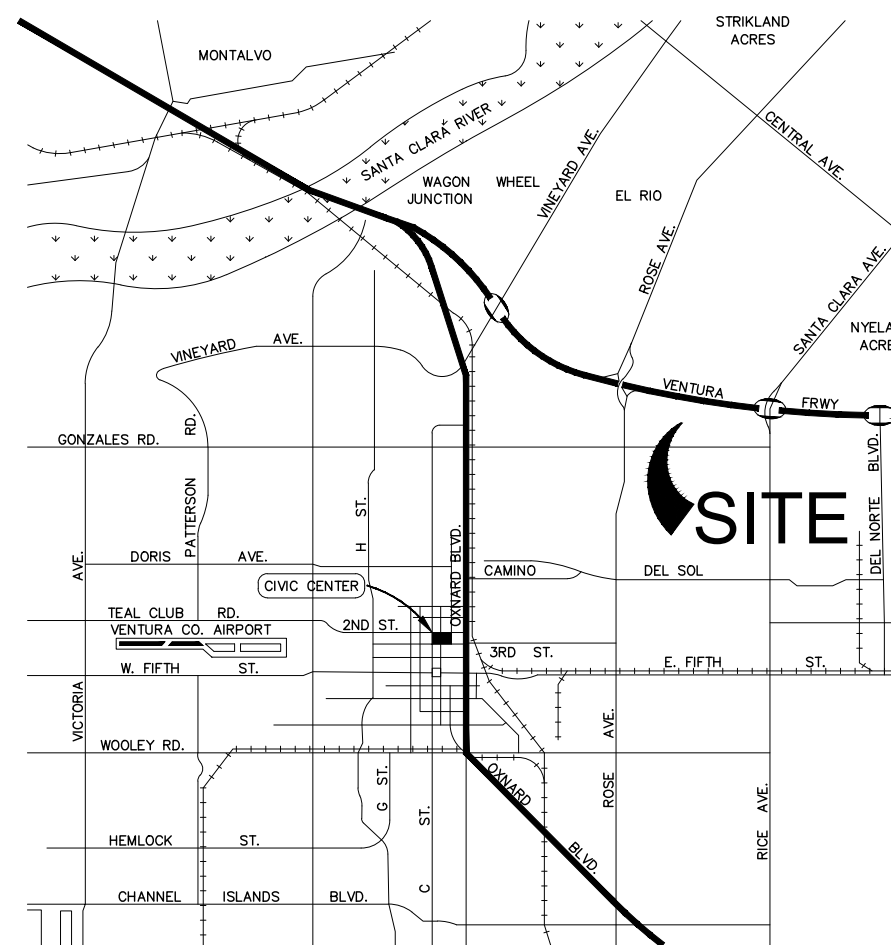
LEGAL DESCRIPTION

REVISIONS						
MARK	DATE	DESCRIPTION	BY		Development Services Department	
					GRADING PLAN	
					ACCEPTED BY: _____ CITY ENGINEER _____ R.C.E. _____ DATE _____	
					SHEET DRAWING NUMBER _____	
					SCALE: HORIZ. 1"=10' VERT. 1"=10'	
REVIEWED BY: _____ _____ DATE _____ _____ DATE _____				DRAWN BY: JQA CHECKED BY: RJC		
				SHEET No. <u>6</u> OF <u>9</u> DRAWING NUMBER _____		

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ENGINEERING SITE PLAN

APN: 213-0-090-275



UTILITY CONSTRUCTION KEYNOTES / LEGEND

- S — ① INSTALL 8" SEWER LATERAL, SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS, SHOWN FOR REFERENCE HEREON. TRENCH AND BACKFILL PER CITY OXNARD STD. PLATE NO. 602.
- SD — ②① INSTALL PVC SDR-35 STORM DRAIN PIPE (12" UNLESS NOTED OTHERWISE), LENGTH AND SLOPE PER PLAN.
- ②② INSTALL CONTECH 60" CMP DETENTION SYSTEM OR APPROVED EQUAL.
- ②③ INSTALL BROOKS PRODUCTS CATCH BASIN (1212) OR APPROVED EQUAL.
- ②④ INSTALL BROOKS PRODUCTS CATCH BASIN (2424) OR APPROVED EQUAL.
- ②⑤ INSTALL CONTECH 60" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
- ②⑥ INSTALL CONTECH CDS UNIT 2025-5 OR APPROVED EQUAL, FOR INFILTRATION PRETREATMENT.
- ②⑦ INSTALL TRENCH DRAIN.
- W — ④① INSTALL 2" DOMESTIC WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 310.
- W — ④② INSTALL 1" IRRIGATION WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 305.
- FW — ④③ INSTALL 8" FIRE WATER LINE.
- ④④ INSTALL FIRE WATER DCV / FDC PER CITY OF OXNARD STD. PLATE NO. 311.

UTILITY NOTES

- BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
- FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
- WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
- MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
- WATER LINES SHOWN HEREON FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
- ALL EXISTING SEWER AND WATER LATERAL SUBBED TO THE SITE THAT WILL NOT BE USED SHALL BE ABANDONED.

ABBREVIATIONS

BFP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
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LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF TRACT NO. 4881, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 125, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF PARCEL A AND ALL OF PARCEL B OF PLANNING AND ZONING PERMIT NUMBER 99-5-151 (LOT LINE ADJUSTMENT) AS SHOWN ON CERTIFICATE OF APPROVAL FOR LOT LINE ADJUSTMENT, RECORDED FEBRUARY 2, 2000, AS DOCUMENT NO. 2000-25273 OF OFFICIAL RECORDS, SHOWN AS PARCEL 2 OF PLANNING AND ZONING PERMIT NUMBER 99-5-103 (LOT LINE ADJUSTMENT), RECORDED OCTOBER 31, 2000, AS DOCUMENT NO. 2000-171968 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

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LEGEND

NEW	EXISTING	
		ASPHALT BERM
		BLOCK RETAINING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
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		EDGE OF PAVEMENT
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PREPARED BY:

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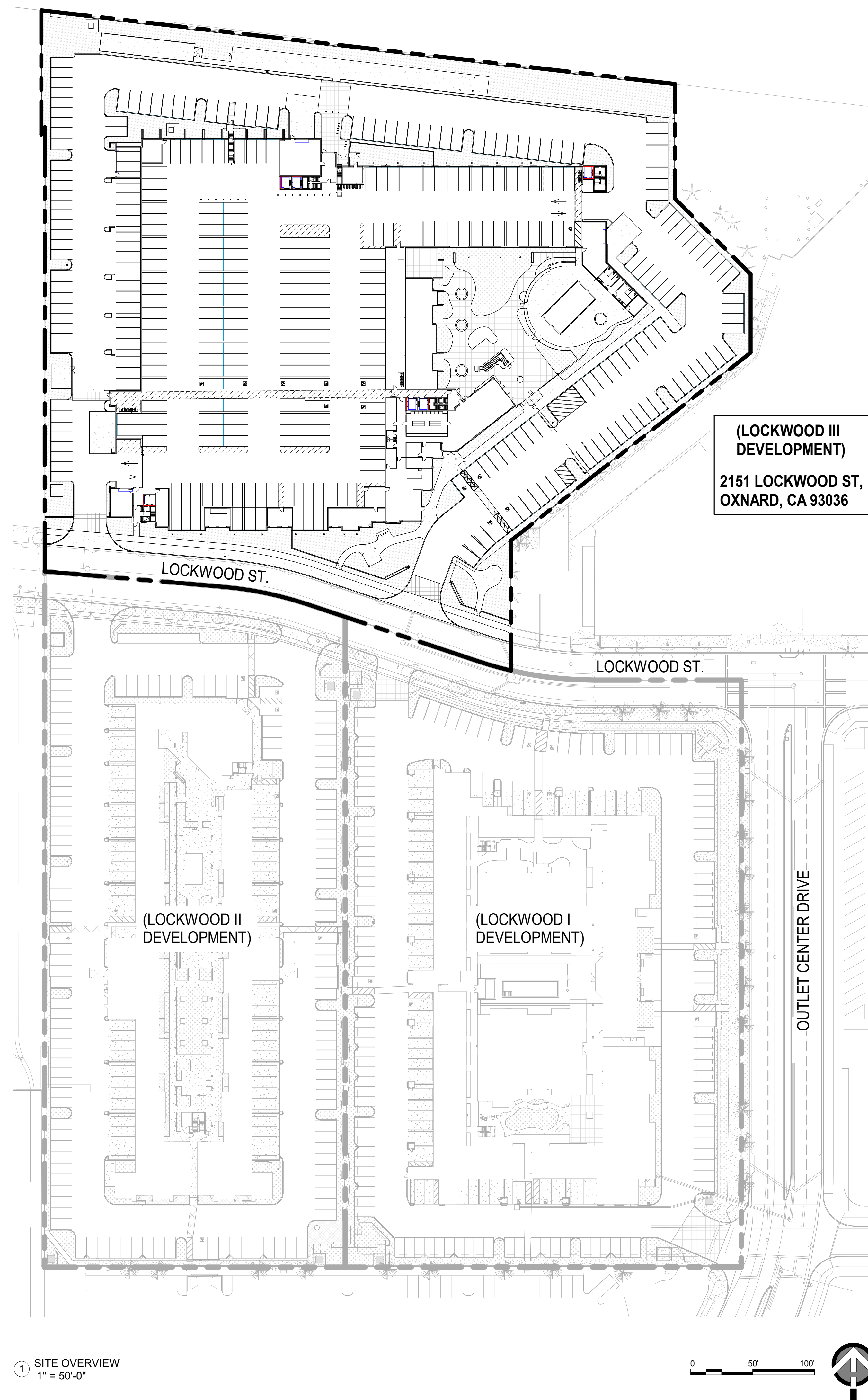
JARED Q. ADAMS, P.E.
R.C.E. No. 86086
DATE



REVISIONS

MARK	DATE	DESCRIPTION	BY

OXNARD		Development Services Department	
UTILITY PLAN			
ACCEPTED BY:	CITY ENGINEER	R.C.E.	DATE
SHEET DRAWING NUMBER			
REVIEWED BY:	DATE	SCALE: HORIZ. 1"=30'	SHEET No. 9 OF 9
DATE	DATE	VERT. 1"=30'	DRAWN BY: JQA
DATE	DATE	CHECKED BY: RC	DRAWING NUMBER



① SITE OVERVIEW
1" = 50'-0"

SITE OVERVIEW



1



2



3



4



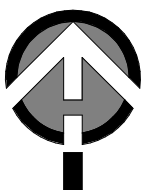
5



6



APN:
213-0-090-105 (PORTION OF)
GROSS LOT SIZE:
5.17 ACRES, 225,348 S.F.



LAUTERBACH & ASSOCIATES
ARCHITECTS
389 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93051 | 805-888-8912 | FAX 805-881-14510 | www.la-arch.com



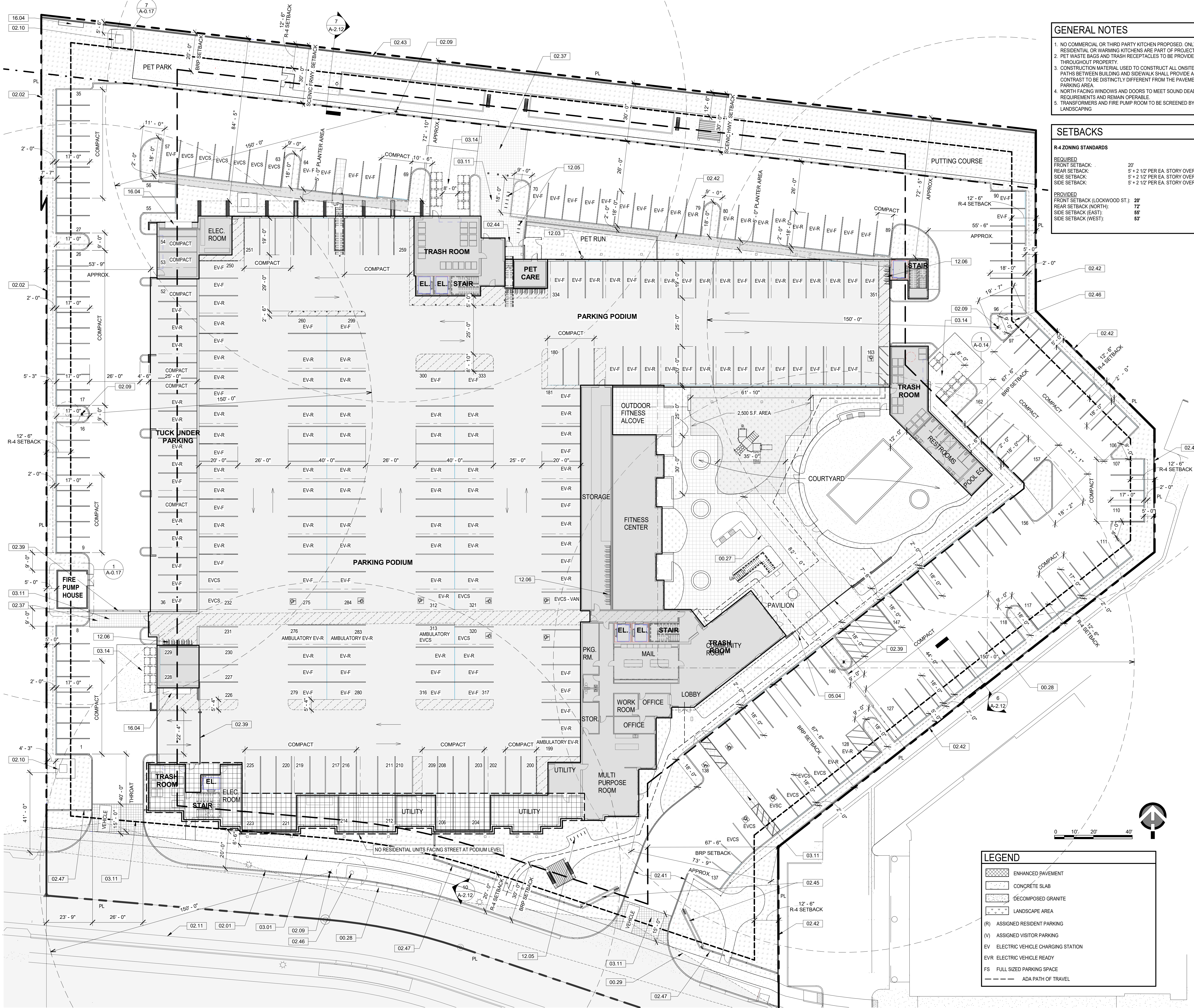
LOCKWOOD III APARTMENTS
SVM LOCKWOOD, LLC
3855 E. THOUSAND OAKS BLVD. #254, THOUSAND OAKS, CA 91322

SITE PHOTOS

LOCKWOOD III APARTMENTS
2151 LOCKWOOD STREET, OXNARD,
CALIFORNIA, 93036

A-0.2

Print: 10/17/2023 2:08:39 PM
Date: 20-211003
No.:



- GENERAL NOTES**
- NO COMMERCIAL OR THIRD PARTY KITCHEN PROPOSED. ONLY RESIDENTIAL OR WARMING KITCHENS ARE PART OF PROJECT.
 - PET WASTE BAGS AND TRASH RECEPTACLES TO BE PROVIDED THROUGHOUT PROPERTY.
 - CONSTRUCTION MATERIAL USED TO CONSTRUCT ALL ONSITE ADA PATHS BETWEEN BUILDING AND SIDEWALK SHALL PROVIDE A CONTRAST TO BE DISTINCTLY DIFFERENT FROM THE PAVEMENT/ PARKING AREA.
 - NORTH FACING WINDOWS AND DOORS TO MEET SOUND DEADENING REQUIREMENTS AND REMAIN OPERABLE.
 - TRANSFORMERS AND FIRE PUMP ROOM TO BE SCREENED BY LANDSCAPING.

- SETBACKS**
- R-4 ZONING STANDARDS**
- REQUIRED
FRONT SETBACK: 20'
REAR SETBACK: 5' + 2 1/2' PER EA. STORY OVER TWO = 12.5'
SIDE SETBACK: 5' + 2 1/2' PER EA. STORY OVER TWO = 12.5'
SIDE SETBACK (WEST): 53'
- PROVIDED
FRONT SETBACK (LOCKWOOD ST.): 20'
REAR SETBACK (NORTH): 72'
SIDE SETBACK (EAST): 55'
SIDE SETBACK (WEST): 53'

- KEYNOTES**
- 00.27 AREA FOR FIRE APPARATUS ACCESS VEHICLE, KEEP AREA CLEAR. PAVEMENT SHALL BE SUITABLE FOR USE BY A 20 TON FIRE DEPARTMENT VEHICLE.
 - 00.28 REQUIRED SETBACK LINE
 - 00.29 EXITING VEHICLE LINE OF SIGHT
 - 02.01 CURB AND GUTTER, AT EDGE OF STREET RIGHT OF WAY
 - 02.02 SITE FENCING METAL WROUGHT IRON STYLE, 6' HT.
 - 02.03 FIRE HYDRANT WITH 150' RADII
 - 02.10 TRANSFORMER LOCATION
 - 02.11 5' MIN. CLASS II BIKE LANE ALONG LOCKWOOD ST. STRIPE AND SIGN FROM ROSE AVE. TO SOLAR DR.
 - 02.37 TRAFFIC CALMING CROSSWALK
 - 02.39 VEHICULAR GATE WITH KNOX KEY SWITCH AND CLICK-2-ENTER, TYPICAL
 - 02.41 RED PAINTED CURB, NO PARKING
 - 02.42 SITE WALL, CMU, 8' HT.
 - 02.43 SITE WALL, CMU, 8' HT.
 - 02.44 FIRE DEPARTMENT EMERGENCY ACCESS AND EGRESS TO ACCOMMODATE 20 FT. LADDER
 - 02.45 PROPOSED MONUMENT SIGN UNDER SEPARATE PERMIT APPROVAL. SIGN REQUIRES SEPARATE APPROVAL OF A SIGN PERMIT. PERMIT TO ARTICLE IX. SEE DETAIL 2 ON A-2.13
 - 02.46 PROPOSED TREE
 - 02.47 SECURITY WALL. SEE DETAILS 9, 10 ON A-2.12
 - 03.01 CONCRETE SIDEWALK. SEE CIVIL GRADING PLANS
 - 03.11 ENHANCED PAVING. SCORED CONCRETE.
 - 03.14 REINFORCED CONCRETE APRON AND TRASH STAGING AREA. 2% MAX SLOPE IN ANY DIRECTION.
 - 05.04 PEDESTRIAN GATE, 3'-0" x 6'-0", STYLE TO MATCH SITE FENCING
 - 12.03 PET WASTE BAG STATION
 - 12.05 BICYCLE RACK (SHORT TERM)
 - 12.06 WALL MOUNTED BICYCLE RACK (LONG TERM)
 - 16.04 ELECTRICAL METER. SEE ELECTRICAL PLANS

LOT SIZE: 5.17 AC 100%
225,348 S.F.

SITE ANALYSIS

AREA TYPE	AREA	%
CONDITIONED BUILDING	19727 SF	9%
LANDSCAPE	57033 SF	25%
NON CONDITIONED BUILDING	75250 SF	33%
PAVEMENT	58738 SF	27%
SIDEWALK DEDICATION	5063 SF	2%
STREET DEDICATION	8548 SF	4%
Grand total	225348 SF	100%

1ST FL. BLDG. AREAS

BUILDING AREAS	AREA
COMMUNITY SPACE	10870 SF
CORRIDOR AND VERTICAL CIRCULATION	2669 SF
COVERED BALCONIES/ PATIOS/ PARKING WALKWAYS	75250 SF
UTILITY	6189 SF
Grand total	94976 SF

PARKING ANALYSIS TOTAL UNITS: 234

STATE CODE (FOR REFERENCE PURPOSES ONLY)

PARKING	UNITS	PER CODE	REQUIRED
STUDIO	16	1 PARKING SPACE =	16
1 BD.	86	1 PARKING SPACE =	86
2 BD.	108	1.5 PARKING SPACE =	162
3 BD.	24	1.5 PARKING SPACE =	36
	234		300

MINIMUM REQUIRED:
25% OF 300 = 75 COMPACT SPACES
225 FULL SIZE SPACES

PROPOSED:
351 TOTAL
101 COMPACT SPACES
250 FULL SIZE SPACES

ACCESSIBLE PARKING REQUIREMENTS PER CBC 11B-208.2

151-200 PARKING SPACES: (5) STANDARD ACCESSIBLE (1) VAN ACCESSIBLE (BASED ON 175 NON EV STALLS)
PROVIDED: (5) STANDARD ACCESSIBLE (1) VAN ACCESSIBLE

ELEC. VEH. CHARGING STATIONS REQ. PER CGS TABLE 4.106.4.2

STALLS PROVIDED: 351

REQUIRED EV CAPABLE (EV-F): 351 x 10% = 36 STALLS PROVIDED: 60 STALLS

REQUIRED EV READY (EV-R): 351 x 25% = 88 STALLS PROVIDED: 88 STALLS

REQUIRED EV CHARGERS (EV-CS): 351 x 5% = 18 STALLS PROVIDED: 18 STALLS

TOTAL EV PROVIDED: 175 STALLS

ACCESSIBLE EVCS PER CBC TABLE 11B-228.3.2.1

(101 AND OVER) EVCS REQUIRES TWO (2) VAN AND FOUR (4) STANDARD ACCESSIBLE EVCS AND FOUR (4) AMBULATORY (BASED ON TOTAL 175 EV CHARGING STALLS)
PROVIDED: (2) VAN ACCESSIBLE, (4) STANDARD ACCESSIBLE, (4) AMBULATORY

BICYCLE STORAGE REQUIREMENTS PER CITY OF OXNARD MASTER PLAN

REQ. SHORT TERM: 0.05 BDRM: 0.05 x 390 = 20 BIKE SPACES
REQ. LONG TERM: 0.15 BDRM: 0.15 x 390 = 59 BIKE SPACES

PROVIDED: 28 SHORT TERM, 60 LONG TERM

NOTE: RESIDENT PARKING TO BE ASSIGNED
* ADMINISTRATIVE PARKING RELIEF REQUESTED

PARKING SCHEDULE

PARKING TYPE	PARKING SIZE	COUNT
Podium Parking		
ACCESSIBLE	9'x19' MIN.	4
COMPACT	8'x19' MIN.	30
EV-F	9'x19' MIN.	46
EV-R	9'x19' MIN.	67
EV-R AMBULATORY	10'x19' MIN.	3
EVCS	9'x19' MIN.	2
EVCS ACCESSIBLE	9'x19' MIN.	3
EVCS AMBULATORY	10'x19' MIN.	1
STANDARD	9'x19' MIN.	33
Tuck Under Parking		
COMPACT	8'x19' MIN.	6
EV-F	9'x19' MIN.	5
EV-R	9'x19' MIN.	8
Uncovered Parking		
ACCESSIBLE	9'x19' MIN.	2
COMPACT	8'x19' MIN.	65
EV-F	9'x19' MIN.	18
EV-R	9'x19' MIN.	10
EVCS	9'x19' MIN.	9
EVCS ACCESSIBLE	9'x19' MIN.	3
STANDARD	9'x19' MIN.	36
TOTAL		351

* ALL STALLS MEET 19' DEPTH REQUIREMENT WHEN INCLUDING 2' OVERHANG
* ALL STALLS NOT LABELED AS COMPACT MEET OR EXCEED THE REQUIREMENTS FOR STANDARD STALL. PER SUITE SEC. 16-638

- LEGEND**
- ENHANCED PAVEMENT
 - CONCRETE SLAB
 - DECOMPOSED GRANITE
 - LANDSCAPE AREA
 - (R) ASSIGNED RESIDENT PARKING
 - (V) ASSIGNED VISITOR PARKING
 - EV ELECTRIC VEHICLE CHARGING STATION
 - EV-R ELECTRIC VEHICLE READY
 - FS FULL SIZED PARKING SPACE
 - ADA PATH OF TRAVEL

SITE PLAN

LOCKWOOD III APARTMENTS
2151 LOCKWOOD STREET, OXNARD, CALIFORNIA, 93036

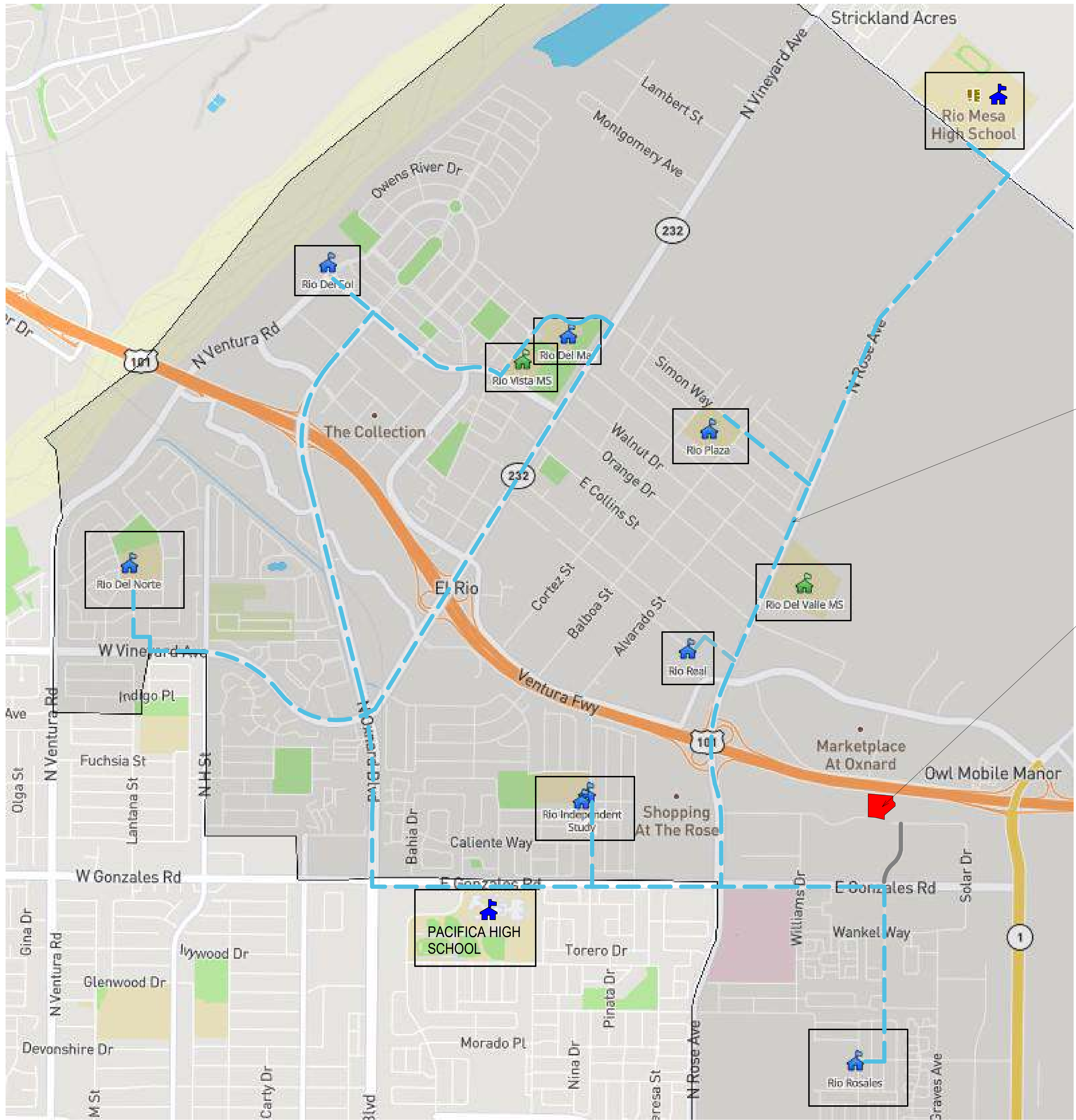
LOCKWOOD III APARTMENTS
SVM LOCKWOOD, LLC
3855 E. THOUSAND OAKS BLVD. #250, THOUSAND OAKS, CA 91320

LAUTERBACH & ASSOCIATES
A R C H I T E C T S
DANIEL C. LAUTERBACH, ARCHITECT, JILIANA SCOTT, ARCHITECT • MARK S. POTT, ARCHITECT
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SAFE ROUTES TO SCHOOLS EXHIBIT
12" = 1'-0"

SAFE ROUTES TO SCHOOLS

PROJECT LOCATION



② 2ND FLOOR PLAN
1" = 40'-0"



③ SITE PLAN
1" = 40'-0"

INTERIOR YARD SPACE CALCULATION

SITE / 1ST FLOOR	NO.	OPEN AREA (S.F.)
1.1 PARK AREA	1	1,046
1.2 PARK AREA	1	768
1.3 INTERIOR COURTYARD	1	14,248
1.4 PLANTER AREA	1	350
1.5 DOG RUN	1	1,247
1.6 PLANTER AREA	1	864
1.7 SCENIC ROAD OPEN AREA	1	15,781
TOTAL:		34,304
2ND FLOOR	NO.	OPEN AREA (S.F.)
	00	00
TOTAL:		00
3RD FLOOR	NO.	OPEN AREA (S.F.)
	00	00
TOTAL:		00
4TH FLOOR	NO.	OPEN AREA (S.F.)
	00	00
TOTAL:		00
5TH FLOOR	NO.	OPEN AREA (S.F.)
	00	00
TOTAL:		00
OVERALL TOTAL		34,304
AREA (S.F.)		% OF LOT
LOT SIZE	225,348	100 %
REQUIRED	67,604	30 %
PROVIDED	34,304	15.2 %

GENERAL NOTES

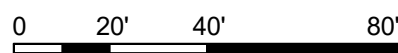
1. EACH LOT SHALL PROVIDE FOR INTERIOR YARD SPACE IN AN AREA EQUAL TO AT LEAST 30 PERCENT OF THE LOT AREA.
2. THIS INTERIOR YARD SPACE SHALL BE COMPLETELY OPEN FROM GROUND TO SKY EXCEPT FOR A PATIO OR PERGOLA OR THE PROJECTIONS OF THOSE ITEMS REFERRED TO IN SECTIONS 16-304 THROUGH 16-307. THE INTERIOR YARD SPACE AREA SHALL HAVE A MINIMUM DIMENSION OF 15 BY 15 FEET.
3. THE INTERIOR YARD SPACE SHALL BE COMPLETELY SEPARATE FROM ANY ARE REQUIRED FOR AUTOMOBILE CIRCULATION.

LEGEND

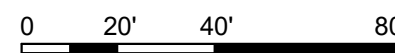
- INTERIOR YARD SPACE AREA TOTAL: 34,304 S.F.
- AMENITY AREAS BUILDING TOTAL: 32,963 S.F.



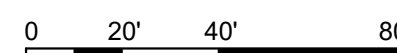
② 4TH FLOOR PLAN
1" = 40'-0"



① 3RD FLOOR PLAN
1" = 40'-0"



③ 5TH FLOOR PLAN
1" = 40'-0"



INTERIOR YARD SPACE CALCULATION

SITE / 1ST FLOOR	NO.	OPEN AREA (S.F.)
1.1 PARK AREA		1,046
1.2 PARK AREA		768
1.3 INTERIOR COURTYARD		14,248
1.4 PLANTER AREA		350
1.5 DOG RUN		1,247
1.6 PLANTER AREA		864
1.7 SCENIC ROAD OPEN AREA		15,781
TOTAL:		34,304

2ND FLOOR	NO.	OPEN AREA (S.F.)
		00
TOTAL:		00

3RD FLOOR	NO.	OPEN AREA (S.F.)
		00
TOTAL:		00

4TH FLOOR	NO.	OPEN AREA (S.F.)
		00
TOTAL:		00

5TH FLOOR	NO.	OPEN AREA (S.F.)
		00
TOTAL:		00

OVERALL TOTAL		34,304
AREA (S.F.)		% OF LOT
LOT SIZE	225,348	100 %
REQUIRED	67,604	30 %
PROVIDED	34,304	15.2%

GENERAL NOTES

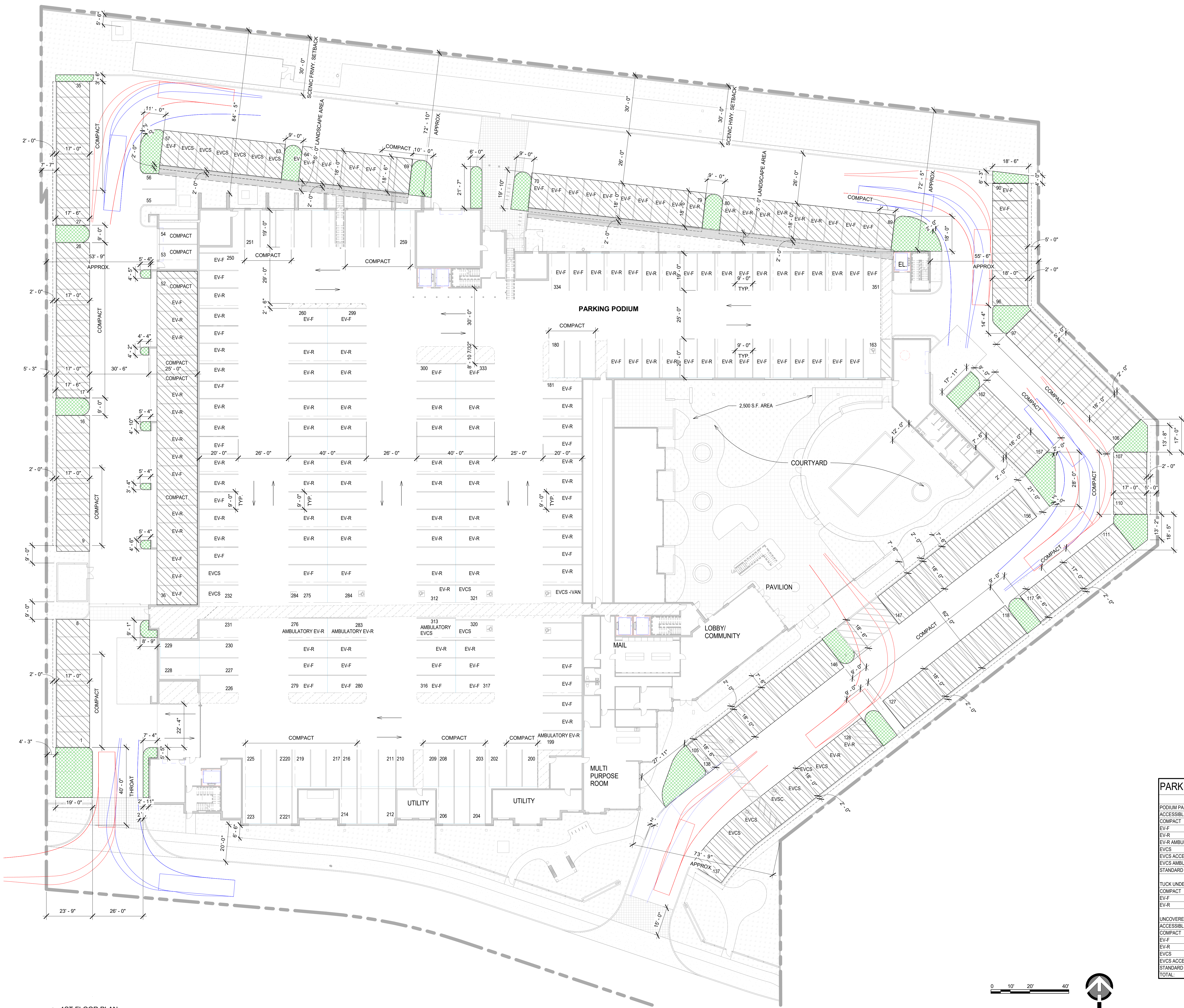
1. EACH LOT SHALL PROVIDE FOR INTERIOR YARD SPACE IN AN AREA EQUAL TO AT LEAST 30 PERCENT OF THE LOT AREA.
2. THIS INTERIOR YARD SPACE SHALL BE COMPLETELY OPEN FROM GROUND TO SKY EXCEPT FOR A PATIO OR PERGOLA OR THE PROJECTIONS OF THOSE ITEMS REFERRED TO IN SECTIONS 16-304 THROUGH 16-307. THE INTERIOR YARD SPACE AREA SHALL HAVE A MINIMUM DIMENSION OF 15 BY 15 FEET.
3. THE INTERIOR YARD SPACE SHALL BE COMPLETELY SEPERATE FROM ANY ARE REQUIRED FOR AUTOMOBILE CIRCULATION.

LEGEND

	INTERIOR YARD SPACE AREA TOTAL: 34,304 S.F.
	AMENITY AREAS BUILDING TOTAL: 32,963 S.F.



INTERIOR YARD SPACE AREAS



LEGEND	
	LANDSCAPE AREA: 4,403 S.F.
	PARKING AREA: 25,766 S.F.
REQUIRED PARKING LANDSCAPE: 5% OF PARKING AREA	
PROVIDED: 4,403 / 25,766 = 17%	

PARKING SCHEDULE		
PARKING TYPE	PARKING SIZE	COUNT
PODIUM PARKING		
ACCESSIBLE	9'x19' MIN.	4
COMPACT	8'x19' MIN.	30
EV-F	9'x19' MIN.	46
EV-R	9'x19' MIN.	67
EV-R AMBULATORY	10'x19' MIN.	3
EVCS	9'x19' MIN.	2
EVCS ACCESSIBLE	9'x19' MIN.	3
EVCS AMBULATORY	10'x19' MIN.	1
STANDARD	9'x19' MIN.	33
TUCK UNDER PARKING		
COMPACT	8'x19' MIN.	6
EV-F	9'x19' MIN.	5
EV-R	9'x19' MIN.	8
UNCOVERED PARKING		
ACCESSIBLE	9'x19' MIN.	2
COMPACT	8'x19' MIN.	65
EV-F	9'x19' MIN.	16
EV-R	9'x19' MIN.	10
EVCS	9'x19' MIN.	9
EVCS ACCESSIBLE	9'x19' MIN.	3
STANDARD	9'x19' MIN.	36
TOTAL		351

1 1ST FLOOR PLAN
1" = 20'-0"

PARKING & LANDSCAPE AREAS

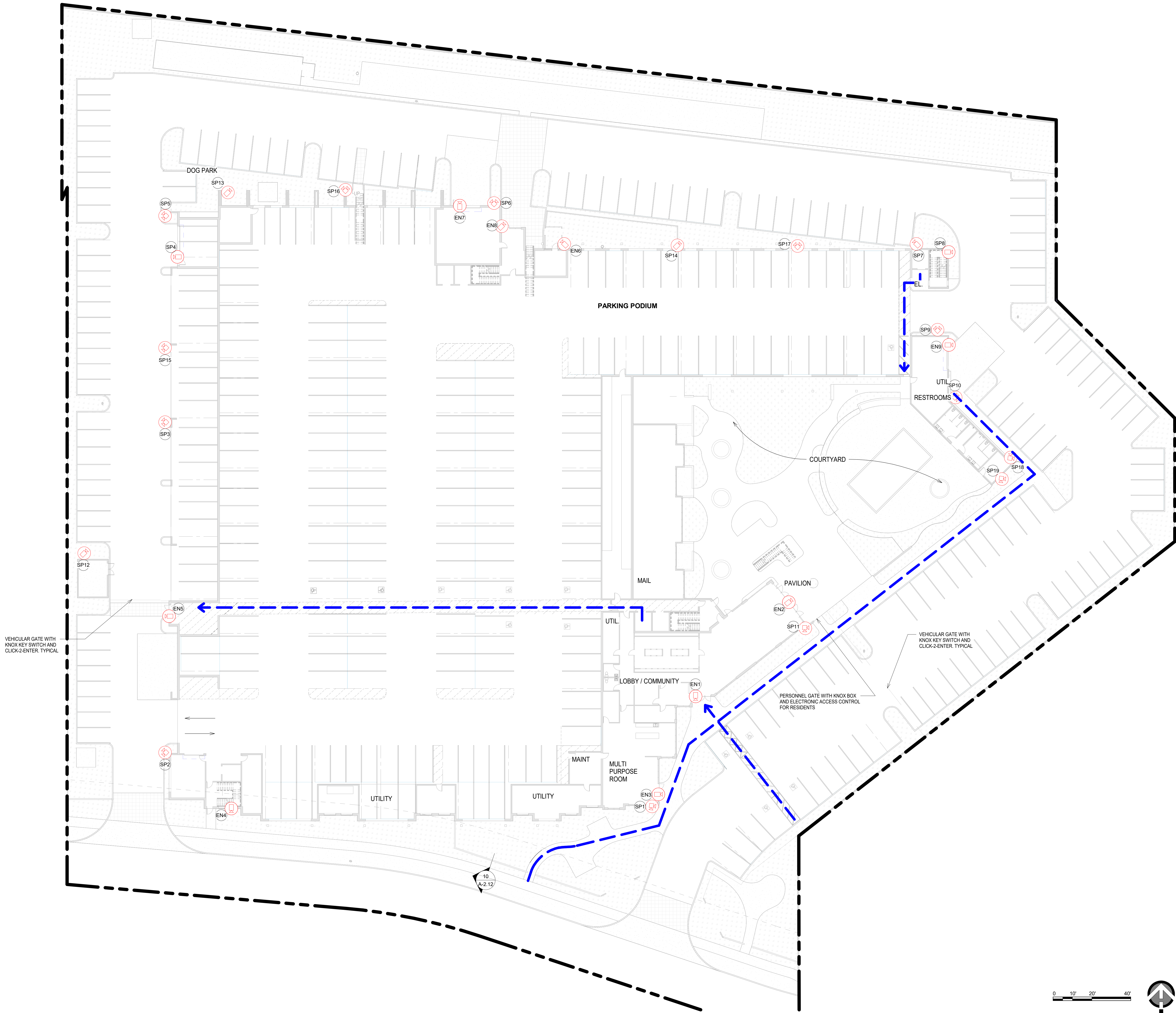
LOCKWOOD III APARTMENTS
2511 LOCKWOOD STREET, OXNARD,
CALIFORNIA, 93036

LOCKWOOD III APARTMENTS
SVM LOCKWOOD, LLC
3855 E. THOUSAND OAKS BLVD. #250, THOUSAND OAKS, CA 91320

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SECURITY PLAN - SITE		
MARK	PURPOSE	COMMENTS
COMMUNITY ROOM		
EN3	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
DOG PARK		
EN6	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
LOBBY		
EN1	FACE CAPTURE	LOBBY ENTRANCE
EN2	FACE CAPTURE	LOBBY ENTRANCE
PODIUM PARKING		
EN5	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
SITE PERIMETER		
SP1	GENERAL SURVEILLANCE	MOUNTED 6-FT ABOVE GRADE
SP2	GENERAL SURVEILLANCE	MOUNTED 6-FT ABOVE GRADE
SP3	GENERAL SURVEILLANCE	BUILDING WEST
SP4	GENERAL SURVEILLANCE	BUILDING WEST
SP5	GENERAL SURVEILLANCE	BUILDING NORTH
SP6	GENERAL SURVEILLANCE	BUILDING NORTH
SP7	GENERAL SURVEILLANCE	BUILDING NORTH
SP8	GENERAL SURVEILLANCE	BUILDING EAST
SP9	GENERAL SURVEILLANCE	BUILDING EAST
SP10	GENERAL SURVEILLANCE	BUILDING EAST
SP11	GENERAL SURVEILLANCE	BUILDING EAST
SP12	GENERAL SURVEILLANCE	BUILDING WEST
SP13	GENERAL SURVEILLANCE	BUILDING NORTH
SP14	GENERAL SURVEILLANCE	BUILDING NORTH
SP15	GENERAL SURVEILLANCE	BUILDING WEST
SP16	GENERAL SURVEILLANCE	BUILDING NORTH
SP17	GENERAL SURVEILLANCE	BUILDING NORTH
SP18	GENERAL SURVEILLANCE	BUILDING EAST
SP19	GENERAL SURVEILLANCE	BUILDING EAST
STAIRS		
EN4	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN8	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
TRASH ROOM		
EN7	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN9	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR

GENERAL NOTES

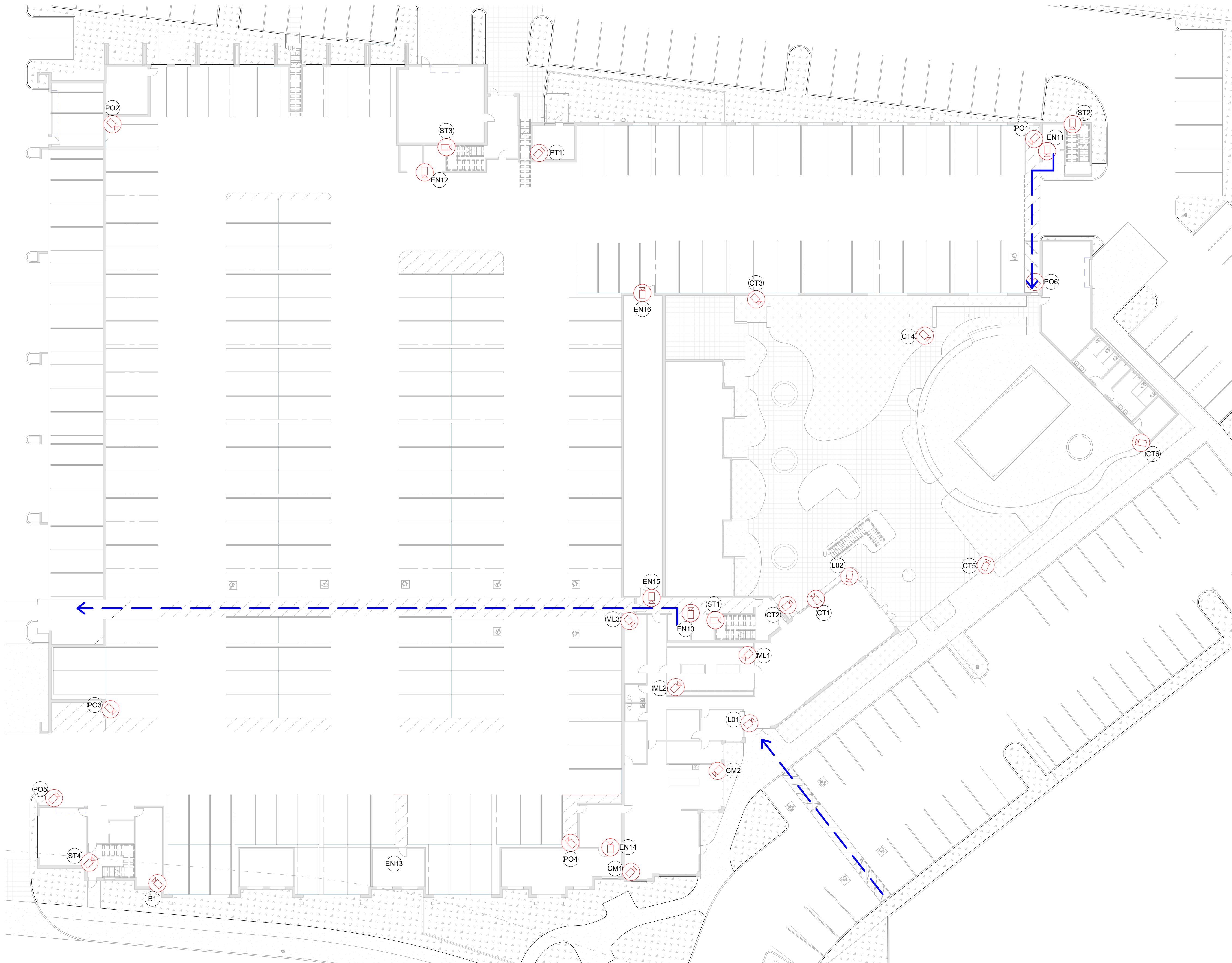
1. PROVIDE KNOX BOX KEY AT ENTRY DOORS.
2. PROJECT WILL CONFORM TO OXNARD FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE"
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7FT ABOVE THE LANDING.

LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	ACCESSIBLE PATH OF TRAVEL
	EMERGENCY EGRESS PATH OF TRAVEL

1 SECURITY PLAN - SITE & DRIVEWAYS
1" = 20'-0"

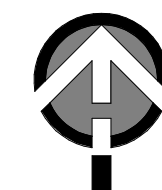
SECURITY PLAN - SITE & DRIVEWAYS





1 SECURITY PLAN - 1ST FLOOR
1" = 20'-0"

0 10' 20' 40'



SECURITY PLAN - 1ST FL.		
MARK	PURPOSE	COMMENTS
BIKE STORAGE		
B1	GENERAL VIEW	CEILING MOUNTED
COMMUNITY ROOM		
CM1	GENERAL VIEW	CEILING MOUNTED 12' ABOVE FLOOR
CM2	GENERAL VIEW	CEILING MOUNTED 12' ABOVE FLOOR
COURTYARD		
CT1	GENERAL VIEW	BUILDING EAST
CT2	GENERAL VIEW	BUILDING EAST
CT3	GENERAL VIEW	BUILDING EAST
CT4	GENERAL VIEW	BUILDING EAST
CT5	GENERAL VIEW	BUILDING EAST
CT6	GENERAL VIEW	BUILDING EAST
ELEVATOR		
EN10	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN11	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN12	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
LOBBY		
L01	GENERAL VIEW	CEILING MOUNTED 12' ABOVE FLOOR
L02	GENERAL VIEW	CEILING MOUNTED 12' ABOVE FLOOR
MAIL ROOM		
ML1	GENERAL VIEW	CEILING MOUNTED 12' ABOVE FLOOR
ML2	GENERAL VIEW	CEILING MOUNTED 12' ABOVE FLOOR
ML3	GENERAL VIEW	CEILING MOUNTED 12' ABOVE FLOOR
PET GROOMING		
PT1	GENERAL VIEW	CEILING MOUNTED
PODIUM PARKING		
PO1	GENERAL VIEW	CEILING MOUNTED
PO2	GENERAL SURVEILLANCE	CEILING MOUNTED
PO3	GENERAL SURVEILLANCE	CEILING MOUNTED
PO4	GENERAL SURVEILLANCE	CEILING MOUNTED
PO5	GENERAL SURVEILLANCE	CEILING MOUNTED
PO6	GENERAL SURVEILLANCE	CEILING MOUNTED
STAIRS		
ST1	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST2	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST3	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST4	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
STORAGE		
EN15	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN16	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
UTILITY ROOM		
EN13	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN14	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR

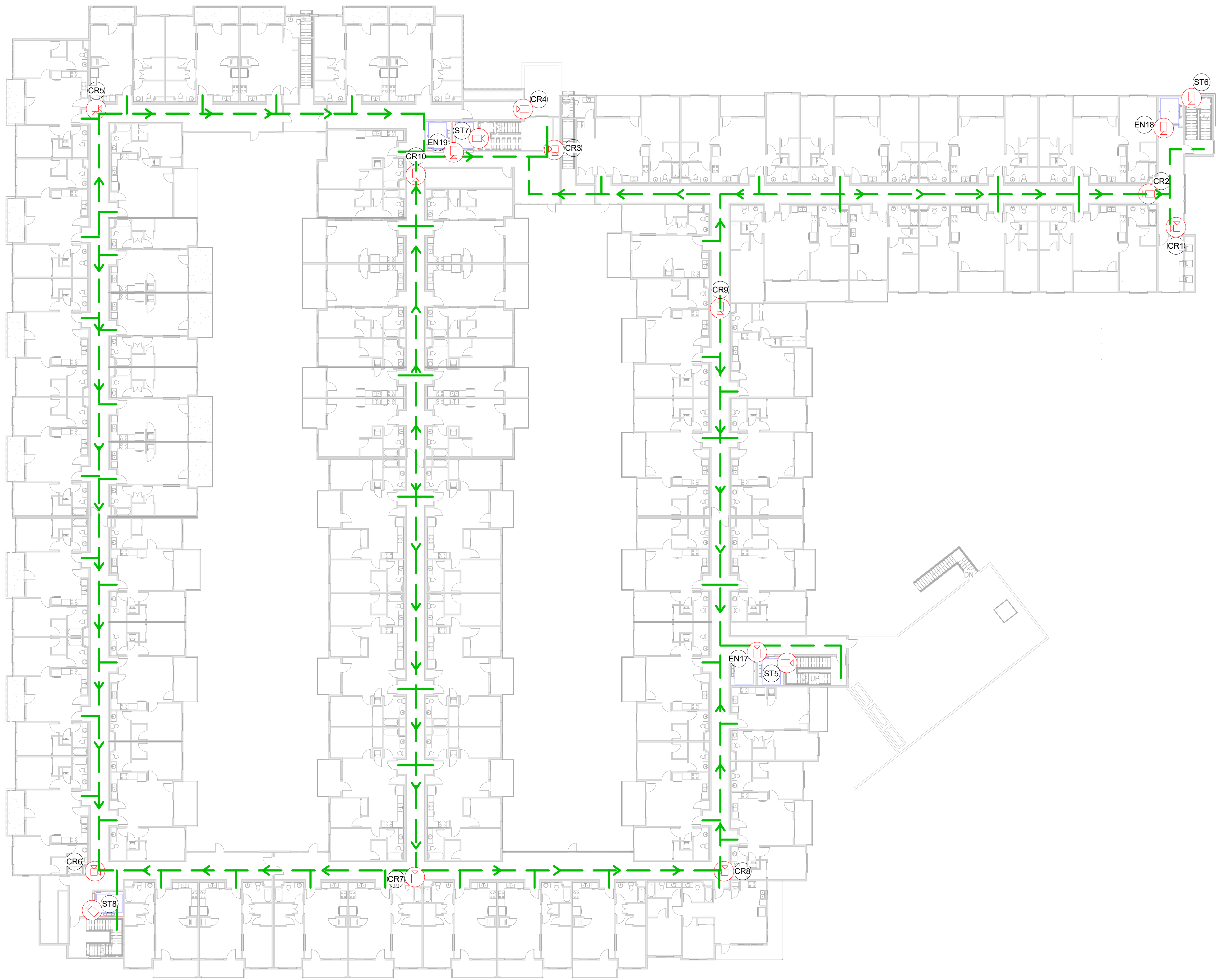
GENERAL NOTES

1. PROVIDE KNOX BOX KEY AT ENTRY DOORS.
2. PROJECT WILL CONFORM TO OXNARD FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE".
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7FT ABOVE THE LANDING.

