



Planning Division

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Hollee King Brunsky, AICP, Contract Planner

DATE: May, 7, 2009

SUBJECT: Planning and Zoning Permit No. PZ 06-610-01 (Annexation), PZ 06-560-01 (Pre-zone), PZ 09-620-01 (General Plan Amendment), and PZ 06-540-03 (Planned Development Permit) located at 481-491 Ventura Boulevard.

1) Recommendation: That the Planning Commission:

- a) Adopt a resolution recommending that the City Council proceed with the annexation of the territory designated Annexation No. PZ 06-610-01 and recommending adoption of zone change application No. PZ 06-560-01 pre-zoning the land comprising of said annexation to C-2-PD (General Commercial) and recommending adoption of the general plan amendment application No. PZ 09-620-01 amending the general plan maps.
- b) Approve Planning and Zoning Permit No. 06-540-03 for a Planned Development Permit subject to certain findings and conditions.

2) Project Description and Applicant: The subject request is to redevelop an existing residential site for commercial uses. The 1.05-acre site (gross) is located at the northwest corner of Ventura Boulevard and Cortez Street, and is addressed at 481-491 Ventura Boulevard (APNs 145-0-211-15, -17). Onsite are four houses, which are currently occupied on a month-to-month rental basis. A relocation plan is proposed as part of this project to assist the tenants in relocating. A planned development permit is proposed for development of the Oxnard Crossroads Center that is approximately 8,000 square feet of commercial space on 0.77 acres (net). The net acreage is a result of street dedication required for this project. The application includes an annexation to annex the subject property into the City of Oxnard, a pre-zoning of the site to C-2-PD, and a general plan amendment to update the general plan maps. Filed by John Parezo, Cal-Am Planning and Design, 5949 Woodland View Drive, Woodland Hills, CA 91367.

3) Existing & Surrounding Land Uses: The subject property is developed with four residential structures. The site is currently within the unincorporated area of the County of Ventura.

Project Site (Proposed)	General Commercial-Planned Development (C-2-PD)	Commercial General (CG)	Existing: Residential Structures Proposed: Commercial Use
North	County of Ventura	County of Ventura	Residential
South	N/A	N/A	Ventura Blvd/US Highway 101 Freeway
East	County of Ventura	County of Ventura	Commercial/Industrial
West	General Commercial-Planned Development (C-2-PD)	Commercial General (CG)	Business Park

4) Background Information: The property has five structures on-site. There are currently four residences on the site. The fifth structure is a storage shed. There are no recent permits for the site or for the existing structures and the structures are considered to be in disrepair. The site is within the City's sphere of influence and the City has included this site as a commercial land use and designated the site as Commercial General in the 2020 General Plan.

5) Environmental Determination: In accordance with the California Environmental Quality Act Guidelines Sections 15303(c) and 15319(b) of the CEQA Guidelines for the construction of small commercial buildings and annexation of small parcels, the project is considered to be exempt from CEQA review. The project is an 8,000 square foot commercial structure, and is therefore under the 10,000 maximum allowed square footage for commercial structures under CEQA Guidelines Section 15303(c). The project complies with CEQA Guidelines Section 15319(b) as the annexation would be annexing a small parcel that will be used for facilities exempted by CEQA Guidelines Section 15303. The subject property contains four residential structures and as part of the project description, the applicant proposes a relocation plan for the existing tenants. The relocation was reviewed by the City of Oxnard Housing Division for consistency with City housing policies. The housing division found that the proposed relocation plan was consistent with previous approved relocation plans and conforms with the City's housing policies. The proposed use complies with the *Commercial General* 2020 General Plan and is consistent with the proposed *General Commercial Planned Development (C-2-PD)* zoning designation as well as all applicable development standards. The property was analyzed in the City's 2020 General Plan and the 2020 General Plan EIR for potential commercial uses. The subject property has no value for habitat of endangered, rare, or threatened species. By utilizing the City of Oxnard's adopted Threshold Guidelines (1995), staff has determined that

the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Additionally, as part of the annexation, the site would be annexed into the Calleguas Water District for water service and the site would be served by all required utilities and all public services and infrastructure would be served by the City of Oxnard after annexation of the property. 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:** The subject property consists of two legal lots. As part of the conditions of approval, the City will require the lots to be merged into one lot (Condition #39). This would be an administrative procedure to be completed once the project is approved and annexed into the City and prior to the issuance of building permits. The property boundaries encompass portions of Ventura Boulevard and Cortez Street. The City is requiring that the developer grant additional right-of-way of the property to be in conformance with design standards for Ventura Boulevard and Cortez Street. The property is part of the 2020 General Plan, and has a proposed designation of Commercial General. With the proposed designation and the prominence of the site, the Applicant has made an effort to coordinate the development of the subject property with the surrounding commercial properties. The shape and configuration of the subject property, including the designation of right-of-way, creates significant design constraints. The Applicant has addressed these problems through careful site planning and building orientation. Moreover, the applicant has designed the property with parking in the rear of the structure, with sidewalk, parking, and landscape improvements for the entire site.

b) General Plan Consistency:

<p>Land Use Element Policy #1d(1)(a) <i>Urbanized unincorporated areas within the Sphere of Influence that already receive urban services and/or can readily be provided with urban services will be annexed when possible. These areas will be pre-zoned.(page IV-19)</i></p>	<p>The project is proposed to be pre-zoned C-2-PD, <i>Commercial General Planned Development</i>. The project is consistent with the City's general plan and will be served by the City's public services and infrastructure after annexation. Therefore, the project is consistent with this policy.</p>
<p>Land Use Element Policy #2 Other Infill Development (page V-23) states that 'it is the City policy to encourage development of medium sized vacant and underutilized parcels within existing neighborhoods prior to the extensive development of larger vacant areas.'</p>	<p>The project represents the revitalization of an existing underutilized site and corresponds to City's redevelopment policies. The site is within the unincorporated area of the County, but is part of the City's <i>2020 General Plan</i> and is proposed for commercial uses. The site has four residences on the site that would be considered non-conforming as to the proposed land use designation. As part of the project, the developer has proposed a relocation plan for the current tenants. Therefore, the project conforms to this policy.</p>
<p>Land Use Element FAR for Commercial Land Uses (page V-54): 'The primary measure for regulating the intensity of development of nonresidential uses is the floor area ratio (FAR) shown in Table V-10 for each category of nonresidential use. The FAR is defined as the ratio of gross leasable floor area of structures on a particular parcel to the total gross land of the parcel on which the structures are located. Table V-10 recommends a FAR of .30:1 for the <i>Commercial General</i> designation.'</p>	<p>According to the <i>2020 General Plan</i>, the leasable floor area of a commercial project on a <i>Commercial General</i> designated parcel would equal 30 percent of the total gross land area of that parcel. In other words, one could expect that a commercial project on a 1.05 acre parcel designated <i>Commercial General</i> could have up to 13,721 square feet of leasable floor area. At 8,000 square feet, the FAR of the subject project is only 17 percent of the gross parcel. Therefore, if the project were approved, the project would be less intense than the <i>2020 General Plan</i> anticipates for a parcel of similar size designated for <i>Commercial General</i> uses. Taking the site's constraints and the City's development standards, the project could not be designed to be any larger without requiring many variations to the City Code. Therefore, the project is consistent with this policy.</p>
<p>Circulation Element Policy # 7 (page VI-25) states: "Streets shall be constructed to their ultimate width and network gaps shall be closed whenever possible".</p>	<p>If the project is approved, the applicant will dedicate approximately 12,632 square feet of property to the City along the southern and eastern property lines so that the City can require street improvements for Ventura Boulevard and Cortez Street (Conditions 143-148).</p>

<p>Circulation Element Policy # 17 (page VI-26) states: "Proposed developments shall be required to include transit facilities, such as bus benches, shelters, pads or turnouts, where appropriate, in their improvement plans."</p>	<p>The nearest bus stop to the site is approximately 300 feet from the site. The plan include sidewalk improvements, including ADA approved ramps that would allow better pedestrian access and for walking to adjacent bus stops.</p>
<p>Public Facilities Element Goal: Public facilities and services [shall be] adequate to serve existing and future development within the City's Urban Service Area.</p>	<p>The proposed project site is proposed to be annexed to the City of Oxnard. Development Services staff has determined that, upon annexation, the City would be able to adequately serve the site for water, sewer, police, fire, trash, and other related utilities and services.</p>
<p>Public Facilities Element Water System Policy #17 (page VII-20) states that "The City shall promote water conservation in landscaping for City, residential, commercial, and industrial facilities and require that such developments incorporate low water demand and drought tolerant plants into landscaping plans."</p>	<p>The project was designed with draught tolerant plants in the landscape plans and water conserving irrigation techniques. The City Landscape Architect reviewed the project as part of the Development Advisory Committee and has provided conditions of approval that promote water conservation.</p>

c) Conformance with Zoning Development Standards: The proposed development is located in the General Commercial Planned Development (C-2-PD) zone district. In accordance with the City Code, the proposed commercial building may be permitted with an approved planned development permit. Applicable development standards of the C-2-PD zone have been compared with the proposed project, as follows:

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Height (Sec. 16-137)	Two-stories or 35 feet	One-story at 28.5 feet	YES
Front yard (Sec. 16-139) Vineyard Avenue	10 feet	13 feet	YES
Side yard (Sec. 16-140)	Where a lot zoned C2 abuts another lot so zoned, no setback is required.	The adjacent lot to the west is zoned C-2. The loading space is proposed in the side yard area.	YES
Rear yard	For buildings over 16 feet, a	18.4 feet (at nearest point)	YES

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENT	PROVISION	COMPLIANT?
(Sec. 16-141)	15-foot setback.		
Off-street parking (Sec. 16-622)	General retail = (1 stall/300 sq. ft) 8,000 sq. ft./300 sq. ft. = 27 parking stalls	31 parking stalls	YES
Bicycle parking (Sec. 16-623)	One space per 33 automobile parking stalls or 27 parking spaces/33 = 1 bicycle rack	1 bicycle rack in the rear of the building.	YES
Motorcycle parking (Sec. 16-624)	Uses with more than 25 and less than 100 parking stalls shall provide one space designated for motorcycles	1 motorcycle space	YES
Parking lot landscape strip adjacent to public street [Sec. 16-641(A)]	A ten-foot wide landscape strip shall be provided along the property lines parallel to any public street when the parking or circulation area abuts such street.	No parking area abuts a public street	YES
Parking lot landscape fingers [Sec. 16-641(B)]	Landscape fingers required every 10 spaces.	Design of parking lot provides for end-planters and meets requirement	YES
Peripheral parking lot landscaping [Sec. 16-641(C)]	<ol style="list-style-type: none"> 1. Five-foot wide landscape strip abutting property line 2. One tree for each 40 linear feet around parking lot area 3. 3 foot high berm or hedge to screen front of cars from street 4. Automatic irrigation 	<ol style="list-style-type: none"> 1. Ten-foot wide landscape strip abutting property line 2. One tree for each 40 linear feet around parking lot area 3. No parking along street 4. Automatic irrigation 	<ol style="list-style-type: none"> 1. YES 2. YES 3. YES 4. YES
Loading [Sec. 16-644]	One loading space of 12 feet wide and 40 feet long	One loading space of 12 feet wide and 40 feet long	YES

Building Standards			
DEVELOPER REQUIREMENT	REGULATORY REQUIREMENT	PROPOSED	COMPLIANT
Trash enclosures	In accordance with City Code, number and size to be determined by Solid Waste Division. Enclosures should be integrated into the project's design.	Trash enclosures have been designed in accordance with City Code and are designed to blend into the architectural theme of the project.	YES
Rooftop equipment	May not protrude above height of parapet.	All equipment is screened from view and setback from the edge of the parapets.	YES

- d) **Site Design:** The subject L-shaped site is approximately 205 feet wide by approximately 235 feet deep at the longest length. The developer is granting the City right-of-way for Ventura Boulevard and Cortez Street, and for sidewalk and utility improvements. The structure is situated next to the street at the corner of Ventura Boulevard and Cortez Street in the bottom of the L-shape, and the parking is located behind the structure. The existing structures on-site are to be demolished and the existing wooden fence is being replaced with a 6-foot concrete masonry wall.
- e) **Circulation and Parking:** A new driveway will be constructed to access the parking that is in the rear of the lot. The retail space can be accessed from the parking area, and pedestrian traffic would be able to enter the retail space from the sidewalk. There is adequate parking on the site for the retail use and the one loading space on the site is located to the west of the structure next to the adjacent commercial lot.
- f) **Building Design:** The proposed building is one story structure and will have an overall height of approximately 28.5 feet at the highest point. Most of the structure is 22 feet in height, and the architectural towers are 28.5 feet in height. The structure is anticipated to be used for retail uses. The building is modern in style with large glass storefronts along all sides of the structure. Stone overlay and other architectural features such as stone tile are designed for the structure to add interest and break up the building's massing. Decorative columns are part of the design to add interest and depth to the building's facade. Several natural pastel and earth tone colors are proposed to be applied in different areas of the building.
- g) **Signs:** The project does not require a Master Sign Program for the site. Proposed signs will be approved pursuant to City Code Section 16-608 and will be approved prior to tenancy.
- h) **Landscaping and Open Space:** A landscape plan is provided as part of the project plans. An arborist report and a tree survey were provided to assess the project's impact on the existing ornamental trees. Every tree for the site is proposed to be removed from

the site. According to the arborist report and verified by the City's Landscape Architect, due to the type and condition of the trees that would be removed they do not merit special protection. However, the City's standard practice is to require that the economic value of the trees that are lost must be reinvested in new trees for the property. The submitted arborist's report states that the value of the trees onsite would be \$1,448. The landscape plan has been reviewed by the City Landscape Architect and complies with the City's landscape requirements. The City Landscape Architect has provided conditions for the project that are in the attached resolution.

- i) **Relocation Plan:** As part of the project description for the project, the applicant has proposed a relocation plan for the tenants residing on the property. There are four residences on the property and currently they are month-to-month rentals. The applicant has proposed to subsidize their relocation by paying the difference in payments from their current rent to the new rent at another location for a total of 12 months. The developer will pay a lump sum payment in the amount of the difference X 12 months at the time the tenants move from the structure. For instance, if the tenant finds a like rental that is \$300 more than the rent they are paying now, the developer will pay the tenant a total of \$3,600 to move. As part of the conditions of approval the tenants shall have one month's notice to vacate the property. The relocation plan has been reviewed and approved by Ernie Whitaker of the City's Housing Division, who determined it is in conformance with the City's housing policies.
 - j) **Annexation:** Annexation proceedings through LAFCO will be required for the project site. The requests include annexation into the City of Oxnard and a request for annexation to the Calleguas Municipal Water District. The site is proposed to be served by the City of Oxnard for public services and infrastructure. The unincorporated parcel is surrounded by the City of Oxnard on the south and western boundaries of the property, is within the City's sphere of influence, and was incorporated into the analysis of the 2020 General Plan. The property to the east and north are within the unincorporated area of the County, but the property to the east is within the City's sphere of influence. This is an area that has been planned for and anticipated for commercial development for many years and is considered an in-fill site.
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on October 25, 2006 and then again on January 30, 2008. Conditions of Approval from the DAC members are included in the attached resolution.
- 8) **Community Workshop:** On April 9, 2009, the applicant mailed notices of a Community Workshop to all property owners within the El Rio Neighborhood. The City also posted such notice on the project site with a brief description of the project and contact information. The Community Workshop was conducted on April 20, 2009. There were no public comments received at the Community Workshop.

9) 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 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 PZ 06-610-01 (Annexation with Pre-zone and GPA)
- E. Resolution PZ 06-540-03 (PD)

Prepared by:

HKB
HKB

Approved by:

SM
SM

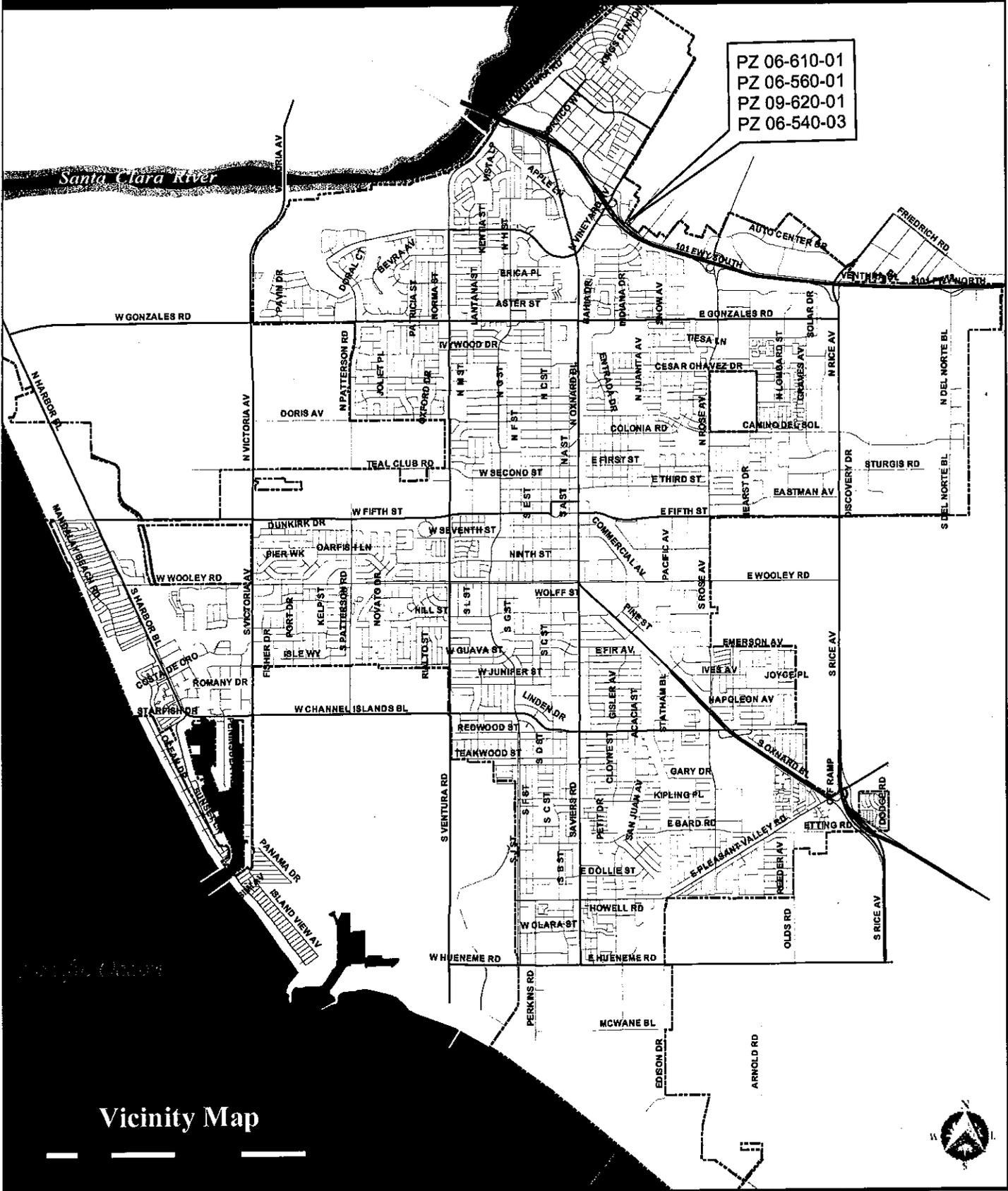
ATTACHMENT A

MAPS

**Vicinity
Annexation
Zoning
General Plan Amendment**

Vicinity Map

PZ 06-610-01
 PZ 06-560-01
 PZ 09-620-01
 PZ 06-540-03

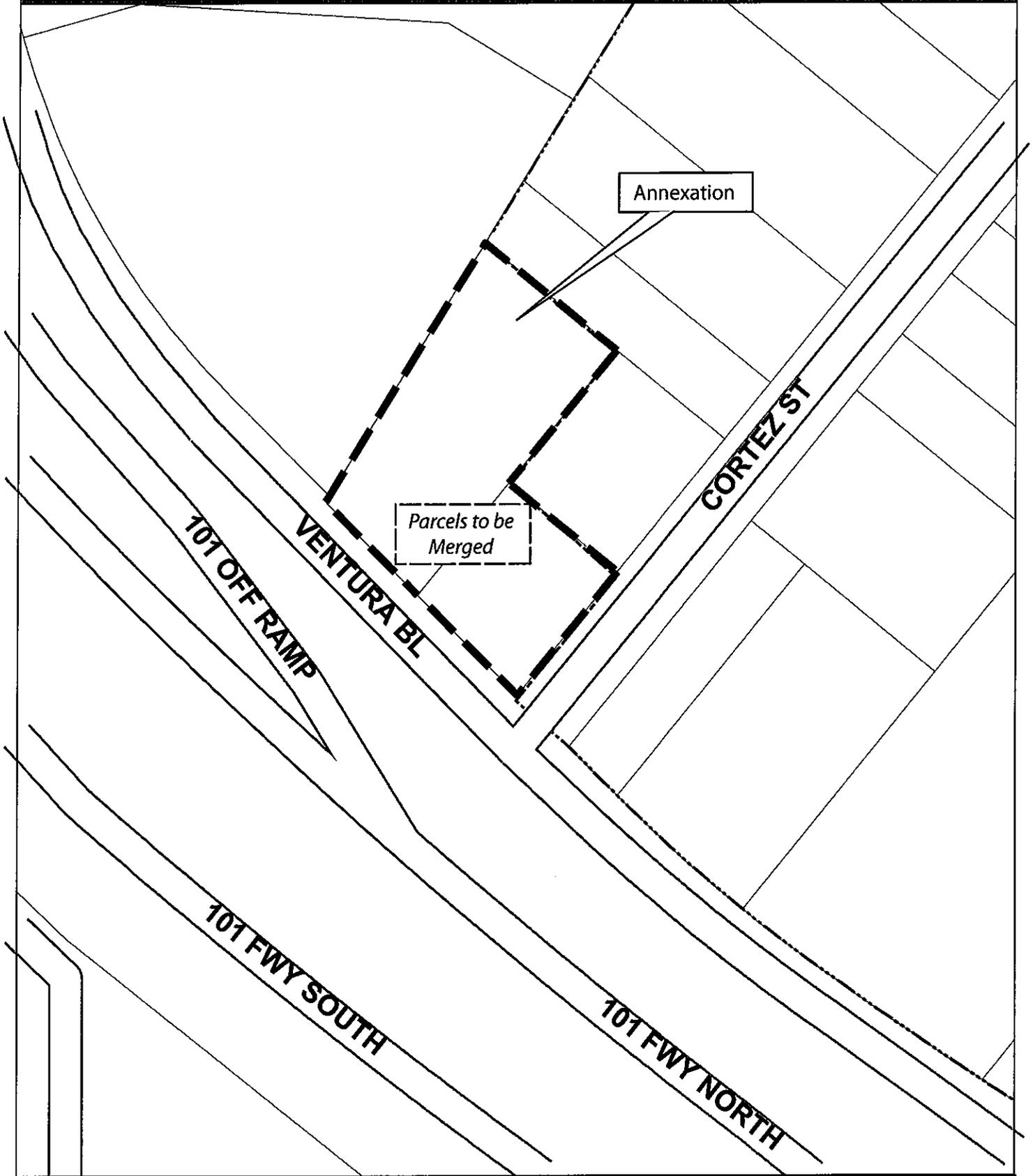


Vicinity Map



Oxnard Planning
 March 9, 2009

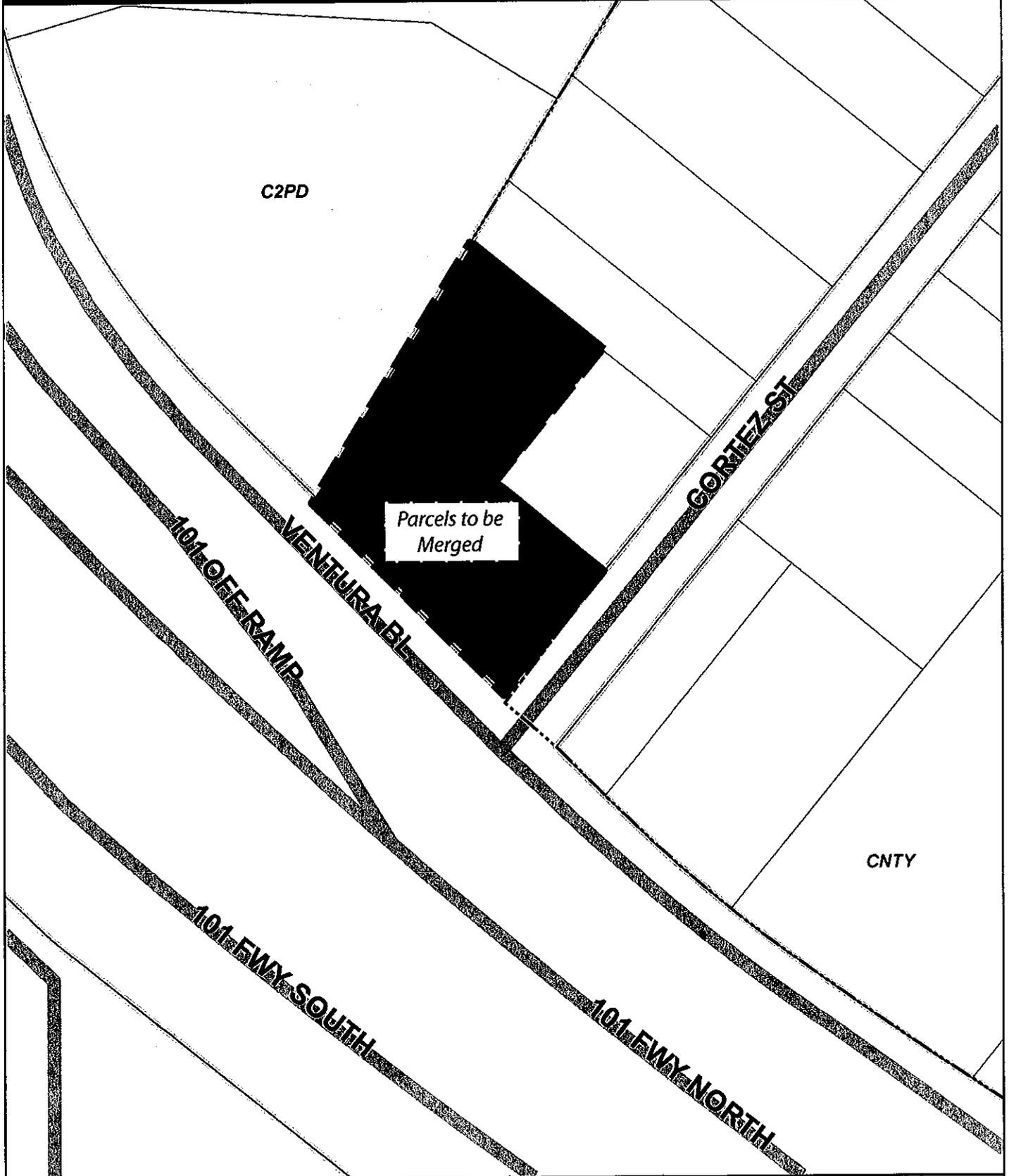
PZ 06-610-01, 06-560-01, 09-620-01, 06-540-03
 Location: 481-491 Ventura Bl
 APN: 145021115, 145021117
 Oxnard Crossroads



PZ 06-610-01, 06-560-01, 09-620-01, 06-540-03
Location: 481-491 Ventura Bl
APN: 145021115, 145021117
Oxnard Crossroads
0 20 40 80 120 160 Feet

Annexation Map





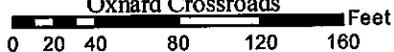
Oxnard Planning
March 9, 2009

PZ 06-610-01, 06-560-01, 09-620-01, 06-540-03

Location: 481-491 Ventura Bl

APN: 145021115, 145021117

Oxnard Crossroads

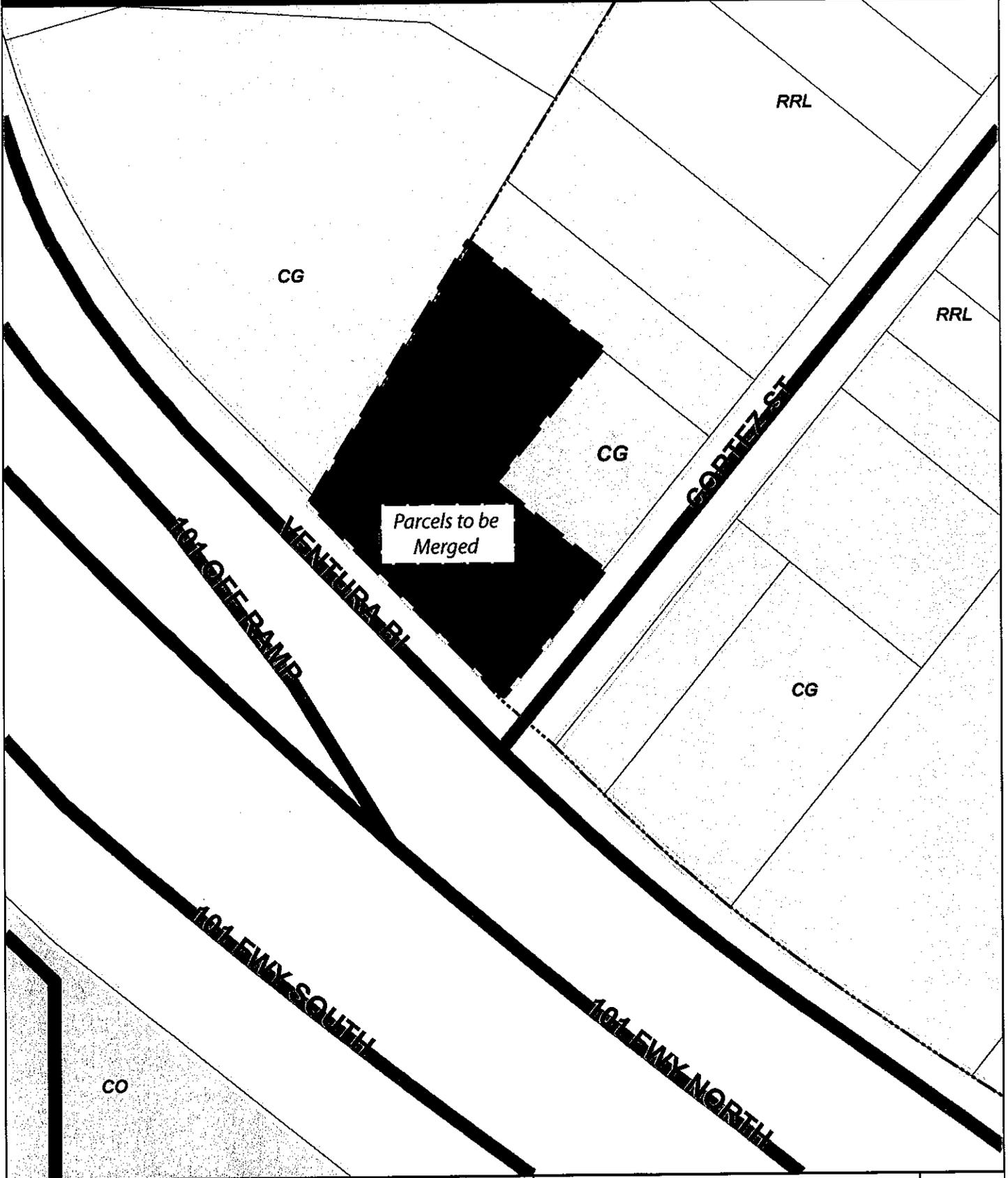


Pre-Zone Map



1:1,064

General Plan Map

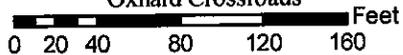


Parcels to be Merged



Oxnard Planning
March 9, 2009

PZ 06-610-01, 06-560-01, 09-620-01, 06-540-03
Location: 481-491 Ventura Bl
APN: 145021115, 145021117
Oxnard Crossroads



General Plan Map



1:1,057

ATTACHMENT B
Reduced Project Plans



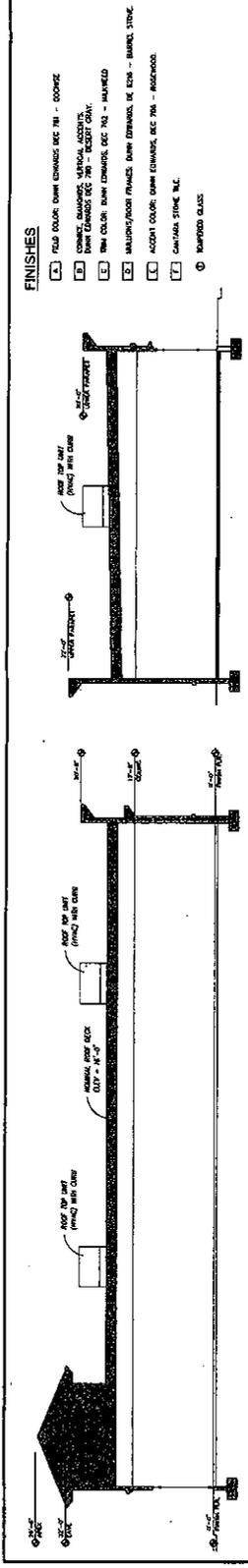
**OXNARD CROSSROADS
 VENTURA - CORTEZ
 DEVELOPMENT PLAN**
 A DEVELOPMENT FOR
 VENTURA COUNTRYROAD, CA
 BRAVANTE FAMILY TRUST
 c/o CENTRAL COAST INVESTORS
 1355 Del Norte Road
 Camarillo, CA

REVISIONS	DATE	BY	DESCRIPTION
1	3/20/08	JL	ISSUED FOR PLANNING SUBMITTAL
2	6/2/07	JL	OWNER REVIEW
3	9/2/07	JL	PLANNING RE-SUBMITTAL
4	10/2/08	JL	PLANNING RE-SUBMITTAL

SHEET TITLE
**PROPOSED BUILDING SECTIONS
 & ENLARGED ELEVATIONS**

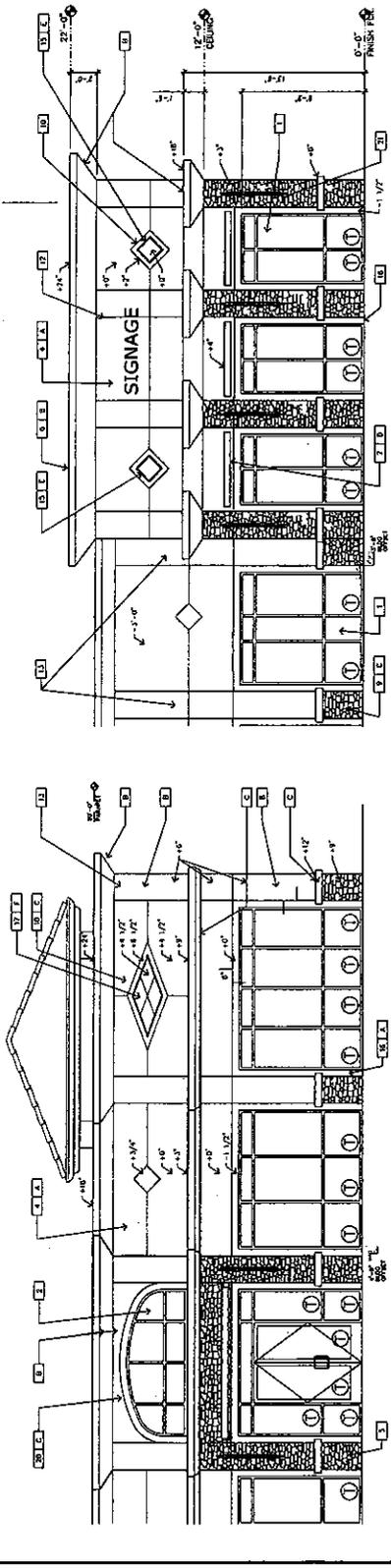
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DATE: 10/02/2008
 DRAWN BY: JL
 CHECKED BY: JL
 SCALE: AS NOTED
 SHEET NO.: SD-4.2
 OF: 4

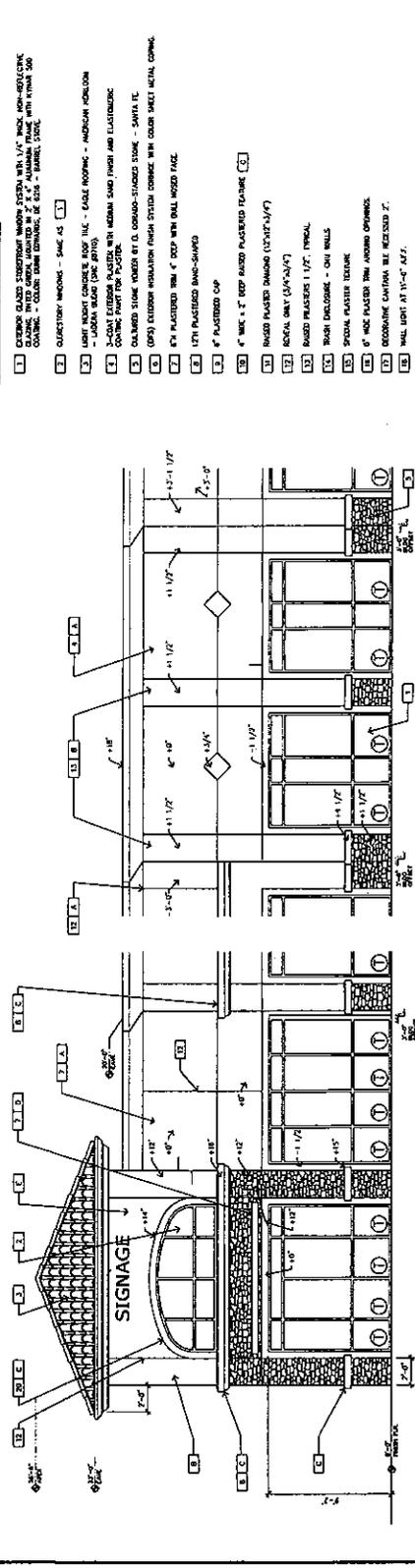


1 BLDG #1 - BUILDING SECTION
 2 BLDG #1 - BUILDING SECTION

3 ENLARGED ELEVATION



4 ENLARGED ELEVATION



5 ENLARGED ELEVATION

6 ENLARGED ELEVATION

- ELEVATION KEY NOTES**
1. EXTERIOR GLAZED SUBSTITUTION WINDOW SYSTEM WITH 1/4" THICK ANTI-REFLECTIVE COATING. PREFERRED GLAZING IS 7' x 7' ALUMINUM FRAME WITH 3/8" INSULATION. COLOR SAME EXCEPT FOR CASE - BARNET, STONE.
 2. CASE WINDOW FINISHES: CASE - CASE FINISHES - ANTI-REFLECTIVE COATING - ANTI-REFLECTIVE COATING - ANTI-REFLECTIVE COATING - ANTI-REFLECTIVE COATING.
 3. 3-COAT EXTERIOR FINISHES WITH ANTI-REFLECTIVE COATING AND ELASTOMERIC COATING PART FOR FLUORIDE.
 4. UNPAINTED STONE FINISHES AT 0. CORNER-STRUCK STONE - SANTA FE.
 5. 6" EXTERIOR INSULATION FINISH SYSTEM EXPOSED WITH COLOR METAL CORNER.
 6. 1/4" PLASTERED TOP.
 7. 1/4" PLASTERED TOP.
 8. 1/4" PLASTERED TOP.
 9. 1/4" PLASTERED TOP.
 10. 1/4" PLASTERED TOP.
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 16. 1/4" PLASTERED TOP.
 17. 1/4" PLASTERED TOP.
 18. 1/4" PLASTERED TOP.
 19. 1/4" PLASTERED TOP.
 20. 1/4" PLASTERED TOP.

PROJECT NO.	020000
PROJECT NAME	VENTURA - CORTEZ
DATE	07/02/2008
SCALE	1" = 10'-0"
DESIGNER	JGB
CHECKER	JGB
DATE	07/02/2008
PROJECT TITLE	PRELIMINARY PLANTING PLAN

**preliminary
 planting
 plan**

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DATE	07/02/2008
SCALE	1" = 10'-0"
DESIGNER	JGB
CHECKER	JGB
DATE	07/02/2008
PROJECT TITLE	PRELIMINARY PLANTING PLAN

PLANT LEGEND

SYMBOL	QTY.	SIZE	COMMON NAME / COMMON NAME
○	4	3" BOX	MONSIEUR ORANGE 'MADRID BEAUTY'
○	2	24" BOX	TRICOLOR PERUVIANA 'MADRID'
○	18	24" BOX	BETULA PENDULA 'YELLOW KLENNER'
○	2	3" BOX	EUROPEAN WHITE BIRCH
○	2	3" BOX	CASSIA LEPTOPHYLLA
○	1	18" BOX	COLD MEDIUM TREE
○	40	5 GAL	AZALEA 'HYBRID'
○	102	5 GAL	PITOSPORUM 'WHEELER'S DWARF'
○	19	5 GAL	PITOSPORUM TORBIA 'VARIETAL'
○	80	5 GAL	WINDSOR 'TOLL ORNAMENT'
○	3	1 GAL	CAMELLIA JAPONICA
○	46	5 GAL	FOCUS REFLEXUS 'OROSPING FIC'
○	10	5 GAL	PANTHODENDRUS THICUSPENSIS
○	5	15 GAL	CAMELLIA JAPONICA 'ESPANER'

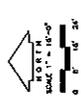
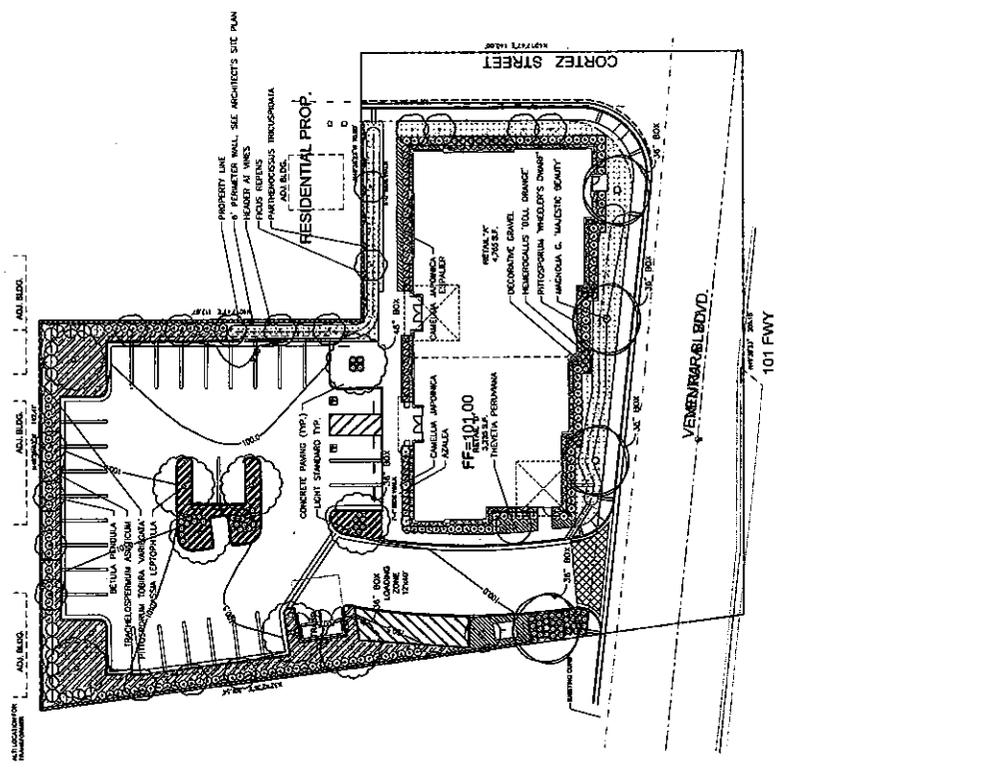
GROUND COVER

SYMBOL	SIZE & SPACING
▨	MEDIA PLEX 'WHEELPOINTE' PLANTS, 12" O.C.
▨	REDEE PLANT 1"
▨	TRICHODENDRUM ASPERUM 1 GAL, 9" O.C.
▨	AMM. JAPANESE
▨	DECORATIVE GRAVEL
▨	CHANGED 1/2" MANUS. COLOR, T80

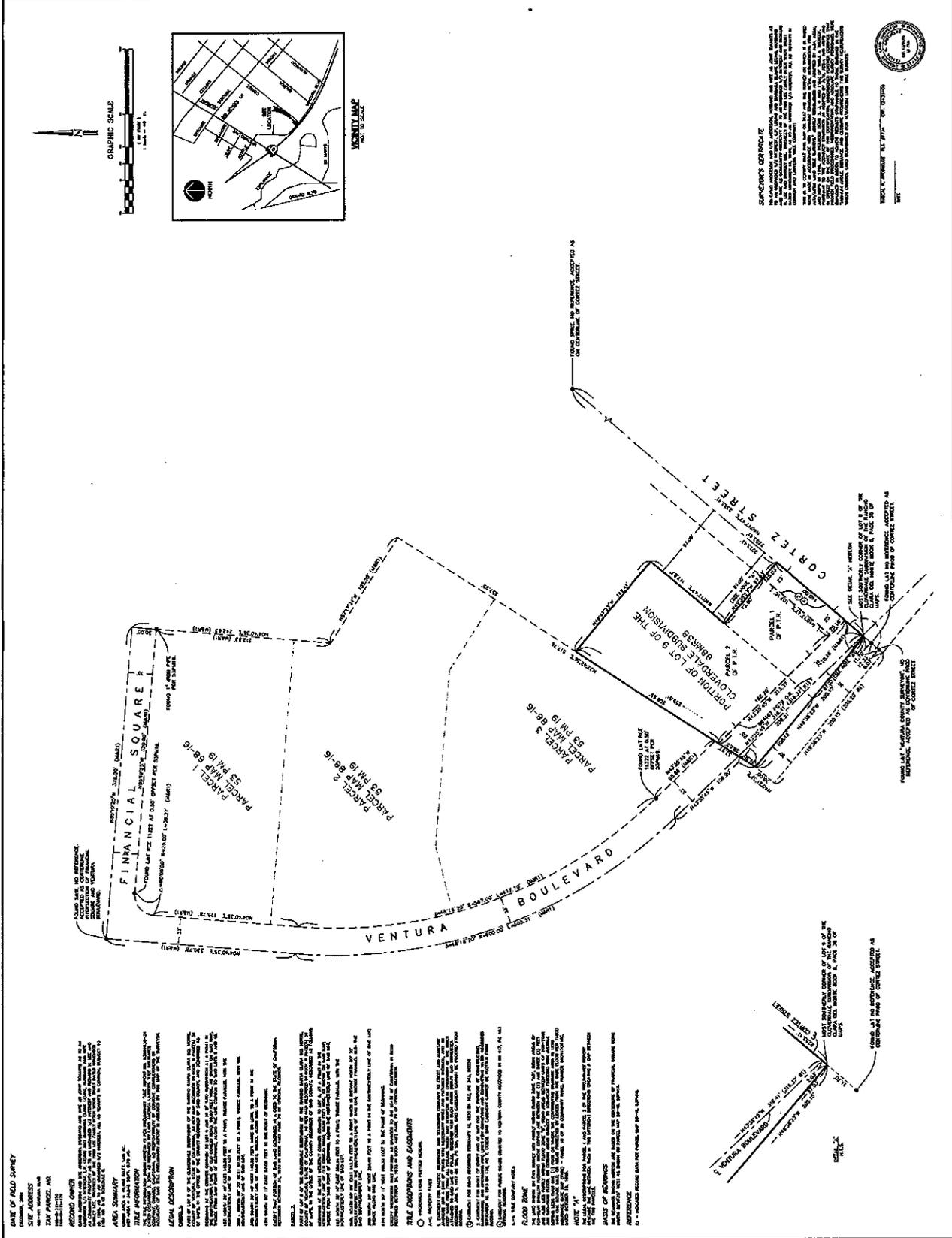
IMPORTATION VALUES FOR COSTING PURPOSES TO BE REWARDED
 TOTAL VALUE = \$1,440,000 PER THIS REPORT DATED JULY 2, 2008

24" BOX = \$200
 3" BOX = \$400
 5" BOX = \$1,200

UPSIDE 2" 24" BOX CASSIA LEPTOPHYLLA 10
 UPSIDE 1" 24" BOX CASSIA LEPTOPHYLLA 10
 4" BOX SIZE = \$400,000
 TOTAL UPGRADE = \$1,390,000



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10



DATE OF FIELD SURVEY
OCTOBER, 2004

SITE ADDRESS
481-481 VENTURA BOULEVARD
OXFORD, CALIFORNIA 95067

RECORD OWNER
ZAY PANGOL, INC.
1415 S. GARDEN BOULEVARD
MILPITAS, CALIFORNIA 95027

AREA SUMMARY
THE SURVEY AREA IS A PORTION OF THE FINANCIAL SQUARE, A TRACT OF LAND IN THE CITY OF OXFORD, CALIFORNIA, AS SHOWN ON THE MAPS AND RECORDS OF THE COUNTY OF SANTA CLARA, CALIFORNIA.

LEGAL DESCRIPTION
PARCEL 1 53 PM 19, PARCEL 2 53 PM 19, AND PARCEL 3 53 PM 19, ARE PARTS OF THE FINANCIAL SQUARE, A TRACT OF LAND IN THE CITY OF OXFORD, CALIFORNIA, AS SHOWN ON THE MAPS AND RECORDS OF THE COUNTY OF SANTA CLARA, CALIFORNIA.

TITLE ENCUMBRANCES AND COLLATERALS
A SEARCH OF THE PUBLIC RECORDS OF THE COUNTY OF SANTA CLARA, CALIFORNIA, HAS REVEALED THE FOLLOWING ENCUMBRANCES AND COLLATERALS AFFECTING THE SURVEY AREA:

FLOOD ZONE
THE SURVEY AREA IS NOT IN A FLOOD ZONE AS SHOWN ON THE FLOOD ZONE MAPS OF THE COUNTY OF SANTA CLARA, CALIFORNIA.

REFERENCE
THE SURVEY AREA IS SHOWN ON THE MAPS AND RECORDS OF THE COUNTY OF SANTA CLARA, CALIFORNIA, AS SHOWN ON THE MAPS AND RECORDS OF THE COUNTY OF SANTA CLARA, CALIFORNIA.

ADDITIONAL INFORMATION
THE SURVEY AREA IS SHOWN ON THE MAPS AND RECORDS OF THE COUNTY OF SANTA CLARA, CALIFORNIA, AS SHOWN ON THE MAPS AND RECORDS OF THE COUNTY OF SANTA CLARA, CALIFORNIA.

ATTACHMENT C
Notice of Exemption



NOTICE OF EXEMPTION

Project Description:

The subject request is to redevelop an existing residential site for commercial uses. The 1.05-acre site (gross) is located at the northwest corner of Ventura Boulevard and Cortez Street, and is addressed at 481-491 Ventura Boulevard (APNs 145-0-211-15, -17). Onsite are four houses, which are currently occupied on a month-to-month rental basis. A relocation plan is proposed as part of this project to assist the tenants in relocating. A planned development permit is proposed for development of the Oxnard Crossroads Center that is approximately 8,000 square feet of commercial space on 0.77 acres (net). The net acreage is a result of street dedication required for this project. The application includes an annexation to annex the subject property into the City of Oxnard, a pre-zoning of the site to C-2-PD, and a general plan amendment to update the general plan maps. Filed by John Parezo, Cal-Am Planning and Design, 5949 Woodland View Drive, Woodland Hills, CA 91367.

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 Sections 15303(c) and 15319(b) of the CEQA Guidelines for the construction of small commercial buildings and annexation of small parcels, the project is considered to be exempt from CEQA review. The project is an 8,000 square foot commercial structure, and is therefore under the 10,000 maximum allowed square footage for commercial structures under CEQA Guidelines Section 15303(c). The project complies with CEQA Guidelines Section 15319(b) as the annexation would be annexing a small parcel that will be used for facilities exempted by CEQA Guidelines Section 15303. The subject property contains four residential structures and as part

of the project description, the applicant proposes a relocation plan proposes a relocation plan for the existing tenants. The relocation was reviewed by the City of Oxnard Housing Division for consistency with City housing policies. The housing division found that the proposed relocation plan was consistent with previous approved relocation plans and conforms with the City's housing policies. The proposed use complies with the *Commercial General 2020 General Plan* and is consistent with the proposed *General Commercial Planned Development (C-2-PD)* zoning designation as well as all applicable development standards. The property was analyzed in the City's 2020 General Plan and the 2020 General Plan EIR for potential commercial uses. The subject property has no value for habitat of endangered, rare, or threatened species. By utilizing the City of Oxnard's adopted Threshold Guidelines (1995), staff has determined that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Additionally, as part of the annexation, the site would be annexed into the Calleguas Water District for water service and the site would be served by all required utilities and all public services and infrastructure would be served by the City of Oxnard after annexation of the property. 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.

(Date)

Susan L. Martin, AICP
Planning Division Manager

ATTACHMENT D
Resolution No. PZ 06-610-01
(Annexation with Pre-zone and GPA)

RESOLUTION NO. PZ 06-610-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL PROCEED WITH THE ANNEXATION OF THE TERRITORY DESIGNATED ANNEXATION NO. PZ 06-610-01 LOCATED AT 481-491 VENTURA BOULEVARD (APN 145-0-211-15, -17) AND RECOMMENDING ADOPTION OF ZONE CHANGE APPLICATION NO. PZ 06-560-01 PREZONING THE LAND COMPRISING OF SAID ANNEXATION TO C-2-PD (GENERAL COMMERCIAL) AND RECOMMENDING ADOPTION OF THE GENERAL PLAN AMENDMENT APPLICATION NO. PZ 09-620-01, AND AMENDING THE GENERAL PLAN MAPS. FILED BY JOHN PAREZO, CAL-AM PLANNING AND DESIGN, 5949 WOODLAND VIEW DRIVE, WOODLAND HILLS, CA 91367.

WHEREAS, the owners of certain uninhabited land in an unincorporated area contiguous to the boundaries of the City of Oxnard have petitioned the City Council for that area designated Annexation No. PZ 06-610-01, to be annexed to the City of Oxnard, such petition stating in detail the reasons for requesting annexation and describing the property and attaching a map thereof; and

WHEREAS, the owners have requested pre-zoning of the property to C-2-PD, General Commercial, (PZ 06-560-01); and

WHEREAS, the project requires a general plan amendment for mapping purposes and is in conformance with the 2020 General Plan designation of Commercial General (PZ 09-620-01); and

WHEREAS, the Planning Commission of the City of Oxnard having held a public hearing, reviewed the petition and map, and having studied the land use of the area, finds that:

1. The location and topography of the proposed annexation is within the natural area of development of the City of Oxnard.
2. The proposed annexation conforms in extent and purpose to the General Plan of the City of Oxnard.
3. The proposal is consistent with the spheres of influence of the City of Oxnard and the City is able to provide the subject property with City services and infrastructure.
4. The proposed annexation includes annexation into the Calleguas Water District.
5. The proposed zoning and general plan amendment would become effective upon LAFCO approval of the annexation.

WHEREAS, Sections 15303(c) and 15319(b) of Title 14 of the California Code of Regulations exempt the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends that the City Council proceed with Annexation No. PZ 06-610-01, that the pre-zoning for the land comprising said annexation be established as C-2-PD, General Commercial, and that the general plan be amended for mapping purposes as shown on "Exhibit A" attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 7th day of May, 2009, by the following vote:

AYES:

NOES:

ABSENT:

Deirdre Frank, Chair

ATTEST: _____
Susan L. Martin, Secretary

ATTACHMENT E
Resolution PZ 06-540-03 (PD)

RESOLUTION NO. PZ 06-540-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-540-03 (PLANNED DEVELOPMENT PERMIT), TO ALLOW THE CONSTRUCTION OF AN 8,000 SQUARE FOOT COMMERCIAL/RETAIL STRUCTURE LOCATED AT 481-491 VENTURA BOULEVARD (APNS 145-0-211-15, -17) SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JOHN PAREZO, CAL-AM PLANNING AND DESIGN, 5949 WOODLAND VIEW DRIVE, WOODLAND HILLS, CA 91367.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 06-540-03, filed by John Parezo, CAL AM Planning, in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Sections 15303(c) and 15319(b) of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Planning Commission, has reviewed the proposed relocation plan for the project and has determined that it conforms with City housing requirements; 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 except as may be specifically excepted by the special findings and conditions of this resolution.
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.

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	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans stamped approved, (“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. 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*)
4. 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*)
5. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder.

- Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
 7. 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)
 8. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
 9. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
 10. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
 11. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
 12. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

PLANNING DIVISION STANDARD CONDITIONS

13. 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)
14. 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)
15. 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)
16. 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)

17. 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*)
18. 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*)
19. 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)
20. 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. (PL)
21. 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*)
22. 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*)
23. 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*)
24. 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-compactation as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

25. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
26. 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*)
27. 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*)
28. 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*).
29. 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. (PL/B, *PL-41*)
30. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
31. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
32. Developer shall install toilets that have automatic flush sensors in all public restrooms. Such toilets shall be included on the plans submitted for a building permit and shall be maintained and in working order at all times. (PL, *PL-44*)
33. Developer shall install individual mirrors above each sink in a public restroom to the satisfaction of the Planning Division Manager. The details of such mirrors shall be approved prior to issuance of a building permit. Developer shall remove graffiti from the mirrors or replace the mirrors within 24 hours of graffiti appearance. (PL, *PL-45*)

34. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
35. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, *PL-49*)

PLANNING DIVISION SPECIAL CONDITIONS

36. This permit is granted subject to the annexation, pre-zone, and general plan amendment for mapping purposes for the subject property to the City of Oxnard. (PL)
37. Developer shall give a minimum 30-day notice to existing residential tenants ordering them to vacate the premises prior to demolition of the existing structures.
38. Developer shall pay each tenant to relocate in a lump sum amount equal to the amount of difference in rent from the existing residence on-site to another "similar residence" for a period of 12 months (i.e. Difference in Rent X 12 months = Lump Sum Payment to Tenants). "Similar Residence" for this condition is considered by the number of bedrooms.
39. Prior to building permit issuance, a lot merger shall be approved by the City of Oxnard to merge the subject parcels; APN 145-0-211-15 and APN 145-0-211-17.
40. Prior the issuance of a certificate of occupancy, Developer shall install at least 1 bicycle rack in a location approved by the Building and Planning Department. (PL)
41. City Staff shall review and approve signs in accordance with City Code Section 16-608 (Signs in General Commercial). (PL)
42. 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, or the beginning of the proposed use. (PL, *G-3*)
43. 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)
44. 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. The Graffiti Deterrent Plan shall be provided as part of the plans submitted for building permits and shall be completed prior to issuance of a certificate of occupancy to the satisfaction of the Planning Manager. (PL)

45. Developer shall participate in the City's Art in Public Places Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 13,103.
46. 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. (C-8)
47. 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)

LANDSCAPE STANDARD CONDITIONS

48. Before submitting landscape and irrigation plans, Developer shall obtain approval of the Parks and Facilities Superintendent or designee ("Superintendent") of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
49. 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*)
50. 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*)
51. 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*)
52. 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*)
53. 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*)
54. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

LANDSCAPE SPECIAL CONDITIONS

55. The Arborist's Report dated July 2, 2008 is accepted by staff. The economic appraisal value of \$ 1,448.00 for the trees to be removed shall be applied to replacement trees for the project, which replacement trees shall be in the sizes specified in the Arborist's Report, notwithstanding the City's minimum tree size of 24" box.
56. The landscape plan shall contain information on where the economic tree appraisal of \$1,448.00 was utilized to increase tree sizes on the project.
57. 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.
58. Landscape plans shall include two graphic section details that illustrate the planting relationship between the proposed bio-swale(s) and the proposed plantings of trees, shrubs and groundcovers.
59. Street trees for Ventura Blvd and Cortez Street shall be 36" box size. Street tree designation for Cortez Street shall be made at time of plan check submittal.

FIRE DEPARTMENT STANDARD CONDITIONS

60. 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)
61. 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)
62. 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)
63. 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)

64. 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)
65. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
66. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 46,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)
67. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
68. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
69. 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)
70. 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)
71. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

FIRE DEPARTMENT SPECIAL CONDITIONS

72. Prior to the issuance of a certificate of occupancy, Developer shall install a Knox Box key vault at a location on the building to be determined by the Fire Department. (FD)

POLICE DEPARTMENT CONDITIONS

73. Prior to the issuance of a certificate of occupancy, Developer shall post all vehicle entrances in compliance with California Vehicle Code §22658(a)(1). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
74. For the life of the project, Developer shall maintain all landscape materials in a condition that does not interfere with the natural surveillance of the property or obstruct the ability to observe the activities of persons on or about the property. (PD)

75. For the life of the project, any electronic security system installed on the site must comply with Oxnard City Ordinance No. 2601 and must be properly permitted by the City of Oxnard. (PD)
76. If a video surveillance system is being installed at this property, comply with "Oxnard Police Department Proposed Standards, Guidelines & Recommendations Closed-Circuit Television (CCTV) Surveillance Systems." (PD)
77. For the life of the project and as long as this program exists, businesses that move into the subject building will contact the Oxnard Police Crime Prevention Officer to discuss enrollment in and compliance with the Oxnard Police Department "Crime Free Business Program." (PD)
78. Developer shall submit and the Police Chief or designee shall approve a lighting plan prior to the issuance of a building permit. The lighting plan shall include a photometric study that integrates the site's approved landscaping plan (if any). The integrated photometric/landscaping plan will indicate the specific location and canopy size of fully mature trees thereby highlighting potential landscape/lighting conflicts in the future. (PD)
79. Prior to the issuance of a building permit, metal halide lamps or those that provide quality color rendition shall be illustrated on the plans submitted for a building permit. These lamps, or others approved by the Police Department, shall be maintained in good working order for the life of the project.
80. For the life of the project, Developer shall provided exterior lighting that has photocells and these lights shall be on during all hours of darkness. (PD)
81. The use of wall packs is prohibited. (PD)
82. OUTDOOR LIGHTING CODE & GUIDELINE
 - (a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - (b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 1. 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.
 2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - (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 abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected.

ENVIRONMENTAL RESOURCES DIVISION

83. 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.
84. 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.
85. 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.
86. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Plan" ("Occupancy Plan") to the City's Environmental Resources Division. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. A "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Report" shall be submitted to the Environmental Resources Division annually on the anniversary date of the certificate of occupancy for approval.

87. 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

88. 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)
89. 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)
90. 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)
91. 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)
92. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
93. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
94. 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)
95. 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)
96. If the existing sewer lateral is larger than four inches in diameter, Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
97. Where a separate loop or terminal line is required for water mains, fire hydrants or fire sprinkler systems, Developer's site improvement plans shall include an on-site water plan. (DS-11)

98. Developer shall install on-site and off-site utility services underground in accordance with City ordinances in effect at the time City issues the building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
99. 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)
100. 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)
101. 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)
102. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no such map, then at the time of public improvement plan approval. (DS-17)
103. 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)
104. 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)

105. 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)
106. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
107. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
108. 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)
109. "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)
110. 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)
111. 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)
112. In order to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way, Developer shall construct required drainage facilities concurrently with the rough grading operations, or with prior approval of the City Engineer, provide interim drainage improvements on a temporary basis. (DS-31)
113. 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)
114. 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)
 115. 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)
 116. 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)
 117. 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)
 118. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
 119. Prior to issuance of a site improvement permit, Developer shall provide the City Engineer with a written waiver from the mutual water company for loss of service area for the portion of this project that will be served with City water. If Developer cannot obtain such a waiver, Developer shall execute an undertaking in a form approved by the City Attorney to indemnify, defend and hold harmless City and its officers, and employees as to all claims for compensation resulting from City's encroachment into the service area of the mutual water company. (DS-46)
 120. Developer shall construct all street and road improvements in conformance with the City Code, the City's 2020 General Plan, and any applicable specific plan. (DS-48)
 121. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, and street appurtenances. City will name all streets in accordance with adopted City guidelines. (DS-49)
 122. Street and road improvements shall conform to City standards and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
 123. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

124. 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, applying the appropriate traffic index specified in City standards. (DS-53)
125. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
126. 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)
127. As part of the master utility plans, Developer shall submit a street lighting plan. On City's approval of the plan, Developer shall install streetlights in accordance with the plan. (DS-60)
128. 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)
129. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
130. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
131. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)
132. Prior to issuance of an encroachment permit, Developer shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)

STORMWATER QUALITY CONDITIONS

133. 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)
134. 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)

135. 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)
136. 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)
137. 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)
138. 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)
139. 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)
140. 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)

141. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

142. Developer shall design the grass swale filter in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
143. Developer shall redesign enhanced pavement at driveway to end at the back of the public sidewalk. (DS)
144. Developer shall construct a standard Case A, Type 3 disabled access ramp at the corner of Ventura Boulevard and Cortez Street. (DS)
145. Developer shall design the driveway entrance in accordance with section A-A of standard plate 115, modified to Y=4 feet and a sidewalk width of 4 feet. (DS)
146. Developer shall extend street improvements (asphalt, curb, gutter, and sidewalk) westerly (approximately 30 feet) along Ventura Boulevard to a sufficient distance to connect to the fully widened portion of Ventura Boulevard. The existing sewer lift station at this location has been de-activated and shall be removed to the extent that it interferes with required Ventura Boulevard widening. (DS)
147. Prior to issuance of a site improvement permit, Developer shall dedicate sufficient additional right-of-way on Ventura Boulevard and Cortez Street to encompass the new disabled access ramp, driveway sidewalk, and any portion of the frontage sidewalks not within existing right-of-way. (DS)
148. Developer shall construct under sidewalk drains in accordance with City Standard plate 124. (DS)
149. Developer shall comply with requirements of Chapter 18 (Floodplain Management) of the Oxnard City Code. Chapter 18 requires structures proposed within an area of special flood hazard as indicated on the Federal Insurance Rate Map ("FIRM") to have the finish floor elevated 2 feet above the base flood elevation. A portion of this project is located within an AO zone. Developer shall obtain FEMA approval of a Conditional Letter of Map Revision based on Fill ("CLOMR-F") prior to issuance of a building permit and obtain a LOMR prior to issuance of a certificate of occupancy for this project, unless otherwise directed by the Development Services Manager. (DS)

150. Prior to issuance of a site improvement permit, Developer shall provide proof of annexation of the project property to the Calleguas Municipal Water District. (DS)
151. Developer shall obtain all project domestic, irrigation, and fire protection water from the City of Oxnard water system. (DS)
152. Prior to issuance of a site improvement permit, Developer shall provide proof of issuance of an encroachment permit for connection to the County owned sewer line fronting the project property. (DS)
153. 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. (DS)
154. Developer shall design the grass swale filter in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
155. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings within the NPDES grass swale filter areas and that the proposed landscaping conforms to SQUIMP standards for grass swale filters. (DS)
156. Developer shall provide a 6 inch minimum vertical drop between the flow line of the parking lot concrete gutter and the flow line of the grass swale filter at each location where stormwater enters the swale filter. The transition between gutter flow line and swale flow line shall be constructed similar to a concrete ribbon gutter. (DS)
157. Developer shall install a perforated underdrain below all grass swale filters constructed with a longitudinal slope of less than 1%. Underdrain shall connect to a point of safe discharge as approved by the Development Services Manager. (DS)
158. Prior to issuance of a site improvement permit, Developer shall provide proof of issuance of an encroachment permit from the Ventura County Water and Sanitation Department allowing connection of a sewer lateral. (DS)
159. Developer shall locate all fire hydrants, utility poles, and other vertical obstructions such that a minimum of 48 inches of unobstructed pedestrian path is provided and a minimum of 24 inches is provided between any vertical obstruction and the face of curb. Developer shall dedicate additional easements as required to meet this requirement. (DS)
160. Developer shall provide a sight distance evaluation for the proposed monument sign location. Final location shall provide safe sight distance as approved by the City Traffic Engineer. (DS)
161. Developer shall reinstall the STOP sign for southbound Cortez Street at the back of the sidewalk to maximize the width of unobstructed sidewalk. Developer shall also install new street name signs on the STOP sign post. Signs shall be fabricated and installed per Oxnard Standard plate 205. Sign wording to be approved by the City Traffic Engineer. (TR)

162. Developer shall provide a striping and signage plan for the project that shall include repainting the "STOP" message and 12-inch white limit line for southbound Cortez Street. All pavement markings shall be thermo-plastic. (TR)
163. Developer shall install "no-parking" sign(s) along Ventura Boulevard to be consistent with the existing posted restrictions on Ventura Boulevard to the west. Sign(s) shall be located at the back of the sidewalk to maximize the width of unobstructed sidewalk. (TR)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 7th day of May, 2009, by the following vote:

AYES:

NOES:

ABSENT:

Deirdre Frank, Chair

ATTEST: _____
Susan L. Martin, Secretary