



PLANNING COMMISSION MEMORANDUM

TO: Planning Commission

FROM: Jay Dobrowalski, Planning Supervisor

DATE: September 19, 2024

SUBJECT: **Project Name: Pleasant Valley Apartments Phase II;** Planning and Zoning Permit Nos. 23-500-10 (Special Use Permit) and 23-535-07 (Density Bonus); Located at 2300 Pleasant Valley Road (APNs: 225-0-014-265, and -275).

Planning staff recently received the attached comment letter from Dylan Casey of the California Housing Defense Fund regarding the Pleasant Valley Apartments Phase II project dated September 17, 2024. In summary, the letter states that the Housing Accountability Act requires that certain written findings be made if the Planning Commission does not approve the project. This information is the subject of staff's previous memorandum to the Planning Commission (dated September 19, 2024).

Staff has reviewed the comment letter, and has determined that the information in the letter does not change staff recommendations.

Attachments:

A – Letter from Dylan Casey to Oxnard Planning Commission dated September 17, 2024



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Summary

On September 5, 2024, the Planning Commission (the "Commission"), with five of the seven Commissioners present, considered PZ Nos. 23-500-10 (Special Use Permit) and 23-535-07 (Density Bonus) and made a motion to approve staff recommendations. That motion was not seconded. Subsequently, the Commission passed a motion to continue the item to the next hearing on September 19, 2024 to allow the other two Commissioners to be present and participate in the hearing, to further study the hearing documents, and to visit the project site. This memorandum is provided as additional information to the Commission for use in the decision making process.

Additional Information

During the September 5, 2024 hearing, the Commission stated that the project was "tight in all ways" and included concessions and waivers, specifically for the loss of open space, loss of patios, no balconies, and no visitor parking. The Commission stated that the project includes a Density Bonus which requires concessions and waivers. The Commission decided to continue this item to September 19, 2024 at which time the Commission would provide further direction to staff regarding which findings, if any, could not be made to support staff recommendation.

If the Planning Commission decides to deny the proposed project, then the Commission must state which findings for the requested Special Use Permit (Staff Report Attachment F, Draft Resolution) may not be made and direct staff to return to the Commission with findings for denial of the proposed project. Additionally, because the proposed project meets the Government Code (Section 65589.5, subdivision (h)(2)) definition of a housing project, the Planning Commission must make certain findings to deny the project or be at risk of a potential violation of the Housing Accountability Act. In general terms, in order for the Planning Commission to deny the proposed housing project, the Commission must adopt written findings. In order to deny

a project the approval body must determine that one of the following summarized findings applies:

- 1) Housing element is in compliance, RHNA has been met (permitted) or exceeded for all income categories proposed for the project.
- 2) Project has a specific, adverse impact upon the public health or safety, and there is no feasible method to mitigate or avoid impact.
- 3) Denial is required to comply with specific state or federal law, and there is no feasible method to comply.
- 4) The project is proposed on land zoned for agriculture or inadequate water or sewer.
- 5) The project is inconsistent with both zoning and general plan land use designation, and the project is not proposed on a site identified in the housing element, and there are sufficient sites to accommodate the RHNA or zoning for emergency shelters.

The complete Housing Accountability Act finding language can be found under Government Code Section 65589.5(d). If the Planning Commission decides to adopt staff recommendations, then the Commission may adopt the draft resolution (Staff Report, Attachment F).

Public Comment

Since the September 5, 2024 Planning Commission hearing, staff has received two comment letters regarding the proposed project (Attachments B and C). These comment letters consist of testimony from speakers heard during the September 5, 2024 hearing. Staff has reviewed the letters and determined that the information presented in the letters is not substantial evidence of a significant impact from the proposed project, and there are no changes to staff recommendations.

Procedures and Recommendation

As a continued public hearing, the Planning Commission will first need to reopen the public hearing, accept public comment on the item and then may proceed with deliberation on the matter.

For the convenience of the Planning Commission and interested parties, this memo includes the staff report and associated attachments prepared for the Planning Commission's public hearing on September 5, 2024. The staff report, recommendation, and other attachments have not changed. If the Planning Commission approves the draft Resolution attached to this memo, staff notes it will need to be updated to reflect the multiple hearing dates in the recitals and the final approval date.

For the convenience of the Planning Commission and interested parties, staff has pulled forward our recommendation:

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects); and
- b) Adopt a Resolution 2024-XX approving Planning and Zoning Permit Nos. 23-500-10

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(Special Use Permit), and 23-535-07 (Density Bonus) subject to certain findings and conditions.

Additionally, the required Measure M pre-recorded presentation video has not been changed, and it can be viewed online at this address: <https://youtu.be/mjonhKd4Qv8>

Attachments:

- A – September 5, 2024 Planning Commission Staff Report
- B – Letter from Tanya Arriaga dated September 5, 2024
- C – Letter from Jesus Arriaga undated

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Jay Dobrowalski, Planning Supervisor
Lisa Gordon, Senior Contract Planner

DATE: September 5, 2024

SUBJECT: **Project Name: Pleasant Valley Apartments Phase 2:** Planning and Zoning Permit Nos. 23-500-10 (Special Use Permit) and 23-535-07 (Density Bonus); Located at 2300 Pleasant Valley Road (APNs: 225-0-014-265, and -275).

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects); and
 - b) Adopt a Resolution 2024-XX approving Planning and Zoning Permit Nos. 23-500-10 (Special Use Permit), and 23-535-07 (Density Bonus) subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for a Special Use Permit and Density Bonus to allow the construction of a two-story, 48-unit apartment building within the Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-AHD) zone. The proposed development includes 40 one-bedroom units and 8 two-bedroom units with 59 parking spaces (39 standard spaces, 16 tandem spaces, and 4 Americans with Disability Act spaces), 2 motorcycle spaces, and one loading space. The development includes indoor amenities (lounge areas with media center) and outdoor amenities (seating and dining areas with a fire pit and shaded game areas). The Density Bonus request will allow development of an additional 16 units (which are included in the 48 total units), and will allow concessions for a reduction to the amount of required open space, a reduction to the amount of required private patio and balcony space, an increase to the maximum allowed distance to trash enclosures, and a reduction to the required landscape buffer along a Scenic Roadway.

The Project is located along East Pleasant Valley Road across from Shakespeare Drive within the Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-AHD) zone (Attachment A).

The site’s AHD zoning overlay establishes a density up to 30 units per acre for residential development projects. In addition to the AHD overlay, the Project also includes a 50% Density Bonus request to increase the maximum density unit count from 32 units to 48

units.

As shown in the following table, the Project includes a request for two concessions and four waivers to development standards:

Project Deviations

Density Bonus Concession (3)	1. Patio & balcony minimum size reduction (10 feet by 10 feet required) to none provided 2. Interior Yard Space reduction (30% required) to 14% provided 3. Reduction in the landscape buffer along a Scenic Roadway from 30 feet to 25 feet for a portion of the street frontage.
Density Bonus Waivers (3)	1. Increase in the maximum allowable travel distance to trash enclosures from 150 feet to 250 feet. 2. Reduction in storage areas required under Oxnard Zoning Code 16-362-H. The project has one floor plan (Unit E) that provides 207 cubic feet of storage area instead of the required 225 cubic feet. 3. Reduction in minimum plate height for ground floor from 12 feet to 10 feet and 9 inches
State Bonus Density Parking Reductions	Provide 59 parking spaces onsite (52 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).

For the purposes of this staff report, the foregoing project description shall be referred to as the “Project.” Filed by Joseph Quigley, on behalf of the property owner Dansk Investment Group, 6591 Collins Drive, Suite E11, Moorpark, 93021.

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

- 3) **Existing & Surrounding Land Uses:** The project site is located at 2300 East Pleasant Valley Road (APNs: 225-0-014-265, and -275) and is currently partially developed with parking and a drive aisle constructed as part of the Coastal Village Apartment complex. The site has a General Plan land use designation of Residential Low Medium (RLM) and

a zoning designation of Multiple-Family Residential with Affordable Housing Discretionary Additive Zone (R-2-AHD). The site is surrounded by residential uses; specifically, mobile home parks to the northwest across Pleasant Valley Road and directly south of the site; small lot residential developments to the northeast and east; and the existing Coastal Village Apartments to the west. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties (Attachment A):

Table 1
Project Site and Surrounding Land Uses

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-AHD)	Residential Low Medium (RLM)	Vacant property, with drive aisles and parking constructed as part of adjacent Coastal Village Apartments
North	Multiple-Family Residential -Planned Development (R-2-PD) and Mobile Home Park (MH-PD)	Residential Low Medium (RLM) and Mobile Home Park (MHP)	Pleasant Valley Road, Small lot residential and mobile home park (Ocean-Aire Mobile Home Estates)
South	Mobile Home Park (MH-PD)	Mobile Home Park (MHP)	Mobile Home Park (The Colony)
West	Multiple-Family Residential -Planned Development (R-2-PD)	Residential Low Medium (RLM)	Coastal Village Apartments
East	Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-ADH) and Mobile Home Park (MH-PD)	Residential Low Medium (RLM) and Mobile Home Park (MHP)	Small lot residential development and mobile home park (The Colony)

The following image shows the project site (outlined in yellow) located along East Pleasant Valley Road:



- 4) **Background Information:** On September 3, 2015, the Planning Commission approved PZ 14-500-04 (Special Use Permit); PZ 14-580-01 (Zoning Text Amendment); PZ 14-570-02 (Zone Change); and Mitigated Negative Declaration No. 2015-01 to allow the construction of a two-story, 70-unit, 51,589 square foot, senior living and memory care residential building, site improvements and amenities on the project site. During the same hearing, development applications for the Coastal Village Apartment project (to the west of, and) adjacent to the project site, which shares access and parking with the project, were also approved. The applications for the Coastal Village Apartments included PZ 14-535-01 (Planned Development Permit), PZ 14-535-01 (Density Bonus); PZ 14-570-02 (Zone Change); and Mitigated Negative Declaration No. 2015-01 and allowed for the construction of a 3-story, 101-unit mixed income apartment building, including 85 market rate and 15 affordable apartments units, one manager unit and on-site amenities. The Coastal Village Apartment project has since been constructed on the adjacent parcel, along with vehicular access and parking on the project site. The senior living and memory care residential portion of the project approved in 2015 was not constructed and the current application (Special Use Permit PZ 23-500-10 and Density Bonus PZ 23-535-07) replace the previously approved application associated with this site.

On October 5, 2021, the City Council adopted Ordinance No. 2999 implementing the -AHD additive zone establishing requirements and procedures. The -AHD additive zone designation requires that all housing units built pursuant to this overlay zone shall provide a minimum of 20% of all units as affordable to extremely-low income, very-low

income, or low income households as defined and periodically updated by the U.S. Department of Housing and Urban Development for Ventura County. The Project includes a total of eight affordable units. As described above in the General Plan Consistency section, the -AHD designation for this site allows for a density of 30 dwelling units per acre.

- 5) **Environmental Determination:** In accordance with Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA.

This proposal includes the construction of a two-story, 48-unit apartment complex that is consistent with the General Plan land use designation of Residential Low Medium (RLM) and zoning designation of Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-ADH). The proposed development is located on a 1.1-acre project site which is surrounded by residential uses. The Project site would be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project would have a significant effect on the environment and recommends that the Planning Commission recommend that the City Council accept the Notice of Exemption (Attachment C) attached to the staff report.

6) **Analysis:**

- a) **General Discussion:** The project includes the construction of a two-story, 48-unit apartment building. The proposed development includes 40 one-bedroom units and 8 two-bedroom units with 59 parking spaces (26 standard spaces, 16 tandem spaces, and 4 Americans with Disability Act spaces), 2 motorcycle spaces (which do not count towards required on-site parking), and one loading space. The development includes indoor amenities (lounge areas with media center) and outdoor amenities (seating and dining areas with fire pits and barbecue area). The Planning Commission is the decision maker for Special Use Permit pursuant to OCC Section 16-531.

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 Low Medium Residential (7-12 units per acre). This land use designation allows low rise apartments and detached and attached single-family residences. On October 5, 2021, the City Council adopted the 2021-2029 6th Cycle Housing Element which identified the Project site for designation of a residential overlay zone. The intent of the affordable housing additive zones is to provide opportunities for the development of affordable residential housing units to assist the City reach its Regional Housing Needs Allocation (RHNA) as determined by the California Department of Housing and Community Development (HCD). Through adoption of City Council Ordinance No. 2999, the residential overlay zone (Affordable Housing -AHP and -AHD Additive Zones) was codified under Division 7C of Article V of Chapter 16 of the OCC. The Project site has an AHD additive zone which allows for residential development with an allowable density of up to 30 units per acre. With the -AHD additive zone density allowance, the 1.1-acre site could accommodate a maximum of 32 units. However, per 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 includes a total of 48 units based on the State and City Density Bonus laws. The 48-unit Project is consistent with the General Plan land use designation with the density allowed by both the City's -AHD additive zone and the State Density Bonus.

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

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

Table 2
General Plan Consistency

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
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CD-1.2	II	In-fill development, priority to mixed-use	The project site is within a developed area of the City and qualifies as infill
CD-1.5	I	Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single family units.	The Project is proposed on an existing underutilized parcel surrounded by residential neighborhoods with existing public utilities and services in the vicinity.
CD-8.1	I	Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project is surrounded by urban development, and the existing utilities within Pleasant Valley Road can adequately serve the proposed Project.
CD-14.1 CD-14.2	II	Development Advisory Committee Functions (DAC)	The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval that meet these policies.
H-4.2	I	Affordable Housing Incentives - Offer regulatory incentives and design flexibility for affordable housing, such as relief from residential development standards, and/or fee waivers as appropriate and consistent with state housing laws.	A density bonus and waiver has been applied to the project consistent with state housing laws.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed SUP and the associated improvements would tie into existing infrastructure, which has the capacity to provide service to the proposed residential facility

ICS-8.5	I	Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works projects, especially for public sidewalks.	The proposed site design includes appropriate improvements for pedestrian access, including prominent sidewalks and sidewalk landscaping.
ER-9.2	I	Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed projects.	The proposed Project has incorporated shared open space, landscaping and building designs that enhance the aesthetic character of the existing neighborhood.
CD-3.4 CD-14.1 CD-14.2 CD-14.3 ICS-11.10 ER-9.4 ER-10.1	II	Neighborhood Quality of Life Design Review Process Development Advisory Committee Functions Quality of Design Water Supply Findings for Smaller Projects Human Scale Development Promote Use of Native and Water Wise Plants	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
All Others	III	All policies not listed above	No or Distant Applicability to the Proposed Project

As conditioned, the project is consistent with 2030 General Plan land use designation and the Goals and Policies.

- c) **Conformance with Zoning Development Standards:** The proposed development is located within the Multiple-Family Residential with Affordable Housing Discretionary Overlay (R-2-AHD) zone district. In accordance with the City Code Section 16-420D, Plan Review Process, the proposed project may be permitted with an approval of a Special Use Permit. Residential development in the -AHD additive zones are subject to the R-4 High Rise Residential development standards (City Code Sections 16-70 to 16-79), the attached dwelling unit development standards (City Code sections 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 pursuant to density bonus incentives, concessions and waivers.

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

- d) Density Bonus Permit:** 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 (8) equal to at least 24 percent of the number of units (32) allowed per the maximum base density (30 units per acre). Therefore, the proposed affordable housing project may construct 48 total units, including 32 units as allowed by the maximum base density (inclusive of 8 affordable units), and 16 units as allowed by the density bonus, as shown below:

Table 3
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	32*	16	48*

*include 8 affordable units

The Project is consistent with the -AHD standards (OCC §16-420(H)) and 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:

Table 4
Parking Breakdown and Distribution

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	40	1 Parking Stall	40	59	Pursuant to §65915(p)(1), the project provides 7 more parking stalls than required by Government Code Section 65915
2 to 3 Bedrooms	8	1.5 Parking Per Unit	12		
Visitor Parking		No Visitor Parking Required	0		
		Total:	52	59	

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. Pursuant to Density Bonus Law each concession must result in actual and identifiable cost reductions related to the provision of affordable housing.

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 is requesting a reduction in the required IYS. Based on the Multiple-family Residential with Affordable Housing Discretionary Additive Zone (R-2-AHD) setback requirements, the Project is unable to provide 30% IYS since it would require the Project to eliminate approximately up to 103 units making the Project financially infeasible. If the Project was required to comply with the 30% IYS requirement and incorporate the remaining 21,527 square feet needed to provide the required 30% IYS, the Project would eliminate 26 ground floor units resulting in this net loss area to be open to the sky above which would eliminate 26 units from the remaining three floors totalling a loss of 103 units. Eliminating approximately 103 units would effectively raise the development cost by double. Therefore, the requested concessions would result in identifiable and actual cost reductions.

- The applicant is requesting a reduction in size and number of private patios and balcony spaces. To accommodate the required 10 feet by 10 feet patios/decks which represent 10% of the building area, the Project would have to reduce the number of residential units. Construction costs for the required patios and decks is estimated to be \$65 per square-foot. By providing the required balconies/decks to all 48 units, the net increase in cost would be approximately \$312,000. Eliminating the required number and size of balconies from this Project would result in actual, identifiable cost reduction.
- The applicant is requesting a reduction in the required 30 foot landscaped area. Pursuant to the City of Oxnard 2030 General Plan, a 30-foot landscaped area is required along all Scenic Roadways. Requiring this at this location would require reducing the size of the building or moving the location of the building. If units were eliminated, the Applicant anticipates that income would be reduced and effectively increase the cost of the land. Based on the development costs and debt service requirements, the viability of the project would be significantly affected.

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:

1. Waiver to allow an increase in the maximum allowable travel distance to trash enclosures from 150 feet to 250 feet.
2. Waiver to allow a reduction in storage areas required under Oxnard Zoning Code 16-362-H. The project has one floor plan (Unit E) that provides 207 cubic feet of storage area instead of the required 225 cubic feet.
3. Reduction in minimum plate height for ground floor from 12 feet to 10 feet and 9 inches

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).

A concession or waiver is not required to allow the project to deviate from Oxnard Zoning Code requirements for garage or covered parking spaces or to allow for tandem parking spaces (Section 16-622) as these items are waived by State Density Bonus law under Section 65915.

Pursuant to Government Code Section §65915(f)(5), the granting of a Density Bonus shall not require, or be interpreted, in and of itself, to require a General Plan Amendment, Local Coastal Plan Amendment, zoning change, or other discretionary approval. As such, the Density Bonus Permit request is ministerial; however, the requested Density Bonus Permit is included as part of the Project request before the Planning Commission since the multi-family land use in the -AHD Additive Zone requires approval of a SUP.

- e) ***Site Design, Circulation, and Parking:*** The proposed two-story residential building is the shape of an “L” on an “L” shaped property off of Pleasant Valley Road. The site has vehicle access for onsite parking or and emergency vehicle access via a shared access agreement and easements with the adjacent Coastal Village apartment project site (PZ 14-540-01). The shared access agreement will also include the shared use of the 8,090 square foot garden area located in front of the proposed project but on the adjacent apartment property. The garden, fountain and gazebo area will be separated from the apartment project by a 5-foot tall security gate. The apartment project is gated, but two (2) pedestrian access gates and a vehicular access gate are provided along Pleasant Valley Road.

