



Planning and Environmental Services

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Juan Martinez, Associate Planner

DATE: June 28, 2007

SUBJECT: **Planning and Zoning Permit No. 07-400-01 (Coastal Development Permit)
Coastal Residential Duplex at 5021 Catamaran Street**

1. **Recommendation:**

That the Planning Commission adopt a resolution approving Planning and Zoning Permit No. 07-400-01 (Coastal Development Permit) for property located at 5021 Catamaran Street (APN 196-0-022-035), subject to certain findings and conditions.

2. **Project Description and Applicant:**

The project proposes to construct a two-story, residential duplex structure consisting of two dwelling units. Each dwelling unit will consist of 1,879 square feet of livable area with three bedrooms on the second floor and an attached 476 square foot, two-car garage. Filed by Terry Tarr, 4611 Falkirk Bay, Oxnard, CA 93035.

3. **Existing and Surrounding Land Uses:**

The project site is a vacant and is known as Lot 97 of Tract 1567-1. The 7,601 (.1745ac) square foot lot is located at 5021 Catamaran Street, in the Oxnard Dunes Neighborhood, within the Local Coastal Zoning and Land Use Area. The table following lists the surrounding land uses.

Direction	Zoning	Land Use
North	R-P (Resource Protection)	Undeveloped
East	R-2 (Coastal Multiple Family)	Residential Duplex
South	R-2 (Coastal Multiple Family)	Residential Duplex
West	R-2 (Coastal Multiple Family)	Residential Duplex

4. **General Plan Policies and Land Use Designation Conformance:**

The 2020 General Plan designation for the site is Residential Low-Medium Density (8-12 Dwelling Units/Acre) (RLM). The proposed use of the site is for a residential duplex on an

existing lot of record consistent with the density indicated by the land use designation, and consistent with surrounding development; therefore, the project is consistent with the City's 2020 General Plan and complies with all applicable Coastal Land Use Plan Policies.

5. Environmental Determination:

The Planning and Environmental Services Division has determined that the proposed project is exempt from environmental review pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines, which categorically exempt "in-fill development projects where the project is consistent with the applicable general plan designation policies as well as with applicable zoning designation and regulations; and the proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban areas; and the project site has no value, as habitat for endangered, rare or threatened species; and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services." Based on the above exemption and in accordance with CEQA, the Planning and Environmental Services Manager has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a notice of exemption may be filed.

6. Analysis:

a. General Discussion:

In accordance with Section 17-13C (Coastal Multiple-Family Zone) of the Coastal Zoning Ordinance, a duplex or multiple-family dwelling units either in separate buildings or combined in one or more main buildings are permitted and subject to the Planning Commission's approval of a coastal development permit.

b. Relevant Project and Property History, Related Permits:

The subject property is vacant and has no permit history. In 1982, the City adopted design and development standards for duplex developments within the Oxnard Dunes Neighborhood.

c. Zoning Compliance:

Development improvements as proposed are consistent with the development standards of the R2-C Coastal Zoning Ordinance and the policies of the designated 2020 General Plan Land Use Designation.

The table following identifies and compares the proposed development project with the requirements of the R-2-C zone and Resolution No. 8289 which provides additional guidelines for such development.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Minimum Height	2-Stories, 25 ft maximum	2 stories, 24feet-5inches	YES

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Minimum Lot Area	3,500 square feet per dwelling unit. One unit only permitted on lots of less than 7,000 sf or with an average width of less than 50 feet. Lots of record prior to May 21, 1981, which have a minimum of 6,000, may contain two dwelling units, provided minimum width is provided.	3,800 square feet per dwelling unit. (7,601 square foot lot recorded on April 21, 1964)	YES
Lot Width	50 feet wide	52.88 existing	YES
Interior Yard Space	25% of lot area; minimum dimension of 15'X15'	2,364 sf / 31 percent	YES
Front Yard Setback	20 ft	20 ft	YES
Rear Yard Setback	25 ft	30ft-9inch	YES
Side Yard Setback	Interior Side yard: 5 ft Street Side Yard: 5 ft Reverse Corner: 1/2 of front yard of abutting lot	6ft	YES
Building Lot Coverage	Not to exceed 60%	35 Percent	YES
Off Street Parking	2 garage spaces per unit 1 visitor per unit 3' landscape separator strip	2 car garage each 2 guests each unit 5' landscape separator strip	YES
Design & Architecture (Resolution No. 8289)	1. Wood & natural materials 2. Concrete, clay tile, slate roofing encouraged 3. Duplex to appear as a SFD from street / common arch. treatment 4. Decorative wood garage door	1. Wood & natural stone utilized 2. Asphalt shingles 3. Structure appears to be a SFD from abutting properties. Arch. features carried to all sides 4. Auto sectional w/decorative window inserts	YES
Driveway & Curb Cut (Resolution No. 8289)	1. Max. 32 ft curb cut 2. 18 ft between curb cuts 3. Textured surface driveway	1. 2- 16 foot wide curb cuts 2. 18 ft between curb cuts 3. Broom finished w/16-inch smooth band finish	YES
Recommended Architectural Standards (Resolution No. 8289)	1. Minimize garage door exposure 2. Comparable scale & bulk 3. Appropriate roof for community 4. Appropriate color & materials 5. Varied entry orientations	1. Side by side proposed 2. Scale and bulk comparable to neighborhood 3. Asphalt shingles roof 4. Color and materials blend well 5. Entry to each unit on opposite sides	YES

d. **Site Design Analysis:**

Lot 97 is an irregular shaped lot, subdivided as part of Tract No. 1567-1. The lots current configuration conforms to the R-2-C lot standards and the proposed development complies with the development standards for the R-2-C zone district and the Oxnard Dunes design standards for duplexes as they apply to building setbacks, building lot coverage, interior yard space, and garage door and entry locations.

e. Circulation and Parking Analysis:

Access to the site is via two 16-foot wide driveways that will serve and provide for vehicle access into 2-double wide, side by side front access garage units. The two curb cuts will be required to meet the City's design and construction standard.

f. Building Design Analysis:

The proposed two story building incorporates contemporary elements (ie. stucco moldings and natural stone material) over the stucco siding finish. Stucco walled balconies facing Catamaran Street are designed to tie and provide for a transition of massing from the single story garage and into the second story structure.

7. Community Input:

On Monday, April 16, 2007, the applicant and staff from the Planning Division attended a community workshop held in the City of Oxnard Community Room. Prior to the meeting, staff advertised in the Oxnard Star a public notice briefly describing the proposed project and the applicant mailed notices to the residents within the Oxnard Dunes Neighborhood. In addition, the applicant posted the site with an informational 4'X4' sign containing the project description, and contact information for the applicant and City contact. City staff attended the meeting to address any questions or concerns related to the application request as they related to the City's process, standards, and/or policies. Five persons attended the community workshop and the applicant had an opportunity to describe and answer questions regarding the proposed development. In addition, the site's posting was recently updated to provide the community with on-site notice of the Planning Commission hearing. As of the completion of this report, Staff did not receive any objections or correspondence relating to the approval of this application.

8. Attachments:

- A. Resolution (PZ07-400-01)
- B. Maps (Vicinity, Zoning, General Plan)
- C. Project Plans
- D. Notice of Exemption

Prepared by: 
JM

Approved by: 
SM

ATTACHMENT A

Resolution
PZ 07-400-01 (CDP)

RESOLUTION NO. 2007-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-400-01 (COASTAL DEVELOPMENT PERMIT), TO ALLOW THE CONSTRUCTION OF A RESIDENTIAL DUPLEX IN THE R-2-C ZONE, LOCATED AT 5021 CATAMARAN STREET (APN: 196-0-022-035), WITHIN THE OXNARD DUNES NEIGHBORHOOD, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY TERRY TARR, 4611 FALKIRK BAY, OXNARD, CA 93035.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-400-01, filed by Terry Tarr in accordance with Section 17-57 through 17-58 of the Oxnard City Code; and

WHEREAS, Section 15332 (Class 32) 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 conditionally permitted within the subject sub-zone and complies with all of the applicable provisions of Chapter 17 of the Oxnard City Code.
2. The proposed use would not impair the integrity and character of the sub-zone in which it would be located.
3. The subject site in terms of location and intensity of use would be physically suitable and would protect and maintain adjacent coastal resources for the land use being proposed.
4. The proposed use would be compatible with the land uses presently on the subject property.
5. The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.
6. There are adequate public services for the proposed use, including, but not limited to, fire and police protection, water, sanitation and public utilities and services to insure that the proposed use would not be detrimental to public health and safety.
8. The proposed use would be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan policies, applicable to the proposed location.

9. The proposed use would be consistent with all of the applicable policies of the certified Oxnard Coastal Land Use Plan.

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 17-58 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 Department
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Parks Division	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 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*)
3. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

4. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
5. Developer 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)
6. 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 and Environmental Services Manager. (PL, G-8)
7. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
8. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
9. 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)
10. 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)
11. The subject Coastal Development Permit shall not become effective until 20 working days have elapsed without appeal to the Coastal Commission following the proper receipt by the Coastal Commission's Executive Director of the notice of permit issuance pursuant to Section 13316 of Title 14 of the California Code of Regulations. Such notice to the Coastal Commission shall be given by Planning Division staff as described by Sections 17-58 H through K of the Oxnard City Code. (PL, G-17)

PARKS MAINTENANCE STANDARD CONDITIONS

12. 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)

13. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Parks Manager. (PK, *PK-3*)
14. 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*)
15. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks Manager. 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*)
16. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

PARKS MAINTENANCE SPECIAL CONDITIONS

17. Landscaping shall be consistent with approved landscape/irrigation sheet submitted with the building plans and shall include at least two *Washingtonia robusta* or "Queen palm" in the front yard at 10' trunk size, colorful shrubs at 5 gallon and 1 gallon size and flowering groundcovers planted at 8" C.O.

FIRE DEPARTMENT STANDARD CONDITIONS

18. 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*)
19. 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*)
20. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
21. 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*)
22. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturers specifications. Such detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

23. Fire sprinklers coverage is required for:

- a. Patios, overhangs or any other projections that are 48" or greater from structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. To protect the forced air unit when located in the attic or other areas that are typically "inaccessible." (FD)
24. All emergency egress/fire department access windows, or doors, that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure. (FD)

PLANNING DIVISION STANDARD CONDITIONS

25. 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*)
26. 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*)
27. Before the City issues building permits, Developer shall provide to the Planning and Environmental Services Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Development Services Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
28. 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*)
29. Before the City issues building permits, Developer shall provide to the Planning and Environmental Services Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-6*)
30. 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 manner that was approved by the Development Services Director. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-15*)

31. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-16*)
32. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-19*)
33. 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-24*)
34. 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-25*)
35. 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-26*).
36. Developer shall provide automatic garage door openers for the garage doors of each unit. (PL/B, *PL-27*)
37. Developer shall provide at least two types of driveway finishes or decorative designs. (PL, *PL-28*)

PLANNING DIVISION SPECIAL CONDITIONS

38. Developer shall participate in the City's Art in Public Places Program in accordance with City Council Resolution No. 13,103. All new development shall pay a public art fee of \$0.20 per square foot of roofed building area. Such fee shall be paid prior to the issuance of a building permit.
39. Developer shall not obstruct automobiles and/or pedestrians on Catamaran Street, or the associated sidewalk, during construction and maintenance activities. (PL)
40. Developer shall be responsible for maintaining the construction site free of litter and the accumulation of construction debris. (PL)

41. 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. (PL)
42. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (PL)
43. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)
44. Prior to the issuance of a building permit, a reproduction of all conditions of this permit approval as adopted by resolution of the Planning Commission shall be part of, and incorporated into, all sets of the construction documents and specifications for this project. A reproduction of all conditions shall be included on each set of the job/construction documents. (PL)

DEVELOPMENT SERVICES STANDARD CONDITIONS

45. 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)
46. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
47. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
48. 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)
49. 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)
50. 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)
51. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

52. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
53. 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)
54. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
55. 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)
56. 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)
57. 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)
58. Developer shall provide a 105-gallon refuse container for each project property. Developer may not store refuse containers in the public right-of-way. (DS-67)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

59. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property as directed by the Construction Services Inspector. (DS)
60. Driveway shall be designed and constructed in accordance with City Standard Plate No. 115. (DS)
61. Developer shall construct a level concrete pad for storage of two refuse containers out of view of the public street for each unit of the project. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. (DS)
62. Developer shall use the existing sewer lateral (if functional) in lieu of new sewer lateral construction. (DS)

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63. Developer shall design lot fine grading to drain storm water to the street via surface swales. Storm water shall not be conveyed through the street curb. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 28th day of June 2007, by the following vote:

AYES:

NOES:

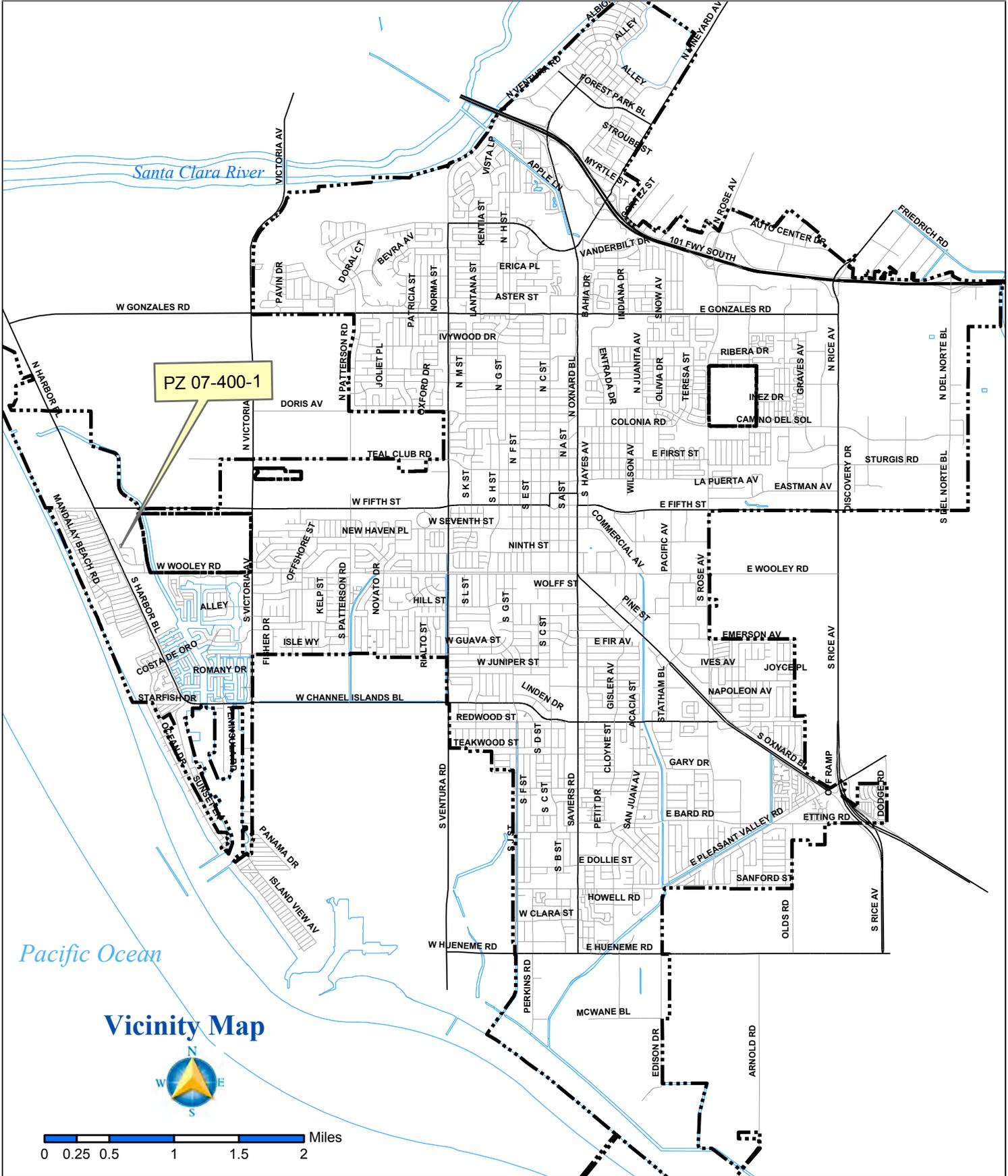
ABSENT:

Dr. Sonny Okada, Chairman

ATTEST: _____
Susan L. Martin, Secretary

ATTACHMENT B

Vicinity, Zone, & General Plan Maps



Vicinity Map



0 0.25 0.5 1 1.5 2 Miles



PZ 07-400-1
Location: 5021 Catamaran St
APN: 196002203



Zone Map





PZ 07-400-1
Location: 5021 Catamaran St
APN: 196002203
0 12.525 50 75 100 Feet

General Plan Map



ATTACHMENT C

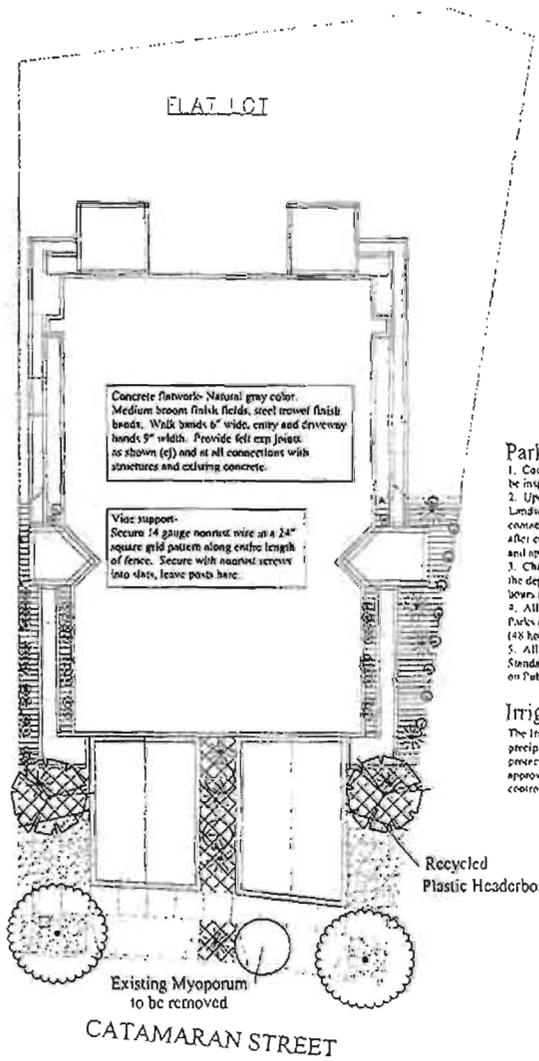
*Project Plans
(Reduced 8½X11)*



ABUTTING LOT

Planting Legend

2	Archontophoenix cunninghamiana
24" box	Queen Palm
2	Metrosideros excelsus
24" box	N.Z. Christmas Tree- MULTI
-	Dietes bicolor
5 gal	Yellow Fortuigi Lily
-	Agapanthus 'Tinkerbell'
1 gal	Variegated Dwarf Lily of the Nile
-	Trachelospermum jasminoides
5 gal	Star Jasmine - bush
-	Trachelospermum jasminoides
5 gal	Star Jasmine - staked
-	Pelargonium peltatum 'Balcan Pink'
1 gal	Pink Balcan Ivy Geranium
-	Marathon sod
12" oc	Gazania 'Misuwa White'
flats	Trailing Gazania
9" oc	Festuca ovina glauca
flats	Blue Fescue



Concrete flatwork- Natural gray color.
Medium broom finish fields, steel trowel finish
bands. Walk bands 6" wide, entry and driveway
bands 9" width. Provide felt cap joints
as shown (e) and at all connections with
structures and existing concrete.

Vic support:
Secure 14 gauge noncut wire at a 24"
square grid pattern along entire length
of fence. Secure with noncut screws
into slats, leave posts here.

Recycled
Plastic Headerboard

Existing Myoporum
to be removed

CATAMARAN STREET

ABUTTING LOT

Parks Standard Notes

1. Completed landscape and irrigation systems must be inspected and approved by the Landscape Architecture professional.
2. Upon completion of the landscaping and approval by the Landscape Architect, City of Oxnard Parks Division must be contacted for an inspection base on the approved plans. Only after completed landscape and irrigation systems are inspected and approved, can a Certificate of Occupancy be issued by the city.
3. Changes to the landscape or irrigation shall be approved by the department of Parks and Recreation prior to planting. (48 hours notice required).
4. All street and pathway trees shall be approved by the city's Parks and Recreation Department prior to planting. (60) (865-7950) (48 hours notice required).
5. All construction to conform to appropriate sections of The Standard Specifications of Public Works Construction, Latest Edition, on Public Property (Medians and Pathways only).

Irrigation Concept

The irrigation system shall include pop-up sprayheads with matched precipitation nozzles. Valves shall be inline brass. System shall be protected against backflow into the public water system with approved reduced pressure backflow preventer. System shall be controlled by an automatic controller with rain shutoff.



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

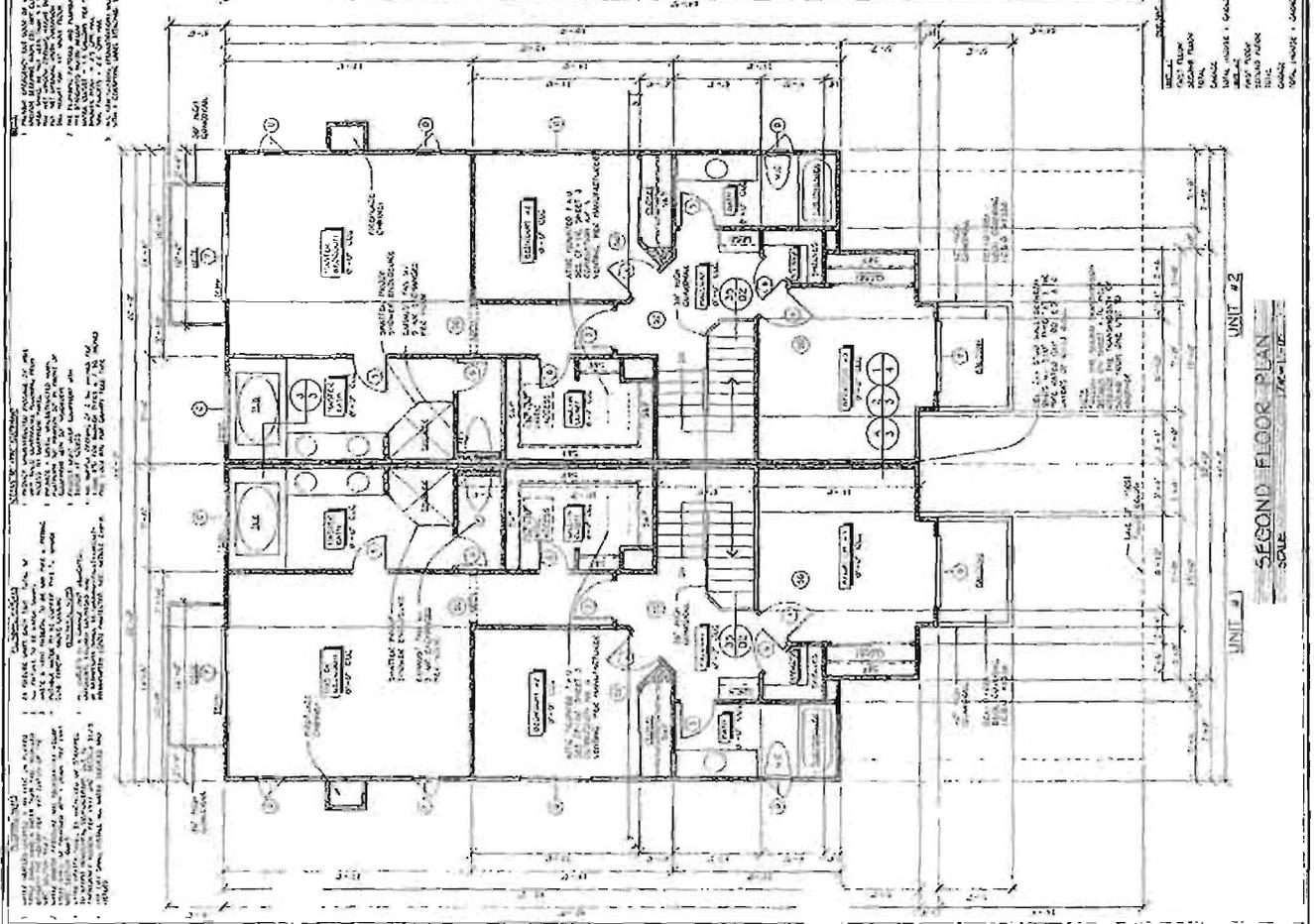
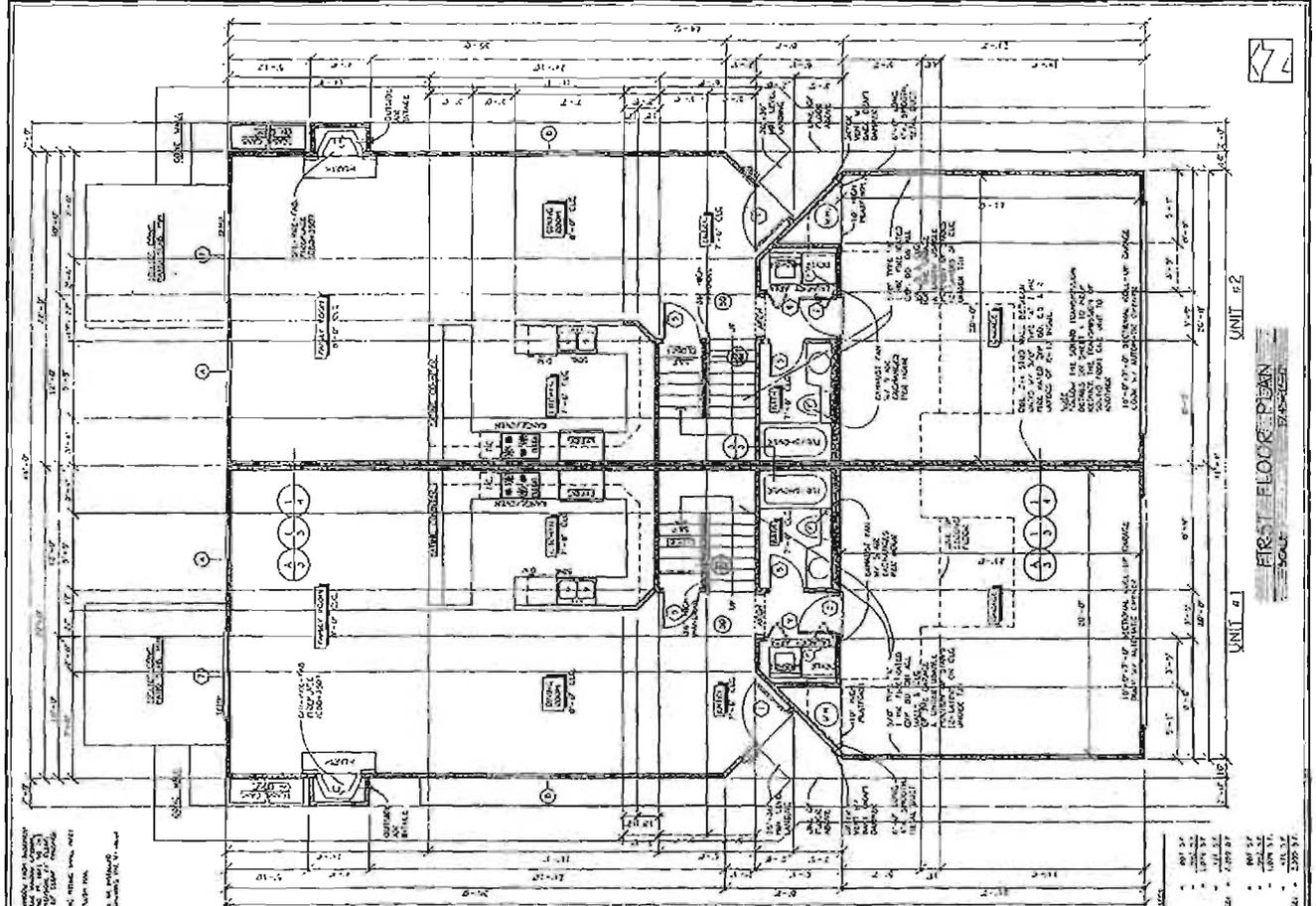
DATE: _____
BY: _____
REVISION: _____

Phillip S. Miller and Associates
Landscape Architects #15559
10177 Phillips Lane, Oxnard, CA 93045

Preliminary Landscape Plan

Residential Duplex
5021 CATAMARAN ST. OXNARD, CA
Wendy & Terry Tarr 4611 Falkus Bay, Oxnard, CA 93045

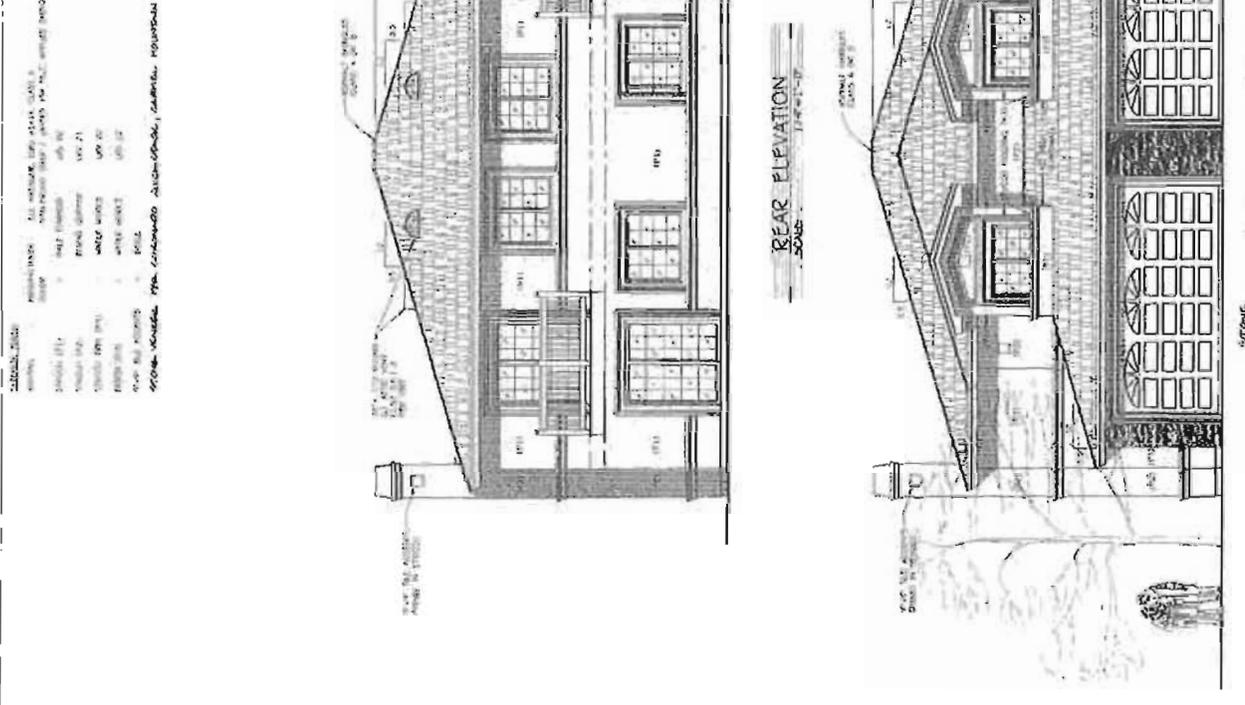
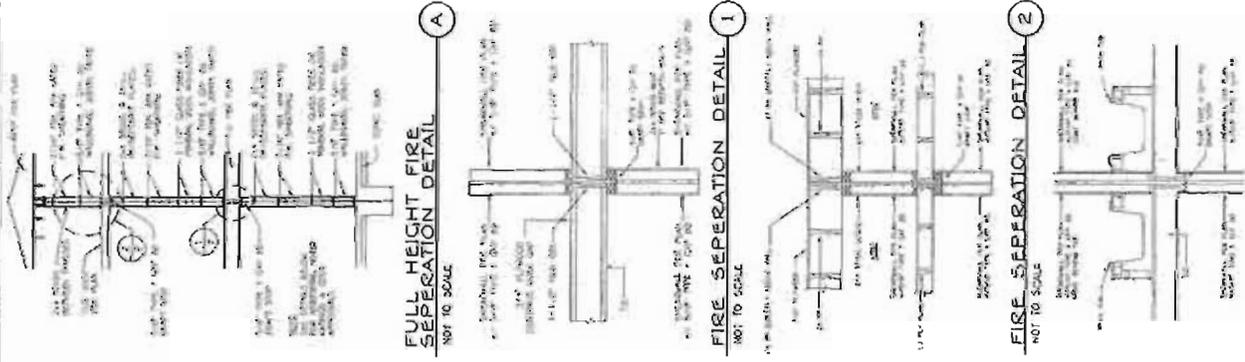
sheet: _____ of _____
Lot 97
DATE: 02/19/07
SCALE: 1" = 8 ft
PROJECT NUMBER: _____
BY: _____
DATE: _____



1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
 3. ALL DOORS ARE 3'0" WIDE UNLESS OTHERWISE NOTED.
 4. ALL WINDOWS ARE 6'0" WIDE UNLESS OTHERWISE NOTED.
 5. ALL CEILING HEIGHTS ARE 8'0" UNLESS OTHERWISE NOTED.
 6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE OWNER.
 7. ALL WALL FINISHES ARE TO BE DETERMINED BY THE OWNER.
 8. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE OWNER.
 9. ALL LIGHT FIXTURES ARE TO BE DETERMINED BY THE OWNER.
 10. ALL MECHANICAL EQUIPMENT IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 11. ALL ELECTRICAL WIRING IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 12. ALL PLUMBING IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 13. ALL PAINT IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 14. ALL FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 15. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 16. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 17. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 18. ALL WORK IS TO BE COMPLETED WITHIN THE BUDGETED COST.
 19. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.
 20. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
FOUNDATION	1	1000.00	1000.00
FLOORING	1	1500.00	1500.00
WALLS	1	2000.00	2000.00
CEILING	1	1000.00	1000.00
MECHANICAL	1	1200.00	1200.00
ELECTRICAL	1	800.00	800.00
PAINT	1	600.00	600.00
FINISHES	1	400.00	400.00
MATERIALS	1	200.00	200.00
LABOR	1	1000.00	1000.00
PERMITS	1	500.00	500.00
INSURANCE	1	300.00	300.00
TOTAL			10000.00

NO.	DESCRIPTION	DATE	BY	CHECKED
1	FOUNDATION	10/15/10	J. TERRY	J. TERRY
2	FLOOR	10/15/10	J. TERRY	J. TERRY
3	CEILING	10/15/10	J. TERRY	J. TERRY
4	WALL	10/15/10	J. TERRY	J. TERRY
5	ROOF	10/15/10	J. TERRY	J. TERRY
6	MECHANICAL	10/15/10	J. TERRY	J. TERRY
7	ELECTRICAL	10/15/10	J. TERRY	J. TERRY
8	PLUMBING	10/15/10	J. TERRY	J. TERRY
9	PAINT	10/15/10	J. TERRY	J. TERRY
10	FINISH	10/15/10	J. TERRY	J. TERRY



NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2009 INTERNATIONAL BUILDING CODE (IBC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MECHANICAL CODE (IMC) AND THE 2009 INTERNATIONAL ELECTRICAL CODE (IEC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2009 INTERNATIONAL FIRE CODE (IFC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL SCHEDULING CODE (ISC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL SAFETY CODE (ISC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL HEALTH CARE CODE (IHCC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL MARINE CODE (IMC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL AIRPORT CODE (IAC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RAILROAD CODE (IRC).

Central

PLANNING & DESIGN SERVICES

1417 FORTWORTH AVENUE, SUITE 200, FORTWORTH, TEXAS 76104

(817) 635-1111 (FAX) 635-1112

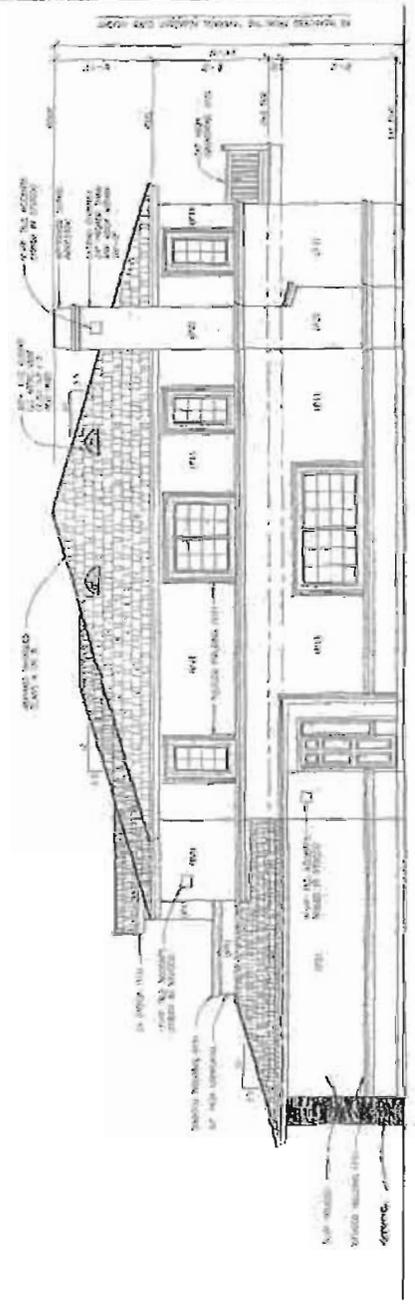
RESIDENTIAL DUPLEX

TERRY & WENDI TARR

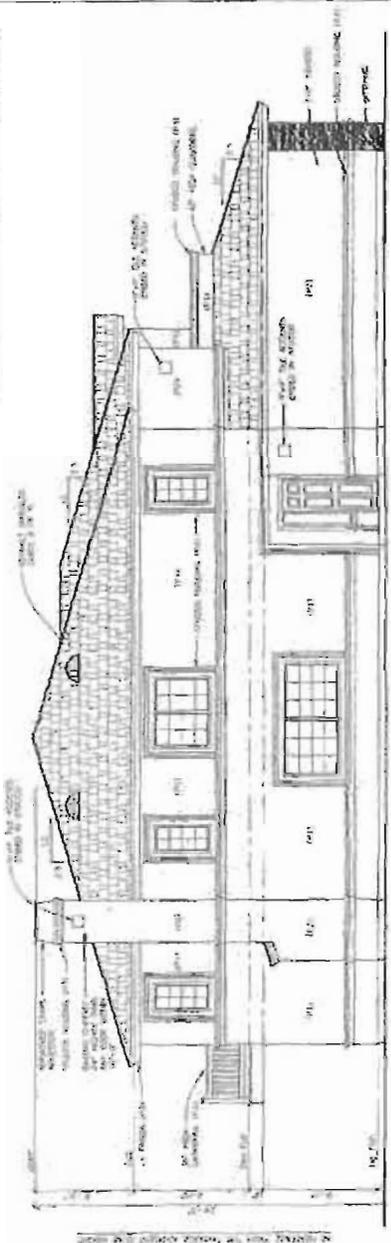
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(817) 635-1111 (FAX) 635-1112

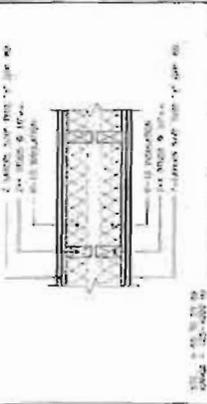
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SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

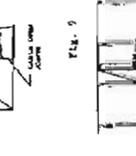
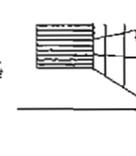
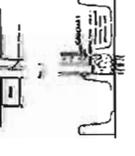
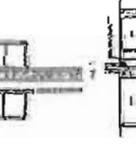
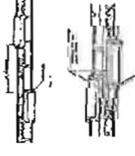
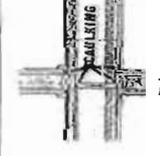
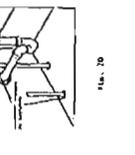
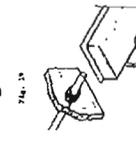
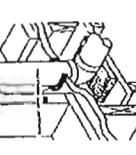
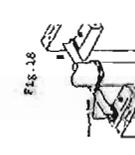
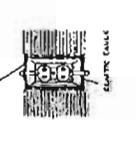
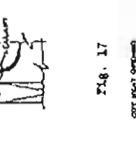
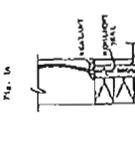
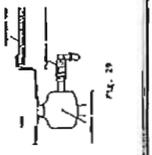
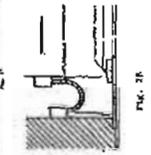
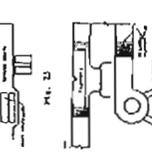
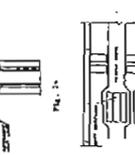
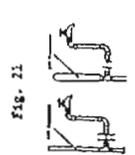
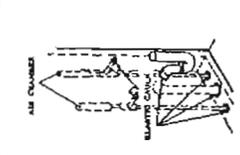
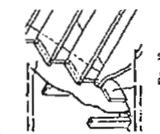


1 HR./SOUND WALL
NOT TO SCALE



FOR DETAILS OF THIS WALL, REFER TO THE ARCHITECT'S SPECIFICATIONS. THE WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES:

1. WALL SHALL BE 12" THICK.
2. WALL SHALL BE 1/2" MIN. INSULATION.
3. WALL SHALL BE 1/2" MIN. CONCRETE.
4. WALL SHALL BE 1/2" MIN. GYPSUM BOARD.
5. WALL SHALL BE 1/2" MIN. GYPSUM BOARD.



TERRY & WENDY TARR
PLANNING & DESIGN SERVICES
4377 MIDWAY BLVD., SUITE 100, SAN DIEGO, CA 92121
(619) 594-1122

RESIDENTIAL DUPLEX
8777 CAYMAN STREET, DUBLIN, CA
7/27/11

DATE: 7/27/11
DRAWN BY: [Name]
CHECKED BY: [Name]

RESIDENTIAL DUPLEX

LOT 97 CATAMARAN STREET, OXNARD, CA

5021

FOR:

TERRY & WENDI TARR

4511 FALKIRK BAY, OXNARD, CA 93035 (805) 560-3529

Capital
DESIGNS

PLANNING & DESIGN SERVICES

4377 SPRINGFIELD STREET, SIMI VALLEY, CALIFORNIA 93063

(818) 882-4112

(805) 527-1682



ATTACHMENT D

Notice of Exemption



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 AND ZONING PERMIT NO. 07-400-01 requests approval of a Coastal Development Permit to construct a two story residential duplex, consisting of two, 2,355 square foot side by side dwelling units. Each dwelling unit consists of 1,879 square feet of livable area with three bedrooms on the second floor and an attached 476 square foot, two-car garage. The project site is zoned Coastal Low-Density Multiple Family (R-2-C) and is located at 5021 Catamaran Street (APN 196-0-022-035), within the Oxnard Dunes Neighborhood. The project is categorically exempt under Section 15332 (Class 32) of CEQA. Filed by Terry Tarr, 4611 Falkirk Bay, Oxnard, CA 93035.

Finding:

The Planning and Environmental Services 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, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section 15061(b)(3)]

Supporting Reasons:

The Planning and Environmental Services Division has determined that the proposed project is exempt from environmental review pursuant to Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines, which categorically exempt "in-fill development projects where the project is consistent with the applicable general plan designation policies as well as with applicable zoning designation and regulations; and the proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban areas; and the project site has no value, as habitat for endangered, rare or threatened species; and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services." Based on the above exemption and in accordance with CEQA, the Planning and Environmental Services Manager has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a notice of exemption may be filed.

June 14, 2007

(Date)

Susan L. Martin, AICP
Planning Manager