LEGEND

-  CAMERA LOCATION
-  CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
-  ACCESSIBLE PATH OF TRAVEL
-  EMERGENCY EGRESS PATH OF TRAVEL



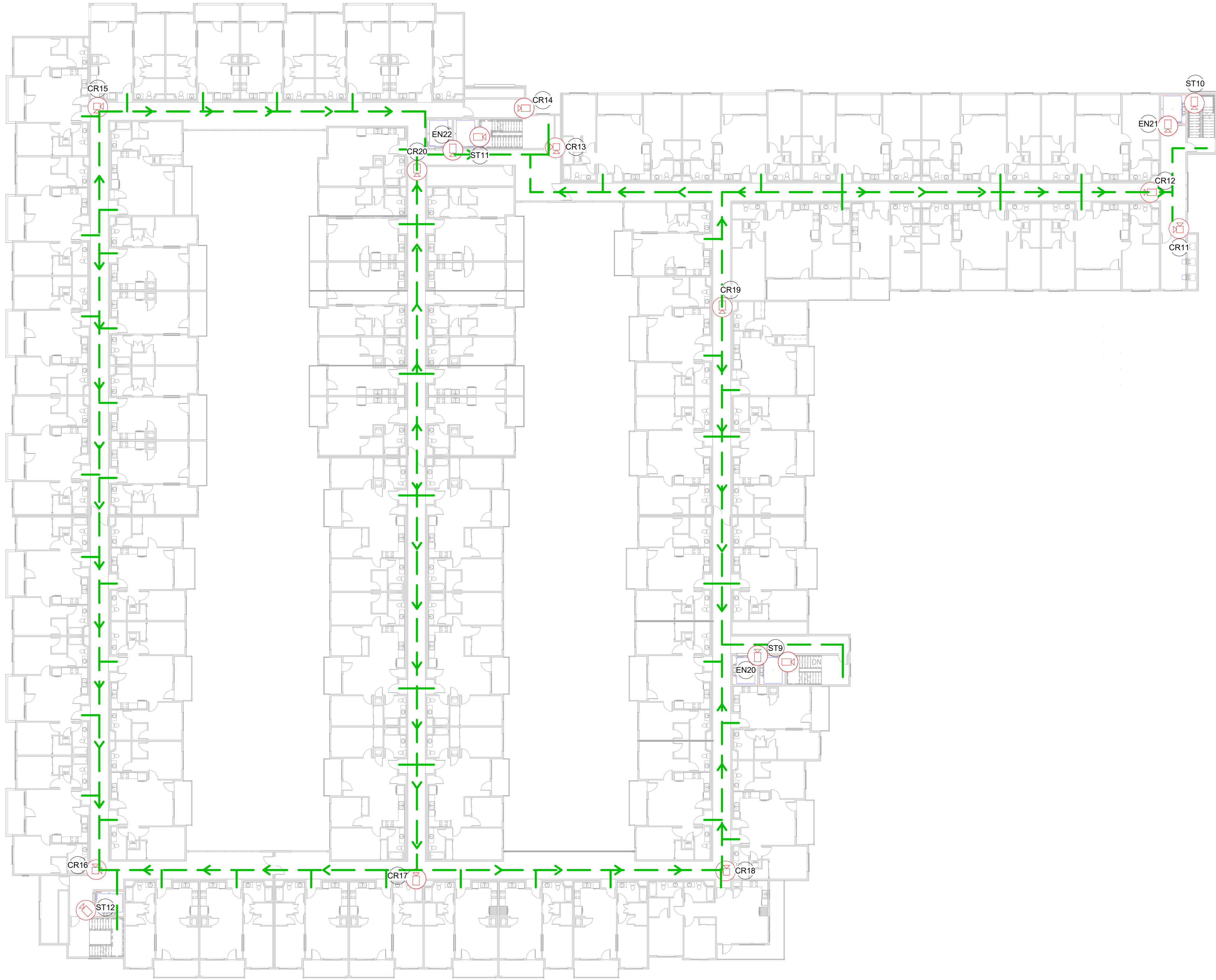


1 SECURITY PLAN - 2ND FLOOR
1" = 20'-0"

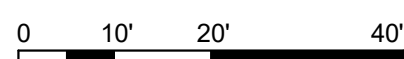
SECURITY PLAN - 2ND FL.		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR1	GENERAL VIEW	BUILDING EAST
CR2	GENERAL VIEW	BUILDING EAST
CR3	GENERAL VIEW	BUILDING NORTH
CR4	GENERAL VIEW	BUILDING NORTH
CR5	GENERAL VIEW	BUILDING NORTH
CR6	GENERAL VIEW	BUILDING SOUTH
CR7	GENERAL VIEW	BUILDING SOUTH
CR8	GENERAL VIEW	BUILDING SOUTH
CR9	GENERAL VIEW	BUILDING NORTH
CR10	GENERAL VIEW	BUILDING NORTH
ELEVATOR		
EN17	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN18	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN19	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
STAIRS		
ST5	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST6	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST7	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST8	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING

GENERAL NOTES	
1. PROVIDE KNOX BOX KEY AT ENTRY DOORS.	
2. PROJECT WILL CONFORM TO OXNARD FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE"	
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7FT ABOVE THE LANDING.	

LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	ACCESSIBLE PATH OF TRAVEL
	EMERGENCY EGRESS PATH OF TRAVEL



1 SECURITY PLAN - 3RD FLOOR
1" = 20'-0"



SECURITY PLAN - 3RD FL.		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR11	GENERAL VIEW	BUILDING EAST
CR12	GENERAL VIEW	BUILDING EAST
CR13	GENERAL VIEW	BUILDING NORTH
CR14	GENERAL VIEW	BUILDING NORTH
CR15	GENERAL VIEW	BUILDING NORTH
CR16	GENERAL VIEW	BUILDING WEST
CR17	GENERAL VIEW	BUILDING SOUTH
CR18	GENERAL VIEW	BUILDING EAST
CR19	GENERAL VIEW	BUILDING EAST
CR20	GENERAL VIEW	BUILDING EAST
ELEVATOR		
EN20	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN21	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN22	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
STAIRS		
ST9	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST10	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST11	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST12	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING

GENERAL NOTES	
1. PROVIDE KNOX BOX KEY AT ENTRY DOORS.	
2. PROJECT WILL CONFORM TO OXNARD FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE"	
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7FT ABOVE THE LANDING.	

LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	ACCESSIBLE PATH OF TRAVEL
	EMERGENCY EGRESS PATH OF TRAVEL



1 4TH FLOOR PLAN
1" = 20'-0"

0 10' 20' 40'



SECURITY PLAN - 4TH FL.		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR21	GENERAL VIEW	BUILDING EAST
CR22	GENERAL VIEW	BUILDING EAST
CR23	GENERAL VIEW	BUILDING NORTH
CR24	GENERAL VIEW	BUILDING NORTH
CR25	GENERAL VIEW	BUILDING NORTH
CR26	GENERAL VIEW	BUILDING WEST
CR27	GENERAL VIEW	BUILDING SOUTH
CR28	GENERAL VIEW	BUILDING SOUTH
CR29	GENERAL VIEW	BUILDING EAST
CR30	GENERAL VIEW	BUILDING NORTH
ELEVATOR		
EN23	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN24	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN25	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
STAIRS		
ST13	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST14	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST15	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST16	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING

GENERAL NOTES

1. PROVIDE KNOX BOX KEY AT ENTRY DOORS.
2. PROJECT WILL CONFORM TO OXNARD FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE".
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7FT ABOVE THE LANDING.

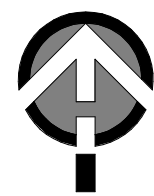
LEGEND

- CAMERA LOCATION
- CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
- ACCESSIBLE PATH OF TRAVEL
- EMERGENCY EGRESS PATH OF TRAVEL



1 5TH FLOOR PLAN
1" = 20'-0"

0 10' 20' 40'



SECURITY PLAN - 5TH FL.		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR31	GENERAL VIEW	BUILDING EAST
CR32	GENERAL VIEW	BUILDING NORTH
CR33	GENERAL VIEW	BUILDING NORTH
CR34	GENERAL VIEW	BUILDING SOUTH
CR35	GENERAL VIEW	BUILDING WEST
CR36	GENERAL VIEW	BUILDING SOUTH
CR37	GENERAL VIEW	BUILDING EAST
CR38	GENERAL VIEW	BUILDING EAST
CR39	GENERAL VIEW	BUILDING NORTH
CR40	GENERAL VIEW	BUILDING EAST
ELEVATOR		
EN26	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN27	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
EN28	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
PATIO		
P1	GENERAL VIEW	BUILDING SOUTH
P2	GENERAL VIEW	BUILDING SOUTH
STAIRS		
ST17	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST18	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST19	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING
ST20	GENERAL VIEW	STAIRWELL MOUNTED 7-FT ABOVE LANDING

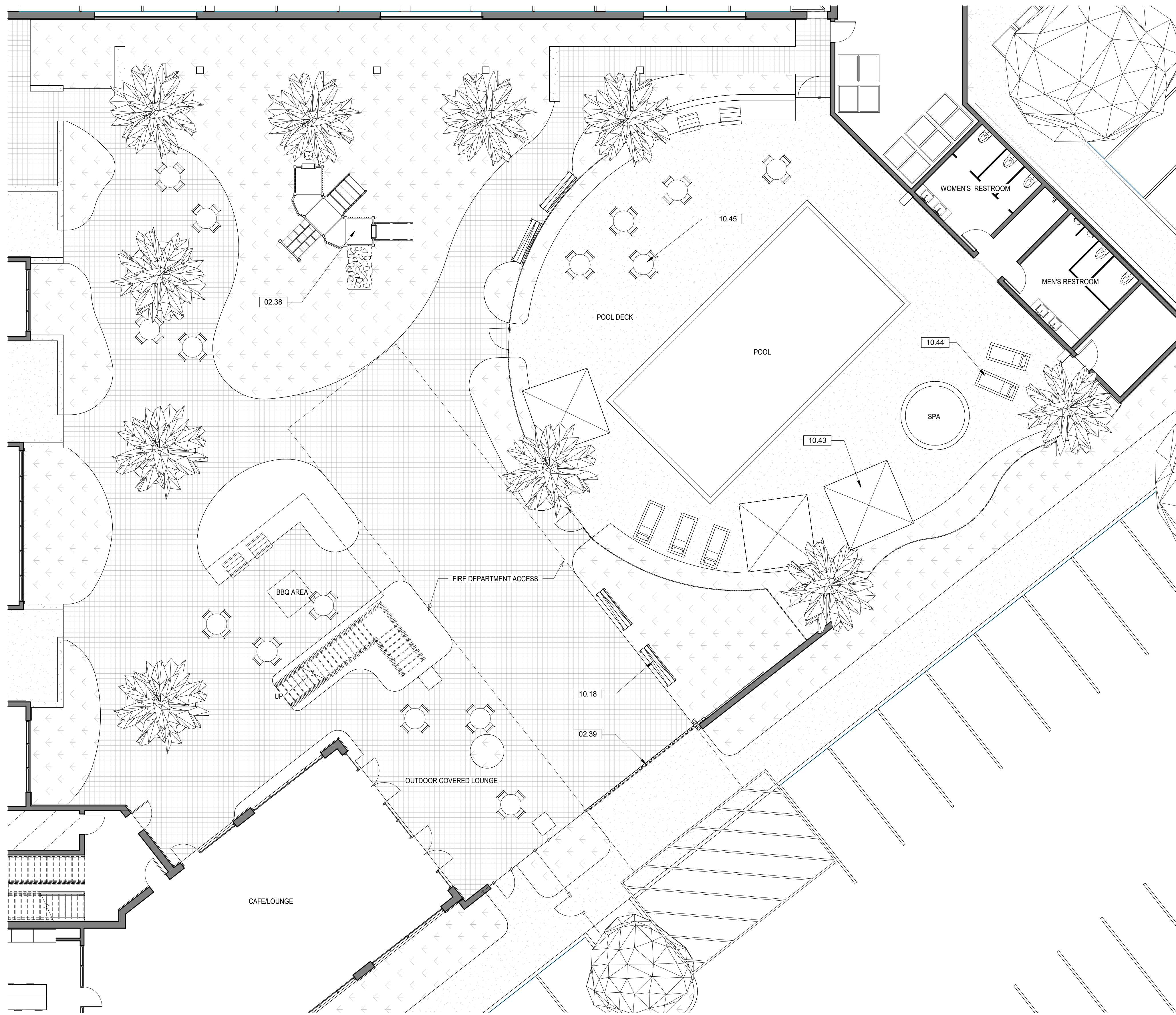
GENERAL NOTES

1. PROVIDE KNOX BOX KEY AT ENTRY DOORS.
2. PROJECT WILL CONFORM TO OXNARD FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE"
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7'FT ABOVE THE LANDING.

LEGEND

-  CAMERA LOCATION
-  CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
-  ACCESSIBLE PATH OF TRAVEL
-  EMERGENCY EGRESS PATH OF TRAVEL

KEYNOTES	
02.38	PLAY STRUCTURE
02.39	VEHICULAR GATE WITH KNOX KEY SWITCH AND CLICK-2-ENTER, TYPICAL
10.18	BENCH. SEE LANDSCAPE PLANS.
10.43	CABANA
10.44	LOUNGE CHAIR
10.45	TABLE AND CHAIRS



1 SITE PLAN AMENITIES - POOL AREA
1/8" = 1'-0"



2 VIEW FROM PAVILION

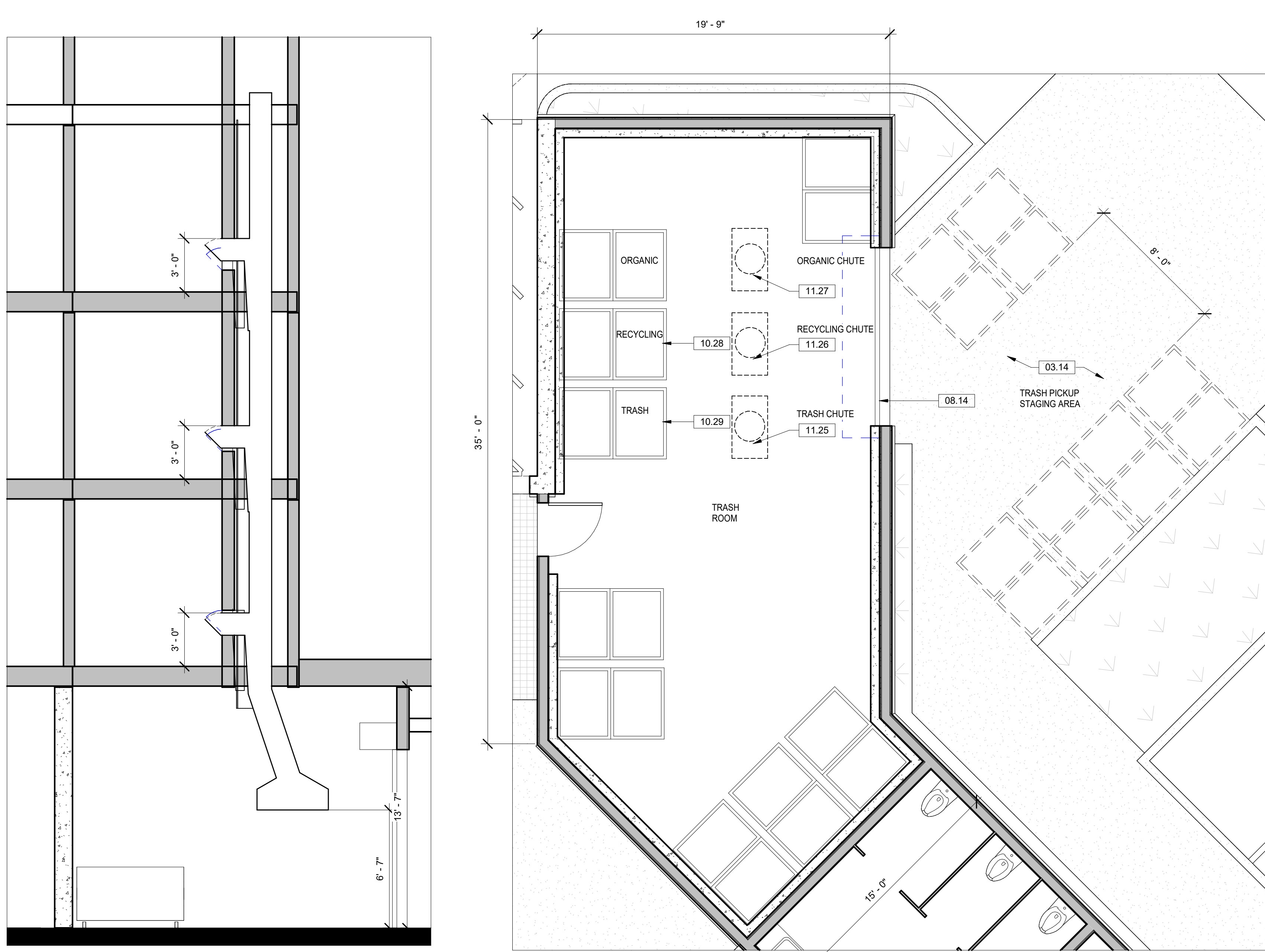
LAUTERBACH & ASSOCIATES
A R C H I T E C T S
David C. Lauterbach, Architect • Mark S. Pottel, Architect
309 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93031 | FAX 805-581-1450 | www.la-arch.com



LOCKWOOD III APARTMENTS
SVM LOCKWOOD, LLC
3855 E. THOUSAND OAKS BLVD. #250, THOUSAND OAKS, CA 91320

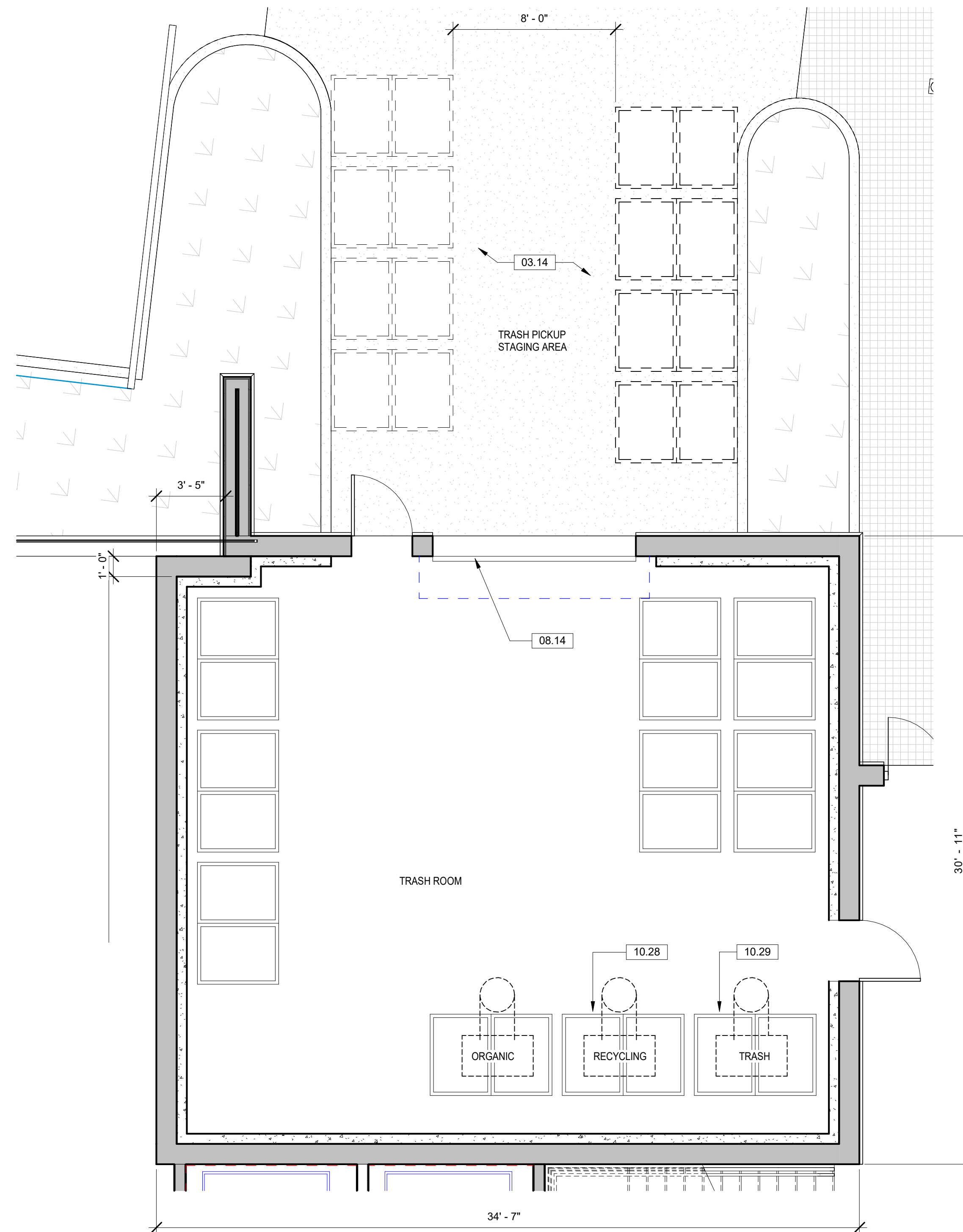
SITE AMENITIES

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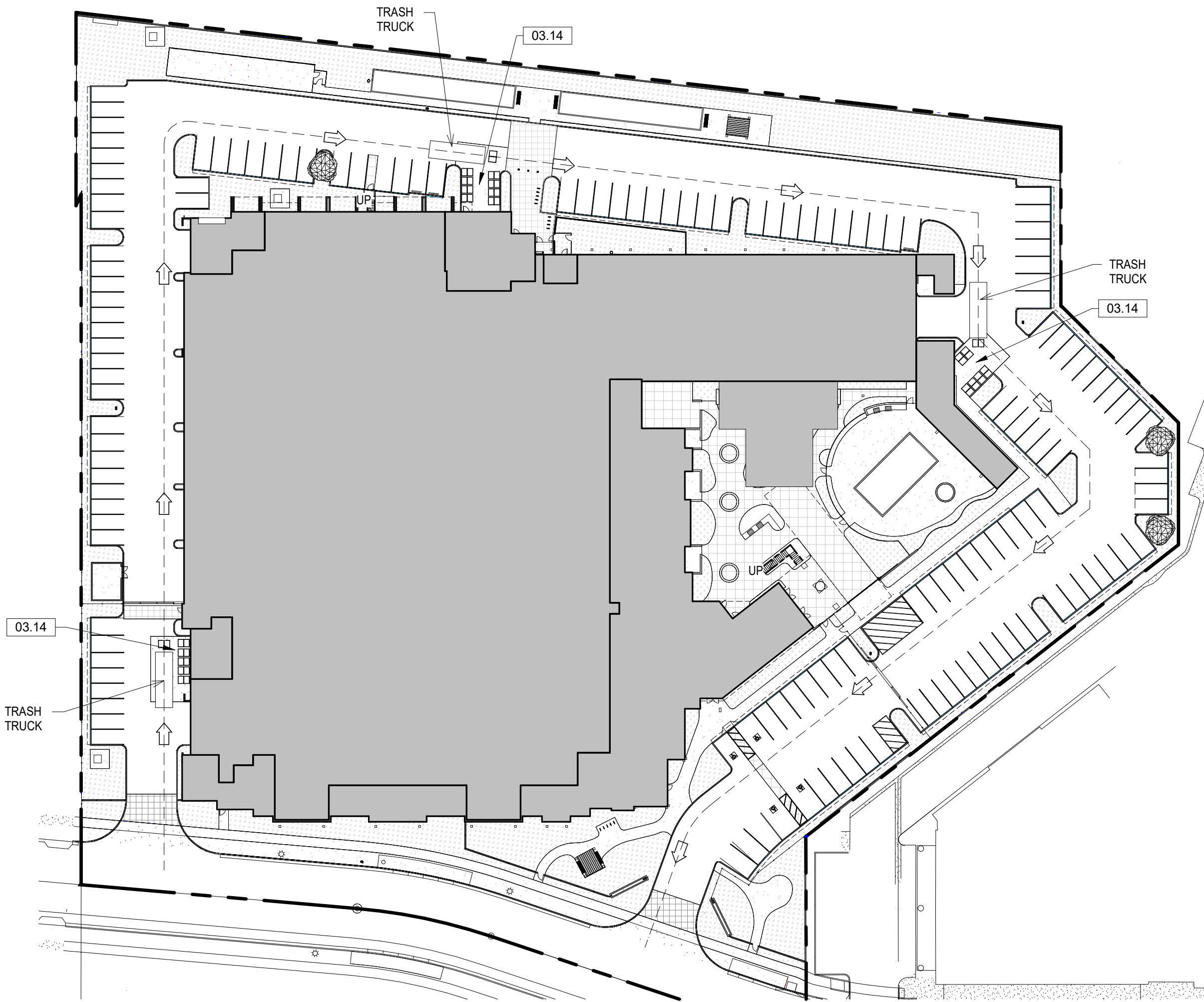


4 TRASH CHUTE CROSS SECTION (TYPICAL)
1/4" = 1'-0"

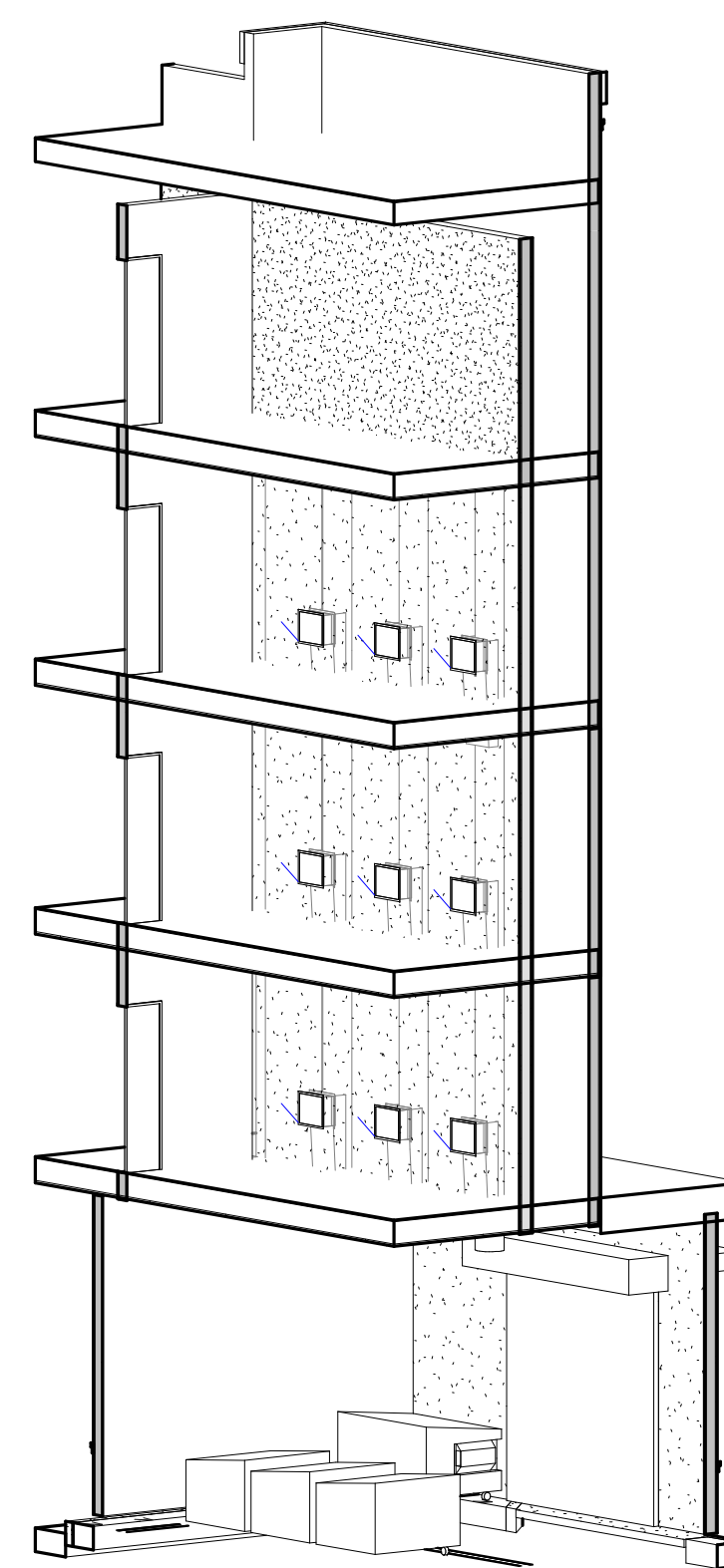
3 TRASH COLLECTION EAST
1/4" = 1'-0"



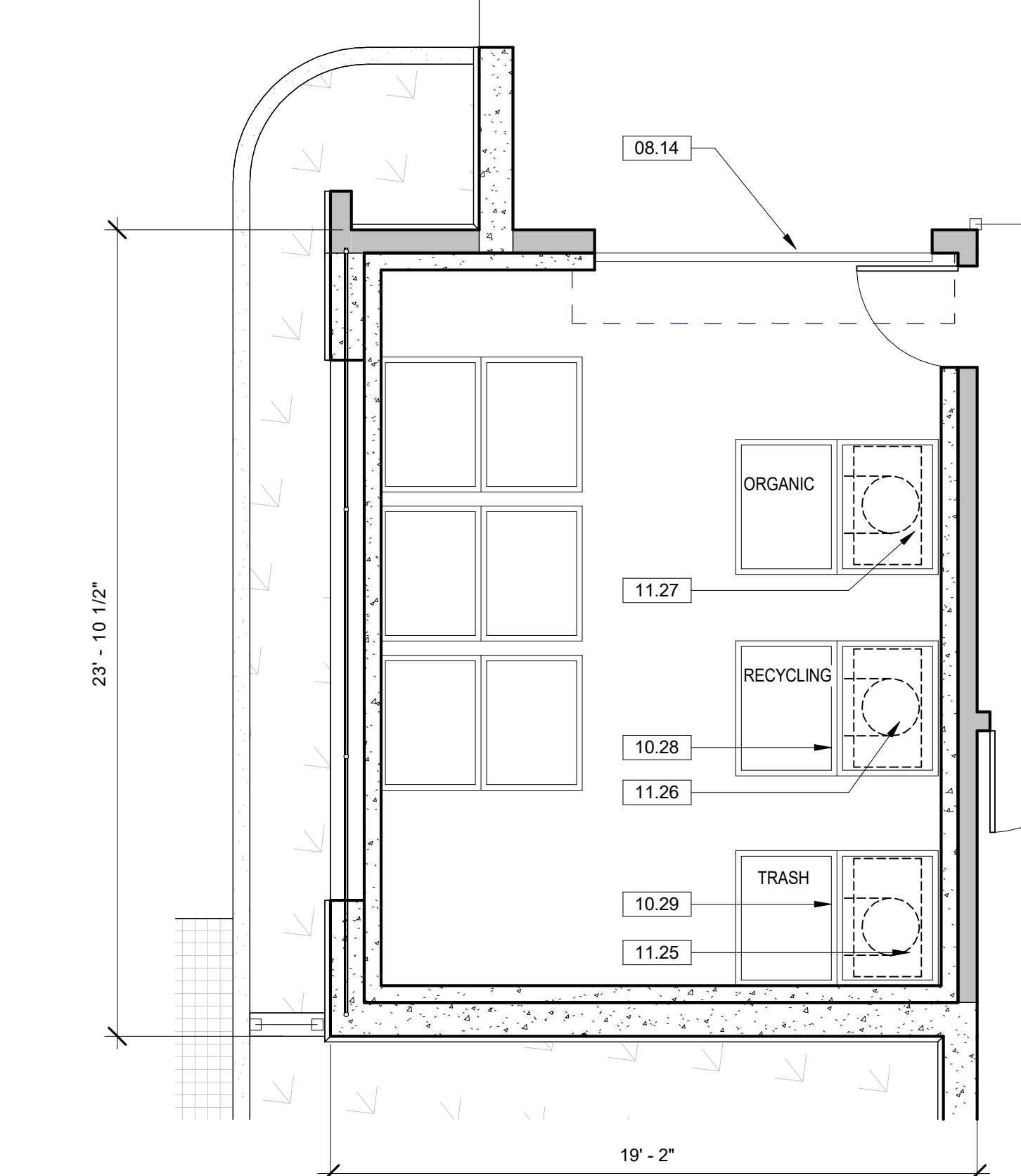
2 TRASH COLLECTION NORTH
1/4" = 1'-0"



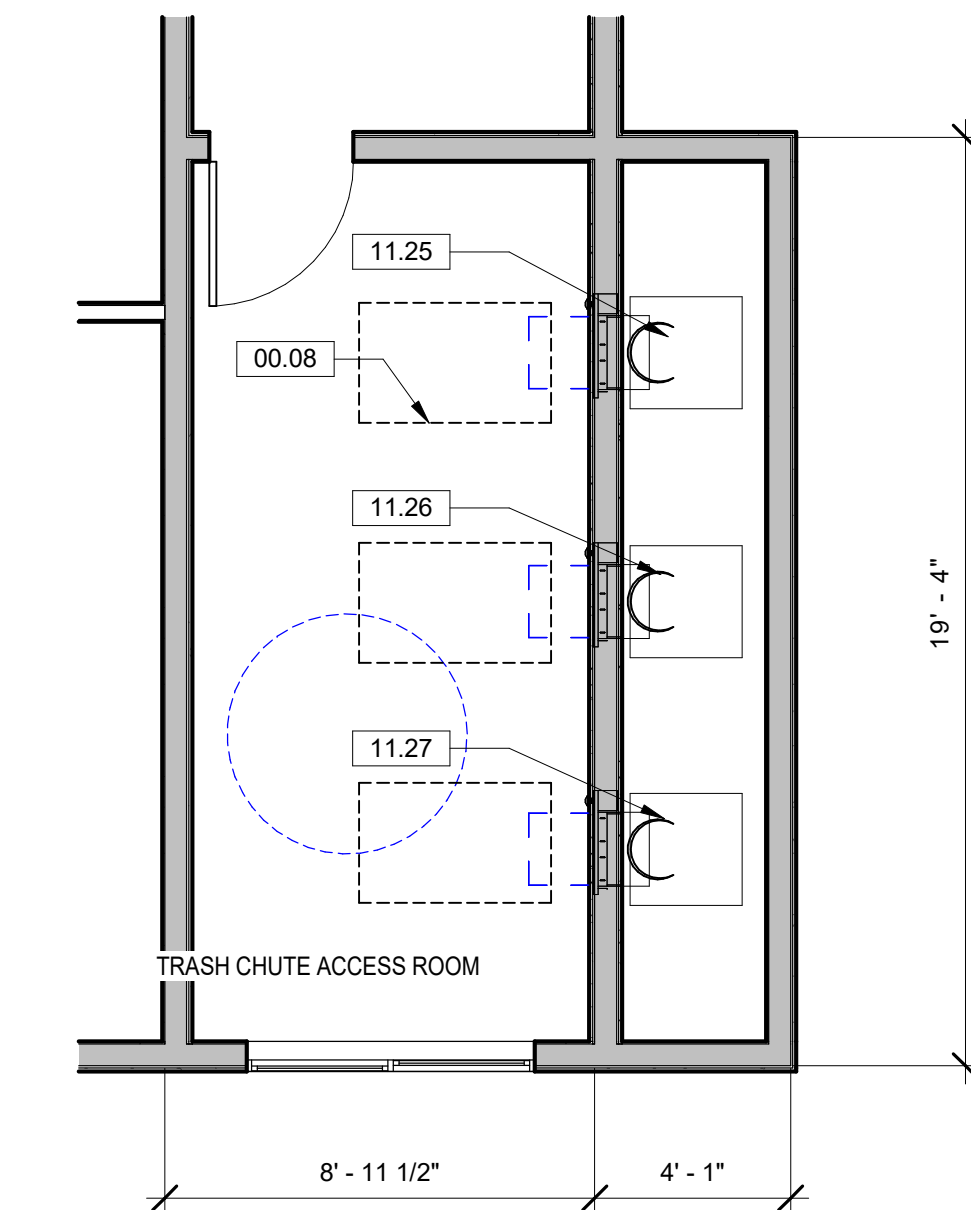
8 TRASH TRUCK PICK UP ROUTE
1" = 50'-0"



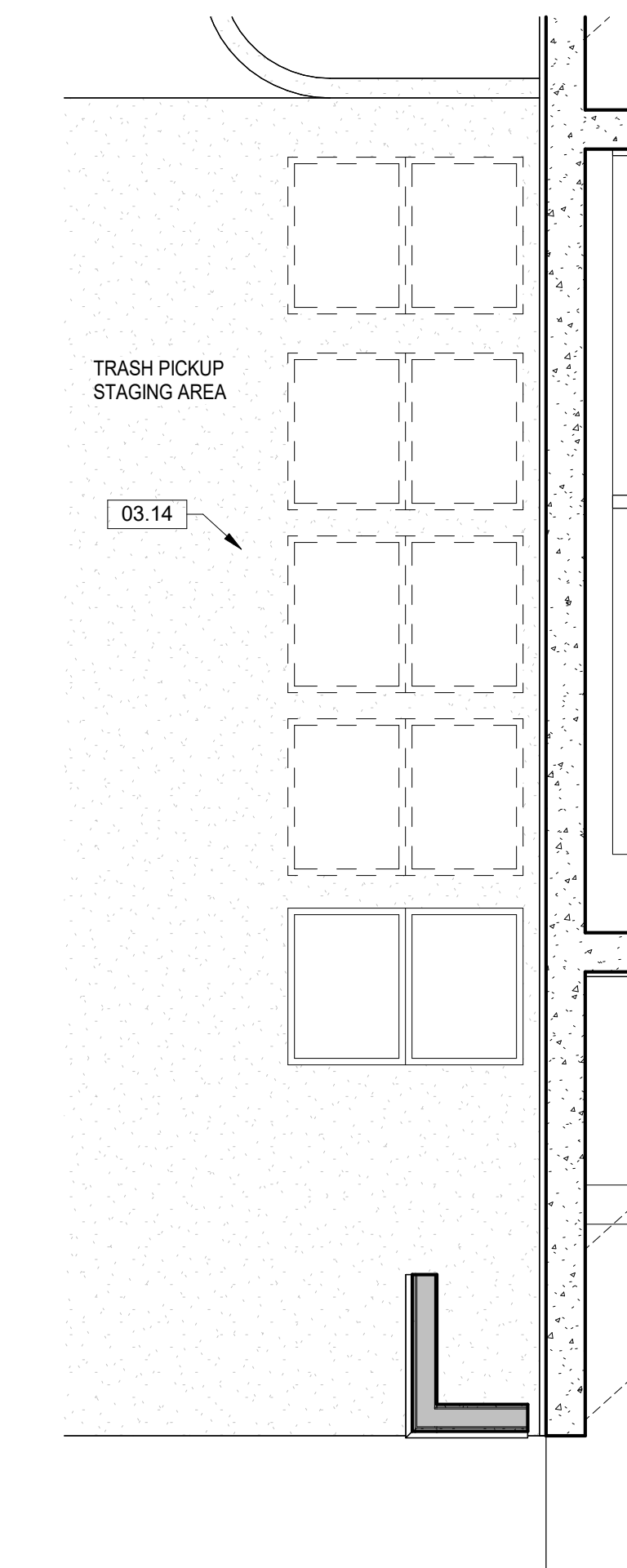
6 TRASH CHUTE SHAFT DIAGRAM (TYPICAL)



1 TRASH COLLECTION SOUTH WEST
1/4" = 1'-0"



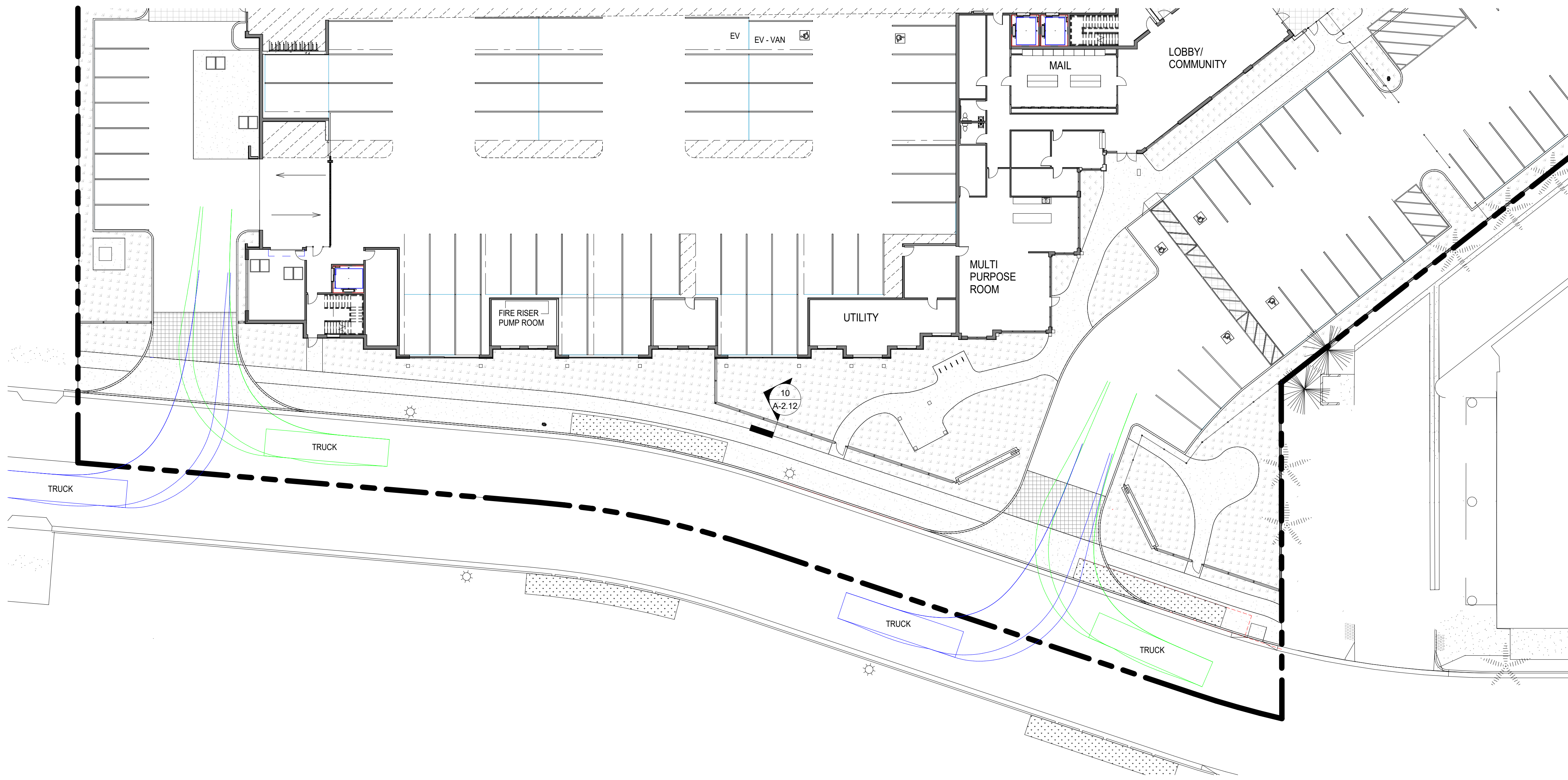
5 TRASH CHUTE (TYPICAL ALL FLOORS)
1/4" = 1'-0"



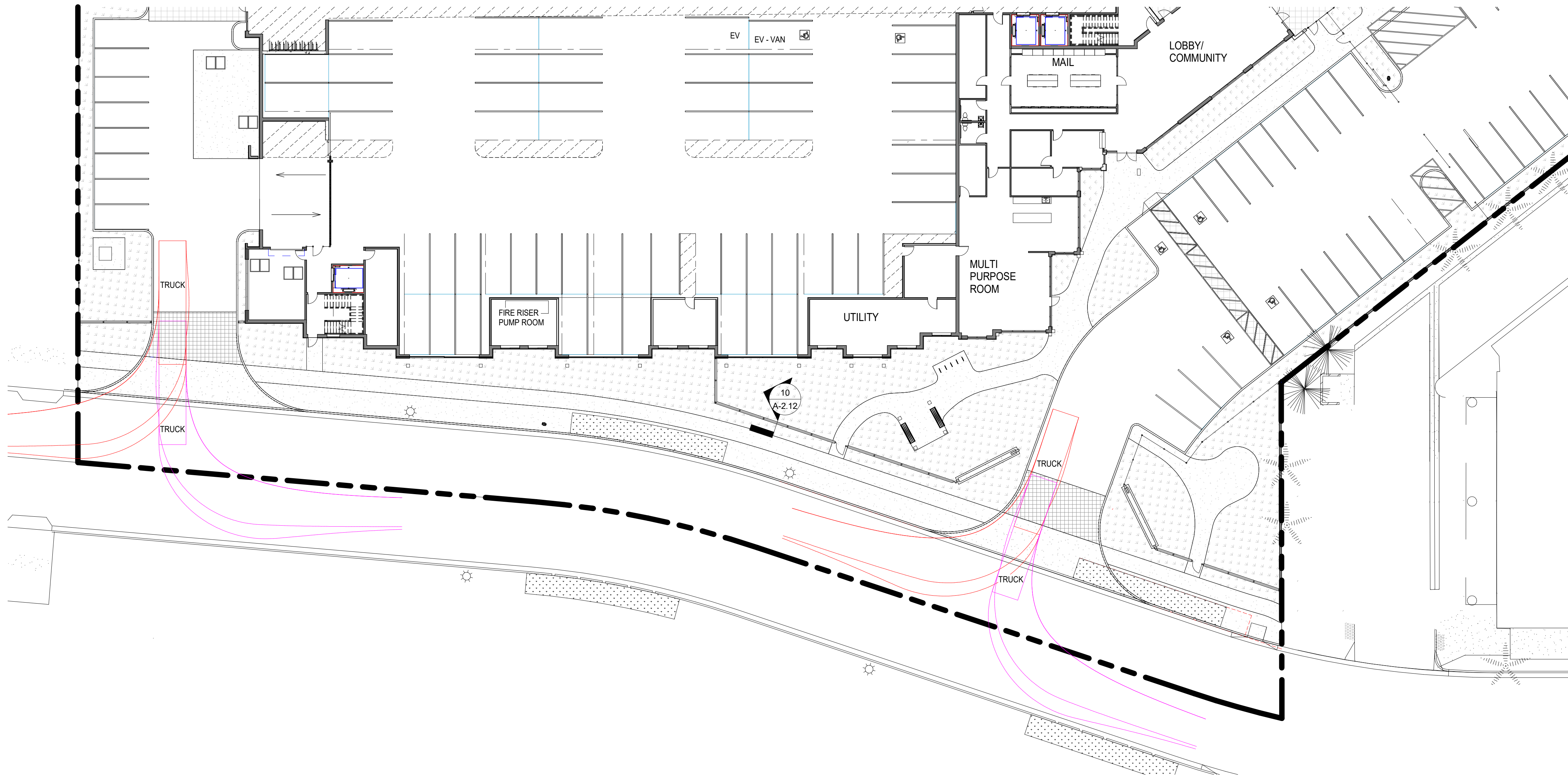
7 TRASH STAGING AREA - SOUTH WEST
1/4" = 1'-0"

KEYNOTES	
00.08	30" x 48" CLEAR FLOOR SPACE
03.14	REINFORCED CONCRETE APRON AND TRASH STAGING AREA, 2% MAX SLOPE IN ANY DIRECTION
08.14	10' x 10' ROLL-UP DOOR
10.28	RECYCLING CONTAINERS: 4-YARD FRONT LOADING
10.29	TRASH CONTAINERS: 4-YARD FRONT LOADING
11.25	TRASH CHUTE
11.26	RECYCLE CHUTE
11.27	ORGANIC WASTE CHUTE

- GENERAL NOTES**
- CONTAINERS USED EXCLUSIVELY FOR RECYCLING SHALL BE CLEARLY IDENTIFIED AS "RECYCLING ONLY" WITH CLEAR ICONS OR OTHER GRAPHICS ON EACH CONTAINER APPROPRIATE TO THE CONTAINER'S CONTENT.
 - TO BE CONSISTENT WITH CITY COLLECTION STANDARDS, CONTAINERS FOR RECYCLING SHALL BE IN BLUE COLOR.
 - THE LOCATION MAY BE SUBJECT TO APPLICABLE SOLID WASTE MANAGEMENT ORDINANCES, INCLUDING FUTURE ORDINANCE CREATION AND/OR REVISIONS. THESE CURRENTLY INCLUDE: AB 939, AB 341, AB 1626, SB 1383, AND AB 927. OCCUPANTS OF THIS PROPERTY MAY BE REQUIRED TO MAKE PROVISIONS TO MANAGE THREE MATERIAL STREAMS (ORGANICS, RECYCLING, AND TRASH) IN ANY WASTE ENCLOSURES) CONSTRUCTED SUBJECT TO THE CITY'S STANDARD COLLECTION EQUIPMENT.
 - THE ROOM WHERE CONTAINERS ARE STORED MUST HAVE ADEQUATE VENTILATION AND BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
 - CONTAINERS NEED TO BE MADE ACCESSIBLE TO COLLECTION VEHICLES ON ACTUAL SERVICE DAYS.
 - APARTMENT STAFF TO MANAGE AND MAINTAIN GROUND FLOOR BINS, EMPTY BINS TO APPROPRIATE 4-YD BINS, AND ASSIST COLLECTION VEHICLES ON SERVICE DAYS.



