



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Stephanie Diaz, Contract Planner

DATE: March 19, 2009

SUBJECT: Planning and Zoning Permit No. 08-500-05, (Special Use Permit) for Residential Use in the CBD Zone for the Renovation of Four Vacant Duplex Buildings, Located at 217 E. Sixth Street.

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 08-500-05 for a Special Use Permit, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** Request for a Special Use Permit to allow residential use in the CBD (Central Business District) zone for the renovation and reuse of four vacant former duplex apartment buildings located at 217 E. Sixth Street (APN 201-213-110). One building would be re-oriented on-site. Eight garage parking spaces and eight open visitor parking spaces are proposed on the property. Filed on behalf of Shlomo Amar by Coastal Architects, 505 South A Street Oxnard, CA, 93030.
- 3) **Existing & Surrounding Land Uses:** The site is located at the east end of Sixth Street adjacent to the alley and railroad tracks. (A solid eight-foot high wall separates the alley from the railroad tracks.) Four former duplex buildings exist on-site. They are vacant and have had some work done to bring them up to building codes. See Attachment A.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	CBD	Central Business District	Four vacant duplex buildings
North	CBD	Central Business District	Vacant and Commercial
South	CBD	Central Business District	Institutional/Rescue Mission
East	CBD	Central Business District	Industrial and Railroad
West	CBD	Central Business District	Residential and Commercial

4) Background Information: The project site was developed with four one-story duplex buildings between 1939 and 1947. The Ventura County Cultural Heritage Board was contacted regarding any potential historical significance for the property. It was determined that there was no significant historic value associated with the property. Additionally, the Central Business District Survey done in 2005 for historical structures included this site and no designation of significance was made. The site is located in the Central City Revitalization Program (CCRP) redevelopment area and the Meta Street planning district. Currently, a draft Meta District Plan is under development and is expected to be adopted in late summer 2009. The Plan addresses land use, site and building design, streetscape improvements, circulation, overhead utilities and land assemblage. The proposed project provides frontage improvements consistent with the draft Meta District Plan.

5) Environmental Determination: In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving “repair and maintenance or minor alteration of existing structures involving negligible expansion of use beyond that existing” may be found to be categorically exempt from the requirements of CEQA. The project involves renovating four existing structures that have been used as duplexes in the recent past. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment C).

6) Analysis:

a) General Discussion: Eight 500-square foot one-bedroom units are proposed within the four renovated buildings. The project is intended to be an apartment rental project with rents commensurate with the market. The units have been designed to comply with the City’s “Divisible Dwelling Unit and Divisible Room Policy.” This policy is intended to address cases when the design of a unit can be easily divided into or used for multiple units or rooms to rent to additional families. Each unit is designed as a one-bedroom unit with only one resident parking space available on-site. As designed, the units provide one sleeping room and three “core rooms” (kitchen, living/dining room and bathroom). Due to parking constraints, secondary sleeping rooms are prohibited in these units.

b) General Plan Consistency: The project can be found consistent with the General Plan Housing Element 2005, according to the following policies:

POLICY	CONSISTENCY
<i>Policy 1.1 (page V-7) “Maintain the quality of ownership and rental housing by ensuring compliance with housing and property maintenance standards”</i>	The proposed rental apartment project involves renovation of existing vacant structures to ensure compliance with housing and building codes. Therefore, consistency with this policy may be found.
<i>Policy 1.2 (page V-7) “Continue to promote the repair, revitalization or</i>	The proposed rental apartment project involves repair and rehabilitation of existing vacant substandard

<i>rehabilitation of residential structures which are substandard or in disrepair."</i>	structures to ensure compliance with housing and building codes. Therefore, consistency with this policy may be found.
<i>Policy 1.5 (page V-7) "Support the preservation and maintenance of significant buildings and neighborhoods.</i>	The existing buildings to be rehabilitated for residential use have been in the Meta District neighborhood since the 1960's. Their renovation will contribute to the preservation of the Meta District neighborhood. Therefore, consistency with this policy may be found.
<i>Policy 2.2 (page V-8) "Encourage the production of housing that meets all economic segments of the population"</i>	The project will provide eight one-bedroom rental apartment units that will meet the need of a certain segment of the population that needs or desires smaller rental dwellings. Therefore, consistency with this policy may be found.
<i>Policy 4.4 (page V-10) "Support infill housing developments at suitable locations"</i>	The project involves the renovation of existing vacant and substandard housing that is infill development in the Meta District. Therefore, consistency with this policy may be found.