The proposed 2-story (36 feet in height at its tallest point), 50,100 sq.ft. building will include 48 apartment units (40 one-bedroom and 8 two-bedroom units for a total of 48 units). Onsite amenities include a BBQ area with outside dining in the rear of the property, pergola, garden area with seating and fountain, an orchard, a 730 square foot interior lounge area, a google style media center and an amazon mail center. With the reciprocal access agreement with the Coastal Village Apartments, the project residents will have access to an existing bocce ball court, fitness center with yoga area, additional BBQ areas with dining, outdoor fireplace with seating, media center and conference room.

The site provides 13,584 square feet of landscaping and 3,327 square feet of hardscaping. Trees are planted along the project boundary adjacent to existing residential uses.

The proposed development includes fifty-eight (58) spaces, consisting of 46 standard spaces, 8 tandem spaces, 4 ADA spaces, plus two motorcycle stalls and a loading space, that are located in front of the proposed apartment building. The project is required to provide 52 parking spaces, but exceeds the requirement by six (6) spaces. A concession or waiver is not required to allow for the project to deviate from Oxnard

Zoning Code requirements for garage or covered parking spaces or to allow for tandem parking spaces (Section 16-622) as these items are waived by State Density Bonus law under Section 65915. Therefore, the project provides adequate parking to serve the proposed use.

Sidewalk and landscaping improvements are existing along Pleasant Valley Road. Pleasant Valley Road would provide the primary and emergency vehicle access to the proposed complex. With the shared access agreement, the project will provide sufficient vehicle and emergency vehicle access.

Pursuant to the City's Bicycle and Pedestrian Facilities Master Plan, the Project is required to provide three (3) short-term bicycle parking spaces and nine (9) long-term bicycle parking spaces near the building entrance with good visibility. The project is subject to a condition of approval to provide the required bicycle spaces on building plans that are subject to review by City staff. Thus, the project will provide the required bicycle parking.

- f) ***Building Design:*** The proposed architecture exhibits a Spanish Mediterranean design theme with terra cotta pot chimney accents, decorative tower elements, trellis, columns, iron fixtures and lights, light sand stucco finish, 'S' tile roof and other natural materials. The architecture is compatible with the adjacent Coastal Village Apartment Homes. The exterior walls include vertical and horizontal articulation. The color palette emphasizes flat earth tones typical of Spanish Mediterranean architecture ('Cedar Grove' accent paint, Concrete 'S' tile roofing in 'Casa Grande Blend Barcelona').

OCC Section 16-420I, outlines design standards which residential developments located within the -AHD additive zone must incorporate into the Project design. The building must be oriented towards the street which this project has accomplished by siting the building towards Pleasant Valley Road. Buildings shall carry the same theme and provide architectural articulation on all four sides of the building which the Project's design has accomplished by designing all elevations with faux balconies and recessing and projecting elements to avoid flat monotonous facades, and installing trellis elements and trim to compliment the stucco finish facades which are non reflective and consistent with the exterior materials identified in the -AHD design standards. The building has been designed to avoid blank facades by incorporating windows, balconies, trim and railings throughout all elevations.

The 2-story building has been designed to incorporate multicolor facades and incorporate railings, trim and faux balconies throughout more than 20% of the building frontage. The building has been designed with recessing and projecting elements to avoid flat monotonous facades in order to avoid building massing and incorporate architectural articulation. The building's rooflines have been vertically articulated by incorporating roof lines, chimneys and a tower element throughout all

street elevations. Based on the aforementioned, the building has incorporated all of the required design standards applicable to this Project identified in OCC Section 16-420I.

- g) **Landscaping and Open Space:** As discussed under site design, the project includes 13,584 square feet of landscaping and 3,327 square feet of hardscaping. Trees are planted along the project boundary adjacent to existing residential uses. Onsite outdoor amenities include a fire pit area with outside dining and shaded game areas within the courtyard in front of the building. With the reciprocal access agreement with the Coastal Village Phase 1 Apartments, the project residents will have access to an existing bocce ball court, fitness center with yoga area, barbecue areas with dining, outdoor fireplace with seating, media center, and conference room.
- 7) **Development Advisory Committee:** On March 23, 2022, the Development Advisory Committee (DAC) reviewed the project and provided comments to the applicant team. Subsequent to the DAC review, the applicant continually worked with members of the DAC to further revise the project plans while DAC members drafted project conditions. The DAC recommended conditions of approval are included in the attached resolution.
- 8) **Community Workshop and Public Input:** On December 8, 2023, the Applicant mailed notices of the Community Workshop meeting to all property owners within the Mar Vista Neighborhood. A notice of this meeting was posted on the Project site with a brief description and contact information. The Community Workshop was conducted on December 18, 2023. Three (3) residents from the adjacent residential development to the east of the project site attended this meeting and expressed concerns regarding impacts to traffic, construction vibration impacts and possible damage to their existing homes, impacts to privacy, and issues with trash and upkeep of the existing apartment complex which they felt would be worsened with the addition of the proposed project.

The applicant attended this meeting and provided input and answered questions. The applicant noted that the project would likely only add 48 dwelling units, which could result in approximately 60 added vehicle trips, but that these new trips would be a negligible increase to existing traffic in the area. The applicant provided more information about the construction of the project, including that the project was not anticipated to involve the use of heavy construction equipment because there would be no significant drilling, no construction of underground parking, and no deep grading/foundations that typically creates vibration impacts. The applicant stated that the project would include the planting of trees along the eastern property line to provide screening and privacy between the two properties and agreed to reach out to the Homeowner's Association for the existing residential development to the east to discuss maintenance of the trees or any other concerns. The applicant also noted that the apartment site would be properly maintained.

To date, two public comment letters have been submitted to Planning staff regarding the proposed project (Attachment E). Staff has reviewed the letters and determined that the information presented in the letters is not substantial evidence of a significant impact from the proposed project, and there are no changes to staff recommendations.

Consistent with public noticing requirements, this Planning Commission hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property.

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

Pursuant to Oxnard City Code Section 16-410.18, approval of a density bonus permit, incentives, concessions or waivers 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. The approval of the density bonus application is non discretionary unless the city adopts written findings justifying the denial of the density bonus. The approval authority's decision shall only be appealable if the permit is denied. An appeal shall be granted if the approval authority's decision does not include written findings or if the written findings do not justify the denial consistent with state or local law.

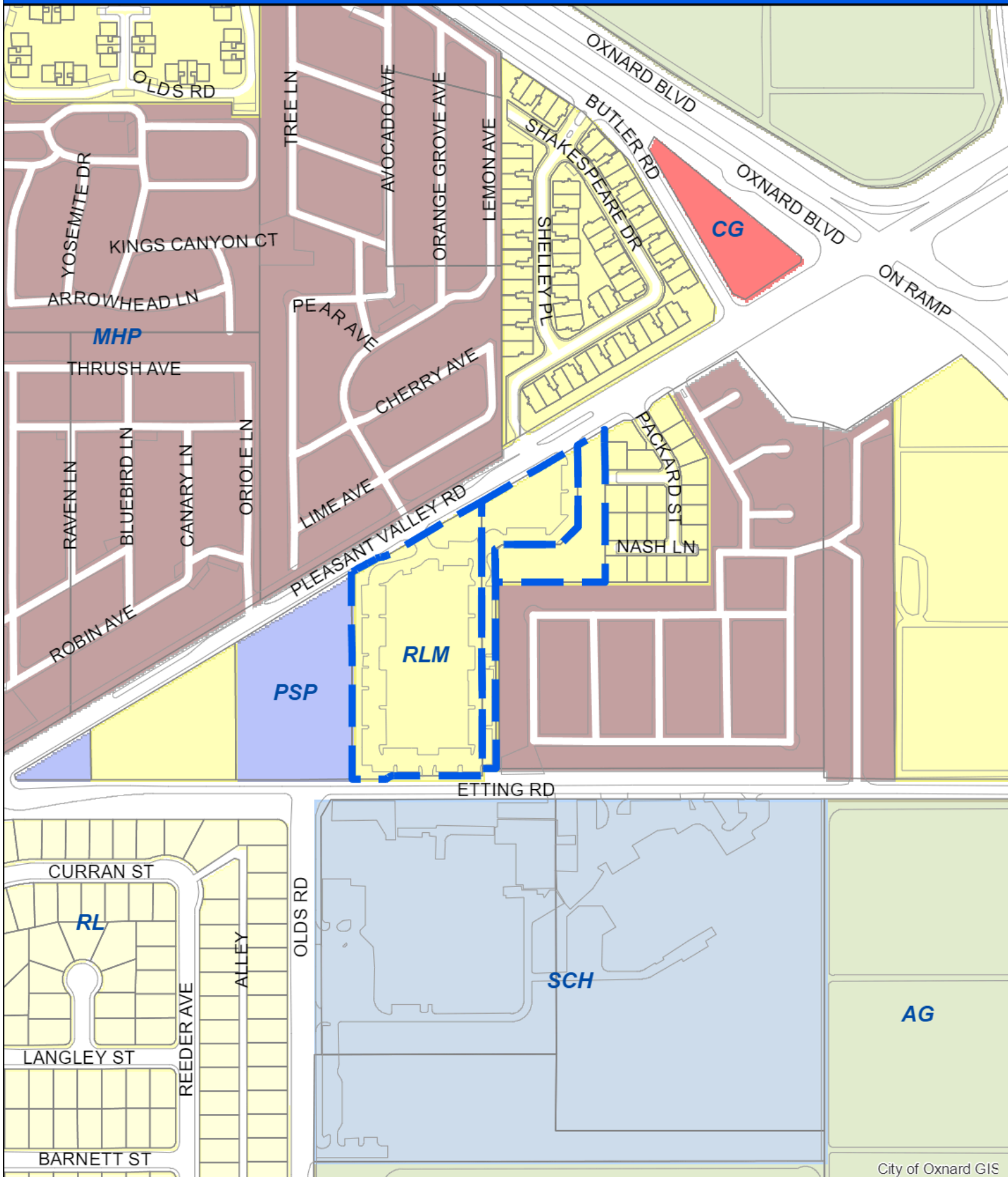
Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Zoning Consistency Table
- E. Public Comment Letters
- F. Draft Planning Commission Resolution
- G. Staff Presentation

Vicinity Map



2030 General Plan Land Use Map



City of Oxnard GIS



Oxnard Planning
August 22, 2024

PZ 23-500-10, 23-535-07
Location: 2300 E Pleasant Valley Rd
APN: 2250014275 and 2250014265
Pleasant Valley Apartments Phase II

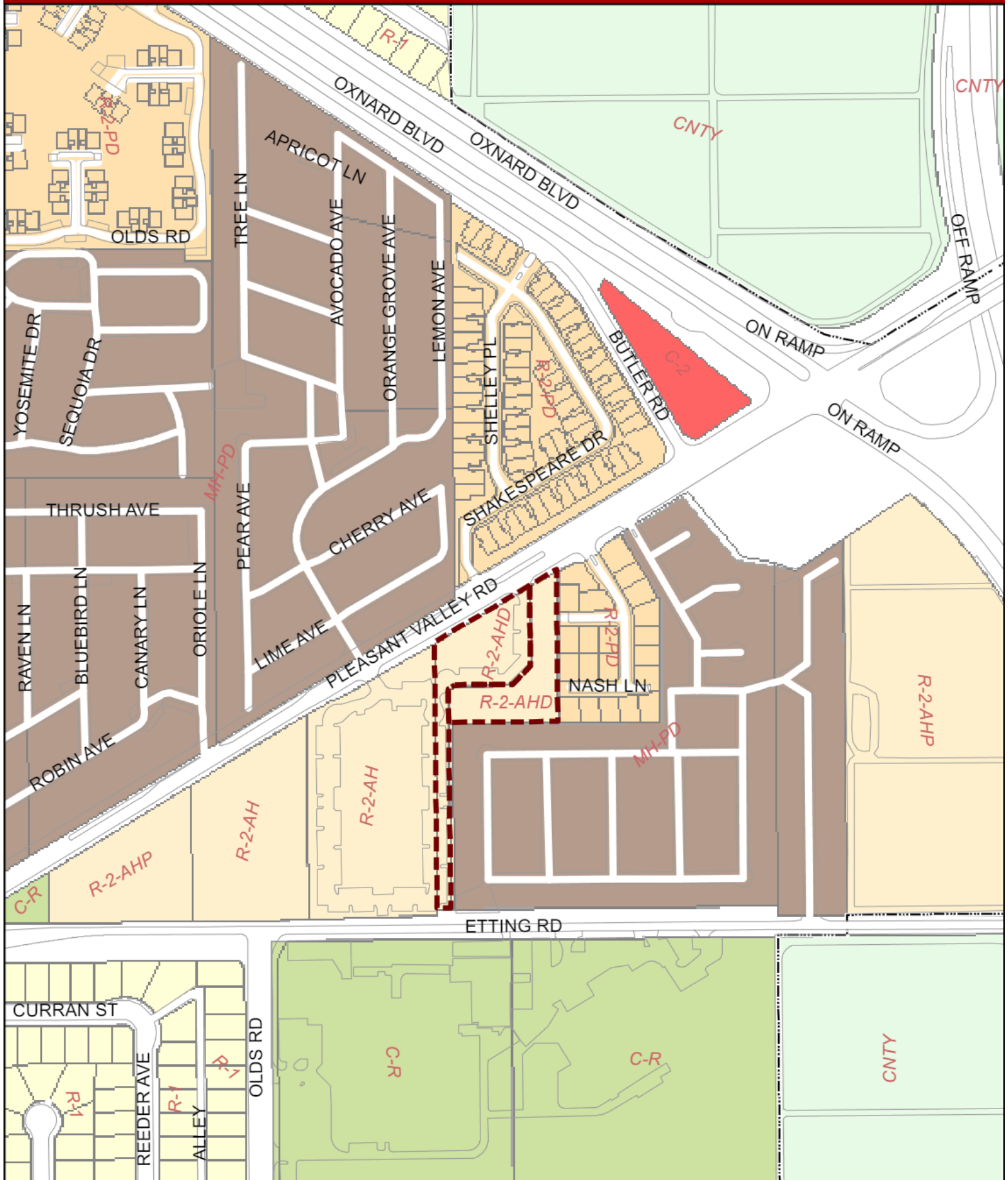
0 100 200 400 Feet

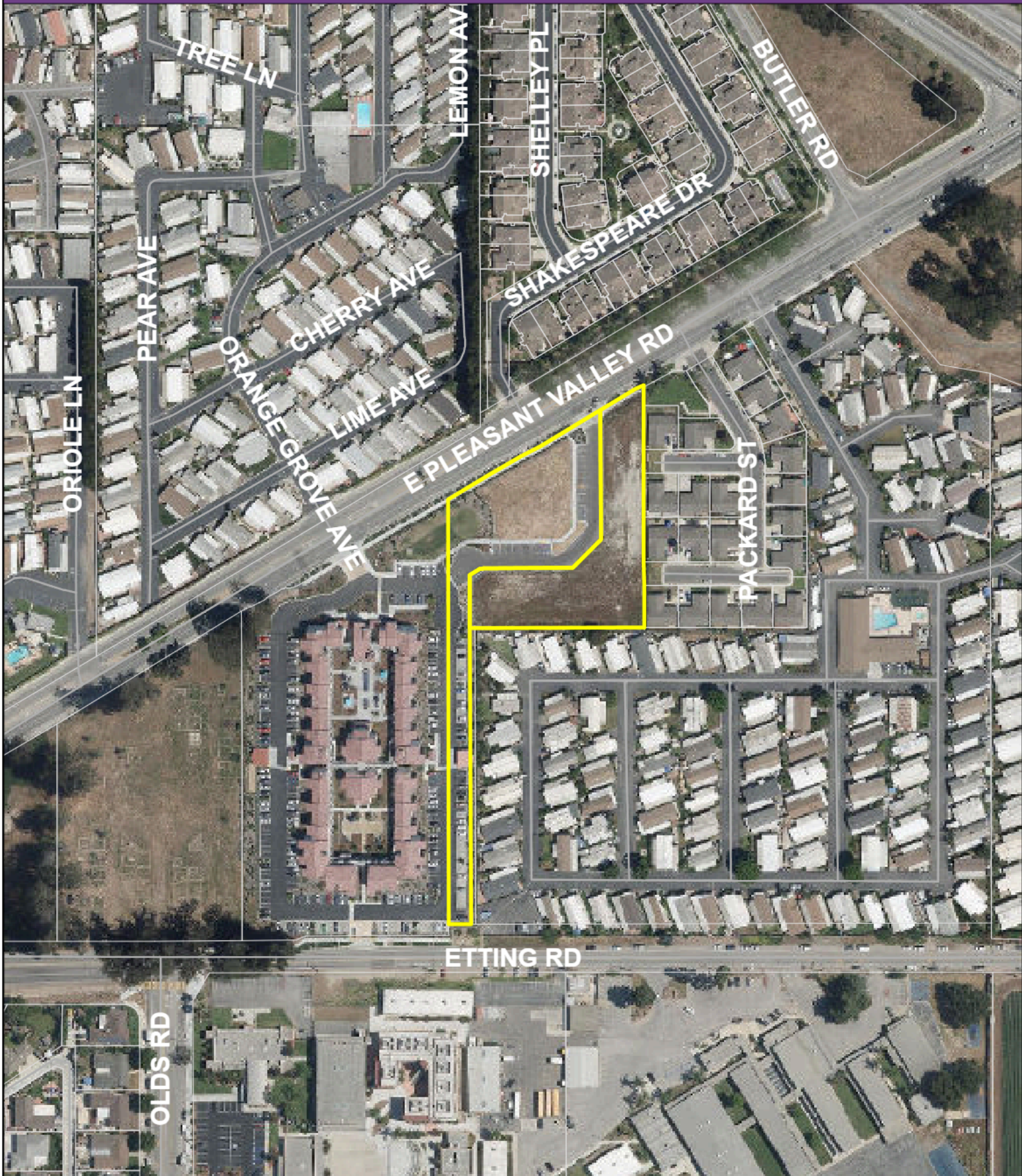
2030 General Plan Land Use Map



1:4,000

Zoning/Specific Plan Map





[illegible]

1	EXISTING 4'-8" HIGH BLOCK WALL TO REMAIN
2	EXISTING 4'-5" HIGH BLOCK WALL TO REMAIN
3	EXISTING SIDEWALK TO CONNECT TO NEW
4	10' X 20' LOADING ZONE FOR TEMPORARY MOVING VAN
5	SECURITY SLUING ACCESS GATES WITH MEET FOR EMPLOYEE, RESIDENT & VISITOR ACCESS. SEE GENERAL SHEET NOTE A & B AND ON SHEET MATERIAL BOARD.
6	EXISTING CONCRETE CURBS

