



June 21, 2007

**TO:** Planning Commissioners  
**FROM:** Winston Wright, Associate Planner *WW*  
**SUBJECT:** Special Use Permit for the Channel Islands Carwash  
(PZ No. 06-500-13)

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On May 3, 2007, the Planning Commission first considered a request for a special use permit for the Channel Islands Carwash project (PZ No. 06-500-13). The Planning Commission directed the developer to redesign the site plan to address internal circulation patterns (both vehicular and pedestrian) and traffic potentially backing up onto Channel Islands Boulevard and South Rose Avenue.

Staff met with the developer to clarify those concerns raised at the Planning Commission hearing. After several meetings, the project is now revised to address these concerns, as follows:

1. The 958 square foot restaurant that was part of the carwash building was eliminated and a second detail bay was added. This change reduces the required parking and also reduces the corresponding number of average daily trips to the site.
2. The detail bay along Channel Islands Boulevard is reoriented to face southwest rather than southeast. This allows more controlled access to the parking area, so vehicles at the detail bays no longer interfere with vehicles entering the carwash. The new orientation also provides more room for maneuvering and more potential to stack within in the designated area,
3. The driveway entering into the carwash was widened from 29 feet to 36 feet. This allows more maneuvering room for vehicles entering the carwash and allows vehicles to exit the detail bays without interfering with the vehicles at the vacuum station.

4. The depth of the driveway from Channel Islands Boulevard is increased from 33 feet to 50 feet, allowing more distance from the public right-of-way.
5. Three parking spaces adjacent to the carwash building are eliminated to increase the outdoor patio area, and provide a wider sidewalk around the building.
6. The pedestrian path passing through the site to the carwash entrance is widened from six feet to eight feet. This will be stamped and colored to ensure high visibility.

In addition to the site plan changes, the developer has agreed to provide a financial security deposit for the necessary road improvements and turning lane at Oxnard Boulevard (see Condition No. 136 in the attached resolution).

As revised, the project continues to comply with all City code requirements. A copy of the reduced plans is included with this memo.

RESOLUTION NO. 2007 – [PZ 06-500-13]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-500-13 (SPECIAL USE PERMIT), TO ALLOW THE CONSTRUCTION OF A 4,728 SQUARE FOOT CAR WASH AND A SECOND 2,584 SQUARE FOOT COMMERCIAL BUILDING ON A 1.30 ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF THE CHANNEL ISLANDS BOULEVARD AND OXNARD BOULEVARD (HWY 1) INTERSECTION [APN(s) 220-0-093-04 & 220-0-093-05), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SUNSHINE R.E. HOLDINGS, LLC, 6701 LENNOX AVENUE, VAN NUYS, CA 91401.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 06-500-13, filed by Sunshine R.E. Holdings, LLC in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Section 15332 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 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 and Environmental Services Division (“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 on May 3, 2007, (“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 record with the Ventura County Recorder a "Notice of Land Use Restrictions and Conditions" in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division 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 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*)
17. 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*)
18. 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*)
19. 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*)
20. 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*)
21. 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*)
22. 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

23. Before the City issues building permits, the landscape plan shall show that the existing Canary Island date palm (Phoenix canariensis) is either retained in its current location or is relocated on site. Prior to final inspection the Developer shall install the palm in the designated location to the satisfaction Parks and Facilities Superintendent.
24. Before the City issues building permits, the landscape plan shall show that a 36" high vegetative hedge or earthen berm is provided wherever parked cars are adjacent to a public street. The Developer shall install the 36" hedge or berm prior to final inspection to the satisfaction of the Parks and Facilities Superintendent.

## FIRE DEPARTMENT STANDARD CONDITIONS

25. Developer shall construct all vehicle access driveways on the project property to be at least 25 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*)
26. 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*)
27. 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*)
28. 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*)
29. 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*)
30. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
31. 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*)

32. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
33. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
34. 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*)
35. 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*)
36. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)

#### **FIRE DEPARTMENT SPECIAL CONDITIONS**

37. Fire sprinkler coverage is required for:
  - a. Patios, overhangs or any other projections that are 48" or more from the structure.
  - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
  - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
38. Before the City issues a certificate of occupancy, the Developer shall install a Knox Box key vault at a location on the building to be determined by the Fire Department.

#### **PLANNING DIVISION STANDARD CONDITIONS**

39. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction. (PL/B, *PL-1*)
40. 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*)
41. 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*)

42. 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*)
43. 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*)
44. 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*)
45. 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*)
46. 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*)
47. 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*)
48. 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*)
49. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

50. 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*)
51. 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*)
52. 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*).
53. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-50*)
54. 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*)
55. 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*)
56. 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*)
57. 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*)
58. 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*)

59. Before the City issues building permits, Developer shall submit and obtain approval from the Planning Division Manager of a master sign program for the project, which shall indicate on the site plan the elevations, the size, placement, materials, and color of all proposed free-standing and building signs. The square footage of all signs for the project shall not exceed 612 square feet, calculated in accordance with the City Code. (PL/ B, PL-46)
60. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)

### **PLANNING DIVISION SPECIAL CONDITIONS**

61. 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, perimeter walls, and the water fountain. (PL)
62. Before the City issues building permits, the site plan show that the water fountain located at the southeast corner of the property has been relocated at least 10 feet from any property line. (PL)
63. 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. (PL)
64. The stacking of vehicles waiting to be serviced at the car wash and the vehicles being dried off shall be restricted to the areas on the approved site plan showing decorative concrete paving. Developer and/or tenant shall post signs informing employees working at the car wash of this requirement. The signs must be made of acrylic, or similar material, and must be posted at the entrance and exit of the car wash tunnel. These sign shall be installed prior to final inspection and shall be maintained for the life of the project. (PL)
65. The detailing of vehicles shall be restricted to the detail bay to the maximum extent feasible. Detailing of vehicles may overflow onto the decorative concrete area; however detailing shall not be conducted in the required parking stalls on-site. The detail bay shall remain free and clear of any immobile obstacles and may not be converted to any other use (i.e. smog tests or vehicle maintenance/repair). (PL)

66. The water fountain shall be designed in keeping with the architecture and the Developer shall submit the water fountain plans to the Planning Division Manager for approval prior to building permit issuance. (PL)
67. The water fountain shall never have signs or banners attached to it and shall be maintained in running order for the life of the project. Graffiti must be removed from the water fountain within 24 hours for the life of the project. (PL)
68. Water utilized in the carwash process must be recycled/reused to the maximum amount feasible. Before the City issues building permits, Developer shall provide specifications for the water recycling equipment to the Planning Division for the file. The water recycling equipment must be maintained for the life of the project. (PL)
69. The photo-voltaic solar panels on the roof of the carwash shall be maintained in operation for the life of the project. If the solar panels become inoperable or become an eyesore they must be repaired or replaced. (PL)

#### **ENVIRONMENTAL RESOURCES DIVISION**

70. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall submit a "Solid Waste Management & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to Planning Division and Environmental Resources Division 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 Solid Waste Management and Recycling Plan form.
71. Developer shall follow the 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 the Solid Waste Management & Recycling 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 Solid Waste Management and Recycling C&D Report form prior to issuance of a certificate of occupancy.

72. Developer shall arrange for materials collection during construction, demolition, and occupancy with either the City Solid Waste Reduction & Disposal Division or other City permitted hauling companies, or Developer shall arrange for self-hauling to an authorized facility.
73. If the project will generate waste on an ongoing basis during occupancy, Developer shall make provisions to divert at least 50% of the material through source reduction, recycling, reuse, and/or green waste programs. Developer shall submit an Occupancy Recycling Plan which shall include the following information: estimated quantities and materials to be generated, management method to be used to reduce landfill disposal; quantity, size and location of recycling and trash bins, destination of material including the names of haulers and facility locations. Developer shall use the attached Occupancy Recycling Plan form or a similar format. The Occupancy Plan form must be submitted and approved prior to issuance of a certificate of occupancy.

In addition, Developer shall submit an Occupancy Recycling Report annually to the Environmental Resources Division on the anniversary date of the certificate of occupancy. The Report shall include the following information: material type recycled, reused, salvaged or disposed; quantities, management method, destination of material including hauler names and facility locations. Documentation must be included such as weight tickets or receipts regarding the above.

#### DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

74. 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)
75. 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)
76. 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)
77. 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)

78. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
79. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
80. 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)
81. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)
82. 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)
83. 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)
84. 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)
85. 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)
86. 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)

87. 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)
88. 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)
89. 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)
90. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
91. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
92. 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)
93. "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)

94. 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)
95. 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)
96. 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)
97. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)
98. 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)
99. 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)
100. 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)
101. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
102. 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)
103. 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)

104. 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)
105. 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)
106. 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)
107. 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)
108. 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)
109. 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)
110. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
111. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
112. 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)
113. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)

#### **STORMWATER QUALITY CONDITIONS**

114. 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)

115. 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 Solid Waste Collection 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 Solid Waste Collection Division. (DS-79)
116. 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)
117. 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)
118. 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)
119. 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)
120. 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)

121. 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**

122. 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-101)
123. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and drainage agreement with the adjacent property owner. (DS-104)
124. 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)
125. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. This shall include the full length of the sidewalk that connects the existing gas station with the front of the new car wash. The concrete color shall contrast with the parking lot asphalt to clearly identify pedestrian areas. (DS)
126. Developer shall construct all onsite pedestrian walks to comply with ADA access requirements including access ramps at all curbs. (DS)
127. Developer shall construct a minimum 7-foot wide sidewalk at all locations where the sidewalk is constructed adjacent to the front of a parking space. (DS)
128. Prior to issuance of a site improvement permit, Developer shall dedicate a sidewalk easement to the City that encompasses all portions of the Channel Islands frontage sidewalk not within an existing City easement. (DS)

129. Developer shall avoid making water taps in Channel Island and use the existing looped onsite water system unless directed otherwise by the Development Services Manager. Developer shall dedicate a waterline easement to the City for any City owned improvement (including meters) not within an existing easement. (DS)
130. 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)
131. 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)
132. 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)
133. 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 filter swale at each location where stormwater enters the filter swale. The transition between gutter flow line and filter swale flow line shall be constructed similar to a concrete ribbon gutter. (DS)
134. Developer shall construct "dry well" infiltration chambers at all storm drain inlets where stormwater is not allowed to infiltrate by use of a filter swale. The storm water at these infiltration chambers shall be pretreated by a Development Services Manager approved NPDES treatment filter prior to infiltration. (DS)
135. Developer shall prepare engineering plans for the modification of the intersection of Oxnard Boulevard and Channel Islands Boulevard. These plans shall include the installation of sidewalk, landscape, curb and gutter on the west side of Oxnard Boulevard continuing onto the north side of Channel Islands Boulevard along the entire project frontage. Also to be included are the installation of a free right turn lane from southbound Oxnard Boulevard to westbound Channel Islands Boulevard and associated signing and striping plans. Installation of traffic pole foundation, pull boxes and conduit are to be incorporated into the design. Final design plans are subject to approval of the City Traffic Engineer. (TR)
136. Oxnard Boulevard is in the process of being conveyed from the State of California to the City of Oxnard. If the conveyance occurs within three (3) years of issuance of a site improvement permit for this project, the Developer shall be responsible for constructing the improvements required by condition number 135. Developer shall post security in an amount deemed acceptable by the Development Services Manager to guarantee said improvements. Said security shall remain in full force for the required three (3) year period. If the conveyance of Oxnard Boulevard to the City has not been completed within the stated three (3) years, the City shall release the Developer's security and this permit shall no longer obligate Developer to construct improvements required by condition 135. (TR)

Resolution No. (06-500-13)

June 21, 2007

Page 19

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of  
May, 2007, by the following vote:

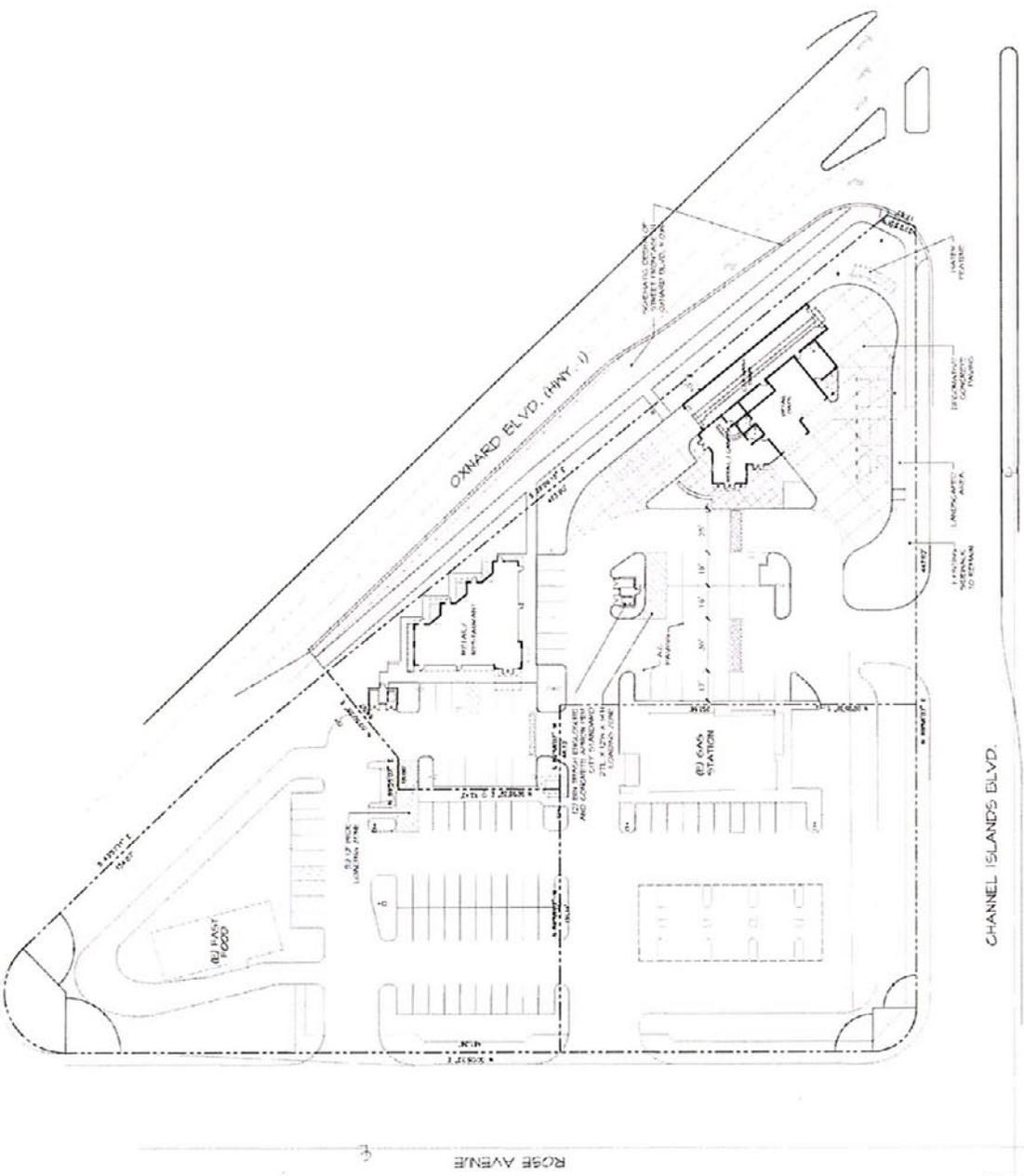
AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Dr. Sonny Okada, Chairman

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary



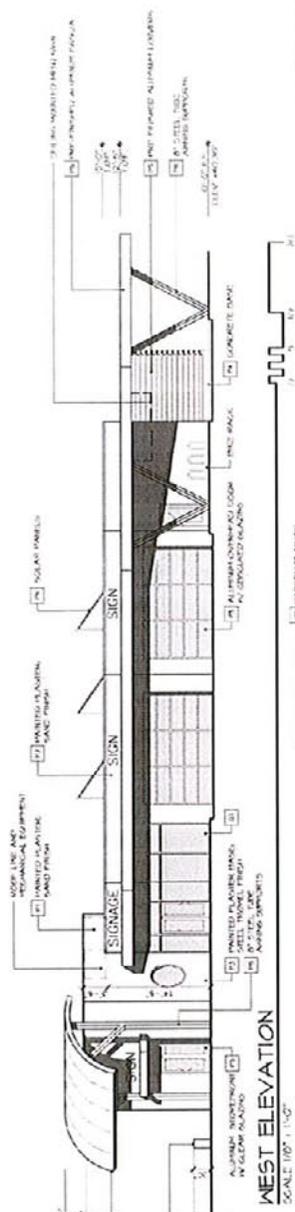
MASTER SITE PLAN  
SCALE: 1" = 30'-0"

**CHANNEL ISLANDS CENTER**  
OXNARD, CALIFORNIA

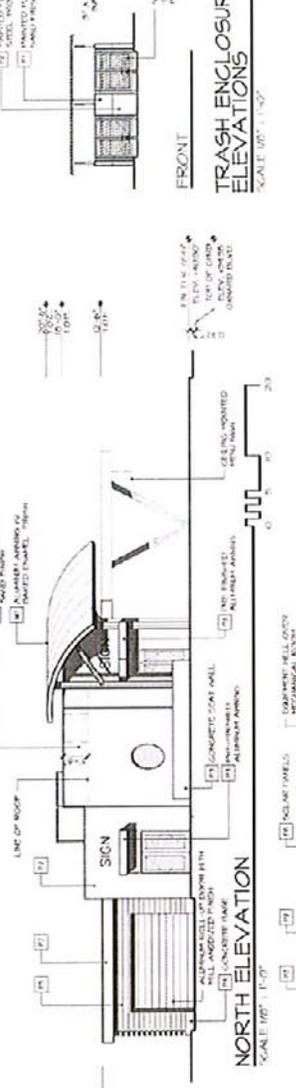
MAY 30, 2007

**RASMUSSEN & ASSOCIATES**  
Architecture  
Planning  
Interiors

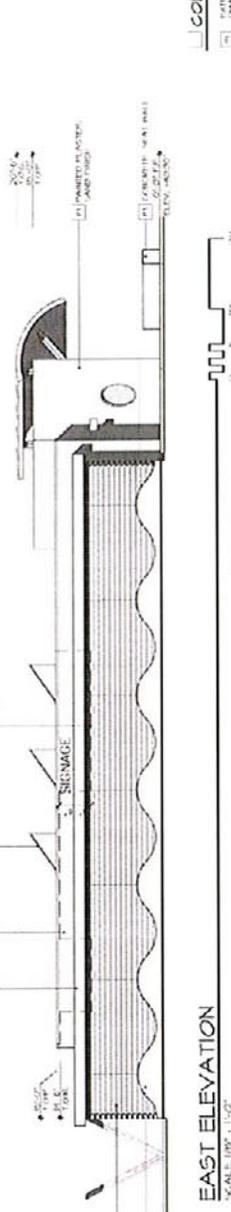




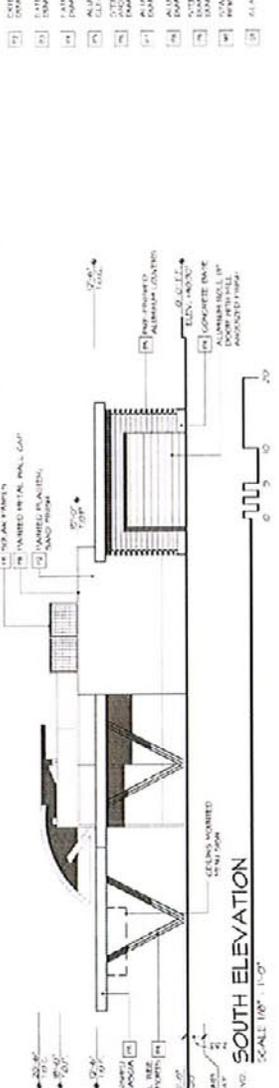
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SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

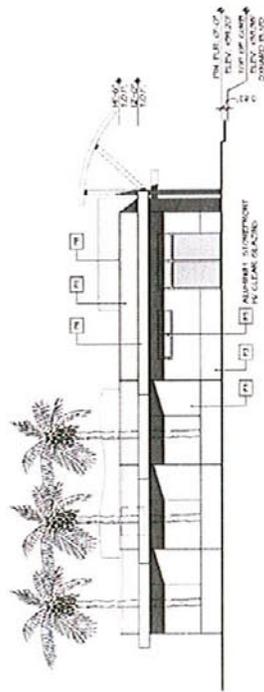
- COLOR / MATERIAL LEGEND**
- 1. PINKISH TINTED METAL PANELS
  - 2. EXTENSIVE PLASTER W/ STAIN
  - 3. PRINTED PLASTER W/ STAIN
  - 4. ALUMINUM SIGNAGE
  - 5. CONCRETE SIGN WALL
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  - 100. SIGNAGE

EXTERIOR ELEVATIONS - CARWASH  
SCALE: 1/8" = 1'-0"

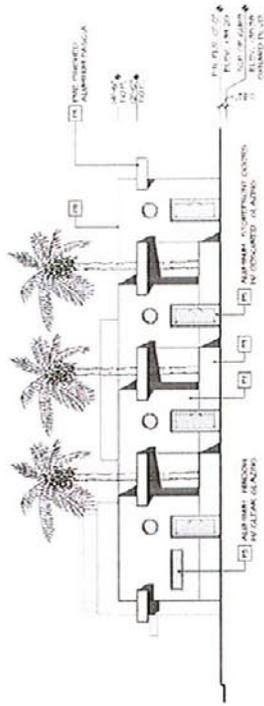
CHANNEL ISLANDS CENTER  
OXNARD, CALIFORNIA

MAY 30, 2007

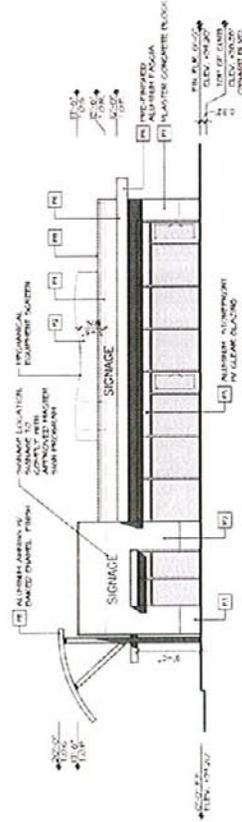
RASMUSSEN & ASSOCIATES  
Architects  
Planning  
Interiors



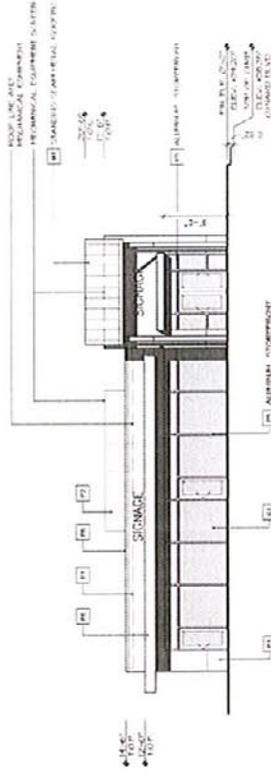
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**COLOR / MATERIAL LEGEND**

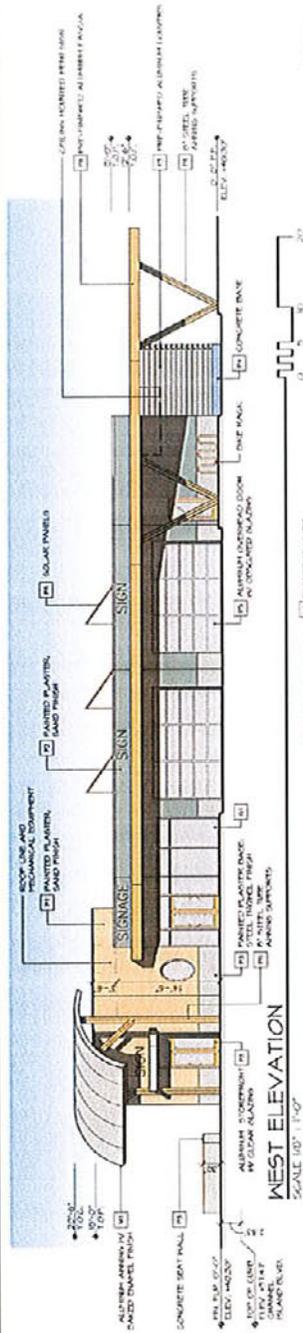
- 1 CERAMIC TILE (SEE SPECIFICATIONS) - ALUMINUM FINISH
- 2 EXTERIOR WALL FINISH - ALUMINUM FINISH
- 3 EXTERIOR WALL FINISH - ALUMINUM FINISH
- 4 EXTERIOR WALL FINISH - ALUMINUM FINISH
- 5 EXTERIOR WALL FINISH - ALUMINUM FINISH
- 6 EXTERIOR WALL FINISH - ALUMINUM FINISH