c) Conformance with Zoning Development Standards: The proposed development is located in the Central Business District (CBD) zone district. In accordance with the City Code, the proposed residential use may be permitted with an approved special use permit (SUP). It should be noted that previously, the duplexes were used for residential use without a SUP. No SUP for the residential use currently exists as the use predates the adoption of the City's zoning ordinance. The residential use is considered a pre-existing, non-conforming use. However, water has been shut off to the units and they were boarded up starting in 2003. In accordance with the City Code, nonconforming use section 16-508(D), "any part of a building, structure, or land occupied by a nonconforming use, which is discontinued or ceases for a period of six months or more, shall not again be used or occupied for a nonconforming use." Since the residential use has been discontinued for more than six months, approval of an SUP is required to allow residential use on the property. Additionally, the structures were built prior to the requirement for a 10-foot front yard setback, so the buildings are legal non-conforming with a five to six foot front yard setback. Applicable development standards of the CBD have been compared with the proposed project, as follows:

CBD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	REQUIRED	PROPOSED	COMPLIES
Building Coverage	None	30%	Yes
Max. building height	48 feet; may increase 25% with an SUP. Architectural features (uninhabitable) can exceed the max height by 15'.	14 feet for residential units; 13'9" for garages	Yes
Setbacks: Front Setback	FY 10' unless PC determines an alternative setback	5-6 feet; existing legal non-conforming bldgs	Yes
Rear Setback	None	5 feet	Yes
West Side Setback	None	2.3 feet	Yes
East Side Setback	None	5 feet	Yes
Parking Requirements	One-bedroom units - One car garage per residence 1 visitor stall per unit equals 16 spaces	Eight garage spaces, eight visitor spaces	Yes
Interior Yard Space	15% with 15' x 15' dimensions (18,463sf x 15%=2,769 sf)	3,951 sf	Yes
Density	39 units per acre	18 units per acre	Yes
Minimum dwelling unit size	450 square feet	500	Yes
Site Landscaping	6% of lot	43%	Yes
Parking Lot Landscaping	Parking lot finger planters, nine feet wide, every 10 spaces	Yes 25% paved areas	Yes

d) Site Design: The site currently has four rectangular buildings (formerly used as duplexes). Three of the buildings have their ends aligned with Sixth Street. These three buildings are legal non-conforming with a five to six foot front yard setback rather than the required 10-foot setback and main remain as existing non-conforming buildings as long as there is no expansion or physical change other than necessary maintenance. No change is proposed in the location or size of these three buildings and physical change involves maintenance of the exterior and interior of the units. The fourth building is

located to the rear of the other buildings and faces the alley that runs along the east side of the site. This building is proposed to be relocated in the same general areas on site so that its end faces the alley. This building meets zone code standards. The remainder of the site is currently vacant.

The project proposes to renovate in place the three existing one-story buildings that are located along Sixth Street, while renovating and relocating the fourth building. Each building is a duplex with a front entry porch facing into the site. At the rear of the property (north side) a garage is proposed. In the area between the dwelling units and the garage is an open parking lot. A common open yard area for the residents, with a barbeque area, is proposed at the southeast corner of the property. Pedestrian pathways connect the dwellings with Sixth Street at the front of the property and throughout the site to the common open space and the parking areas. A trash enclosure is located at the rear of the property facing the alley. The site is proposed to be surrounded by privacy fencing and walls. Wood fencing is proposed on the west side adjacent to an existing single-family home, a six-foot high block wall is proposed along the north side of the parcel as well as along the alley and Sixth Street surrounding the common open yard area.

- e) **Circulation and Parking:** Vehicular access to the site is from the alley on the east side of the parcel. The driveway provides access to a proposed garage along the north property line with eight single-car spaces to meet the resident parking requirement. The driveway also provides access to an open parking lot located between the dwelling units and the garage. This proposed lot contains eight open-parking spaces to meet visitor parking requirements. Fire Department access requirements are met with the proposed driveway and parking lot design. The City Traffic Engineer reviewed the project for parking and traffic issues and expressed no concerns.
- f) **Building Design:** The four existing buildings are a rough Craftsman style with wood siding and asphalt shingled roofs. The project involves renovating the buildings and enhancing the Craftsman style. Wooden post details would be added at the entry porches and the windows would be wood-trimmed. The new garage building would also be built in a compatible Craftsman style. The buildings would be painted Craftsman-style colors including a sage green and medium tan with rust and dark green trim. Craftsman-style light fixtures would be added to the building exteriors. The project is consistent with the one-story, traditional style buildings found in the Meta District. The project architecture was reviewed by the Downtown Design Review Committee on November 21, 2008. The Committee recommended that the architecture be approved with conditions to increase the size of diagonal bracing at the entry porches and the submittal of a lighting plan. These items are included in the project Conditions of Approval. The Planning Manager then approved the Downtown Design Review Permit for site and building design only.
- g) **Landscaping and Open Space:** The project proposes 43% site landscaping which exceeds the City Code requirement for 6% of the lot. Plantings in the proposed parking lot are also consistent with code requirements. The requirement for an interior yard space is 15% of the lot area or 2,769 square feet for this project. The required minimum

dimension for the yard space is 15 feet. The project proposes 28 feet.