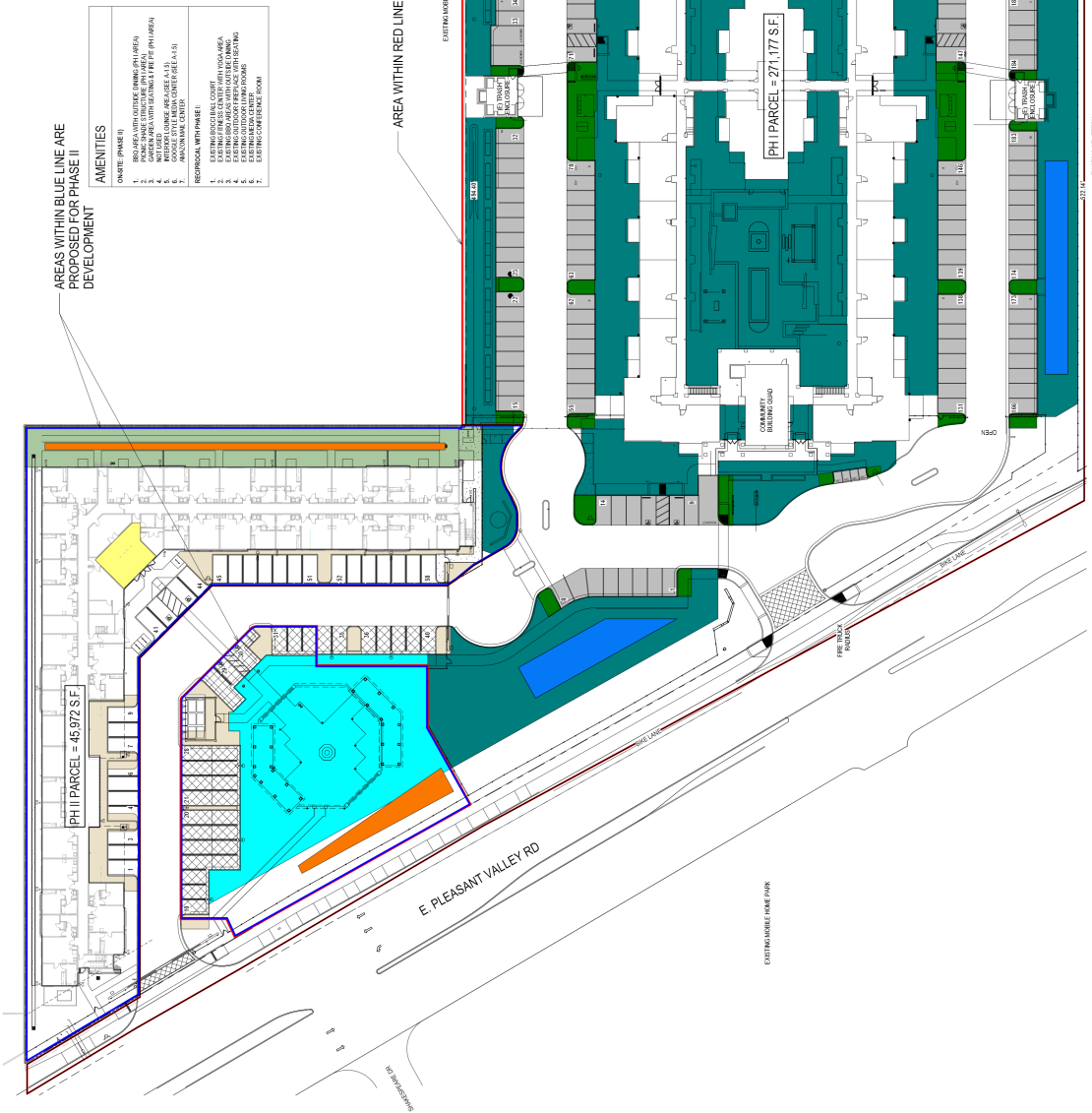
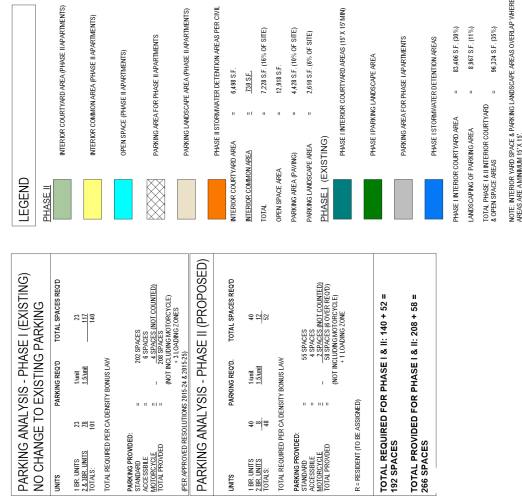


COASTAL VILLAS LLC

COASTAL VILLAS, LLC
691 COLLINS, STE. E11 - MOONBEACH, CALIFORNIA, 90321

1. PROJECT SHALL COMPLY WITH THE OGDARD FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS.
2. NFPA 11 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE BUILDING.

[illegible]



1 PRELIMINARY ENLARGED SITE PLAN
1" = 30'-0"



LEGEND
SAFE PASSAGE PATH OF TRAVEL



SAFE PASSAGE TO ADJACENT EXISTING SCHOOLS

① SAFE PASSAGE TO SCHOOL
1"=50' 0"





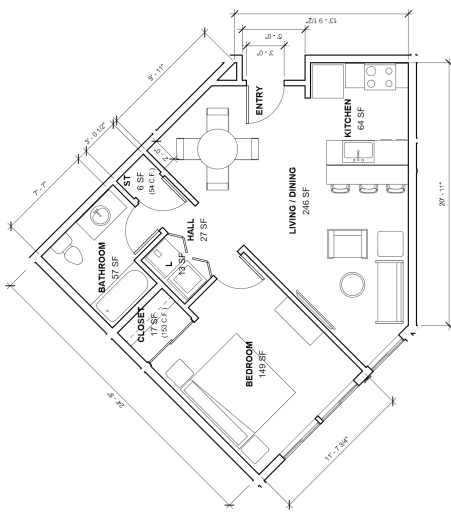


ENLARGED UNIT PLANS

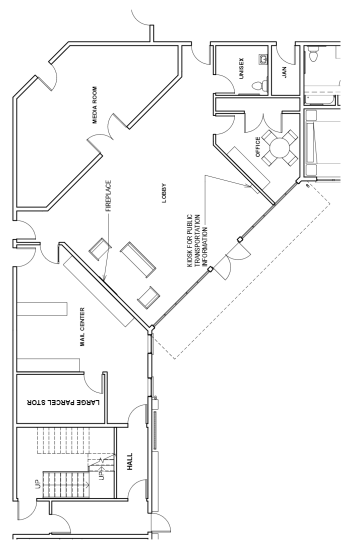
STORAGE SUMMARY

UNIT A:	4 C.F. + 13 C.F. + 13 C.F.	= 29 C.F.
UNIT B:	18 C.F. + 14 C.F.	= 32 C.F.
UNIT C:	11 C.F. + 14 C.F.	= 25 C.F.
UNIT D:	34 C.F. + 18 C.F. + 13 C.F.	= 65 C.F.
UNIT E:	8 C.F. + 18 C.F.	= 26 C.F.
UNIT F:	14 C.F. + 13 C.F.	= 27 C.F.
UNIT G:	34 C.F. + 13 C.F.	= 47 C.F.

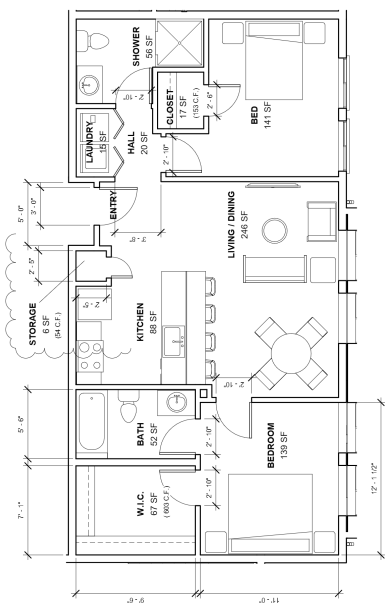
UNIT H: 11 C.F. + 14 C.F. = 25 C.F.
UNIT I: 11 C.F. + 14 C.F. = 25 C.F.
UNIT J: 11 C.F. + 14 C.F. = 25 C.F.
UNIT K: 11 C.F. + 14 C.F. = 25 C.F.
UNIT L: 11 C.F. + 14 C.F. = 25 C.F.
UNIT M: 11 C.F. + 14 C.F. = 25 C.F.
UNIT N: 11 C.F. + 14 C.F. = 25 C.F.
UNIT O: 11 C.F. + 14 C.F. = 25 C.F.
UNIT P: 11 C.F. + 14 C.F. = 25 C.F.
UNIT Q: 11 C.F. + 14 C.F. = 25 C.F.
UNIT R: 11 C.F. + 14 C.F. = 25 C.F.
UNIT S: 11 C.F. + 14 C.F. = 25 C.F.
UNIT T: 11 C.F. + 14 C.F. = 25 C.F.
UNIT U: 11 C.F. + 14 C.F. = 25 C.F.
UNIT V: 11 C.F. + 14 C.F. = 25 C.F.
UNIT W: 11 C.F. + 14 C.F. = 25 C.F.
UNIT X: 11 C.F. + 14 C.F. = 25 C.F.
UNIT Y: 11 C.F. + 14 C.F. = 25 C.F.
UNIT Z: 11 C.F. + 14 C.F. = 25 C.F.



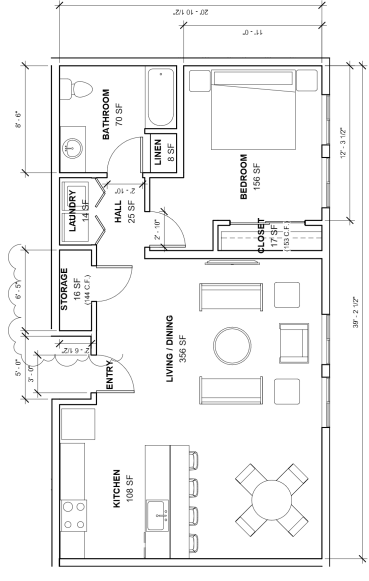
2 SECOND FLOOR - UNIT 'E' - NON ADA - 560 S.F. TOTAL STORAGE = 207 C.F.
1/4" = 1'-0"



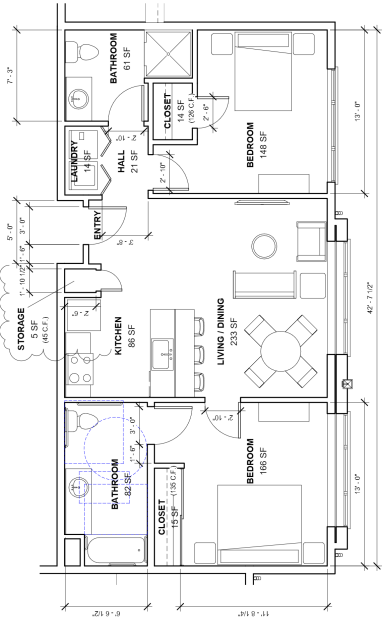
1 GROUND FLOOR - COMMON ROOMS
1/8" = 1'-0"



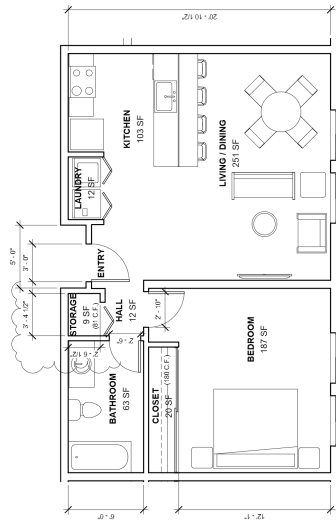
3 SECOND FLOOR - UNIT 'C' - NON ADA - 940 S.F. TOTAL STORAGE = 810 C.F.
1/4" = 1'-0"



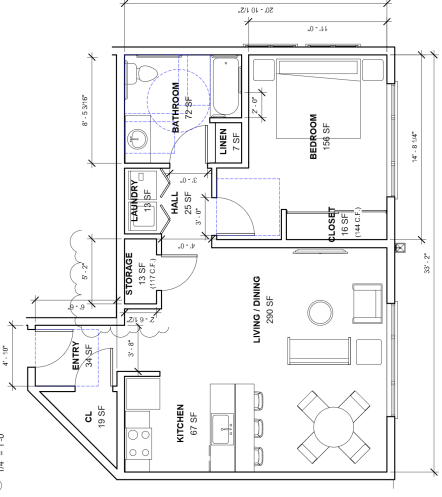
6 SECOND FLOOR - UNIT 'D' - NON ADA - 888 S.F. TOTAL STORAGE = 297 C.F.
1/4" = 1'-0"



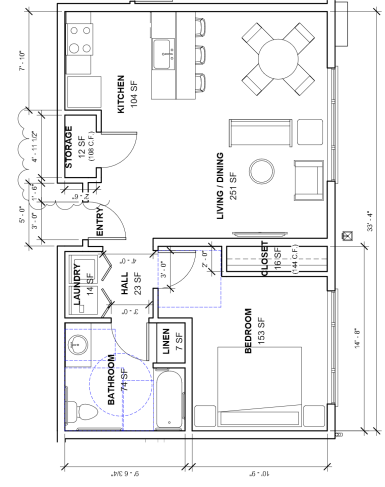
3 GROUND FLOOR - UNIT 'A' - ADA - 940 S.F. TOTAL STORAGE = 297 C.F.
1/4" = 1'-0"



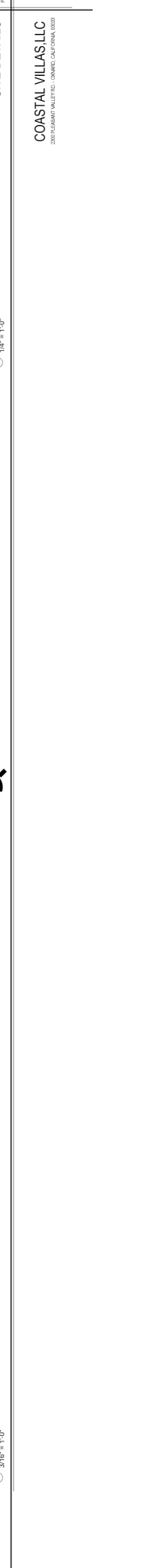
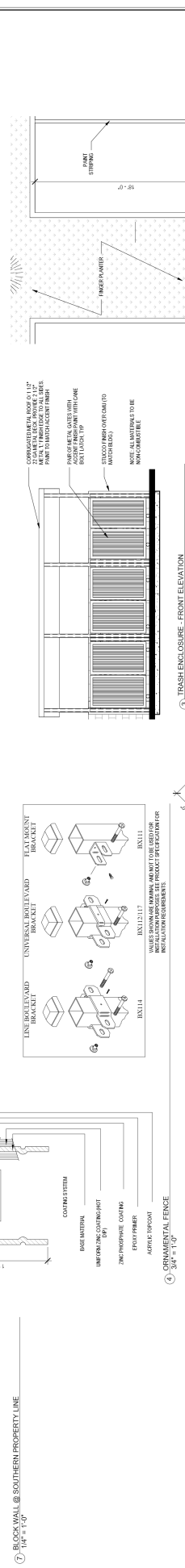
6 SECOND FLOOR - UNIT 'F' - NON ADA - 738 S.F. TOTAL STORAGE = 261 C.F.
1/4" = 1'-0"



7 GROUND FLOOR - UNIT 'B' - ADA - 738 S.F. TOTAL STORAGE = 261 C.F.
1/4" = 1'-0"

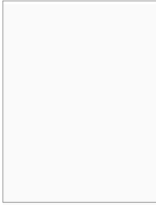


4 GROUND FLOOR - UNIT 'F' - ADA - 738 S.F. TOTAL STORAGE = 252 C.F.
1/4" = 1'-0"





A ROOFING
CONCRETE 'S' TILE
'CASA GRANDE BLEND' BARCELONA
BY BORAL



B PAINT (FIELD) STUCCO
DEV380 'WHITE'
DUNN-EDWARDS PAINTS



C PAINT (ACCENT)
DE5142 'CEDAR GROVE'
DUNN-EDWARDS PAINTS



D STUCCO
LIGHT SAND FINISH



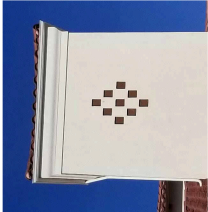
E WINDOW
LOW E CLEAR GLASS IN WHITE
VINYL FRAME