① FIRE / TRASH TRUCK ENTRY
1" = 20'-0"

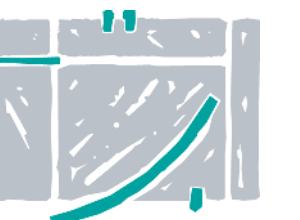


② FIRE / TRASH TRUCK EXIT
1" = 20'-0"

FIRE & TRASH TRUCK EXHIBIT

LOCKWOOD III APARTMENTS
2151 LOCKWOOD STREET, OXNARD,
CALIFORNIA, 93036

LOCKWOOD III APARTMENTS
SVM LOCKWOOD, LLC
3855 E. THOUSAND OAKS BLVD #250, THOUSAND OAKS, CA 91320



LAUTERBACH & ASSOCIATES
A R C H I T E C T S, INC.
David C. Lauterbach, Architect - Ilona Scott, Architect - Mark S. Pott, Architect
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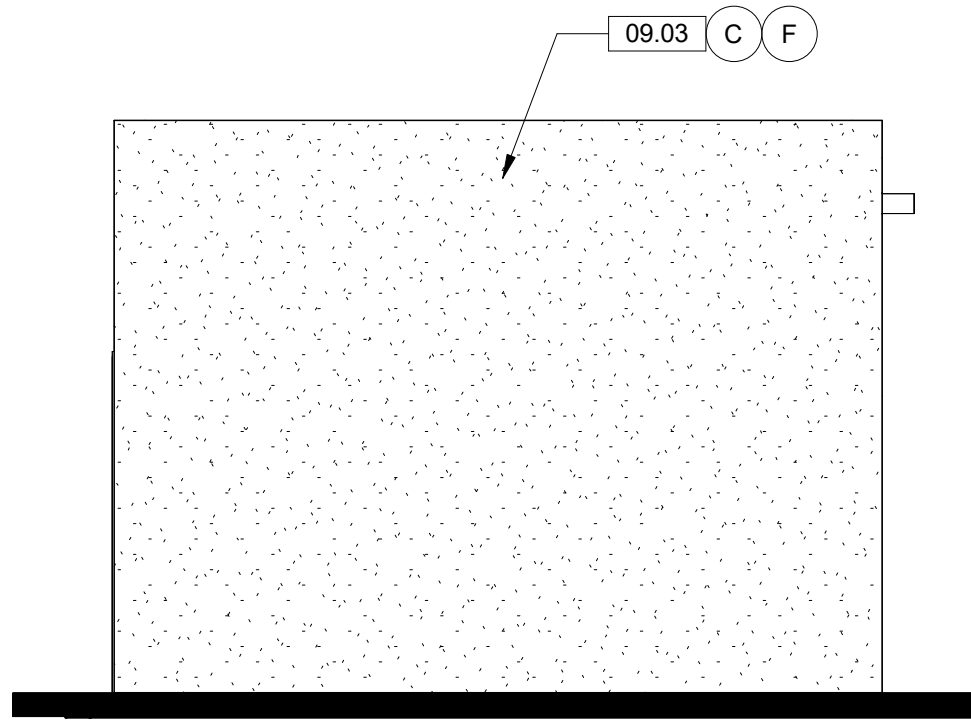
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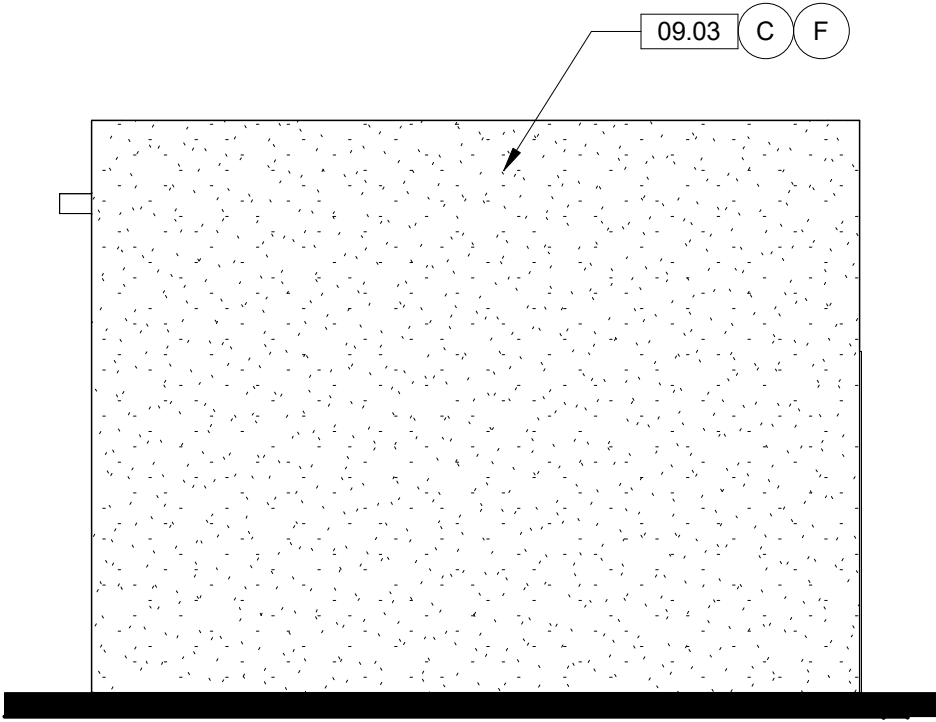
KEYNOTES	
08.11	UTILITY DOOR
09.03	WALL FINISH: CEMENT PLASTER, MEDIUM SAND FLOAT FINISH

LEGEND	
(A)	PAINT: DUNN EDWARDS DEW380 WARM WHITE
(B)	PAINT: DUNN EDWARDS DE6333 HAMILTON BLUE
(C)	PAINT: DUNN EDWARDS DET513 CALIFORNIA SAGEBUSH
(D)	PAINT: DUNN EDWARDS DE6334 LONG LAKE
(E)	PAINT: DUNN EDWARDS DEA002 BLACK
(F)	EXTERIOR CEMENT PLASTER
(G)	JAMES HARDIE: FIBER CEMENT LAP SIDING KHAKI BROWN
(H)	PERFORATED PANEL RAILING
(J)	JAMES HARDIE: HARDIE ARCHITECTURAL PANEL
(K)	ACCURATE PERFORATING ALUMINUM PANELS

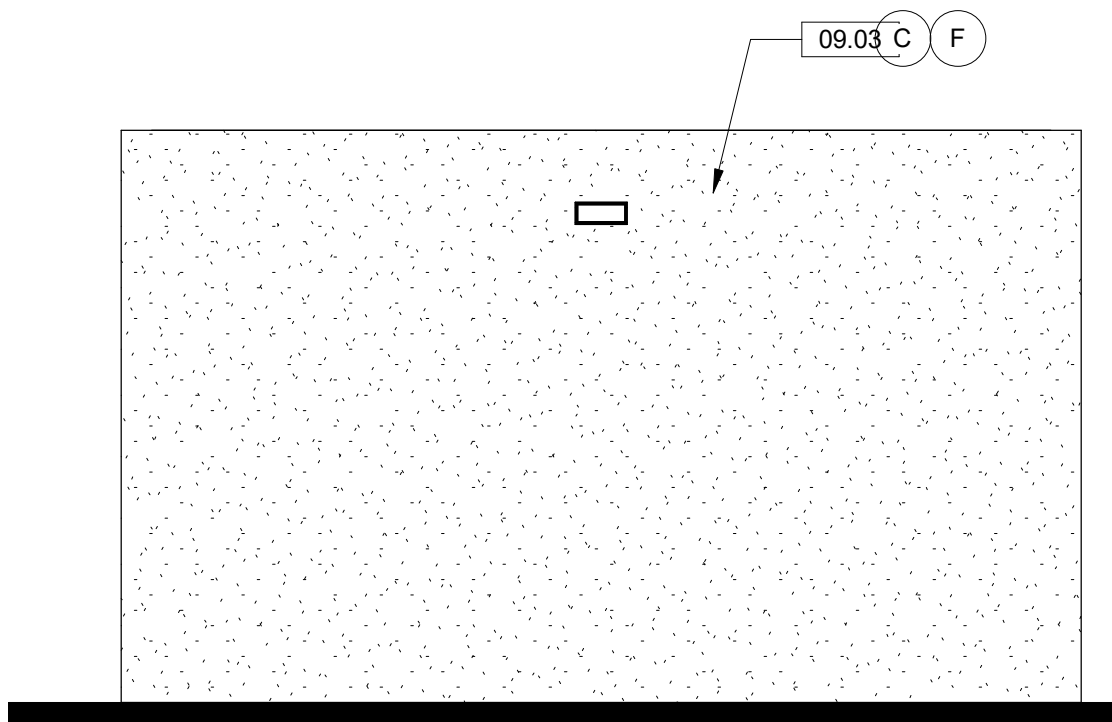
NOTE: NOT ALL MATERIALS SHOWN ON SHEET



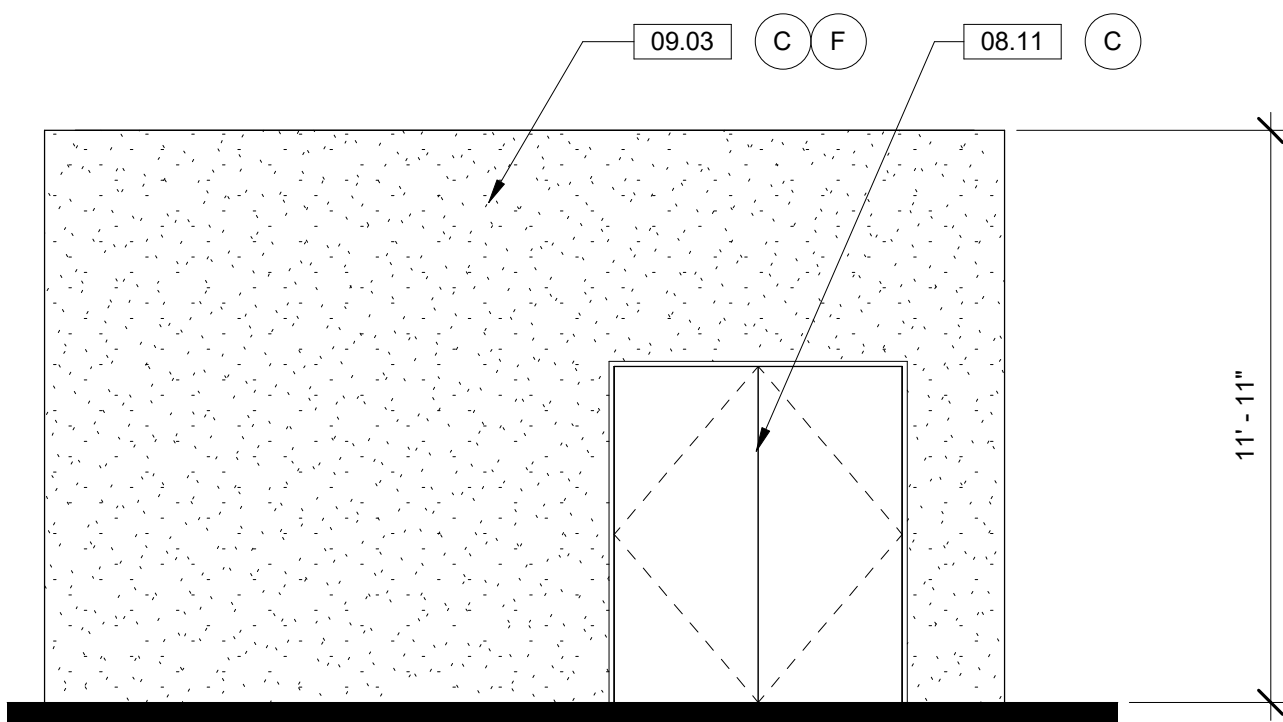
④ FIRE PUMP NORTH
1/4" = 1'-0"



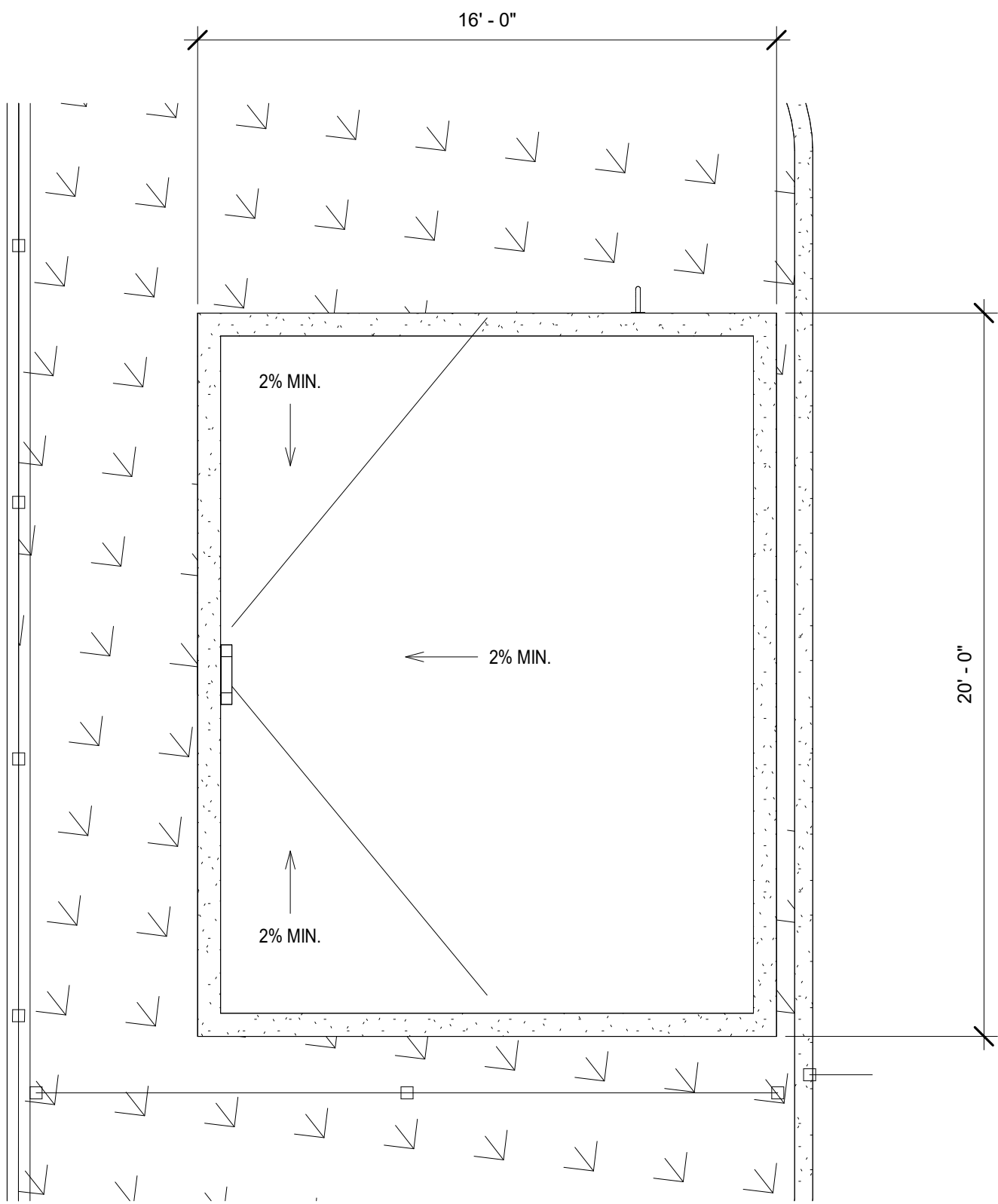
③ FIRE PUMP SOUTH
1/4" = 1'-0"



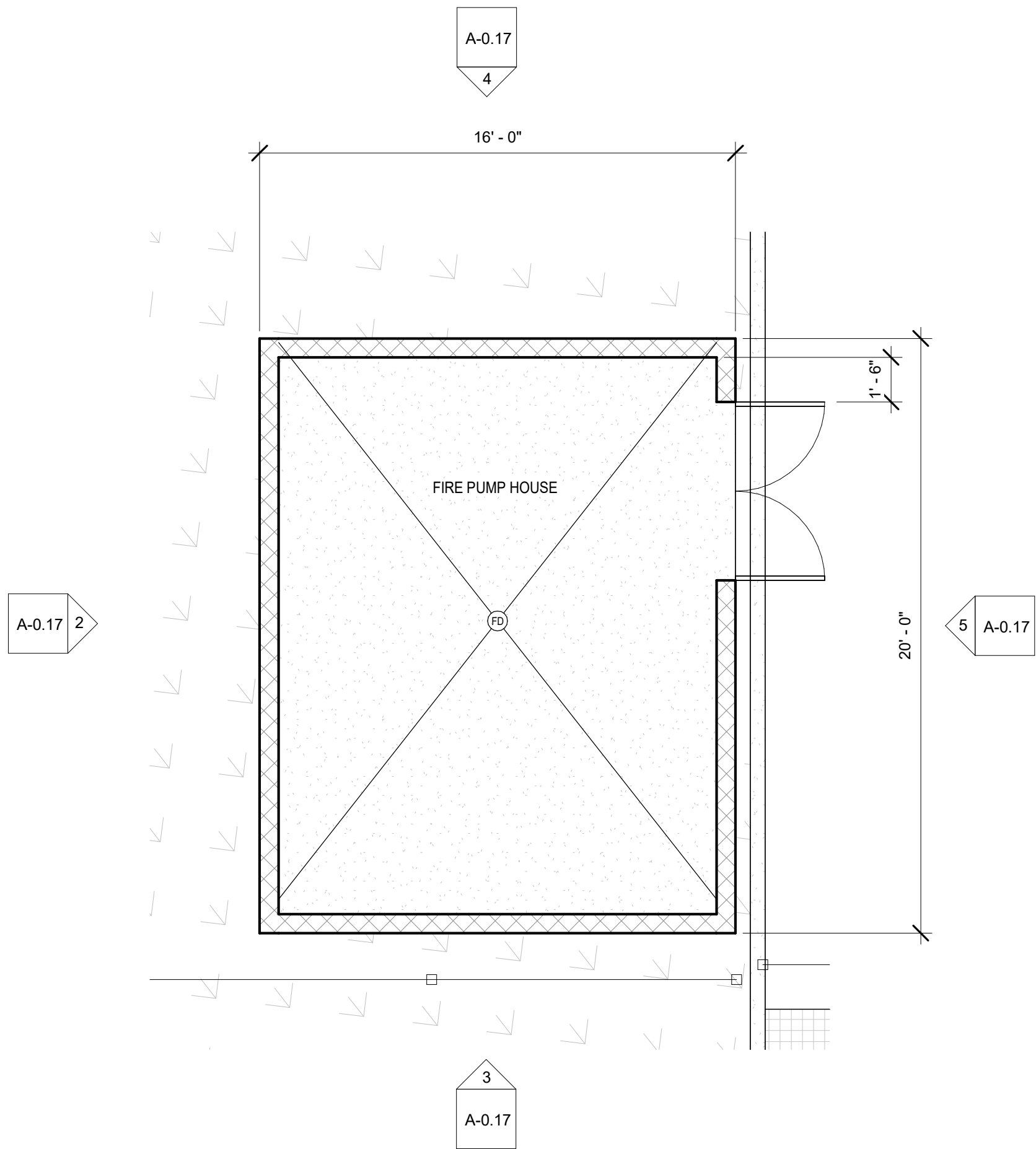
② FIRE PUMP WEST
1/4" = 1'-0"



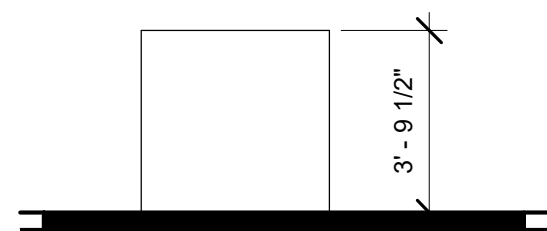
⑤ FIRE PUMP EAST
1/4" = 1'-0"



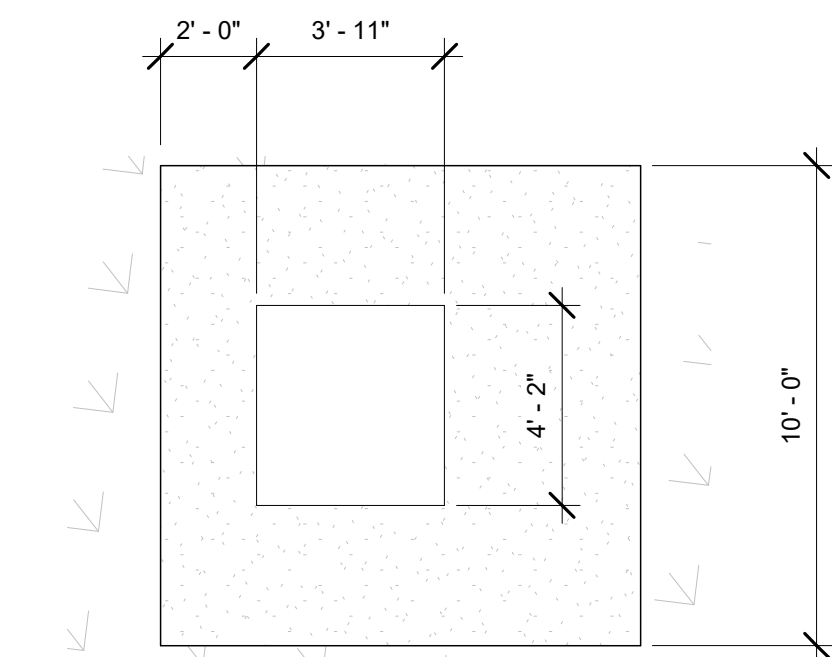
⑥ ROOF PLAN - FIRE PUMP ROOM
1/4" = 1'-0"



① FLOOR PLAN - FIRE PUMP ROOM
1/4" = 1'-0"



⑧ ELEVATION - TRANSFORMER TYP.
1/4" = 1'-0"



GENERAL NOTE:
ALL EQUIPMENT SHALL BE SCREEN OR CAMOUFLAGED USING LANDSCAPING

⑦ FLOOR PLAN - TRANSFORMER TYP.
1/4" = 1'-0"

FIRE PUMP ROOM

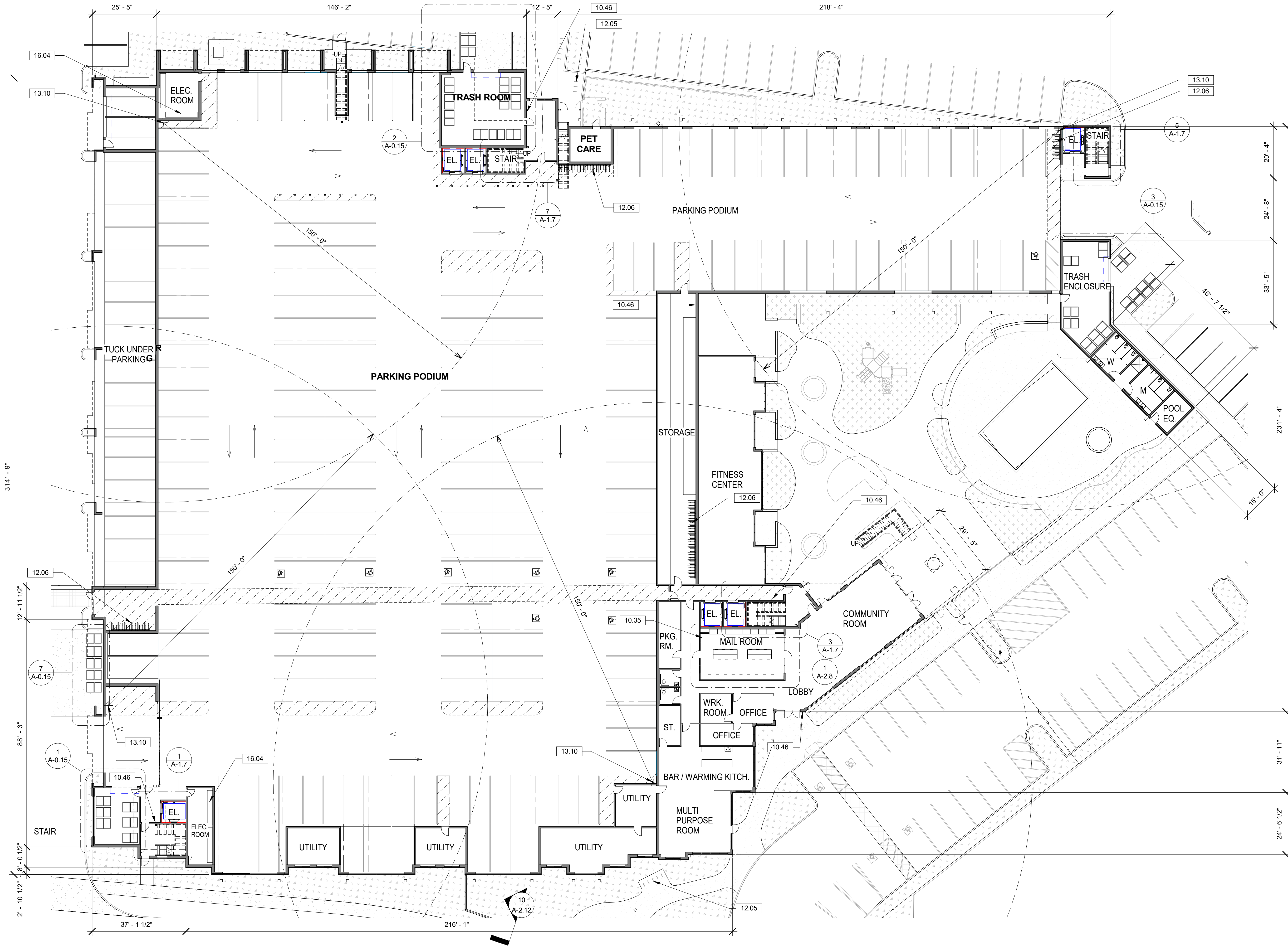
LOCKWOOD III APARTMENTS
2151 LOCKWOOD STREET, OXNARD,
CALIFORNIA, 93036

LAUTERBACH & ASSOCIATES
ARCHITECTS
389 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93031 | 805-888-8912 | FAX 805-981-1410 | www.la-arch.com

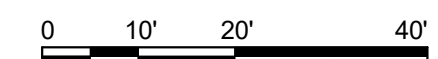
LOCKWOOD III APARTMENTS
SVM LOCKWOOD, LLC
3895 E. THOUSAND OAKS BLVD. #250, THOUSAND OAKS, CA 91320

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1 1ST FLOOR PLAN
1" = 20'-0"



KEYNOTES	
10.35	MAILBOXES, MINIMUM OF 40 LINEAR FEET.
10.46	WAYFINDING SIGN TYP.
12.05	BICYCLE RACK (SHORT TERM)
12.06	WALL MOUNTED BICYCLE RACK (LONG TERM)
13.10	STANDPIPE
16.04	ELECTRICAL METER, SEE ELECTRICAL PLANS

1ST. FL. BLDG. AREAS...	
NAME	AREA
BICYCLE STORAGE	374 SF
CORRIDOR	1245 SF
COVERED WALKWAY	6934 SF
ELECTRICAL ROOM	689 SF
ELEVATOR 1	91 SF
ELEVATOR 2	192 SF
ELEVATOR 3	94 SF
ELEVATOR 4	190 SF
FIRE PUMP HOUSE	320 SF
FITNESS CENTER	2980 SF
LOBBY	1752 SF
MAIL ROOM	700 SF
MAINTENANCE	292 SF
MULTI PURPOSE ROOM	1522 SF
OFFICE	547 SF
PARCEL ROOM	243 SF
PATIO	244 SF
PET GROOMING	209 SF
POOL EQ.	154 SF
RESIDENT STORAGE	1773 SF
RESTROOM	621 SF
STAIR 1	259 SF
STAIR 2	226 SF
STAIR 3	207 SF
STAIR 4	164 SF
STORAGE	147 SF
TRASH COLLECTION	2273 SF
TUCK UNDER PARKING	4591 SF
UTILITY	2479 SF
Grand total	94976 SF

TOTAL UNIT COUNT		
BDRMS.	COUNT	AVE. AREA
(02) LEVEL 2 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(03) LEVEL 3 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(04) LEVEL 4 (F.F.)		
1 BD.	23	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(05) LEVEL 5 (F.F.)		
1 BD.	19	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
Grand total	234	

BALCONY AREA	
BUILDING	AREA
(02) LEVEL 2 (F.F.)	
BALCONY	6201 SF
(03) LEVEL 3 (F.F.)	
BALCONY	5533 SF
(04) LEVEL 4 (F.F.)	
BALCONY	5621 SF
(05) LEVEL 5 (F.F.)	
BALCONY	5255 SF
Grand total	22610 SF



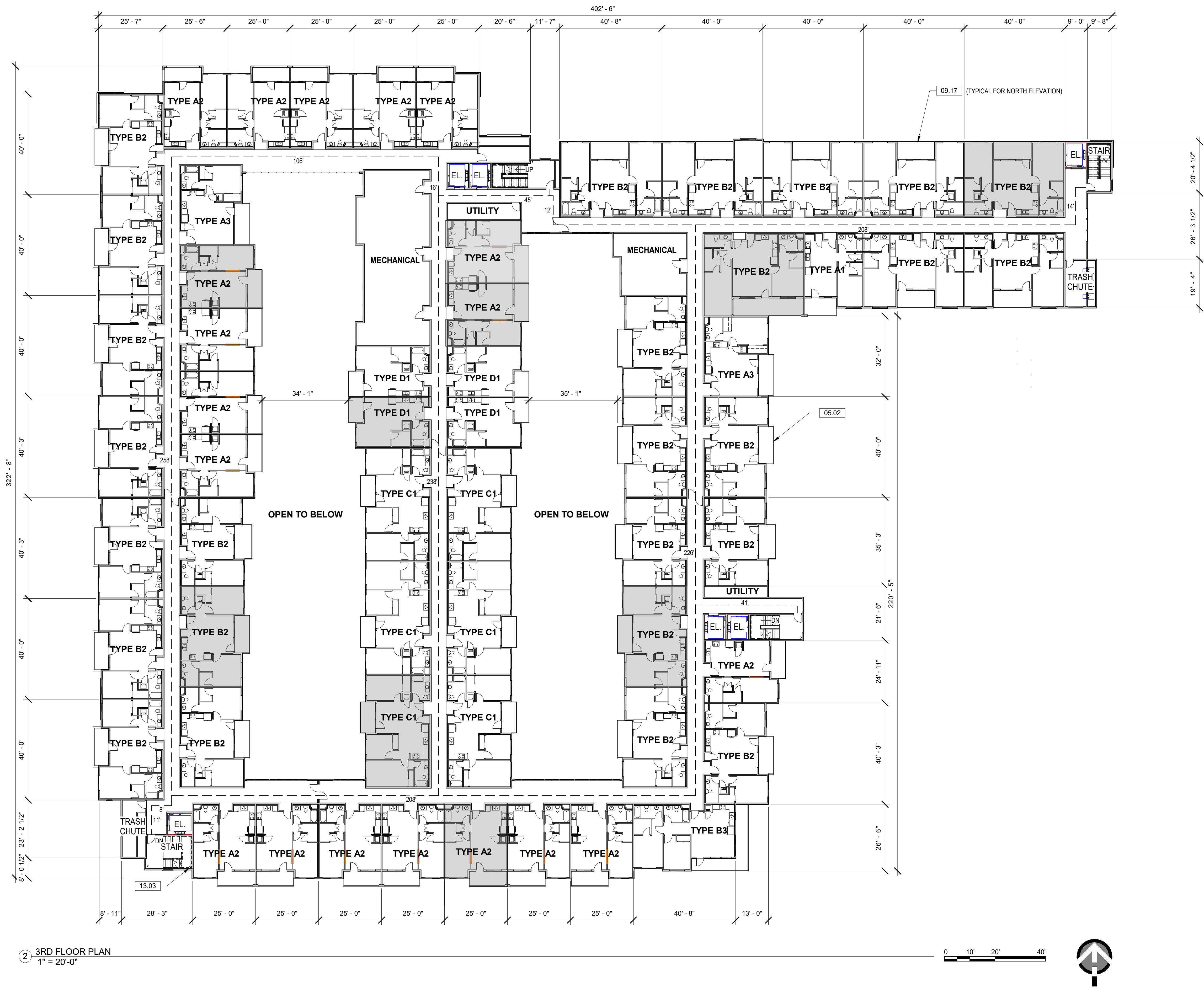
KEYNOTES	
05.02	GUARDRAIL, PERFORATED METAL PANEL 42" HT.
08.19	10" H X 1/2" THICK VIEW RAIL GLAZING ON TOP OF 42" HIGH SOLID GUARDRAIL
13.03	FIRE RISER

2ND. FL. BLDG. AREAS	
TOTAL BUILDING AREA	AREA
BALCONY	6201 SF
COMMUNITY SPACE	685 SF
CORRIDOR	10122 SF
RESIDENTIAL	50621 SF
UTILITY	2379 SF
Grand total	70607 SF

UNIT COUNT 2ND FLOOR		
Name	Count	AVERAGE AREA
1 BD.		
TYPE A1	1	559 SF
TYPE A2	19	706 SF
TYPE A3	2	706 SF
2 BD.		
TYPE B2	26	976 SF
TYPE B3	1	976 SF
3 BD.		
TYPE C1	6	1106 SF
STUDIO		
TYPE D1	4	559 SF
Grand total: 59	59	

TOTAL UNIT COUNT		
BDRMS.	COUNT	AVE. AREA
(02) LEVEL 2 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	559.56 SF
(03) LEVEL 3 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	559.56 SF
(04) LEVEL 4 (F.F.)		
1 BD.	23	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	559.56 SF
(05) LEVEL 5 (F.F.)		
1 BD.	19	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	559.56 SF
Grand total	234	

LEGEND	
	AFFORDABLE UNITS LOCATIONS



KEYNOTES	
05.02	GUARDRAIL, PERFORATED METAL PANEL 42" HT.
09.17	42" BALCONY WALL
13.03	FIRE RISER

3RD. FL. BLDG. AREAS	
BUILDING	AREA
BALCONY	5533 SF
COMMUNITY SPACE	685 SF
CORRIDOR	10125 SF
RESIDENTIAL	50621 SF
UTILITY	2079 SF
Grand total	69943 SF

UNIT COUNT 3RD FLOOR		
Name	Count	AVERAGE AREA
1 BD.		
TYPE A1	1	559 SF
TYPE A2	19	709 SF
TYPE A3	2	709 SF
2 BD.		
TYPE B2	26	976 SF
TYPE B3	1	976 SF
3 BD.		
TYPE C1	6	1106 SF
TYPE D1	4	559 SF
Grand total: 59	59	

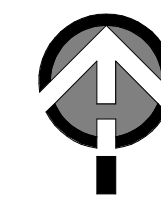
TOTAL UNIT COUNT		
BDRMS.	COUNT	AVE. AREA
(02) LEVEL 2 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(03) LEVEL 3 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(04) LEVEL 4 (F.F.)		
1 BD.	23	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(05) LEVEL 5 (F.F.)		
1 BD.	19	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
Grand total	234	

LEGEND	
	AFFORDABLE UNITS LOCATIONS



② 4TH FLOOR PLAN
1" = 20'-0"

0 10' 20' 40'



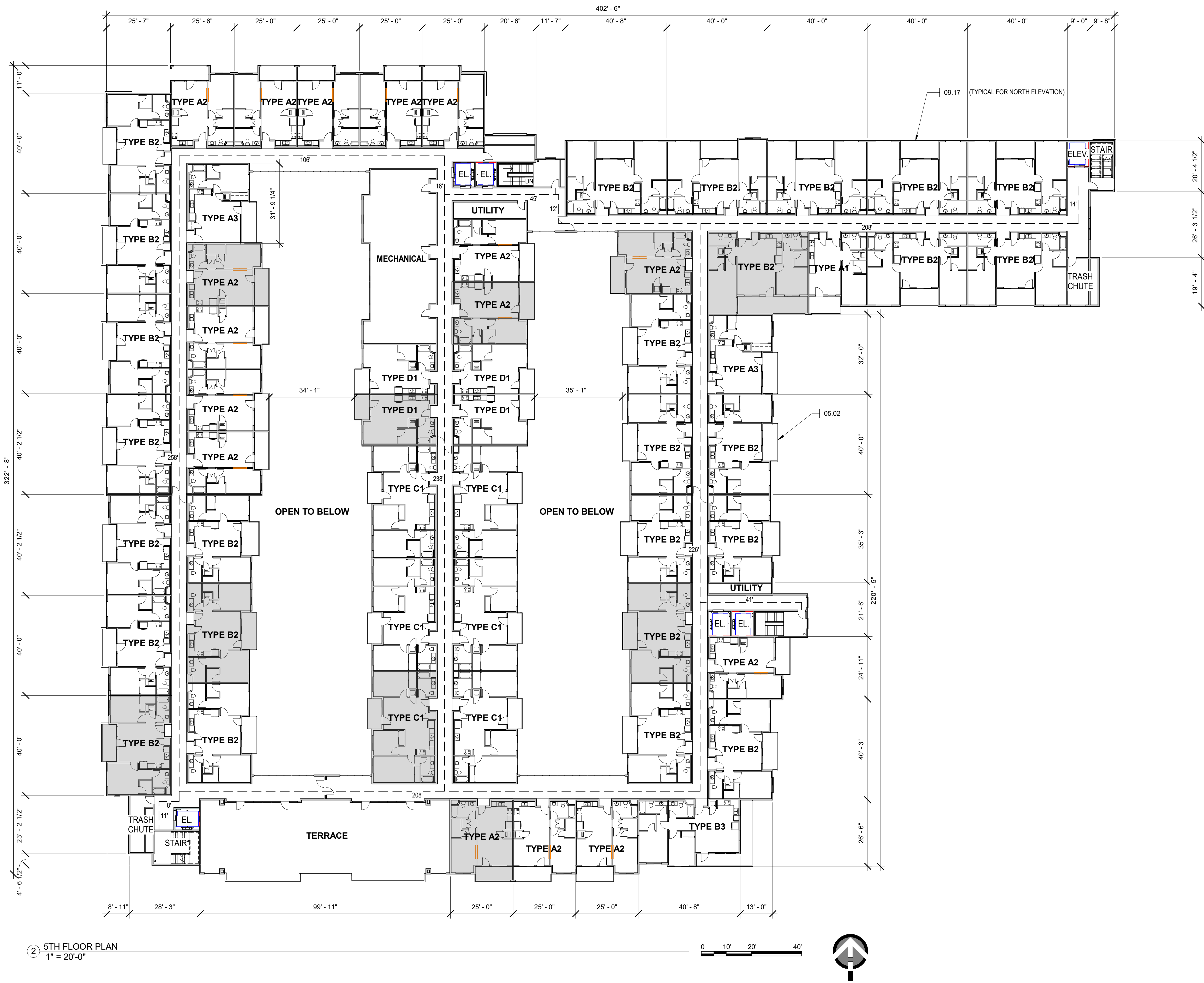
KEYNOTES	
05.02	GUARDRAIL, PERFORATED METAL PANEL 42" HT.
09.17	42" BALCONY WALL

4TH. FL. BLDG. AREAS	
BUILDING	AREA
BALCONY	5621 SF
COMMUNITY SPACE	685 SF
CORRIDOR	10127 SF
RESIDENTIAL	51317 SF
UTILITY	2363 SF
Grand total	70032 SF

UNIT COUNT 4TH FLOOR		
Name	Count	AVERAGE AREA
1 BD.		
TYPE A1	1	559 SF
TYPE A2	20	709 SF
TYPE A3	2	709 SF
2 BD.		
TYPE B2	26	976 SF
TYPE B3	1	976 SF
3 BD.		
TYPE C1	6	1106 SF
STUDIO		
TYPE D1	4	559 SF
Grand total: 60	60	

TOTAL UNIT COUNT		
BDRMS.	COUNT	AVE. AREA
(02) LEVEL 2 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(03) LEVEL 3 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(04) LEVEL 4 (F.F.)		
1 BD.	23	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(05) LEVEL 5 (F.F.)		
1 BD.	19	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
Grand total	234	

LEGEND	
	AFFORDABLE UNITS LOCATIONS



KEYNOTES	
05.02	GUARDRAIL, PERFORATED METAL PANEL 42" HT.
09.17	42" BALCONY WALL

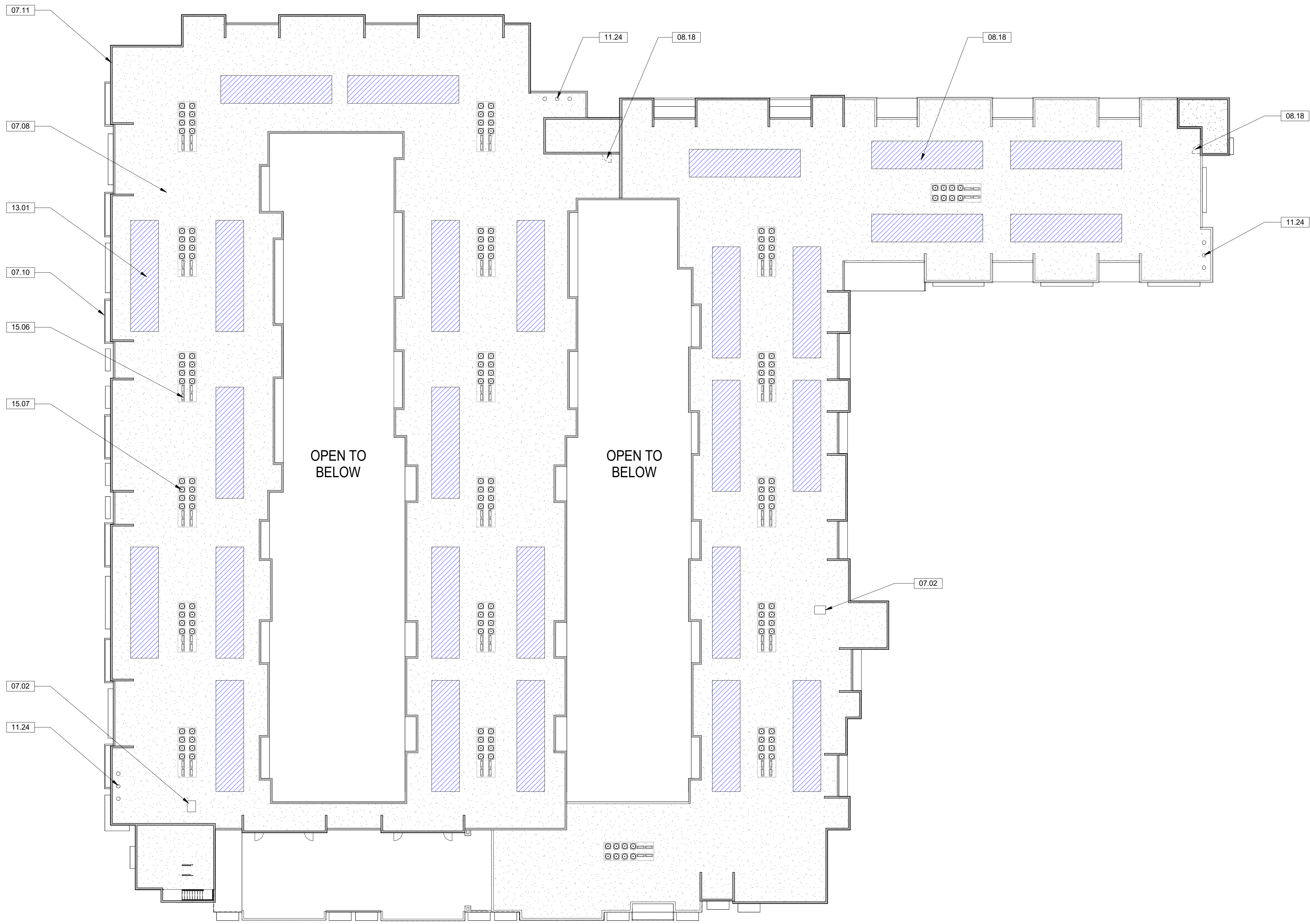
5TH. FL. BLDG. AREAS	
BUILDING	AREA
BALCONY	5255 SF
COMMUNITY SPACE	1277 SF
CORRIDOR	10122 SF
RESIDENTIAL	48556 SF
UTILITY	2282 SF
Grand total	67493 SF

UNIT COUNT 5TH FLOOR		
Name	Count	AVERAGE AREA
1 BD.		
TYPE A1	1	559 SF
TYPE A2	16	709 SF
TYPE A3	2	709 SF
2 BD.		
TYPE B2	26	976 SF
TYPE B3	1	976 SF
3 BD.		
TYPE C1	6	1106 SF
STUDIO		
TYPE D1	4	559 SF
Grand total: 56	56	

TOTAL UNIT COUNT		
BDRMS.	COUNT	AVE. AREA
(02) LEVEL 2 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(03) LEVEL 3 (F.F.)		
1 BD.	22	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(04) LEVEL 4 (F.F.)		
1 BD.	23	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
(05) LEVEL 5 (F.F.)		
1 BD.	19	692.98 SF
2 BD.	27	981.62 SF
3 BD.	6	1106.83 SF
STUDIO	4	558.56 SF
Grand total	234	

LEGEND	
	AFFORDABLE UNITS LOCATIONS

KEYNOTES	
07.02	ROOF HATCH AND LADDER
07.08	CLASS 'B' - WHITE TPO SINGLE PLY 60 MIL (COOL ROOF) SLOPED 2% MIN.
07.10	ROOF EAVE
07.11	PARAPET ROOF
08.18	ROOF ACCESS DOOR
11.24	TRASH CHUTE VENT THRU ROOF
13.01	SOLAR PANEL AREAS, SIZE & LOCATION TBD.
15.06	WATER HEATERS
15.07	CONDENSING UNIT



1 (06) ROOF (F.F.)
1" = 20'-0"

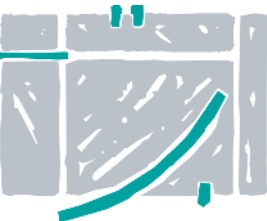
0 10' 20' 40'



ROOF PLAN

LOCKWOOD III APARTMENTS
2151 LOCKWOOD STREET, OXNARD,
CALIFORNIA, 93036

LOCKWOOD III APARTMENTS
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3855 E. THOUSAND OAKS BLVD. #250, THOUSAND OAKS, CA 91320

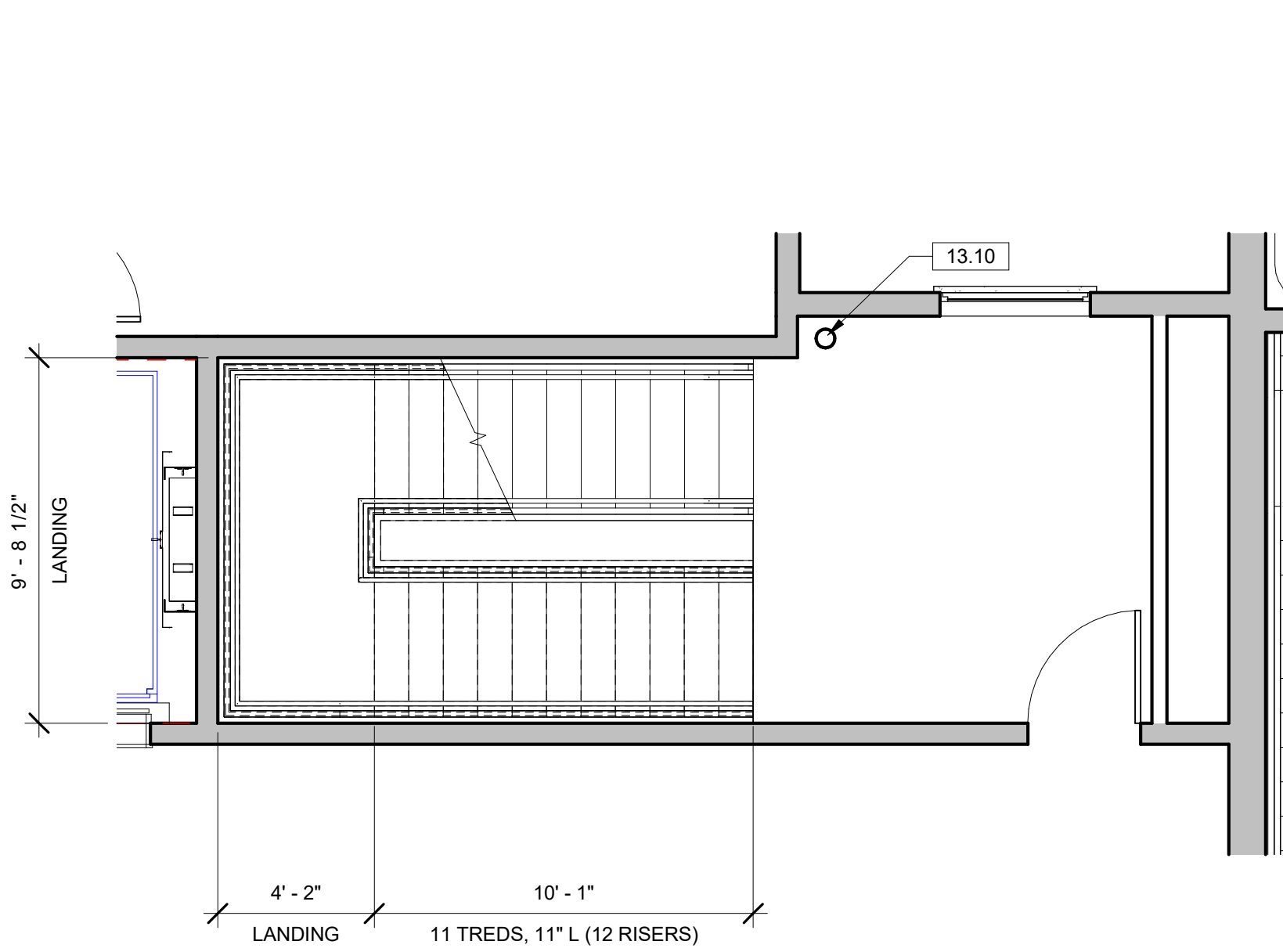


LAUTERBACH & ASSOCIATES
A R C H I T E C T S, I N C.
David C. Lauterbach, Architect - Diana Scott, Architect - Mark S. Pottli, Architect
389 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93051 | 805-888-8912 | FAX 805-981-1450 | www.la-arch.com

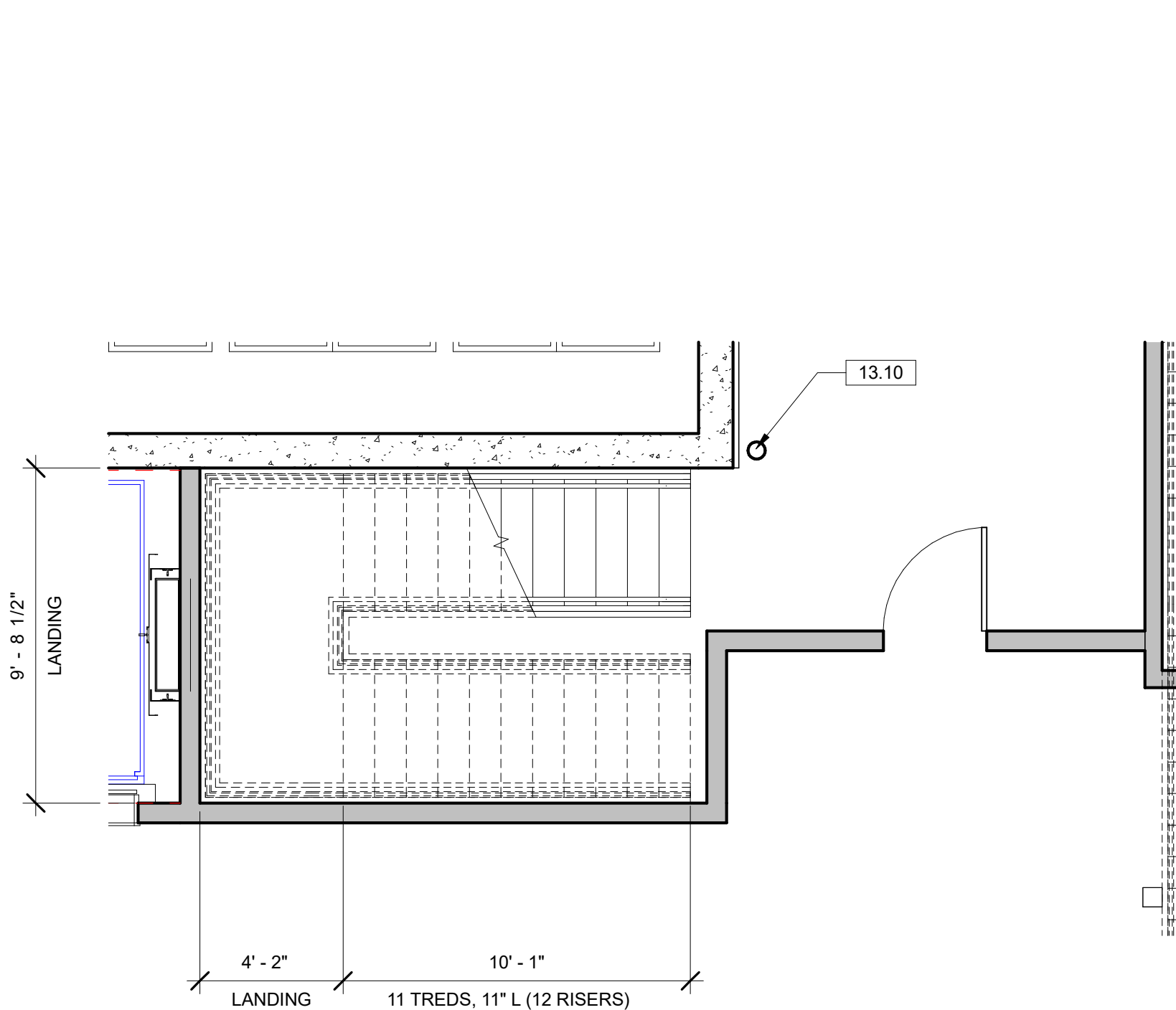
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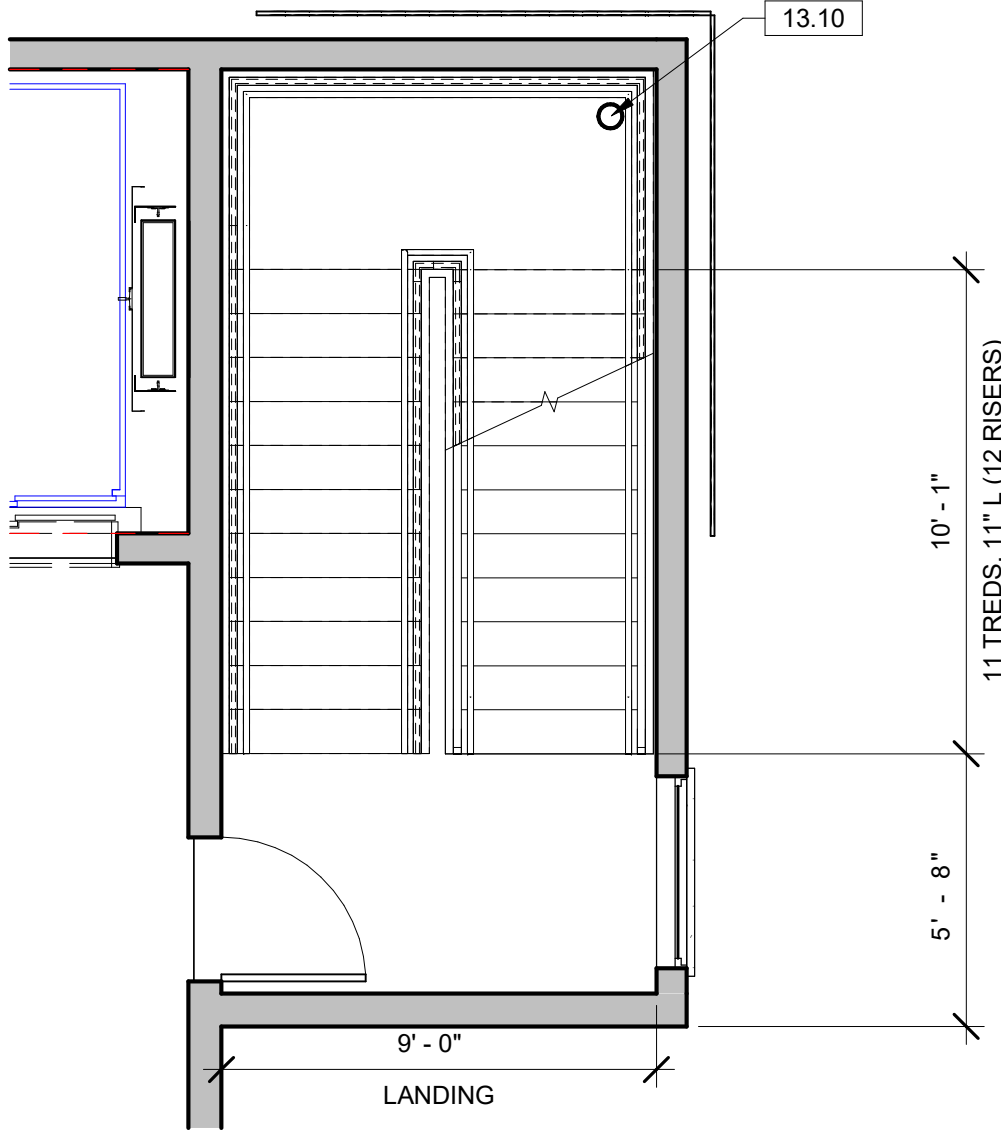
KEYNOTES	
13.10	STANDPIPE
14.04	CLEARANCE (MEDICAL GURNERY): 24"x84" WITH 5" MAX RADIUS AT CORNERS
14.05	21" DIAMETER EMERGENCY PERSONNEL SPACE