h) Streetscape Improvements: The existing property frontage includes a monolithic curb with eight-foot wide concrete sidewalk that is broken in many places. Proposed frontage improvements, consistent with the draft Meta District Plan, include a monolithic sidewalk with 4ft by 4ft street tree grates and a 6-foot wide sidewalk. This increases the size of the sidewalk area to ten-feet wide. To provide the ten-foot sidewalk, the City requires a two-foot sidewalk easement at the property frontage. The sidewalk easement reduces separation from the edge of sidewalk to the existing buildings down to three feet. This private area will be landscaped. Liquid amber street trees are required along the Sixth Street frontage. Currently above-ground utilities are located on the site. The size of the project does not trigger the requirement for undergrounding utilities. A condition of approval requires the applicant to vote in support of an assessment district, if one is created for public improvements in the Meta District, but allows the applicant to reserve the right to object to the amount of the assessment. Two fire hydrants are required; one on Sixth Street and one in the alley. The alley will be improved by providing a privacy wall with vine pockets along the southern portion of the project site and a curb along the remainder of the property line. Landscaping around the relocated duplex and the proposed trash enclosure will also embellish the alley.

7) Development Advisory Committee: The Development Advisory Committee (DAC) reviewed this project on July 2, 2008 and January 7, 2009. The committee discussed drainage, frontage improvements, tree species, interior room partitions and alley improvements. Recommendations of the DAC are included in the attached resolution(s).

8) Community Workshop: On January 14, 2009, the applicant mailed notices of the Community Workshop meeting to all property owners within the Five Points Northeast Neighborhood. The applicant also posted such notice on the project site with a brief description of the project and contact information. The Community Workshop was conducted on January 26, 2009. Two persons asked questions about the project components. Both people contacted staff by telephone after the meeting and asked questions regarding on-site parking, consistency with the Meta District Plan and if the units would be rentals.

Appeal Procedure: In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 working 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.

Attachments:

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

Prepared by:  SLD
Approved by:  SM

ATTACHMENT A

MAPS (VICINITY, GENERAL PLAN, ZONING)

General Plan Map

E FIFTH ST

CBD

CBD

META ST

CBD

CBD

CBD

CIA

E SIXTH ST

CBD

CBD



Oxnard Planning
December 30, 2008

PZ 08-140-36
Location: 4910 S C St
APN: 205014132
Pleasant Valley Plaza

012.25 50 75 100 Feet

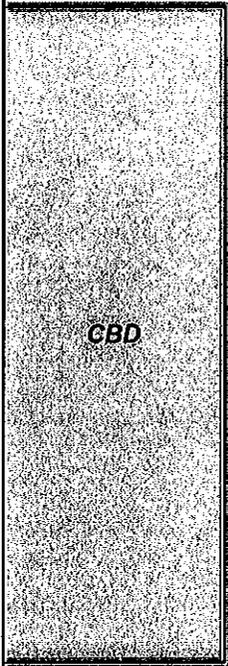
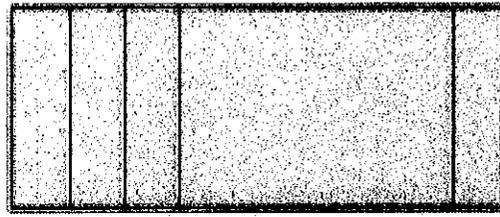
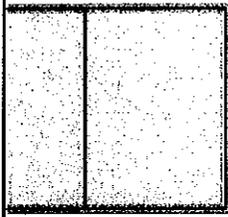
General Plan Map



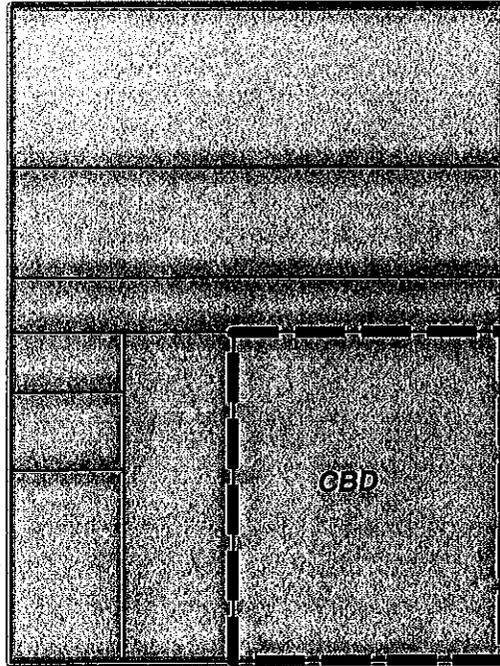
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Zone Map