F PAINT - JULIET BALCONY
DEA 187 'BLACK'
DUNN-EDWARDS PAINTS



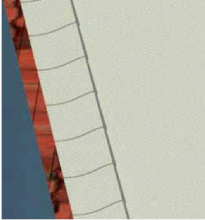
G WALL MOUNTED LED LIGHT
FIXTURE



H WALL RECESS



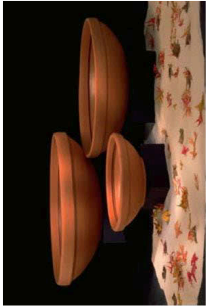
I CHIMNEY CAP



J SCALLOPS



K WALL CAP



L POTS



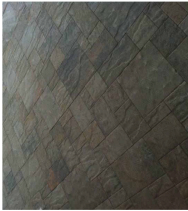
M TRELLIS



N BIKE RACK



O BIKE LOCKER



P PAVERS



Q PERIMETER FENCE

MATERIAL BOARD NOTE

1. ALL ITEMS TO MATCH EXISTING FINISH TYPE, COLOR,
FINISH & SPECIFICATIONS.

MATERIAL BOARD

SECURITY PLAN - SITE

MARK	PURPOSE	COMMENTS
BASIC ENTRY		
EN1	FACE CAPTURE	DISMOUNTED TTT ABOVE FLOOR
EN2	FACE CAPTURE	DISMOUNTED TTT ABOVE FLOOR
EN3	FACE CAPTURE	DISMOUNTED TTT ABOVE FLOOR
EN4	FACE CAPTURE	DISMOUNTED TTT ABOVE FLOOR
EN5	FACE CAPTURE	DISMOUNTED TTT ABOVE FLOOR
OFF FLOOR		
SP1	GENERAL VIEW	W/RELOCATED
SP2	GENERAL VIEW	W/RELOCATED
SP3	GENERAL VIEW	W/RELOCATED
SP4	GENERAL VIEW	W/RELOCATED
SP5	GENERAL VIEW	W/RELOCATED
SP6	GENERAL VIEW	W/RELOCATED
SP7	GENERAL VIEW	W/RELOCATED
SP8	GENERAL VIEW	W/RELOCATED
SP9	GENERAL VIEW	W/RELOCATED
SP10	GENERAL VIEW	W/RELOCATED
SP11	GENERAL VIEW	W/RELOCATED
SP12	GENERAL VIEW	W/RELOCATED
SP13	GENERAL VIEW	W/RELOCATED
SP14	GENERAL VIEW	W/RELOCATED
SP15	GENERAL VIEW	W/RELOCATED
SP16	GENERAL VIEW	W/RELOCATED
SP17	GENERAL VIEW	W/RELOCATED
SP18	GENERAL VIEW	W/RELOCATED
SP19	GENERAL VIEW	W/RELOCATED
SP20	GENERAL VIEW	W/RELOCATED
SP21	GENERAL VIEW	W/RELOCATED
SP22	GENERAL VIEW	W/RELOCATED
SP23	GENERAL VIEW	W/RELOCATED
SP24	GENERAL VIEW	W/RELOCATED
SP25	GENERAL VIEW	W/RELOCATED
SP26	GENERAL VIEW	W/RELOCATED
SP27	GENERAL VIEW	W/RELOCATED
SP28	GENERAL VIEW	W/RELOCATED
SP29	GENERAL VIEW	W/RELOCATED
SP30	GENERAL VIEW	W/RELOCATED
SP31	GENERAL VIEW	W/RELOCATED
SP32	GENERAL VIEW	W/RELOCATED
SP33	GENERAL VIEW	W/RELOCATED
SP34	GENERAL VIEW	W/RELOCATED
SP35	GENERAL VIEW	W/RELOCATED
SP36	GENERAL VIEW	W/RELOCATED
SP37	GENERAL VIEW	W/RELOCATED
SP38	GENERAL VIEW	W/RELOCATED
SP39	GENERAL VIEW	W/RELOCATED
SP40	GENERAL VIEW	W/RELOCATED
SP41	GENERAL VIEW	W/RELOCATED
SP42	GENERAL VIEW	W/RELOCATED
SP43	GENERAL VIEW	W/RELOCATED
SP44	GENERAL VIEW	W/RELOCATED
SP45	GENERAL VIEW	W/RELOCATED
SP46	GENERAL VIEW	W/RELOCATED
SP47	GENERAL VIEW	W/RELOCATED
SP48	GENERAL VIEW	W/RELOCATED
SP49	GENERAL VIEW	W/RELOCATED
SP50	GENERAL VIEW	W/RELOCATED
SP51	GENERAL VIEW	W/RELOCATED
SP52	GENERAL VIEW	W/RELOCATED
SP53	GENERAL VIEW	W/RELOCATED
SP54	GENERAL VIEW	W/RELOCATED
SP55	GENERAL VIEW	W/RELOCATED
SP56	GENERAL VIEW	W/RELOCATED
SP57	GENERAL VIEW	W/RELOCATED
SP58	GENERAL VIEW	W/RELOCATED
SP59	GENERAL VIEW	W/RELOCATED
SP60	GENERAL VIEW	W/RELOCATED
SP61	GENERAL VIEW	W/RELOCATED
SP62	GENERAL VIEW	W/RELOCATED
SP63	GENERAL VIEW	W/RELOCATED
SP64	GENERAL VIEW	W/RELOCATED
SP65	GENERAL VIEW	W/RELOCATED
SP66	GENERAL VIEW	W/RELOCATED
SP67	GENERAL VIEW	W/RELOCATED
SP68	GENERAL VIEW	W/RELOCATED
SP69	GENERAL VIEW	W/RELOCATED
SP70	GENERAL VIEW	W/RELOCATED
SP71	GENERAL VIEW	W/RELOCATED
SP72	GENERAL VIEW	W/RELOCATED
SP73	GENERAL VIEW	W/RELOCATED
SP74	GENERAL VIEW	W/RELOCATED
SP75	GENERAL VIEW	W/RELOCATED
SP76	GENERAL VIEW	W/RELOCATED
SP77	GENERAL VIEW	W/RELOCATED
SP78	GENERAL VIEW	W/RELOCATED
SP79	GENERAL VIEW	W/RELOCATED
SP80	GENERAL VIEW	W/RELOCATED
SP81	GENERAL VIEW	W/RELOCATED
SP82	GENERAL VIEW	W/RELOCATED
SP83	GENERAL VIEW	W/RELOCATED
SP84	GENERAL VIEW	W/RELOCATED
SP85	GENERAL VIEW	W/RELOCATED
SP86	GENERAL VIEW	W/RELOCATED
SP87	GENERAL VIEW	W/RELOCATED
SP88	GENERAL VIEW	W/RELOCATED
SP89	GENERAL VIEW	W/RELOCATED
SP90	GENERAL VIEW	W/RELOCATED
SP91	GENERAL VIEW	W/RELOCATED
SP92	GENERAL VIEW	W/RELOCATED
SP93	GENERAL VIEW	W/RELOCATED
SP94	GENERAL VIEW	W/RELOCATED
SP95	GENERAL VIEW	W/RELOCATED
SP96	GENERAL VIEW	W/RELOCATED
SP97	GENERAL VIEW	W/RELOCATED
SP98	GENERAL VIEW	W/RELOCATED
SP99	GENERAL VIEW	W/RELOCATED
SP100	GENERAL VIEW	W/RELOCATED

SHEET KEYNOTES

1. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
2. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
3. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING

GENERAL NOTES

1. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
2. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
3. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
4. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
5. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
6. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
7. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
8. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING
9. PROVIDE MAXIMUM VIEW WITH MAXIMUM ACCESS CONTROL FOR SECURITY DURING EMERGENCY VEHICLE ENTRY EXITING

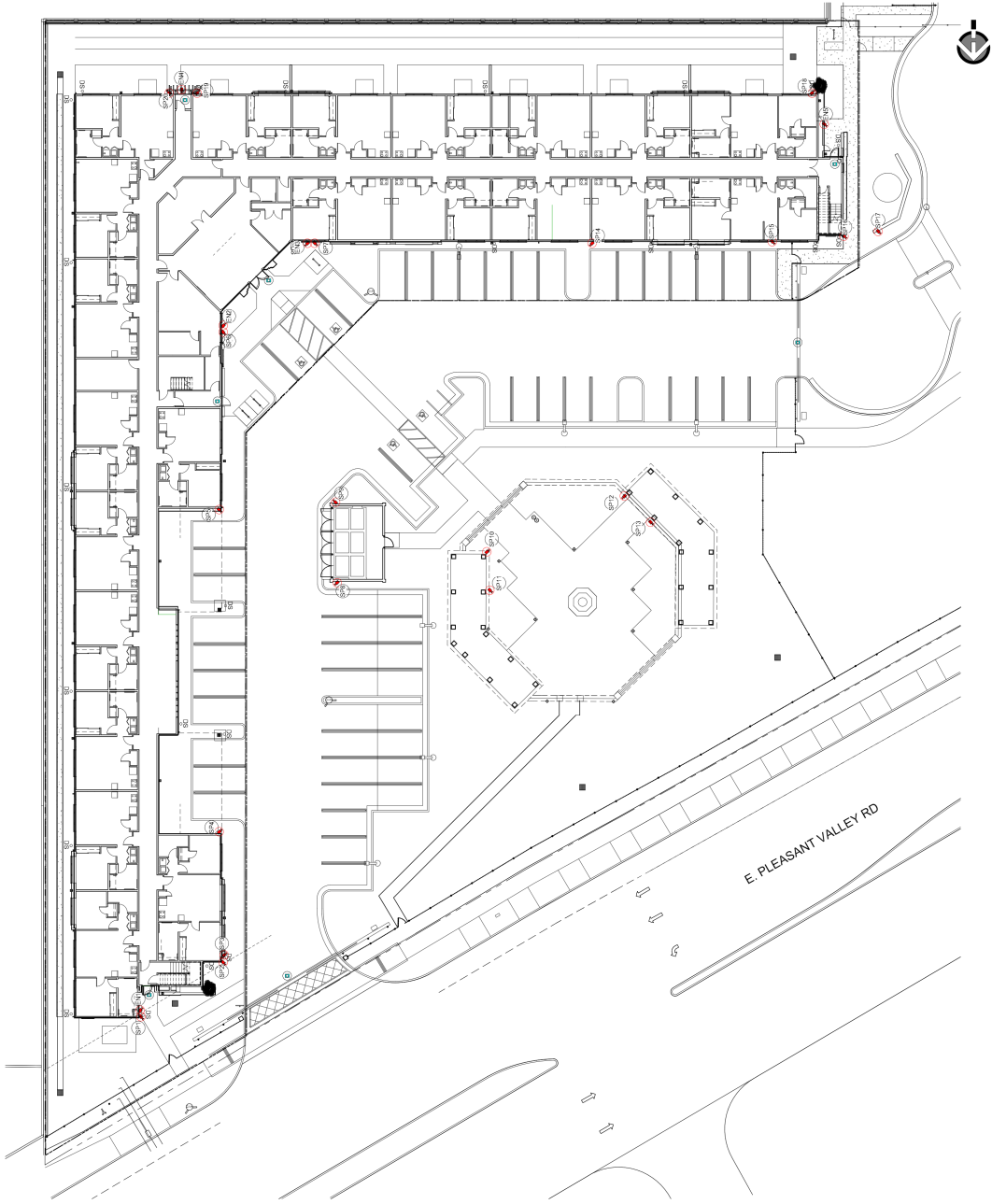
LEGEND

- GENERAL LOCATION
- CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
- POINT OF TRAVEL TO ACCESSIBLE PARKING
- USED TO ENTER CONTROL

SECURITY PLAN - SITE

COASTAL VILLAS LLC

2023 PLEASANT VALLEY RD, DOWNEY, CALIFORNIA 90230



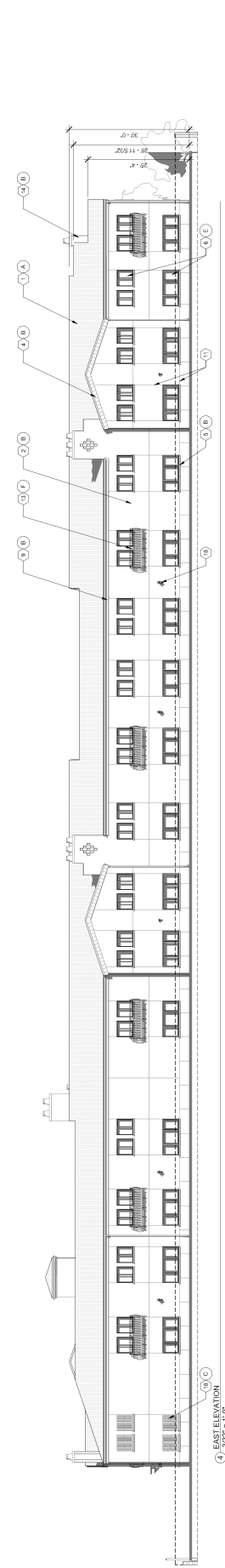
1. PRELIMINARY ENLARGED SITE SECURITY
1" = 1' 0"

SECTION		TYPICAL FLOOR PLAN		COMMENTS	
NAME	PURPOSE	REMARKS	REMARKS	REMARKS	REMARKS
1ST FLOOR					
RETAIL ENTRY					
DN	FACE CAPTURE	NORTH ENTRANCE LIFT ABOVE FLOOR			
DN	FACE CAPTURE	NORTH ENTRANCE LIFT ABOVE FLOOR			
DN	FACE CAPTURE	MAIN ENTRANCE LIFT ABOVE FLOOR			
DN	FACE CAPTURE	MAIN ENTRANCE LIFT ABOVE FLOOR			
DN	FACE CAPTURE	WEST ENTRANCE LIFT ABOVE FLOOR			
DN	FACE CAPTURE	WEST ENTRANCE LIFT ABOVE FLOOR			
CORRIDOR					
DN	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
DN	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
STAIRS					
ST1	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
ST2	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
ST3	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
LIFT					
LN1	FACE CAPTURE	MOUNTED LIFT ABOVE FLOOR			
LN2	FACE CAPTURE	MOUNTED LIFT ABOVE FLOOR			
MEGA-ROOM					
ME1	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
ME2	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
ME3	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
ME4	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
ME5	GENERAL VIEW	BUILDING NORTH SIDE LIFT ABOVE FLOOR			
ME6	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
ME7	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
ME8	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
ME9	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
ME10	GENERAL VIEW	BUILDING SOUTH SIDE LIFT ABOVE FLOOR			
STAIRS					
ST4	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
ST5	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
ST6	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
ST7	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
ST8	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
ST9	GENERAL VIEW	STAIR ENTRANCE LIFT ABOVE FLOOR			
MEGA-ROOM (MULTI-PURPOSE ROOM)					
ME11	GENERAL VIEW	MOUNTED LIFT ABOVE FLOOR			
ME12	GENERAL VIEW	MOUNTED LIFT ABOVE FLOOR			
ME13	GENERAL VIEW	MOUNTED LIFT ABOVE FLOOR			
ROOF					
RF1	GENERAL VIEW	MOUNTED LIFT ABOVE FLOOR			

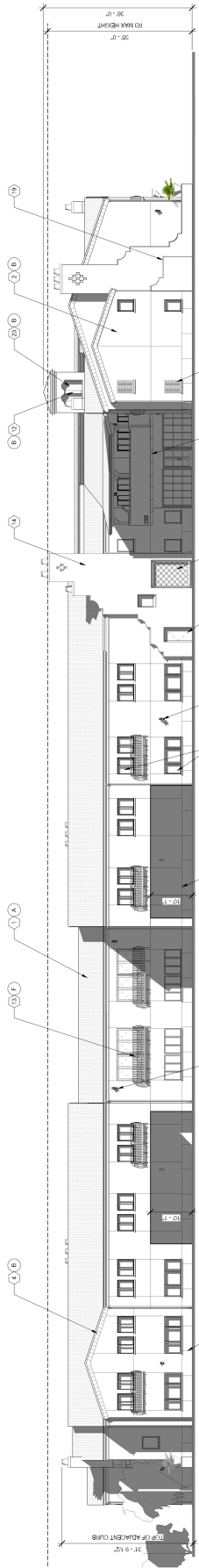
1. PROVIDE KNX BOX KEY VAULTS AT ENTRY DOORS.
2. PROJECT WALL CONFORM TO ONWARD FIRE DEPARTMENT LIFE SAFETY PLANNING GUIDE.
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7 FT ABOVE THE LANDING.
4. CAMERAS SHALL INCLUDE SMOKE/DOWD HOUSING COVERS.

	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	EMERGENCY EGRESS PATH OF TRAVEL
	CLICK TO ENTER CONTROL

COASTAL VILLAS, LLC
PLEASANT VALLEY RD. • CONCORD, CALIFORNIA, 93001



4 EAST ELEVATION
332' = 1" = 0'



3 WEST ELEVATION
332' = 1" = 0'

SHEET KEYNOTES

1. ROOF TILE: CONCRETE "B"
2. WALL FINISH: PLASTER WITH LIGHT SAND FINISH
3. WALL ACCENT: FOAM TRIM WITH PLASTER FINISH
4. SCALLOPS: FOAM TRIM WITH PLASTER FINISH
5. WINDOW: BELL FOAM WITH PLASTER FINISH
6. WINDOW: DARK GLAZED VINYL FRAME - LOW E
7. CLEAR GLASS
8. CORBEL: FOAM WITH PLASTER FINISH
9. CORNER: FOAM WITH PLASTER FINISH
10. TRELIS: COMPOSITE PAINT
11. EXPANSION JOINT
12. COLUMN: PLASTER WITH LIGHT SAND FINISH
13. ALUMINUM: METAL
14. CORNER: PLASTER WITH LIGHT SAND FINISH
15. NOT USED
16. ALUMINUM GUTTER: PRE-FINISHED (WHITE)
17. DOWNSPOUT: PRE-FINISHED (WHITE)
18. DECORATIVE: BUTTERS: FIBERGLASS PAINT
19. WALL: CARBON CONCRETE
20. PLASTER: PLASTER WITH LIGHT SAND FINISH
21. BRICK: PLASTER WITH LIGHT SAND FINISH
22. 1/2" HIGH WOODGRAIN FENCING: PAINT BLACK
23. 1/2" HIGH WOODGRAIN FENCING: PAINT BLACK
24. ADDRESS LOCATION
25. LIGHT FIXTURE: WALL MOUNTED, TYP.
26. FUTURE: SOLAR PANEL LOCATIONS

MATERIALS / COLORS

1. CONCRETE: "B" TILE ROOF
2. WALL FINISH: PLASTER WITH LIGHT SAND FINISH
3. WALL ACCENT: FOAM TRIM WITH PLASTER FINISH
4. SCALLOPS: FOAM TRIM WITH PLASTER FINISH
5. WINDOW: BELL FOAM WITH PLASTER FINISH
6. WINDOW: DARK GLAZED VINYL FRAME - LOW E
7. CLEAR GLASS
8. CORBEL: FOAM WITH PLASTER FINISH
9. CORNER: FOAM WITH PLASTER FINISH
10. TRELIS: COMPOSITE PAINT
11. EXPANSION JOINT
12. COLUMN: PLASTER WITH LIGHT SAND FINISH
13. ALUMINUM: METAL
14. CORNER: PLASTER WITH LIGHT SAND FINISH
15. NOT USED
16. ALUMINUM GUTTER: PRE-FINISHED (WHITE)
17. DOWNSPOUT: PRE-FINISHED (WHITE)
18. DECORATIVE: BUTTERS: FIBERGLASS PAINT
19. WALL: CARBON CONCRETE
20. PLASTER: PLASTER WITH LIGHT SAND FINISH
21. BRICK: PLASTER WITH LIGHT SAND FINISH
22. 1/2" HIGH WOODGRAIN FENCING: PAINT BLACK
23. 1/2" HIGH WOODGRAIN FENCING: PAINT BLACK
24. ADDRESS LOCATION
25. LIGHT FIXTURE: WALL MOUNTED, TYP.
26. FUTURE: SOLAR PANEL LOCATIONS

GENERAL SHEET NOTES

1. FINISHES AND COLORS

EXTERIOR ELEVATIONS

SHEET KEYNOTES

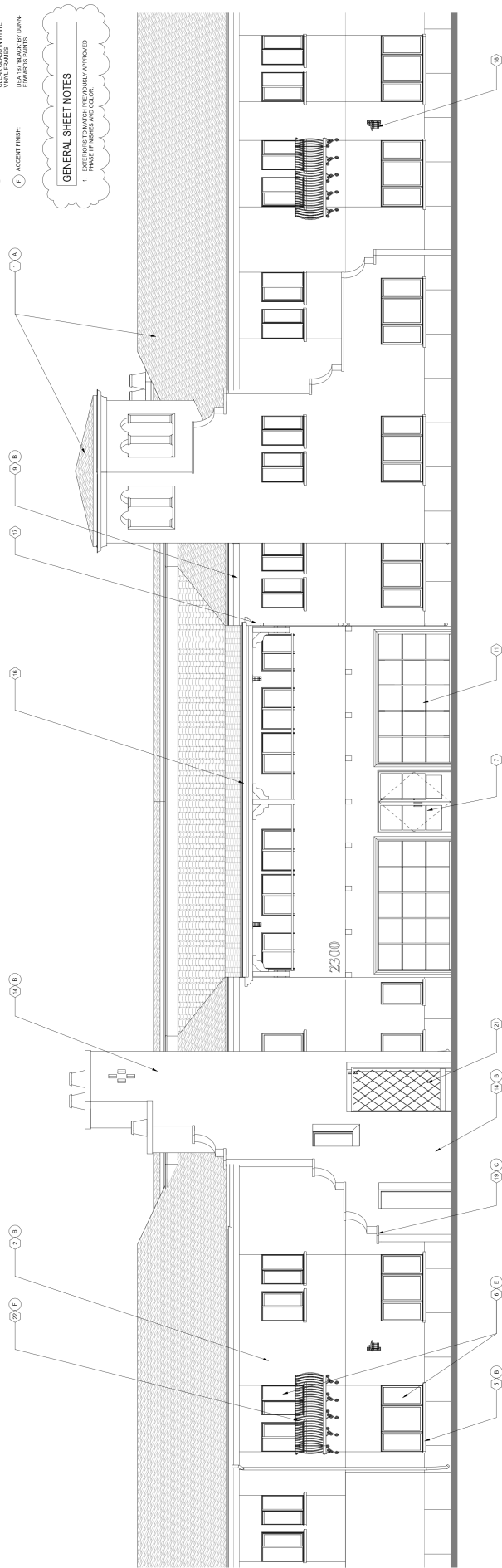
- 1 ROOF TILE - CONCRETE SF
- 2 WALL FINISH PLASTER WITH LIGHT SAND FINISH
- 3 NOT USED
- 4 SILLINGS: FOAM TRIM WITH PLASTER FINISH
- 5 WINDOW SILL: FOAM WITH PLASTER FINISH
- 6 WINDOWS: DUAL GLAZED W/INT. FRAME - LOW E CLEAR GLASS
- 7 EXTERIOR DOOR
- 8 EXISTING BLOCK WALL TO REMAIN
- 9 CONCRETE FOAM WITH PLASTER FINISH
- 10 6" HIGH COMPOSITE FENCE OVER CHU RETAINING WALL
- 11 STONEWORK: GAS CH AND FINISH TO MATCH EXISTING FINISH 1
- 12 COLUMN PLASTER WITH LIGHT SAND FINISH
- 13 DECORATIVE SHUTTERS: FIBERGLASS, PAINT
- 14 PAUK CHIMNEY WITH RECESS FEATURE: PLASTER WITH LIGHT SAND FINISH
- 15 ROOF TOP MECHANICAL UNIT: MECHANICAL WELL
- 16 ALUMINUM GUTTER: PREFINISHED (WHITE)
- 17 ALUMINUM DOWNSPOUT: PREFINISHED (WHITE)
- 18 WALL MOUNTED LIGHT: TYP.
- 19 WALL CAVIS: CONCRETE
- 20 CHU RETAINING WALL
- 21 SPALLER WITH VINE TYPE PLANTS
- 22 FAUX METAL BALCONY TYPICAL