EXTERIOR ELEVATIONS - RETAIL / RESTAURANT  
SCALE: 1/8" = 1'-0"

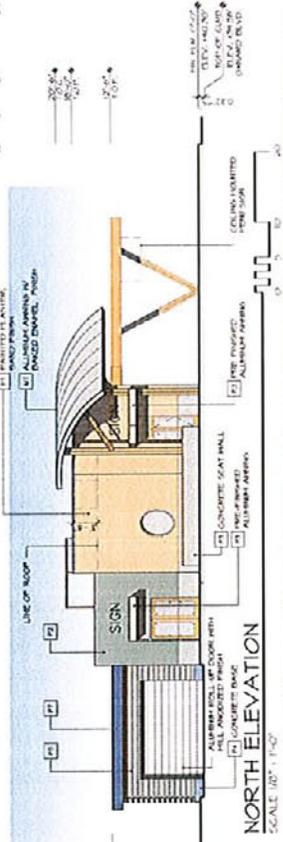
**CHANNEL ISLANDS CENTER**  
OXNARD, CALIFORNIA

MAY 30, 2021

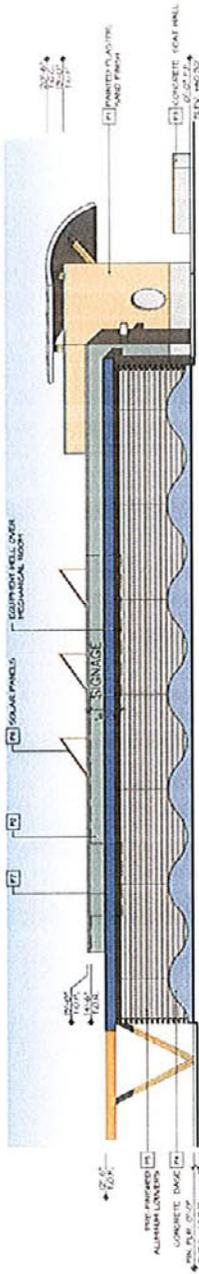
**RASMUSSEN & ASSOCIATES**  
Architects  
Planning  
Interiors



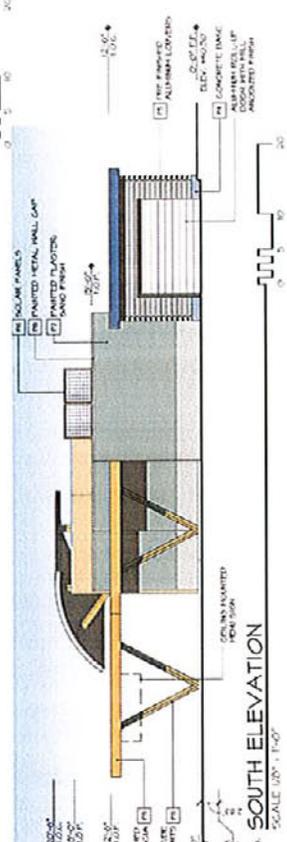
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



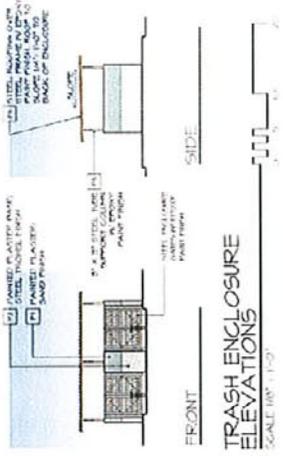
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT  
SIDE  
TRASH ENCLOSURE  
ELEVATIONS  
SCALE: 1/8" = 1'-0"

**COLOR / MATERIAL LEGEND**

1. PRE-PAINTED ALUMINUM PANELS - SIGN
2. EXTENSION TO EXISTING WALL - STEEL
3. EXISTING EXTERIOR WALL - STEEL
4. EXISTING EXTERIOR WALL - CONCRETE SEAT WALL
5. EXISTING EXTERIOR WALL - CONCRETE SEAT WALL
6. EXISTING EXTERIOR WALL - CONCRETE SEAT WALL
7. EXISTING EXTERIOR WALL - CONCRETE SEAT WALL
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19. EXISTING EXTERIOR WALL - CONCRETE SEAT WALL
20. EXISTING EXTERIOR WALL - CONCRETE SEAT WALL

EXTERIOR ELEVATIONS - CARNWASH  
SCALE: 1/8" = 1'-0"

CHANNEL ISLANDS CENTER  
OXNARD, CALIFORNIA

MAY 30, 2007

RASMUSSEN & ASSOCIATES  
Architects  
Planning  
Interiors





**Planning Division**

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission

**FROM:** Winston Wright, Associate Planner

**DATE:** May 3, 2007

**SUBJECT:** Planning and Zoning Permit No. 06-500-13 (Special Use Permit) Located at the Northwest Corner of the Channel Islands Blvd and Oxnard Blvd Intersection in the Gateway South Commercial Center

1. **Recommendation:** That the Planning Commission adopt a resolution approving Special Use Permit PZ No. 06-500-13, subject to certain findings and conditions.
2. **Project Description and Applicant:** The applicant proposes the construction of a 4,728 square foot full service carwash and a second 2,584 square foot retail and restaurant building on a 1.30 acre site. The project site is not located in a designated neighborhood, however it is immediately north of the College Park Neighborhood. Filed by Sunshine R.E. Holdings, LLC, 6701 Lennox Avenue, Van Nuys, CA 91401.
3. **Existing Land Use:** The site is vacant.
4. **General Plan Policies and Land Use Designation Conformance:** The City's 2020 General Plan land use designation for the subject site is for General Commercial uses. *"General commercial land uses include older established one-story retail centers and free-standing commercial uses along thoroughfares and may also include higher density residential uses and office uses."* Restaurant and retail are permitted uses in the general commercial zone and a car wash is permitted with a special use permit. With the approval of this special use permit, the project is consistent with the General Plan and it conforms to the land use designation.
5. **Environmental Determination:** In accordance with Section 15332 of the California Environmental Quality Act (CEQA) Guidelines, projects involving "in-fill development" may be found to be exempt from the requirements of CEQA. As designed, the project is consistent with all general plan policies and applicable zoning regulations. The 1.30 acre project site is less than 5 acres and is substantially surrounded by urban uses.

The site has already been rough graded in preparation for future development and has no value as habitat for wildlife or native vegetation. As assessed under the threshold guidelines adopted by the City of Oxnard, the project would not result in significant effects related to traffic, noise, air quality, or water quality. The site has water, sewer, fire protection, police, and refuse services provided for by the City of Oxnard, flood control provided for by the County of Ventura, and there is direct access to existing public streets. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

**6. Surrounding Zoning and Land Uses:**

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	C2 (General Commercial)	General Commercial	Vacant
North	C2 (General Commercial)	General Commercial	Drive-through fast food restaurant
South	R2-PD (Multi-family residential Planned Development) & CR (Community Reserve)	Park & Misc. Open Space	Two single-family residences & a landscape island surrounded by a highway overpass
East	Oxnard Blvd (Hwy 1)	Oxnard Blvd (Hwy 1)	Oxnard Blvd (Hwy 1)
West	C2 (General Commercial)	General Commercial	Gas station and convenience market

**7. Analysis:**

- b) **General Discussion:** A drive-through or mechanical car wash requires approval of a special use permit by the Planning Commission. The applicant is proposing to construct a 4,728 square foot full service car wash that contains a washing tunnel, an 895 square foot retail/cashier area, and a 958 square foot restaurant that will cater to the patrons that are having their cars washed. The project site also contains a second 2,584 square foot commercial building.
- c) **Relevant Project and Property History, Related Permits:** On May 22, 2001, the City Council adopted Resolution No. 11,938 amending the 2020 General Plan designation of the subject site from Limited Industrial to General Commercial. On June 5, 2001, the City Council adopted Ordinance No. 2574 changing the zone district from ML (Limited Manufacturing) to C2 (General Commercial). On January 8, 2002, the City Council adopted Resolution No. 12,072 approving the parcel map (PZ No. 00-500-55) that created the subject lot in its current configuration. The City Council also adopted a master sign program for the Gateway South Commercial Center as part of their May 22, 2001 decision.

d) **Zoning Compliance:** Applicable development standards of the C2 zone district have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Front yard setback; Oxnard Blvd. (HWY 1)	10 feet	10 feet to buildings 3 feet to water fountain	No, however the project has been conditioned to relocate the fountain outside of the setback (condition # 62).
Front yard setback; Channel Islands Blvd	10 feet	10 feet to canopy 12 feet to canopy post 48 feet to structure 17 feet to water fountain	Yes
Side yard setback; Eastern property line	No setback on a side that abuts another C2 lot	69 feet	Yes
Rear yard setback; Northern property line	No setback for structures 16 ft in height or less. 15 feet for structures taller than 16 feet in height.	6 feet to trash enclosure 40 feet to north building	Yes
Building Height	Two-stories at 35 feet	One-story at 21 feet	Yes
Required Number of Parking Spaces	48 stalls per parking study	52 parking stalls 6 stacking stalls 1 detail bay <u>1 motorcycle stall</u> 60 total parking spaces	Yes, the project has sufficient parking to allow a restaurant in the north building
Loading Zone	1 40-foot long X 12-foot wide loading zone	1 40-foot long X 12-foot wide loading zone	Yes
Bike Racks	One rack for 5 bikes at each building	Bike rack for 5 bikes at each building	Yes

- e) **Site Design Analysis:** The 1.30 acre site is triangular in shape with Oxnard Boulevard (HWY 1) to the east and Channel Islands Boulevard to the south. The subject parcel is located within the Gateway South Commercial Center and the layout of the proposed development has been designed to be compatible with the existing development. The proposed carwash is located at the southeast corner of subject property and the restaurant/retail building is located at the northern corner. The proposed buildings are sited along the eastern property line in order to maximize parking opportunities and to take full advantage of the circulation patterns established by the development on the adjacent parcels to the east and north of the site.
  
- f) **Circulation and Parking Analysis:** There is an existing 30-foot wide driveway entering the site from Channel Islands Boulevard at the southern property line. Two additional driveways access the site from Rose Avenue. One of these driveways is 40-feet wide and passes through the gas station property to the east. The other driveway is 30-feet wide and it passes through the fast-food restaurant property to the north. A nonexclusive easement for access over and across the three adjacent properties that make up the Gateway South Commercial Center was recorded as part Parcel Map No. 00-500-55. A parking study was prepared for the project and it was approved by the City of Oxnard Traffic Engineer. The parking study indicated that the proposed uses would require 48 parking stalls. With 60 parking spaces provided the site could accommodate any combination of General Commercial (C2) uses.
  
- g) **Building Design Analysis:** While being unique and independent, the architecture of the project has been designed to coordinate with the adjacent development within the Gateway South Commercial Center by incorporating similar architectural elements. These elements include curved metal awnings, contemporary architecture, and a compatible color scheme.

Special emphasis was given to the elevations facing Oxnard Blvd (Hwy 1) to the east. On the southern building, pre-finished aluminum louvers and a wavy concrete base are added to the carwash tunnel to break up the massing and add interest to this long structure. On the northern building, tree wells and palms are incorporated to emphasize the building's varying depths.

The elevations facing the internal parking area emphasize glass panel store fronts and aluminum awnings to break-up the angular massing of the buildings.

- h) **Signs:** The City Council adopted a master sign plan was approved on May 22, 2001 as part of Gateway South Commercial Center. The applicant is proposing to modify the adopted master sign as part of the project (see attached).

SIGN	REQUIREMENT	PROPOSED	COMPLIES?
Total aggregate area	(One sf of signage X 494 feet of frontage) + (½ sf of signage X 253 ft of building facing pedestrian arcade) = <b><u>620 sf of aggregate sign area allowed</u></b>	512 sf of attached signs <u>100 sf of ground signs*</u> 612 sf of signage  *there are 2 proposed ground signs at 25 sf/face X 4 faces= 100 sf	Yes
Attached Signs	1. < 300 sf / sign & < 300 sf /wall 2. 10% max coverage/ wall	1. 196 sf max/wall 2. < 10% coverage/ wall	Yes
Monument signs	One per 100 feet of street frontage	One monument sign on Oxnard Blvd (494 ft of frontage) and one monument sign on Channel Islands Blvd (448 ft of frontage)	Yes

- i) **Landscaping Code Compliance:** The proposed landscaping was reviewed at the Development Advisory Committee meetings and it was found to be consistent with the code requirements. The Parks Maintenance Division has provided conditions that are incorporated into the attached resolution. Oxnard Boulevard is in the process of being conveyed to the City of Oxnard by Caltrans. If construction of this project commences but is not completed before jurisdiction of Oxnard Boulevard is transferred to the City of Oxnard, the developer shall construct all roadway improvements including landscaping within the right-of-way (see condition no. 135).