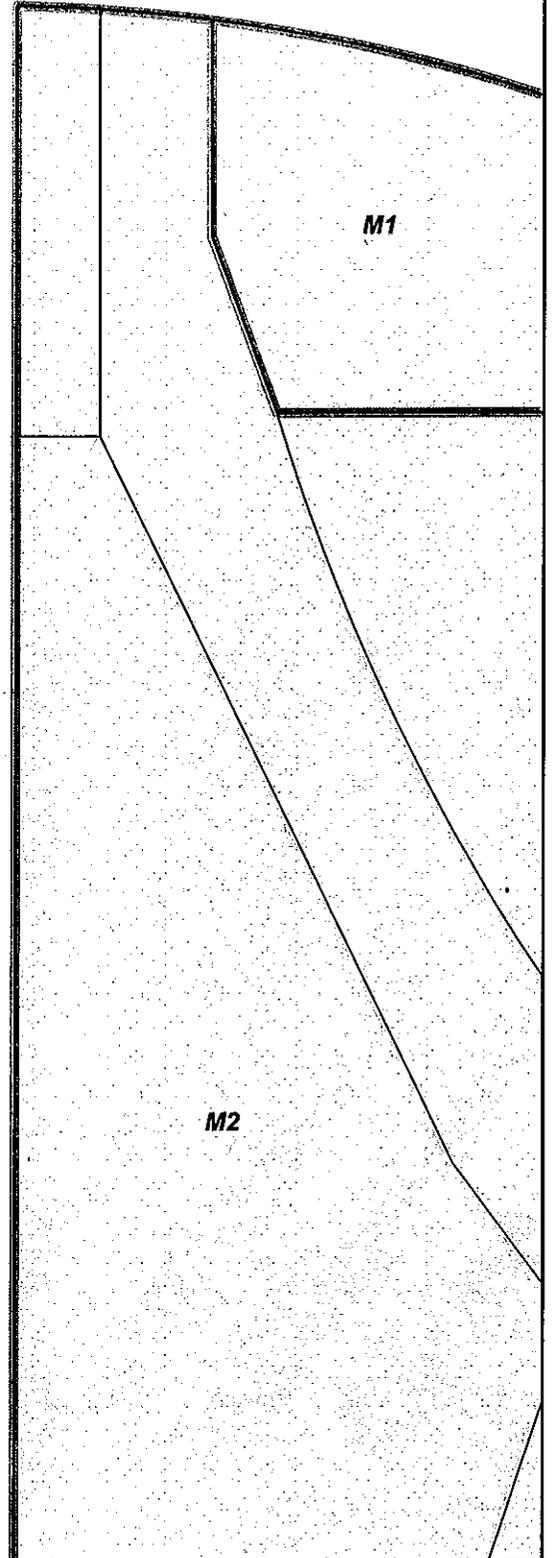
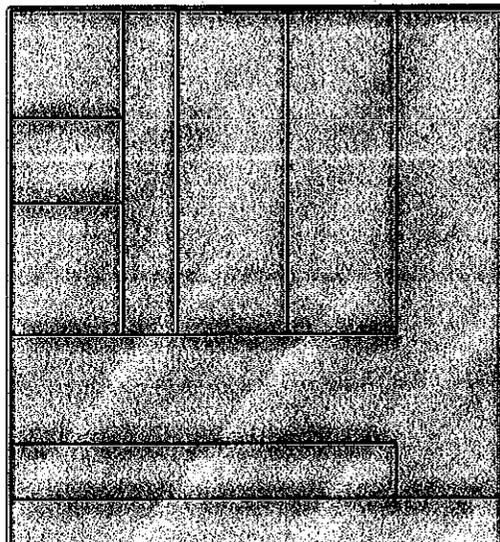
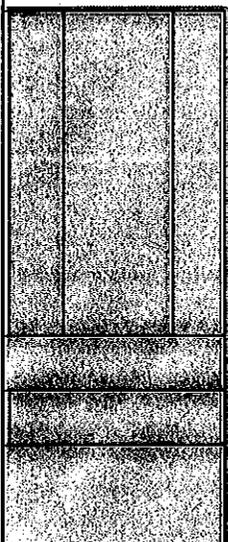
E FIFTH ST



META ST



E SIXTH ST



M1

M2



PZ 08-500-05
Location: 217 E Sixth St
APN: 201021311
Sixth Street Apartments
012.525 50 75 100 Feet