MATERIALS / COLORS

- 1 CONCRETE SF TILE ROOF
- 2 CADA GRANGE BLEND BARCELOM BY BOKAL
- 3 LIGHT SAND STUCCO
- 4 FIBERGLASS SHUTTERS EDWARDS PAINTS
- 5 ACCEMENT TRIM FINISH
- 6 ACCEMENT TRIM FINISH
- 7 DUAL GLAZED LOW E WINDOW
- 8 DUAL GLAZED LOW E WINDOW
- 9 DUAL GLAZED LOW E WINDOW
- 10 DUAL GLAZED LOW E WINDOW
- 11 DUAL GLAZED LOW E WINDOW
- 12 DUAL GLAZED LOW E WINDOW
- 13 DUAL GLAZED LOW E WINDOW
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- 17 DUAL GLAZED LOW E WINDOW
- 18 DUAL GLAZED LOW E WINDOW
- 19 DUAL GLAZED LOW E WINDOW
- 20 DUAL GLAZED LOW E WINDOW
- 21 DUAL GLAZED LOW E WINDOW
- 22 DUAL GLAZED LOW E WINDOW

GENERAL SHEET NOTES

1. EXTENDS TO MATCH PREVIOUSLY APPROVED PHASE FINISHES AND COLOR



1. ENTRY ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS

COASTAL VILLAS LLC
PLANNING/ARCHITECTURE/ENGINEERING

A2.1

Project: Coastal Villas LLC
Rev: 20-0000

COASTAL VILLAS, LLC
6601 COLLENE, STE. 111 - ROCKWELL, CALIFORNIA 90267
ARCHITECTS & ASSOCIATES, INC.
200 WEST 10TH STREET, SUITE 100 - ROCKWELL, CALIFORNIA 90267
PHONE: (909) 221-1111
WWW.COASTALVILLAS.COM

- A-2.2



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: Pleasant Valley Apartments Phase 2

Project Applicant: Joseph Quigley, on behalf of the property owner Dansk Investment Group, 6591 Collins Drive, Suite E11, Moorpark, 93021

Project Location - Specific: 2300 Pleasant Valley Road, Ventura County (APNs: 225-0-014-265, and -275)

Description of Nature, Purpose and Beneficiaries of Project: The project is the construction of a two-story, 48-unit apartment building with associated site improvements on a 1.1 acre site with adjacent infrastructure improvements offsite. The proposed building will be 2-storeroys with one-bedroom and two-bedroom units ranging between 650 and 940 square feet in size with onsite indoor amenities (lounge areas with media center) and outdoor amenities (seating and dining areas with a fire pit and shaded game areas). 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 32 units to 48 units and to waive, reduce or modify three development standards related to open space requirements, balcony size and number, landscaped setback requirements, and apply parking reductions per State regulations. The Project is located at 2300 Pleasant Valley Road (APNs: 225-0-014-265, and -275) within the Multiple-Family Residential with Affordable Housing Discretionary Overlay (R-2-AHD) zone and developed under the Affordable Housing Discretionary (AHD) Additive Zone regulations. The property owner is Dansk Investment Group, 6591 Collins Drive, Suite E11, Moorpark, 93021

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

Name of Person or Agency Carrying Out Project (Applicant): Joseph Quigley, on behalf of the property owner Dansk Investment Group, 6591 Collins Drive, Suite E11, Moorpark, 93021

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: Section 15332, Class 32
☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: This project includes the construction of a two-story, 48-unit apartment complex located on a 1.1-acre project site which is surrounded by residential uses. The proposed Project meets the requirements of a Class 32 Categorical Exemption because the Project is (i) consistent with the applicable 2030 General Plan land use designation and all applicable 2030 General Plan policies as well as with applicable zoning designation and regulations with concessions, waivers, or reductions to development standards as allowed by the ministerial Density Bonus request pursuant to Government Code Section 65915. (ii) The Project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. (iii) Additionally, the project site has no value, as habitat for endangered, rare or threatened species. (iv) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. There are no Exceptions to the Exemptions (Section 15300.2) which could apply to this project.

Lead Agency Contact Person: Jay Dobrowalski, Planning Supervisor, (805) 385-3948

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.

Attachment D
Zoning Consistency Table

Consistency Analysis			
PZ# 23-500-10 (SUP), 23-535-07 (DB): Pleasant Valley Apartments Phase II			
Zone: Underlying Zone: R-2-AHD (Sec. 16-22) 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

Affordable Housing Additive Zone Development and Design Standards Sections 16-420E through 16-420I			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Max. building Height Sec. 16-420H(B)	5 stories not to exceed 56 feet Ground Floors shall have a plate height of 12 to 16 feet	2 stories/36 ft Ground floor plate height 10 feet and 9 inches	Yes, subject to Density Bonus waiver
Density Sec. 16-420G		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) 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.	Project is abutting a single family neighborhood (to the east of project). The proposed building is oriented to the street. The project does not include balconies or patios. Landscaping faces the single-family homes.	Yes

	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.		
	Building Design Sec. 16-420I(B) Buildings shall orient towards the street or internal courtyard.	Building orients towards open space on adjacent lot.	Yes
	Buildings shall carry the same theme on all elevations.	Building carries the 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 sand stucco finish with tiles	Yes
	Affordable units and market rate units in the same development shall	Affordable and market rate units not distinguishable	Yes

	be constructed of the same or similar exterior materials and details such that the units are not distinguishable.		
	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 2 stories.	Yes
	The Primary Street and the Side Street frontages, up to 75 feet from the primary street 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	Project does not include on-grade parking podiums or parking structures.	Yes.

	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 consistent with the architectural style of the building	Building facades are one color to match the adjacent Phase I development. Building facades include multi-colored accent elements. Colors are muted.	Yes
	Massing and articulation Sec. 16-420I(C) A minimum of two features such as	Features such as faux balconies and accent materials	Yes

	balconies, cantilevers, dormers, bay windows, patios, individualized entries, and accent materials shall be incorporated into each proposed building.	are incorporated into the building.	
	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 is 2 stories.	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	Rooflines are vertically articulated at least every 50' along the street frontage.	Yes

	such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.		
	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 within 20 feet of an R-1 District boundary, and the maximum building height is 30 feet, with a tower element of 36 feet located over 130 feet from the R-1 district.	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 have a 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.	Project does not include garages or carports per State Density Bonus.	Yes, per State Density Bonus
	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 project has a controlled entrance to parking facilities directly from the adjacent Phase I development that is located over 200 feet from the street.	Yes
	Where bicycle parking is not visible from the street, directional signage to bicycle parking	Directional signage at main building entrance for bicycle parking not visible from street Signage will be provided.	Yes, as conditioned.

	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.		
	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 line provided the patios	The project is not located within a commercial zone.	N/A

	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 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	Common use site areas include refuse collection, mail distribution, laundry, recreation and congregation.	Yes

	congregation. All such 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.	Existing perimeter walls provided along the north, east, and south property lines include wrought iron and CMU block walls. Landscaping is provided along the northern property frontage 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	All wood service poles, electric and gas meters, fire sprinkler valves and backflow preventers and transformers have been	Yes

	transformers shall be located in the least prominent locations onsite as allowed by the utilities, and all equipment shall be camouflaged using building materials and colors and or landscaping included within the project design.	located in the least prominent locations and camouflaged using building materials, and colors and/or landscaping.	
	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	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 dumpster. The trash enclosure is located approximately 250 feet from residential units. The refuse facilities are located within a fully enclosed room.	Yes, with State Density Bonus waiver

	minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.		
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)	Project is not located within or adjacent to industrial or commercial zoned property.	N/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.	Project is not located within or adjacent to industrial or commercial zoned property.	N/A
	Residential Ventilation Systems Sec. 16-420J(C) Applicants for new Multifamily or Mixed-use	Project is not located within or adjacent to industrial or commercial zoned property.	N/A

	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 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 (OEHHA), 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	Project is not located within or adjacent to industrial or commercial zoned property.	N/A

	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.		
	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	Project is not located within or adjacent to industrial or commercial zoned property.	N/A
	Odor Assessment Sec. 16-420J(E) For all Multifamily or Mixed-use developments located within 1,000 feet of an industrial facility	Project is not located within or adjacent to industrial or commercial zoned property.	N/A

	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 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		
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	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 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).	Project is not located within or adjacent to industrial or commercial zoned property.	N/A
	The applicant shall submit evidence to the satisfaction of the Director that all units with patios and/or balconies meet the 65 dBA CNEL.	Project is not located within or adjacent to industrial or commercial zoned property.	N/A
	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-	Project is not located within or adjacent to industrial or commercial zoned property.	N/A

	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.		
	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 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.	Project is not located within or adjacent to industrial or commercial zoned property.	N/A
	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.	Project is not located within or adjacent to industrial or commercial zoned property.	N/A

	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.		
	Preparation of a standardized, high density, "wayfinding" sign program to aid emergency responders in finding individual residential units quickly and easily.	Project is not located within or adjacent to industrial or commercial zoned property.	N/A
	A Click2Enter radio frequency access system shall be installed at any vehicle and pedestrian access point controlled by privacy gates.	Project is not located within or adjacent to industrial or commercial zoned property.	N/A
	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	Project is not located within or adjacent to industrial or commercial zoned property.	N/A

	shown on the development plan and the separations shall be permanently maintained.		
	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.	Project is not located within or adjacent to industrial or commercial zoned property.	N/A
R-4 High Rise Residential Development Standards			
Section 16-23			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES?
Minimum Dwelling Size Sec. 16-23	1 bdrm unit: 450 sqft 2 bdrm unit: 800 sqft	1 bdrm unit: 650 sqft 2 bdrm unit: 940 sqft	Yes
Height Permitted Sec. 16-23	Four stories, not to exceed 45 feet except as otherwise provided in this chapter	The building is 2 stories and 36 feet high	Yes
Minimum lot area/density Sec. 16-23	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
Front Yard Setback Sec. 16-23	Front: 20 feet without an alley; 15 feet with an alley	Front: 20 feet	Yes
Interior Yard Setback Sec. 16-23	5 feet for 1-2 story buildings and increased by 2.5 feet for each additional story.	West: 5 feet East: 9 feet and 9 inches	Yes
Corner Lot Side Yard Setback Sec. 16-23	10 feet	Project site is not a corner lot	N/A
Rear Yard Setback Sec. 16-23	5 feet for 1-2 story buildings and increased by 2.5 feet for each additional story.	24 feet and 9 inches	
Interior Yard Space Sec. 16-23	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	The project is providing 14% interior yard space.	Yes, subject to Density Bonus concession

	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 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.		
Space for Accessory Buildings Sec. 16-23	May occupy rear yard setback if 1 story and located 6 ft. from nearest part of main building.	Project does not include accessory buildings in rear setback.	Yes
Off-street parking: Required (16-622)	Under Sec. 16-622, 95 parking spaces are required. As a Density Bonus Project the requirements of Gov't Code Section 65915 apply, Required parking under	Sec. 16-410.16(B) requires 52 parking spaces Garage parking is not required for affordable housing projects seeking density bonus permit.	Yes, subject to density bonus.

	Sec. 16-622 is not applicable.	Provided: 59	
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Attached Dwelling Unit Development Standards Applicable Sections 16-361 and 16-362			
Building Separation Sec. 16-361	18 feet (36 ft building height) between two buildings	Project includes one building	Yes
Recreational Facilities Sec. 16-361.B	Amenities required in interior yard space	BBQ area with outside dining and access to Phase 1 amenities	Yes
Open Area Sec. 16-361.C	Lawn area of not less than 2,500, with a min. dimension of 35 feet	6,498 sq. ft. lawn area in rear of the site	Yes
Balconies and Patios Sec. 16-361.D	All second story dwelling units shall have at least one patio or balcony, having a minimum dimension of ten feet. All ground floor dwelling units shall have a patio concrete slab of at least 100 square feet	No balconies or patios proposed	Yes, with waiver
Balcony Enclosures Sec. 16-362.E	All balconies and patios shall have railings or walls which provide at least 50 % enclosure.	No balconies proposed	Yes, with waiver
Storage Areas Sec. 16-362.F	225 cubic feet per dwelling unit	All units except Unit E provide more than 225 cubic feet.	Yes, with Density Bonus waiver
Garages Sec. 16-362.G	All garages shall have automatic garage door openers. All garage doors shall have architectural treatment or detail.	No garages proposed	Yes
Utility Meters Sec. 16-362.H	Each dwelling unit shall be constructed with a separate utility system and meter.	Each unit has separate utility system and meter	Yes
Sec. 16-362.I	Buildings that include four stories or more shall provide elevators, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story.	Project complies	Yes
Laundry Facilities	Each dwelling unit shall have a laundry area to	Each unit has a laundry area to accommodate a washer and dryer	Yes

Sec. 16-362.H	accommodate a washer and dryer.		
Design Standards Sec. 16-362	Objective design standards for housing development of two or more units	See discussion above for Sections 16-420E through 16-420I	Yes

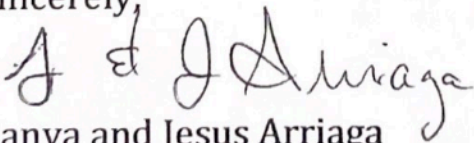
October 19, 2023

Dear Neighbors,

We live on Nash Lane in Las Casas de Vista Verde homes. It has come to our attention from the City of Oxnard Planning website that there is a proposal for a 46-unit apartment complex to be built in the open lot between our homes and the Coastal Village Luxury Apartments on Pleasant Valley Rd. We are in disagreement with this proposal for many reasons. First, there is already heavy traffic on Pleasant Valley in the mornings and evenings and this will further invite more vehicles passing and speeding through like they already do. Second, there is no nearby park for families and children to use for recreation. We have a nearby school and Oxnard College but the fields are not accessible to the public. Third, a 46-Unit apartment will most likely be two or three stories allowing tenants to view into our backyards giving us less privacy. Lastly, it is also probable that the value of our homes will depreciate due to the complex.

There will be a meeting on November 16th at 7:00 p.m. at Mar Vista Elementary to hear from Mayor John C. Zaragoza and Councilwoman Gabriela Basua. Please join us in gathering as a neighborhood council in opposing this development. If we do not speak up, it will definitely affect our community.

Sincerely,


Tanya and Jesus Arriaga

Monday, December 18, 2023

Good evening,

My name is Tanya Arriaga and I am a resident of the Mar Vista Neighborhood in Las Casas de Vista Verde and I am also a Ventura County elementary teacher who bought my home two and a half years ago. I would like to list my concerns with the Dansk II Phase II Luxury apartments on 2300 E. Pleasant Valley Rd.

My first concern is that there is already heavy traffic in the mornings and evenings due to Port Hueneme and Oxnard residents driving to work to the Point Mugu base, agriculture fields and getting on the 101 freeway both north and south.

Furthermore we have yet to see the effects caused by the future housing project currently under construction on 2161 East Etting Rd. named the Dolores Huerta affordable housing project next to the Japanese Historic cemetery and butterfly habitat area that will house farmworkers and Veterans in their 57 units.

The Dansk II project is proposing to add a 2-story 48-unit apartment building with 52 parking spaces located in front of their units. Their apartment building will be right next to our homes in an L shape. This brings up more concerns that the building and land development will directly affect our living situations with construction debris, noise, ground drilling, possible plumbing issues and of course affect our privacy. The zoning appears to be too close to our shared wall having their living headquarters right behind us. We will no longer enjoy our beautiful sunset skies but see another apartment complex that will most likely depreciate our home value.

Why can't the city take a closer look at what is needed in this community and approve a park area for children and families to use, instead of approving more for-profit luxury apartments? There are already enough apartments being built and not enough recreational areas that are within walking distance. This project does not add to the beautification of South Oxnard rather promote more overcrowding with people and vehicles.

The South Oxnard community needs better support from our elected leaders and the planning department.

Thank you for your time.

Sincerely,

Tanya Arriaga
2353 Nash Lane
Oxnard CA 93033

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-500-10 (SPECIAL USE PERMIT) AND 23-535-07 (DENSITY BONUS) TO ALLOW THE CONSTRUCTION OF A 2-STORY, 48 UNIT APARTMENT PROJECT, WITH ASSOCIATED SITE IMPROVEMENTS AND ADJACENT INFRASTRUCTURE IMPROVEMENTS OFFSITE AND TO AUTHORIZE A MINISTERIAL DENSITY BONUS TO ALLOW FOR FIFTY PERCENT DENSITY BONUS, TWO CONCESSIONS, PURSUANT TO STATE DENSITY BONUS LAW (GOVERNMENT CODE 65915) ON AN APPROXIMATELY 1.1 ACRE SITE LOCATED AT 2300 PLEASANT VALLEY ROAD (APNS: 225-0-014-265, AND 225-0-014-275) WITHIN THE MULTIPLE-FAMILY RESIDENTIAL WITH AFFORDABLE HOUSING DISCRETIONARY ADDITIVE (R-2-AHD) ZONE DISTRICT AND DEVELOPED UNDER THE AFFORDABLE HOUSING DISCRETIONARY (AHD) ADDITIVE ZONE REGULATIONS, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JOSEPH QUIGLEY, OF GEOMETRIC, ON BEHALF OF PROPERTY OWNER DANSK INVESTMENT GROUP, 6591 COLLINS DRIVE, SUITE E11, MOORPARK, CALIFORNIA 93021, THE “APPLICANT”.