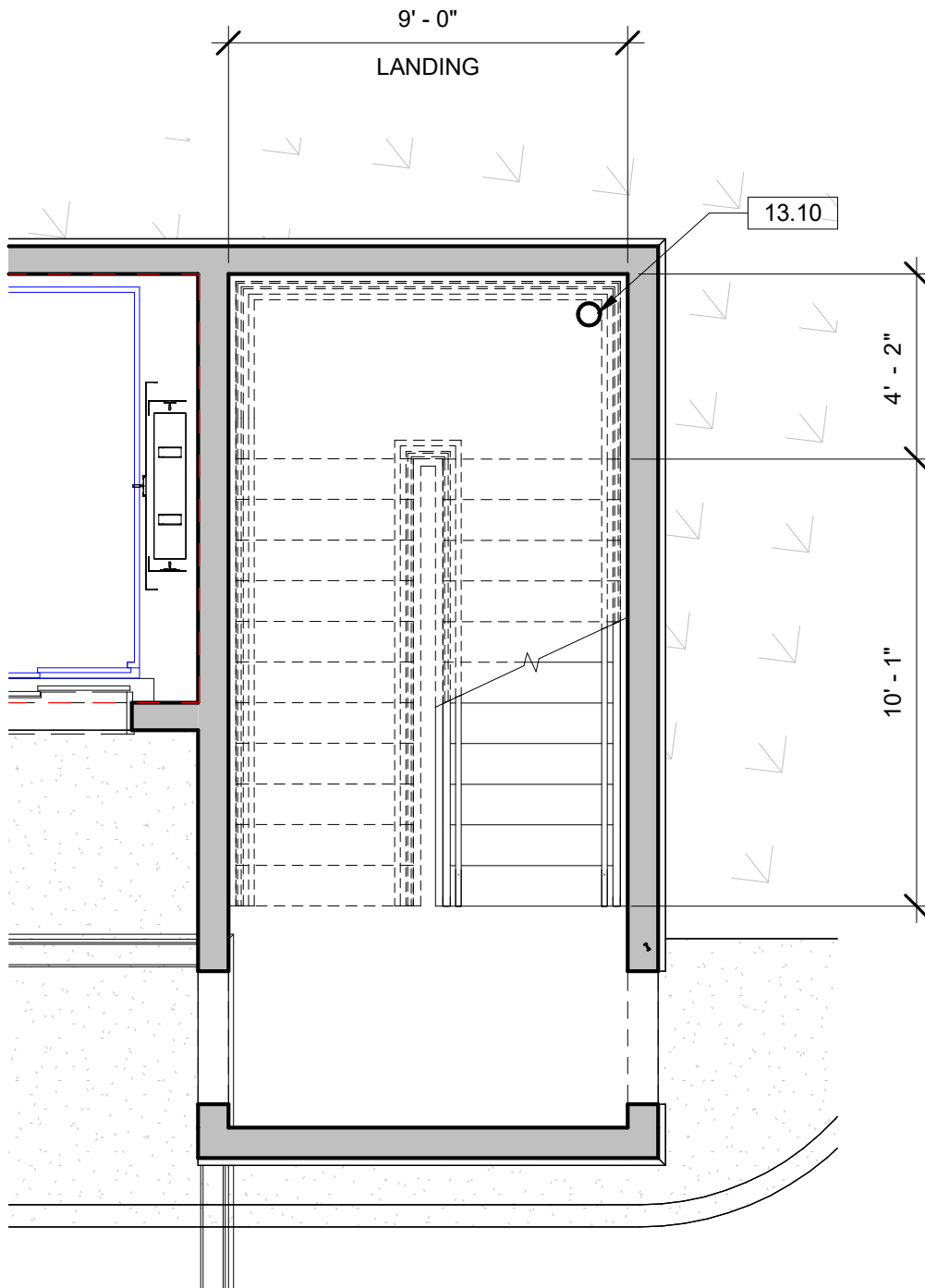
8 STAIR 4 - UPPER FLOORS TYPICAL
1/4" = 1'-0"



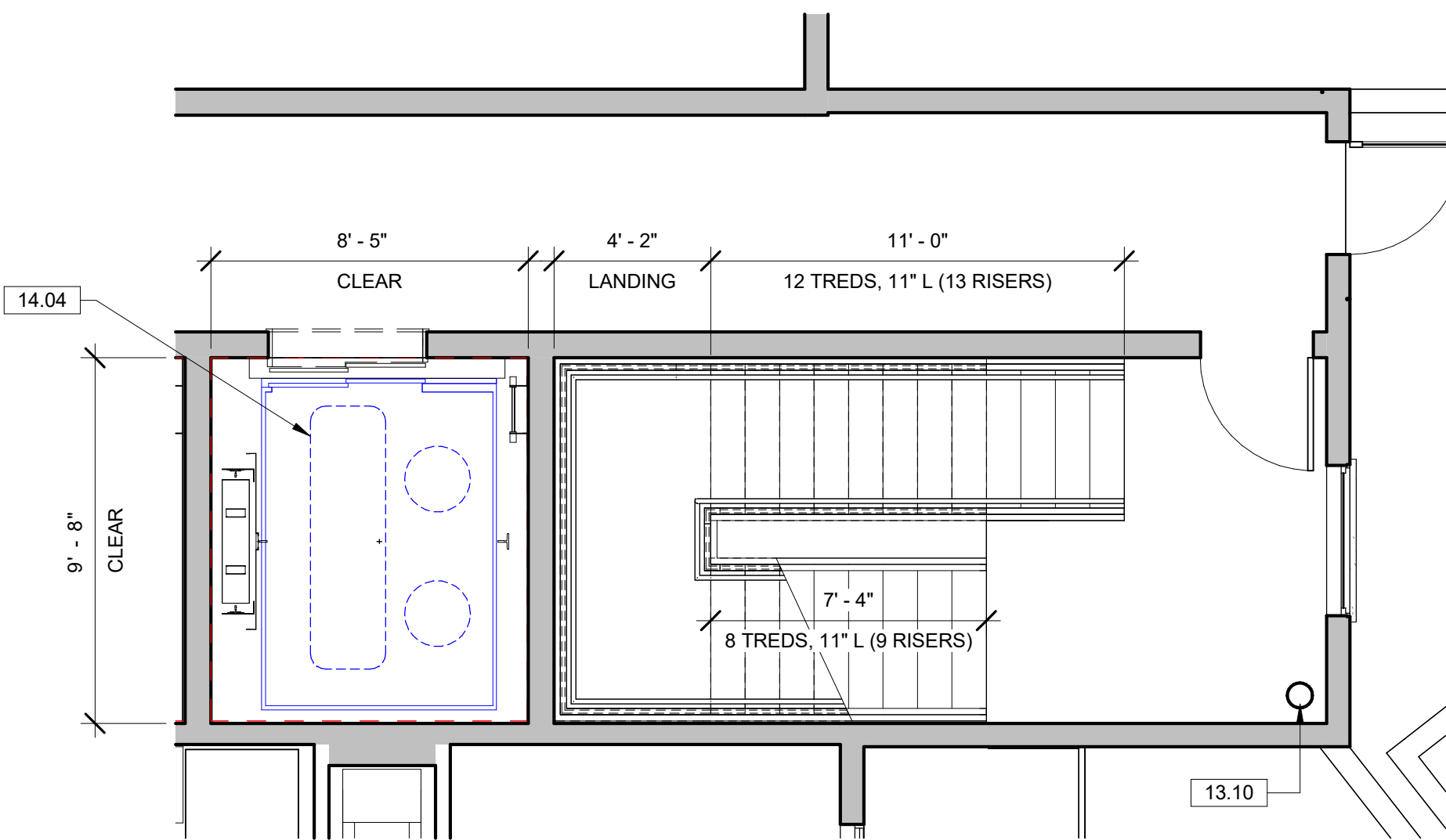
7 STAIR 4 - 1ST FLOOR
1/4" = 1'-0"



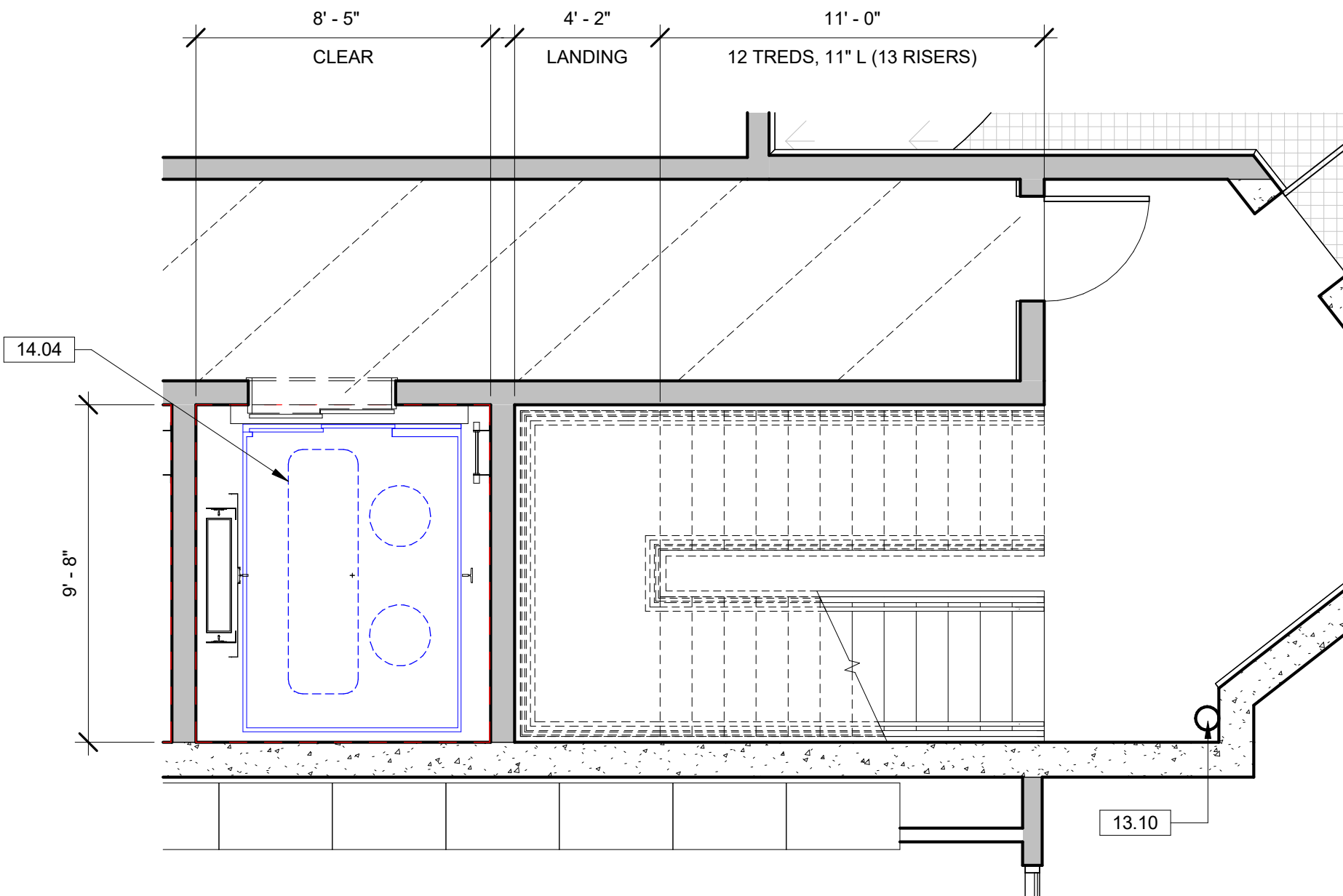
6 STAIR 3 - UPPER FLOORS TYPICAL
1/4" = 1'-0"



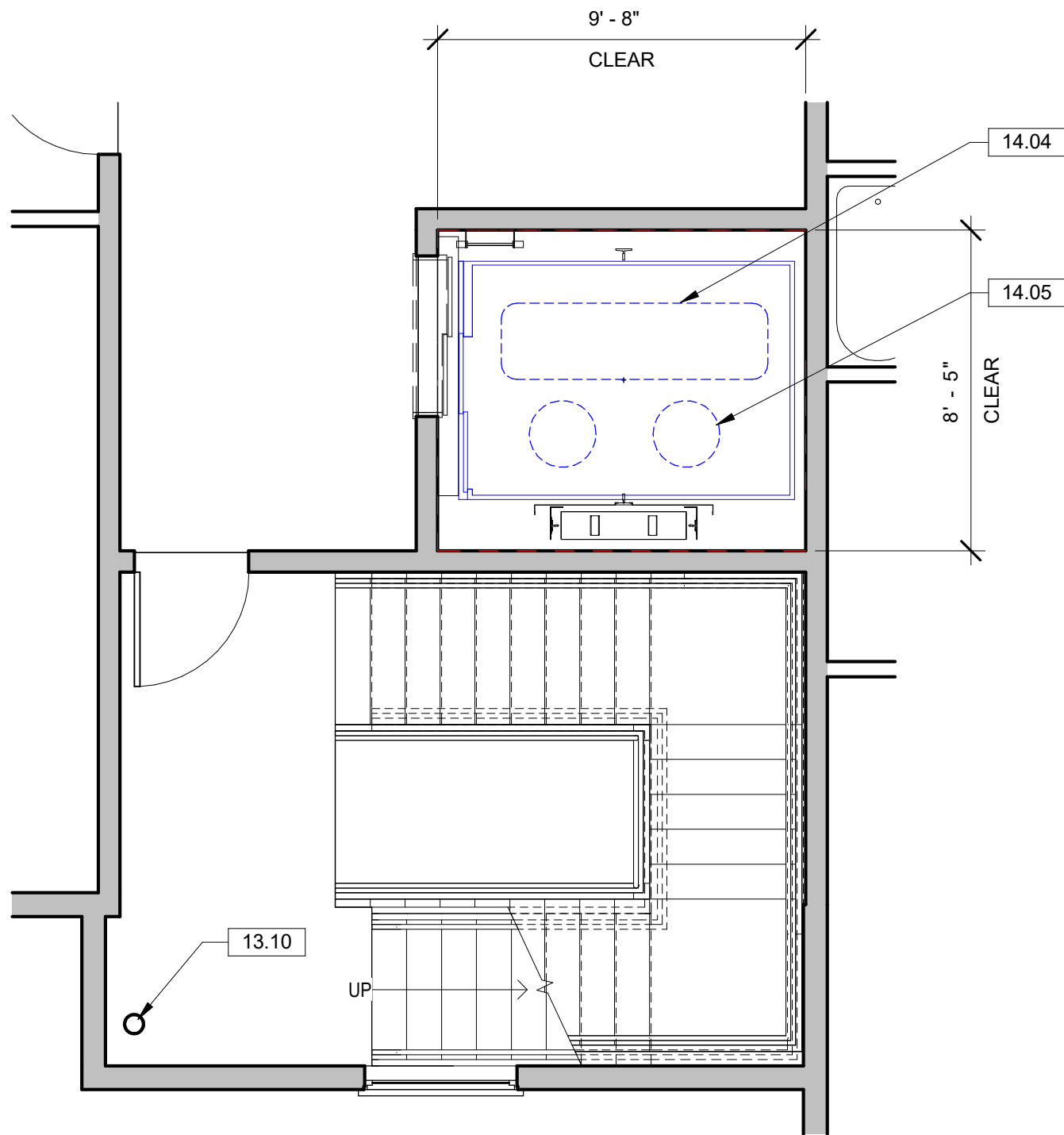
5 STAIR 3 - 1ST FLOOR
1/4" = 1'-0"



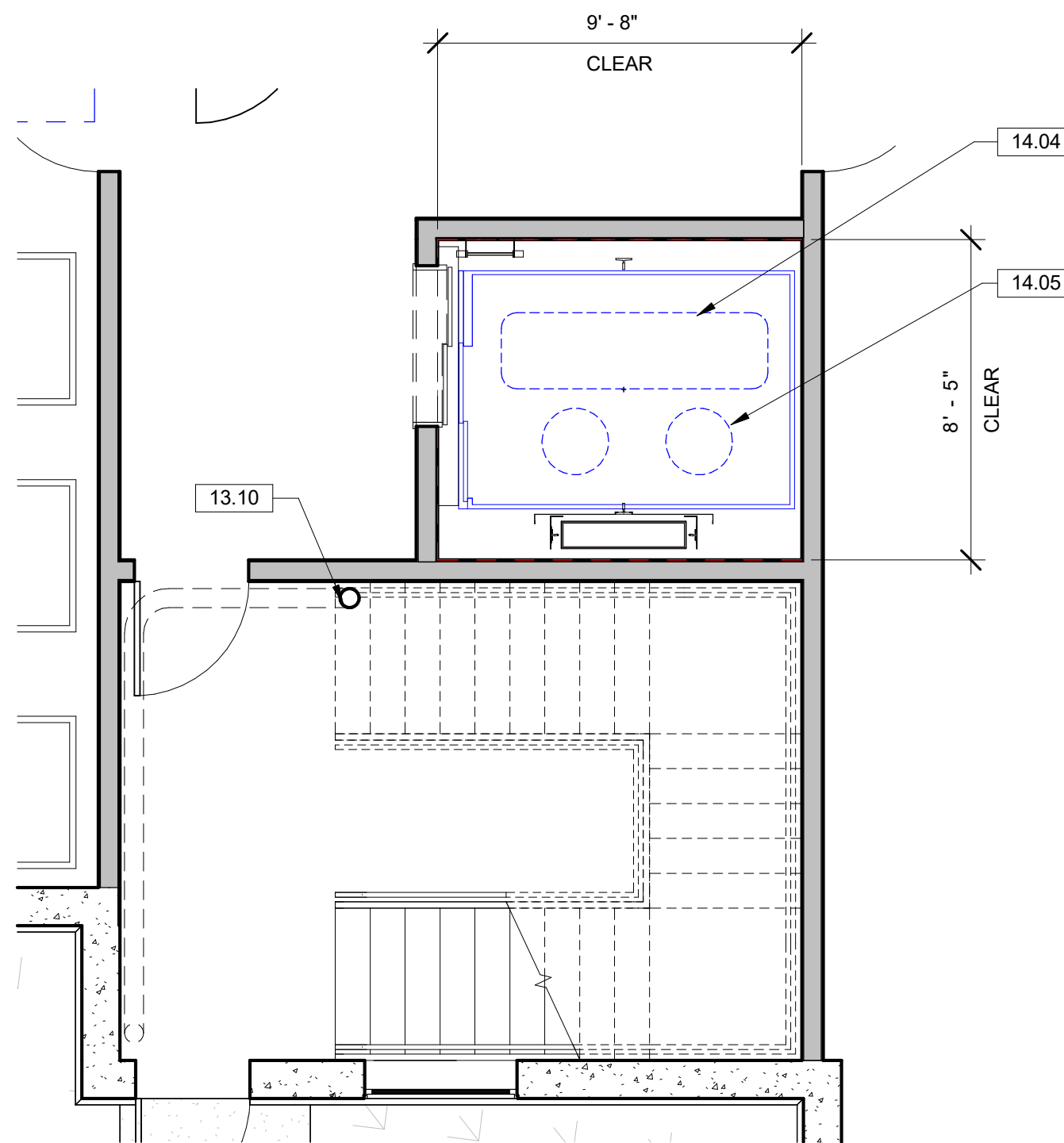
4 STAIR 2 - UPPER FLOORS TYPICAL
1/4" = 1'-0"



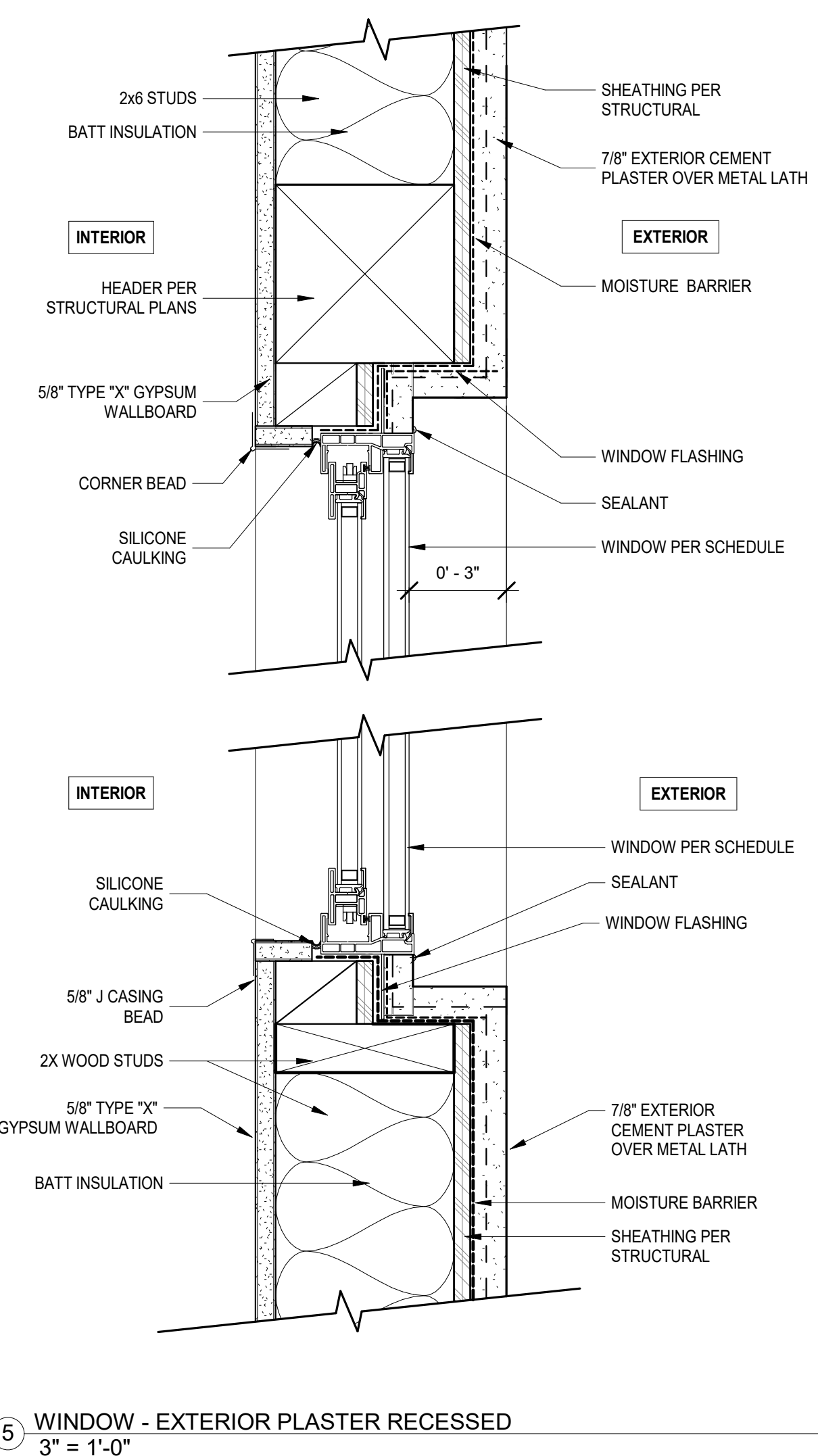
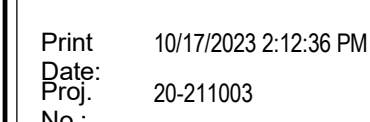
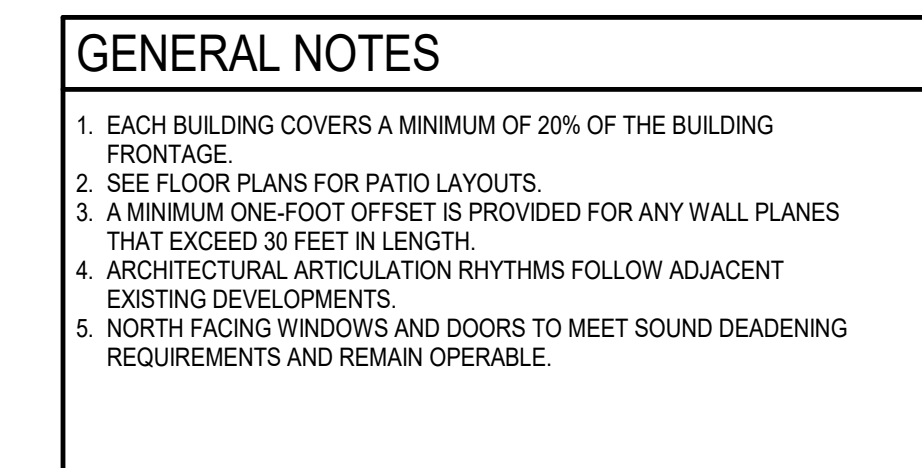
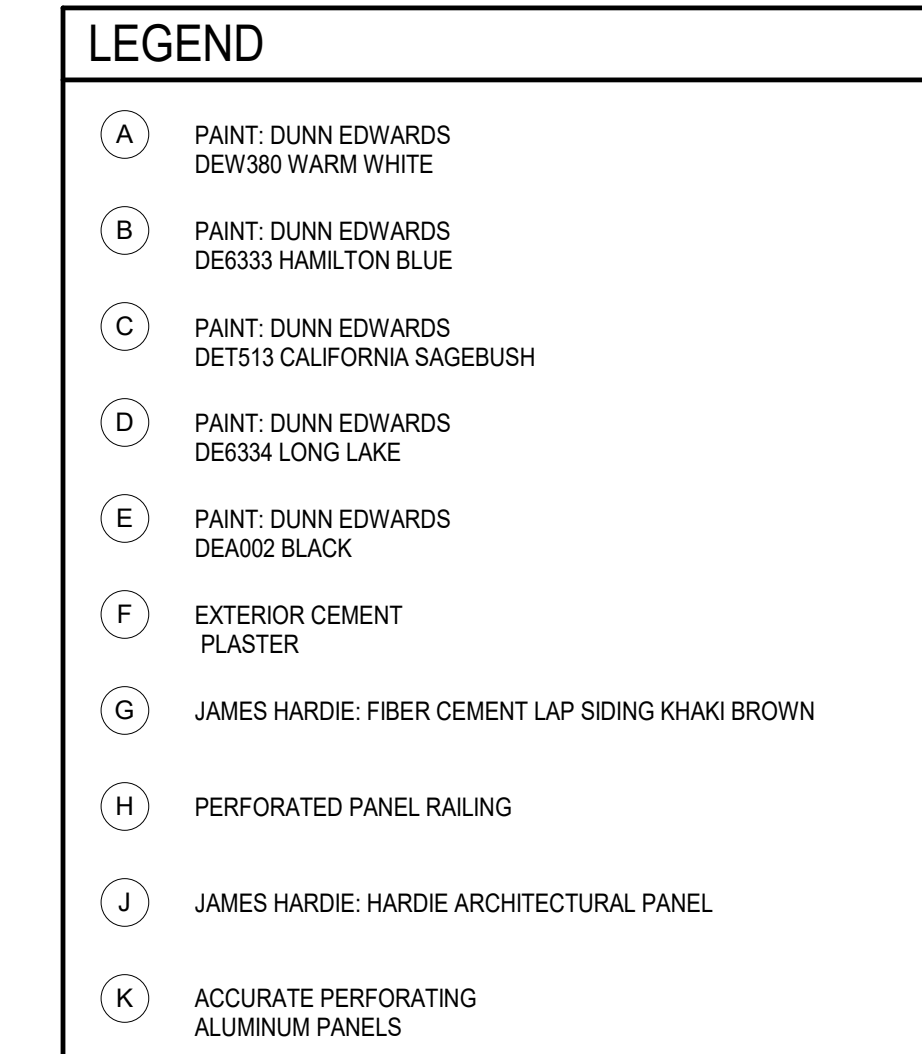
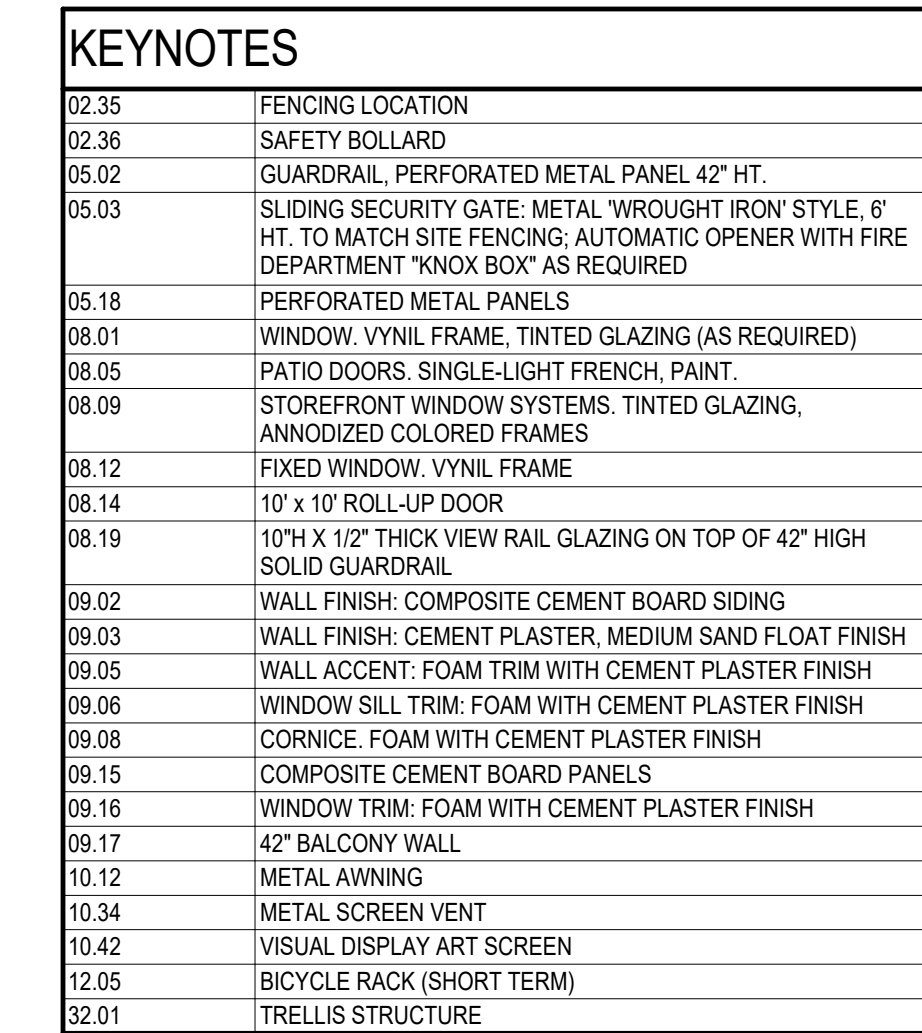
3 STAIR 2 - 1ST FLOOR
1/4" = 1'-0"

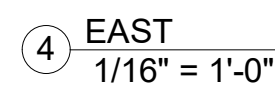
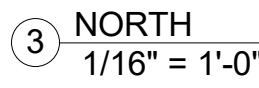
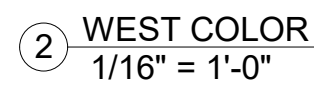
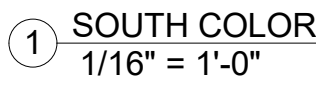


2 STAIR 1 - UPPER FLOORS TYPICAL
1/4" = 1'-0"



1 STAIR 1 - 1ST FLOOR
1/4" = 1'-0"

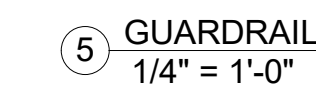




LEGEND

GENERAL NOTES

1. EACH BUILDING COVERS A MINIMUM OF 20% OF THE BUILDING FRONTAGE.
2. SEE FLOOR PLANS FOR PATIO LAYOUTS.
3. A MINIMUM ONE-FOOT OFFSET IS PROVIDED FOR ANY WALL PLANES THAT EXCEED 30 FEET IN LENGTH.
4. ARCHITECTURAL ARTICULATION RHYTHMS FOLLOW ADJACENT EXISTING DEVELOPMENTS.
5. NORTH FACING WINDOWS AND DOORS TO MEET SOUND DEADENING REQUIREMENTS AND REMAIN OPERABLE.



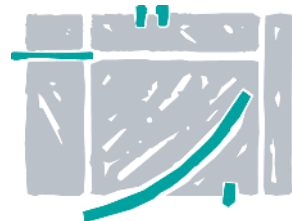


2 VIEW 1

3D VIEWS

LOCKWOOD III APARTMENTS
2151 LOCKWOOD STREET, OXNARD,
CALIFORNIA, 93036

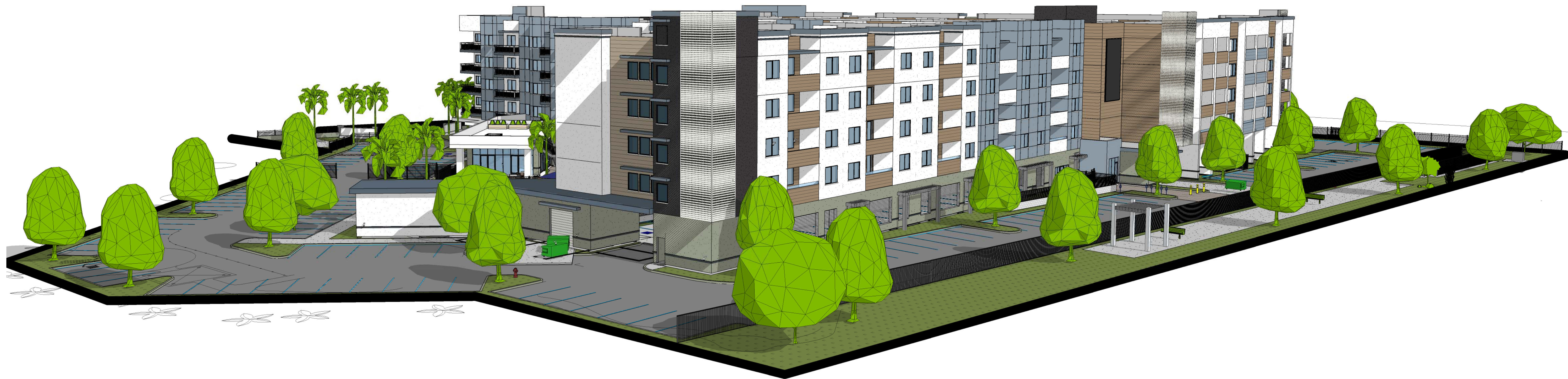
LOCKWOOD III APARTMENTS
SVM LOCKWOOD, LLC
3855 E. THOUSAND OAKS BLVD. #254, THOUSAND OAKS, CA 91322



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2 VIEW 2

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3D VIEWS

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2 VIEW 3

3D VIEWS

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CALIFORNIA, 93036

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③ SOUTH EAST PERSPECTIVE
12" = 1'-0"



① EAST PERSPECTIVE
12" = 1'-0"

RENDERINGS





① NORTH EAST PERSPECTIVE
12" = 1'-0"



③ NORTH PERSPECTIVE
12" = 1'-0"

RENDERINGS

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CALIFORNIA, 93036

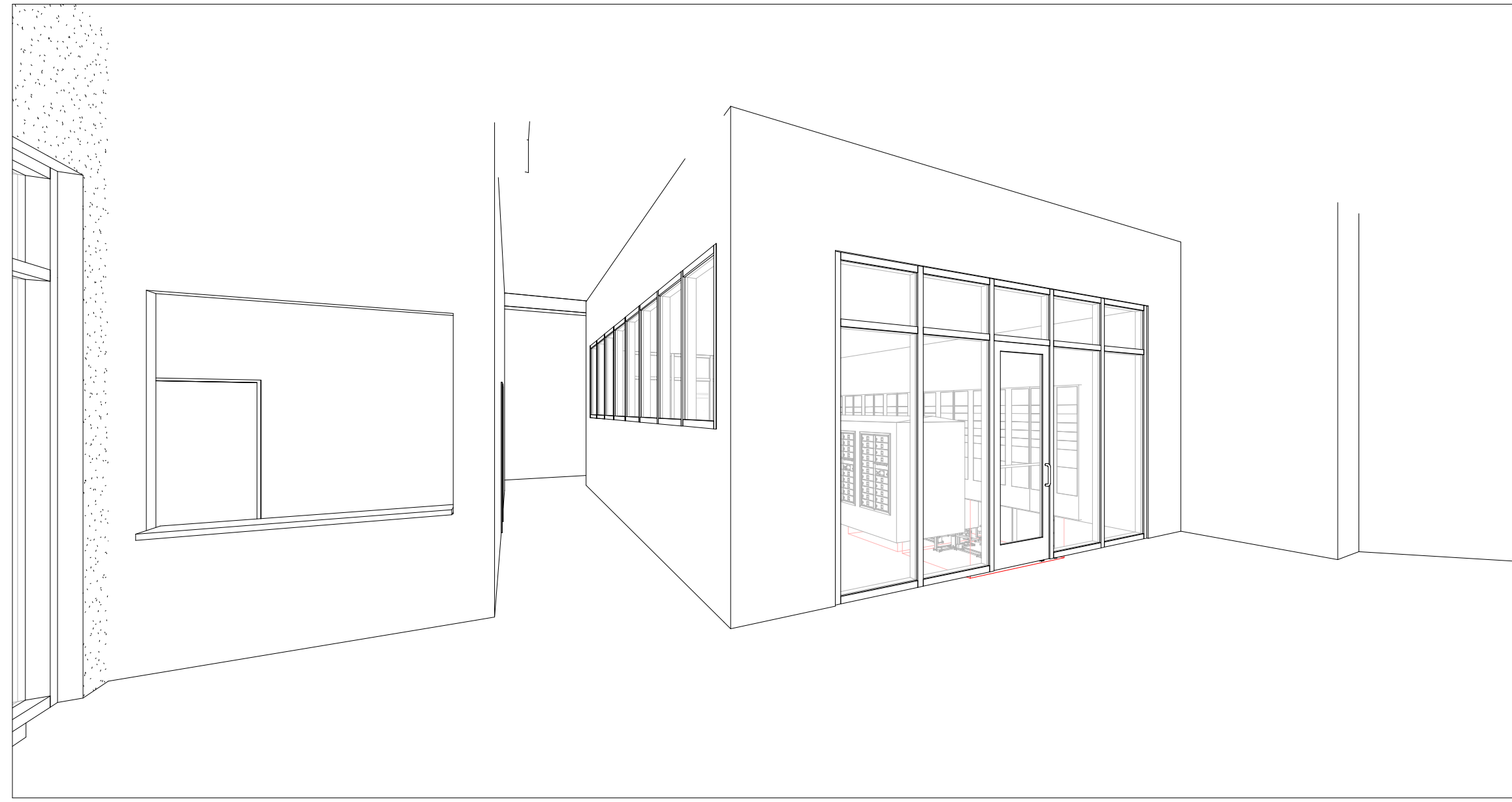
LAUTERBACH & ASSOCIATES
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David C. Lauterbach, Architect • Ilona Scott, Architect • Mark S. Pott, Architect
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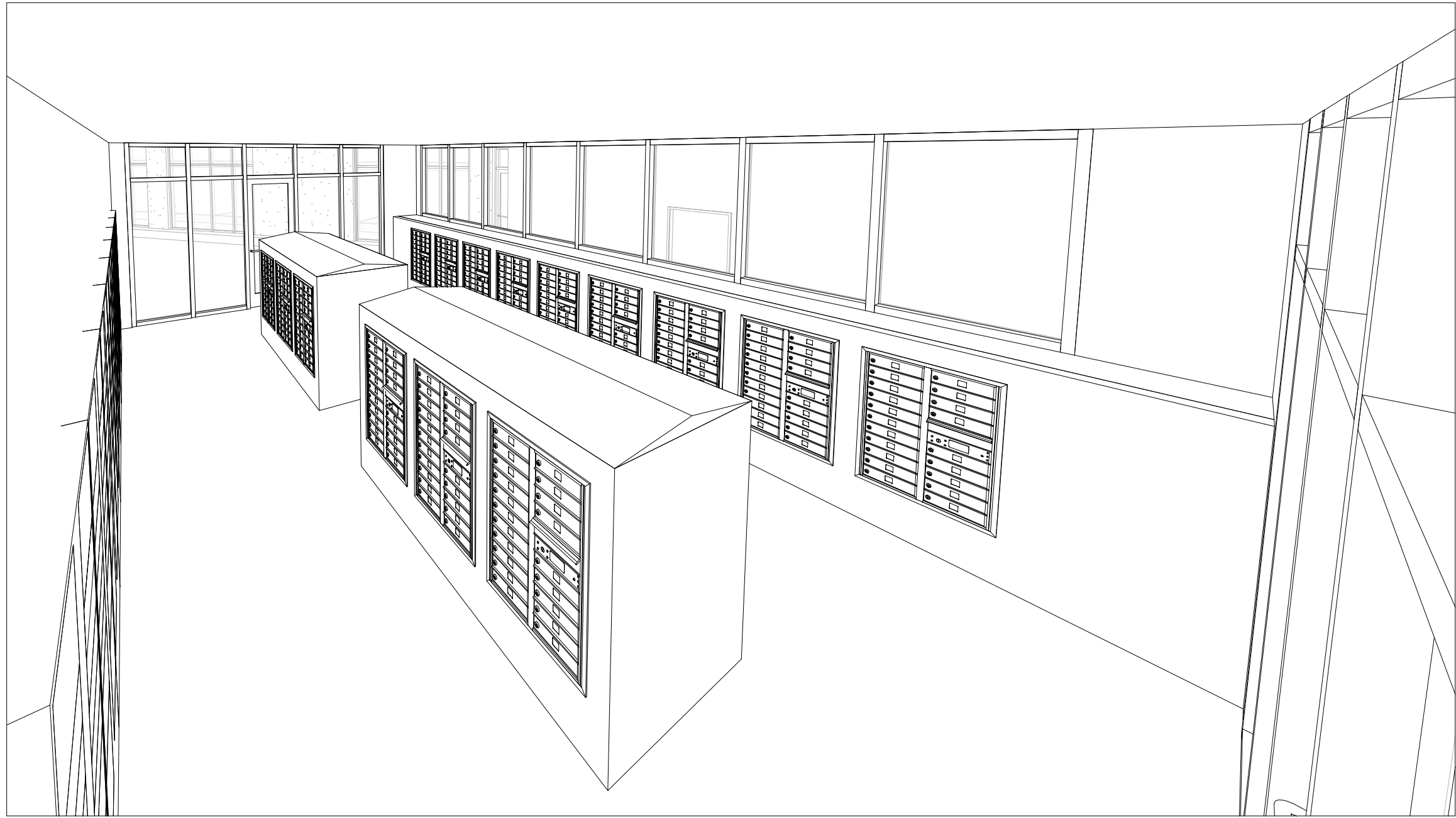
LOCKWOOD III APARTMENTS
SVM LOCKWOOD, LLC
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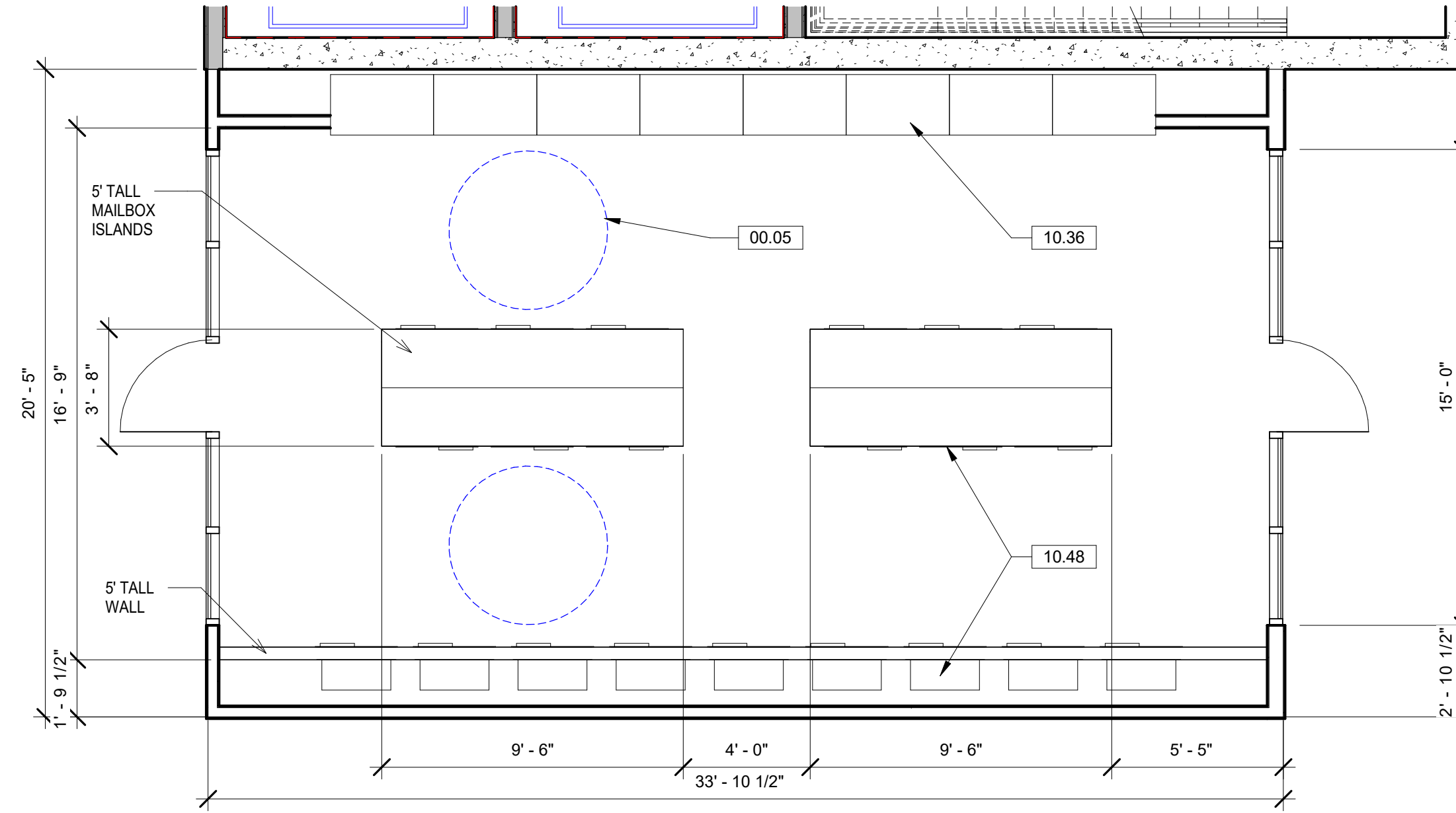
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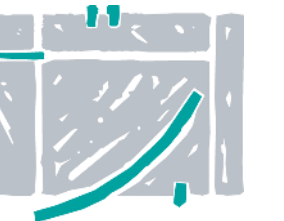
2 MAIL ROOM - VIEW FROM LOBBY



3 MAIL ROOM - INTERIOR VIEW



1 MAIL ROOM
1/4" = 1'-0"





GAME/ CARD ROOM



MEDIA CENTER



CONFERENCE ROOM



BUSINESS CENTER



PRIVATE PATIOS

WASHER DRYER UNITS AT EA. UNIT



2 Bees in a Pod

COFFEE BAR



MAIL, PACKAGE AND PARCEL



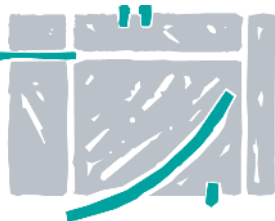
FITNESS CENTER



TRASH CHUTES AT EVERY FLOOR LEVEL



INTERIOR DESIGN ELEMENTS



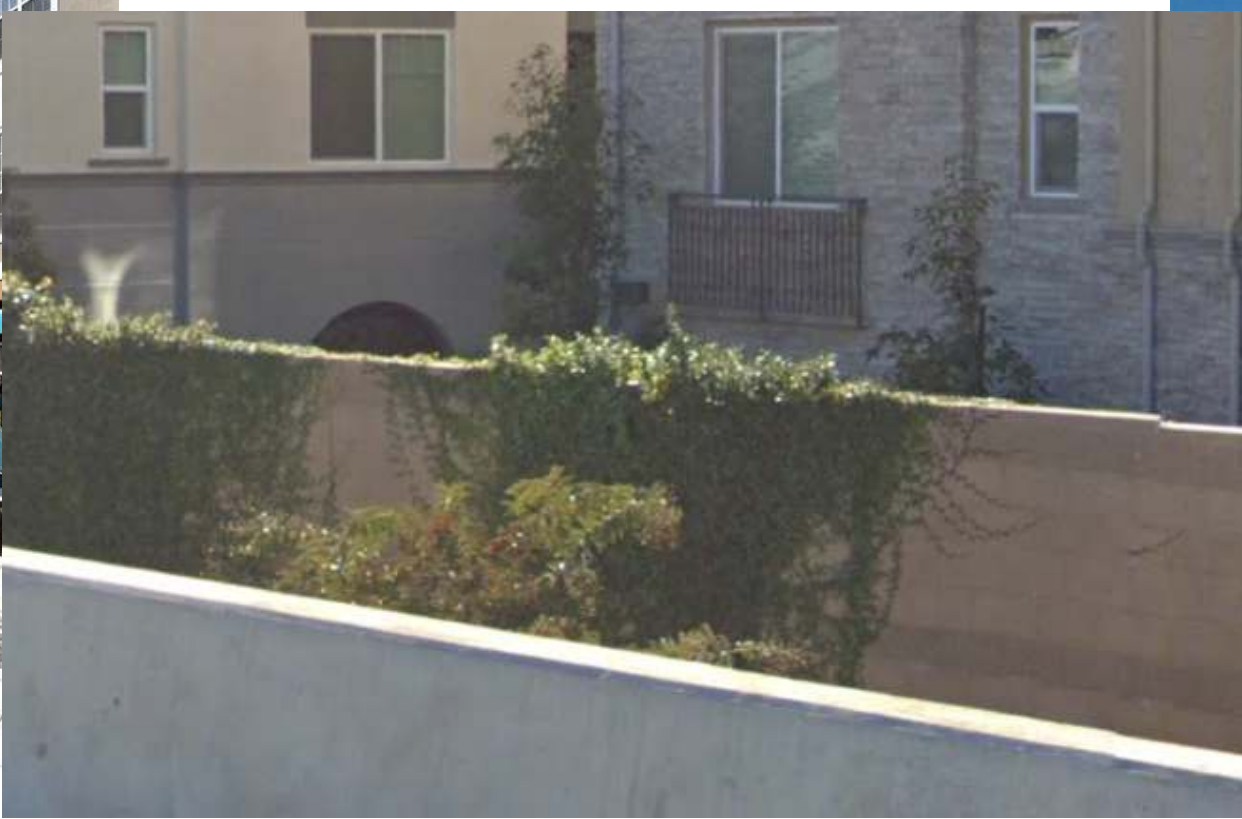
PUTTING COURSE



POOL AREA



FREEWAY SCREEN WALL
(AT WAGON WHEEL ALONG FREEWAY)