8. **Development Advisory Committee (DAC) Consideration:** The project was first presented to the DAC on December 6, 2006. The DAC members' comments were incorporated into the project's design and it was presented again on February 28, 2007. The DAC supports the proposed project with the recommended conditions in the attached resolution.

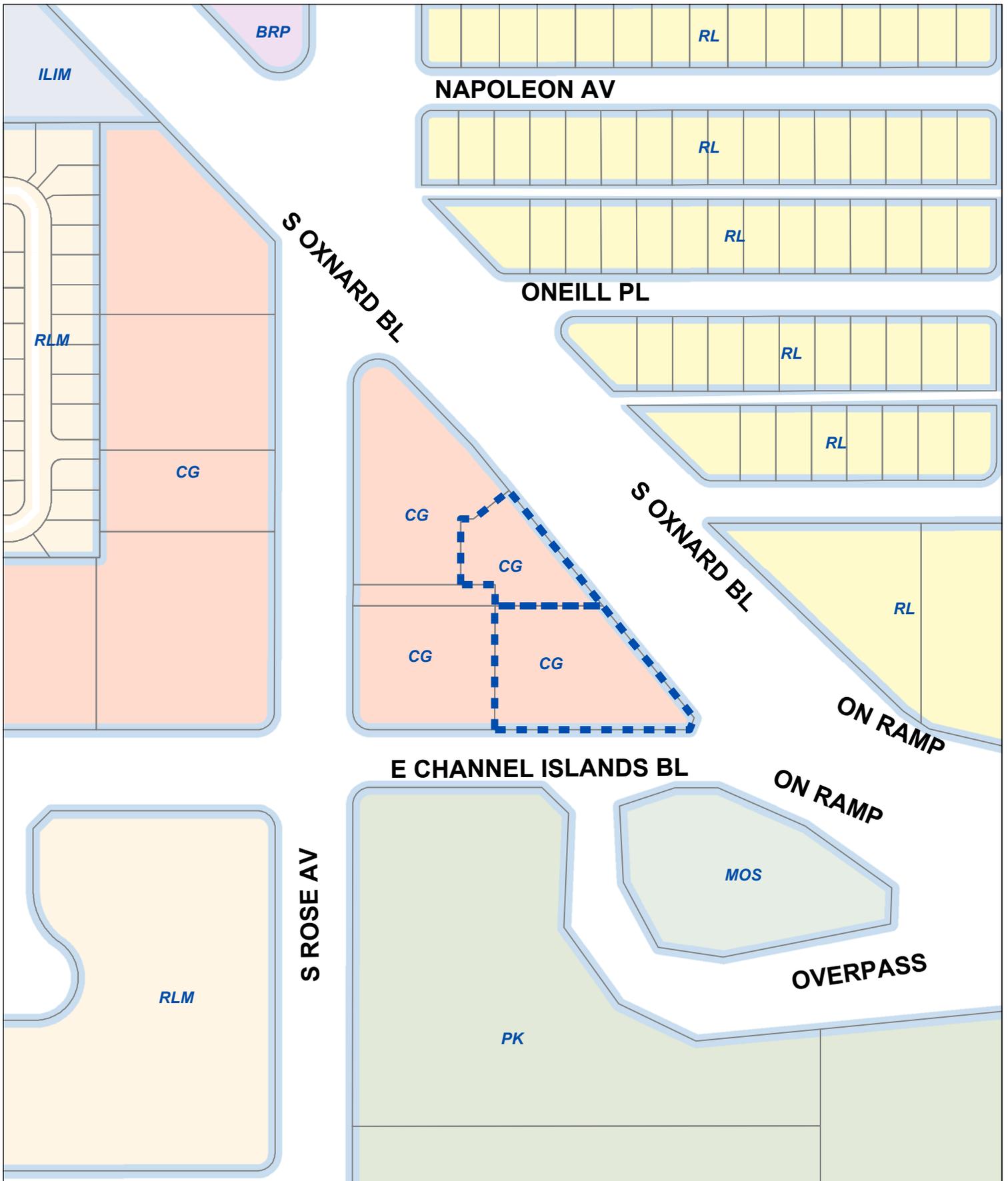
9. **Community Input:** The project site is not within a designated neighborhood. However, members of the College Park and Diamond Bar Neighborhoods were notified and the project was presented at the April 16, 2007 Community Workshop. Community members voiced their concerns regarding traffic impacts, parking, and access to the site. Landscaping along and adjacent to Oxnard Boulevard was discussed as being an important component of the site design.

10. **Attachments:**

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

Prepared by: <u>WW</u> WW
Approved by: <u>SM</u> SM





### General Plan Map

PZ 06-500-13

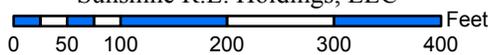
Location: NW Corner of Channel Islands Bl. & Oxnard Bl.

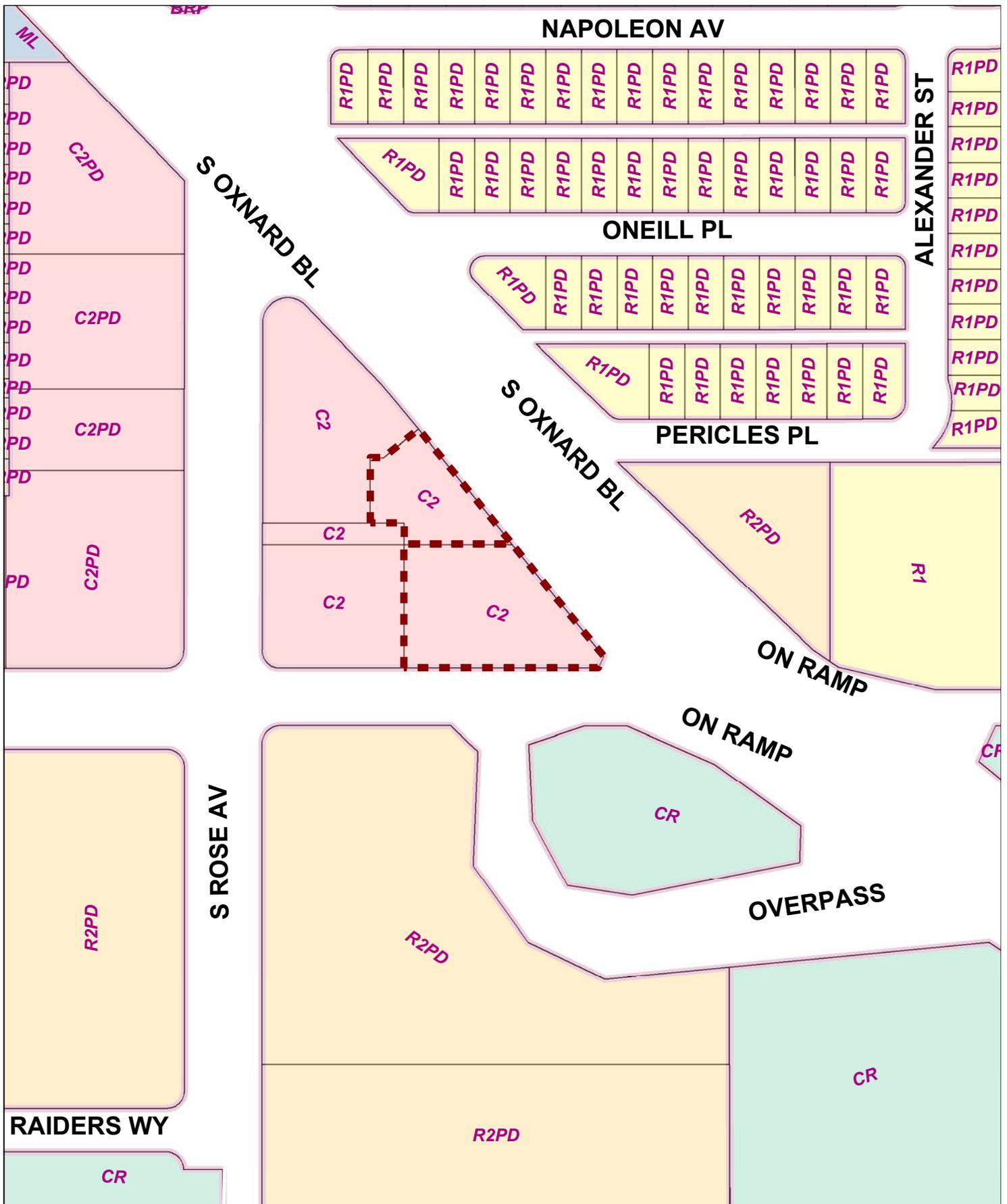
APN: 220009305, 220009304

Sunshine R.E. Holdings, LLC



Oxnard Planning  
December 27, 2006





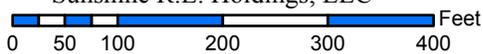
**Zone Map**

PZ 06-500-13

Location: NW Corner of Channel Islands Bl. & Oxnard Bl.

APN: 220009305, 220009304

Sunshine R.E. Holdings, LLC





2005 Aerial



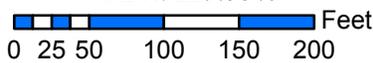
Oxnard Planning  
December 6, 2006

### Aerial Map

PZ 06-500-13

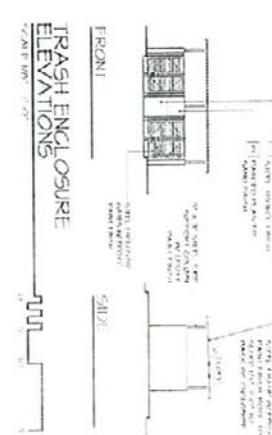
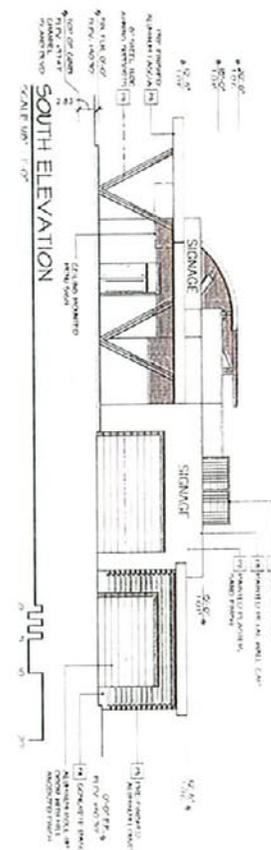
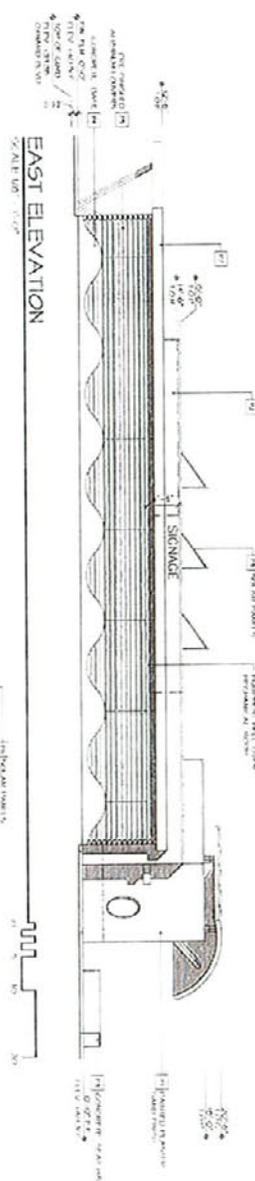
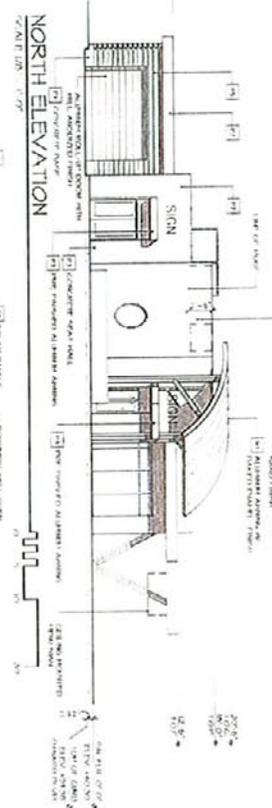
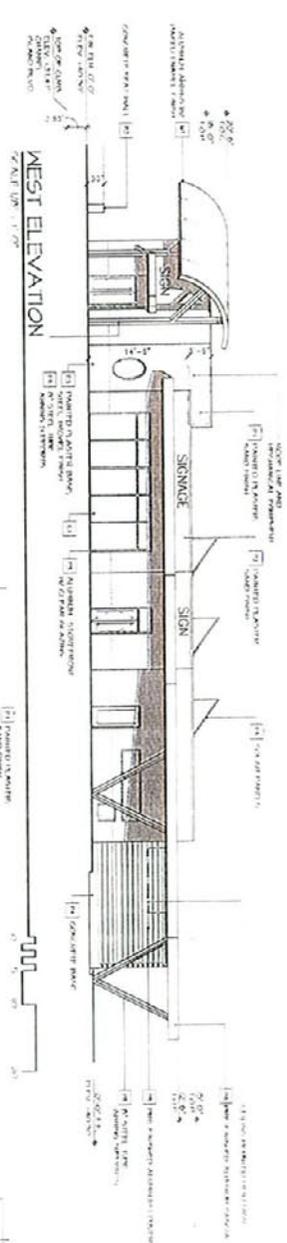
Location: NWC Channel Islands Bl & Oxnard Bl.