WHEREAS, Joseph Quigley (the “**Applicant**” and/or “**Developer**”) filed entitlement applications with the City of Oxnard on August 13, 2020, for a Special Use Permit (PZ 23-500-10) and a Density Bonus Permit (PZ 23-535-07); and

WHEREAS, if the aforementioned entitlement applications are collectively approved by the City of Oxnard, the project would be permitted to develop a 1.1-acre Project site with a 48 unit apartment project with associated site improvements at the subject project site (APNs: 225-0-014-265, and -275); and

WHEREAS, the Density Bonus application seeks three development Concessions/incentives pursuant to Government Code Section 65915(d) (State’s Density Bonus law) to: i) eliminating the required number and size of balconies to residential units; ii) reduce open space requirements by reducing the Interior Yard Space from 30% to 14%; and, iii) reducing the required 30-foot front yard landscaped setback along a Scenic Roadway; and

WHEREAS, on September 5, 2024, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 23-500-10 (Special Use Permit) to allow the construction of a 48 unit apartment project with 59 total parking spaces, onsite indoor amenities (lounge areas with media center) and outdoor amenities (seating and dining areas with a fire pit and shaded game areas) and associated improvements on a 1.1-acre site located at 2300 Pleasant Valley Road (APNs: 225-0-014-265, and -275) in accordance with Section 16-531 of the Oxnard City Code and Planning and Zoning Permit No. 23-535-07 (Density Bonus) requesting the ministerial approval of a Density Bonus Permit. The Density Bonus request will allow for a 50 percent Density Bonus, use of State parking requirements, and two Density Bonus concessions pursuant to State Density Bonus Law (Government Code 65915) and Oxnard City Code Sections 16-410 and 16-420. The six Density Bonus concessions, waivers or reductions are as follows:

Project Deviations

Density Bonus Concession (3)	1. Patio & balcony minimum size reduction (10 feet by 10 feet required) to none provided 2. Interior Yard Space reduction (30% required) to 14% provided 3. Reduction in the landscape buffer along a Scenic Roadway from 30 feet to 25 feet for a portion of the street frontage.
Density Bonus Waivers (3)	1. Increase in the maximum allowable travel distance to trash enclosures from 150 feet to 250 feet. 2. Reduction in storage areas required under Oxnard Zoning Code 16-362-H. The project has one floor plan (Unit E) that provides 207 cubic feet of storage area instead of the required 225 cubic feet. 3. Reduction in minimum plate height for ground floor from 12 feet to 10 feet and 9 inches
State Bonus Density Parking Reductions	Provide 59 parking spaces onsite (52 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).

(the “**Project**”); and

WHEREAS, Sections 16-531 and 16-410F of the Oxnard City Code authorizes the Planning Commission to approve a Special Use Permit and Density Bonus Permit, 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 24% (for a total of eight units) of the residential units be affordable at the very low income and low-income levels 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 -AHP and -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

WHEREAS, the Planning Commission finds that the concessions 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 -AHP and -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 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.

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical Exemption (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (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 has a 2030 General Plan land use designation of Residential Low Medium (RLM) and a zoning designation of Multiple-Family Residential with Affordable Housing Discretionary Additive zone (R-2-AHD). The Project site is entirely surrounded by residential development consisting of small lot residences and mobile home parks. Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent surrounding urban uses. The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The Project is consistent with the City of Oxnard 2030 General Plan and would not result in any significant effects relating to traffic, noise, air quality, or water quality would be adequately served by all required utilities and public services. 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 construction of a 48 unit apartment building with 59 total parking spaces, amenities and associated improvements on a 1.1-acre site is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the

Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

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

The Project will not result in an unusual circumstance that would cause the Project to have a significant effect on the environment. The project will not alter the urban character of the surrounding development as determined by the 2030 General Plan and the property does not contain any unusual environmental characteristics as the property is entirely surrounded by residential development consisting of small lot residences and mobile home parks. Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent surrounding urban uses. The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The Project is consistent with the City of Oxnard 2030 General Plan and would not result in any significant effects relating to traffic, noise, air quality, or water quality would be adequately served by all required utilities and public services. 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 state scenic highway.

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on August 27, 2024.

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

The project site 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 in conformance with the City of Oxnard 2030 General Plan, and other adopted standards.

As described in the Staff Report, the Project consists of the construction of a two-storey, 48-unit apartment building, with 59 total parking spaces, with onsite indoor amenities (lounge areas with media center) and outdoor amenities (seating and dining areas with a fire pit and shaded game areas) on a 1.1-acre site in the Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-AHD) zone. The City's 2030 General Plan land use designation for the subject site is Residential Low Medium (RLM). On October 5, 2021, the City Council adopted the 2021-2029 6th Cycle Housing Element which identified the Project site for designation of a residential Additive zone. The intent of the affordable housing additive zones is to provide opportunities for the development of affordable residential housing units to assist the City reach its regional housing needs allocation (RHNA) as determined by the California Department of Housing and Community Development (HCD). Through adoption of City Council Ordinance No. 2999, the residential Additive zone was codified under Division 7C (Affordable Housing -AHP and -AHD Additive Zones) of the OCC. The Project site has an AHD additive zone which allows for residential development with an allowable density of up to 30 units per acre. Under the -AHD additive zone density allowance, the 1.1-acre site could accommodate a maximum of 32 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 48 units based on the State and City Density Bonus laws. The 48-unit Project is found consistent with the General Plan land use designation with the density allowed by both the City's -AHD additive zone and the State Density Bonus.

As discussed in detail in the Planning Commission Staff Report Sections 6(b), 6(c), and 6(d), the Project, as designed and conditioned, meets all applicable development standards with the approval of the Density Bonus Permit (PZ 23-535-07) and reductions to development standards deviations as identified in

the Staff report and acknowledgement of the Density Bonus eligible vehicle parking ratios for projects which meet the criteria of Government Code Section 65915.

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

- (2) The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no proposed permit shall be granted if the approval body finds such use will 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 site is an infill development proposed to be improved with a 48-unit apartment building with associated improvements; the use is consistent with uses considered and permitted by the Multiple-Family Residential (R-2) zone; and the Project is consistent with the 2030 General Plan land use designation. The Project site is surrounded by residential development consisting of small lot residences and mobile home parks. The Project as designed and conditioned will be compatible with the surrounding area and will enhance and improve the existing conditions of the site and surrounding urban area. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, Traffic Codes and Planning Division requirements. Therefore, as conditioned, the use and improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

- (3) The site that is subject to the 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 (Conditions).**

As described in the staff report, and as conditioned, the project will meet the development standards of the Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-AHD) zone. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-2-AHD zone as stipulated in the Oxnard City Code and the standards contained within City Council Resolution No. 7658 that are intended to encourage amenities that enhance the livability of attached dwelling units with the exception of the concessions permitted under the State's Density Bonus Law which include the following:

Project Deviations

Density Bonus Concession (3)	1. Patio & balcony minimum size reduction (10 feet by 10 feet required) to none provided 2. Interior Yard Space reduction (30% required) to 14% provided 3. Reduction in the landscape buffer along a Scenic Roadway from 30 feet to 25 feet for a portion of the street frontage.
Density Bonus Waivers (3)	1. Increase in the maximum allowable travel distance to trash enclosures from 150 feet to 250 feet. 2. Reduction in storage areas required under Oxnard Zoning Code 16-362-H. The project has one floor plan (Unit E) that provides 207 cubic feet of storage area instead of the required 225 cubic feet. 3. Reduction in minimum plate height for ground floor from 12 feet to 10 feet and 9 inches
State Bonus Density Parking Reductions	Provide 52 parking spaces onsite (59 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).

Additionally, the project has been reviewed by the Development Advisory Committee and was determined that it would have no significant impact on the public health, safety, or welfare and the project plans have been reviewed by all applicable departments and outside agencies, which include the Oxnard Police and Fire Departments. As such, this project meets this finding.

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

The project will be accessed by a driveway off of Pleasant Valley Road through the adjacent development and will have an exit-only driveway also on Pleasant Valley Road. As such, the site has sufficient access to streets and highways that are adequate in size and existing intersections adjacent to the project site will

operate at acceptable levels of service, as described in the Planning Commission Staff Report Section 6. As such, this project meets this finding.

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

As described in the staff report, the Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project will be served by existing water mains along Pleasant Valley Road. Sewer connections serving the proposed parcel will be provided by existing lines also on Pleasant Valley Road. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. As such, this project meets this finding.

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

A. 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.

The Housing Element is subject to review in accordance with CEQA. The City prepared an Initial Study - Mitigated Negative Declaration (IS/MND - No. 2021-01) for the proposed 2021-2029 Housing Element and related Ordinance Amendment actions, including the creation of the Affordable Housing -AHP and -AHD Additive Zones, in accordance with CEQA Guidelines, Section 15070. Mitigation measures were minor and pertained to standard mitigations to address biological and paleontological resources. These mitigation measures are to be incorporated into development projects associated with the AHP and AHD Additive Zones identified in the 2021-2029 Housing Element, such as the subject project.

In accordance with Section 15332 (Class 32, In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA. The proposed Project meets the requirements of a Class 32 Categorical Exemption because the Project is (i) consistent with the applicable 2030 General Plan land use designation and all applicable 2030 General Plan policies as well as with applicable zoning and regulations with concessions, waivers, or reductions to development standards as allowed by the ministerial Density Bonus request pursuant to Government Code Section 65915. (ii) The Project occurs within City

limits on a project site of no more than five acres substantially surrounded by urban uses. (iii) Additionally, the project site has no value, as habitat for endangered, rare or threatened species. (iv) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. There are no Exceptions to the Exemptions (Section 15300.2) which could apply to this project. Therefore, this Project meets this finding.

B. 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 described in the staff report, the Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project will be served by existing water mains along Pleasant Valley Road. Sewer connections serving the proposed parcel will be provided by existing lines also on Pleasant Valley Road. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. The Project is conditioned to pay all applicable fees. As such, this project meets this finding.

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

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. Therefore, this Project meets this finding.

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

The Project site is not located within a very high fire hazard severity zone. The Project site is surrounded by residential development that includes small lot developments and mobile home parks. The surrounding residential uses are not known to carry a high risk of fire or explosion from materials stored or used to undertake services within their respective buildings. Based on the information provided, this Project meets this finding.

E. 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.

The Project site is a 1.1-acre, relatively flat infill site that does not contain any development or known chemicals that would present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency. Therefore, this Project meets this finding.

F. 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.

The Project site is not defined as 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. Furthermore, the Project site is zoned Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-AHD) and is not subject to the Save Open Space and Agricultural Resources (SOAR) ordinance. As such, this Project meets this Finding.

(2) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW2 (June 21, 1993).

The Project site is not defined as a wetland in the U.S. Fish and Wildlife Service Manual. Therefore, this Project meets this finding.

(3) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51184, 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.

The Project site is not located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51184, 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. Based on the aforementioned, this Project meets this finding.

(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.

The Project site is not listed as 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. Therefore, this Project meets this finding.

(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 18401) 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.

The Project site is not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist. As such, this Project meets this finding.

(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.

The Project site is not located 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. Therefore, this Project meets this finding.

(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.

The Project site is not located 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. As such, this Project meets this finding.

(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.

The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The 1.1-acre Project site is not 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. Based on the aforementioned, this Project meets this finding.

(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).

The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The 1.1-acre Project site is not identified as containing 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). Therefore, this project meets this finding.

(10) Lands under conservation easement.

The Project site is a 1.1-acre vacant site surrounded by residential uses that has been previously disturbed and does not contain a conservation easement. Based on the aforementioned, this Project meets this finding.

G. The development is not located on a site where any of the following apply: (1) 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.

The Project site is a 1.1-acre vacant site that does not contain 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. As such, this Project meets this finding.

(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 is a 1.1-acre vacant site that does not contain housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is Categorically Exempt from CEQA pursuant to Article 19, Section 15332 (Class 32) of the State CEQA Guidelines and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Division 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 Nos. 23-500-10 (Special Use Permit) and 23-535-07 (Density Bonus Permit), 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 Oxnard City Code Section 16-545.

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

**CONDITIONS OF APPROVAL
FOR PLEASANT VALLEY APARTMENTS PHASE 2
SPECIAL USE PERMIT NO. 23-500-10
DENSITY BONUS PERMIT NO. 23-535-07**

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.
2. This permit is granted for the plans approved September 5, 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.
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.

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.
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.
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.
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.
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.
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.
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.
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property.
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.

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.
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.

LANDSCAPE 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.
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.
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent.
19. Developer shall properly maintain landscape planting and all irrigation systems on site and in the adjacent Public Right of Way, 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.
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.
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.
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).
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.

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 Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles.
25. Developer shall install sod or other alternative drought tolerant and California native friendly landscaping in the front yard.
26. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee.
27. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit.
28. 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.
29. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure.
30. 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.
31. 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".
32. 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.

FIRE DEPARTMENT CONDITIONS

33. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. 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.
34. 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.
35. 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.
36. 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. The tests must be certified by a mechanical, civil, or fire protection engineer. 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.
37. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations.
38. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department.
39. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property.
40. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief.
41. 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.

42. Developer shall provide central station monitoring of the fire sprinkler system and all control valves.
43. 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.
44. 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.
45. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department.
46. All signalized intersections adjacent to the project site shall be equipped with pre-emption equipment, if not currently equipped.
47. 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.
48. 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.
49. 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.
50. Locate Fire Department Connection and provide a fire hydrant with 50-feet.
51. 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.

52. 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.
53. Ensure landscape trees do not block bedroom emergency window exits.
54. 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.
55. Gurney size elevators are required.
56. The kitchen appliances shall meet California Fire Code Requirements.

POLICE DEPARTMENT CONDITIONS

57. A condition of approval requires compliance with the Outdoor Lighting Code & Guidelines:
 - 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 following exceptions:
 - i. 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.
 - ii. 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.
 - c. 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.
58. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme.
59. All exterior lighting shall operate from dusk to dawn.

60. Exterior lighting of the site, including parking areas, shall be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
61. 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.
62. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
63. Any luminaire on the site that creates glare or light trespass shall be corrected within 30-days written notice from a representative of the Oxnard Police Department. Corrective actions may include, but are not limited to: removing the luminaire(s), shielding the source of the glare, or inserting a landscape element that blocks the glare or trespass.
64. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.
65. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
66. A security camera system shall be installed and 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. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
 - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and

- shoulders of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground.
 - h. 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.
 - i. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
 - j. A camera shall be dedicated to capture an image of any person accessing the call system at the exterior of the primary entrance.
 - k. 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.
 - l. Security cameras shall be installed to monitor activity around each side of the building's exterior.
67. 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: the building lobby, mailroom, shared hallways, laundry rooms, activity rooms, pool and physical fitness facilities.
68. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programed 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.
69. The access control system shall include a call system at 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.
70. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.
71. "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.
72. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The plan shall include:
- a. The Security Plan Sheet that identifies 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 shall identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the

- floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
 - c. The Security Plan shall include a chart shall identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
 - d. 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 to capture head and shoulder images passing through a threshold that door shall be noted on the camera chart.
 - e. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
 - f. 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.
 - g. 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.
 - h. The permittee/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.
73. 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 shall establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management shall 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 shall participate in crime prevention programs designed for multi-unit residential housing facilities.
 - d. The property owner shall inform the Oxnard Police Department changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.

74. 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.
75. A Security Plan shall be submitted to and approved by the Police Department prior to the issuance of building permits. The submission shall be made in a PDF format and sent to specialprojects@oxnardpd.org. The email "subject line" shall have the 7-digit Planning "PZ" number and the site's address to identify the project. The plan shall include the location of the security features at the site consistent with the Security Plan Requirements document provided during the development review process. The Security Plan shall not be submitted with other development documents or plan sheets. This is done to maintain a level of confidentiality of the security features of the site between the developer/end user of the development and the Oxnard Police Department.
76. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.
77. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.
78. 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.
79. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.
80. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a combination of vines and shrubs or hedging arranged to protect walls from vandals is required.
81. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.
82. Block walls on the site, including trash enclosures, shall have landscape elements in place that dissuades the application of graffiti. Creeping fig or similar plantings are suggested.
83. 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.

84. Developer/owner/site management shall inform tenants of 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 imposed.
85. Developer/owner/site management will enroll project in and comply with the Oxnard Police Department "Crime Free Multi-Housing Program" as applicable to this housing development. For enrollment information, contact the Crime Prevention Officer at (805) 385-8349.
86. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
87. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.
88. 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.
89. The property management firm responsible for managing the site shall post a minimum of two signs, each visible from the public right of way, identifying the management company's name, phone number and email address dedicated to the specific site.
90. 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.
91. 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".
92. Mail and parcel delivery shall be in a room controlled by the building's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:
 - a. The developer shall contact the Oxnard Postmaster for specific requirements for mailroom access.
 - b. A secure mailbox shall be provided for each residential unit.
 - c. A secure system for receiving parcel deliveries shall be established and maintained.
 - d. Site management shall provide rules in tenant agreements outlining the safe and secure management of parcel deliveries. These rules shall include but are not limited to: management's role in mail and parcel delivery, size limitation for parcels, process for handling oversized parcels, and other mail and parcel related matters.

- e. 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.

HOUSING DEPARTMENT CONDITIONS

- 93. 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 seven (7) 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.
- 94. 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.
- 95. The 20% affordability requirement shall also comply with the City of Oxnard Inclusionary Housing Ordinance 2980, which requires that (2) two 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 five (five) 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.
- 96. The seven (7) 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. Of the seven (7) seven affordable units, (1) one-bedroom unit and one (1) two-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 five (five) 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 four (4) one-bedroom units and one (1) one-bedroom unit.
- 97. 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, four persons will occupy a three-bedroom unit, and five persons will occupy a four-bedroom unit.

98. 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, four persons will occupy a three-bedroom unit, and five persons will occupy a four-bedroom unit.
99. 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.
100. 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 marketing plan will offer such a first view for at least sixty days.
101. 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 eight (8) units which qualified the applicant for a 50% Density Bonus increase above base density of thirty-two (32) units and three (3) Density Bonus Concessions.
102. 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.
103. 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.

104. Pursuant to the Owner/Developer's Density Bonus requirements, Owner/Developer must make eight (8) units available for rent to households with annual incomes at or below 80% the Area Median Income (AMI) for Ventura County.
105. The eight (8) 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 2999 and Inclusionary Housing Ordinance 2980, as well as state Density Bonus requirements, one (1) one-bedroom unit and one (1) two-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 six (6) 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 five (5) one-bedroom units and one (1) two-bedroom unit.
106. 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.
107. The rent for Very-Low and Low-Income Households shall be calculated as described in conditions 97 and 98 above.
108. Prior to issuance of a certificate of occupancy, Owner/Developer shall obtain a clearance form 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. Developer/owner shall provide a copy of the clearance form issued by the Housing Department to the City's project planner prior to issuance of the certificate of occupancy.

PLANNING DIVISION CONDITIONS

109. 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.
110. 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.

111. 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.
112. 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.
113. 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.
114. 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.
115. 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.
116. 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.
117. 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.
118. 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.
119. During construction, Developer shall control dust by the following activities:

- a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.
120. Developer shall provide for dust control at all times during project property preparation and construction activities.
121. 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.
122. 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.
123. 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.
124. 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.
125. 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.
126. 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.
127. 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.

128. Additions and patio covers shall conform to the requirements of the Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-AHD) zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence.
129. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits.
130. 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.
131. Developer shall provide masonry walls along project perimeter property lines, subject to the approval of the Planning Division Manager.
132. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible.
133. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment.
134. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color.
135. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property.
136. Developer shall stripe loading zones for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone.

137. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.
138. 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.
139. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications.
140. 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.
141. 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.
142. 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.
143. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
144. 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.

145. 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).
146. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 63.7).
147. 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.
148. 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.
149. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
150. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature.
151. 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.

152. Construction activities shall be limited to the hours of 7am to 7pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City.
153. 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 submission for building or grading permit.

ENVIRONMENTAL RESOURCES DIVISION

154. 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.
155. 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.
156. 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.
157. 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.
158. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.
159. 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.

160. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project to necessitate that the homeowner's association or property management make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.
161. 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.
162. RECYCLING: Developer and operator shall install clearly labeled storage containers in the kitchen base cabinet within each residential unit to facilitate separate disposal of recyclable and non-recyclable waste typically generated by guests. 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.
163. RECYCLING: 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.
164. RECYCLING: Property Owner (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.
165. RECYCLING: 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.
166. RECYCLING: 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.
167. RECYCLING: Property Owner (Management) shall provide sufficient containers to custodial staff to prevent the contamination of recyclables with waste or moisture.