BALCONY GLAZING AT
NORTH ELEVATION



BICYCLE STORAGE



BOCCE BALL



FIREPLACE WITH SEATING



ALUMINUM TRELLIS



LINEAR FIREPIT



OUTDOOR YOGA



CONCRETE ISLAND WITH BBQ



LINEAR HANGING PLANTERS



ARTIFICIAL TURF



SEAT WALL



DOG PARK



LARGE PLANTERS



OUTDOOR SEATING



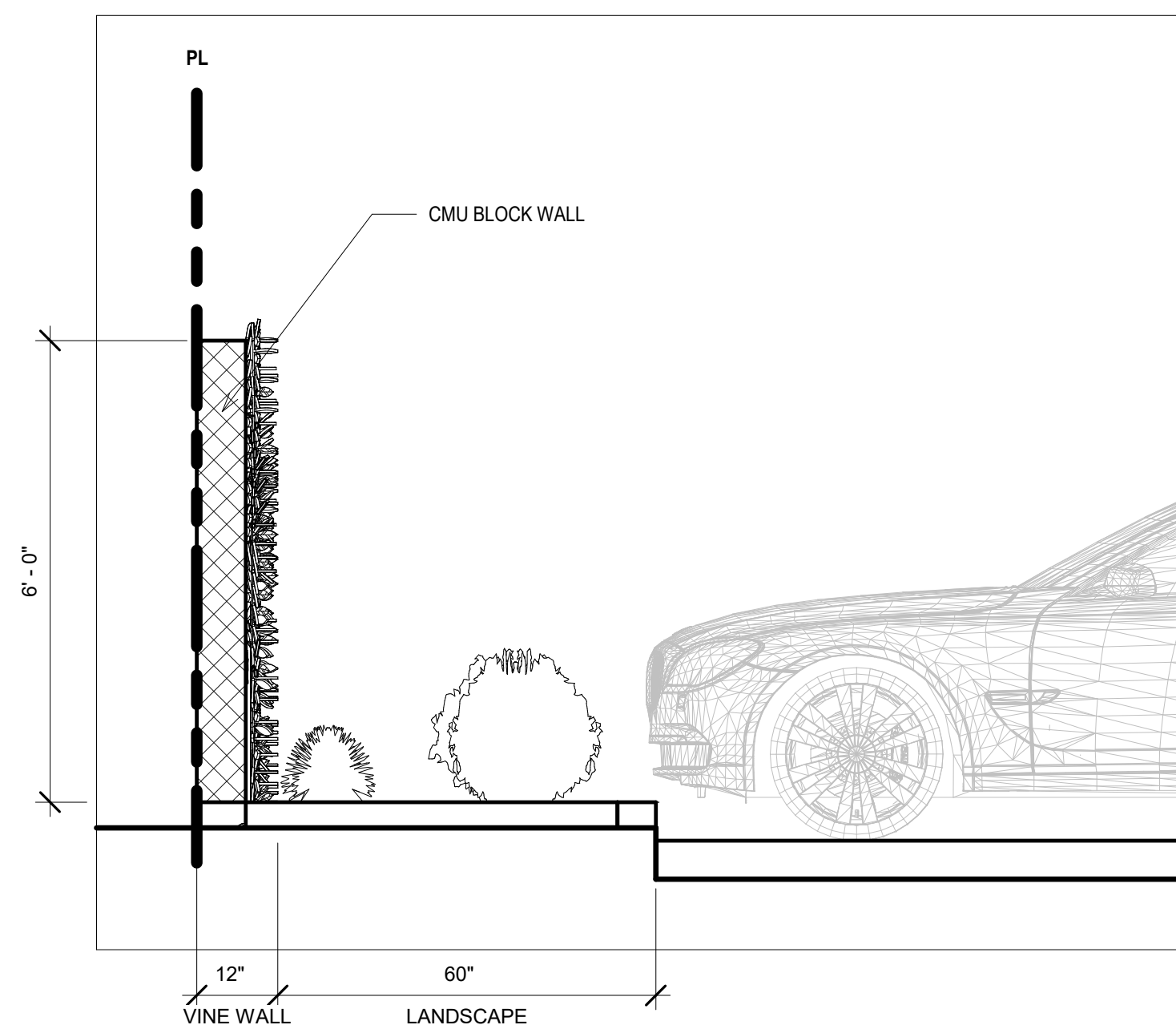
OUTDOOR COVERED DINING

EXTERIOR DESIGN ELEMENTS

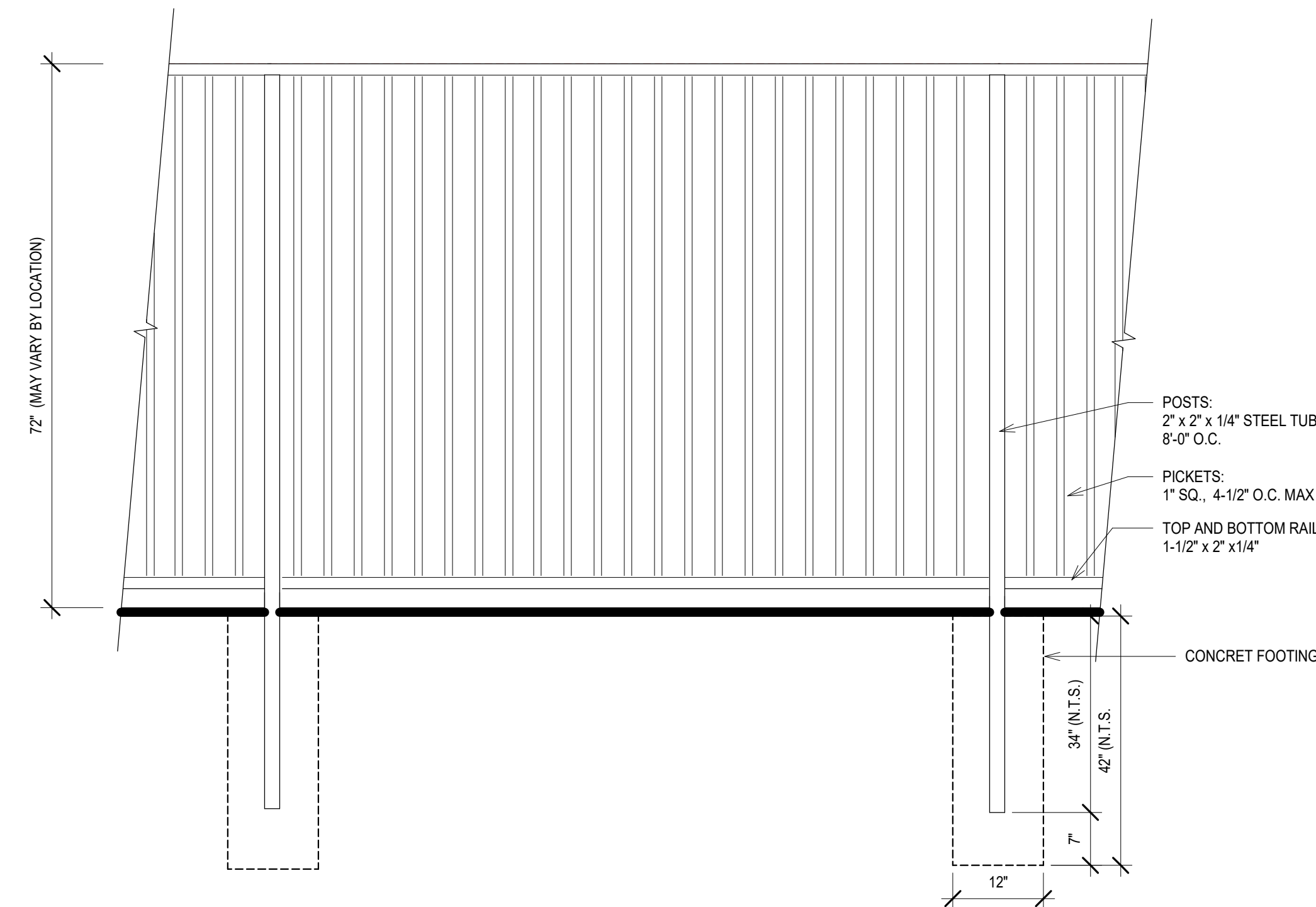


8 CMU WALL ELEVATION
1/2" = 1'-0"

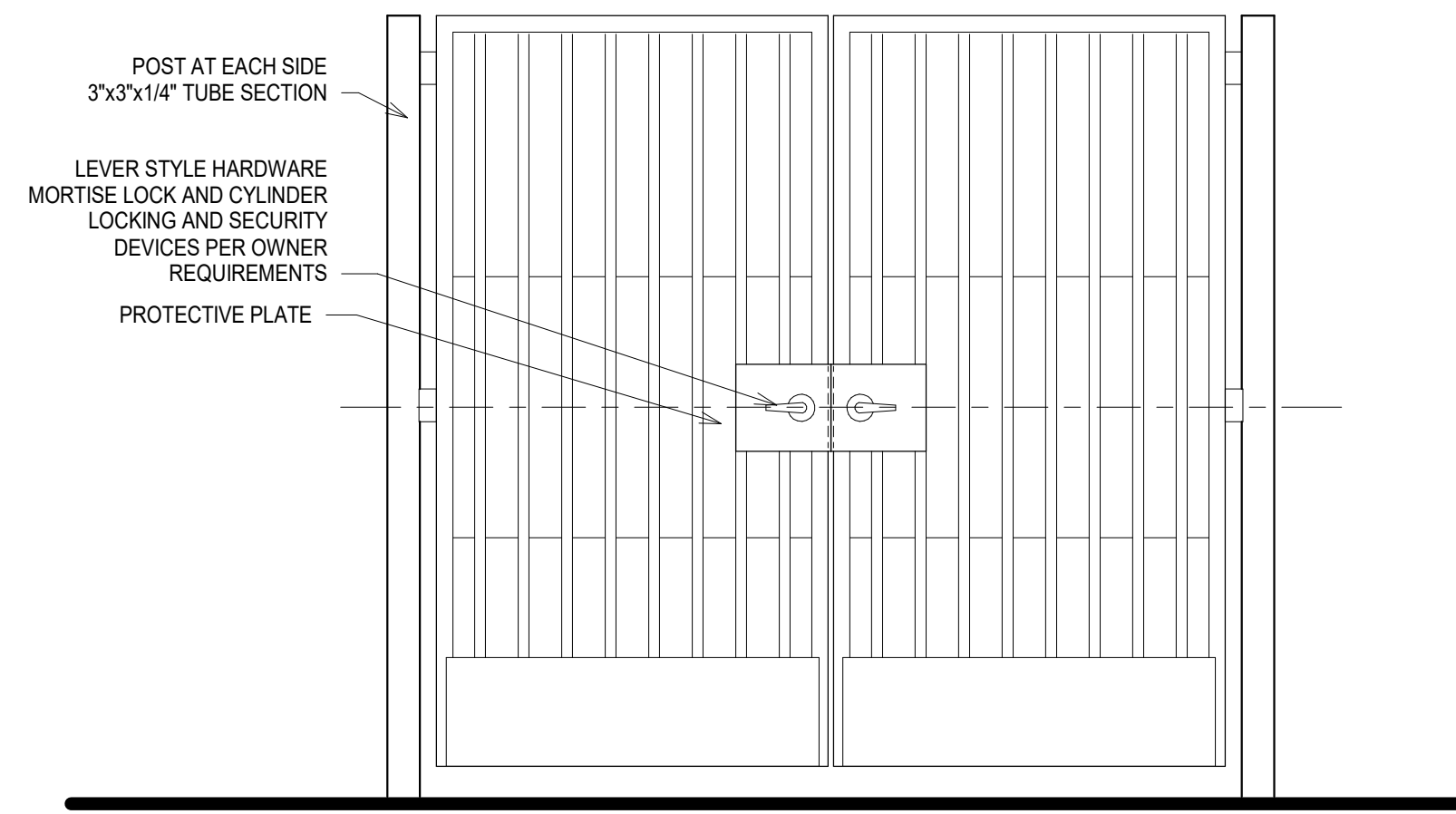
7 FREEWAY WALL SECTION
1/2" = 1'-0"



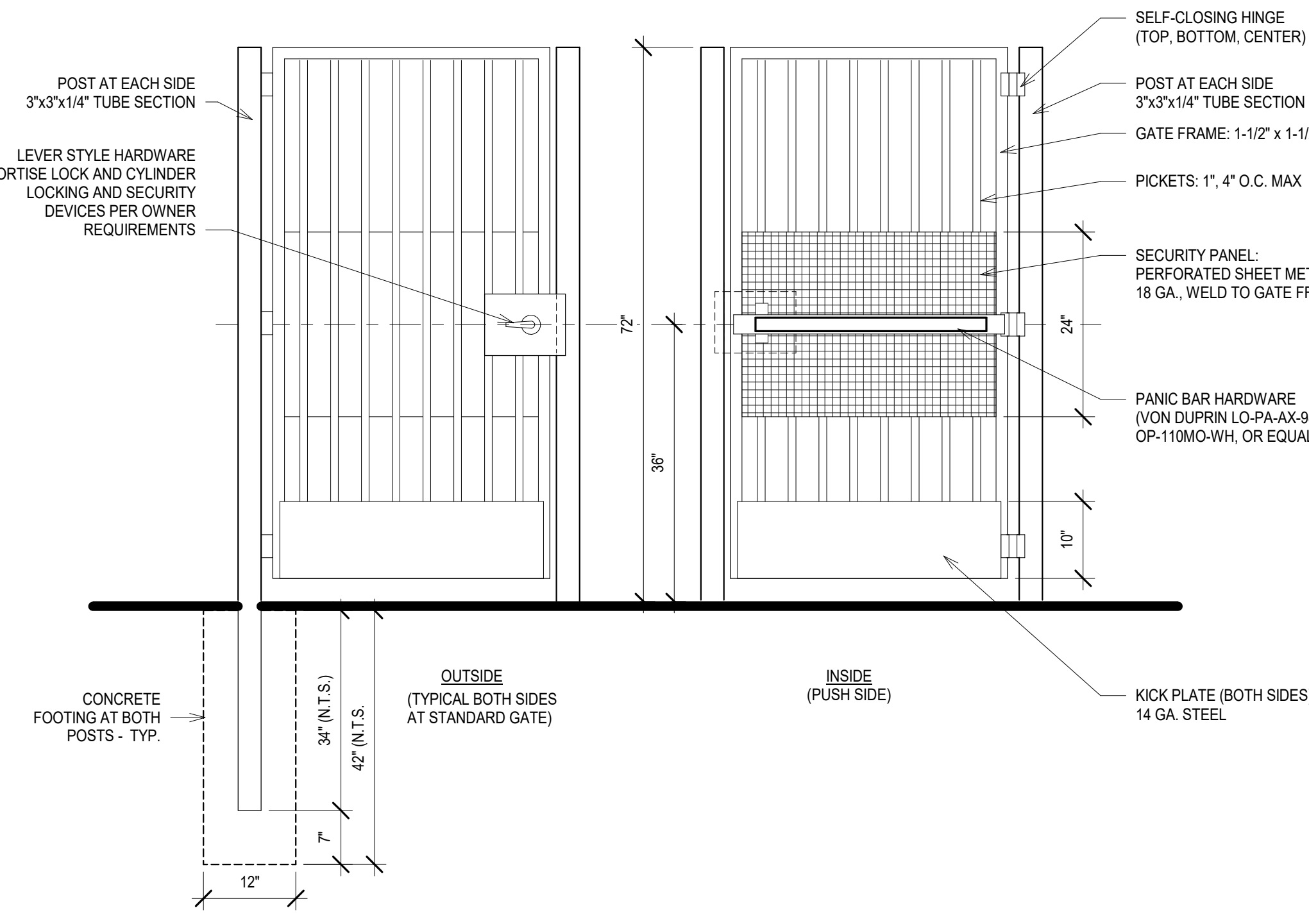
6 SIDE YARD WALL SECTION
1/2" = 1'-0"



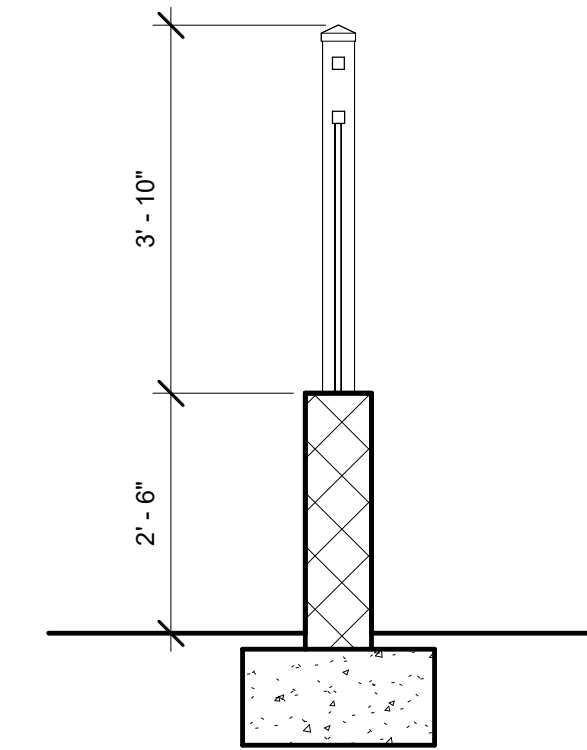
1 SITE FENCE - TYPICAL
3/4" = 1'-0"



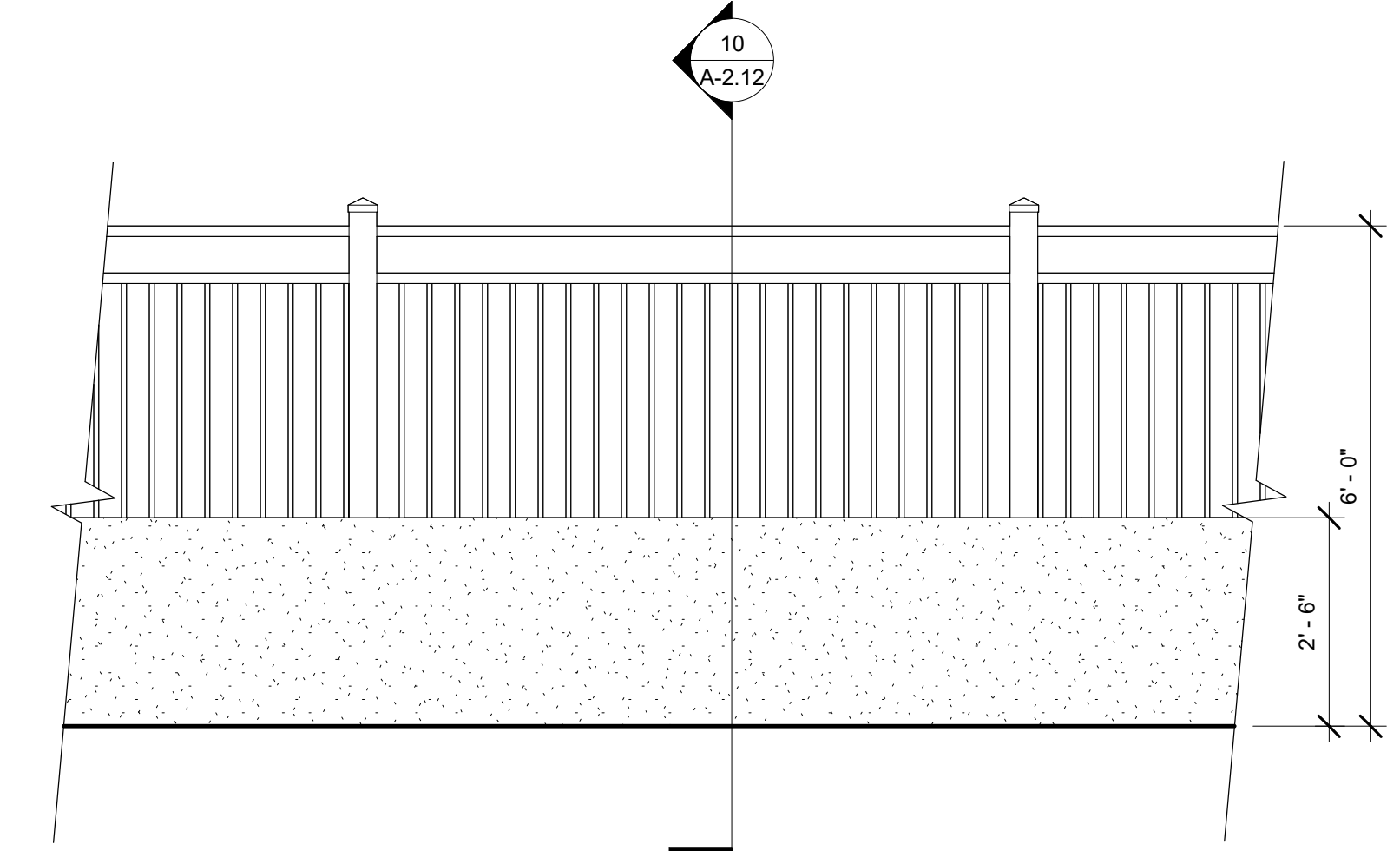
3 PEDESTRIAN GATE WITH PANIC HDWR.
3/4" = 1'-0"



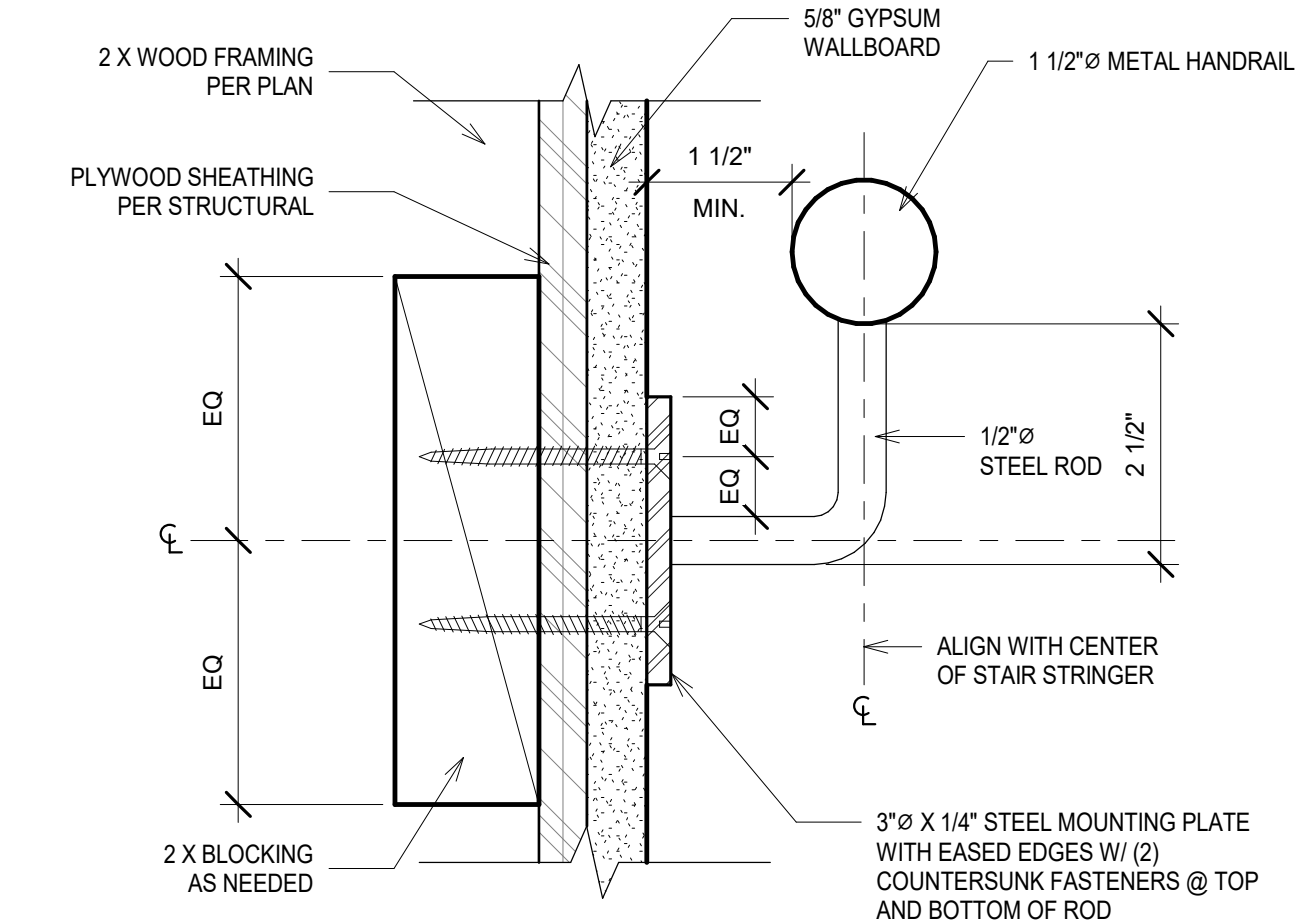
2 PEDESTRIAN GATE WITH PANIC HDWR.
3/4" = 1'-0"



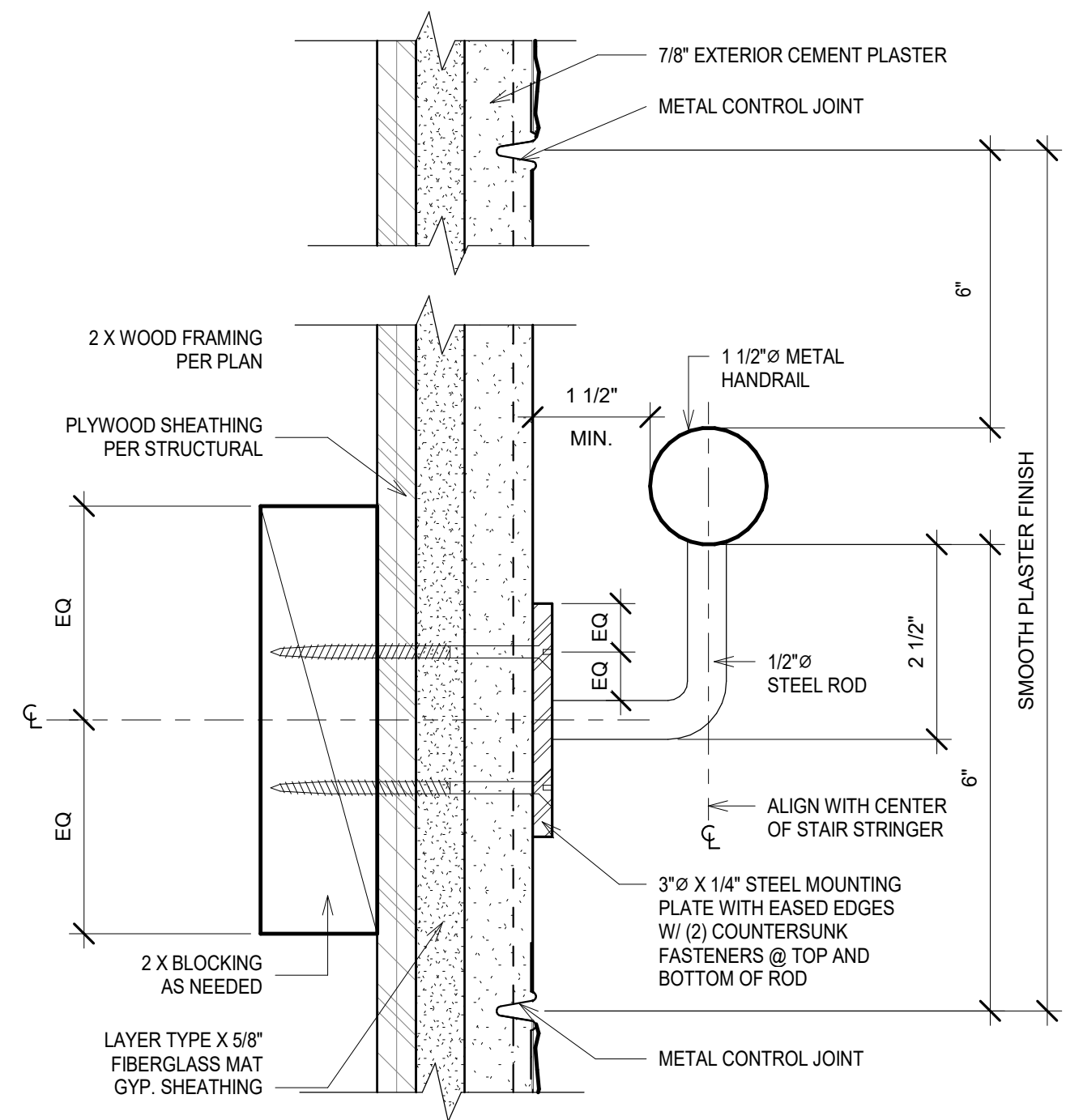
10 SECURITY WALL SECTION
1/2" = 1'-0"



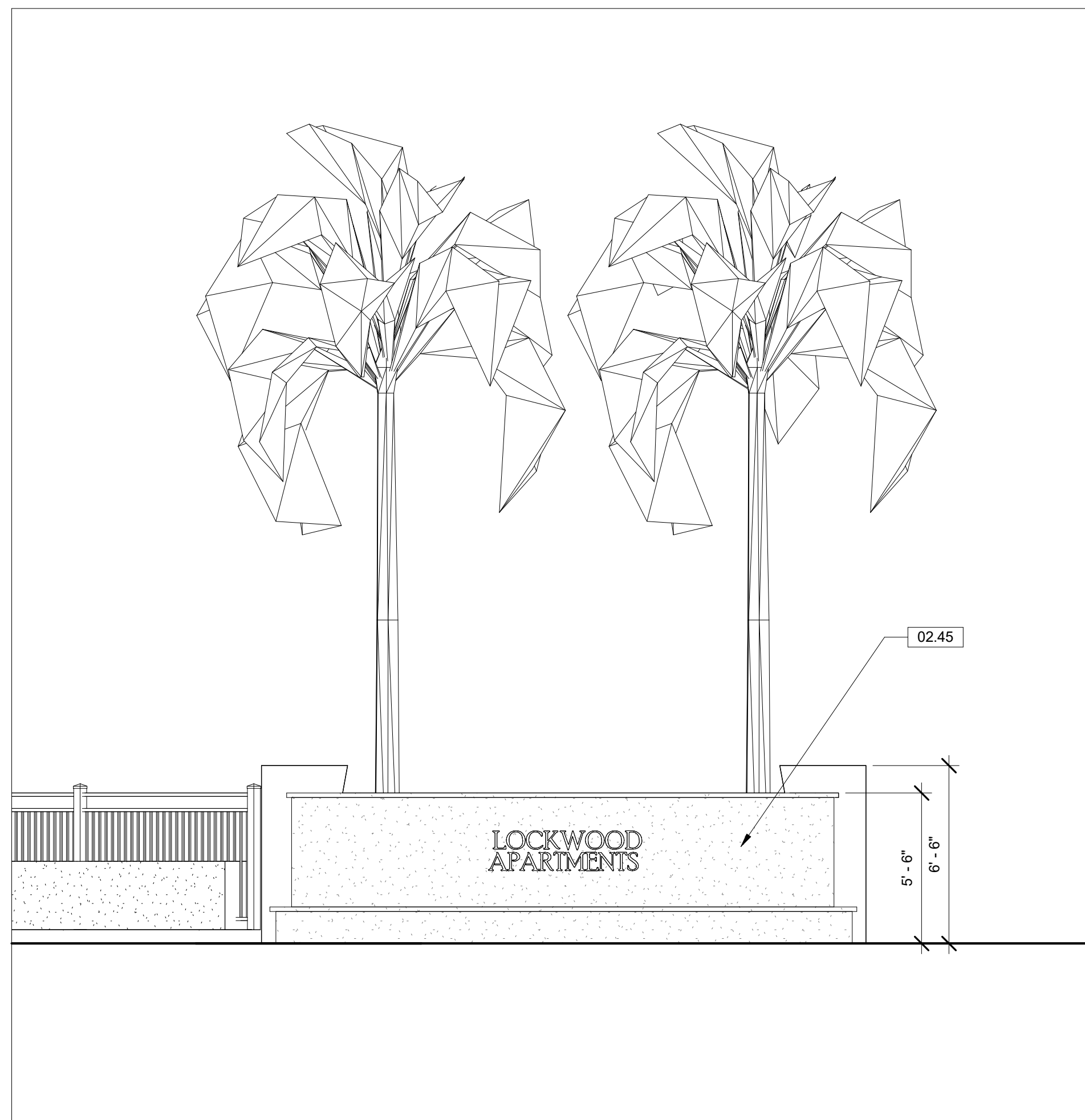
9 SITE SECURITY FENCE
1/2" = 1'-0"



5 HANDRAIL @ WALL W/ GYP FINISH
6" = 1'-0"



4 HANDRAIL @ WALL W/ PLASTER FINISH
6" = 1'-0"

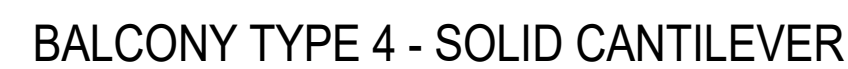
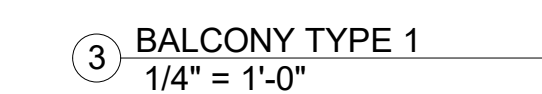
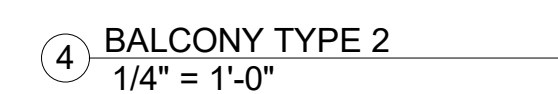
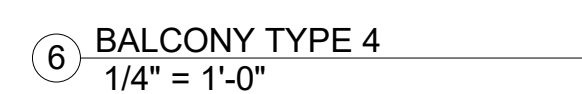


② ENTRANCE SIGNAGE FEATURE
1/4" = 1'-0"

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① TRELLIS
3/8" = 1'-0"



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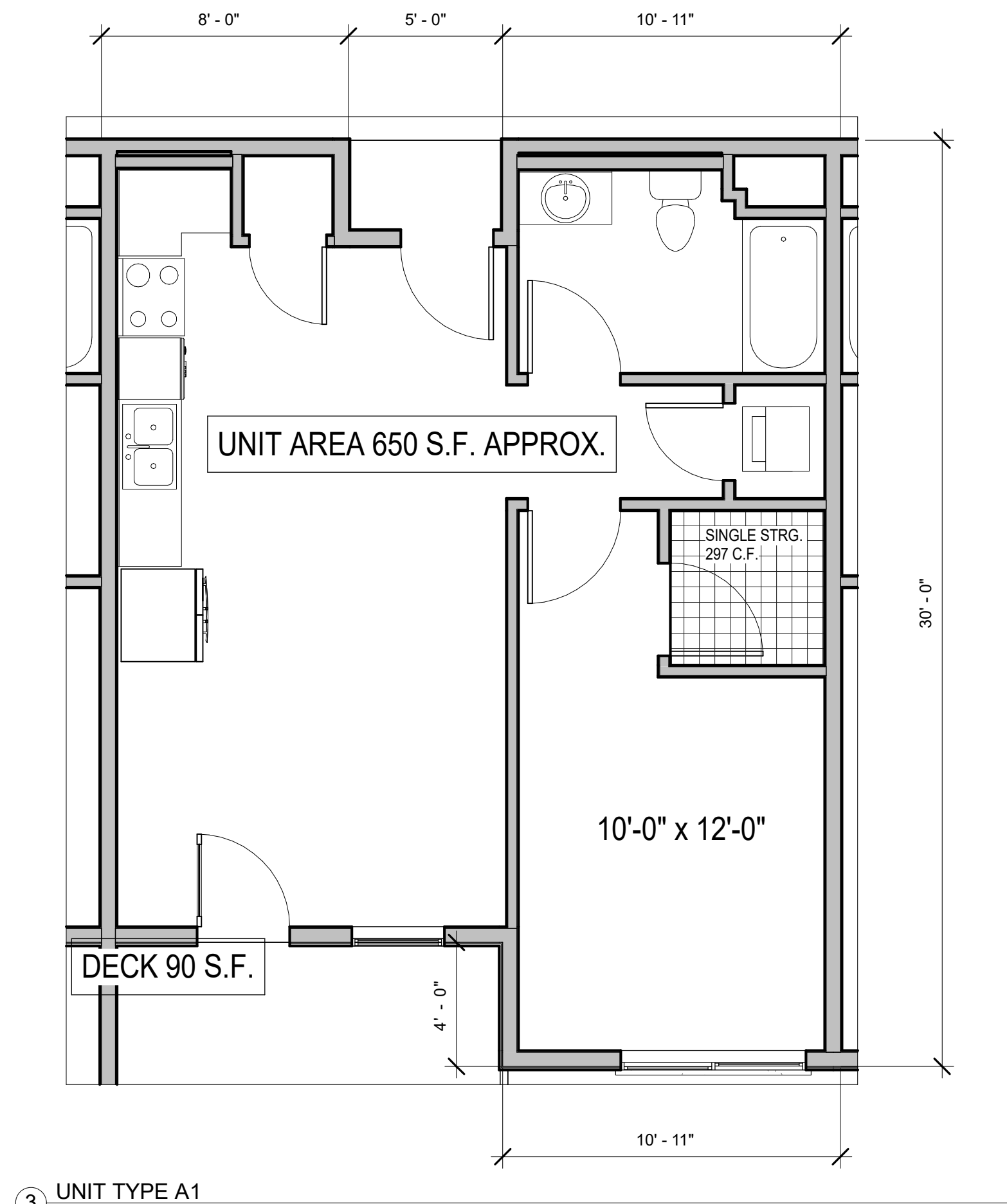
2151 LOCKWOOD STREET, OXNARD,
CALIFORNIA, 93036

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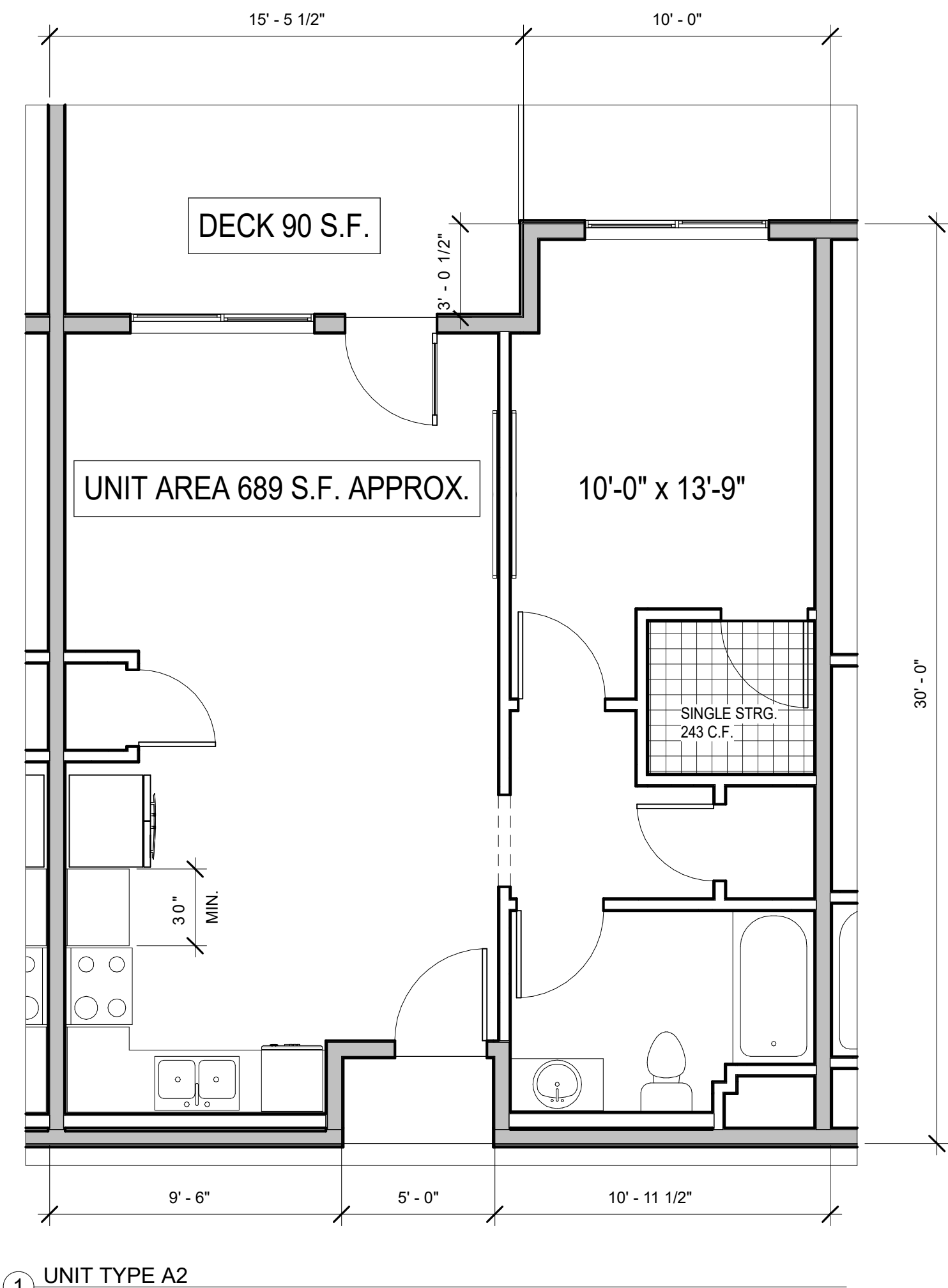
 **LAUTERBACH & ASSOCIATES**
ARCHITECTS • S. Paul Lauterbach
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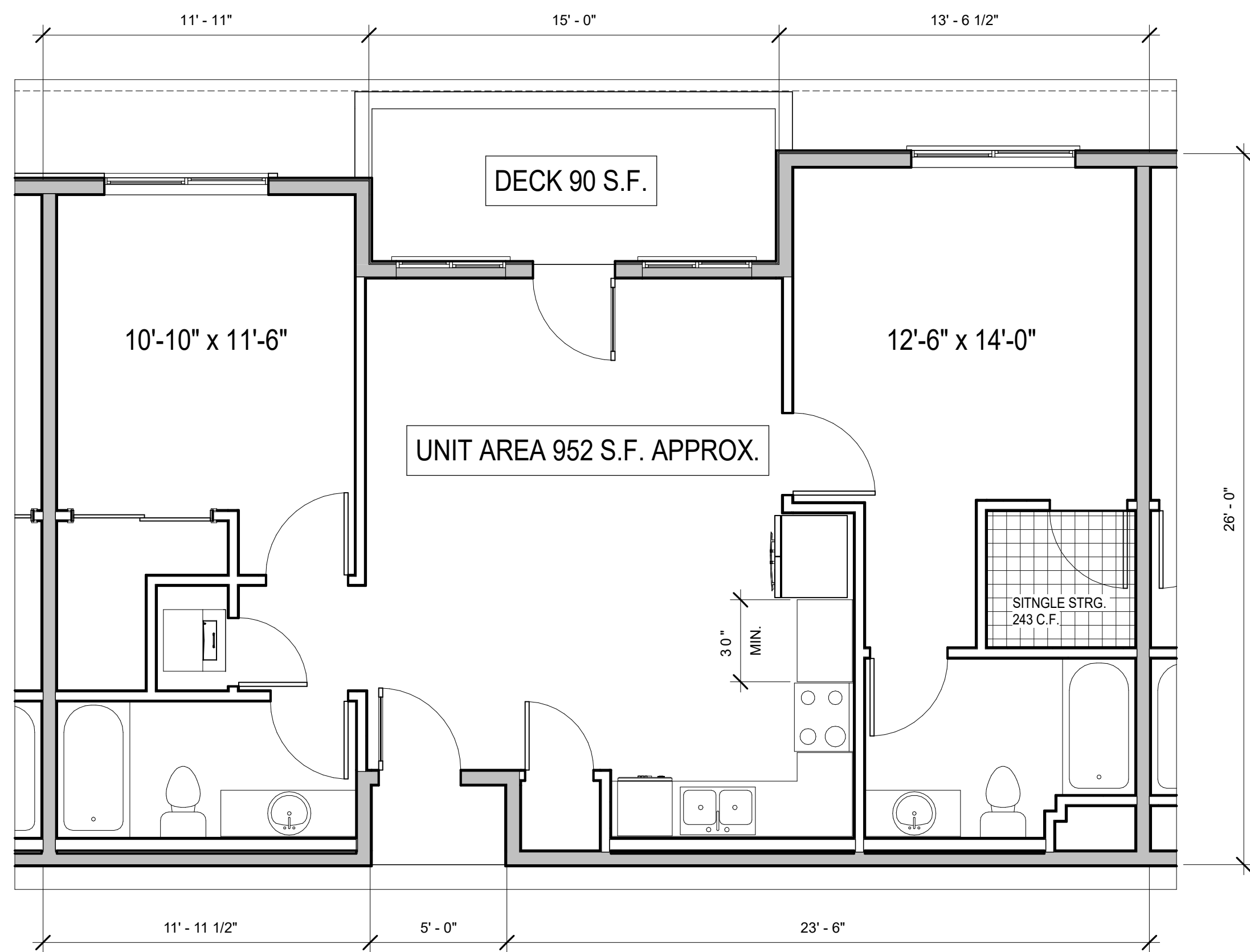
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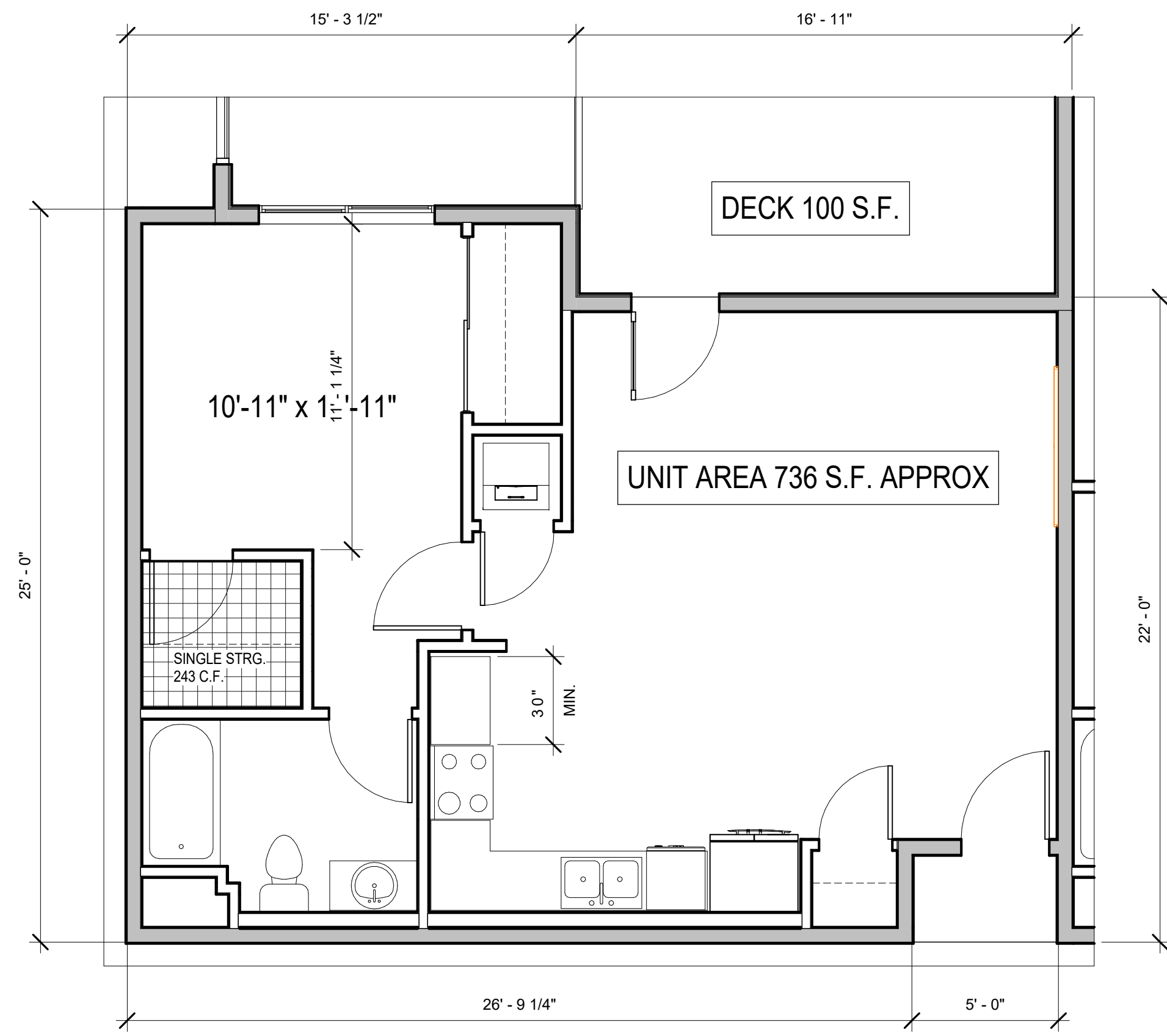
③ UNIT TYPE A1
1/4" = 1'-0"



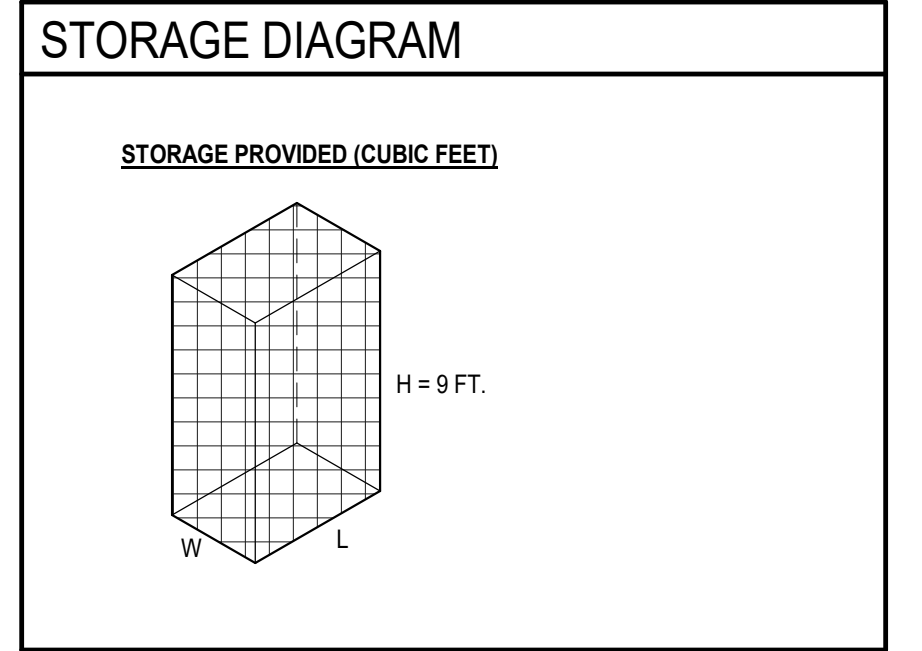
① UNIT TYPE A2
1/4" = 1'-0"