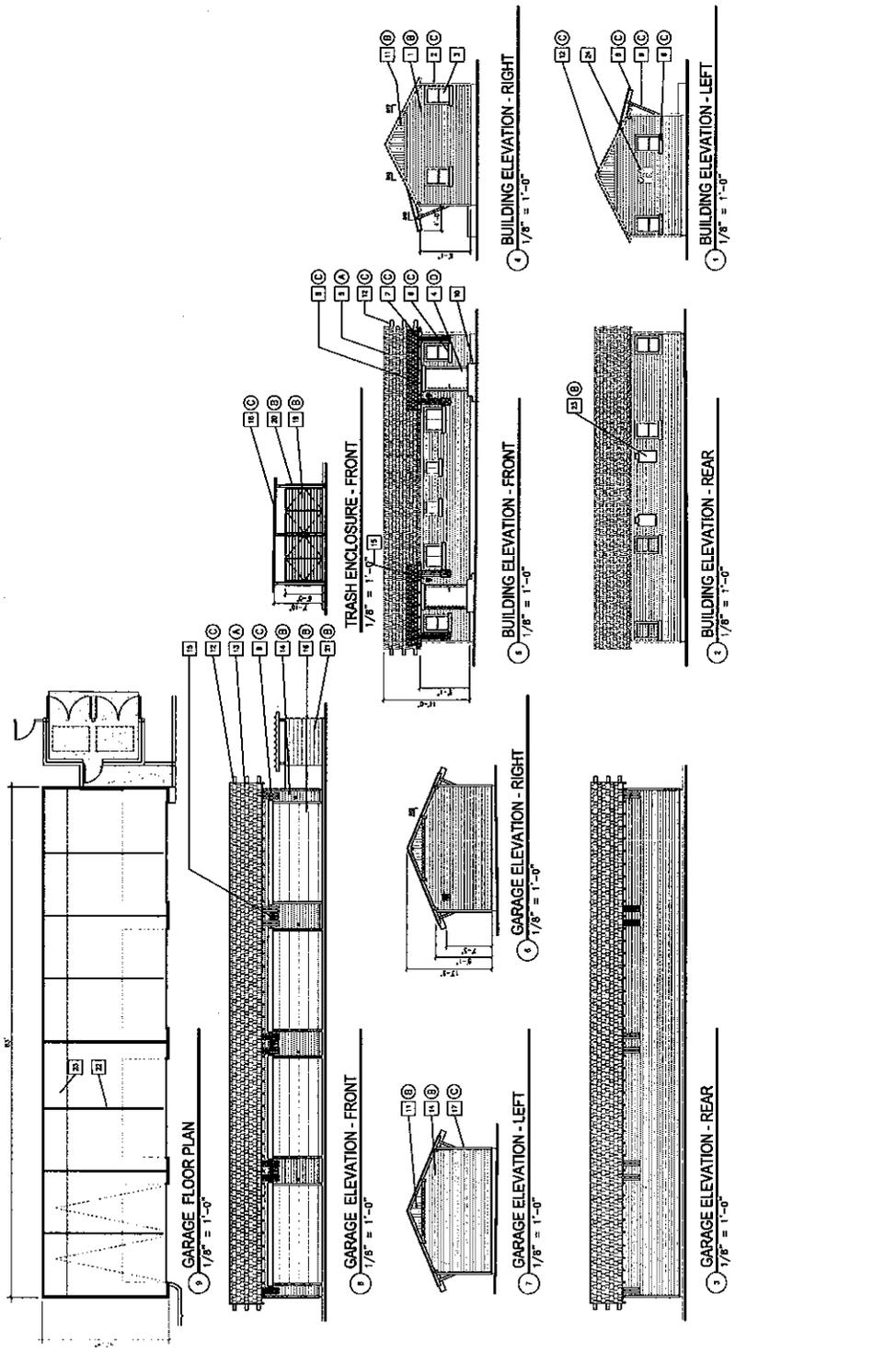
Zone Map



ATTACHMENT B

REDUCED PROJECT PLANS

KEY NOTES	
1	CEILING: WOOD PANEL
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COLOR MATERIALS:	
A	ROOFING: Alum Edwards Roof 02707 Forestal
B	SHIMS: Edwards Posh 022285 Under Spine
C	TRIM: Dunn Zoroaster Panel 02152 Gourmet Nailing Acrylic Timber Panel 022047 Exotic Plum
D	ON-SHADE CONTRAST WALL PAINT WITH MATCHING TRIM - SEE

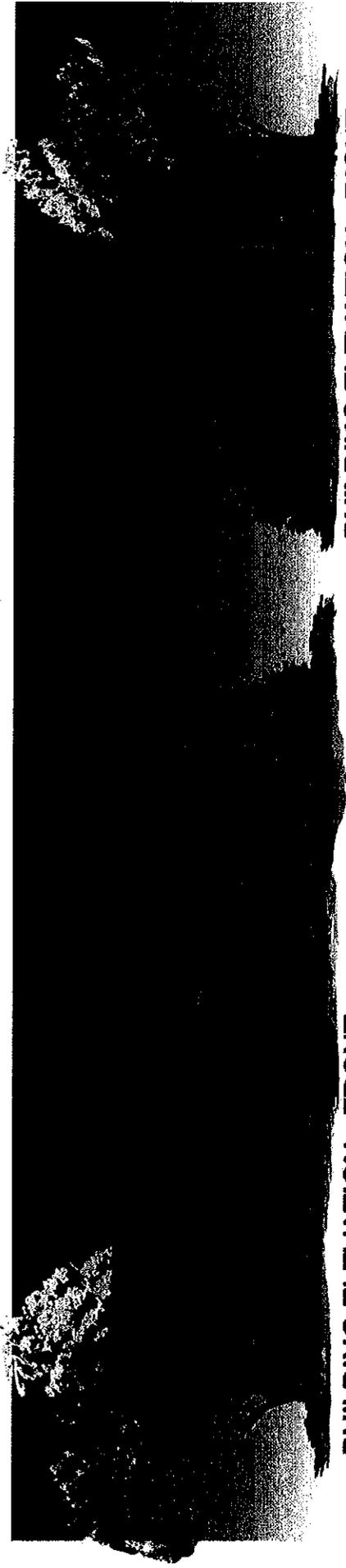
BUILDING ELEVATIONS A2



JAN. 14, 2007

6th Street Apartments
 RENOVATION OF AN EXISTING DEVELOPMENT
 217 E. SIXTH STREET OXNARD CA 93030

Shlomo Amar
 18511 Topham Street Torrance CA 91335

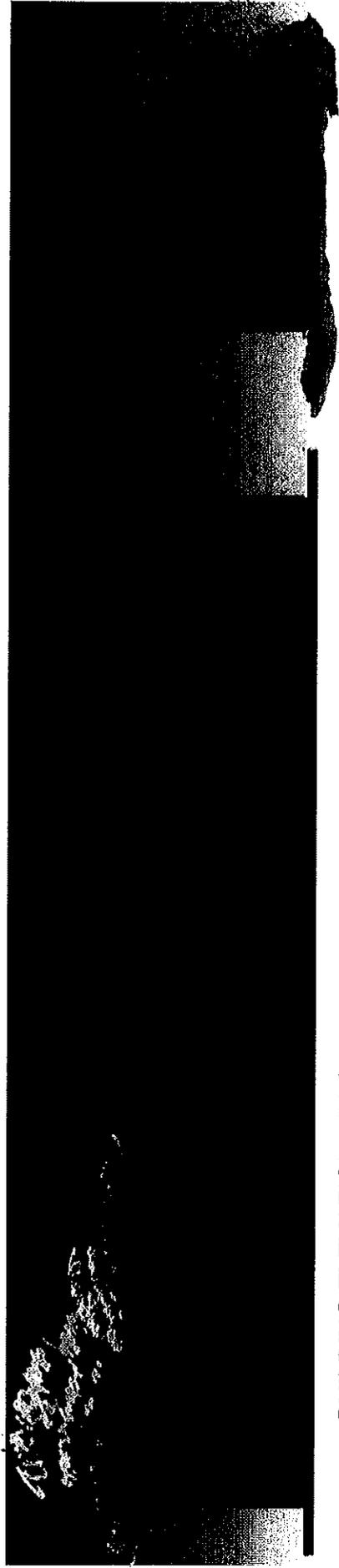


BUILDING ELEVATION - FRONT

5 $\frac{1}{8}'' = 1'-0''$

BUILDING ELEVATION - RIGHT

4 $\frac{1}{8}'' = 1'-0''$



BUILDING ELEVATION - FRONT

8 $\frac{1}{8}'' = 1'-0''$

BUILDING ELEVATION - RIGHT

6 $\frac{1}{8}'' = 1'-0''$

BUILDING ELEVATIONS A2

6th Street Apartments
RENOVATION OF AN EXISTING DEVELOPMENT
235 E. 6th STREET OXNARD CA 93030

Rev. 03.2006

Shlomo Amar
19851 Topham Street Torrance CA 91335

ATTACHMENT C

NOTICE OF EXEMPTION



NOTICE OF EXEMPTION

Project Description:

PLANNING AND ZONING PERMIT NO. 08-500-05 Special Use Permit to allow residential use in the CBD (Central Business District) Zone for the renovation of four vacant duplex apartment buildings located at 217 E. Sixth Street (APN 201-213-110). One building would be re-oriented on-site. Eight garage parking spaces and eight open visitor parking spaces are proposed to be added on the property. Filed on behalf of Shlomo Amar by Coastal Architects, 505 South A Street Oxnard, CA, 93030.