DEVELOPMENT SERVICES DIVISION CONDITIONS

168. 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.
169. 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.
170. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division.
171. 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.
172. Developer shall protect building pads from inundation during a 1% chance (100year) storm.
173. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project.
174. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit.
175. Developer's site improvement plans shall include an onsite sewer plan.
176. 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.
177. Developer shall install onsite and offsite electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a

building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider.

178. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension.
179. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans.
180. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) or USB portable drive containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD or USB portable drive containing all changes that occur during construction.
181. 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.
182. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed.
183. 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.
184. Developer shall pay the cost of all inspections of onsite and offsite improvements.
185. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements.

186. 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.
187. "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.
188. 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 "asbuilt" plans after project completion. Developer's submittal of certified "asbuilt" plans is a condition of City's final acceptance of the project and release of any associated security.
189. 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.
190. 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.
191. 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.
192. 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.
193. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions.

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.
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.
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.
197. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer.
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. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer.
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.
200. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices.
201. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed.
202. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and crossconnection control.
203. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans.
204. 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.

205. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division.
206. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure.
207. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections.
208. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer.
209. 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").
210. 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.
211. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City.

212. 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.
213. 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.
214. 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.
215. 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.
216. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas.
217. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit.
218. Developer shall prepare a master project improvement plan showing all existing and proposed improvements, including underground utilities, on both the project site and Phase

- 1 (2250 East Pleasant Valley Road). Any existing facilities that are no longer needed shall be removed and shown accordingly in the demolition plan.
219. The master project improvement plan shall clearly show and delineate the existing site improvements and facilities reserved to serve Phase 1 to meet the requirements of Phase 1 entitlement and approved plans. Developer shall demonstrate to the satisfaction of the City Engineer and Planning Manager that these reserved improvements and facilities will not be demolished and shall be reserved for the exclusive use by Phase 1.
220. The master improvement plan shall also show the locations of all existing and proposed easements for the project, including those from Phase 1. Developer shall identify on the plan any easements needing to be vacated/quitclaimed.
221. Prior to issuance of a site improvement permit, Developer shall grant/dedicate to the City the public right-of-way to the back of the public sidewalk on East Pleasant Valley Road unless sufficient right-of-way already exists.
222. Unless directed otherwise by the City Traffic Engineer, an automatic access control gates shall be installed at the driveway fronting East Pleasant Valley Road and shall be closed to general vehicular public access at all times. Developer shall install "Click 2 Enter" or compatible entry system on all entry gates that are programmed to provide access for City refuse vehicles. No entry from East Pleasant Valley Road to the project site or exit to East Pleasant Valley Road from the project site is allowed, except for emergency and city service vehicles as necessary to provide essential public services to the project.
223. An agreement and deed restriction for reciprocal access, stormwater, and utility shall be recorded prior to grading permit issuance. The agreement and deed restriction shall describe how the two project sites will have shared parking, access, circulation, site structures, and underground utilities. The document shall also identify maintenance costs, the areas each landowner will be responsible for maintaining, and that both landowners are co-responsible if the other fails to provide maintenance. The document shall prohibit either landowner from removing the shared access, structures, and underground utilities unless the City grants the removal under a separate permit. The removal of the shared facilities shall not interfere with general circulation, fire safety, and public agency access to provide services.
224. All existing utilities and stubs that are no longer needed by the project shall be removed and capped at the main.
225. The design and construction of enhanced concrete pavers in the driveway aisle in the area of pedestrian crossing shall be limited to the pedestrian crosswalks only.
226. The drive aisle width shall be 26-feet minimum unless approved otherwise by the Fire Department.

227. Unless approved specifically under a separate condition, onsite walkways shall provide a 5-foot minimum unobstructed width.
228. Accessible 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.
229. 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.
230. Except for accessible and EV parking spaces, standard parking spaces shall be delineated using double white stripes as required by the City Code.
231. Walkways affected by vehicle overhang shall maintain a 5-foot unobstructed path of travel. Where incidental obstructions are proposed, the width may be permitted to be reduced to 48-inches minimum at the discretion of the City Engineer.
232. Onsite infrastructure improvements, including pavement, sidewalk and 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.
233. Prior to grading permit issuance, 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.

Stormwater

234. Developer shall prepare the drainage report and improvement plans in a manner that provides an overview of the project and how it has been designed as part of the design approach established by Phase 1. The drainage report shall include a separate section dedicated to describing the overall plan and how it ultimately drains to the public drainage system.
235. The drainage report shall provide the existing and proposed condition exhibits and clearly outline the drainage pipelines and treatment facilities with a table showing the minimum required pipe diameters, treatment areas, and volumes to the satisfaction of the City Engineer.
236. Developer shall demonstrate that the amount of stormwater discharge from the project site for each receiving drainage pipeline and tributary area in Phase 1 will not exceed the quantity established by Phase 1. If exceedance occurs, Developer shall provide a complete

and thorough analysis of the entire length of the stormwater drainage system to the point of discharge, subject to review and approval of the City Engineer.

237. The design and construction of fences and walls along East Pleasant Valley Road shall not impede the stormwater conveyances for stormwater treatment, as well as flow from the 10 and 100-year storm events.
238. Developer shall submit to the City Engineer a review and approval memo from the project geotechnical engineer for the placement of stormwater facilities within proximity to the building and neighboring properties.
239. The proposed underground stormwater detention and infiltration facilities shall be located at a minimum of 10-feet away from the property line and structural foundations. Unless directed otherwise by the project geotechnical engineer, a 30-mil minimum impermeable liner shall be installed on the vertical side(s) of the stormwater facilities located within 15-feet distance parallel to the building and neighboring property lines.
240. Developer shall demonstrate via the drainage report that the stormwater facility, located on the south of the project site between the project building and the neighboring property, can safely convey the 100-year storm event and will not inundate the proposed building's finished floor and surcharge the existing block wall in the event that the drainage system is completely plugged. The building stem wall shall be at least 12-inches higher than the 100-year surface water elevation during the overflow.
241. The walkway between the building and the stormwater facility in the rear shall be 48 inches wide minimum. The design shall include an 18-inch level area that is 5% maximum between the edge of the walkway and the top of the edge of the stormwater facility.
242. During plan check, Developer shall submit to the City Engineer an on-site infiltration report showing percolation tests at the locations of the proposed stormwater infiltration facilities. The percolation tests shall include implementation of the reduction factor specified in the "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works.
243. During plan check, Developer shall submit a letter from the project geotechnical engineer identifying the seasonal high groundwater in accordance with the Technical Guidance Manual (TGM). The bottom of the infiltration basins shall be located at a minimum distance of 5-feet above the seasonal high groundwater.
244. 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 in the improvement plans. The report shall be reviewed and approved by the Project Civil Engineer.

245. The stormwater treatment volume shall be computed using the weighted composite C-value and account for the entire project or tributary area.
246. The onsite stormwater pipeline system shall be sized hydraulically to account for the downstream tailwater elevation or hydraulic grade line established in Phase 1. The hydrology component of the project shall be designed consistent with the approach established by Phase 1, and the project improvement plans and report shall include as-built plans and calculations showing the previously established hydraulic grade line.
247. The onsite drain inlets shall be designed with a 50% clogging factor at depressed locations.
248. 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") at the outflow control structures at each bioretention/detention facility discharging stormwater runoff offsite. 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").

Wastewater:

249. The private sewer system shall be labeled clearly on the improvement plans as "private". The sewer system shall be designed such that it will not share the same sewer connection as the Phase 1.

Water:

250. 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.
251. Developer shall be responsible for providing irrigation to all proposed trees and landscaping in the parkway.
252. Developer shall review the existing water easement and show on the water improvement plan additional water easements needed to encompass the onsite public water system. The existing and new water easements 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. Any existing easements that are no longer needed shall be vacated, and Developer shall bear all costs and efforts necessary to complete the vacation.

253. Developer shall project a sufficient number of hydrants acceptable to the Fire Department.
254. A water system hydraulic report shall be prepared using fire flow data to demonstrate that the required fire flow rate and pressure will be provided to the site fire hydrants. The water system shall provide a minimum of 3,000 gallons per minute (unless the Fire Department requires a different flow rate) 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.
255. 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 and that the project has included design measures for water conservation 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.

Trash Enclosure:

256. Unless the Environmental Resources Division requires otherwise, the trash enclosure shall be large enough to store three (3) 4-yard bins. Only City-provided/accepted refuse bins may be stored in the enclosure.
257. Developer shall finish the trash enclosure to match the major design elements of the main structure, subject to approval by the Planning Division. The design of the trash enclosure shall meet the latest City requirements, which include a solid non-combustible roof that prevents stormwater from entering the refuse bins. The design shall also include architectural mesh between the top of the wall, gates or doors, and the ceiling.
258. An accessible path of travel shall connect the trash enclosure to the nearest site pedestrian walkway. Developer shall construct the floor and concrete apron of the trash enclosure to be substantially level (2% maximum slope). The concrete apron along the length of the trash enclosure opening shall extend a minimum of 15-feet from the face of the enclosure.

Public Street Pavement Restoration:

259. Any saw cutting of the public street shall be restored to the latest City standards and may include a 2-inch curb-to-curb grind and Additive. The asphalt type for pavement restoration shall be rubberized asphalt unless the existing pavement is standard asphalt. The City Inspector reserves the right to modify the required limits of the asphalt restoration based on field conditions.

TRAFFIC DIVISION CONDITIONS

260. Developer shall install a “Pedestrian gate with keypad” or compatible entry system on all pedestrian gates to provide access at all times to the Schools on Etting Road.
261. Developer shall install bicycle parking spaces in compliance with the City’s Bicycle and Pedestrian Facilities Master Plan, which requires three (3) short-term bicycle parking spaces and nine (9) long-term bicycle parking spaces near the building entrance with good visibility. The required bicycle spaces shall be shown on building plans that are subject to review by City staff.
262. All fences and vehicle gates shall comply with Zone Code requirements including maximum height within the required front setback area.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 5th day of September, 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 5th day of September, 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

Pleasant Valley Apartments Phase II

Planning & Zoning Permit Nos.:
23-500-10 (Special Use Permit) and 23-535-17 (Density Bonus)

Applicant: Joseph Quigley, Geometric

Jay Dobrowalski, Senior Planner

Planning Commission
September 5, 2024



Project Description

A request for the following actions:

- PZ 23-500-10 (Special Use Permit)
 - 48 units (one- and two-bedroom)
 - 59 parking spaces, landscaping
 - Related improvements
- PZ 23-535-17 (Density Bonus)
 - 50 percent density bonus
 - Concessions for 3 development standards
 - Waiver for 3 development standards
 - 48 total units include 8 affordable units

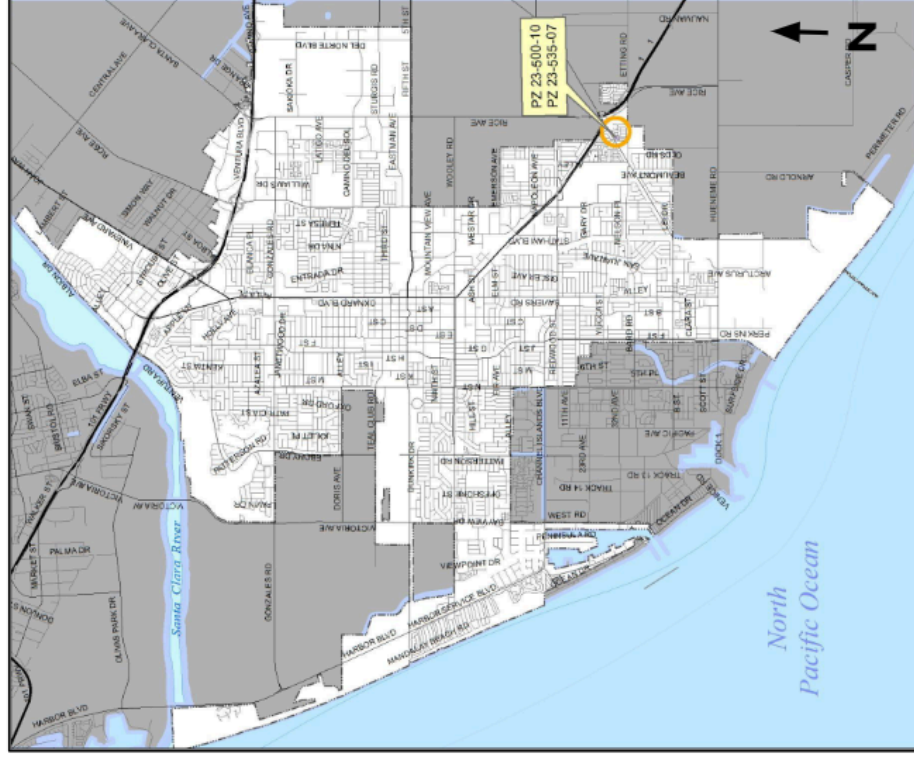
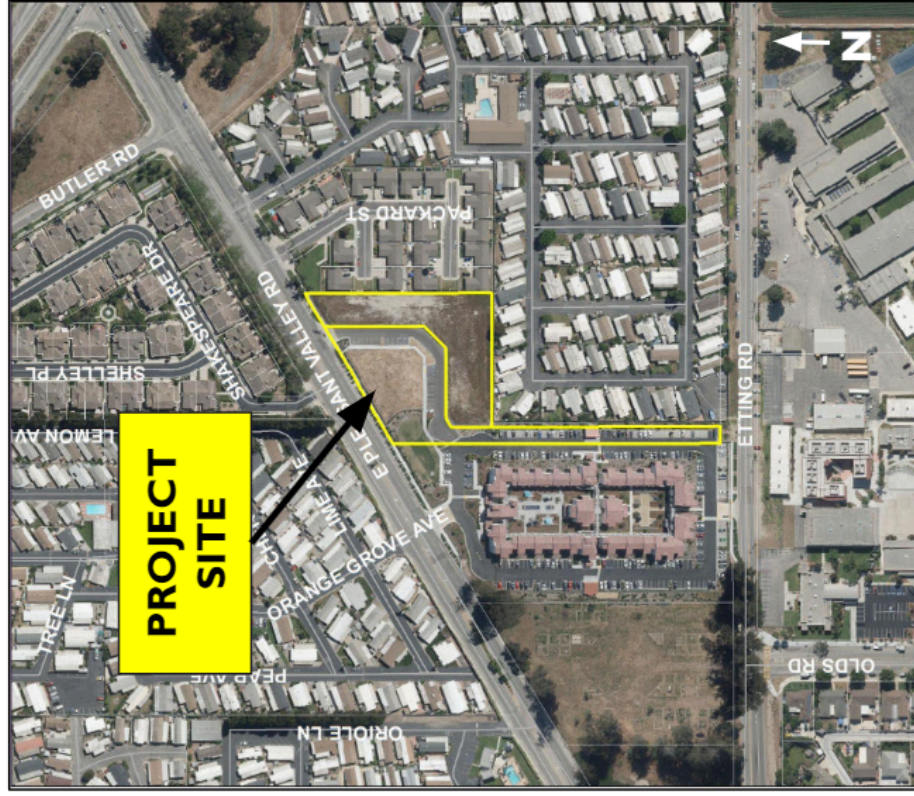
Special Use Permit

- Development of a 2-story apartment building:
 - Developed per -AHD additive zone and Density Bonus
 - 48 units (one- and two-bedroom)
 - 59 parking spaces (on adjacent lot)
 - Open space area with amenities (on adjacent lot)
 - Courtyard area, trash enclosure, landscaping
 - Related improvements

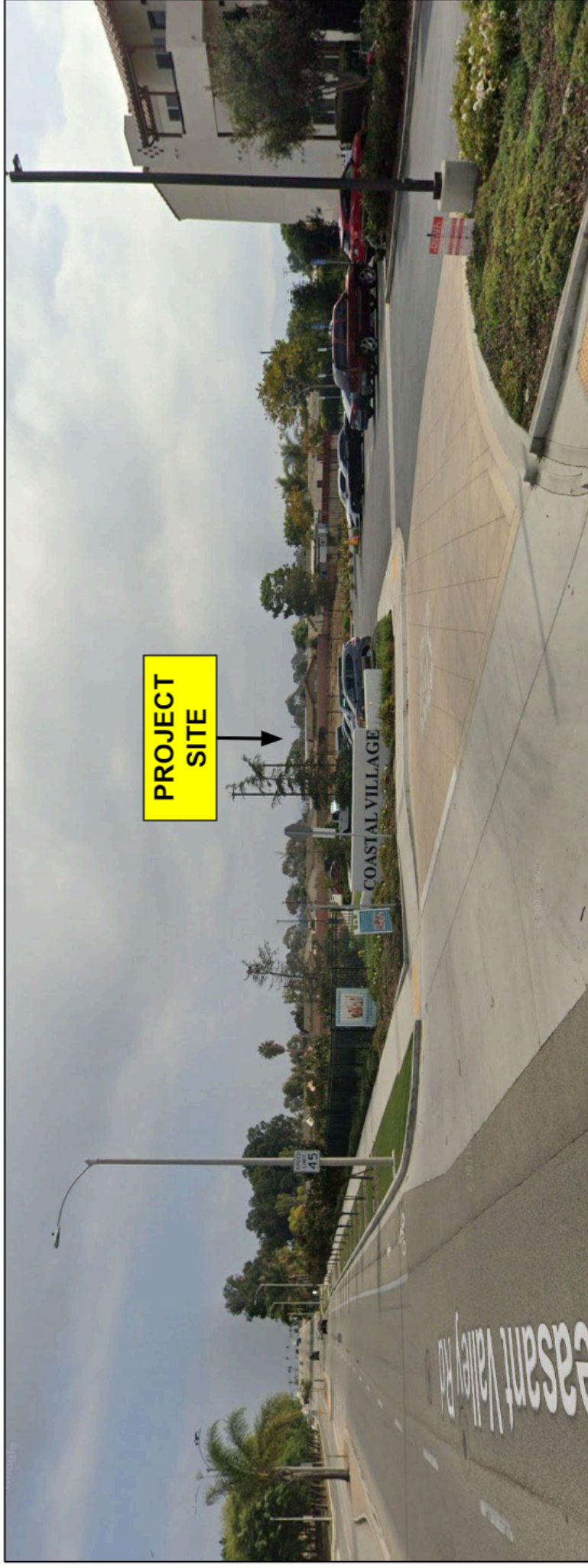
Density Bonus

- Development includes a ministerial Density Bonus Request:
 - Additional 50 percent density bonus
 - Concessions for 3 development standards
 - Waiver for 3 development standards
 - Parking reductions, including tandem spaces
 - 48 total units include 8 affordable units for 55 years