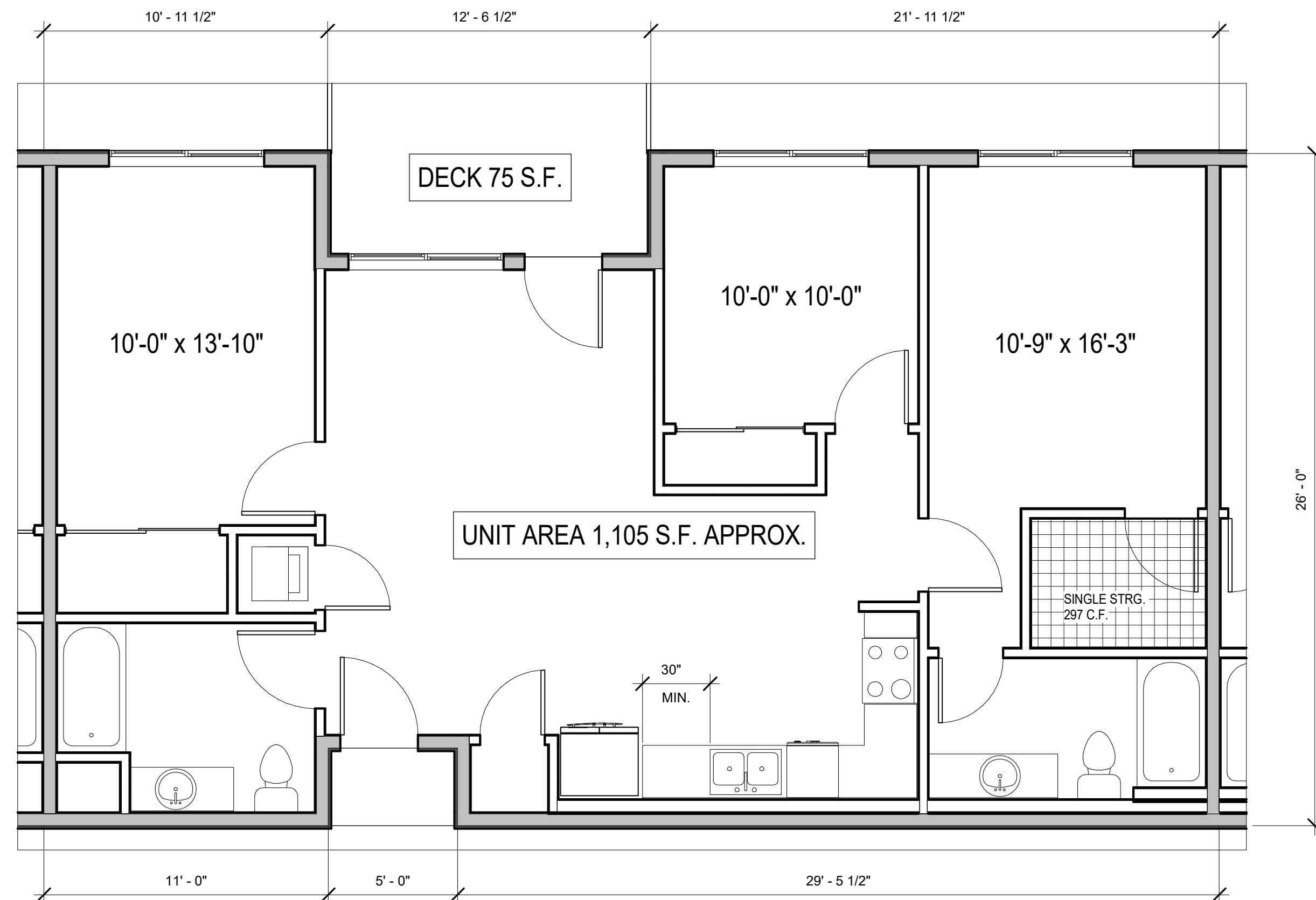


④ UNIT TYPE B2
1/4" = 1'-0"

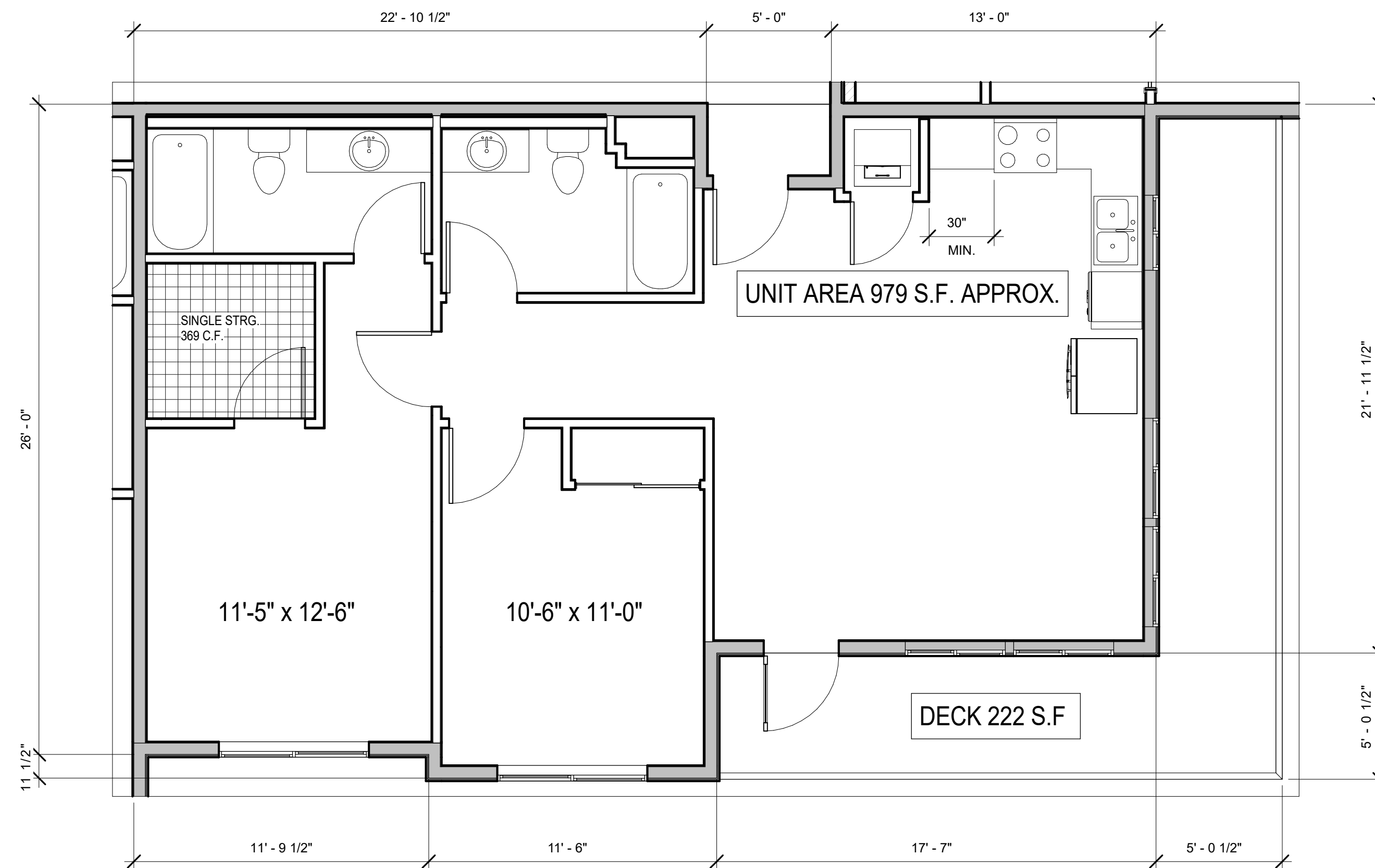


② UNIT TYPE A3
1/4" = 1'-0"

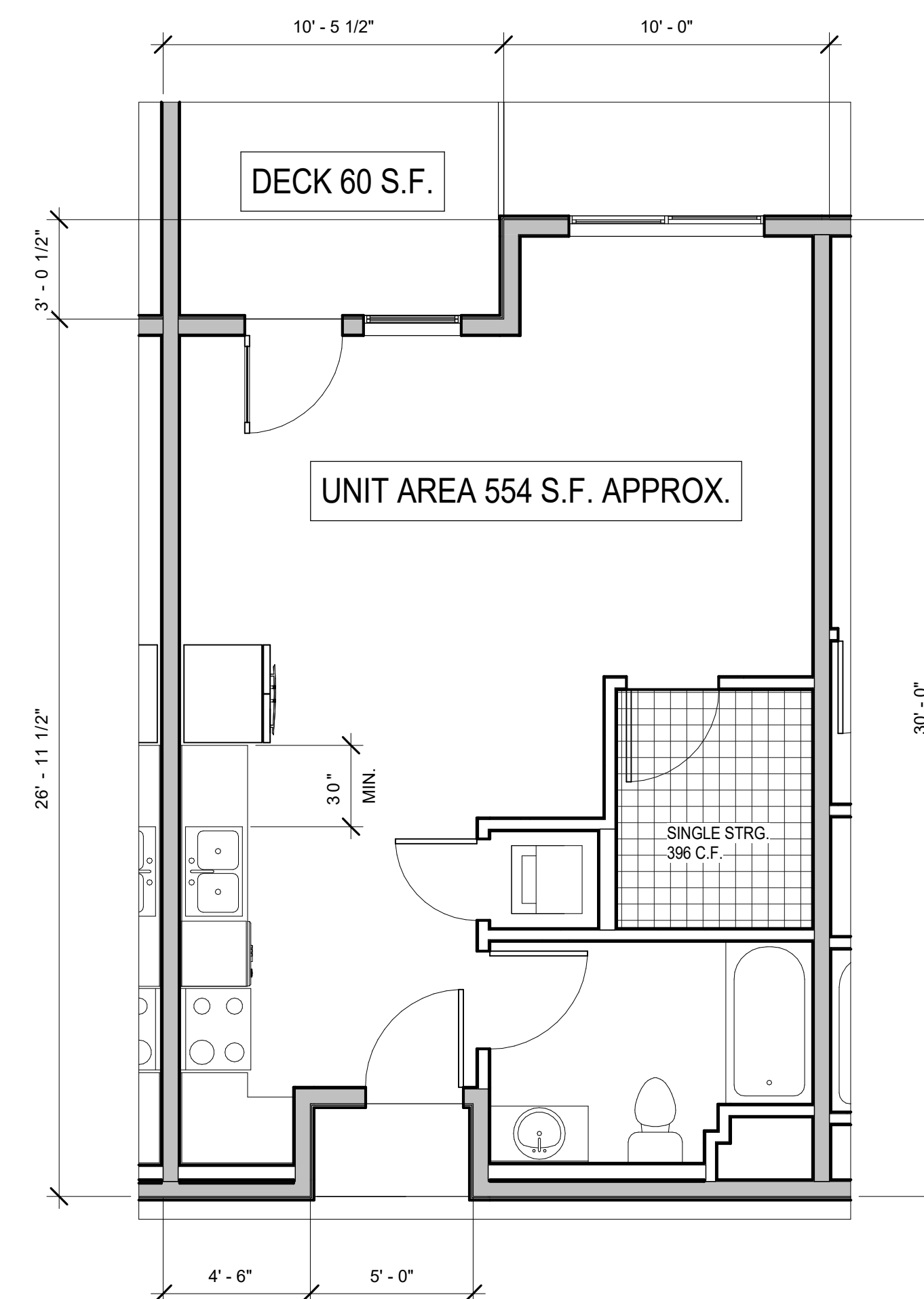




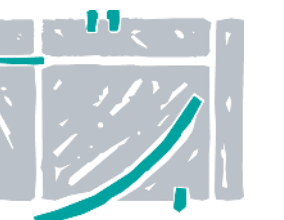
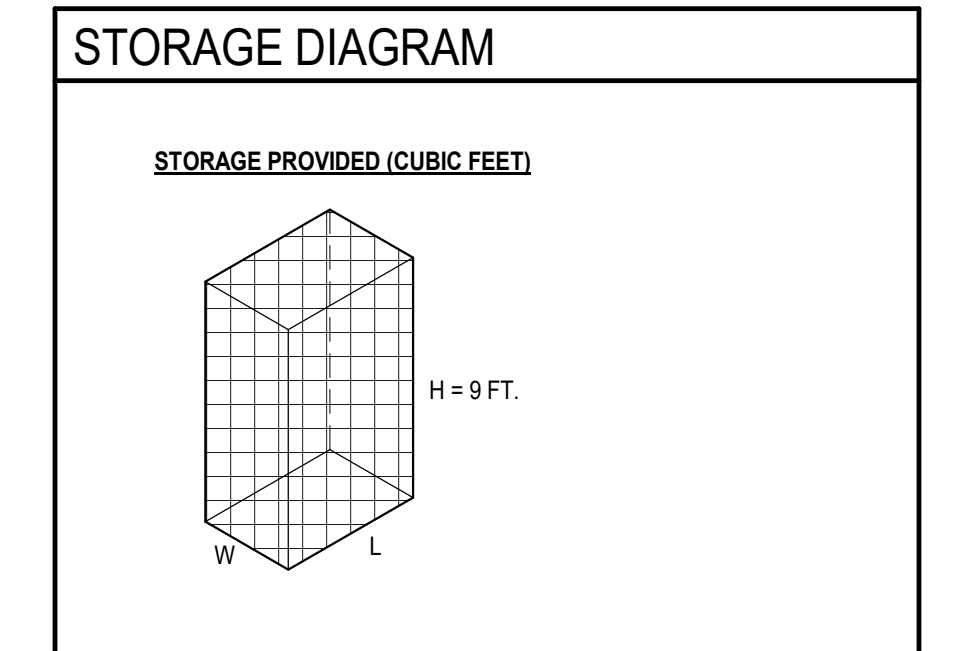
② UNIT TYPE C1
1/4" = 1'-0"

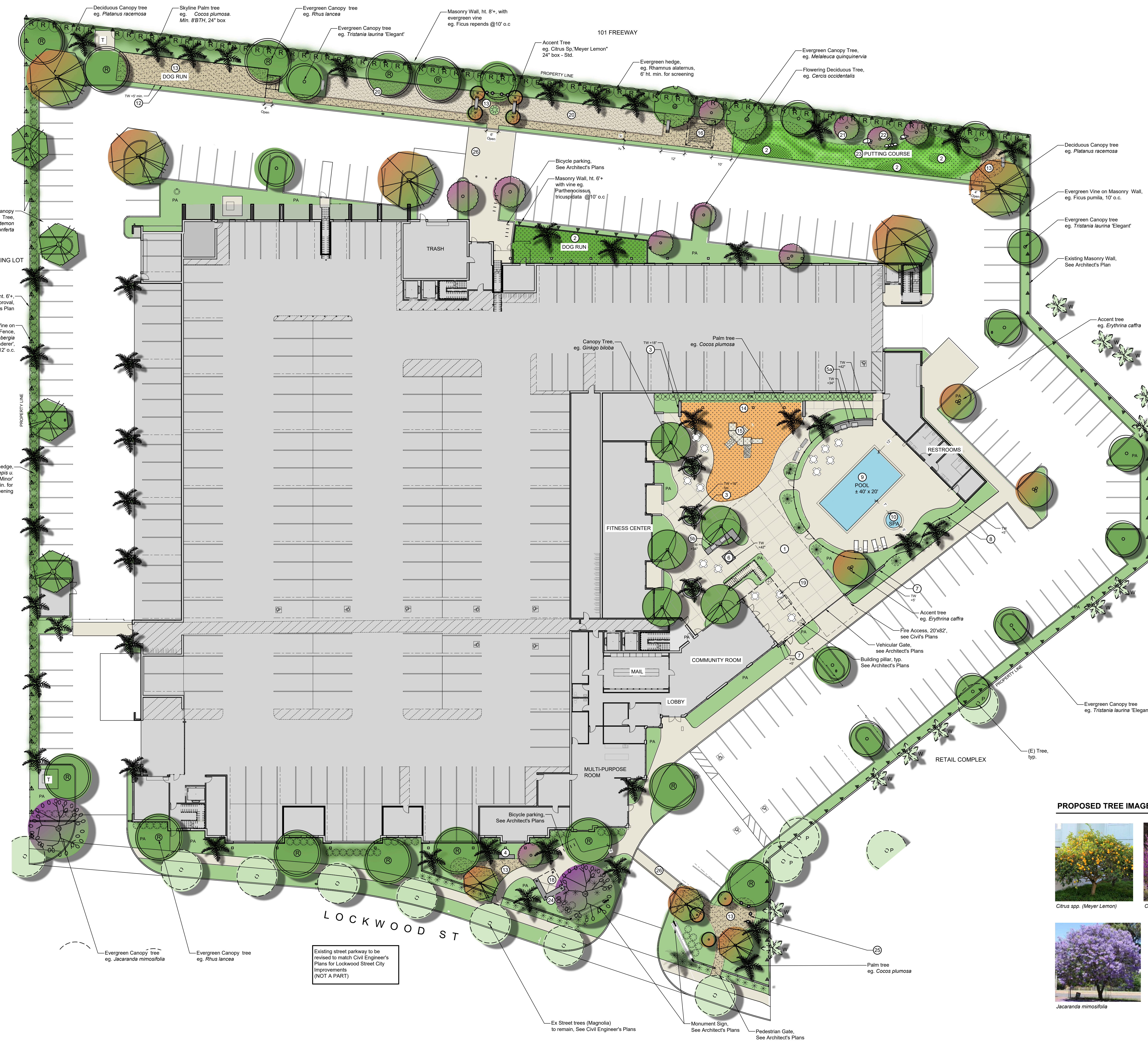


① UNIT TYPE B3
1/4" = 1'-0"



③ UNIT TYPE D1
1/4" = 1'-0"





SITE IMPROVEMENT LEGEND

- 1 Concrete Paving - color TBD, light sand float finish
- 2 Artificial Turf
- 3 Raised Planter
- 4 Seat Wall - Concrete, 18" ht, smooth finish top
- 5a Outdoor Kitchen - Concrete with BBQ, 34" ht., with 42" ht. Wall/Back splash
- 5b Outdoor Kitchen - Concrete with BBQ, 34" ht.
- 6 Masonry Table - 42" ht., finish to match Outdoor Kitchen
- 7 Masonry Wall - ht. 5', finish TBD
- 8 Pool Safety Fence and Gate - Vertical metal picket, black color, 6' ht. min.
- 9 Pool - 140' x 25'
- 10 Spa - 10' diameter
- 11 Cabana - 8'x8'
- 12 Fence - 5' ht. min.
- 13 Decomposed Granite Paving
- 14 Play Area Surfacing - TBD
- 15 Play Area Equipment - TBD
- 16 Shade Structure - 14' x 14'
- 17 Fence @ play area - metal, vertical picket, 3' ht.
- 18 Gazebo @ street front - 10' x 10'
- 19 Site Furniture - TBD by Owner.
- 20 75' x 12' Bocce Ball Court - 4 X 4 sideboard each side
- 21 Landscape Berm
- 22 Dry Stream
- 23 Artificial Turf - Putting Green
- 24 Built-in seatwall @ shade structure
- 25 Seat Stone 18" X 18"
- 26 Crosswalk -Enhanced Concrete - color TBD

ABBREVIATIONS

- EXISTING TREES
- W Washingtonia sp.
 - P Pyrus spp.
 - EX EXISTING
 - PA PLANTING AREA
 - TW TOP OF WALL

Conceptual Landscape Plans will comply with the applicable City of Oxnard Landscape Standards and the Water Efficient Landscape Ordinance.

Planting and Irrigation Plans will comply with the City of Oxnard Water Efficient Landscape Ordinance (City Council Ordinance No. 2822) and Landscape Water Conservation Standards

The irrigation system will meet the requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance, as required for new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review

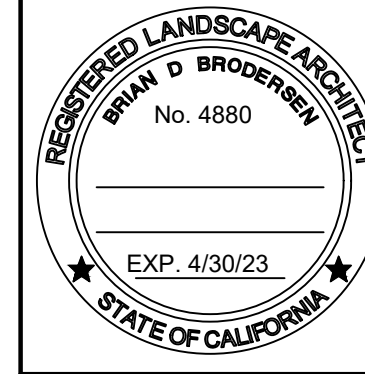
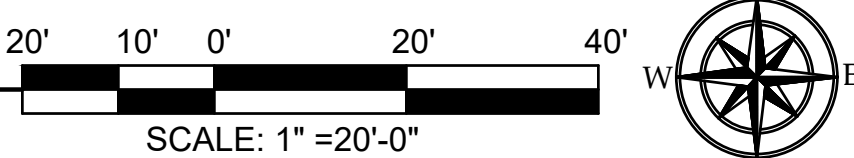
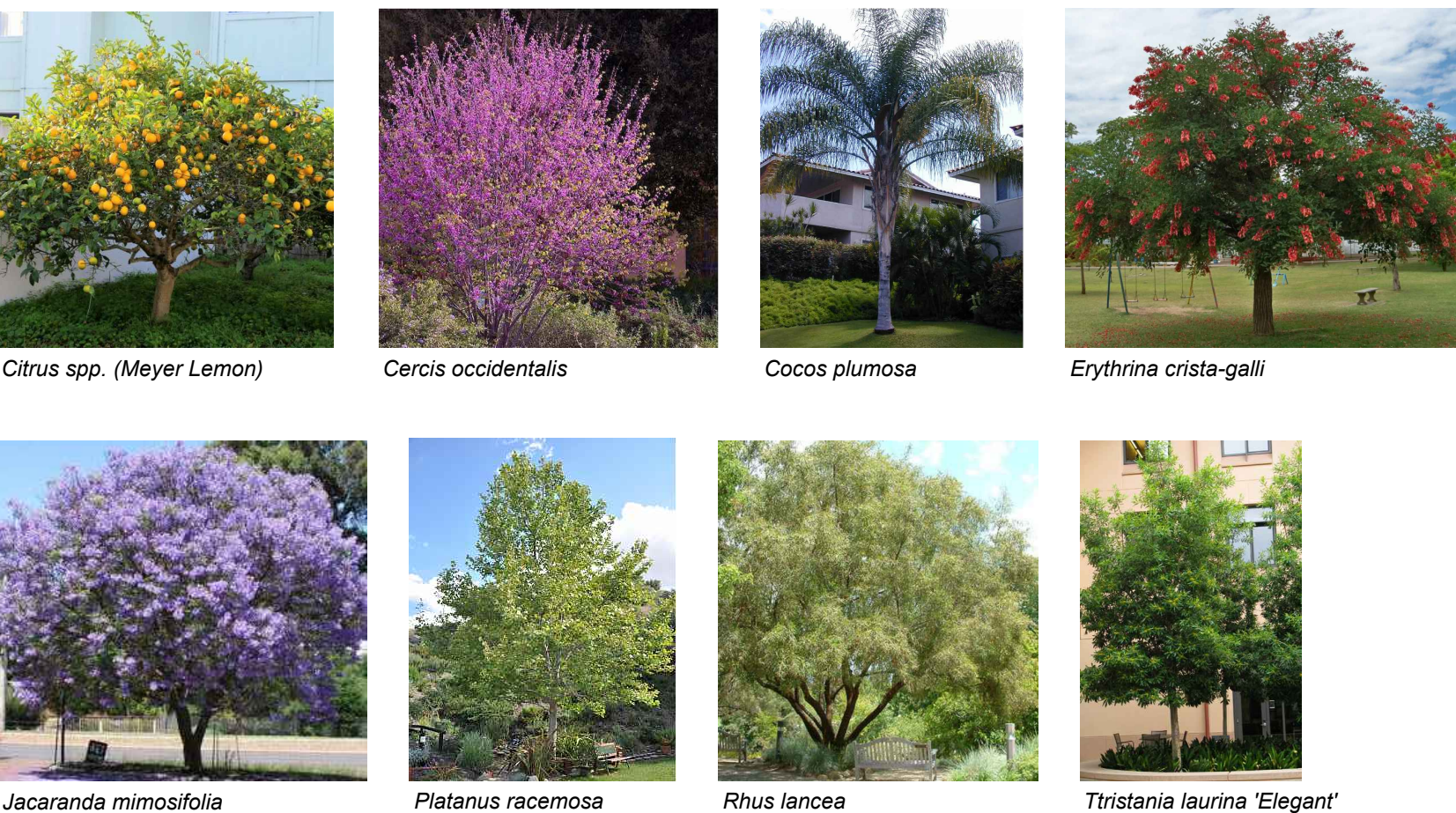
NOTES

- 1. See Sheet L-2 for Planting Legend

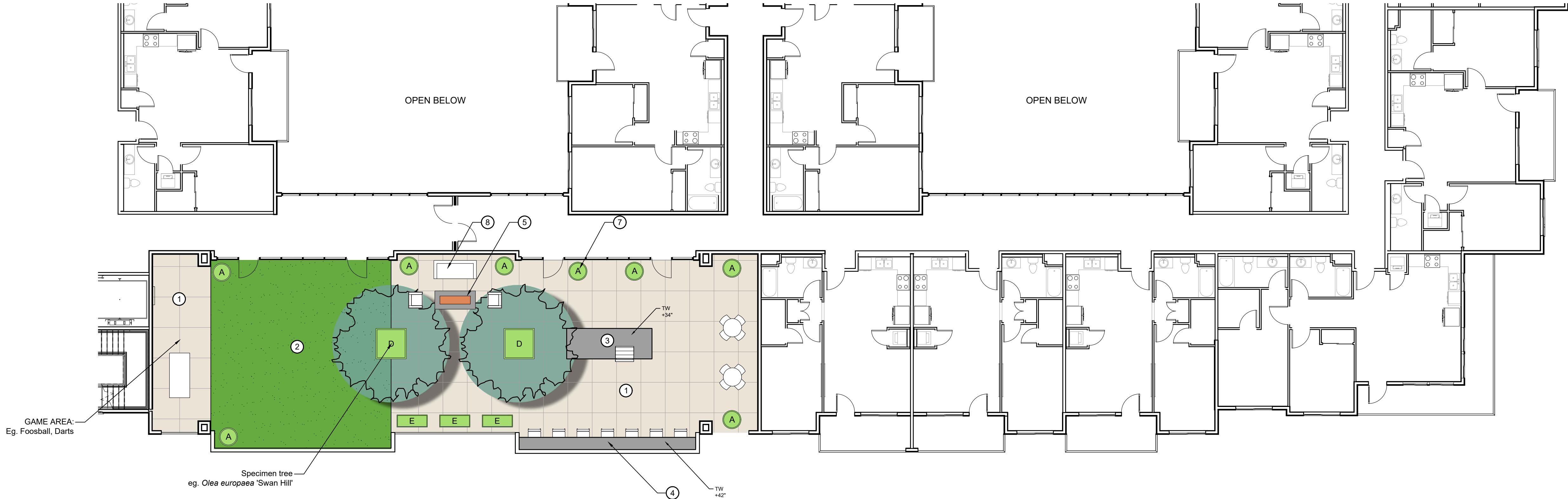
TREE REQUIREMENTS

735' lineal feet along podium
1 tree required per 20' lf
37 trees required
37 trees provided

PROPOSED TREE IMAGES



These drawings, including all related design, details, specifications, and information are and shall remain the sole property of Brodersen Associates and are for use on this specific project and shall not be copied, disclosed to others or used without the expressed written consent of Brodersen Associates.



PRELIMINARY LANDSCAPE PLAN - 5th Floor Deck

SITE IMPROVEMENT LEGEND

- 1 Concrete Paving - color TBD, light sand float finish
- 2 Artificial Turf
- 3 Outdoor Kitchen - with BBQ, 34" ht.
- 4 Concrete Bar with barstools - 42" ht.
- 5 Fire Feature - Pre-cast concrete fire feature
- 6 NOT USED
- 7 Planters - Various sizes and shapes, in gravel where shown. See Planter Legend this sheet.
- 8 Site Furniture - TBD by Owner.

PLANTER LEGEND

⊙	36" diam x 30" ht., material GFRC, model 'WCS-3600'. Self watering system, 'CWC-2800/CWM-1720-3K'. Available from Tournesol Siteworks. 800-542-2282.
⊙	60" diam x 36" ht., material GFRC, model 'WCS-6000'. Self watering system, 'CWM-2920-4K'. Available from Tournesol Siteworks. 800-542-2282.
⊙	48"x48" sq. x 36" ht. material GFRC, model 'WCR-4800F'. Self watering system 'CWM-R2920-2K'. Available from Tournesol Siteworks. 800-542-2282.
⊙	60"x60" sq. x 42" ht. material GFRC, model 'WCR-6000F'. Self watering system 'CWM-R2920-4K'. Available from Tournesol Siteworks. 800-542-2282.
⊙	60"x24" x 24" ht. material GFRC, model 'WCR-602424'. Self watering system 'CWM-R2014-2K'. Available from Tournesol Siteworks. 800-542-2282.
⊙	36"x36" sq. x 30" ht. material GFRC, model 'WCR-3600F'. Self watering system 'CWM-R2020-2K'. Available from Tournesol Siteworks. 800-542-2282.
⊙	30" diam x 27" ht., material GFRC, model 'WCS-3000'. Self watering system, 'CWC-2400/CWM-1720-2K'. Available from Tournesol Siteworks. 800-542-2282.

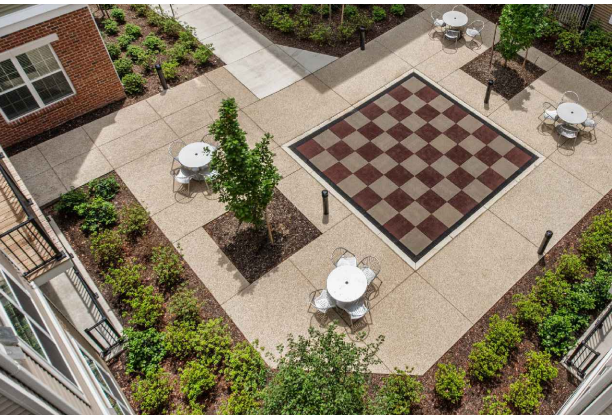
PROPOSED SITE ELEMENTS



Pool and Cabanas



Flexible Artificial Turf



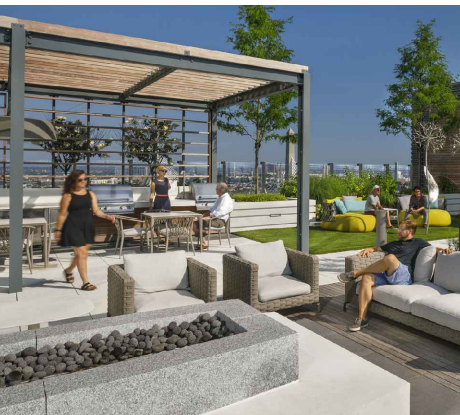
Games / Seating



Artificial Turf with Games



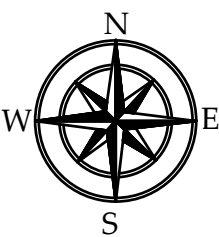
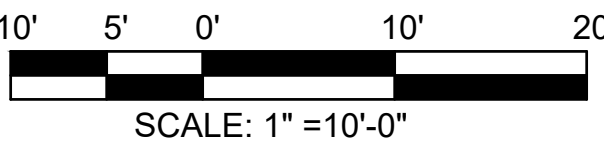
Outdoor Kitchen + Seating

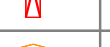


Firepit + Seating



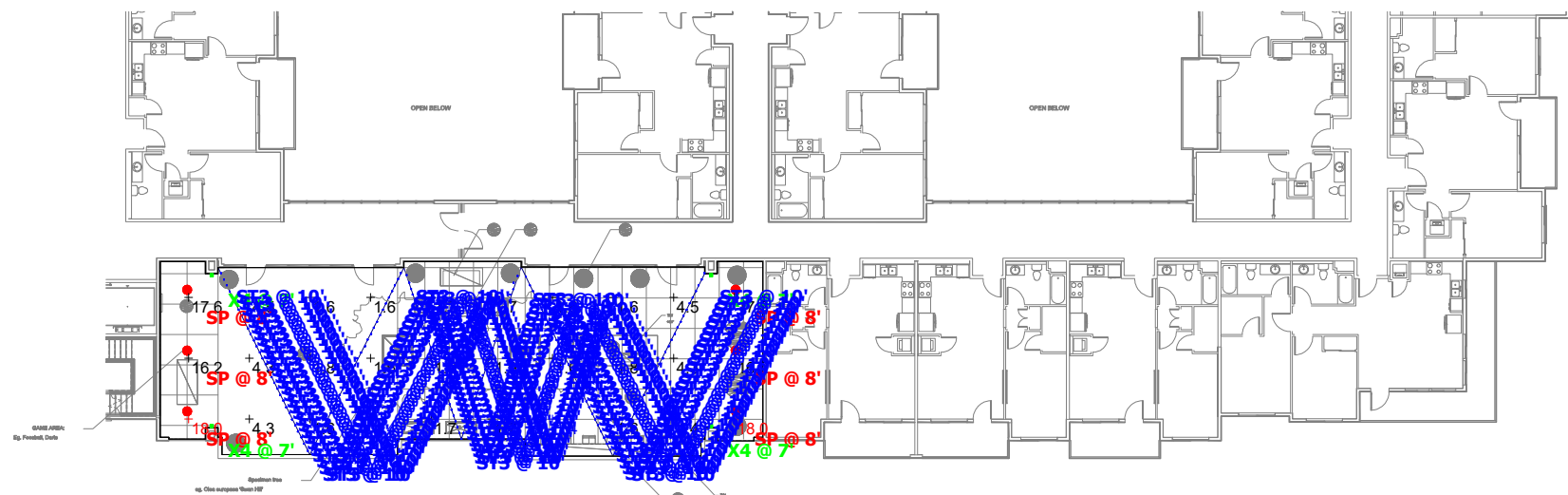
Planters in Gravel



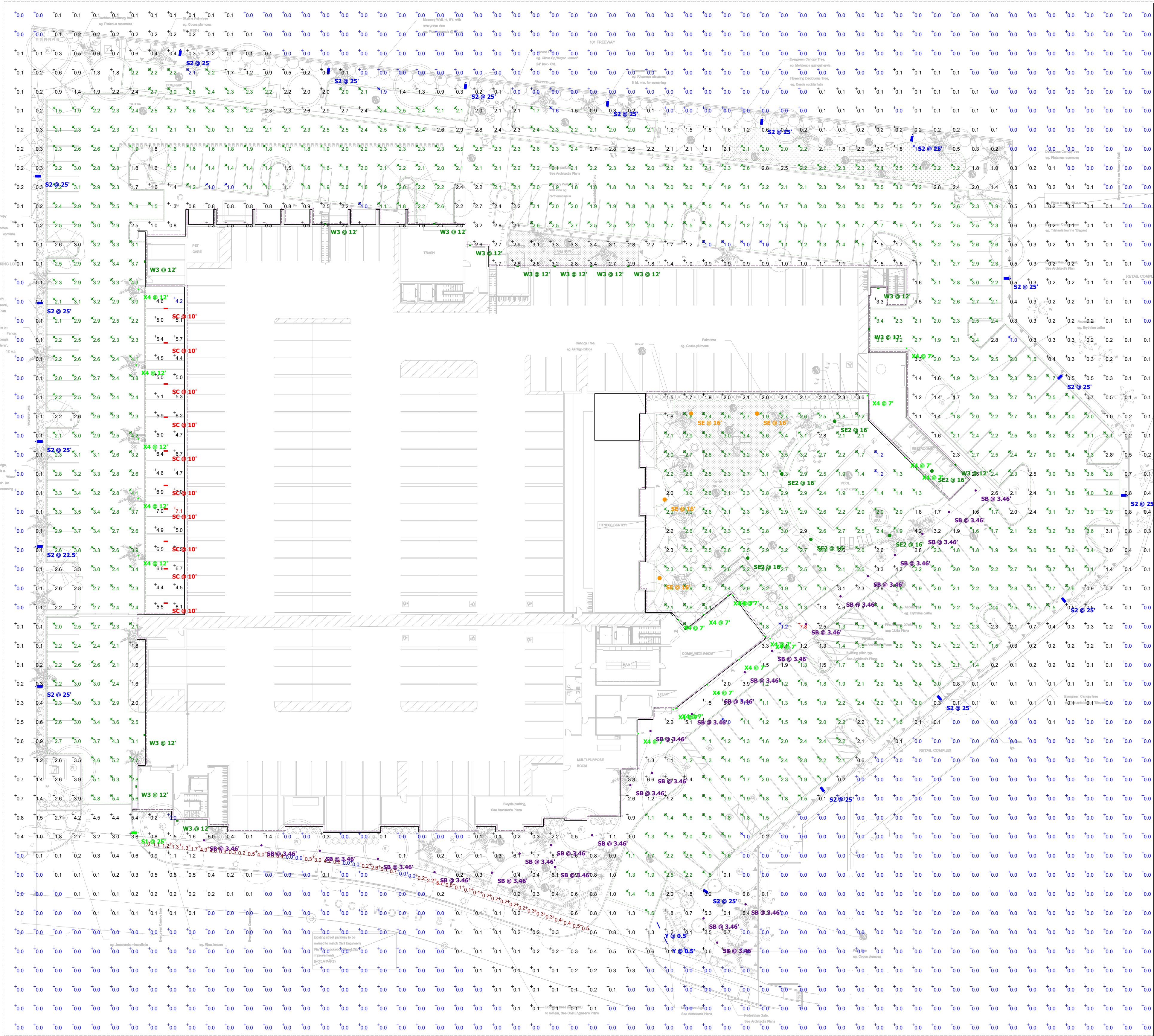
LED LUMINAIRE SCHEDULE										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage	Notes
	PG	48	LITHONIA	VCPG LED V4 P4 30K 80CRI T5W MVOLT PM [OPTIONS] [FINISH]	LED SUSPENDED PARKING GARAGE PENDANT	3000K LED	7413	0.92	56.3	
	PG1	8	LITHONIA	VCPG LED V4 P4 30K 80CRI T5E MVOLT PM [OPTIONS] [FINISH]	LED SUSPENDED PARKING GARAGE PENDANT	3000K LED	7874	0.92	56.3	
	PG2	11	LITHONIA	VAP 8000LM FST MD MVOLT GZ10 30K 80CRI [OPTIONS]	LED SURFACE MOUNTED VAPOR TIGHT LINEAR	3000K LED	7183	0.92	66.86	
	S1	1	LITHONIA	DSX1 LED P5 30K 80CRI LCCO MVOLT SPA PIRH DDBXD/SSS 22.5FT [THICKNESS] DM19AS [FINISH]	LED AREA LUMINAIRE ON SQUARE STRAIGHT STEEL POKE	3000K LED	11271	0.92	138.16	
	S2	18	LITHONIA	DSX1 LED P5 30K 80CRI BLC4 MVOLT SPA PIRH DDBXD/SSS 22.5FT [THICKNESS] DM19AS [FINISH]	LED AREA LUMINAIRE ON SQUARE STRAIGHT STEEL POKE	3000K LED	11537	0.92	138.16	
	SB	27	Lithonia Lighting	RADB LED P3 30K SYM DDBXD	RADB LED P3 30K SYM DDBXD		947	0.92	13.44	
	SB	0	Lithonia Lighting	RADB LED P4 30K SYM DDBXD	RADB LED P4 30K SYM DDBXD		1335	0.92	18.59	
	SC	10	LITHONIA	DMW2 L24 2000LM PFL MD MVOLT GZ10 30K 80CRI [OPTIONS]	LED SURFACE MOUNTED VAPOR TIGHT LINEAR	3000K LED	2116	0.92	18.78	
	SE	8	LITHONIA	RADPT P1 30K ASY MVOLT [MOUNTING] [CONTROL] [FINISH]/RSS 16FT [THICKNESS] [MOUNTING] [FINISH]	LED POST TOP ON ROUND STRAIGHT STEEL POLE	3000K LED	4671	0.92	38.0107	
	SE2	12	LITHONIA	RADPT P1 30K SYM MVOLT [MOUNTING] [CONTROL] [FINISH]/RSS 16FT [THICKNESS] [MOUNTING] [FINISH]	LED POST TOP ON ROUND STRAIGHT STEEL POLE	3000K LED	4931	0.92	38.0107	
	SP	6	VISUAL COMFORT & CO	700OPBOW93018[FINISH]UNV	LED SUSPENDED OUTDOOR PENDANT	3000K LED	2462	0.92	36.1	
	ST	91	TARGETTI	IN CL 1 WW 24 24 [CONNECTION] INTEL18 [MOUNTING OPTION] [OPTION] [REMOTE DRIVER]	LED STRING LIGHTS	2300K LED	67	0.92	1	
	ST2	91	TARGETTI	IN CL 1 WW 24 24 [CONNECTION] INTEL18 [MOUNTING OPTION] [OPTION] [REMOTE DRIVER]	LED STRING LIGHTS	2300K LED	67	0.92	1	
	ST3	176	TARGETTI	IN CL 1 WW 12 24 [CONNECTION] INTEL18 [MOUNTING OPTION] [OPTION] [REMOTE DRIVER]	LED STRING LIGHTS	2300K LED	67	0.92	1	
	W3	14	LITHONIA	WDGE2 LED P2 30K 80CRI TFTM MVOLT SRM [OPTIONS] [FINISH]	LED WALL MOUNTED WALLPACK	3000K LED	1934	0.92	18.9815	
	X4	24	VISUAL COMFORT	700OWTEG830W18[FINISH]UNV	LED WALL MOUNT	3000K LED	1149	0.92	15.1	
	Y	2	HYDREL	4750L 4FT 500LMF 30K MVOLT WWD KN MS18 CSL ZT BT	LED GROUND MOUNTED LINEAR FLOOD	3000K LED	2148	0.92	20.98	

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BOCCE BALL- RIGHT	✗	2.2 fc	2.5 fc	1.9 fc	1.3:1	1.2:1
COURTARD	✗	2.6 fc	5.9 fc	1.2 fc	4.9:1	2.2:1
COVERED PARKING	+	5.5 fc	7.1 fc	4.2 fc	1.7:1	1.3:1
DOG RUN	✗	2.4 fc	3.0 fc	2.1 fc	1.4:1	1.1:1
FIFTH FLOOR DECK	+	5.3 fc	18.0 fc	1.4 fc	12.9:1	3.8:1
GRADE	+	1.1 fc	7.8 fc	0.0 fc	N/A	N/A
PARKING GARAGE	+	6.4 fc	35.0 fc	1.1 fc	31.8:1	5.8:1
PARKING+DRIVE	✗	2.3 fc	6.3 fc	1.0 fc	6.3:1	2.3:1
POOL	✗	2.1 fc	3.2 fc	1.2 fc	2.7:1	1.8:1
PUTTING GREEN	✗	2.2 fc	2.5 fc	1.3 fc	1.9:1	1.7:1
SECOND FLOOR - LEFT COURTYARD	+	1.8 fc	3.5 fc	1.1 fc	3.2:1	1.6:1
SECOND FLOOR - RIGHT COURTYARD	+	2.1 fc	4.0 fc	1.4 fc	2.9:1	1.5:1
WALKWAY WEST SIDE OF BLDG	+	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
BOCCE BALL-LEFT	✗	2.0 fc	2.4 fc	1.6 fc	1.5:1	1.3:1

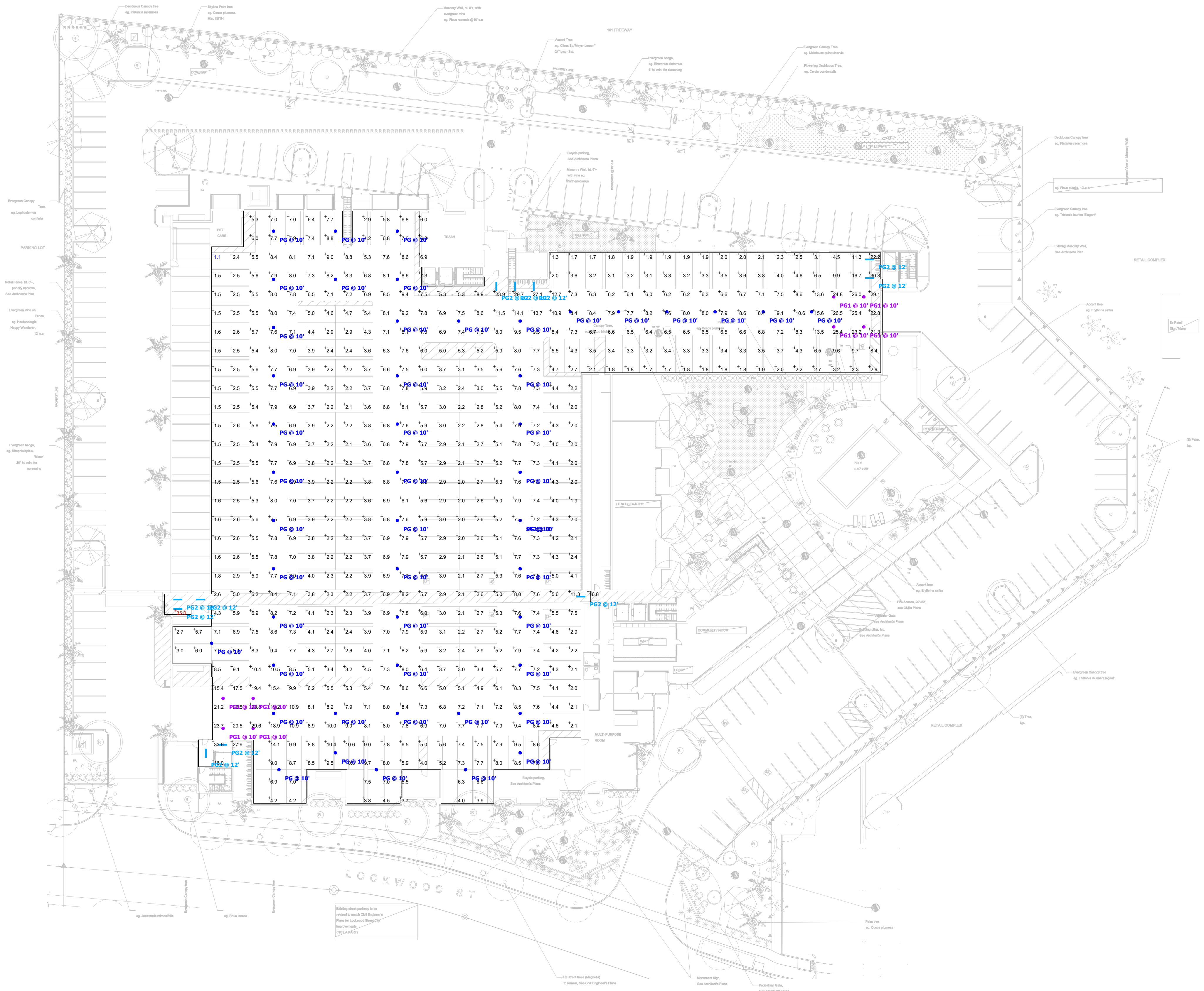
THIS PARTICULAR CALC ZONE EXTENDS OFF SITE AND SO THAT'S WHERE THE ZEROS ARE BEING CALCULATED. I HAVE REDUCED THE HIGHER POINTS BY REMOVING AND ADJUSTING FIXTURE LOCATIONS. ALSO SOME POINTS WERE REMOVED FROM THE LANDSCAPE AREAS. CALCULATION IN LANDSCAPE AREAS ARE NOT ACCURATE DUE TO PLANTS AND SHRUBS REDUCING ACCURACY



Plan View
Scale - 1" = 30ft



LOCKWOOD APARTMENTS 3



LOCKWOOD APARTMENTS 3

ATTACHMENT C

FINAL IS-MND 24-01

**[HTTPS://WWW.OXNARD.GOV/COMMUNITY-DEVELOPMENT/PLANNING-
ENVIRONMENTAL-SERVICES/ENVIRONMENTAL-POSTINGS](https://www.oxnard.gov/community-development/planning-environmental-services/environmental-postings)**

ATTACHMENT D

GENERAL PLAN CONSISTENCY ANALYSIS

ATTACHMENT D

City of Oxnard 2030 General Plan Consistency Analysis Lockwood Apartments 3 Project

August 1, 2024 Planning Commission

Level I: Direct Applicability to a Proposed Policy, Project or Program

Level II: Related or Indirect Applicability to the Proposed Policy, Project, or Program

Level III: No or Distance Applicability to the Proposed Policy, Project, or Program.

All policies not listed are designated as Level III are deemed consistent with the 2030 General Plan.

General Plan Chapter Abbreviations Chapter:

SC: Sustainable Community	2
CD: Community Development	3
ICS: Infrastructure and Community Services	4
ER: Environmental Resources	5
SH: Safety and Hazards	6
MC: Military Compatibility	7
HE: 2021-2029 Housing Element	8

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
SC-3.1	I	<u>New Residential Development:</u> Encourage incorporation of passive and active energy and resources conservation design and devices in new residential development and substantial remodels and/or expansions.	The Project design includes rooftop solar photovoltaic panels with a back-up battery storage system; reflective white roofing material to reduce albedo effect/urban heat, without having the potential to cause glare; and 175 Electric Vehicle (EV) on-site parking spaces, including 69 EV-Capable (EV-F), 88 EV-Ready (EV-R), and 18 EV Charging Spaces (EVCS).
CD-1.2	I	<u>Infill Development, Priority to Mixed Use:</u> Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle	While the Project does not include mixed uses on-site, it does propose infill development of a large vacant parcel with multi-family, mixed-income residential apartments, in proximity to nearby existing employment and education centers,

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
		trips and GHG emissions and promote sustainable development goals and objectives.	which would facilitate development of a mixed-use neighborhood and promote the reduction of vehicle trips and GHG emissions.
CD-1.4	I	<u>Transportation Choices</u> : Promote the application of land use and community designs that provide residents with the opportunity for a variety of transportation choices (pedestrian, bicycle, transit, automobile).	Regional access to the Project site is provided by Ventura Freeway (US 101) and Rice Avenue from the northeast. Local access to the Project site is provided from Gonzales Road and Outlet Center Drive. The Project site is served by several existing bus routes, including bus stops with benches located on both sides of Gonzales Road and Rose Avenue, less than a half-mile from the project site. The Project site is served by the City of Oxnard Bikeway System. The existing bicycle facilities located near the Project site consist of Class II bicycle lanes along Gonzales Road, Rose Avenue, Solar Avenue, and a portion of Lockwood Street east of the Outlet Center Drive. The portion of Lockwood Street adjacent to the Project is identified as a future Class II bicycle lane facility. In addition to the on-street facilities, the Project will provide on-site bicycle storage and racks (including 60 long-term bicycle parking spaces and 28 short-term bicycle parking spaces). The Project will also construct a new sidewalk in front of the Project to connect to existing sidewalks.
CD-1.5	I	<u>Housing Variety</u> : Promote the development of a variety of housing types throughout the City including apartments,	The Project would expand the City's variety and quantity of housing stock by providing 234 new multi-family apartments, including 38 affordable

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
		condominiums, lofts, townhouses, and attached and detached single family units.	units, in a variety of types and sizes, including studio, one-bedroom, two-bedroom, and three-bedroom units. The Project would contain 30 low-income level affordable units and 8 very low-income level affordable units.
CD 1-7	I	<u>Compact Development</u> : Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	The Project design is a compact, five-story apartment building, centrally located to the extent possible on the irregularly shaped Project site and surrounded by landscaped areas. To the extent possible, on-site parking spaces are located within the compact building footprint. The Project plan makes efficient use of available space, including the provision of aesthetically designed, common amenity areas within required yards and on building roofs.
CD-8.5	I	<u>Impact Mitigation</u> : Ensure that new development avoids or mitigates impacts on air quality, traffic congestion, noise, and environmental resources to the maximum extent feasible.	As identified in the Final IS/MND, the Project, as mitigated by the proposed Mitigation Monitoring and Reporting Program (MMRP), would not result in a significant effect on the environment, including air quality, traffic congestion, noise, and environmental resources.
CD-9.4	I	<u>View Corridor Preservation</u> : Ensure all public and private investments positively contribute to the overall character of the City by minimizing impacts on important view corridors by creating edge treatments along	The Project positively contributes to the character of the City, and minimizes visual impacts of development, by providing a 30-foot-deep landscape buffer adjacent to the Ventura Freeway, which is a scenic highway. The landscape buffer contains 26 newly planted trees,

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
		greenbelt areas and a landscaped buffer corridor of at least 30 feet along designated scenic corridors and other major transportation corridors.	including palms, deciduous, and evergreen species, and a new site wall screened with evergreen vines.
CD-10-1	I	<u>Human-Scale Development</u> : In the evaluation of development proposals, require urban development on a human scale, by emphasizing the pedestrian experience over the movement and storage of vehicles.	To the extent possible, the Project internalizes on-site vehicular parking, maximizes new landscape, and provides for pedestrian circulation throughout the site. The Project features new landscaped front and rear yards with paths, shade structures, built-in seating, and recreational activities. The Project also includes an outdoor pool area with patios and outdoor kitchens, two second-floor courtyards, and a fifth-floor terrace, all of which are pedestrian accessible.
CD-12.1	I	<u>Municipal Design Guidelines</u> : Design municipal structures in accordance with design guidelines, ensure compatibility with adjacent development, and set a standard for design excellence and sustainability.	The Project design is consistent with the applicable BRP Zone standards, the Affordable Housing Design Standards (OCC §16-420I), the Affordable Housing Special Development Requirements (OCC §16-420J), the High Rise Residential Zone development standards (OCC §16-71 to 16-78), and the Attached Dwelling Unit Development Standards (OCC §16-362), as described below in Table 3.
CD -14.1	I	<u>Design Review Process</u> : In the evaluation of development proposals, continue to ensure that public and private development projects comply	The Project complies with City design policies, plans, and guidelines, as described below in Table 3.