APN: 22009305









**COLOR / MATERIAL LEGEND**

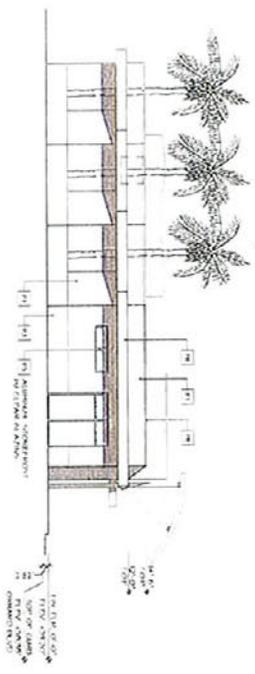
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- [6] EXTERIOR WALLS - METAL
- [7] EXTERIOR WALLS - GLASS
- [8] EXTERIOR WALLS - WOOD
- [9] EXTERIOR WALLS - PLASTER
- [10] EXTERIOR WALLS - TERRAZZO
- [11] EXTERIOR WALLS - CERAMIC
- [12] EXTERIOR WALLS - MARBLE
- [13] EXTERIOR WALLS - GRANITE
- [14] EXTERIOR WALLS - SLATE
- [15] EXTERIOR WALLS - SANDSTONE
- [16] EXTERIOR WALLS - LIMESTONE
- [17] EXTERIOR WALLS - TRAVERTINE
- [18] EXTERIOR WALLS - GNEISS
- [19] EXTERIOR WALLS - QUARTZITE
- [20] EXTERIOR WALLS - SCHIST
- [21] EXTERIOR WALLS - SLATE
- [22] EXTERIOR WALLS - MARBLE
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- [98] EXTERIOR WALLS - GRANITE
- [99] EXTERIOR WALLS - SLATE
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EXTERIOR ELEVATIONS - CARMASH  
SCALE: 1/8" = 1'-0"

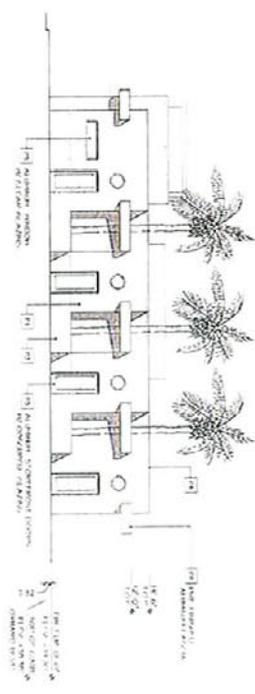
CHANNEL ISLANDS CARMASH AND RETAIL  
OXNARD, CALIFORNIA

MARCH 20, 2007

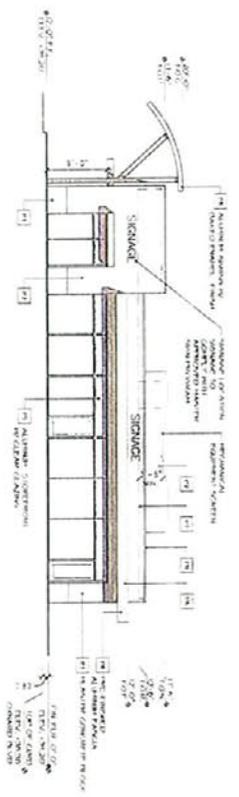
RASMUSSEN & ASSOCIATES  
ARCHITECTURE  
PLANNING  
INTERIORS



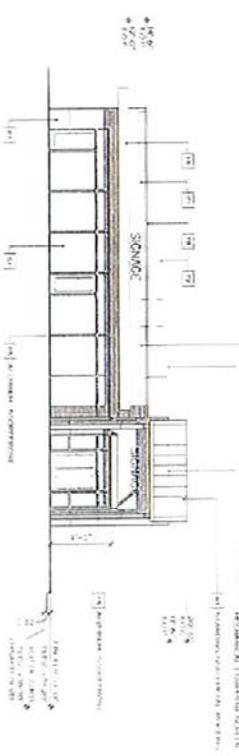
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

COLOR / MATERIAL LEGEND

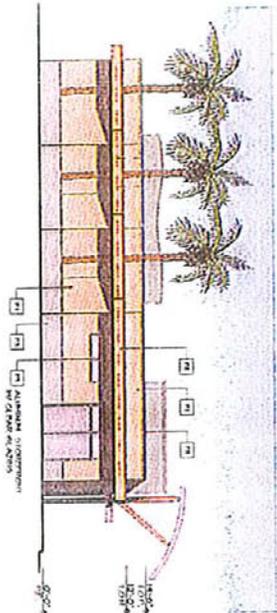
- |  |                                     |
|--|-------------------------------------|
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| [4] FORMERLY FINE WHITE MARBLE - FINE  | [14] LIGHT BROWN POLYURETHANE PAINT |
| [5] FORMERLY FINE WHITE MARBLE - FINE  | [15] LIGHT BROWN POLYURETHANE PAINT |
| [6] FORMERLY FINE WHITE MARBLE - FINE  | [16] LIGHT BROWN POLYURETHANE PAINT |
| [7] FORMERLY FINE WHITE MARBLE - FINE  | [17] LIGHT BROWN POLYURETHANE PAINT |
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EXTERIOR ELEVATIONS - RETAIL / RESTAURANT  
 CHANNEL ISLANDS CARWASH AND RETAIL  
 OXNARD, CALIFORNIA

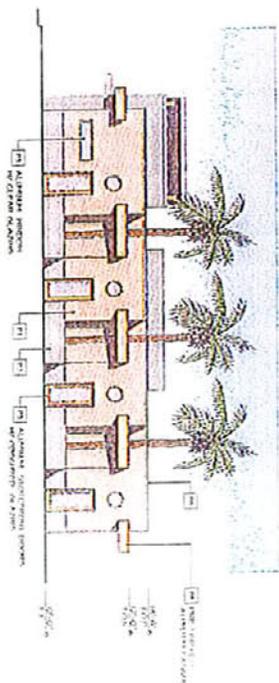
PANORAMA 201, 2001  
 RASMUSSEN & ASSOCIATES  
 Architects  
 Planning  
 Interiors



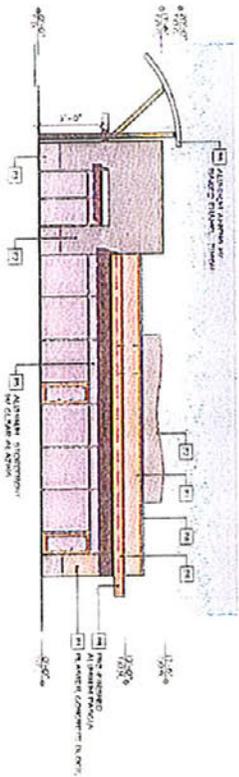




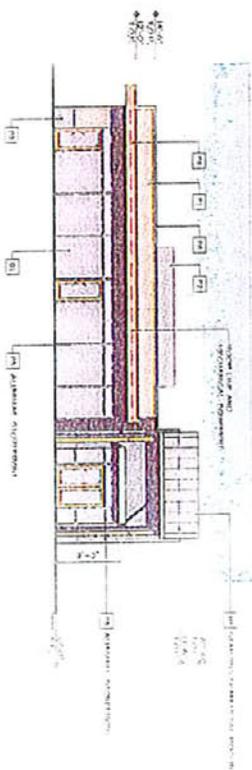
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS - RETAIL / RESTAURANT

CHANNEL ISLANDS CARWASH AND RETAIL  
OXNARD, CALIFORNIA

DATE: 08/13/2008

**COLOR / MATERIAL LEGEND**

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**RASMUSSEN & ASSOCIATES**  
Architectural  
Planners  
Interior

DESIGN GUIDELINES  
FOR  
SIGNAGE  
FOR THE  
GATEWAY SOUTH  
COMMERCIAL CENTER  
EAST SIDE OF ROSE AVE.

ADOPTED: 5/22/01

PREPARED BY:

MICHAEL FAULCONER, AIA  
ARCHITECT

HERITAGE SQUARE      OXNARD, CALIFORNIA

REV. 13 December, 2000

REV 14 MARCH, 2007  
• EXHIBITS 1 & 4

ATTACHMENT 5  
PAGE 31 OF 76

# GATEWAY SOUTH MASTER SIGN PROGRAM

ADOPTED -

## I. PURPOSE AND INTENT

This Master Sign Program establishes requirements for the design and fabrication of all building and site signage at the Gateway South project sites, including primary identification signs, secondary identification signs and informational signs. Unique and high quality signage is an integral part of the design, image and success of Gateway South. The intent of this sign program is to ensure that tenant signage in the commercial center is designed and executed in a manner which will achieve these objectives while providing superior identification of tenants and tenant's business, including incorporation of corporate identification where consistent with this program.

## II. COMPLIANCE

All signage shall be subject to the City's Development Advisory Committee prior written approval as provided in this Criteria. The City of Oxnard shall review, approve and issue building permits for all signage prior to fabrication and installation. The requirements of the Oxnard Sign Ordinance shall apply unless otherwise indicated below.

## III. PROCESS

A. Required Signage. Each structure shall provide a minimum of one (1) major identification sign per store frontage with public entrance. All signage shall conform to the sign sizes, overall allocations and sign locations designated in this program.

B. City Review of Sign Design. Prior to submittals to the City for DAC review and building permits, individual building owners shall provide the following information to the Planning and Environmental Services Manager for use in reviewing the proposed sign designs. Planning and Environmental Services Manager shall review all proposed signage and recommend approval or changes as required to conform to this sign guideline. Said review will be made in the context of the architectural features of the individual structures and how the proposed signage is compatible with said architectural style and features. Signs that detract from the aesthetic character

of the architecture will be rejected. As a part of the permit submittal package to the City, a letter of approval from the Planning and Environmental Services Manager will be required. Sign design submittal package shall include: full store name, logo images and colors, and samples of interior material finishes. If Planning and Environmental Services Manager disapproves or conditionally approves the Shop Drawings and/or other materials submitted, Planning and Environmental Services Manager shall note on a set of the Shop Drawings and building elevations or separately the reasons for such disapproval or conditional approval. Thereafter Planning and Environmental Services Manager and Sign Contractor shall consult and/or meet as necessary to achieve approval of Shop Drawings and materials consistent with this sign program.

**C. Required Submittals.** Within thirty (30) days after approval of the Sign Design by the Planning and Environmental Services Manager, the Building Owner shall direct his Sign Contractor to prepare and submit the following to the City for approval:

Three (3) sets of complete and fully dimensioned shop drawings for all signs ("Shop Drawing") based on the approved Sign Design.

Colored elevation(s) drawing of the complete structure, delineating the proposed signage and its impact on the building; show all elevations where signage is proposed.

Three (3) sets of samples of actual paint colors and finishes.

Full store name, logo images and colors.

Letter of Approval from the Planning and Environmental Services Manager

**D. Fabrication and Installation.** Only after building permits are issued for the approved design, Building Owner shall cause its Sign Contractor to fabricate and install signage in conformance with the Shop Drawings and other materials as approved by the Planning and Environmental Services Manager and the City. Planning and Environmental Services Manager shall have the right to perform an in-shop inspection of signage prior to installation.