Project Location



Existing Conditions



View from East Pleasant Valley Road looking east

Existing Conditions



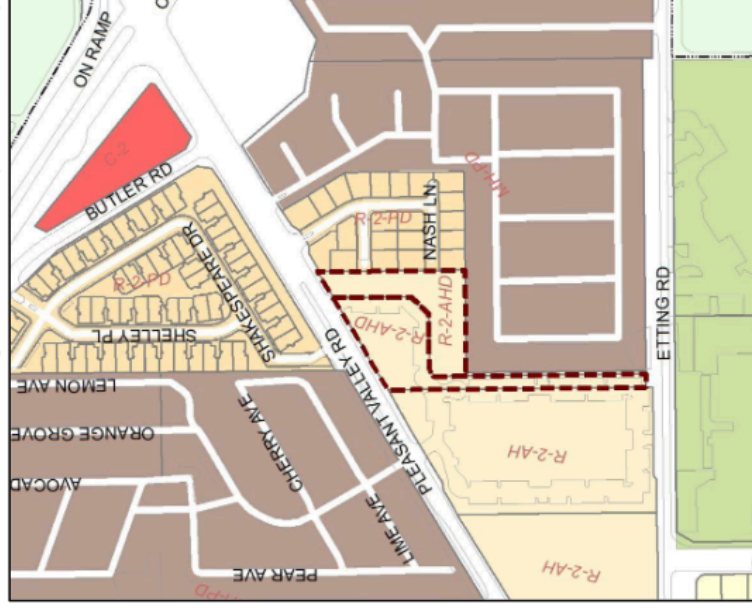
View from East Pleasant Valley Road looking south

Land Use and Zoning

2030 General Plan:
Residential Low Medium (RLM)



Zoning Designation:
Multiple-Family Residential with Affordable Housing
Discretionary Additive (R-2-AHD)



Project Site



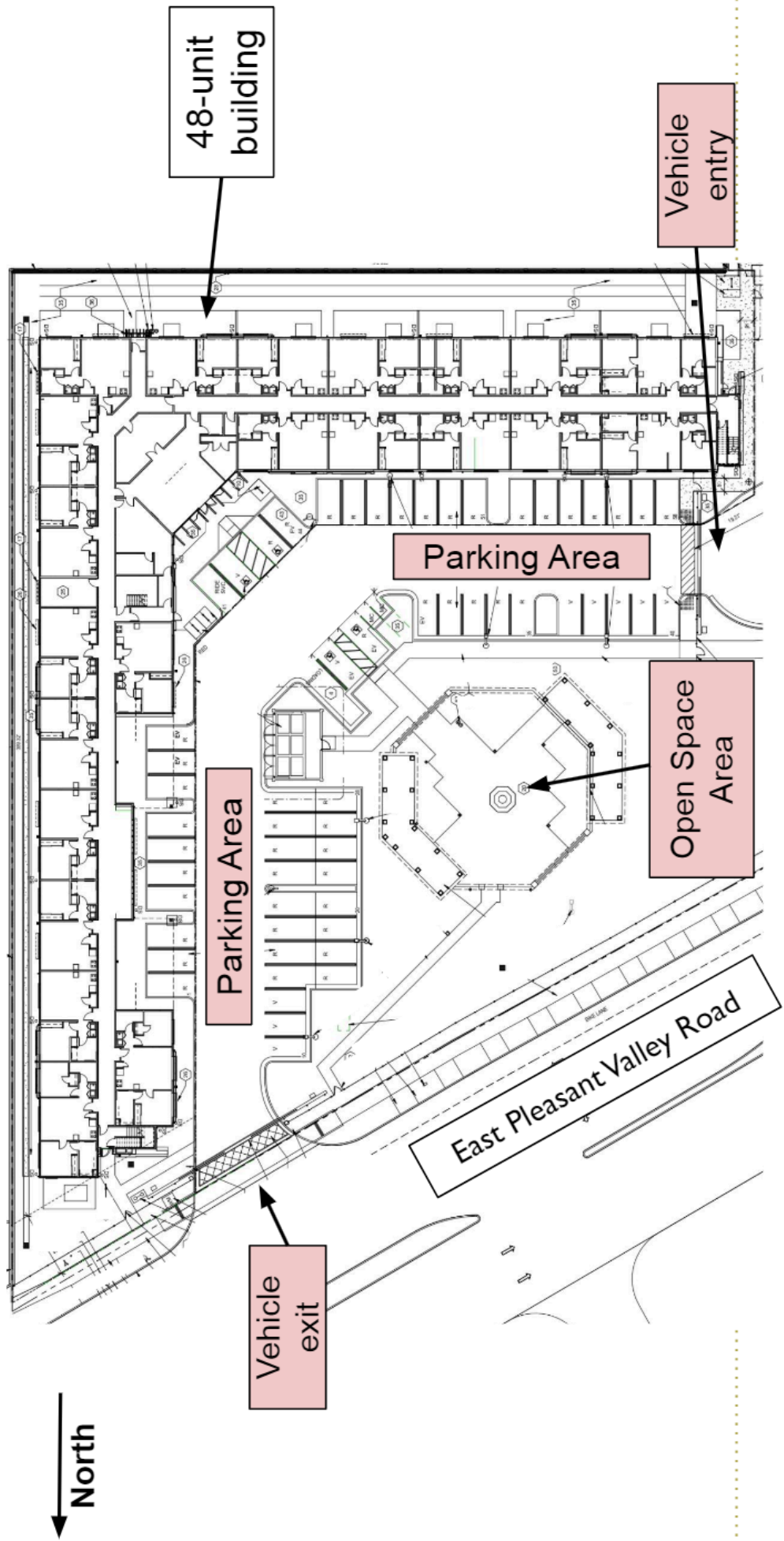
Surrounding Land Uses



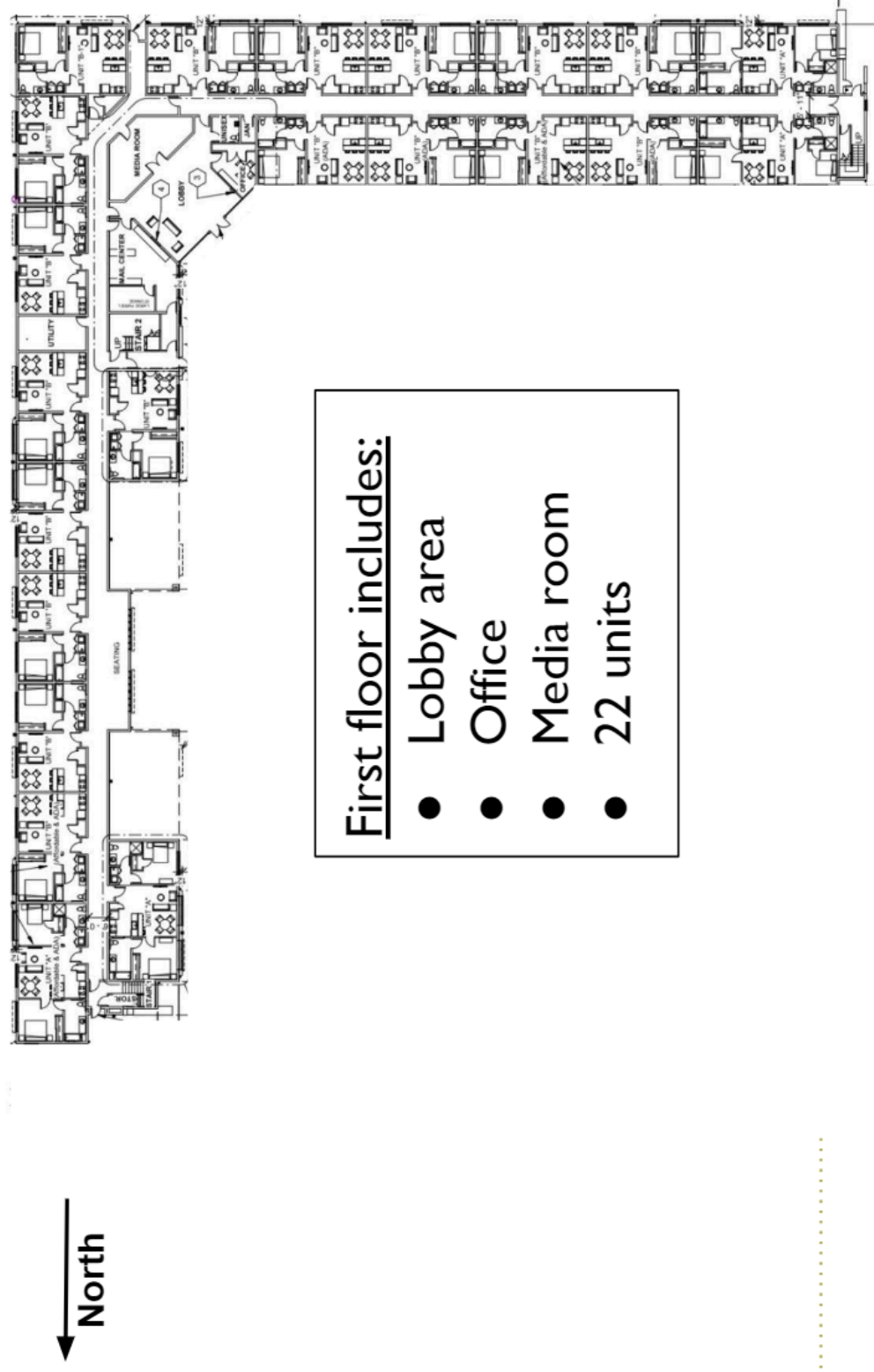
Background

- 2015: PC approved SUP, ZTA, ZC, and adopted MND for a 2-story, 70-unit senior living and memory care facility on project site
- 2015: PC approved PD, DB, ZC and adopted MND for a 3-story, 101-unit apartment building (Phase I adjacent to project site)
- Senior living facility was never constructed
- 2020: Subject application filed for SUP and DB
- 2021: CC adopted -AHD additive zone for affordable housing

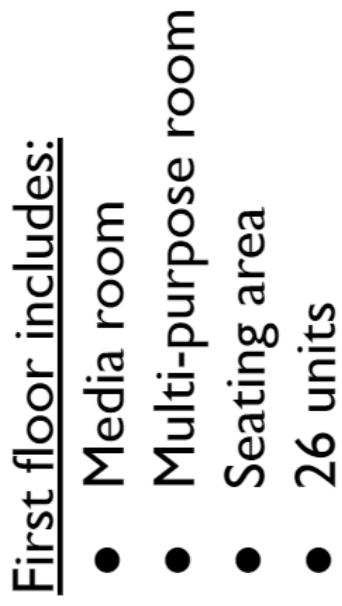
Site Plan



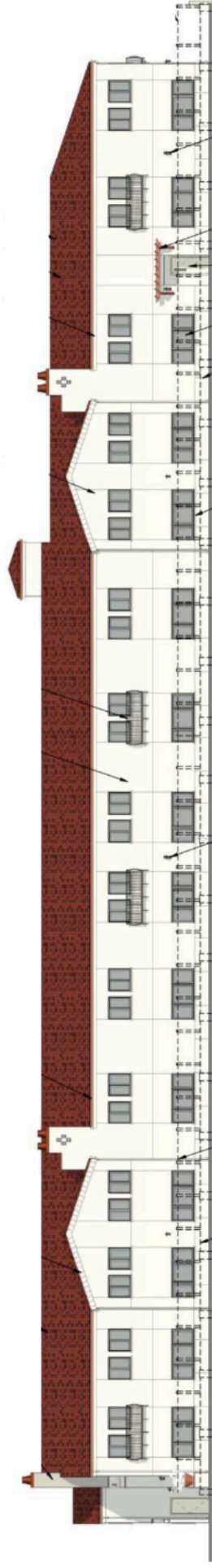
First Floor Plan



North



Elevations

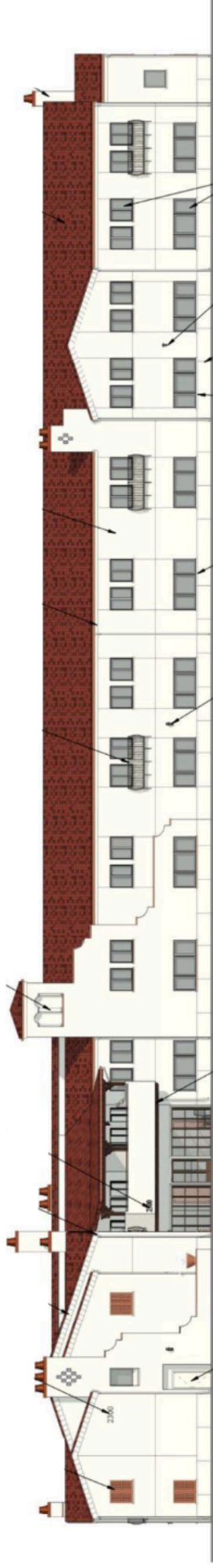


South



West

Elevations



North



East

Landscape Plans



General Plan Consistency

- The development of the Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report.
Some of the key policies are:
 - Community Development Policies 1.2, 1.5 and 8.1 - In-fill development, Housing Variety, Existing utilities
 - Community Development Policy 14.1 and 14.2 - Development Advisory Committee (DAC) Function
 - Housing Policy 4.2 - Incentives for affordable housing
 - Infrastructure and Community Services Policy 1.2 - Development Impacts to Existing Infrastructure
 - Environmental Resources Policy 9.2 - Enhance neighborhood diversity

Zoning Code Compliance

- The Project would be developed under the Multiple-Family Residential - Affordable Housing Discretionary (R-2-AHD) zone district.
 - 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)

Zoning Code Compliance - Density Bonus

Density Bonus Concession (3)	1. Patio & balcony minimum size reduction (10 feet by 10 feet required) to none provided 2. Interior Yard Space reduction (30% required) to 14% provided 3. Reduction in the landscape buffer along a Scenic Roadway from 30 feet to 25 feet for a portion of the street frontage.
Density Bonus Waivers (3)	1. Increase in the maximum allowable travel distance to trash enclosures from 150 feet to 250 feet. 2. Reduction in storage areas required under Oxnard Zoning Code 16-362-H. The project has one floor plan (Unit E) that provides 207 cubic feet of storage area instead of the required 225 cubic feet. 3. Reduction in minimum plate height for ground floor from 12 feet to 10 feet and 9 inches
State Density Bonus Parking Reductions	Provide 59 parking spaces onsite (52 parking spaces Required) 1. 1 space 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 (not allowed for required parking in OCC) 4. 0 Visitor spaces parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

Select Recommended Conditions of Approval

Condition #102:

Density Bonus agreement for 55 years

Condition #105:

Affordable units for very-low-income and low-income households

Condition #151:

Developer shall pay applicable impact fees

Conditions #223:

Agreement and deed restriction for Phase I and Phase II

Condition #260:

Pedestrian access to schools on Etting Road

Environmental Review

In accordance with Section 15332 (Class 32, In-Fill Development) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of CEQA. The project includes:

- Project is consistent with General Plan and Zoning, and related policies;
- Site is within City, less than five acres, surrounded by urban uses;
- Site has no value as habitat for endangered, rare, or threatened species;
- Approval would not result in significant impacts relating to traffic, noise, air quality, or water quality;
- Site can be adequately served by all required utilities and services.

No Exceptions to the Exemptions (§15300.2) apply to defeat the Exemption.

No substantial evidence the project will have a significant effect on the environment.

A Notice of Exemption will be filed.

Community Workshop Meeting

- Site is in the Mar Vista Neighborhood, so the project was presented during the December 2023 Community Workshop Meeting
- Notice of meeting posted on site and mailed to entire Mar Vista Neighborhood
- To date, Staff has received two comment letters regarding the project. The letters raise concerns generally related to the height of the project, lack of parks, construction, and traffic concerns, as addressed in the staff report. The information in the letters does not change staff recommendation.

Public Notice

Notice of Planning Commission hearing provided:

- Newspaper
- On-site posting
- Mailed to property owners within 300 feet

Since the Community Workshop meeting, Staff has not received any comments regarding the project.

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 15332 (In-Fill Development Projects); and
- b) Adopt a Resolution 2024-XX approving Planning and Zoning Permit Nos. 23-500-10 (Special Use Permit) and 23-535-07 (Density Bonus), subject to certain findings and conditions.



Hello my name is Tanya Arriaga and I am a resident of Las Casas de Vista Verde, also a local teacher with concerns for the Dansk II Apartment project. I want to address how it will affect the quality of life in the Mar Vista community.

- Zoning area directly connected to our backyard fence and other neighbors, therefore we will be affected by debris and noise.
- 30 feet 2 story building will cast a shadow over our properties blocking the sunset making the homes colder in the evenings and promote overlooking into our properties. We are only 3-year homeowners that made the dream of homeownership through the support of VCCD. We spend more than ½ of income in housing. Cannot sell our home yet.
- I would like to bring attention to the New Density Bonus Law AB 1287 passed for 2024 which requires that housing development conforms to specified requirements and provides 24 % of the total units to lower income households and provides 15% of the total units to very low income households. According to community workshop in Dec. 18, 2023, this project proposes only 8 affordable housing units in which 6 are low and 2 are very low. $2/48 = 4\%$ This project does not qualify for a Density Bonus under New State law. Also the Affordable Housing Discretionary (AHD) allows 30 units/acre when 20 % are affordable. They barely have 17% (.16666) on this 1.05 acre.
- These apartments do not incentivize the development of affordable housing rather promote for profit luxury living.
- Also since there is a developer involved were any Quimby funds generated or land donated from phase 1 and 2 on this, if so how much?

Environmental Impacts

- Apartments are near the Pleasant Valley Historic Cemetery that is home to the Western Monarch. This 2-story building will block the Pacific Coast migration route. Making it more inevitable to reach the eucalyptus trees and habitat there. They will continue to threaten the Western Monarch to extinction.
- Large apartments and tandem parking will mimic large cities like Los Angeles. The proposal is underestimating their parking when they assume each apartment will only drive one car.

Jesus Arriaga

2353 Nash LN

Oxnard CA

Hi My name is Jesus Arriaga and I am not in agreement with Dansk phase II apartment complex proposed to be built. First if these apartments were to be built in a City other than Oxnard, most likely they were not going to be built like in Camarillo.

These proposed apartments are extremely too close to our single family residences and will violate our right to privacy under the US Constitution as it will be too close and with 2 floors they could see right into are backyard and inside our homes . This project is too stubborn in wanting to built 48 units in such a small area right next to our homes. Home owners in North Oxnard were complaining that the Dallas Cowboys coming in to train and that the bleachers were too close to their homes invading their privacy and action was taken, so we have the same issue but this is worst as they will be permanent homes. I think the community is not well informed of this project as they were supposed to be senior homes originally.

We do not know the repercussions of these buildings, as construction too close to our homes might compromise our house's infrastructure as heavy equipment with vibrations and noise and dirt could damage our homes , to say that all our houses services are adjacent to the proposed construction site on the shared wall .

Due to the proximity of the buildings, they will block our view and we will get less sunlight affecting our landscape and garden and the breeze we get from the ocean necessary to keep our home in proper temperature.

Building more apartments in a tight area like PL Valley RD will cause more traffic congestions at peak hours ,especially were the proposed apartments are going to be at right at the entrance of Oxnard , and we have have not even seen the effects of the Dolores Huerta apartments. To exit our residence in the morning is difficult as cars block the lanes to merge in, we have fought to put a "keep clear" sign but were denied , but the Colony Mobile homes have it. Adding more projects in this area will make it more challenging to drive .

This project has no intentions of fixing Oxnard's housing crisis or far from beautifying Oxnard , as 40 will be one bedrooms catering to a different demographic, its just a project to make a quick buck from outside investors and not promoting Oxnard ownership . These current apartments do not take care of their landscape as the sidewalk is full of dog feces everywhere and the Magnolia Trees, they planted are dead an full of plague, they don't maintain the surrounded area where they own. We want projects with social responsibility were all affected parties are taken into consideration not a City, Investor decision.