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
		with City design policies, plans, and guidelines.	
CD-14.2	I	<u>Development Advisory Committee (DAC) Function</u> : Continue to require that a staff Development Advisory Committee review new development projects for consistency with the City's development policies and appropriateness for the proposed sites.	The DAC reviewed the development application on December 14, 2022, and March 1, 2023. The DAC review process resulted in changes in the project and/or conditions of approval that ensured consistency with the City's development policies and appropriateness of the new development for the proposed site.
CD-15.6	I	<u>Share of Regional Taxable Sales</u> : Increase Oxnard's share of tax base and enhance the fiscal health of the City.	The Project would physically improve a vacant, undeveloped property, and convert it to a state of higher utilization and development, which would increase property values and grow the City's tax base.
CD-16.6	I	<u>Provide for a Diversity of Housing Choices</u> : Provide for a range of housing choices for current and future residents in compliance with State housing element planning through a variety of land use designations and zoning classifications.	The Project would utilize the City's Affordable Housing Discretionary (-AHD) Additive Zone and Density Bonus program, pursuant to OCC §16-410H and Cal. Gov't Code, Section 65915(f), to expand the City's variety and quantity of housing stock by providing 234 new mixed-income, multi-family apartments, including 38 affordable units, in a variety of types and sizes.
ICS-1.4	I	<u>Infrastructure Conditions of Approval</u> : New development should not be approved unless: • The applicant demonstrates adequate public services and	The applicant has demonstrated that adequate public services and facilities, including but not limited to water, sewer, electricity, and telecommunications are available for the new development and/or shall be

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
		facilities are available; • Infrastructure improvements incorporate a range of feasible measures that can be implemented to reduce all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement; • Infrastructure improvements are consistent with City infrastructure master plans; and • Required infrastructure needed for future new development is self-funded.	provided by the applicant; that no new public safety and/or environmental impacts would result from the proposed development and/or any required improvement; and that required infrastructure improvements, such as new sidewalks, curbs, gutters, roadways, and sewers, are self-funded and consistent with City infrastructure master plans.
ICS-2.11	I	<u>Scenic Highway Preservation:</u> Preserve and enhance the character of scenic highways, and publicly owned and utility rights-of-way.	The Project would preserve and enhance the character of the Ventura Freeway, which is a scenic highway, by providing a new 30-foot-deep landscape buffer, as required by General Plan Policy CD-9.4, and by converting an existing vacant, undeveloped site into a new, aesthetically modern residential apartment building and landscape.
ICS-3.1	II	<u>CEQA Level of Service Threshold</u>	As identified in the Final IS/MND, the subject Project would not directly or indirectly reduce Level of Service (LOS) at any applicable intersection. The potential cumulative effects from all projects in the area (which may or may not include the subject Project) could potentially result in two
ICS-3.2	II	<u>Minimum Level of Service C and Exceptions</u>	
ICS-3.3	II	<u>New Development Level of</u>	

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
		<u>Service C</u>	intersections operating at LOS of “D” during peak periods: Rose Ave./Gonzales Rd., and U.S. Highway 101 SB Ramp/Rice Ave. Pursuant to General Plan Policies ICS-3.2 and ICS-3.3, respectively, the City Council may allow an exception LOS of “D” at the subject intersections during peak periods, to avoid impacting private homes and/or businesses, avoid environmental impacts, or preserve or enhance aesthetic integrity.
ICS-8.3	II	<u>Completing Bicycle and Sidewalk Network</u>	The Project will complete the portion of Lockwood Street adjacent to the Project, including the proposed Class II bicycle lane facility as identified on Map 5-1 of the Bicycle & Pedestrian Facilities Master Plan. In addition, the Project will provide 60 long-term bicycle parking spaces and 28 short-term bicycle parking spaces on-site, near the building entrance with good visibility, consistent with the requirements of Table A-4 of the Bicycle & Pedestrian Facilities Master Plan Appendices. The Project will also construct new driveways, sidewalks, curbs, and gutters, according to City standards and accessibility requirements.
ICS-8.4	II	<u>New Development Requires Bicycle Improvements</u>	
ICS-8.5	II	<u>Public Sidewalks and Pedestrian Orientation</u>	
ICS-8.6	II	<u>Americans with Disability Act (ADA) Handicap Requirements</u>	
ICS-8.13	II	<u>Importance of Pedestrian and Bicycle Access in Site Planning</u>	
ER-6.6	I	<u>New Development Private Open Space</u> : Ensure that new development incorporates open space areas that provide community and neighborhood identity, provide quality exterior private open space for each housing unit, and	The Project provides newly landscaped front and rear yards for community use, with paths, shade structures, built-in seating, and recreational activities including a dog run, two bocce courts, and a putting course. The Project provides an outdoor pool area with patios and

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
		minimize conflicting land uses and noise generators.	outdoor kitchens, second-floor courtyards and rooftop deck, and a fifth-floor terrace. The Project provides a private patio and/or balcony for every unit, designed variously with open metal railing, solid railing, and/or solid railing with glazed panel, as needed, to mitigate for existing noise generators (US-101/Ventura Freeway).
ER-7.2	I	<u>Design of Sound or Zone Walls</u> : When sound or zone walls are used, ensure that they are visually interesting and well landscaped.	The proposed 8-foot CMU site wall at the north property line is screened and softened by climbing evergreen vines at the north face, and by Italian Buckthorn hedges at the south face.
SH-5.2	II	<u>State Noise Insulation Standards</u>	The Project mitigates for existing noise generators (US-101/Ventura Freeway) by providing patios and balconies designed variously with open metal railings, solid railings, and/or solid railings with glazed panel, as needed to provide sound attenuation; such that all patios and/or balconies comply with City noise standards.
SH-5.3	II	<u>Sound Attenuation Measures</u>	
SH-6.3	II	<u>Buffering of Sensitive Receptors</u>	
SH-6.7	II	<u>Peak Noise Evaluation Along Truck Routes</u>	
SH-6.8	II	<u>Noise Contour Maps</u>	
SH-6.13	II	<u>Noise Acceptable for Open Windows and Patios</u>	
H-2.1	I	<u>Adequate Development Opportunities</u> : Designate sufficient sites for residential development with densities of 30 dwelling units per acre	The Project proposes to designate the site as Affordable Housing Discretionary (-AHD), with a base density of 30 du/acre, and which may be increased to 45 du/acre with the

GENERAL PLAN POLICIES			
Policy	Level	Title/Text	Explanation
		(du/acre) or greater to accommodate projects that cumulatively meet or exceed the lower income category of the RHNA allocation.	proposed Density Bonus, to accommodate the proposed mixed-income, multi-family development, which would cumulatively contribute to meeting and/or exceeding the lower income category of the RHNA allocation.
H-2.2	I	<u>Balanced Opportunities</u> : Provide opportunities to the private and public sectors to produce housing that meets the needs of special needs, extremely low-, very low-, low-, moderate-, and above moderate-income housing to achieve a balanced community.	The proposed designation of the site as Affordable Housing Discretionary (-AHD) would provide an opportunity for private development as new housing, which would include 38 affordable housing units (30 low-income level affordable units and 8 very low-income level affordable units).
H-2.6	I	<u>Commercial or Industrial Rezoning</u> : Continue to Investigate the rezoning of commercial and selected industrial parcels to also allow residential uses.	The Project proposes to designate the existing Industrial/ Business and Research Park (BRP) property as Affordable Housing Discretionary (-AHD) to allow for new residential development on the subject site.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

ATTACHMENT E

**ZONING CONSISTENCY TABLE (AHD DEVELOPMENT AND DESIGN
STANDARDS, APPLICABLE R-4 AND BRP STANDARDS, AND
ATTACHED DWELLING UNIT STANDARDS)**

Consistency Analysis			
PZ# 22-500-04 (SUP), 22-535-03 (DB), 22-570-01 (ZC): Lockwood III Apartments			
Zone: Underlying Zone: BRP (Sec. 16-164) Additive Zone -AHD (Secs. 16-420 et seq)	Applicable Standards: (a) R-4 High Rise Residential development standards applicable – Secs. 16-70 to 16-79	(b) Attached Dwelling Unit development standards applicable –Secs. 16-360 to 16-363	(c) Additive Zone Development and Design Standards Secs. 16-420E through 16-420I

	<u>Affordable Housing Additive Zone Development and Design Standards</u> <u>Sections 16-420E through Section 16-420I</u>		
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Max. building Height Sec. 16-420G(B)	5 stories not to exceed 56 feet <u>Ground Floors shall have a plate height of 12 to 16 feet</u>	5 stories/67.5 ft Ground floor plate height 14'-8"	Yes, subject to Density Bonus waiver
Setbacks Sec. 16-420G(D)	BRP zone standards applicable		
	Front: 30 ft.; 40 ft. when adjacent to designated thoroughfare	20' (Lockwood Drive)	Yes, subject to Density Bonus waiver
	Side: Equal to height of building unless otherwise permitted by a SUP	East: 55'-6" West: 53'-9"	Yes, subject to approval of SUP
	Rear: 20 ft.	72' 5" ft.	Yes
	Street: Half of height of building	N/A	
Density Sec. 16-420F.		30 units per acre	Yes
Affordability Sec. 16-420E.	Minimum 20%	24% affordable to lower or very low income households	Yes
Design Standards Sec. 16-420I.	Neighborhood Compatibility Sec. 16-420I(A)	Project is not abutting or across the street from single family neighborhood therefore	N/A

	Residential developments located abutting or across the street from a single-family neighborhood shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the single-family homes. Parking lot areas, garages and carports shall be located behind residential structures. Duplexes, triplexes and fourplexes abutting or across the street from a single-family neighborhood shall include individual front doors and interior stairs. When determined necessary by a noise assessment, sound walls shall include an earth berm and landscaping.	no additional requirements necessary.	
	Building Design Sec. 16-420I(B) Builds shall orient towards the street or internal courtyard.	Building orients towards internal courtyard	Yes
	Buildings shall carry the same theme on all elevations.	Building carries same theme on all elevations.	Yes
	Architectural articulation shall be provided on all four sides of a building. Architectural articulation rhythms shall be followed based upon dimensions found in existing developments immediately adjacent to the site being developed.	Architectural articulation on all four sides.	Yes

	Exterior siding shall be made of nonreflective and nonmetallic materials. Acceptable siding material includes wood, stucco, ceramic tile, brick, stone, or other masonry materials, or any combination of these materials.	Exterior siding nonreflective and nonmetallic use of stucco	Yes
	Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.	Affordable and market rate units not distinguishable	Yes
	Blank walls (façades without doors, windows, landscaping treatments) shall be less than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.	No blank walls greater than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas	Yes
	Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change or color change between the first floor and upper floors when in alignment with a change in architectural fenestration or facade articulation. The change in material or color shall occur along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.	The building is over 3 stories but does provide a ground floor elevation that is distinctive from the upper stories by providing a material change or color change.	Yes
	The Primary Street and the Side Street frontages, up to 75 feet from the primary street	On-grade parking podiums and parking structures and lined with utility space and landscaping.	Yes, subject to density bonus concession.

	front property line, of on-grade parking podiums and parking structures shall be lined with occupiable, usable space with a minimum depth of 18 feet. Non-lined portions of above-grade garages (rear of lots along side streets) must be set back at least five feet. The setback area should contain landscaping of the same quality as elsewhere on the property.		
	Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane by a minimum of three inches.	Exterior window and door openings shall have trim surrounds or can be recessed from wall plane by a min. of 3 inches.	Yes
	At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage.	Two materials minimum on any building frontage with any one material comprising at least 20% of the building frontage.	Yes
	Building facades shall be multi-colored. Each facade must contain not less than two but not more than five distinct colors. Extremely bright colors are only allowed on doors, window trim, or other building components that represent a small portion of the overall building façade. Materials, finishes, fixtures, and colors visible from the street shall be designed in a manner that is	Building facades are multi-colored with five colors. Colors are muted.	Yes

	consistent with the architectural style of the building		
	Massing and articulation Sec. 16-420I(C) A minimum of two features such as balconies, cantilevers, dormers, bay windows, patios, individualized entries, and accent materials shall be incorporated into each proposed building.	Features such as balconies, , patios, and accent materials are incorporated into the building.	Yes
	A minimum one-foot offset is required for any wall plane that exceeds 30 feet in length.	A minimum of one-foot offset is provided for wall planes that exceeds 30 feet in length	Yes
	Buildings over three stories tall shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.	The building has major massing breaks at least every 100' along the street frontage. Major breaks are a minimum of 30" deep and four feet wide and extend the full height of the building.	Yes
	Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.	The building has minor massing breaks at least every 50' along the street frontage, with a minimum 1' deep and four feet wide and extending the full height of the building.	Yes

	Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.	Rooflines are vertically articulated at least every 50' along the street frontage.	Yes
	Within 20 feet of an R-1 District boundary, the maximum building height is 35 feet. From this point, the building height may be increased to a ground level of up to 16 feet to allow for podium parking and four additional stories of 10 feet each with a combined maximum height of 56 feet.	The property is not within 20' of an R-1 District boundary.	N/A
	Site Design Sec. 16-420I(D) When dwelling units are abutting common open space areas and parks, a minimum of one window from each dwelling shall be located to overlook common area and parks.	Dwelling units which abut common open space areas and parks must have minimum of one window located to overlook same.	Yes
	Garages and carports shall be designed to include a minimum of two of the following from the main building(s): materials, detailing, roof materials, and colors.	Garages and carports designed to include a minimum of two of the following from the main building: materials, detailing, roof materials and colors.	Yes
	Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of sidewalk, in order to accommodate one vehicle entering the facility.	The property does not have controlled entrances to parking facilities directly from street.	N/A

	Where bicycle parking is not visible from the street, directional signage to bicycle parking shall be included at the main building entrance. The signage shall be in the form of either a directory not exceeding six (6) square feet and or up to ten (10) individual directional signs not exceeding 1 square-foot each.	Directional signage at main building entrance for bicycle parking not visible from street Signage will be provided.	Yes, as conditioned.
	Within commercial zones parking shall not be allowed within the front setback areas and direct pedestrian access to the building(s) must be provided from the public right-of-way. Direct pedestrian access between the public right-of-way and the building shall not require crossing parking, drive aisles, or other spaces used for vehicular circulation.	The project is not located in a commercial zone.	N/A
	Within commercial zones all housing developments must have direct interaction with the public right-of-way. When ground floor residential units are proposed, the residential units which front the public right-of-way shall locate kitchens and other living spaces (but not bedrooms) to front on the public right-of-way. These residential units may have covered patios and decks which can be constructed within the front yard setback within 5 feet of the property	The project is not located within a commercial zone.	N/A

	line provided the patios or decks have steps and or gates which lead directly to the public right-of-way. Second and third floor residential units are encouraged to place kitchens and other living spaces (but not bedrooms) to overlook the public right-of-way. These residential units may have decks and or balconies which encroach up to 10 feet into the front yard back		
	Surface parking spaces may be open or covered. All surface parking shall be screened from street views by buildings, walls (36 to 48 inches tall), landscaping, a planted earth berm, planted fencing, topography, or some combination of the above. Landscaping used for screening purposes must be no less than five feet wide (from the back of sidewalk or street curb to the parking lot paving, whichever is greater).	Surface parking is open or covered and screened from street views by buildings, walls landscaping, a planted berm, etc.	Yes
	Frontage improvements consistent with Public Works plates. The frontage improvements shall be designed to connect with and transition into adjacent existing frontage improvements.	Frontage improvements are consistent with Public Works plates.	Yes
	Common use site areas shall include refuse collection, mail distribution, laundry, recreation, and congregation. All such	Common use site areas include refuse collection, mail distribution, laundry, recreation and congregation.	Yes

	areas shall be connected with an accessible route.		
	A secured mail and parcel distribution areas shall be well lit, secure, and shall remain open to the tenants at all times.	Secured mail and parcel distribution areas are designed to be well lit, secure and open to tenants at all times.	Yes
	Accessory Elements Sec. 16-420I(E) Perimeter fencing utilized along a public street shall be constructed of decorative iron, pre-painted welded steel, CMU block, or wood picket material.	Perimeter vine wall is provided along the west, east, and north property lines. Landscape berms are provided on the south property frontages along the public street.	Yes
	The height of solid fencing between private yards and common open spaces shall be limited to four and one-half feet in height. If a six-foot fence is desired, the top 18 inches shall allow for vision in and out of the yard.	Solid fencing is not provided between private yards and common open spaces.	N/A
	All roof top, wall mounted or ground mounted equipment must be screened. Roof top screening must use the materials and colors from the building and be architecturally integrated.	All rooftop, wall mounted or ground mounted equipment is screened.	Yes
	All exterior storage facilities shall be screened from the public right-of-way. within an enclosure with walls at least six (6) feet in height	The project does not include exterior storage facilities.	N/A
	All wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers shall be located in the least prominent locations onsite as allowed by the	All wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers have been located in the least prominent locations and camouflaged using building materials, and colors and/or landscaping.	Yes

	utilities, and all equipment shall be camouflaged using building materials and colors and or landscaping included within the project design.		
	All refuse enclosures shall be designed to comply with the City Material Management and Enclosure Design Guidelines. Shield all dumpsters within an enclosure a minimum of six (6) feet tall with a solid roof. Allow adequate size to accommodate the needed dumpsters and recycling containers. All enclosures and gates shall be detailed to withstand heavy use. Provide wheel stops or curbs to prevent dumpsters from banging into walls of enclosure. Provide an opening so that pedestrians can access the dumpsters without opening the large gates. Provide lighting at trash enclosures for night time security and use. Locate dumpster enclosures so that no dwelling is closer than 20 feet (including those on abutting properties), or more than 150 feet from a residential unit. No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.	Refuse enclosures are designed to comply with City Material Management and Enclosure Design Guidelines, shielded with access for pedestrians without opening large gates, and provide lighting, and located so that no dwelling is closer than 20' from a residential unit. The refuse facilities are located within a fully enclosed room.	Yes

Special Development Requirements Sec. 16-420J.	For developments located within or adjacent to industrial or commercial zoned property. Determine if multifamily is compatible with surrounding uses. Consider noise, odors, truck traffic and deliveries, hazardous materials handling/storage, air emissions, soil/groundwater contamination and complete sidewalk circulation systems and bus stops. Sec. 16-420J(A)		
	Residential Disclosures Sec. 16-420J(B) Residential disclosures: All applications for Multifamily or Mixed-use shall include a condition of approval for disclosure to residents clearly outlining the issues associated with living in a mixed-use environment. The language for this disclosure shall be as specified by the Director. Copies of each signed disclosure shall be made available for review upon written request by the City.	Disclosure to residents regarding issues associated with living in a mixed-use environment	Yes, as conditioned
	Residential Ventilation Systems Sec. 16-420J(C) Applicants for new Multifamily or Mixed-use developments within 500 feet of US 101 or industrially zoned property shall be required to install high efficiency Minimum Efficiency Reporting Value (MERV) filters of	The residential ventilation systems are not identified within the plans.	Yes, as conditioned

	MERV 14 or better in the intake of residential ventilation systems. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV 14 filter.		
	Health Risk Assessment Sec. 16-420J(D) For all Multifamily or Mixed-use developments located within the distances to industrial uses as outlined below the applicant shall submit a health risk assessment (HRA) prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment (OEHHHA), California Office of Emergency Services (OES), Certified Unified Program Agency (CUPA) and Ventura County, Air Pollution Control District (APCD) to the Director. The HRA shall be reviewed and approved by the City and qualified experts approved by the City following APCD or California Air Pollution Control Officers Association (CAPCOA) guidelines prior to approval of any future residential or residential mixed use development, and HRA recommendations shall be incorporated into the development.	If located within 1,000 square feet from truck bays of an existing distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units or where transport refrigeration unit operations exceed 300 hours per week	N/A

	1,000 feet from the truck bays of an existing distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units, or where transport refrigeration unit operations exceed 300 hours per week. 1,000 feet from industrial facility which emits toxic air contaminants (TACs) identified by the following sources: • CARB Toxic Emission Inventory • EPA Toxic Release Inventory • CARB Toxic Air Contaminant Identification List • EPA List of Air Toxics • Ventura County APCD Air Toxic Annual Report or Similar APCD List	The project is not located within 1,000 feet from distribution center or industrial facility which emits toxic air contaminants	N/A
	Odor Assessment Sec. 16-420J(E) For all Multifamily or Mixed-use developments located within 1,000 feet of an industrial facility that emits substantial odors, which includes, but is not limited to: • Wastewater treatment plants. • Composting, greenwaste, or recycling facilities. • Fiberglass manufacturing facilities. • Painting/coating operations. • Coffee roasters. • Food processing facilities.	The project is not located within 1,000 square feet from an industrial facility that emits substantial odors.	N/A

	The applicant shall submit an odor assessment to the Director prior to approval of any future discretionary action that verifies that the Ventura County Air Pollution Control District has not received three or more verified odor complaints. If the odor assessment identifies that the facility has received three such complaints, the applicant will be required to identify and demonstrate the Best Available Control Technologies for Toxics (T-BACTs) which are capable of reducing potential odors to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, installation of Minimum Efficiency Reporting Value (MERV) filters rated at 14 or better at all residential units. All T-BACTs shall be incorporated into the development.		
	Noise standards Sec. 16-420J(F) Individual developments that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, occurring near sensitive-receptors shall be evaluated for potential vibration impacts. Developments are required to	Vibration impacts from construction implement techniques which reduce vibration below FTA criteria	Will be addressed through project conditions

	implement construction techniques which result in construction-related vibration that is less than the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime (7:00am-10:00pm) and not allowed during the nighttime (10:01pm-6:59am).		
	The applicant shall submit evidence to the satisfaction of the Director that all units with patios and/or balconies meet the 65 dBA CNEL.	Noise on patios and/or balconies shall meet 65 dBA CNEL standards	Yes, as conditioned
	Hazardous materials standards Sec. 16-420J(G) Individual development sites may have existing facilities, such as transformers or clarifiers, to be demolished as part of a proposed development. To mitigate hazardous materials-related impacts during the removal of such facilities, the Director, in conjunction with the Oxnard Fire Department, shall include specific development conditions of approval as part of the discretionary review process for the proposed development.	The project site is a vacant site that doesn't have existing facilities to be demolished	Address through project conditions.
	Public Safety standards Sec. 16-420J(H) Plans submitted for review of residential development shall include the following safety (a) Recreation areas shall be located	Recreation areas are adjacent to residential uses and utilizes Crime Prevention Through Environmental Design concepts	Yes

	adjacent to residential uses whenever possible. These areas shall be visible to residents from within their dwellings to allow for "eyes on the street" proper visual surveillance. Placement of windows, landscaping, lighting, and recreation uses shall be coordinated to enhance resident surveillance opportunity, but not to detract from the recreational use. (b) General utilization of the concepts of Crime Prevention Through Environmental Design (CPTED) in the planning and development stages.		
	The inclusion of the following items shall be verified by the public safety department prior to issuance of the first building permit for a residential unit. Development of a security plan for Multifamily or Mixed-use developments that includes: i. Management contact for public safety issues available 24-hours a day; ii. Cameras for monitoring and recording vehicles and persons entering the site; iii. Access control systems to control passage into common areas; iv. Secure postal and parcel delivery; v. Quick removal of graffiti; and vi. Enforcement of restricted parking spaces.	The project is conditioned to implement a Security Plan; security cameras; access control systems into common areas; secure postal and parcel delivery; quick removal of graffiti; and enforcement of restricted parking spaces.	Yes, as conditioned.
	Preparation of a standardized, high	The project is conditioned to implement a wayfinding sign	Yes, as conditioned

	density, "wayfinding" sign program to aid emergency responders in finding individual residential units quickly and easily.	program to aid emergency responders	
	A Click2Enter radio frequency access system shall be installed at any vehicle and pedestrian access point controlled by privacy gates.	All gates are proposed which would require a Click2Enter access system at exterior parking. Provide at podium parking and all pedestrian access points.	Yes
	Residential units shall be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the nonresidential uses. Nonresidential and residential uses shall not have common entrance hallways or common balconies. These separations shall be shown on the development plan and the separations shall be permanently maintained.	Security at secured entrances and exits separate from nonresidential uses.	Yes
	Residential windows of buildings directly adjacent to industrial uses shall generally be directed away from loading areas and docks, unless view-restricting architectural elements are utilized.	Adjacent uses on industrial zoned lands do not have loading areas or docks.	N/A
	R-4 High Rise Residential development standards Secs. 16-70 to 16-79		
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
SEC. 16-73 HEIGHT PERMITTED	Four Stories, but not to exceed 45 feet except as otherwise provided in this chapter	The building height is regulated by Section 16-420G(B). See above	Yes, subject to Density Bonus waiver

SEC. 16-74 DENSITY	There shall be at least 1,500 square feet of lot area for each dwelling	The project density is regulated by Section 16-420F. See above.	Yes, subject to Density Bonus
SEC. 16-75-77 Setbacks	Front: 20 feet without an alley; 15 feet with an alley Side: 5 feet for one or two story buildings and increased by 2.5 feet for each story over two. Street side yards not to exceed 10 feet. Rear: Rear yards shall be 5 feet for one or two story buildings and increased by 2.5 feet for each story over two. Street rear yards not to exceed 10 feet.	The project setbacks are regulated by Section 16-420G(D). See above.	Yes
SEC. 16-78. INTERIOR YARD SPACE	Each lot shall provide for interior yard space in an area equal to at least 30 percent of the lot area. This interior yard space shall be completely open from ground to sky except for a patio or pergola or the projections of those items referred to in sections 16-304 through 16-307. The interior yard space shall be located in an area between the required front yard setback and the rear property line. Each interior yard space area shall have a minimum dimension of 15 by 15 feet. The interior yard space shall be completely separate from any area required for automobile circulation. Twenty-five percent of the required interior yard space may be on decks if such decks have a minimum dimension of ten feet and	The project is providing 15% interior yard space.	Yes, subject to Density Bonus concession

	a minimum of 200 square feet, and are directly accessible from the units served. All decks shall be open to the sky except for allowed roof projections and shall be provided with flooring and railings suitable for outdoor activity.		
		BRP DEVELOPMENT STANDARDS Sec. 16-164	
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Sec. 16-164 Minimum Lot Size	20,000 s.f.	225,348 s.f.	Yes
Sec. 16-164 Minimum lot width:			
Interior lots	100'	Project exceeds minimum requirements. See Site Plan. 360 ft. x 517 ft.	N/A
Corner lots	150'	N/A	Yes
Sec. 16-164 Maximum lot coverage	40%	Approx. 39%	Yes
Sec. 16-164 Minimum lot depth	150'	Project exceeds minimum requirements. See Site Plan. +/- 321'	Yes
Off-street parking: Required (16-622)	Under Sec. 16-622, 500 parking spaces are required. As a Density Bonus Project the requirements of Gov't Code Section 65915 apply, Required parking under Sec. 16-622 is not applicable.	Sec. 16-410P(F)(2) requires 300 parking spaces Garage parking is not required for affordable housing projects seeking density bonus permit. Provided: 351	Yes, subject to density bonus.
Administrative Relief From Parking		Compact: 8 ft W x 16 ft L; Max 25% of spaces w/admin relief (300 (Required	Yes, subject to Yes, subject to approval of

Provisions (16-651)		Spaces per Density Bonus) x .25 = 75 (maximum number of compact spaces allowed for required parking)	administrative relief from parking.
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Attached Dwelling Unit development standards applicable –Secs. 16-360 to 16-363			
Minimum dwelling size SEC. 16-362(A)	Studio and One bedroom: 450 square feet; two or more bedrooms: 800 square feet	Studio/1 BR: 692 s.f. avg. 2 BR: 981 s.f. avg. 3 BR: 1106 s.f. avg. No units proposed below threshold.	Yes
(Sec. 16-362C)	Multiple-family attached dwelling units of 12 units or more shall provide common recreational facilities with interior yard space areas to include, but not be limited to, one or more of the following: (1) Swimming pools; (2) Spa; (3) Tennis and/or basketball or volleyball courts; (4) Barbecues and outdoor picnic facilities;(5) Recreation buildings; (6) Exercise courses and stations; (7) Children's play equipment; and (8) Such other facilities as are approved by the planning commission.	Pool, barbecue area, recreational area, fitness provided.	Yes
Open area Sec. 16-362(D)	Projects having 12 or more units shall provide at least one lawn area of not less than 2,500 square feet and having a minimum dimension of not less than 35 feet.	Courtyard and roof deck with activity and open space provided with minimum dimension. See site plan.	Yes
Distance to garage from dwelling unit Sec. 16-362(E)	The maximum distance to a garage from any dwelling unit entry shall be 75 feet.	Furthest parking space to an entrance to the building is 75 ft.	N/A No garages Parking Incentive
Balconies and patios Sec. 16-362(F)	All second story dwelling units shall have at least one patio or balcony, having a minimum dimension of ten feet.	Concession requested under State Density Bonus Law. Some units do not have a balcony or patio and those that do, do not have a minimum 10 ft. dimension.	Yes, subject to Density Bonus concession.
Balcony enclosures Sec. 16-362(G)	All balconies and patios shall have railings or walls which	See plans	Yes

	provide at least 50 % enclosure.		
Storage areas Sec. 16-362(H)	Each dwelling unit shall have a storage area of at least 225 cubic feet. The storage area may be included in the garage area, but may not intrude into the minimum garage dimensions.	All units meet minimum area by including bedroom closets. Also, because the project is 100% affordable a 10% adjustment to numerical development standards is allowed. Sec.16-420G(E)	Yes
Garages Sec. 16-362(I)	All garages shall have automatic garage door openers. All garage doors shall have architectural treatment or detail.	Garages shall have automatic openers	Yes, as conditioned
Utility meters Sec. 16-362(J)	Wall-mounted utility meters shall be screened or integrated into the building design.	Located in the utility room.	Yes
Refuse enclosures Sec. 16-362(K)	Refuse enclosures shall be designed to reflect the major design elements or details of the residential units and shall provide an access for persons separate from the refuse vehicle access.	Located inside the building.	Yes
Architectural Design standards Sec. 16-165(1)(b)	A minimum of two types of building texture or materials, exclusive of window glazing and frames, shall be provided on all building elevations having exposure to public streets or residential areas.	See exterior elevations and floor plans to demonstrate compliance.	Yes

ATTACHMENT F

**DRAFT PLANNING COMMISSION RESOLUTION RECOMMENDING THAT
THE CITY COUNCIL ADOPT FINAL INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION (IS/MND) No. 24-01**

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION 24-01 REGARDING THE PROPOSED CONSTRUCTION OF A NEW FIVE-STORY, 234-UNIT, MIXED-INCOME, MULTI-FAMILY APARTMENT BUILDING AND RELATED IMPROVEMENTS LOCATED ON THE EXISTING, VACANT 5.17-ACRE PROPERTY AT 2151 LOCKWOOD STREET (APN: 213-0-090-275). FILED BY MARK ROSS – MANAGER, SVM DEVELOPMENT, 1534 MOORPARK ROAD #337, THOUSAND OAKS, CALIFORNIA 91360 (THE “APPLICANT”) ON BEHALF OF SUNBELT ENTERPRISES, LLC, 5715 MESMER AVENUE, LOS ANGELES, CALIFORNIA 90230 (THE “PROPERTY OWNER”).

WHEREAS, on November 2, 2022, Mark Ross (the “Applicant” and/or “Permittee”) submitted a request to approve Planning and Zoning Permit No. 22-500-04 (Special Use Permit), Planning and Zoning Permit No. 22-535-03 (Density Bonus), and Planning and Zoning Permit No. 22-570-01 (Zone Change), to allow for the construction of a new five-story, 234-unit, mixed-income, multi-family apartment building and related improvements located on the existing, vacant 5.17-acre property at 2151 Lockwood Street (“the Project”). The Special Use Permit allows for the development of mixed-income housing on the property; the Zone Change adopts the Affordable Housing Discretionary (-AHD) Additive Zone; and the Density Bonus Permit allows the project to exceed the base unit density; and

WHEREAS, the City is the lead agency for purposes of the project pursuant to Public Resources Code section 21067; and

WHEREAS, the City determined that the Project and its associated actions are subject to the environmental review requirements of the California Environmental Quality Act (“CEQA”); and

Whereas, the Development Advisory Committee (DAC) reviewed the plans on December 14, 2022, and March 1, 2023, and provided conditions of approval for the project that are incorporated within the recommended permits; and

WHEREAS, Pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) for the Project was published and posted on March 18, 2024, at the State Office of Planning and Research (OPR) website and at the Ventura County Recorder’s Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on March 18, 2024 and ending on April 17, 2024; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 4 of the Response to Comment document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND 24-01 containing all comments received on the Draft IS/MND 24-01, written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND 24-01; and

WHEREAS, on August 1, 2024, the Planning Commission of the City of Oxnard conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the Final IS/MND 24-01; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of the Final IS/MND 24-01; and

WHEREAS, the comments of the Commissioners, agencies, interested groups, and members of the public have received adequate responses; and

WHEREAS, 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends adoption of a Final IS/MND 24-01, attached to the staff report and incorporated by reference.

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

SECTION 2. The Final IS/MND has been completed in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 – 21189).

SECTION 3. The Final IS/MND was presented to the Planning Commission, which, at a hearing before the public, reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration prior to taking action regarding the Project and its associated development entitlements.

SECTION 4. 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 pursuant to CEQA Guidelines §15074, the Final MND reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Final IS/MND 24-01 prepared for the Project. The Final IS/MND 24-01 is an accurate and complete statement of the potential environmental impacts of the project. The Final IS/MND 24-01 was prepared under the direction of the City of Oxnard Planning Division and reflects its independent judgment and analysis of the environmental impacts.

SECTION 5. The Planning Commission hereby recommends adoption of the Final IS/MND 24-01, set forth attached hereto and incorporated herein by reference, and based thereon

and on the Record as a whole, the Planning Commission hereby finds that all potentially significant environmental effects of the Project its associated development entitlement actions have been reduced to a less-than-significant level in that all significant environmental effects have been eliminated or substantially lessened as set forth in the IS-MND. Based upon the foregoing, the Planning Commission determines that the Project and its associated actions will not have a significant effect upon the environment.

SECTION 6. The Planning Commission hereby recommends adoption of the mitigation measures set forth in the Final IS/MND 24-01 and its accompanying Mitigation, Monitoring, and Reporting Program (“MMRP”), pursuant to Public Resources Code Section 21081.6, which is a program design to ensure compliance with the mitigation measures imposed to avoid or substantially lessen the significant effects identified in the Mitigated Negative Declaration/Initial Study and said mitigation measures are described in the MMRP included therein and incorporated herein by reference.

SECTION 7. The Planning Commission hereby approves the resolution recommending adoption of Final IS/MND 24-01, attached to the staff report and incorporated by reference.

SECTION 8. The Secretary shall certify the adoption of this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of August 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 1st day of August 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

ATTACHMENT G

**DRAFT PLANNING COMMISSION RESOLUTION APPROVING
PLANNING AND ZONING PERMIT NO. 22-500-04 (SPECIAL USE
PERMIT) AND PLANNING AND ZONING PERMIT NO. 22-535-03
(DENSITY BONUS)**

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF PLANNING AND ZONING PERMIT NO. 22-500-04 (SPECIAL USE PERMIT) AND 22-535-03 (DENSITY BONUS) TO ALLOW FOR THE CONSTRUCTION OF A NEW FIVE-STORY, 234-UNIT, MIXED-INCOME, MULTI-FAMILY APARTMENT BUILDING AND RELATED IMPROVEMENTS AND TO AUTHORIZE A MINISTERIAL DENSITY BONUS ON THE EXISTING, VACANT 5.17-ACRE PROPERTY AT 2151 LOCKWOOD STREET (APN: 213-0-090-275). FILED BY MARK ROSS – MANAGER, SVM DEVELOPMENT, 1534 MOORPARK ROAD #337, THOUSAND OAKS, CALIFORNIA 91360 (THE “APPLICANT”) ON BEHALF OF SUNBELT ENTERPRISES, LLC, 5715 MESMER AVENUE, LOS ANGELES, CALIFORNIA 90230 (THE “PROPERTY OWNER”).

WHEREAS, on November 2, 2022, Mark Ross (the “Applicant” and/or “Permittee”) submitted a request to approve Planning and Zoning Permit No. 22-570-01 (Zone Change), Special Use Permit (PZ 22-500-04), and Planning and Zoning Permit No. 22-535-03 (Density Bonus); and

WHEREAS, if the aforementioned entitlement applications are collectively approved by the City of Oxnard, the project would be permitted to develop a new five-story, 234-unit, mixed-income, multi-family apartment building and related improvements located on the existing, vacant 5.17-acre property at 2151 Lockwood Street (APN: 213-0-090-275) (“Project”); and

WHEREAS, the City of Oxnard as the Lead Agency, has prepared Final IS/MND 24-01 in accordance with the requirements of 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; and

WHEREAS, pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) (MND 24-01) for the Project was published and posted on March 18, 2024, at the State Office of Planning and Research (OPR) website and at the Ventura County Recorder’s Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on March 18, 2024 and ending on April 17, 2024; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 4 of the Response to Comment document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND 24-01 containing all comments received on the Draft IS/MND 24-01, written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND 24-01; and

WHEREAS, pursuant to CEQA Guidelines §15074, the Final MND reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Final IS/MND 24-01 prepared for the Project. The Final IS/MND 24-01 is an accurate and complete statement of the potential environmental impacts of the project. The Final IS/MND 24-01 was prepared under the direction of the City of Oxnard Planning Division and reflects its independent judgment and analysis of the environmental impacts.

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Commission considered the proposed Final IS/MND 24-01 before making its recommendation, on the basis of the whole record before it finds, there is no substantial evidence that the project will have a significant effect on the environment, and recommends that the City Council adopt the Final IS/MND 24-01; and

WHEREAS, the Planning Commission is concurrently recommending the City Council approve a Zone Change requests to amend the City's Zoning Ordinance Map to change the zoning of the subject project site from Business Research Park (BRP) to Business Research Park - Affordable Housing Discretionary (BRP-AHD); and

WHEREAS, on August 1, 2024, the Planning Commission conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 22-500-04 (Special Use Permit) and Density Bonus Permit (22-535-03) for the construction of a new five-story, 234-unit, mixed-income, multi-family apartment building and related improvements, in accordance with Sections 16-530 through 16-553 (Special Use Permit) of the Oxnard City Code and to allow for a parking modification to allow for 1) a parking modification to allow for 75 of the parking spaces to be compact parking spaces in accordance with Section 16-651 of the OCC; and

WHEREAS, Sections 16-531, 16-410F, and 16-651 of the Oxnard City Code authorizes the Planning Commission to approve a Special Use Permit, Density Bonus Permit, and relief from parking requirements, respectively; and

WHEREAS, as a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring that a minimum of 24% of the residential units be

affordable at the low-income level in compliance with Section 65915 for a period of at least 55 years.

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in the City's Affordable Housing -AHD Additive Zones (Division 7C, OCC Section 16-420); and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in California Government Code § 65915 to § 65918 and to the City's Density Bonus and Related Incentives and Concessions Program (Division 7A, OCC Section 16-410A to 16-410V, inclusive); and

WHEREAS, the Planning Commission finds that the Project meets all necessary criteria of OCC Section 16-420, 16-410, and Government Code Section 65915 to be considered eligible for the requested concessions and waivers; and

WHEREAS, the Planning Commission finds that the concessions and waivers are not contrary to any federal, state or local law; 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, 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 Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in the City's Affordable Housing -AHD Additive Zones (Division 7C, OCC Section 16-420); and

WHEREAS, the comments of the Planning Commissioners, members of the public, and interested groups and agencies have been adequately responded to; and

WHEREAS, the Planning Commission finds after due study and deliberation that it is a reasonable exercise of the City's police powers to condition the project to ensure the continued health, safety, and welfare of the public by providing housing opportunities inclusive of affordable housing units for the residents of the City of Oxnard; and

WHEREAS, the Special Use Permit and Density Bonus are consistent with the policies and directives in the 2030 General Plan and Zoning Ordinance to allow development to those areas that can be served by existing or planned utilities, transportation, and service systems; 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 development in particular;
and

WHEREAS, the Commission considered Final IS/MND 24-01 prior to taking action on the Project; 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, subject to City Council approval of the Zone Change (PZ 22-570-01); and

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

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.

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

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Staff Report and all attachments thereto, pursuant to Section 16-531 of the Oxnard City Code, the Planning Commission finds with respect to the Special Use Permit:

- 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, development of mixed-income multi-family housing on the existing, underutilized site located in a transitional industrial zone is consistent with General Plan goals and policies, which promote increasing the City's housing supply, locating new housing near transportation routes, expanding the property tax base, and improving the urban environment.

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

The project proposes to construct the third phase of a new multi-family housing development. The previously approved two phases are currently under construction near the subject project site. The area also contains commercial and service uses. The proposed project, including uses and structures, is in alignment with the neighboring uses, buildings, and structures, and therefore will not adversely affect or be materially detrimental to such uses, buildings, or structure, nor to the public health, safety and general welfare.

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

The size and shape of the project site allows for the development of yards, walls, fences, parking, courtyards, terraces, recreational facilities, storage, and utilities, as required by the project. Proposed exceptions to front yard setback, building height, interior yard space, balcony size, landscape planter size, and first-story residential space reflect the specific requirements of the mixed income, multi-family residential development project. Given these circumstances, the site for the proposed use is adequate in size and shape.

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

As described in the Staff Report, the project will be accessed via two driveways taking access from Lockwood Street to the south. The site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed project is anticipated to generate.

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

As a condition of approval for the special use permit, the applicant shall be required to construct a new, upgraded sewer line along Lockwood Street, which is necessary to

provide adequate service to meet the cumulative needs of the subject project as well as other previously approved residential projects in the vicinity of the subject project. The new, upgraded sewer line shall be required to meet City specifications. The applicant shall also be required to construct a new sewer connection to the proposed project. In addition, the project will construct on-site storm drainage facilities. Other existing services are adequate to provide for the proposed project.

Division 7C. Affordable Housing -AHP and -AHD Additive Zones Findings (Oxnard City Code Section 16-420L- Findings)

- 6. Community-level environmental review as defined in the California Public Resources Code, Section 21159.20, has been adopted or certified, and the development consistent with the project evaluated in the environmental document, or the development is otherwise exempt from the California Environmental Quality Act.**

Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of 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 IS/MND identified and discussed potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. The IS/MND (State Clearinghouse No. 2024030528) was available for public review from March 18, 2024, to April 17, 2024. The City of Oxnard received comment letters on the IS/MND from agencies, organizations, and interested parties. The written comments and responses to each of those comments received during the public review period of the Administrative Draft of the IS/MND are included in the Final IS/MND.

The IS/MND did not identify any potentially significant and unavoidable impacts (impacts that cannot be reduced to a less than significant level). The IS/MND identifies Less than significant impacts with mitigation incorporated (impacts that can be reduced to a less than significant level with mitigation measures) and less than significant impacts (impacts that do not require mitigation measures because the proposed project will not have a significant impact). The IS/MND concludes that after implementation of standard conditions and mitigation measures, all less than significant impacts associated with the proposed project would be reduced to less than significant levels. The IS/MND includes a Mitigation Monitoring and Reporting Program (MMRP) that details the process to implement the required mitigation measures.

Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Final

IS/MND has been completed in compliance with CEQA; that the Final IS/MND was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the Final IS/MND prior to approving the project; and that the Final IS/MND reflects the lead agency's independent judgment and analysis.

- 7. The development and other projects approved prior to the approval of the development can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.**

As a condition of approval for the special use permit, the applicant shall be required to construct a new, upgraded sewer line along Lockwood Street, which is necessary to provide adequate service to meet the cumulative needs of the subject project as well as other previously approved residential projects in the vicinity of the subject project. The new, upgraded sewer line shall be required to meet City specifications. The applicant shall also be required to construct a new sewer connection to the proposed project.

- 8. The development does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.**

The project site is not known to contain any existing or potential historical, cultural, or paleontological resources. Recommended conditions of approval/mitigation measures for the proposed project require monitoring during construction, and appropriate consultation and disposition of any potential resources which may be discovered on site. Therefore, the project would avoid having a significant effect on any historical, cultural, or paleontological resource.

- 9. The development site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.**

The development site, which was historically used for agriculture, and which is currently vacant, is not known to have stored or used any materials that have an unusually high risk of fire or explosion. Nearby uses include commercial, service, and residential, which do not store or use any materials that have an unusually high risk of fire or explosion.

- 10. The development site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.**

As a condition of approval for the special use permit, the applicant shall be required to install, inspect, and maintain residential ventilation systems (MERV 14 or better),

which would mitigate for potential adverse air quality-related health impacts resulting from proximity to the US-101/Ventura Freeway.

As a design feature of the proposed project, existing noise generators (US-101/Ventura Freeway) are mitigated at outdoor residential living areas (patios and balconies), by railings variously designed as open metal, solid, and/or solid with glazed panel, as necessary to provide sound attenuation; such that all patios and/or balconies comply with City noise standards.

11. The development is not located on a site that is any of the following:

- (1) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.**
- (2) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW2 (June 21, 1993).**
- (3) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.**
- (4) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.**
- (5) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.**
- (6) Within a floodplain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a**

flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

- (7) Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.**
- (8) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.**
- (9) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).**
- (10) Lands under conservation easement.**

The project site does not contain any of the above-referenced conditions.

- 12. The development is not located on a site where any of the following apply: The development would require the demolition of the following types of housing:**
- a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.**
 - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.**

The project site does not contain any existing housing.

SECTION 4. 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 as identified and discussed in MND 24-01. Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, has prepared an IS/MND (State Clearinghouse No. 2024030528) in accordance with the requirements of 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

IS/MND identifies and discusses potential impacts, mitigation measures, and monitoring requirements.

SECTION 5. This Resolution shall not become effective unless and until the City of Oxnard City Council adopts the Final IS/MND 24-01 and approves the associated Zone Change (PZ No. 22-570-01). If the City Council fails to approve any of these permits, then this Resolution shall become null and void and be of no further force and effect.

SECTION 6. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 22-500-04 (Special Use Permit), subject to the attached conditions of approval.

SECTION 7. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Oxnard City Code Section 16-545.

SECTION 8. 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 approved August 1, 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. Developer agrees, as a condition of adoption of this resolution, at Developer’s own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

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 ensure 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.

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24. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the City's Landscape Architect shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
25. Developer shall review with and provide instructions to the buyer or property manager concerning the irrigation controller operation and the watering schedules.
26. Developer shall install sod or other alternative drought tolerant and California native friendly landscaping in the lawn areas of all front yards and street side yards. (PK, PK-13)

UNDEVELOPED LAND

27. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type,

that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, PK-18)

WATER CONSERVATION

28. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
29. 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)
30. 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)
31. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

PLANNING DIVISION STANDARD CONDITIONS

32. 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)
33. 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)

34. 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*)
35. 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*)
36. 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*)
37. 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)
38. 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.
39. 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*)
40. 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*)
41. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
42. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

43. 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*)
44. 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*)
45. 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*).
46. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, *PL-17*)
47. 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.
48. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)

RESIDENTIAL

49. 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*)
50. 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*)

51. Developer shall provide a powered gate operating system with fob entry access automatic garage door openers for all driveway gates or garages.
52. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)
53. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)
54. Walls separating the patio areas of different units shall be of solid construction, such as masonry, stucco, or wood over wood. Ground level patios shall be enclosed by walls not less than five feet high, except as otherwise approved by this permit. (PL/B, *PL-25*)
55. Additions and patio covers shall conform to the requirements of the applicable setbacks required for the Affordable Housing -AHP and -AHD Additive Zone, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)
56. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)
57. Developer shall provide masonry walls and/or iron style picket fences, or a combination of both on street side yards and along project perimeter property lines. Developer shall install interior lot line fences, to be constructed of wood or other material, subject to the approval of the Planning Division Manager.

PLANNING DIVISION SPECIAL CONDITIONS

58. Applicant shall deposit \$5,000 for mitigation monitoring and reporting associated with development project, PZs 22-500-04 (Special Use Permit), 22-570-01 (Zone Change), and 22-535-03 (Density Bonus). Such funds shall be deposited prior to submission of plans for building or grading permits. (PL).
59. 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.
60. 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.

61. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti on or within the building and/ or any structures, 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)
62. 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)
63. This permit is granted subject to the approval of Planning and Zoning Permit No. 22-570-01 (Zone Change) for the project property. (PL)
64. During all excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufactures' standards.
65. Construction activities should be limited to 7:00 a.m. and 6:00 p.m. weekdays and Saturday, but not on national holidays, in accordance with the Oxnard City Code and the General Plan policies restricting construction times, whichever is more restrictive.
66. The project shall comply with all standards and codes except as approved by Density Bonus Application/ Concessions and Waivers under Oxnard City Code.
67. As bicycle parking is not visible from the street, directional signage to bicycle parking shall be included at the main building entrance. The signage shall be in the form of either a directory not exceeding six (6) square feet and or up to ten (10) individual directional signs not exceeding 1 square-foot each. The plans shall be altered prior to the project being submitted to the initial plan check submittal to Building & Engineering.
68. The applicant shall provide a notice to potential residents clearly outlining the issues associated with living in a mixed-use environment. The language for this disclosure shall be drafted by the applicant and submitted to the Community Development Director. The final language shall be approved to the satisfaction of the Community Development Director. Copies of each signed disclosure shall be made available for review upon written request by the City.
69. The multifamily development is within 500 feet of US 101 or industrially zoned property. The project is required to install high efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 14 or better in the intake of residential ventilation systems. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit

power designed to force air through the MERV 14 filter. To ensure long-term maintenance and replacement of the MERV 14 filters in the individual units, the following shall occur:

- a. The developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from US 101 and industrial zones for all affected units.
 - b. For rental units within 500 feet of the US 101 or any industrially zoned property, the owner/property manager shall maintain and replace MERV 14 filters in accordance with the manufacturer's recommendations. The property owner shall inform renters of increased risk of exposure to diesel particulates from US 101 and industrially zoned properties when windows are open.
70. The multifamily dwellings shall be constructed and designed in accordance with the minimum noise standards. An acoustical report addressing exterior noise sources shall be submitted with the dwelling construction plans for approval by the Building Official. The acoustical report shall address construction and operational phases.
 - a. Construction: The acoustical report shall describe if the construction will involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, occurring near sensitive-receptors shall be evaluated for potential vibration impacts. Developments are required to implement construction techniques which result in construction-related vibration that is less than the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime (7:00am-10:00pm) and not allowed during the nighttime (10:01pm-6:59am)
 - b. Operations: The applicant shall submit evidence to the satisfaction of the Director that all units with patios and/or balconies meet the 65 dBA CNEL.
71. Standpipe systems required by the Fire Department shall be designed to be located within building areas, such as staircase or tuck under parking areas that will lend to visually screen. (PL)
72. No rooftop equipment shall be installed unless screened from all sides by a designed parapet or building element that extends above the height of the tallest part of such equipment. (PL)
73. 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 remaining area.
74. Street side yard walls shall be set back 10 feet from any public sidewalk, or as otherwise approved by this permit.

75. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications.
76. 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.
77. 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.
78. 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.
79. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
80. 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.
81. 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).
82. 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.

83. 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)

Biological Resources

84. Mitigation Measure BIO-1: If construction activities occur within the bird nesting season (generally defined as February 15 through September 15), a qualified biologist shall conduct a nesting bird survey within 7 days prior to the start of construction. If an active nest is observed within 500 feet of the proposed construction, the nest shall be avoided, and a suitable buffer zone shall be delineated in the field such that no impacts shall occur until the nest has been determined to be inactive by a qualified biologist. Construction buffers are generally 300 feet for passerines and up to 500 feet for raptor species; however, avoidance buffers may be reduced at the discretion of the biologist, depending on the location of the nest and species tolerance to human presence and construction-related noise.

If activities must take place within an established buffer, steps shall be taken to reduce indirect effects to nesting activity by actively reducing construction noise within proximity to a presumed nest location and/or installing temporary construction noise barriers. If the reduction of noise is not feasible, construction activities shall be postponed until the nest is deemed inactive and/or the breeding season has concluded.

Cultural Resources

85. Workers Environmental Awareness Program. Prior to the start of construction activities, all construction personnel shall be trained regarding identification and treatment protocol for inadvertent discoveries of resources (archaeological and tribal) and human remains. A basic presentation and handout or pamphlet shall be prepared to ensure proper identification and treatment of inadvertent discoveries of cultural resources and human remains. The purpose of the training is to provide specific details on the kinds of materials that may be identified during ground disturbing activities and explain the importance of and legal basis for the protection of human remains and significant cultural resources. Each worker shall also be trained in the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground disturbing activities. These procedures include but are not limited to work curtailment or redirection, and the immediate contact of the site supervisor and a Qualified Archeologist per Mitigation Measure CUL-2. (MND, CUL-1)
86. Inadvertent Discovery Clause. In the event that potential archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find (at least 100 feet) and a Qualified Archaeologist shall be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. An appropriate buffer area shall be established by the Qualified Archaeologist.