Building Owner shall cause its signage to be installed so that it is operative on or before the date the proposed building (or portion of space therein) is required to open its store for business to the public. The Planning and Environmental Services Manager may, at the Building Owner's expense, correct or remove any sign installed without appropriate Planning and Environmental Services Manager and City of Oxnard approvals.

ATTACHMENTS  
PAGE 33 OF 76

All costs associated with fabrication and installation of signage, including the costs of all governmental permits, approvals and processing fees, shall be paid by the Building Owner.

#### IV. DESIGN GUIDELINES

##### A. Design Objectives

1. The primary objective of the Design Guidelines is to generate high quality Tenant signage that reflects a sophisticated, contemporary environment. A coordinated sign program that provides for harmony with adjacent structures, yet allows for some individual diversity is encouraged.

2. It is also the objective of the Design Guidelines to limit the overall signage allocations and size of individual sign letters to create an attractive and uncluttered streetscape.

B. Acceptable Sign Treatments. A coordinated approach where signage is composed of several different but related elements and lighting techniques is encouraged. The following treatments are considered appropriate:

- Dimensioned geometric shapes
- Painted metals
- Screens, grids or mesh
- Polished metals
- Cut or fabricated steel
- Neon
- Under canopy signs
- Dimensional letter forms with seamless edge treatment

Individual channel letters shall be used for all signage attached to store fronts on these parcels. No internally illuminated can signs shall be placed on any structure on any of these parcels.

ATTACHMENT 5  
PAGE 34 OF 76

**C. Prohibited Signs.** The following are prohibited:

1. Permanent advertising devices such as attraction boards, posters, banners and flags
2. Window signs except where specifically approved by Planning and Environmental Services Manager and permitted by the City Sign Ordinance.
3. Exposed junction boxes, transformers, lamps, conduits
4. Sign Manufacturer's names, stamps or decals
5. Vacuum formed type plastic letters
6. Paper, cardboard or styrofoam signs
7. Exposed fastenings unless fastenings make an intentional statement
8. Simulated materials (i.e., wood grained plastic laminates, etc.)
9. Animated lights or other moving sign components
10. Conventional internally illuminated box/can type signs
11. All other signs prohibited by the City Sign Ordinance

**D. Lighting.** In keeping with the sophisticated character of the project, identity signs for Tenants should be illuminated using one of the following techniques:

1. Reverse channel neon
2. Open face channel neon
3. Internal illumination
4. Silhouette illuminated
5. Front lighting
6. Area lighting

All front lighting should be obscured in channels where possible. Where fixtures, shades, or other elements are exposed, they should contribute to the design of the storefront. All exposed or skeletal neon must be backed with an opaque coating, unless otherwise approved by the Planning and Environmental Services Manager. All housings and tube supports for exposed neon signs must be painted out to match the building background immediately behind and adjacent to the sign. In no event shall sign lighting create a public nuisance or jeopardize public safety.

**E. Colors.** The following guidelines shall be adhered to in selecting colors for Tenant signage:

1. Sign colors should be selected to provide sufficient contrast against building background colors
2. Colors within each sign should be harmoniously blended
3. Sign colors should be compatible with building background colors
4. Signage colors should be coordinated with other on-site signs
5. Color or letter returns should contrast with face color for good daytime readability
6. Interior or open channel letter should be painted dark when against light backgrounds
7. Neon colors should complement related signage elements.

All sign colors are subject to review and approval by the Planning and Environmental Services Manager as part of the sign submittal process.

**F. Type Styles.** The use of logos and distinctive type styles is allowed for all signs. Building Owners may adapt established type styles, logos and/or images that are in use on similar buildings operated by them in California, provided that said images are architecturally compatible and coordinated with the sign program. Type may be arranged in one or two lines of copy and may consist of upper and/or lower case letters depending on sign area. No logo (emblem or symbol e.g. Texaco Star or Golden Arches) shall be more than 36 inches tall.

**G. Required Sign Design.** On-site signs shall be designed and built to the following specifications:

1. Monument, or Ground Signs - Signs shall be located in landscaped areas. These signs may be one or two sided. These signs shall not be more than 42 inches in height, except they may be up to 6 feet in height if the sign is located 35 feet or more from a curb at any street intersection or driveway. A ground sign shall not exceed 50 square feet in size. Ground sign colors, except for individual tenant name/logo shall be coordinated with the architecture of the adjacent structure and compatible with the signage on said structure. Attachments 3 and 4 illustrate these sign styles. No ground sign shall be located within 150 feet of another ground sign.

2. Location. Signs shall be located as identified on the typical elevations and the site plan, Exhibits 2 and 1, respectively. No signs or any part thereof shall be roof mounted.

## **V. MERCHANT SIGNAGE AND ALLOWABLE SQUARE FOOTAGE**

The following signage allocations are based upon City of Oxnard Sign Ordinance standards and are maximums that may not be exceeded.

### **A. Individual Structures on Separate Parcels**

The total signage allocation shall not exceed two (2) square feet of sign, for each linear foot of storefront. No single sign per elevation shall exceed 300 square feet or 10% of building frontage.

One major identification sign is required on the primary elevation.

Where there is a second or third building frontage facing a street or the interior site driveway, one additional 1/2 square foot of sign area per lineal foot of building frontage facing said arcade or mall is allowed. This signage shall be placed on the wall facing the street or interior driveway.

Maximum letter height on building attached letters shall not exceed 36 inches.

## **VI. GENERAL PROVISIONS AND CONSTRUCTION REQUIREMENTS**

A. No temporary wall signs, window signs, pennants, flags, inflatable displays or sandwich boards will be allowed except those signs specifically approve by Landlord and allowed by the City of Oxnard.

B. Notwithstanding the maximum square footage specified for copy area allowances, signs and typography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. All signs shall fit comfortably into designated architectural spaces, leaving sufficient margins and negative space on all sides. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.

C. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement.

D. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be acceptable. Planning and Environmental Services Manager reserves the right to reject any fabrication work deemed to be below standard.

E. Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the building.

F. All ferrous and nonferrous metals shall be separated with nonconductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to nonferrous metals.

G. Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel. Angle clips attached to letter sides will not be permitted.

H. Paint colors and finishes must be reviewed and approved by Landlord and City. Color coating shall exactly match the colors specified on the approved plans.

I. Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows and purples) shall be coated with ultraviolet inhibitive clear coat in a semi-gloss finish.

J. Joining of materials (e.g., seams) shall be finished in such a way to be unnoticeable. Visible welds shall be ground smooth and finished with autobody filler. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled and finished so to be unnoticeable.

K. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs, and shall have uniform surface conforming to the highest standards of the industry.

L. Plexiglass faced channel letters shall have a minimum return depth of 5 inches. Return finish shall have a contrasting color from the face color. Double tube neon shall be used where letter stroke exceeds  $3\frac{1}{2}$  inches. Letters installed on raceways will not be permitted unless specifically approved by the Planning and Environmental Services Manager.

M. Reverse channel letters shall be pinned 2 inches off building wall. Return depth shall be  $2\frac{1}{4}$  inches and signs shall have a clear Lexan backing. Double tube neon shall be used where width of letter stroke exceeds 2-1/2 inches.

N. Depth of open channel letters shall be  $2\frac{1}{4}$  inches. All hardware and neon tube supports inside open channel letters shall be painted to match interior letter color. Neon shall be sufficient to make letter read "solid" and shall be installed so that the top surface of neon is flush with front edges of open channel.

O. Brightness of signs is subject to approval by the Planning and Environmental Services Manager. Surface brightness of illuminated materials shall be consistent in all letters and components of the signs. Light leaks will not be permitted.

P. All conduit, raceways, crossovers, ballast boxes, transformers and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall be finished with a rust inhibitive finish.

Q. Underwriter's Laboratory approved labels shall be affixed to all electrical fixtures. Fabrications and installation of electrical signs shall comply with all national and local building codes.

R. Penetrations into building walls, where required, shall be made waterproof. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the Sign Contractor on the Shop Drawings submitted to the Planning and Environmental Services Manager. The Sign Contractor shall install same in accordance with the approved Shop Drawings.