Finding:

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines and Section 15301 of the California Code of Regulations, projects involving existing facilities may be found to be exempt from the requirements of CEQA. The proposed project involves the renovation of four existing duplex structures for residential use. This renovation includes minor alterations of existing private structures. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

Susan L. Martin, AICP
Planning Division Manager

ATTACHMENT D

RESOLUTION

RESOLUTION NO. 2008 – [PZ 08-500-05]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 08-500-05 (SPECIAL USE PERMIT), TO ALLOW RESIDENTIAL USE IN THE CENTRAL BUSINESS DISTRICT (CBD) ZONE FOR THE RENOVATION OF FOUR VACANT DUPLEX BUILDINGS, LOCATED AT 217 EAST SIXTH STREET (APN 201-213-110), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED ON BEHALF OF SHLOMO AMAR BY COASTAL ARCHITECTS, 505 SOUTH A STREET, OXNARD, CA 93030.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 08-500-05, filed by Coastal Architects on behalf of Shlomo Amar in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Section 15301 Existing Facilities, Class 1 of Title 14 of the California Code of Regulations exempts repair and maintenance or minor alteration of existing structures involving negligible expansion of use beyond that existing from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated March 19, 2009, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 24 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, or the beginning of the proposed use. (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or

used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

16. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
17. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
18. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
19. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
20. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)

LANDSCAPE SPECIAL CONDITIONS

21. 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.
22. Tree grates shall be 4' x 4' in size.
23. 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.

24. Tree grates shall be 4'x 4' in size.
25. Structural 'CU-Soil' is required for the full length and width of the sidewalk improvements.
26. Landscape plans shall include Appendix F detail, "Tree Well with Structural Soil in Portland Cement", as contained in the City of Oxnard Downtown Street Tree Master Plan document, page 24.
27. Landscape plans shall include a detail drawing showing the 18"x18" vine pocket wall opening and how the vine will be trained on the inside as well as the outside of the wall.
28. Any graffiti on the walls is the responsibility of the developer or the property management company to remove.
29. Developer shall pay Park Mitigation fees (similar to Quimby Fees) before issuance of building permits. The amount of the fee shall be determined by the Planning Division at the time of payment (PK/B, PL-45)

FIRE DEPARTMENT STANDARD CONDITIONS

30. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
31. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)
32. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
33. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

34. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)
35. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
36. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
37. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
38. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
39. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

PLANNING DIVISION STANDARD CONDITIONS

40. The final building plans submitted by Developer with the building permit application shall depict on the building elevation sheets all building materials and colors to be used in construction. (PL/B, *PL-1*)
41. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
42. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
43. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
44. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

45. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
46. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
47. 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.
48. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
49. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
50. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)
51. 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 penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
52. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or

roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

53. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
54. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
55. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
56. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
57. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
58. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
59. 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. (PL, *PL-28*)
60. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)

61. Developer shall include in all deeds for the project and in the Conditions Covenants & Restrictions a prohibition against parking recreational vehicles over 20 feet long in the project. (CE/PL, *PL-35*)

PLANNING DIVISION SPECIAL CONDITIONS

62. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
63. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
64. Developer shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, Developer shall immediately implement such devices or operational modifications on all construction equipment.
65. During smog season (May through October), Developer shall lengthen the construction period so as to minimize the number of vehicles and equipment operating at the same time.
66. 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.
67. 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 penetrate sufficiently to minimize fugitive dust during grading activities.
68. 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.

69. 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.
70. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways.
71. 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.
72. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
73. 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. (MND, E-1)

74. 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.

75. Owner agrees that the project has impacts which public improvements related to the Meta District Plan are intended to mitigate. Owner further agrees that the public improvements are needed in order to mitigate such impacts. In order to provide for construction, installation and maintenance of public improvements, Owner agrees to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district or similar financing mechanism to fund public improvements and maintenance thereof pursuant to the Meta District Plan and in favor of assessments on the project property. Owner retains the right to challenge the amount of any assessment against the property on the grounds that it does not accurately reflect the cost of improvements or that the assessment is an inequitable allocation of the benefits and burdens associated with the improvements. (PL, CA)

ENVIRONMENTAL RESOURCES DIVISION

76. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.
77. Developer shall follow the approved "City of Oxnard C&D Environmental Resources Management & Recycling Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the "City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed" ("Work Completed Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.
78. 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 to an authorized facility.
79. 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.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

80. 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 the time the City issues building permits. (DS-1)
81. 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 show the proposed structural section on the site improvement plans. (DS-2)
82. Developer shall have the site improvement plans prepared on standard Development Services Division mylars 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 the original ink-on-mylar plans filed with the Development Services Division. (DS-3)
83. Developer shall submit improvement plans and drainage calculations that demonstrate that storm drainage from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
84. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
85. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
86. Before connecting the project to existing sewer and water service laterals, Developer shall arrange for City staff to inspect such facilities. Developer shall make such repairs to such facilities as City staff determines to be necessary. Developer shall bring all existing water services into compliance with City standards. (DS-7)
87. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)
88. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
89. 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 and shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