Reasonable assumptions regarding the potential for additional discoveries in the vicinity, and safety considerations for those making an evaluation and potential recovery of the discovery shall be provided by the Qualified Archaeologist. This buffer area shall be established around the find where construction activities shall not be allowed to continue until the evaluation is completed. Grading activities shall be allowed to continue outside of the buffer area, and an archaeological monitor shall be provided during these grading activities outside the buffer area, if determined necessary by the Qualified Archaeologist. All resources unearthed by Project construction activities shall be evaluated by the Qualified Archaeologist. If a resource is determined by the Qualified Archaeologist to constitute an archeological resource pursuant to the CEQA Guidelines Section 15064.5, the Qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resource. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If in coordination with the City, it is determined that preservation in place is not feasible, appropriate treatment of the resource shall be developed by the Qualified Archaeologist in coordination with the City and may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any archaeological material collected shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school, Tribe, or historical society in the area for educational purposes. (MND, CUL-2)

87. **Paleontological Resources.** In the event that potential paleontological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find (at least 50 feet) and a Qualified Paleontologist shall be notified immediately to assess the significance of the find and determine whether or not additional study is warranted. All paleontological resources shall be identified, handled, and treated in accordance with the applicable provisions of the Society of Vertebrate Paleontology (SVP) standards.

An appropriate buffer area shall be established by the Qualified Paleontologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. Grading activities shall be allowed to continue outside of the buffer area, and a paleontological monitor shall be provided during these grading activities outside the buffer area, if determined necessary by the Qualified Paleontologist. At the Qualified Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing and evaluation. If preservation in place is not feasible, the Qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the materials, such as the Museum of Ventura County, if such an institution

agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school or historical society in the area for educational purposes. (MND, CUL-3)

88. If human remains are encountered, the Applicant or its contractor shall halt work in the vicinity (within 100 feet) of the discovery and contact the Ventura County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5, which requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the landowner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing of, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete his or her inspection and make his or her recommendation within 48 hours of being granted access by the landowner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the MLD on all reasonable options regarding their preferences for treatment. (MND, CUL-4)

POLICE DEPARTMENT STANDARD CONDITIONS

Exterior Lighting

89. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
- a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially

- shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
- e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
90. Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
91. All exterior lighting shall operate from dusk to dawn.
92. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
93. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lenses shall be flat and parallel to the ground/floor. Wall packs and other luminaires that throw light laterally are not allowed unless specifically approved by Planning and Police.
94. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
95. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Plan sheet shall include:
- a. Tree species table which shows canopy bottom, top, and broadest diameter at a 20-year maturity. Bottom of tree canopies shall not be less than 15'-above any drive area to provide clearance for Fire and Solid Waste Vehicles.
 - b. Pole mounted luminaires shall be placed to illuminate under tree canopies at a 20-year maturity. Pole and arm instruments should be considered in areas between landscape finger-planters.
 - c. Areas where walkways exist opposite from parking stalls, Pole and arm instruments should be placed directly opposite from finger-planters.

Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

96. Interior tuck under and garage parking facilities shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature.
97. Parking stalls shall be enumerated with painted numbers on the surface of the parking
98. stall. However, the stall numbers shall not correspond to the residential unit assigned the stall.

Security Camera Systems

99. Security camera system shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
 - a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.
 - b. Access to the cloud based camera system may be made accessible to the Oxnard Police Department for specific areas of the property and adjacent areas that are either public, or, semi-public that include: adjacent public street, alleys, sidewalks, and within the private property the parking facility and paseo. Contact specialprojects@oxnardpd.org to participate in this program.
 - c. If the Police Department is provided access to the cloud based camera system, privacy of residents shall be taken into consideration.
 - d. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - e. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - f. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
 - g. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - h. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - i. Recorded images shall bear a date and time stamp that cannot be altered.
 - j. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.

- k. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
- l. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- m. A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
- n. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
- o. Security cameras shall be installed to monitor activity around each side of the building's exterior.

Access Control Systems

- 100. The site shall be equipped with an access control system that shall restrict human and vehicle access to semi-public areas of the site. The areas considered "semi-public" shall include: parking areas restricted to residents, the building lobby, mailroom, shared hallways, laundry rooms, activity rooms, pool and physical fitness facilities.
- 101. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capability to add or subtract an access instrument assigned to a particular residential unit, employee, or service provider.
- 102. The access control system shall include a call system at the exterior of the site's primary entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.
- 103. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.
- 104. "Click-To-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders.

Security Plan

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

- a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
 - b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
 - c. The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi-public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible party or resident. This would include access to the lobby, parking garage, laundry room, mailroom, emergency exits, etc. When a camera is positioned for face capture it shall be noted on the camera chart.
 - d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
 - e. The Security Plan shall identify all the components of the access control system their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model. The access control system shall provide site access to tenants and persons authorized by the site management. The access control sites shall include areas deemed semi-public such as the lobby, parking garage, laundry room, mailroom and any shared facility such as an activity room or community kitchen.
 - f. Click-to-Enter technology shall be installed to provide access for first responders to all entrances to the facility that serve as an interface between public and semi-public areas. All such access points shall be identified on the Security Plan.
 - g. The permittee/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.
106. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:
- a. Site management should establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management should send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number, dedicated email address, and the person managing the site.
 - b. A sign shall be posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.
 - c. Site management should participate in crime prevention programs designed for multi-unit residential housing facilities.

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

Alarms

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

Landscape

110. Landscape elements shall be arranged and maintained to provide clear lines of sight and eliminate potential places of concealment.
111. 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.
112. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.
113. Natal Plum or similar hedge shrub shall be used as a “defensive barrier to protect against unhoused habitation in areas prone to such activities.
114. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

115. 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

116. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
117. Graffiti shall be removed or painted over within 48-hours of application. Site management shall maintain a supply a paint to match the building's exterior color scheme.
118. Developer/owner/site manager shall inform owners and renters via tenant rules, the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should Police respond to a disturbance multiple times, a service charge may be incurred up to \$500.

Signage

119. 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)
120. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number and the email address dedicated to the site management office.
121. 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".
122. Courtyard area signage & tenant rules – Amplified music shall not be audible beyond the confines of the Courtyard area.

Mail Delivery

123. Mail and parcel delivery shall be in a room controlled by the building's access control system. This room shall be configured so that only tenants, USPS and parcel delivery services have access. Building guests shall not have access to this area. This area shall also be monitored by the site's security camera system. This area shall have these features:
 - a. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the requirements of the USPS.

- b. A secure mailbox shall be provided for each residential unit.
- c. A secure system for receiving parcel deliveries shall be established and maintained. (PD/USPS)

FIRE DEPARTMENT STANDARD CONDITIONS

- 124. 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*)
- 125. 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*)
- 126. 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*)
- 127. 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*)
- 128. 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*)
- 129. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
- 130. 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*)
- 131. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
- 132. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of

the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)

133. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
134. 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*)
135. 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*)
136. 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*)
137. 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*)
138. 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

139. 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.
140. Locate Fire Department Connection and provide a fire hydrant with 50-feet.
141. Class I standpipe is required in each stairwell and within the parking area.
142. Fire sprinkler coverage is required for:
 - a. Covered Parking.
 - b. Patios, overhangs or any other projections that are 48" or more from the structure.

- c. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - d. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
- 143. 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.
 - 144. Ensure landscape trees do not block bedroom emergency window exits.
 - 145. 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.
 - 146. Gurney size elevators will be required.

ENVIRONMENTAL RESOURCES DIVISION

- 147. 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.
- 148. 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.
- 149. 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.
- 150. 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.
- 151. Any new or renovated waste enclosures, including collection rooms, 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.

152. 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.
153. Procedures shall be developed for the project to ensure that the property management makes 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.
154. 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.
155. Developer and operator shall install clearly labeled storage containers in the kitchen base cabinet within each unit to facilitate separate disposal of recyclable and non-recyclable waste typically generated by tenants. The location and specifications (size, materials, etc.) of such storage unit shall be shown on the construction document floor plans submitted to the City for building permits. Recycling guidelines shall be clearly posted on the door of the storage cabinet. The intent of this mitigation measure is to create a situation wherein recycling is as convenient for project guests as disposing of trash.
156. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.
157. Apartment operator (Management) shall provide literature in each apartment (including on the door of the storage cabinet) explaining the importance of recycling, what can be recycled, and providing suggestions for source reduction, as well as water and energy conservation. City contacts for waste reduction, water conservation, and energy savings shall be listed in the literature.
158. 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.

159. 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)
160. Property Owner (Management) shall provide sufficient containers to custodial staff to prevent the contamination of recyclables with waste or moisture.
161. The property owner(s) shall provide a source separated three (3) stream waste system by providing separate trash chutes for: (1) refuse, (2) commingled recycling and (3) organic material, generated by the proposed development;
 - a. Alternatively, if the property owner(s) proposes a two (2) stream waste system (no organic material chute) then the property owner(s) shall then provide organic waste receptacles on each proposed floor for use by the residents on that floor. The organic waste receptacles on each floor, will need to be regularly emptied by the property owner(s) staff and placed into the organic waste bin located in the trash room. The organic waste material bin(s) will then need to be brought out to the designated staging area to be serviced, by the property owner(s) staff.
 - b. All materials shall be placed in commercial bins, and brought to the designation staging area.
162. The property owner(s) staff shall pull out refuse/recycle/organic bins to the staging area where refuse equipment may access the bins for collection, on the day(s) of service. The refuse/recycle/organic bins shall be moved back to the trash room by the property owner(s) staff immediately after being serviced by the City;
163. A designated staging area for the service of refuse/recycle/organic bins shall be located on the property, be accessible by an unobstructed path of at least 16' high and 12' wide to ensure safe access, have a height clearance of 25' (for overhead bin lifting, be improved to withstand refuse equipment weighing up to 62,000 lb and be at a location approved by the Environmental Resources Division.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

164. 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)
165. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)

166. Developer shall have the site improvement plans prepared using standard Building and Engineering 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 Building and Engineering Division. (DS-3)
167. 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)
168. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
169. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
170. Before connecting the project to existing sewer and water service laterals, Developer shall conduct an inspection (pothole or video) of the 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)
171. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
172. 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)
173. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
174. 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)
175. Developer shall install all new on-site electric, cable, telephone and similar utility service laterals underground. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

176. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements and grading 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)
177. A California licensed civil engineer shall prepare the public/site 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)
178. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide updated digital files containing all changes that occur during construction. (DS-16)
179. 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)
180. 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 City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)
181. 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)
182. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

183. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
184. 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)
185. "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)
186. Prior to issuance of a grading/site improvement permit, Developer shall obtain City Engineer approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off-site improvements required by City. (DS-28)
187. 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)
188. 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)
189. 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)
190. 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)

191. 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)
192. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
193. 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)
194. 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)
195. 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)
196. 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)
197. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
198. 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 with a minimum of two flowing hydrants. The water system for the building fire sprinkler 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)
199. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
200. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

201. 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)
202. 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)
203. Developer shall construct a concrete apron along the length of the trash bin staging area opening that extends a minimum of 15 feet from the face of the trash bin staging area into the driveway aisle.
204. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
205. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
206. 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)
207. 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)
208. Using forms provided by the Building and Engineering 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 City Engineer 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)

209. 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)
210. 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)
211. 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)
212. 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)

- 213. Developer shall construct proposed walkways that cross vehicular drive aisles of enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
- 214. 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)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

- 215. Driveway gates shall be located at a minimum distance of 40-feet measured from the back of the walk. (DS)
- 216. The drive aisle width shall be 26-feet minimum unless approved otherwise by the Fire Department. (DS)
- 217. The design and construction of the new driveway approaches on Lockwood Street shall not alter any portions of the existing bioswales. If alteration of the bioswale is needed, the design and calculations shall be submitted to the City Engineer for review and approval, demonstrating full compliance with the previous design parameters and the latest applicable stormwater requirements. (DS)
- 218. The onsite sidewalks and walkways shall provide a 5-foot minimum unobstructed width. At the discretion of the City Engineer, the width may be reduced to 4-feet for specific locations proven infeasible to maintain the 5-foot clear requirement. If affected by vehicle overhang, the width of the sidewalk shall be increased. (DS)
- 219. Americans with Disabilities Act (ADA) and Electric Vehicle (EV) parking spaces not affecting sidewalks shall be 18-feet deep minimum without wheel stops, and those affecting sidewalks shall be 19-feet deep with wheel stops placed at the 17-foot mark. (DS)
- 220. Standard parking stalls shall be 19-feet deep or 17-feet with a 2-foot overhang. Where the 17-foot deep parking stall depth is used, the entire parking stall shall be kept clear from all obstructions, including landscape curbing. (DS)
- 221. Compact parking stalls shall be 17-feet by 8-feet minimum plus 2-feet of overhang. Except stalls 68, 69 & 89, which shall be 17-feet by 8-feet minimum plus 1'-3" of overhang, as approved by this permit. (DS)
- 222. 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)

223. Developer shall review the Title Report and show on a stand-alone exhibit all existing easements, agreements, covenants, and deed restrictions recorded on the property and identify how they affect the project. The exhibit shall clearly identify if any recorded documents need to be vacated or quitclaimed, subject to review and approval of the City Engineer. (DS)
224. Prior to issuance of a site improvement permit, the 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)

Stormwater

225. The proposed underground stormwater detention and retention facilities shall be located at a minimum of 10-feet away from the property line and structural facilities. (DS)
226. Developer's Geotechnical Engineer shall perform percolation tests on the exposed bottom of all infiltration chambers immediately prior to facility construction and provide the City with an opinion that the exposed soil layer is suitable for the proposed infiltration facility based on the 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)
227. 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" and the approved drainage report for Tract 4881. The analysis for the detention and stormwater discharge shall account for the entire project site, including the adjacent street frontages to the street centerline. 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)
228. The Developer shall provide an executed City Standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to the approval of the grading/site improvement plans. (DS)
229. The Developer shall demonstrate to the satisfaction of the City Engineer the flow control design and hydrograph analysis to capture the required retention and detention volumes. The Developer shall demonstrate that the detention basin discharges or infiltrates the detention volume in 24 hours or less. The retention volume shall be infiltrated in 72 hours

or less. If the retention volumes are used for detention purposes, all the retention and detention volumes shall be emptied in 24 hours or less. (DS)

230. The stormwater retention volume shall be computed using the weighted composite C-value and account for the entire project or tributary area. (DS)
231. The onsite stormwater pipeline system, including the final discharge line from the detention system, shall be sized hydraulically to handle the 100-year storm event that accounts for the downstream tailwater elevation or hydraulic grade line from Lockwood Street. The drainage report shall include as-built plans showing the previously established hydraulic grade line. (DS)
232. The onsite drain inlets shall be designed with a 50% clogging factor at depressed locations. (DS)
233. The drainage report for the project shall include an assessment of the upstream stormwater run-on from Freeway 101 into the project and demonstrate how that run-on is handled consistent with the original intent of Tract 4881. (DS)
234. 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)

Wastewater:

235. Developer shall coordinate with Lockwood 1 and 2 projects (also known as PZ 21-500-01 and PZ 21-500-10) to construct the required downstream sewer improvements outlined in the memo entitled "City of Oxnard Sewer Recommendations – Lockwood 1, 2, and 3" dated February 27, 2024. The required downstream sewer improvements are required due to the additional sewer discharge that will be generated by the Lockwood 1, 2, and 3 projects beyond the previously permitted land use designation. The required sewer improvements identified in the memo include: 1) Upgrading the existing 18-inch vitrified clay pipe (VCP) to 21-inch polyvinyl chloride pipe (PVC) from the sewer manhole MH-R21-100 to MH-R21-103 and 2) upgrading the overcapacity pipes with the ratio flow depth to internal pipe diameter above 0.6 from manhole MH-1 to MH-118. The sewer improvements shall be completed prior to building occupancy. (DS)
236. The sewer system shall be designed with sewer manholes, mains, and laterals located a minimum of 10-feet from all detention and retention basins unless approved otherwise by

the City Engineer. The private sewer system shall be labeled clearly on the improvement plans. (DS)

Water:

237. 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)
238. Unless there is an existing property owners association with executed Covenants, Conditions & Restrictions (CC&Rs), the Developer shall be responsible for providing irrigation to all proposed trees and landscaping in the parkway. (DS)
239. 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)
240. 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 2,500 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)
241. Prior to site improvement/grading permit issuance, Developer shall demonstrate to the satisfaction of the City Engineer that the water proposed water demands for the project and associated improvements are within the appropriate ranges for the land use designation originally established under Tract 4881. If the projected water demands exceed the previously established demands, the project shall design and construct water conservation elements for both indoor and outdoor water use to reduce the water demands to the maximum extent feasible consistent with the City's Water Neutrality Policy. (DS)

Trash Enclosure/Waste Collection Rooms:

242. Developer shall construct all trash rooms to include: a) A floor that is substantially level (2% max slope); b) a raised concrete curb on the inside similar to the curb shown on the City Standard trash enclosure; c) a minimum of 11-feet of vertical clearance (to accommodate open and closing of bin covers and chutes); d) a layout design of sufficient size to accommodate the number of storage bins determined necessary by the

Environmental Resources Division; e) sufficient unobstructed aisle width to allow for removal of each individual bin; f) vented trash room with electric-powered rollup doors or approved equal. The final design of the trash rooms is subject to the approval of the Environmental Resources Division. (DS)

243. Prior to occupancy, Developer shall submit a proposed trash enclosure/waste room operation plan to the Environmental Resources Division for review and approval, and provide the City Engineer with an approved copy. At a minimum, the proposal shall require onsite maintenance staff who will be responsible for managing the trash rooms, setting out the containers on collection day, rotating the food waste containers, and returning the bins and containers according to the collection schedule. (DS)
244. The property management is responsible for setting out the refuse containers on collection day; the City will not offer push service and will not be responsible for setting out the containers. (DS)
245. The trash servicing and staging areas shall be constructed out of reinforced concrete with a maximum surface slope of 2% in any direction. The design of the service pad shall allow the trucks to service the bins in the site's general circulatory driveway aisle without the need to drive into the trash enclosure driveway throat. The staging area for the refuse bins shall be outside the 26-foot driveway aisle. (DS)

HOUSING DEPARTMENT CONDITIONS:

Density Bonus Requirements

246. Prior to, or concurrently with, final map recordation or, where the qualified housing development does not include a map, prior to issuance of a building permit for any structure on the site Owner/Developer shall enter into a Density Bonus agreement with the City in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the thirty-eight (38) units which qualified the applicant for a 50% Density Bonus increase above base density of one hundred and fifty-six (156) units and three (3) Density Bonus Concessions.
247. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of fifty-five (55) years, the term shall commence upon occupancy of the first unit in the development.
248. The Density Bonus Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, collection of an annual report, standards for qualifying household incomes or other qualifying criteria. Owner/Developer hereby agree that fees may be charged to the developer for monitoring, staff time expended for preparation of the Density Bonus agreement and subsequent compliance with said agreement.

249. Pursuant to the Owner/Developer's Density Bonus requirements, Owner/Developer must make thirty-eight (38) units available for rent to households with annual incomes at or below 80% the Area Median Income (AMI) for Ventura County. (Lower Income)
250. The thirty-eight (38) affordable units must include a mixture of unit types by bedroom count that is proportionate to the same percentage ratio as the market rate units. In order to comply with Density Bonus requirements as well as the City of Oxnard Additive Zone Ordinance 2999 and Inclusionary Housing Ordinance 2980, one (1) studio, three (3) one-bedroom units, three (3) two-bedroom units, and one (1) three-bedroom units must be offered for rent to very-low income households with annual incomes that do not exceed 50% of the AMI for Ventura County, as set forth in California Health and Safety Code 50105. The remaining thirty (30) affordable units must be offered for rent to low income households with annual incomes that do not exceed 80% of the AMI for Ventura County, as set forth in California Health and Safety Code 50079.5, and must include two (2) studios, eleven (11) one-bedroom units, fourteen (14) two-bedroom units, and three (3) three-bedroom units.
251. Prior to offering the affordable units for rent, the Owner/Developer must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.
252. For Low-Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one-twelfth (1/12) times the product of thirty percent (30%) times sixty percent (60%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to sixty percent (60%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in the sections 6918 and 6932 of Title 25 of the California Code of Regulations and as Affordable Rent is defined in California Health and Safety Code 50053 (b)(4), unless another subsidy program is used, in which case the stricter requirement shall be applied. In adjusting rents for household size for this purpose, it shall be assumed that one person will occupy a studio unit, two persons will occupy a one-bedroom unit, three persons will occupy a two-bedroom unit, and four persons will occupy a three-bedroom unit.
253. For Very-Low Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one-twelfth (1/12) times the product of thirty percent (30%) times fifty percent (50%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to fifty percent (50%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in the sections 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. In adjusting rents for household size for this purpose, it shall be assumed that one person will occupy a studio unit, two persons will occupy a one-bedroom unit, three persons will a two-bedroom unit, and four persons will occupy a three-bedroom unit.

254. Prior to issuance of a certificate of occupancy, Owner/Developer shall obtain written approval from the Housing Department certifying that the required number of affordable units are being provided at Affordable Rents and that a Management Plan, prepared by the Owner/Developer, for the operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Owner/Developer shall provide a copy of the written approval issued by the Housing Department to the City's project planner prior to issuance of the certificate of occupancy.

Affordable Housing Additive Zone Requirements

255. Prior to, or concurrently with, final map recordation or, where the qualified housing development does not include a map, prior to issuance of the first building permit for any structure on the site Owner/Developer shall enter into an Affordable Housing Agreement with the City in a form approved by the Housing Director and City Attorney ensuring the continued affordability of at least thirty-two (32) units (20% of the development's base density), as set forth in Section 16-420E.(A) of the City of Oxnard Additive Zone Ordinance 2999.
256. The Affordable Housing agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of 55 years, the term shall begin upon occupancy of the first unit in the development.
257. The 20% affordability requirement shall also comply with the City of Oxnard Inclusionary Housing Ordinance 2980, which requires that eight (8) of the affordable units be made available for rent to very-low income households with incomes at or below 50% of the AMI for Ventura County, as set forth in California Health and Safety Code 50105. The remaining twenty-four (24) affordable units must be made available for rent to low income households with incomes at or below 80% of the AMI for Ventura County, as set forth in California Health and Safety Code 50079.5 and Section 16-420E.(B) of the City of Oxnard Additive Zone Ordinance 2999.
258. The rent for Very-Low and Low-Income Households shall be calculated as described in conditions 252 and 253 above.
259. The thirty-two (32) affordable units must include a mixture of unit types by bedroom count that is proportionate to the same percentage ratio as the market rate units. In order to comply with the City of Oxnard Additive Zone Ordinance 2999 and Inclusionary Housing Ordinance 2980, one (1) studio unit, three (3) one-bedroom units, three (3) two-bedroom units, and one (1) three-bedroom unit must be offered for rent to very-low income households with annual incomes that do not exceed 50% of the AMI for Ventura County, as set forth in California Health and Safety Code 50105. The remaining twenty-four (24) affordable units must be offered for rent to low income households with annual incomes that do not exceed 80% of the AMI for Ventura County, as set forth in California Health and Safety Code 50079.5, and must include two (2) studio units, nine (9) one-bedroom units, eleven (11) two-bedroom units, and two (2) three-bedroom units.

260. Oxnard Preference. To the maximum extent permitted by applicable law, Owner/Developer will establish a preference for the rental of the affordable units to qualified and otherwise eligible households, subject to other restrictions related to funding sources. Preference will be established as follows:
- a. Households that live and work in the City of Oxnard.
 - b. Households that live or work in the City of Oxnard; and
 - c. All other households. Developer will prepare and implement a marketing plan intended to offer a first view of housing opportunities of all affordable units to be developed to Oxnard residents and workers. Such a marketing plan will offer such a first view for at least sixty days.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of August 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 1st day of August 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, AICP, Secretary

ATTACHMENT H

**DRAFT PLANNING COMMISSION RESOLUTION RECOMMENDING
APPROVAL OF PLANNING AND ZONING PERMIT No. 22-570-01
(ZONE CHANGE)**

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL APPROVE PLANNING AND ZONING PERMIT NO. 22-570-01 (ZONE CHANGE) TO ALLOW THE ZONE CHANGE OF THE PROPERTY AT 2151 LOCKWOOD STREET (APN: 213-0-090-275) FROM BUSINESS RESEARCH PARK (BRP) TO BUSINESS RESEARCH PARK - AFFORDABLE HOUSING DISCRETIONARY (BRP-AHD). FILED BY MARK ROSS – MANAGER, SVM DEVELOPMENT, 1534 MOORPARK ROAD #337, THOUSAND OAKS, CALIFORNIA 91360 (THE “APPLICANT”) ON BEHALF OF SUNBELT ENTERPRISES, LLC, 5715 MESMER AVENUE, LOS ANGELES, CALIFORNIA 90230 (THE “PROPERTY OWNER”).

WHEREAS, on November 2, 2022, Mark Ross (the “Applicant” and/or “Permittee”) submitted a request to approve Planning and Zoning Permit No. 22-570-01 (Zone Change), Special Use Permit (PZ 22-500-04), and Planning and Zoning Permit No. 22-535-03 (Density Bonus); and

WHEREAS, if the aforementioned entitlement applications are collectively approved by the City of Oxnard, the project would be permitted to develop a new five-story, 234-unit, mixed-income, multi-family apartment building and related improvements located on the existing, vacant 5.17-acre property at 2151 Lockwood Street (APN: 213-0-090-275) (“Project”); and

WHEREAS, the proposed Zone Change requests that the City’s Zoning Ordinance Map change the zoning of the subject project site from Business Research Park (BRP) to Business Research Park - Affordable Housing Discretionary (BRP-AHD); and

WHEREAS, the City of Oxnard as the Lead Agency, has prepared Final IS/MND 24-01 in accordance with the requirements of 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; and

WHEREAS, pursuant to provisions of the California Environmental Quality Act and CEQA Guidelines, Section 15063, and following an Initial Study and environmental assessment of possible adverse impacts, the project will not have a significant effect on the environment because of the inclusion of certain mitigation measures for which lessened potential adverse impacts to a level of less than significant. Therefore, the Planning Division has prepared a Mitigated Negative Declaration with mitigation measures and monitoring program in accordance with the provisions of CEQA, including, without limitation CEQA Guidelines Sections 15070, 15071, 15072, and 15073, which have been incorporated as conditions; and

WHEREAS, a Notice of Intent to Adopt an Initial Study and Draft Mitigated Negative Declaration (IS/MND) (MND 24-01) for the Project was published and posted on March 18,

2024, at the State Office of Planning and Research (OPR) website and at the Ventura County Recorder's Office pursuant to CEQA Guidelines Sections 15072 and 15073; and

WHEREAS, the public comment period on the Draft IS/MND ran for thirty (30) days commencing on March 18, 2024 and ending on April 17, 2024; and

WHEREAS, after the close of the comment period on the IS/MND, the IS/MND was modified as set forth in Chapter 4 of the Response to Comment document; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City has prepared Final IS/MND 24-01 containing all comments received on the Draft IS/MND 24-01, written responses to all substantive comments, and necessary changes to the text of the Draft IS/MND 24-01; and

WHEREAS, the Planning Commission is concurrently approving Special Use Permit (PZ 22-500-04) and Density Bonus Permit (22-535-03) develop a new five-story, 234-unit, mixed-income, multi-family apartment building and related improvements located on the existing, vacant 5.17-acre property at 2151 Lockwood Street (APN: 213-0-090-275) subject to approval of the related actions within the Special Use Permits and Density Bonus Permits conditions of approval, respectively; and

WHEREAS, Section 16-581 of the Oxnard City Code authorizes the Planning Commission to recommend the action to be taken by the City Council on the application for a Zone Change; and

WHEREAS, on August 1, 2024, the Planning Commission conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 22-570-01 (Zone Change) in accordance with the City's 2030 General Plan and Oxnard City Code (Sections 16-575 through 16-590 (Zone Change)); and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in the Oxnard City Code; and

WHEREAS, the Commission considered Final IS/MND 24-01 prior to taking action on the Project; and

WHEREAS, the Development Advisory Committee (DAC) reviewed the plans on December 14, 2022, and March 1, 2023, and provided conditions of approval for the project that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the approval of a Zone Change amending the City's Zoning Ordinance Map to change the zoning of the project site from Business Research Park to Business Research Park - Affordable Housing Discretionary (BRP-AHD); and

WHEREAS, the pursuit of the Zone Change is a reasonable exercise of the City's police powers to ensure the continued health, safety, and welfare of the public by providing housing opportunities for the residents of the City of Oxnard; and

WHEREAS, the proposed Zone Change is consistent with the policies and directives in the 2030 General Plan, if the Zoning Ordinance to allow orderly development to those areas that can be served by existing or planned utilities, transportation, and service systems. The proposed Zone Change does not represent a significant change in the 2030 General Plan and Zoning Ordinance nor does it result in significant new environmental impacts that have not been previously evaluated; and

WHEREAS, the Applicant agrees 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.

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 Zone Change is internally consistent with all other provisions of the City of Oxnard 2030 General Plan.

SECTION 3. The Planning Commission finds that the Zone Change 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 Zone Change 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 proposed Zone Change from Business Research Park to Business Research Park - Affordable Housing Discretionary (BRP-AHD) is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the Zone Change is in the best interests and welfare of the City and its residents.

SECTION 7. In recommending adoption of this Resolution for the Zone Change, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act because an Addendum to the Mitigated Negative Declaration (Final

MND 2004-11) that was prepared for the 2004 Dunkirk Drive Project was considered by 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 as identified and discussed in MND 24-01. Pursuant to the California Environmental Quality Act (CEQA) Section 15060, the City of Oxnard as the Lead Agency, has prepared an IS/MND (State Clearinghouse No. 2024030528) in accordance with the requirements of 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 IS/MND identifies and discusses potential impacts, mitigation measures, and monitoring requirements. With implementation of mitigation measures, there is no substantial evidence that the proposed project will have a significant effect upon the environment.

SECTION 8. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby recommends to the City Council approval of Planning and Zoning Permit No. 22-570-01 (Zone Change).

SECTION 9. The action of the Planning Commission is a recommendation which may not be appealed.

SECTION 10. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of August 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 1st day of August 2024, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Resolution No. 2024-XX (Planning and Zoning Permit No. 22-570-01 – Zone Change)
Planning Commission Date: August 1, 2024
Page 5 of 5

Joe Pearson II, AICP, Secretary

ATTACHMENT I

STAFF PRESENTATION

Lockwood 3 Apartments

Planning & Zoning Permit Nos.

- 22-500-04 (Special Use Permit)
- 22-535-03 (Density Bonus Permit)
- 22-570-01 (Zone Change)

Applicant: Mark Ross - Manager, SVM Development

Brenna Wengert, AICP, Contract Planner

Planning Commission
August 1, 2024

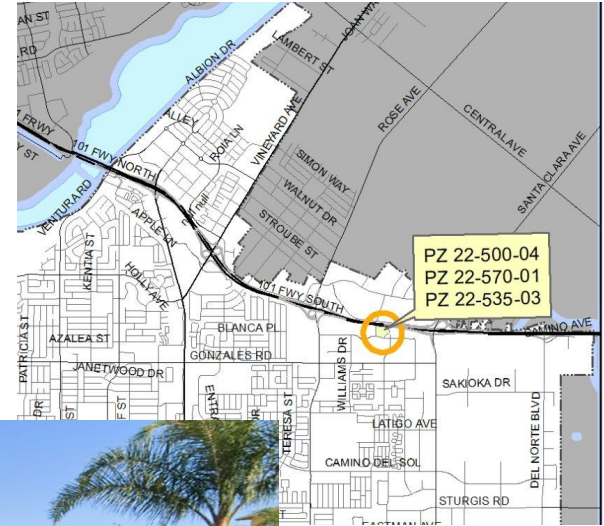
Project Description

- A request for the following actions:
 - **PZ 22-500-04 - (Special Use Permit)**
 - 5-story, 234 unit apartment building
 - Mixed income, multi-family
 - 5.17 acre site
 - **PZ 22-535-03 – (Density Bonus)**
 - 50% density bonus increase over maximum allowable residential density for qualified affordable housing development.
 - Concessions and Waivers to modify development standards related to open space requirements, balconies, bedroom locations, setbacks, parking design, and parking reductions.
 - **PZ 22-570-01 – (Zone Change)**
 - Proposed zone change to Affordable Housing Discretionary (AHD) Additive Zone.

Project Location

Subject Site: 2151 Lockwood Street

Vacant **5.17-acre** property within the Business Research Park (**BRP**) land use designation & **BRP** zone district



Existing Conditions



Project Location

Aerial-View



Reference North

TABLE 1
EXISTING AND SURROUNDING LAND USES

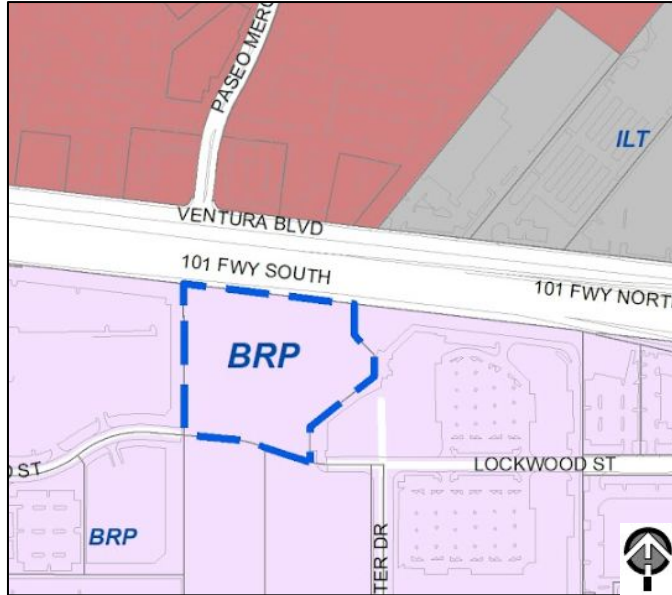
Property Location	General Plan Land Use Designation	Zoning Designation	Existing Land Use
Project Site	Business and Research Park (BRP)	Business and Research Park (BRP)	Vacant, undeveloped
North	Not applicable	Not applicable	US-101/Ventura Freeway
South	Business and Research Park (BRP)	Business and Research Park/ Affordable Housing Discretionary (BRP-AHD)	Vacant, undeveloped; Approved for construction of mixed-income, multi-family apartment buildings (Lockwood 1 and Lockwood 2).
East	Business and Research Park (BRP)	Business and Research Park (BRP)	Outlet center; California Lutheran University satellite campus
West	Business and Research Park (BRP)	Business and Research Park (BRP)	Automobile dealership

Background

- Tract 4881 approved by City Council on November 16, 1993 and recorded on December 8, 1993.
- Subsequent lot line adjustments, LLA 99-5-151 (recorded on February 2, 2000) and LLA 00-5-103 (recorded on October 31, 2000)- No development took place
- Tentative parcel map (PZ 18-300-10) was approved by the City Council on September 17, 2019, to create two parcels and construct the connection of Lockwood Street with associated infrastructure
- Parcel has remained undeveloped

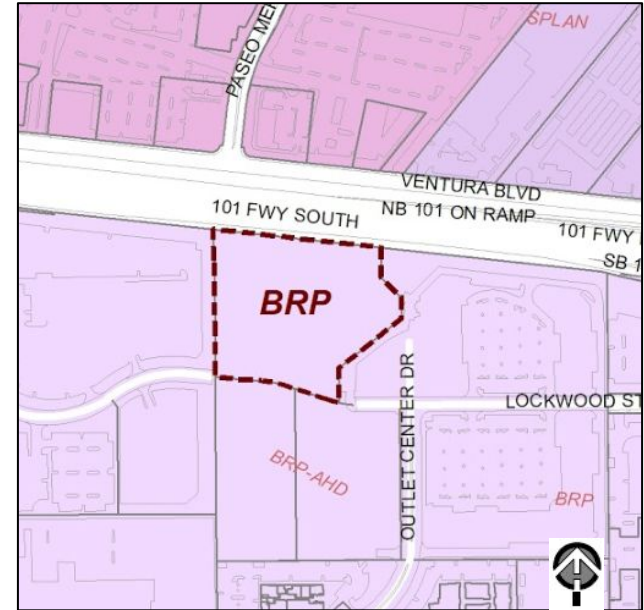
General Plan & Zoning Maps

General Plan Land Use Designation



Business Research Park Land Use Designation

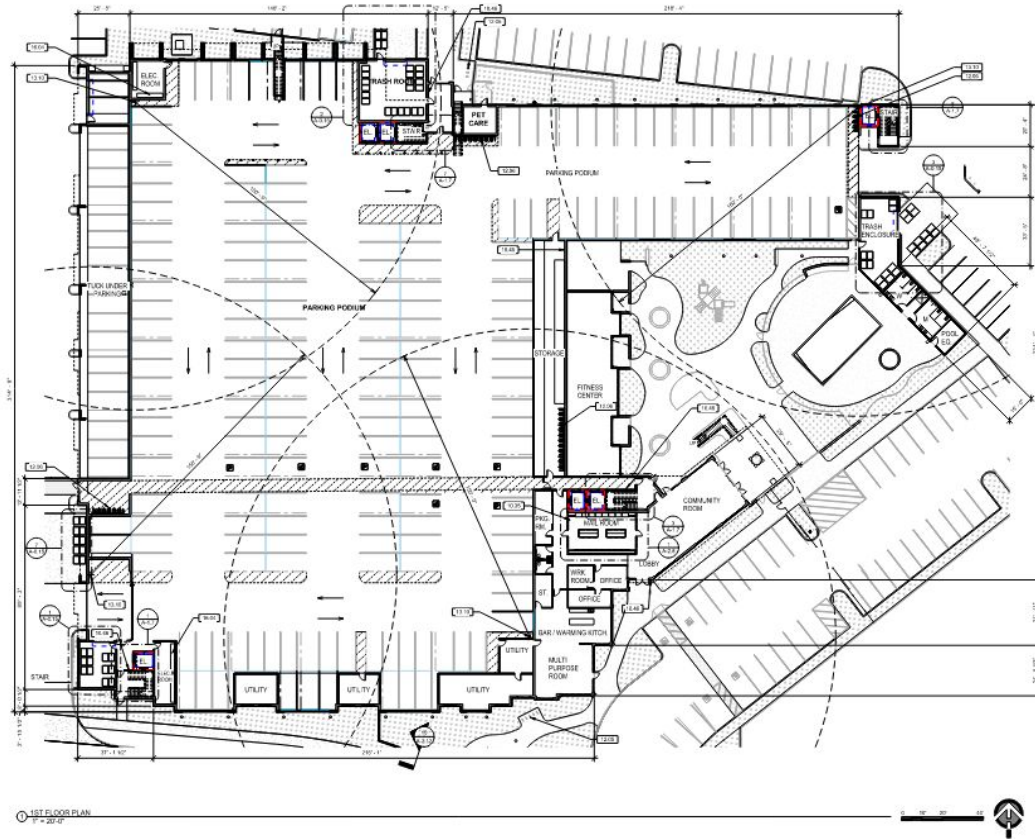
Zoning Designation



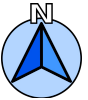
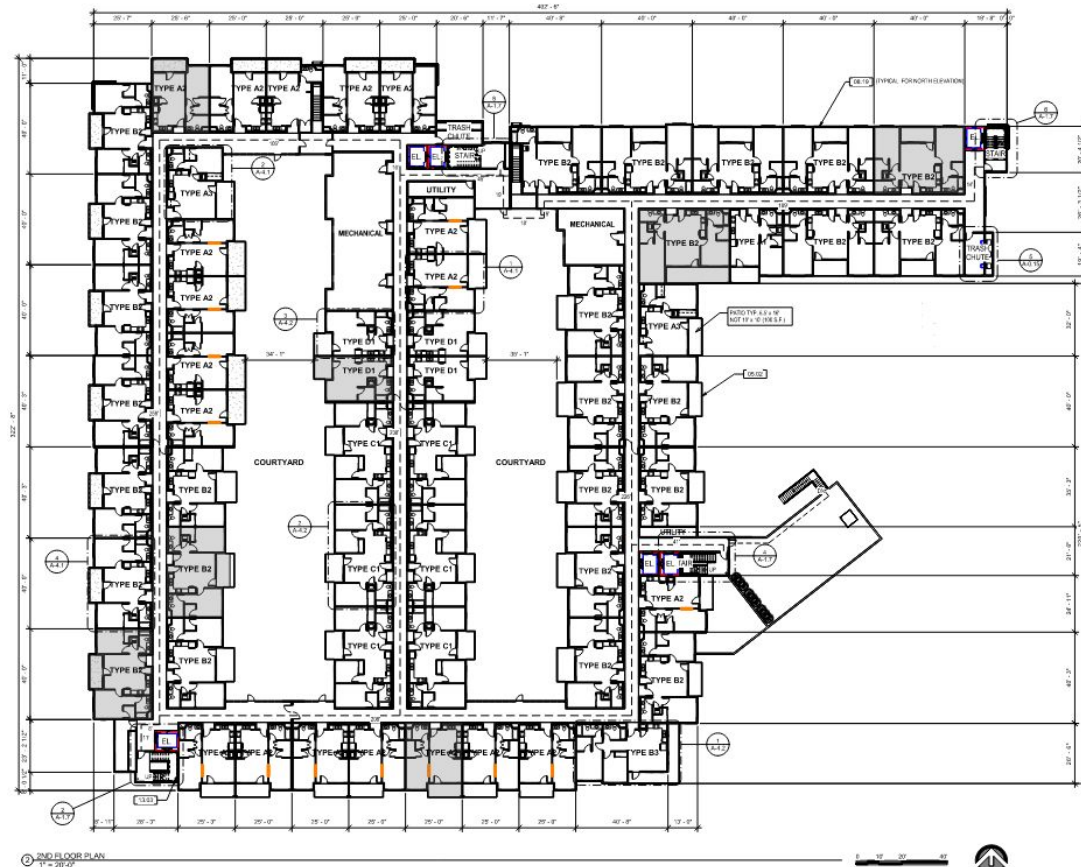
Business Research Park (BRP)

[illegible]

Proposed Floor Plans - Parking level

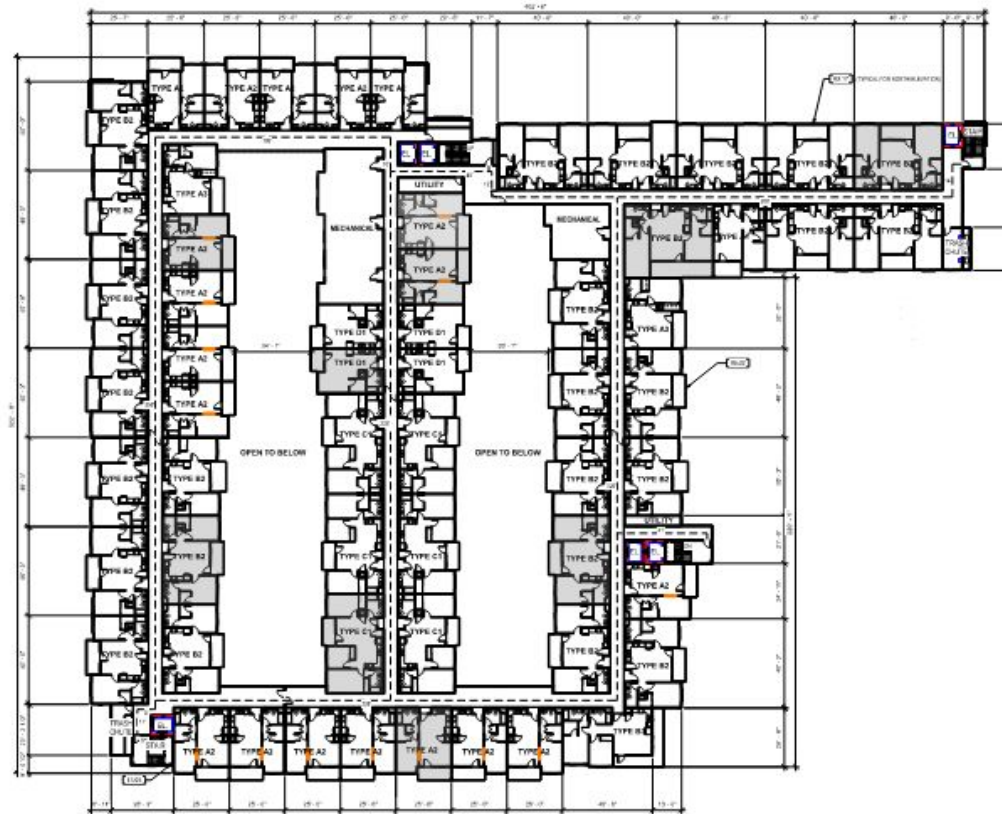


Proposed Floor Plans - 2nd Floor



Reference
North

Proposed Floor Plans - 3rd Floor

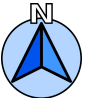
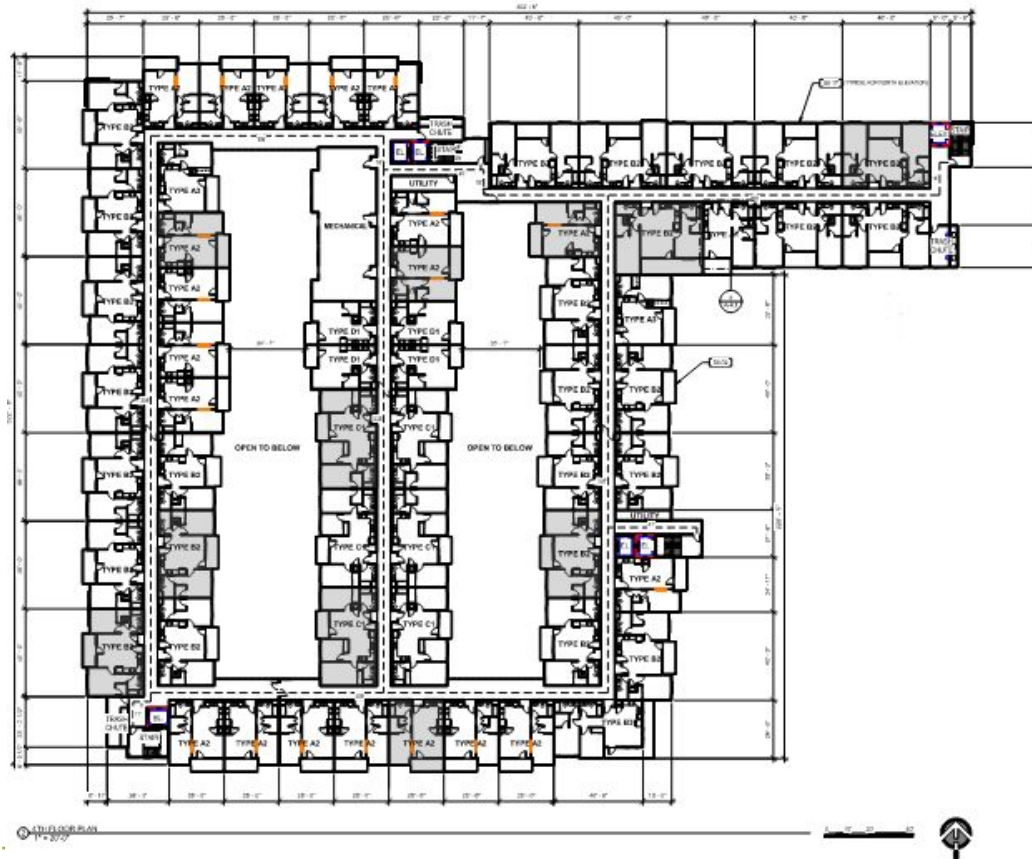


3RD FLOOR PLAN
1" = 20'-0"



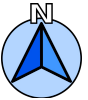
Reference
North

Proposed Floor Plans - 4th Floor



Reference
North

Proposed Floor Plans - 5th Floor



Reference
North

Renderings of proposed project



Southeast Elevation



Northeast Elevation



North Elevation



West elevation

[illegible]

General Plan Consistency

- The development of the proposed Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report. Some of the key policies are:
 - Sustainable Community Policy 3.1 - New Residential Development
 - Community Development Policy 1.2 - Infill Development
 - Community Development Policy 1.4 – Transportation Choices
 - Community Development Policy 1.5 – Housing Variety
 - Community Development Policy 8.5 - Impact Mitigation
 - Community Development Policy 15.6 - Share of Regional Taxable Sales
 - Community Development Policy 16.6 - Provide for a Variety of Housing Choices

Zone Change Request

- Property currently zoned as Business Research Park (BRP):
 - Intended for professional, administrative, research, limited manufacturing, & supporting commercial activities.
- Request for zone change to Affordable Housing Discretionary additive zone:
 - Retains underlying BRP zone but allows residential development up to 30 units per acre.
- Affordable Housing Additive Zones:
 - City-initiated to promote affordable residential developments.
 - Aimed at meeting the City's Regional Housing Needs Allocation (RHNA).
 - City currently in compliance with RHNA goals, with capacity for additional 9,167 units.
- Impact of Zone Change:
 - Maintains BRP zone but allows residential development, affecting intended uses like office and limited industrial spaces.
 - Considers trade-offs between residential development and tax-generating business and job opportunities.

Zoning Code Compliance

- The Project would be developed under the Business Research Park - Affordable Housing Discretionary (BRP-AHD) zone district, subject to approval of the Zone Change.
- Development tables were incorporated into the staff report showing and comparing applicable development standards for this project
 1. Affordable Housing Discretionary (OCC §16-420A to 16-420I)
 - Height- up to 5 stories
 - Density- 30 units/acre
 2. Attached Dwelling Unit Development Standards (OCC §16-360 to §16-363)
 3. BRP Multiple-Family Zone (OCC §16-43 to 16-48)

Zoning Code Compliance - Density Bonus

Density Bonus Concession (3)	1. Bedroom facing public right-of-way at ground floor level 2. Interior Yard Space (IYS) reduction 19% (30% required) 3. Patio & Deck minimum size (10 feet X 10 feet required) reduction
Density Bonus Waivers (3)	1. Allow for building height to increase from a maximum of 56 feet to 68 feet. 2. Allow for a reduction of the front setback 30 feet to approximately 6.5 feet. 3. Allow for landscape planter overhang to be less than 5 feet, but no less than 2 feet.
State Bonus Density Parking Reductions	Provide 351 parking spaces onsite (300 parking spaces Required). 1. 1 spaces per unit for 1 bedroom and 1.5 spaces for 2 or 3 bedrooms. (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 2. Allow uncovered parking (Garage required by the OCC) 3. Allow for Tandem parking 4. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

Environmental Review

- In accordance with Section 15060, the City of Oxnard as the Lead Agency, prepared a Mitigated Negative Declaration (MND) in accordance with CEQA and the CEQA Guidelines.
- The MND:
 - Identified and discussed potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas.
 - Was available for public review from March 18, 2024 to April 17, 2024
 - Comment Letters were received during public review period and are included in the Final Draft of the IS/MND, along with responses to each of the comments.
- Staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment.
- The IS/MND includes a Mitigation Monitoring and Reporting Program that details the process to implement the required mitigation measures.

Public Notice

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

Select Recommended Conditions of Approval:

Condition # 63 - This permit is granted subject to the approval of Planning and Zoning Permit No. 22-570-01 (Zone Change) for the project property. (PL)

Condition # 69 - The multifamily development is within 500 feet of US 101 or industrially zoned property. The project is required to install high efficiency Minimum Efficiency Reporting Value (MERV) filters of MERV 14 or better in the intake of residential ventilation systems. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV 14 filter. To ensure long-term maintenance and replacement of the MERV 14 filters in the individual units, the following shall occur:

- The developer, sale, and/or rental representative shall provide notification to all affected tenants/residents of the potential health risk from US 101 and industrial zones for all affected units.
- For rental units within 500 feet of the US 101 or any industrially zoned property, the owner/property manager shall maintain and replace MERV 14 filters in accordance with the manufacturer's recommendations. The property owner shall inform renters of increased risk of exposure to diesel particulates from US 101 and industrially zoned properties when windows are open.

Select Recommended Conditions of Approval:

Condition # 246 - Prior to, or concurrently with, final map recordation or, where the qualified housing development does not include a map, prior to issuance of a building permit for any structure on the site Owner/Developer shall enter into a Density Bonus agreement with the City in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the thirty-eight (38) units which qualified the applicant for a 50% Density Bonus increase above base density of one hundred and fifty-six (156) units and three (3) Density Bonus Concessions.

Condition # 247 - The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of fifty-five (55) years, the term shall commence upon occupancy of the first unit in the development.

Condition # 249 - Pursuant to the Owner/Developer's Density Bonus requirements, Owner/Developer must make thirty-eight (38) units available for rent to households with annual incomes at or below 80% the Area Median Income (AMI) for Ventura County.
(Lower Income)

Recommendation: That the Planning Commission:

- a) Adopt Resolution recommending that the City Council adopt **Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 24-01** for the 2151 Lockwood Street (Lockwood 3) Apartments Project (Governor's Office of Planning and Research State Clearinghouse No. 2024030528); and
- b) Adopt Resolution recommending that the City Council approve **Planning and Zoning Permit No. 22-570-01 (Zone Change)**, subject to certain findings and conditions, and
- c) Adopt Resolution approving **Planning and Zoning Permit No. 22-500-04 (Special Use Permit)** and **Planning and Zoning Permit No. 22-535-03 (Density Bonus)**, subject to certain findings and conditions.