S. In no case shall any manufacturer's label be visible from the street from normal angles.

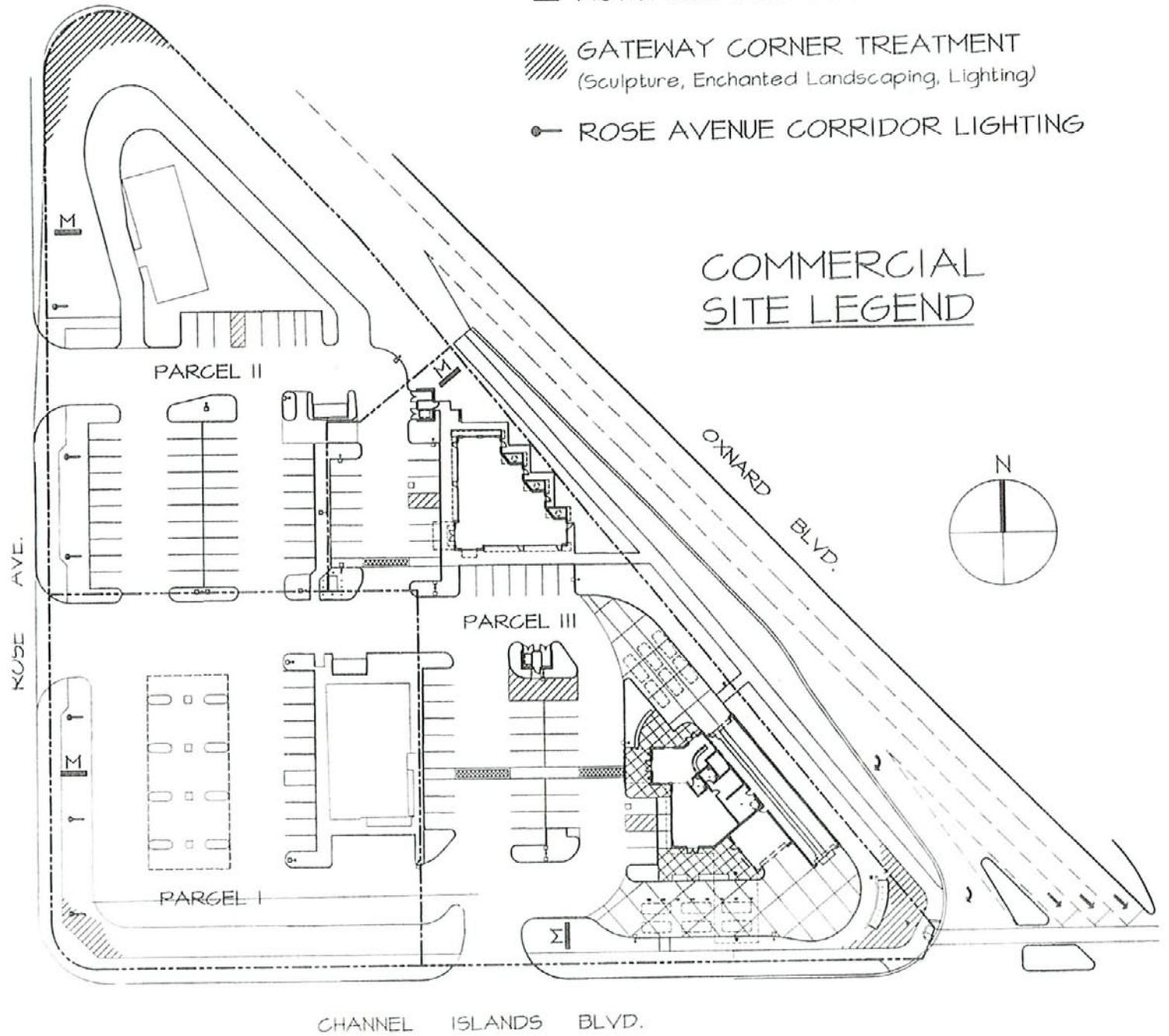
# SITE LEGEND

 MONUMENT SIGN LOCATIONS

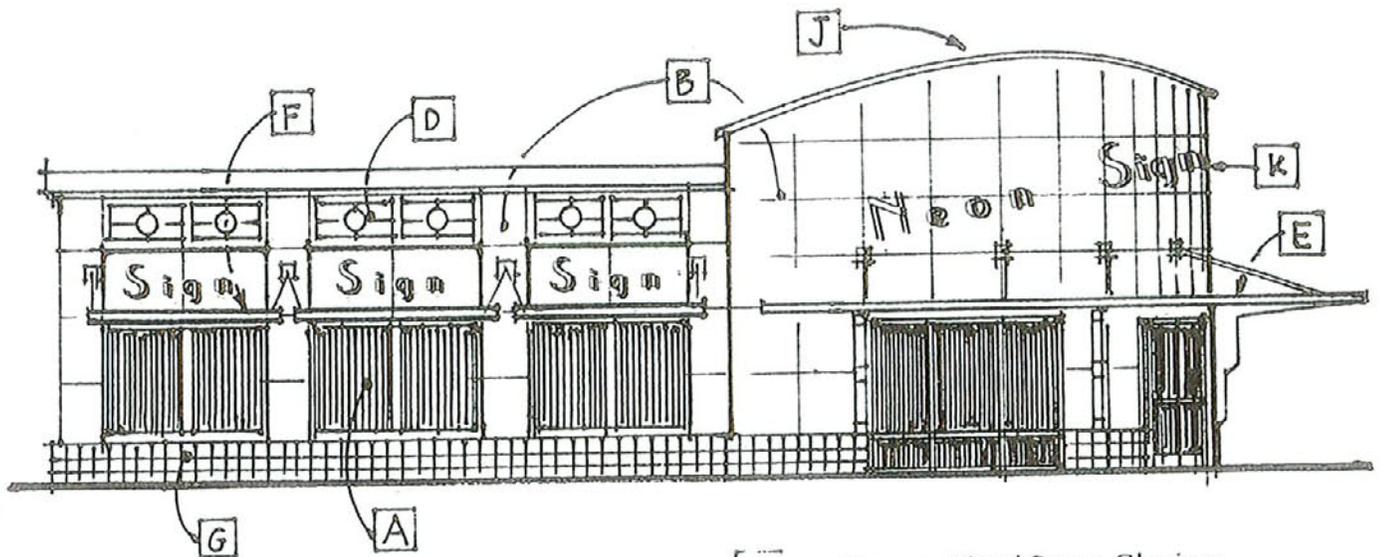
 GATEWAY CORNER TREATMENT  
(Sculpture, Enchanted Landscaping, Lighting)

 ROSE AVENUE CORRIDOR LIGHTING

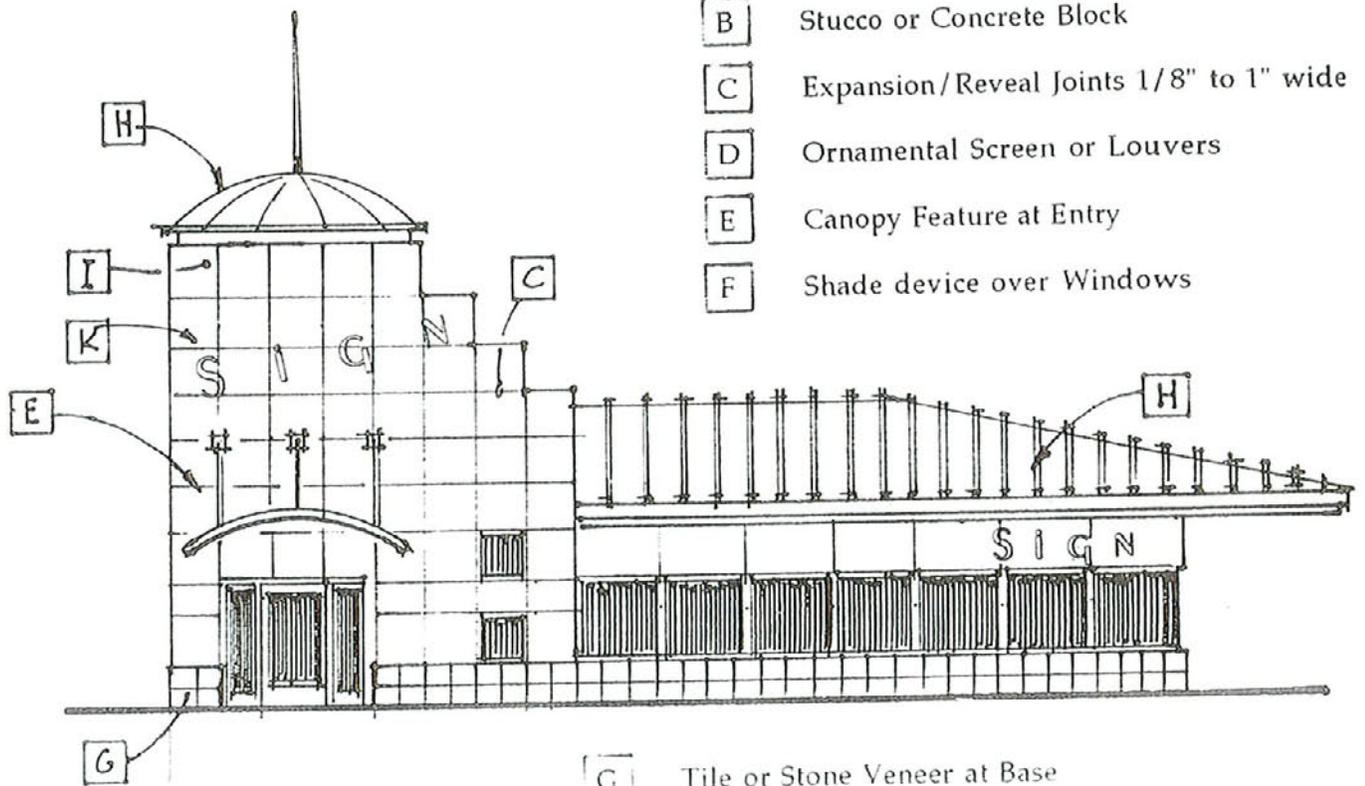
## COMMERCIAL SITE LEGEND



REVISED  
EXHIBIT NO. 1  
3/14/07

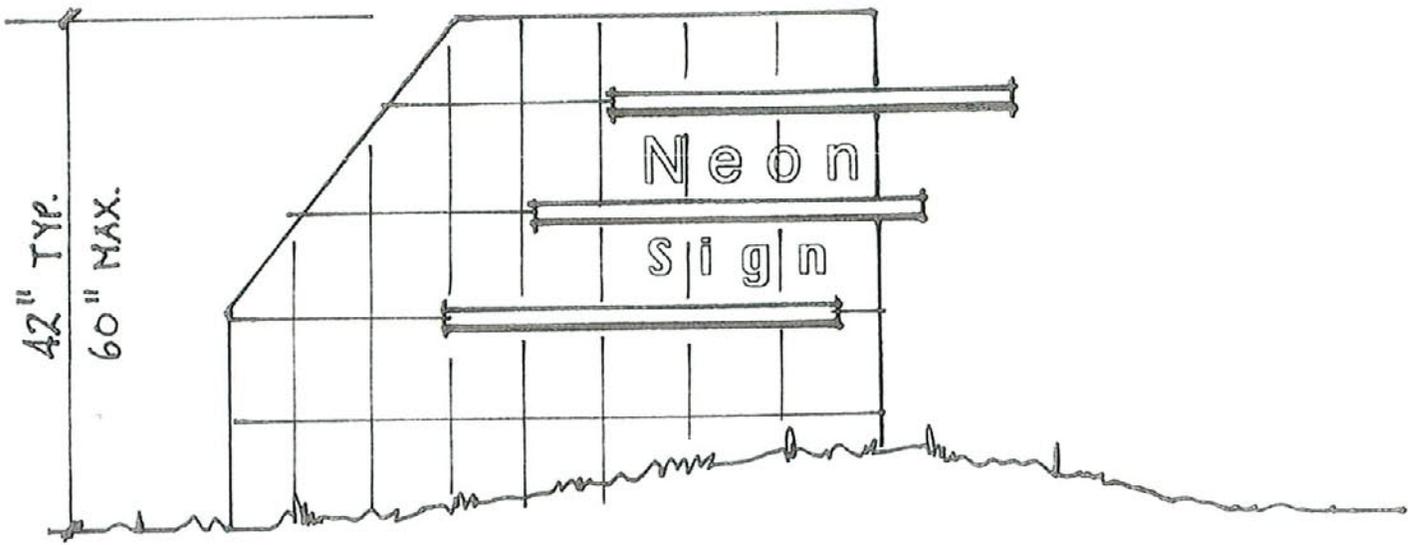


- [A] Clear or Blue/Green Glazing
- [B] Stucco or Concrete Block
- [C] Expansion/Reveal Joints 1/8" to 1" wide
- [D] Ornamental Screen or Louvers
- [E] Canopy Feature at Entry
- [F] Shade device over Windows



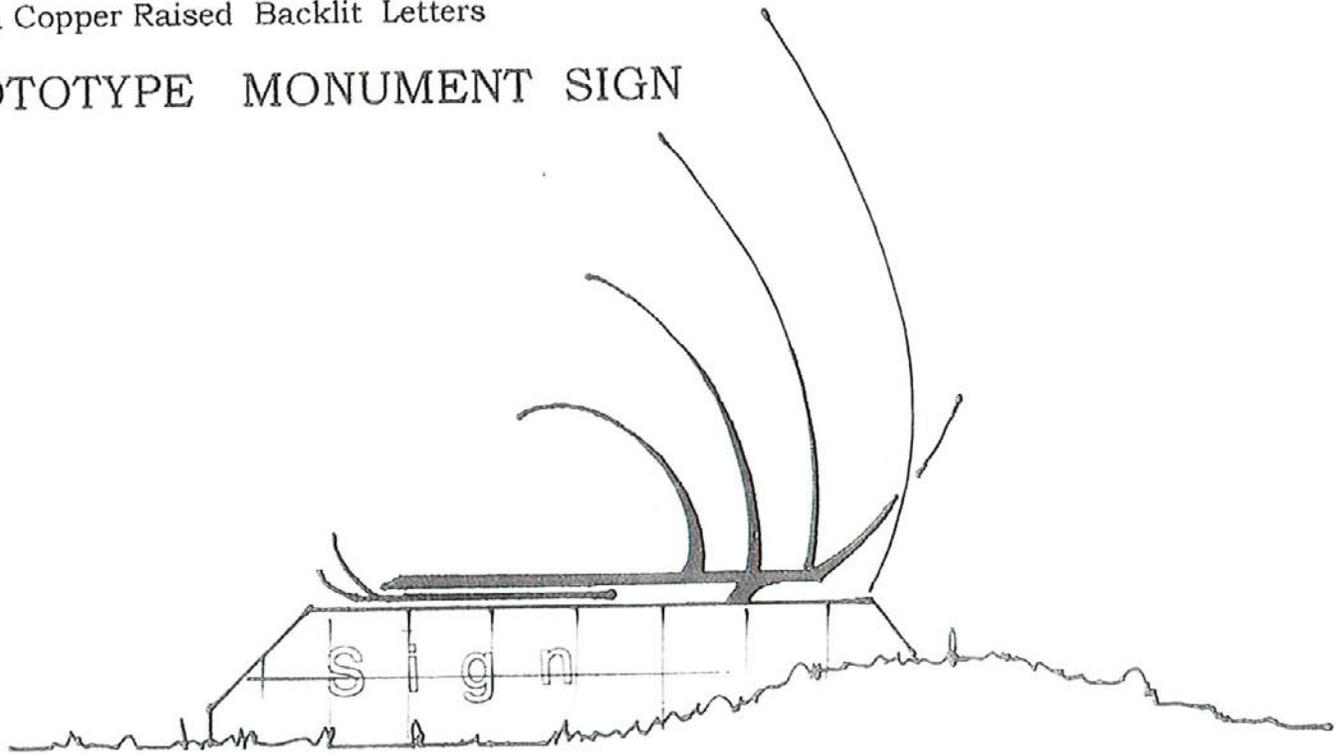
- [G] Tile or Stone Veneer at Base
- [H] Metal Standing Seam Roof
- [I] Tower Element
- [J] Accent Roof Emphasis
- [K] Neon Signage over Entry

## BUILDING PROTOTYPES



Patina Copper "Shelf" Sculpture Element with Concealed Strip Lighting  
 Marble or Granite Tile Veneer (24" x 24") with 1/8" max. Grout Joints  
 Patina Copper Raised Backlit Letters

PROTOTYPE MONUMENT SIGN



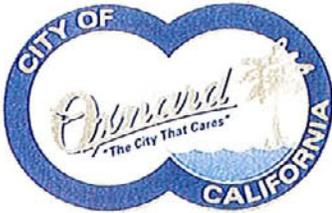
Patina Copper Sculpture  
 Marble or Granite Tile Veneer (24" x 24") with 1/8" max. Grout Joints  
 Patina Copper or Stainless Steel Raised Backlit Letters