90. A civil engineer licensed in the State of California 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. Such plans and documents shall include, but not be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans; a master utility plan showing the layout and location of all on-site and off-site utility improvements that serve the project; construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not accept an application for the final map or parcel map for the project or issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
91. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
92. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
93. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
94. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
95. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
96. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
97. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public

because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

98. "Standard Specifications for Public Works Construction," latest edition, and any modifications thereto by City, and City of Oxnard Standard Land Development Specifications and all applicable City Standard Plans, shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
99. Developer shall retain a Civil Engineer licensed in the State of California to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of the certified "as-built" plans is a condition of City's final acceptance of the project. (DS-29)
100. All grading shall conform to City's grading ordinance and any recommendations of Developer's soils engineer that have been approved by the City Engineer. Developer shall conform to all applicable notes specified on the site improvement/grading plan cover sheet and grading permit. (DS-30)
101. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
102. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)
103. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
104. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)
105. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time City issues building permits. There shall be no interconnections between structures. (DS-42)

106. Prior to issuance of building permits, Developer shall present to the City Engineer a "Proof of Payment - Authorization for Building Permits" form issued by the Calleguas Municipal Water District. (DS-44)
107. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
108. 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. Before performing the tests, Developer shall obtain permits from the City Engineer. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
109. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
110. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
111. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

STORMWATER QUALITY CONDITIONS

112. Developer shall comply with all National Pollutant Discharge Elimination System (NPDES) permit Best Management Practice (BMP) requirements in effect at the time of grading or building permit issuance. Requirements shall include, but not be limited to, compliance with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP). (DS-78)
113. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure. The finish and roof appearance shall be indicated on the building plans and are subject to approval by the Planning Division. The location and configuration of trash enclosures shall be reviewed and approved by the Environmental Resources Division. All refuse bins on the site shall be stored in an approved trash enclosure. No objects other than refuse bins may be stored in the trash enclosure without the written permission of the Environmental Resources Division. (DS-79)

114. Developer shall design parking lot and other drive areas to minimize degradation of stormwater quality. Using Best Management Practices (BMPs), such as oil and water separators, sand filters, landscaped areas for infiltration, basins or approved equals, Developer shall intercept and effectively prevent pollutants from discharging to the storm drain system. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of a site improvement permit. (DS-81)
115. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance program ("the Program") 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 Program and Developer provides an executed copy for recordation. (DS-82)
116. Developer shall 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. (DS-83)
117. Developer shall 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. (DS-84)
118. Prior to issuance of a certificate of occupancy, on-site storm drain inlets shall be labeled "Don't Dump - Drains to Ocean" in accordance with City standards. Before City issues a site improvement permit, the requirement to label storm drain inlets shall be shown on the civil engineering plans. (DS-85)
119. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall provide the City Engineer with a copy of a letter from the California State Water Resources Control Board, Storm Water Permit Unit assigning a permit identification number to the Notice of Intent (NOI) submitted by Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all additional requirements of the General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall identify potential pollutant sources that may affect the quality of discharges to stormwater and shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit pollutants from the construction site entering the storm drain system. Developer shall keep the SWPPP updated to reflect current site conditions at all times and shall keep a copy of the SWPPP and the NOI on the site and make them available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

120. Developer shall replace the existing sidewalk along the project's Sixth Street frontage and repair/replace any existing broken, missing or damaged curb, gutter, or asphalt paving adjacent to property as directed by the Construction Services Inspector. (DS)
121. Developer shall construct a minimum 5 foot radius curb return (including any required asphalt fill area) at the easterly end of Sixth Street to join the alley. (DS)
122. Developer shall provide a minimum 10 foot by 10 foot sight triangle at the alley/Sixth Street sidewalk intersection. Sight triangle shall be measured from the back of sidewalk and the edge of the alley pavement. (DS)
123. Prior to issuance of a site improvement/grading permit, Developer shall dedicate a sidewalk easement to City that encompasses all portions of the proposed Sixth Street sidewalk not within an existing City easement. (DS)
124. Developer shall design trash enclosure in accordance with City Standard plates that includes a pedestrian access door. Alternative layouts that provides pedestrian access and accommodate two 4-yard bins may be approved by the Development Services Manager. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet (or to the alley ribbon gutter) from the face of the enclosure. (DS)
125. Developer shall design and construct parking lot permeable pavement (including storage volume) that complies with requirements of the Technical Guidance Manual for Stormwater Quality Control Measures. (DS)
126. Developer shall discharge all project roof drains in a manner that provides stormwater treatment. (DS)
127. Developer shall provide onsite 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 Engineer's improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over all portions of the waterline within private property using standard City format. (DS)
128. Developer shall design the grass strip filter in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
129. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings within the NPDES grass strip filter areas and that the proposed landscaping conforms to SQUIMP standards for grass swale filters. (DS)

130. Developer shall provide a 4 inch minimum vertical drop between hardscape and the flow line of the grass strip filter at each location where stormwater enters the strip filter. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 19th day of March, 2009, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Deirdre Frank, Chair

ATTEST: _____
Susan L. Martin, Secretary