PROTOTYPE CORNER "GATEWAY" SIGN

### Master Sign Program Sign Allocation Chart

Parcel	Bldg. Frontage 1) Primary 2) Secondary	Frontage Orientation	Total Area Allowed per Ordinance	Recommended Area at each Frontage	Ground Sign
1	1) 70' 2) 32'	West N or S	140 s.f. 16 s.f.	100 s.f. 56 s.f.	Allowed
2	1) 85' 2) 40'	West South	170 s.f. 20 s.f.	140 s.f. 50 s.f.	Allowed
3	North Bldg. 1) 62' 2) 62' 2) 84' 2) 24'	West South East North	124 s.f. 31 s.f. 42 s.f. 12 s.f.	124 s.f. 31 s.f. 42 s.f. 12 s.f.	Allowed
	South Bldg. 1) 98' 2) 75' 2) 92' 2) 49'	West South East North	196 s.f. 37 s.f. 46 s.f. 24 s.f.	196 s.f. 37 s.f. 46 s.f. 24 s.f.	Allowed

REVISED  
 EXHIBIT NO. 4  
 3/14/07



Planning and Environmental Services Division  
305 West Third Street • Oxnard, CA 93030 • (805) 385-7858 • Fax (805) 385-7417

## NOTICE OF EXEMPTION

**Project Description:** PLANNING & ZONING PERMIT NO. 06-500-13(Special Use Permit) a request to construct a 4,728 square foot drive-through carwash and a second 2,584 square foot commercial building on a 1.30 acre property zoned C2 (General Commercial). The project is located on the northwest corner of the Channel Islands Blvd and Oxnard Blvd (Hwy 1) intersection [APN(s) 220-0-093-04 & 220-0-093-05] in the Gateway South Commercial Center. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Sunshine R.E. Holdings, LLC, 6701 Lennox Avenue, Van Nuys, CA 91401.

**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 15332 of the California Code of Regulations, projects involving “in fill development” may be found to be exempt from the requirements of CEQA. As designed, the project is consistent with all general plan policies and applicable zoning regulations. The 1.30 acre project site is less than 5 acres and is substantially surrounded by urban uses. The site has already been rough graded in preparation for future development and has no value as habitat for wildlife or native vegetation. As assessed under the threshold guidelines adopted by the City of Oxnard, the project would not result in significant effects related to traffic, noise, air quality, or water quality. The site has water, sewer, fire protection, police, and refuse services provided for by the City of Oxnard, flood control provided for by the County of Ventura, and there is direct access to existing public streets. 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

RESOLUTION NO. 2007 – [PZ 06-500-13]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-500-13 (SPECIAL USE PERMIT), TO ALLOW THE CONSTRUCTION OF A 4,728 SQUARE FOOT CAR WASH AND A SECOND 2,584 SQUARE FOOT COMMERCIAL BUILDING ON A 1.30 ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF THE CHANNEL ISLANDS BOULEVARD AND OXNARD BOULEVARD (HWY 1) INTERSECTION [APN(s) 220-0-093-04 & 220-0-093-05), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SUNSHINE R.E. HOLDINGS, LLC, 6701 LENNOX AVENUE, VAN NUYS, CA 91401.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 06-500-13, filed by Sunshine R.E. Holdings, LLC in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Section 15332 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 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 and Environmental Services Division (“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 on May 3, 2007, (“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 record with the Ventura County Recorder a "Notice of Land Use Restrictions and Conditions" in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division 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 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)
17. 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)
18. 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)
19. 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)
20. 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)
21. 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)
22. 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

23. Before the City issues building permits, the landscape plan shall show that the existing Canary Island date palm (Phoenix canariensis) is either retained in its current location or is relocated on site. Prior to final inspection the Developer shall install the palm in the designated location to the satisfaction Parks and Facilities Superintendent.
24. Before the City issues building permits, the landscape plan shall show that a 36" high vegetative hedge or earthen berm is provided wherever parked cars are adjacent to a public street. The Developer shall install the 36" hedge or berm prior to final inspection to the satisfaction of the Parks and Facilities Superintendent.

### FIRE DEPARTMENT STANDARD CONDITIONS

25. Developer shall construct all vehicle access driveways on the project property to be at least 25 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*)
26. 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*)
27. 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*)
28. 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*)
29. 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*)
30. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
31. 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*)

32. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
33. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
34. 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*)
35. 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*)
36. Developer shall install in each structure in the project where automatic fire sprinklers are installed a system that automatically opens the skylights in areas affected by fire before the fire sprinklers are activated. (FD, *F-14*)

#### **FIRE DEPARTMENT SPECIAL CONDITIONS**

37. Fire sprinkler coverage is required for:
  - a. Patios, overhangs or any other projections that are 48" or more from the structure.
  - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
  - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
38. Before the City issues a certificate of occupancy, the Developer shall install a Knox Box key vault at a location on the building to be determined by the Fire Department.

#### **PLANNING DIVISION STANDARD CONDITIONS**

39. The final building plans submitted by Developer with the building permit application shall depict all building materials and colors to be used in construction. (PL/B, *PL-1*)
40. 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*)
41. 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*)

42. 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*)
43. 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*)
44. 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*)
45. 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*)
46. 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*)
47. 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*)
48. 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*)
49. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

50. 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*)
51. 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*)
52. 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*).
53. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-50*)
54. 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*)
55. 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*)
56. 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*)
57. 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*)
58. 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*)

59. Before the City issues building permits, Developer shall submit and obtain approval from the Planning Division Manager of a master sign program for the project, which shall indicate on the site plan the elevations, the size, placement, materials, and color of all proposed free-standing and building signs. The square footage of all signs for the project shall not exceed 612 square feet, calculated in accordance with the City Code. (PL/ B, *PL-46*)
60. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

#### **PLANNING DIVISION SPECIAL CONDITIONS**

61. 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, perimeter walls, and the water fountain. (PL)
62. Before the City issues building permits, the site plan show that the water fountain located at the southeast corner of the property has been relocated at least 10 feet from any property line. (PL)
63. 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. (PL)
64. The stacking of vehicles waiting to be serviced at the car wash and the vehicles being dried off shall be restricted to the areas on the approved site plan showing decorative concrete paving. Developer and/or tenant shall post signs informing employees working at the car wash of this requirement. The signs must be made of acrylic, or similar material, and must be posted at the entrance and exit of the car wash tunnel. These sign shall be installed prior to final inspection and shall be maintained for the life of the project. (PL)
65. The detailing of vehicles shall be restricted to the detail bay to the maximum extent feasible. Detailing of vehicles may overflow onto the decorative concrete area; however detailing shall not be conducted in the required parking stalls on-site. The detail bay shall remain free and clear of any immobile obstacles and may not be converted to any other use (i.e. smog tests or vehicle maintenance/repair). (PL)

66. The water fountain shall be designed in keeping with the architecture and the Developer shall submit the water fountain plans to the Planning Division Manager for approval prior to building permit issuance. (PL)
67. The water fountain shall never have signs or banners attached to it and shall be maintained in running order for the life of the project. Graffiti must be removed from the water fountain within 24 hours for the life of the project. (PL)
68. Water utilized in the carwash process must be recycled/reused to the maximum amount feasible. Before the City issues building permits, Developer shall provide specifications for the water recycling equipment to the Planning Division for the file. The water recycling equipment must be maintained for the life of the project. (PL)
69. The photo-voltaic solar panels on the roof of the carwash shall be maintained in operation for the life of the project. If the solar panels become inoperable or become an eyesore they must be repaired or replaced. (PL)

#### **ENVIRONMENTAL RESOURCES DIVISION**

70. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall submit a "Solid Waste Management & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to Planning Division and Environmental Resources Division 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 Solid Waste Management and Recycling Plan form.
71. Developer shall follow the 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 the Solid Waste Management & Recycling 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 Solid Waste Management and Recycling C&D Report form prior to issuance of a certificate of occupancy.

72. Developer shall arrange for materials collection during construction, demolition, and occupancy with either the City Solid Waste Reduction & Disposal Division or other City permitted hauling companies, or Developer shall arrange for self-hauling to an authorized facility.
73. If the project will generate waste on an ongoing basis during occupancy, Developer shall make provisions to divert at least 50% of the material through source reduction, recycling, reuse, and/or green waste programs. Developer shall submit an Occupancy Recycling Plan which shall include the following information: estimated quantities and materials to be generated, management method to be used to reduce landfill disposal; quantity, size and location of recycling and trash bins, destination of material including the names of haulers and facility locations. Developer shall use the attached Occupancy Recycling Plan form or a similar format. The Occupancy Plan form must be submitted and approved prior to issuance of a certificate of occupancy.

In addition, Developer shall submit an Occupancy Recycling Report annually to the Environmental Resources Division on the anniversary date of the certificate of occupancy. The Report shall include the following information: material type recycled, reused, salvaged or disposed; quantities, management method, destination of material including hauler names and facility locations. Documentation must be included such as weight tickets or receipts regarding the above.

#### DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

74. 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)
75. 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)
76. 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)
77. 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)

78. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
79. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
80. 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)
81. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)
82. 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)
83. 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)
84. 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)
85. 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)
86. 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)

87. 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)
88. 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)
89. 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)
90. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
91. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
92. 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)
93. "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)

94. 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)
95. 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)
96. 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)
97. Each lot shall drain into a street, alley, or approved drain so that there will be no undrained depressions. (DS-35)
98. 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)
99. 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)
100. 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)
101. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
102. 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)
103. 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)

104. 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)
105. 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)
106. 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)
107. 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)
108. 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)
109. 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)
110. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
111. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
112. 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)
113. Prior to issuance of an encroachment permit, Developer's shall obtain City's approval of a contractor qualified to install traffic signals, pavement markings and signs. (TR-76)

#### **STORMWATER QUALITY CONDITIONS**

114. 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)

115. 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 Solid Waste Collection 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 Solid Waste Collection Division. (DS-79)
116. 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)
117. 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)
118. 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)
119. 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)
120. 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)

121. 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**

122. 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-101)
123. Prior to issuance of a site improvement permit, Developer shall provide evidence of the recordation of a reciprocal access and drainage agreement with the adjacent property owner. (DS-104)
124. 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)
125. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. This shall include the full length of the sidewalk that connects the existing gas station with the front of the new car wash. The concrete color shall contrast with the parking lot asphalt to clearly identify pedestrian areas. (DS)
126. Developer shall construct all onsite pedestrian walks to comply with ADA access requirements including access ramps at all curbs. (DS)
127. Developer shall construct a minimum 7-foot wide sidewalk at all locations where the sidewalk is constructed adjacent to the front of a parking space. (DS)
128. Prior to issuance of a site improvement permit, Developer shall dedicate a sidewalk easement to the City that encompasses all portions of the Channel Islands frontage sidewalk not within an existing City easement. (DS)

129. Developer shall avoid making water taps in Channel Island and use the existing looped onsite water system unless directed otherwise by the Development Services Manager. Developer shall dedicate a waterline easement to the City for any City owned improvement (including meters) not within an existing easement. (DS)
130. 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)
131. 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)
132. 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)
133. 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 filter swale at each location where stormwater enters the filter swale. The transition between gutter flow line and filter swale flow line shall be constructed similar to a concrete ribbon gutter. (DS)
134. Developer shall construct "dry well" infiltration chambers at all storm drain inlets where stormwater is not allowed to infiltrate by use of a filter swale. The storm water at these infiltration chambers shall be pretreated by a Development Services Manager approved NPDES treatment filter prior to infiltration. (DS)
135. Developer shall prepare engineering plans for the modification of the intersection of Oxnard Boulevard and Channel Islands Boulevard. These plans shall include the installation of sidewalk, landscape, curb and gutter on the west side of Oxnard Boulevard continuing onto the north side of Channel Islands Boulevard. Also to be included are the installation of a free right turn lane from southbound Oxnard Boulevard to westbound Channel Islands Boulevard and associated signing and striping plans. Installation of traffic pole foundation, pull boxes and conduit are to be incorporated into the design. (TR)

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136. Oxnard Boulevard is in the process of being conveyed to the City of Oxnard. If construction of this project will commence but not be completed before jurisdiction of Oxnard Boulevard is transferred to the City of Oxnard, the Developer shall construct all roadway improvements. If this project is constructed and completed before transfer of jurisdiction, Developer shall give the City of Oxnard the engineering plans and pay their traffic impact fees. (TR)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 3rd day of May, 2007, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Dr. Sonny Okada, Chairman

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary