



Planning and Environmental Services

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Juan Martinez, Associate Planner

DATE: November 1, 2007

SUBJECT: **City Council Referral for Reconsideration of the Development Project and Appeal of Planning and Zoning Permit No. 06-500-17 (Special Use Permit), 2330 Saviers Road. Filed by S & R Auto Service Center, Inc.**

1. Recommendation:

That the Planning Commission adopt a resolution approving Planning and Zoning Permit No. 06-500-17 (Special Use Permit) for property located at 2330 Saviers Road (APN 204-0-134-240), subject to certain findings and conditions.

2. Project Description and Applicant:

The applicant proposes to construct a new single story 7,218 square foot commercial building with related necessary improvements. The site is zoned C2-PD and is located at 2330 Saviers Road, within the Cal Gisler Neighborhood. Filed by S & R Auto Service Center, Inc., 2330 Saviers Rd., Oxnard, CA 93033.

3. Project Background and Discussion:

On September 6, 2007, the Planning Commission considered and decided to deny the entitlement referenced above. While the Planning Commission had favorable comments relating to the site's layout, the deliberations focused on the project's architecture. The Planning Commission expressed concerns that the commercial development was on a prominent corner and that the proposed elevations did not adequately integrate with its location and surrounding commercial properties. The Planning Commission expressed that the project's architectural design lacked interest and contemporary appearance compared to similar developments they had recently approved, and voted to deny the project. Since that action, the applicant filed an appeal and revised the proposed elevations to incorporate enhanced features that improve the architectural appearance of the building.

On October 23, 2007, the City Council decided to not consider the appeal, since the project had been changed and referred the revised project back to the Planning Commission for

reconsideration. The building now incorporates a tower-like corner and end feature with an arched roof, larger cornices, and a decorative slump stone lower band at the base of the building. The fabric awnings were replaced by metal awnings over all storefront windows. Staff and a consulting architect have reviewed the revised elevations filed with the appeal and have found the changes to be responsive and an improvement to the elevations that were previously considered inadequate by the Planning Commission. Therefore, staff supports the revised project elevations and recommends that the Planning Commission approve the development application as revised.

4. Attachments:

- A. Planning Commission Staff Report (September 6, 2007) w/out Attachments
- B. Maps (Vicinity, Zoning, General Plan Map)
- C. Development Project Plans (Sheet A4.0-Revised Elevation Rendering)
- D. Resolution PZ 06-500-17 (SUP)

Prepared by: jm
JM

Approved by: SM
SM

ATTACHMENT A

*PLANNING COMMISSION STAFF REPORT
(SEPTEMBER 6, 2007)
W/OUT ATTACHMENTS*



Planning and Environmental Services

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission
FROM: Juan Martinez, Associate Planner
DATE: September 6, 2007
SUBJECT: Planning and Zoning Permit No. 06-500-17 (Special Use Permit), 2330 Saviers Road. Filed by S & R Auto Service Center, Inc.

1. Recommendation:

That the Planning Commission adopt a resolution approving Planning and Zoning Permit No. 06-500-17 (Special Use Permit) for property located at 2330 Saviers Road (APN 204-0-134-240), subject to certain findings and conditions.

2. Project Description and Applicant:

The applicant proposes to demolish an existing fuel service station and related infrastructure and construct a new single story 7,218 square foot commercial building with related necessary improvements. The site is zoned C2-PD and is located at 2330 Saviers Road, within the Cal Gisler Neighborhood. Filed by S & R Auto Service Center, Inc., 2330 Saviers Rd., Oxnard, CA 93033.

3. Existing and Surrounding Land Uses:

The 0.55 acre site is located within the Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment project area. The developed site contains existing infrastructure improvements for fuel and service station. Recently, the fuel station operator vacated the site and the site currently lies unoccupied and the existing building, canopy and underground fuel tanks are expected to be demolished and removed from the site. The table following lists the surrounding land uses.

SURROUNDING LAND USES			
DIRECTION	ZONING	GENERAL PLAN	EXISTING LAND USE
PROJECT SITE	C2-PD	Commercial Neighborhood	Fuel Station with Services Bays
North	R-4	Commercial Neighborhood	Residential- Single Family House
East	R-2	Residential Medium	Residential- Single Family Houses
South	C2-PD	Commercial Neighborhood	General Commercial Center
West	R-2	School	Private High School

4. General Plan Policies and Land Use Designation Conformance:

The commercial land use designation of the City's 2020 General Plan is consistent with the parcel's zoning designation of General Commercial. The commercial designation is intended to provide for general commercial uses and the proposed commercial building has been determined to be in conformance with the General Plan and zoning requirements of the C2 zone.

5. Environmental Determination:

The Planning and Environmental Services Division has determined that the proposed project is exempt from environmental review pursuant to Section 15303 and 15332 of the California Environmental Quality Act (CEQA) Guidelines, which categorically exempts new construction of commercial buildings in urbanized areas not exceeding 10,000 square feet; and 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 five 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 (See Attachment D).

6. Analysis:

a. General Discussion:

In accordance with Section 16-271(A) of the City Code, a special use permit is required for the approval of any new development... in any P-D zone. The 7,218 square foot commercial/retail building is proposed as single tenant commercial/retail user. On site improvements consist of paved parking and a single L-shaped drive aisle, landscaping, trash enclosure, and various other site improvements necessary to meet the City's development and performance standards to serve the future operation and service needs occurring within the project development.

b. Zoning Compliance:

As proposed, the project is consistent with the policies and the required development standards described in the General Commercial zone and the 2020 General Plan. The table following identifies and compares the proposed development project with the required development standards.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Min. lot area	None	.55 acres/ 23,933 sf	YES
Min. lot width	None	143'-91" feet	YES
Min. lot depth	None	- 166'-96" feet before dedication - 156'-96" after dedication	YES

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Max. building height	2 stories or 35 feet (higher w/ SUP)	1 story, 26'-6" to parapet height	YES
Front yard setback	10 feet	- 20'0" feet before dedication - 10'0" after dedication	YES
Side yard setback	5 Feet; None, abutting another lot zoned general commercial	5'-0"/17'-7" street side yard	YES
Rear yard setback	None. If commercial structure is 16 feet or less (10 feet req. if alley exist). 15 feet for structure over 16 feet high.	85'-9" feet	YES
Max. lot coverage	30% of total area	30% based on gross lot areas	YES
Site landscaping	Landscape plan required. Entire front yard setback area. 5% min. If abuts or is across alley from residential zone, min. 10 feet wide required.	5,263sf (23 percent) 1,462 sf provided in dedicated areas	YES
Utilities/trash	In accordance with City Code.	1 double wide trash enclosure	YES
Parking lot landscaping	Landscape fingers required every 10 spaces.	Planters provided	YES
Rooftop equipment	May not protrude above height of parapet.	Parapets provided	YES
Lighting	Comply with City Code.	Light Standards Provided Photometric will be provided at time of plan check review	YES
Bicycle Rack	Comply with City Code	In accordance with City Standard	YES
Parking Lot Striping	City Standard	In accordance with City Standard	YES
Loading Zone	12'X40 Cross Hatched 'No Parking'	12'X40' stall provide along the alley	YES
Curb Cut	Comply with City Code	Will remove four non-conforming curb cuts and replace with a single curb cut meeting the City Standard.	YES

c. **Site Design Analysis:**

The project site is situated at the northeast corner Saviers Road and Laurel Street. The building faces Saviers Road with parking provided the rear of the building. The project involves a dedication of ten feet along Saviers Road, however off-site improvements and the relocation of the curb, gutter and sidewalk are not required at this time and the area will simply be landscaped and maintained by the developer until the City determines the need to widen and install the existing roadway conditions of Saviers Road. The Traffic Engineer has determined that the widening of the existing roadway conditions is not necessary at this time, but the dedication will be in place to allow the City to widen the roadway conditions in the future when deemed necessary.

d. Circulation and Parking Analysis:

The primary vehicular access to the site will be from a proposed two-way driveway apron along Laurel Street and an abutting alleyway to the east. The site will be served by an L-shaped drive aisle with perpendicular parking on both sides. Off-street parking for the proposed development requires 24 parking spaces. The project includes the code-required stalls (24), one motorcycle stall, a loading zone (12'X40'), and a bicycle rack. is provided at a rate of 1 parking space for every 300 square feet of gross floor area.

e. Building Design Analysis:

The building is 22'-6" in height. The single story structure incorporates contemporary design elements that include foam cornice molding, plastering with earth tone colors, awnings, and variations in depth and height to add character and break up the building massing. Awnings are incorporated into some of the recessed areas to further add definition and complement the storefront placements. Awnings are not proposed or intended to have signage. Since the building is visible from all sides, the architecture pays equal attention to all four elevations by caring and treating all sides with the various design elements and features.

e. Sign Analysis:

Review and approval of all signs shall be in accordance with the City Code and shall require the review and approval of a sign program at the time of plan check review.

f. Landscaping Code Compliance:

The Parks Division has reviewed the proposed landscape plans relating to the development project and has found the project to be in compliance with the landscape standards. The development provides and improves existing substandard non-conforming landscape conditions. Currently, the site is comprised with well over 95 percent hardscape and only minimal landscaping exists near the southwest corner. The project proposes 6,666 square feet (27.9 percent) of new landscaping which is comprised of perimeter landscaping, parking lot landscaping, and landscaping within proposed dedication. Both, Saviers Road and Laurel Street lot frontages integrate landscape depth averages of approximately 20 feet (approximate). Landscape material and requirements will be installed in accordance with the City Code. Project conditions have been recommended to address and preserve the intent of the landscape design in accordance with the City Code.

7. Community Input:

On Monday, June 18, 2007, the applicant and staff from the Planning Division attended a community workshop held in the City of Oxnard Community Room. The meeting was advertised in the Ventura County Star and the applicant mailed notices to all property owners within the Cal-Gisler Neighborhood and the Kamala Park Neighborhood. In addition, the applicant posted an informational 4'X4' sign on the project site. A neighborhood council member attended the community workshop regarding the proposed development. Concerns raised at the meeting pertained to existing overflow parking conditions from two nearby shopping centers that affect neighborhood street parking. The concerns included comments relating to the project's location and pedestrian safety needs while crossing the street from the nearby shopping centers or the high school located on the westerly side of Saviers Road.

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. Development Advisory Committee (DAC) Recommendation:

The Development Advisory Committee (DAC) reviewed and considered this project on June 6, 2007 and determined that the project met or exceeded the City's design and development standards subject to the draft conditions contained and incorporated into the attached draft resolution.

9. Attachments:

- A. Maps (Vicinity, Zoning, General Plan)
- B. Development Project Plans (Reduced)
- C. Resolution PZ 06-500-17 (SUP)
- D. Notice of Exemption

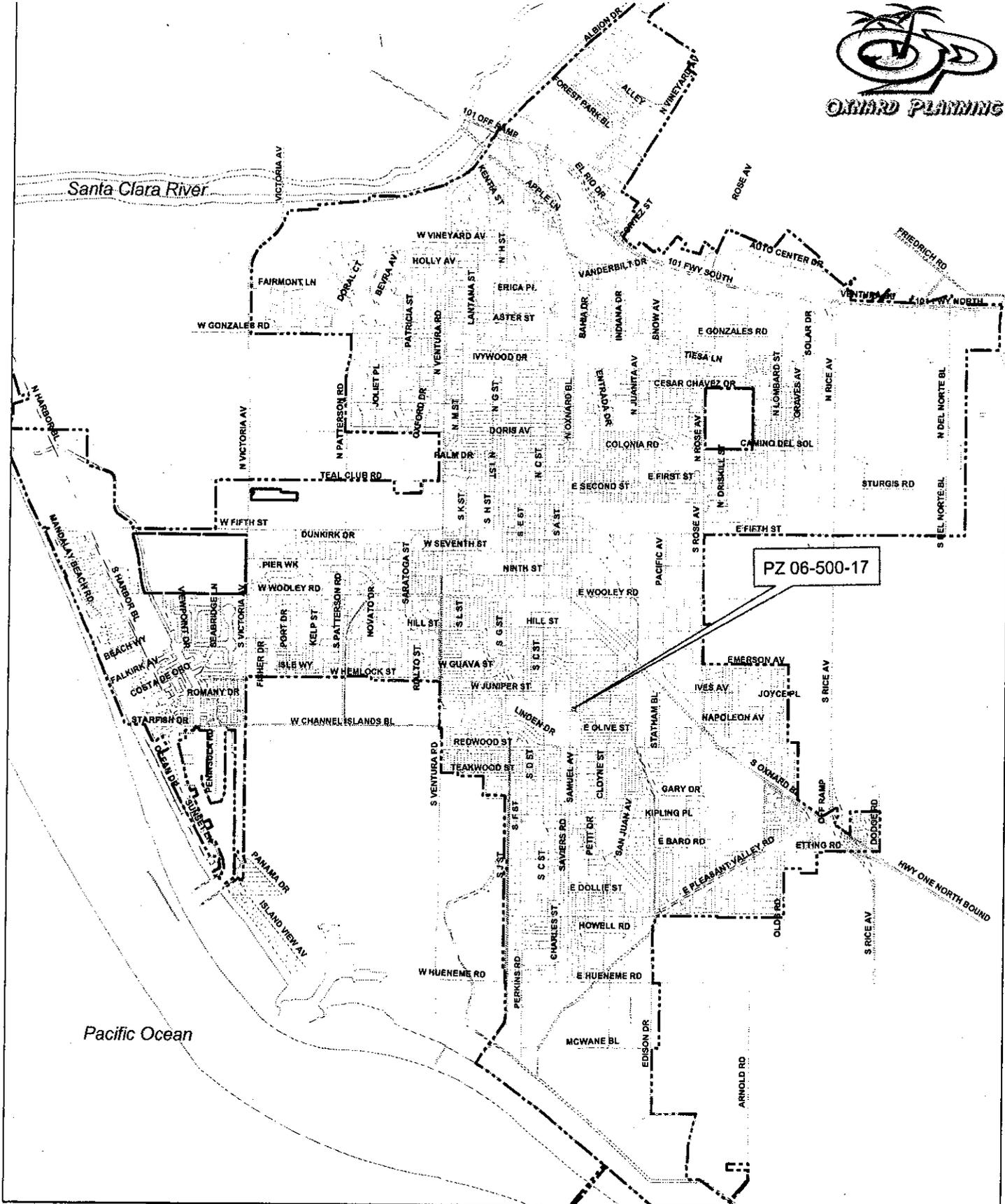
Prepared by: 
JM

Approved by: 
SM

ATTACHMENT B

MAPS

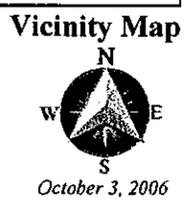
(VICINITY, ZONING, GENERAL PLAN MAP)

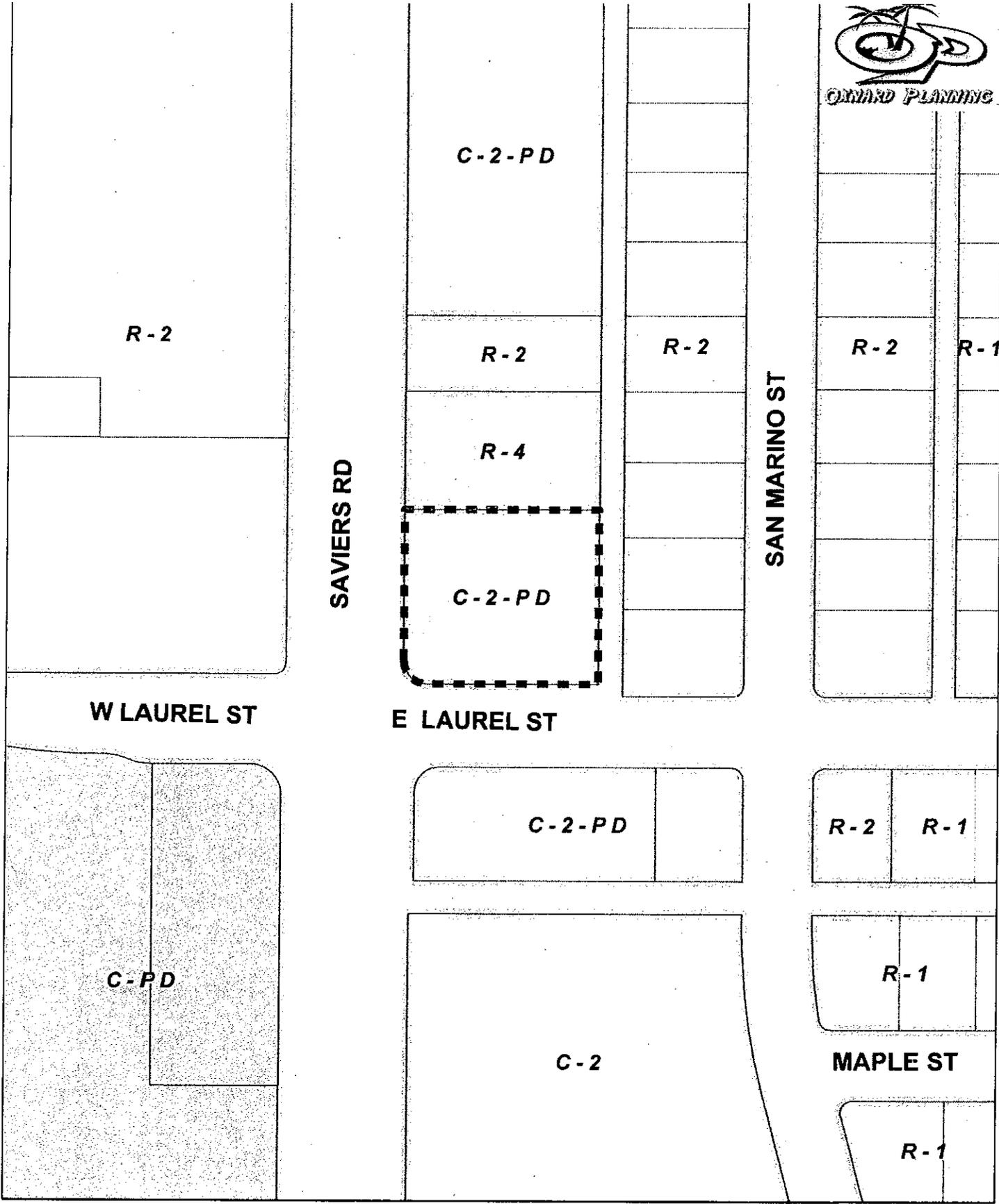


PZ 06-500-17

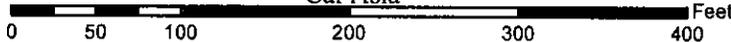


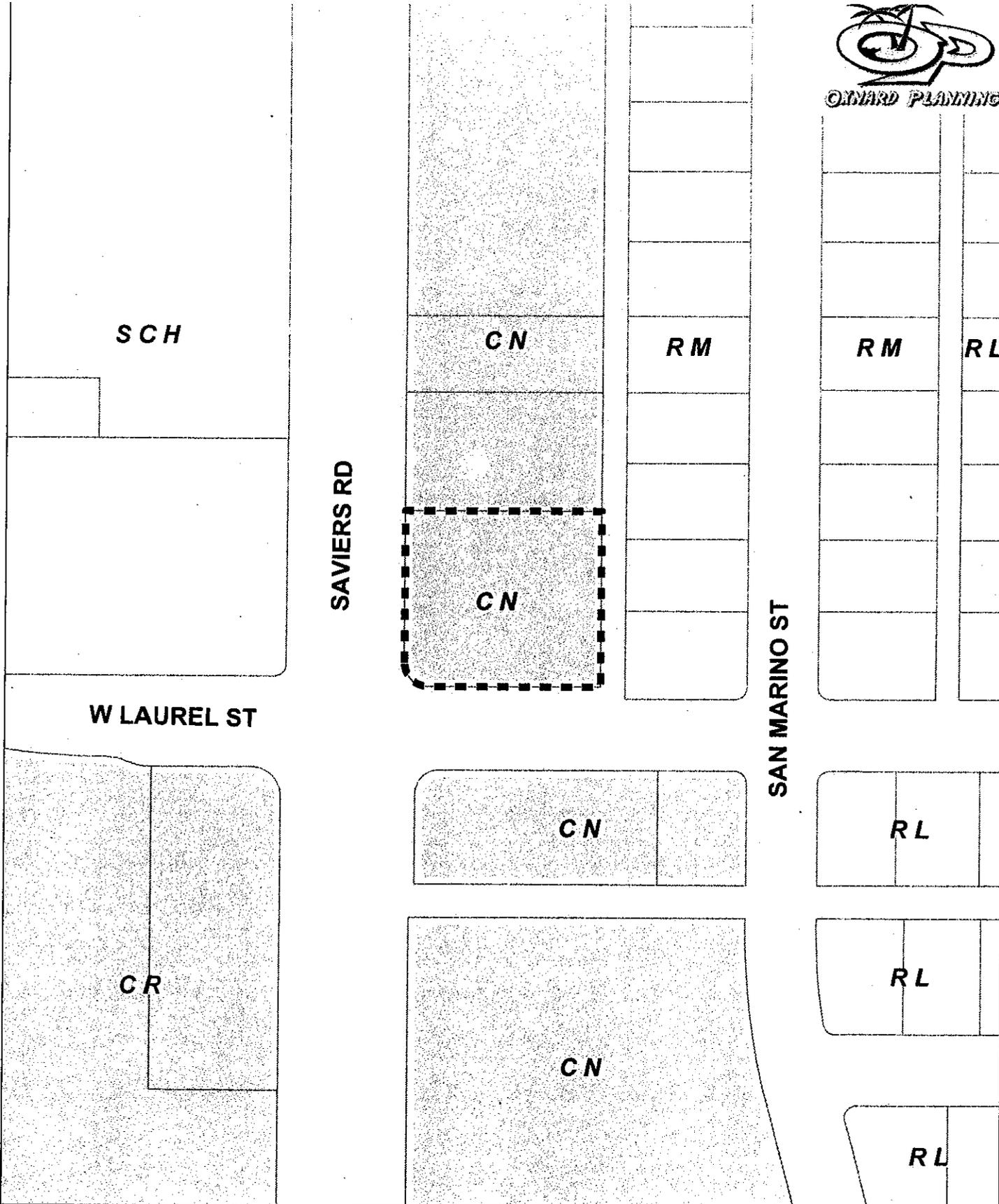
PZ 06-500-17
Location: 2330 Saviers Rd
APN: 2040134240
Cal Asia





PZ 06-500-17
 Location: 2330 Saviers Rd
 APN: 2040134240
 Cal Asia





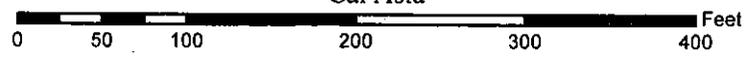
PZ 06-500-17

2020 General Plan Map

Location: 2330 Saviers Rd

APN: 2040134246

Cal Asia



October 3, 2006

ATTACHMENT C

*DEVELOPMENT PROJECT PLANS
(SHEET A4.0-REVISED ELEVATION RENDERING)*

WITH OPERATIONS OF THIS SERVICE...
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

PRELIMINARY - Not for Construction

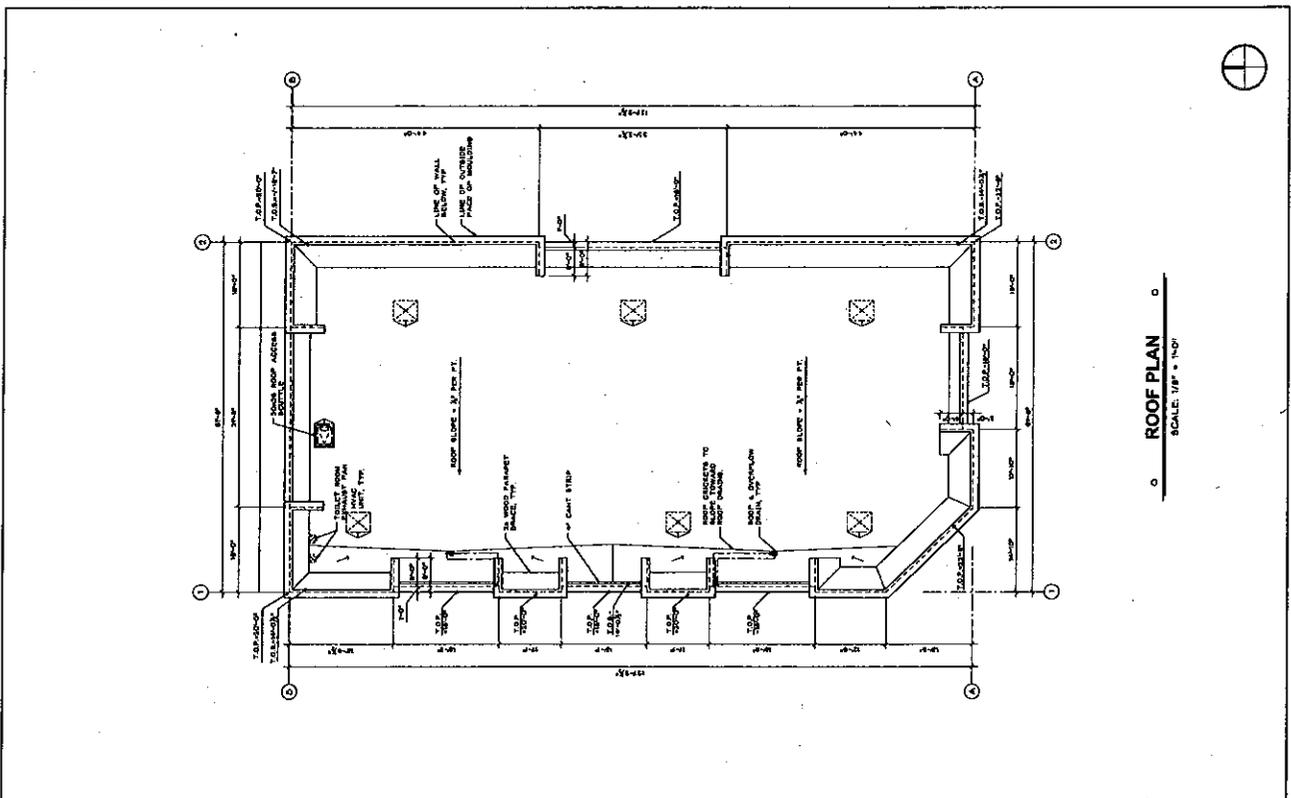


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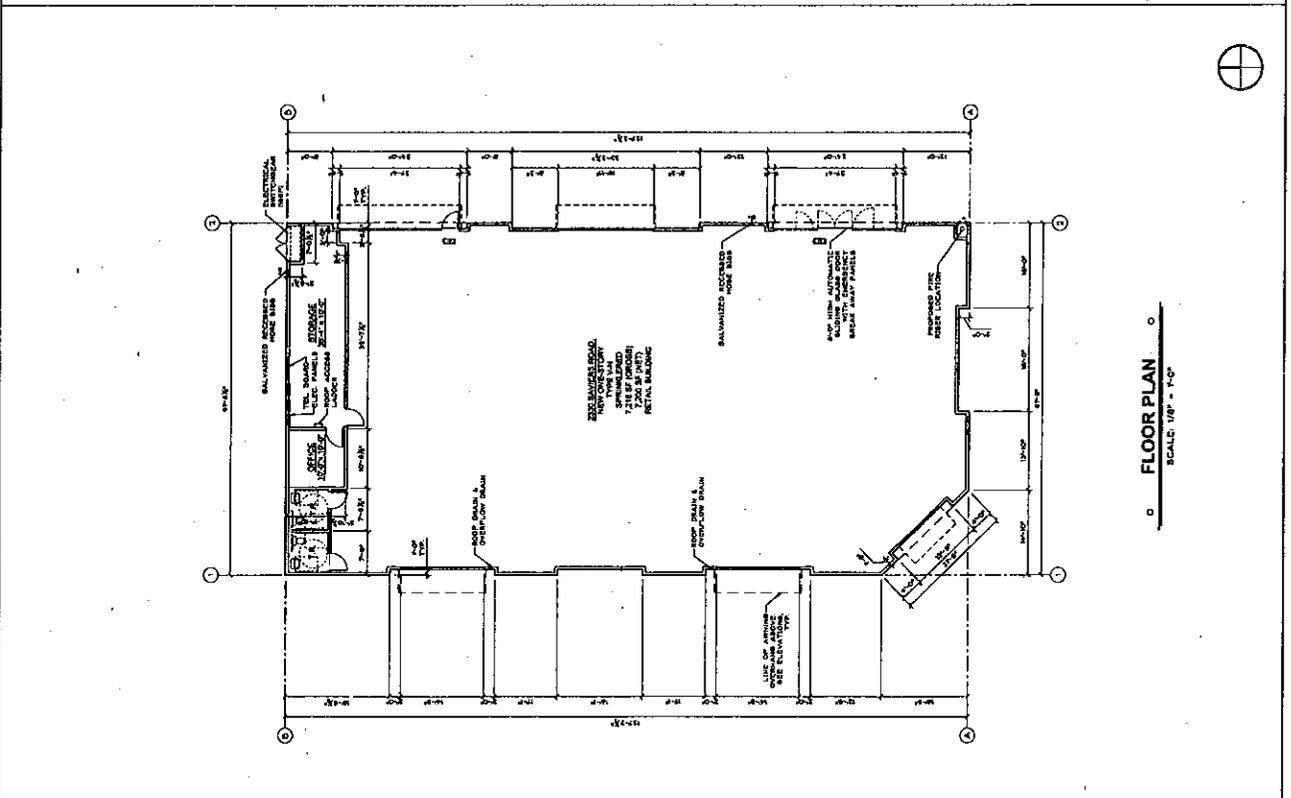
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Saviers & Laurel
 2100 SHERMAN ROAD
 OAKLAND, CA 94612

SHEET TITLE	
Floor Plan & Roof Plan	
SCALE	1/8" = 1'-0"
DATE	02/23/00
DESIGNER	T. W. LAYMAN ASSOCIATES
CHECKED	T. W. LAYMAN ASSOCIATES
DATE	02/23/00
PROJECT NO.	000000
A 2.0	



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



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

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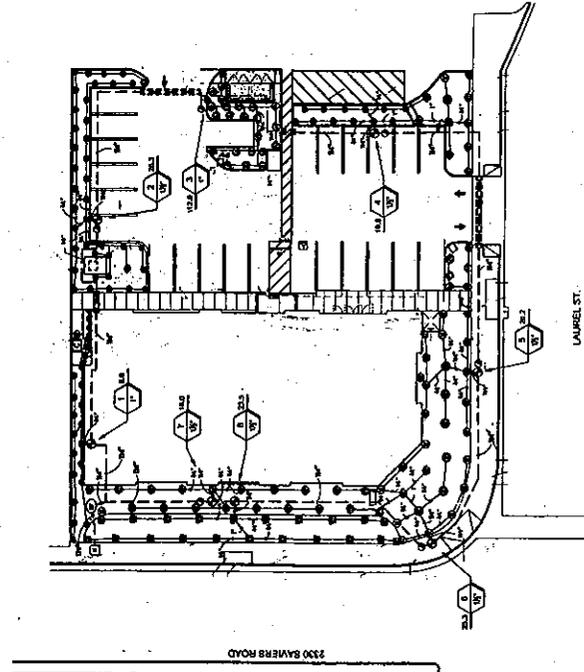
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 Fort Worth, Texas 76104
 (817) 335-1111

IRIGATION PLAN

IRRIGATION SCHEDULE

ZONE	VALVE	SPRINKLER	SPACING	SPACING	SPACING	SPACING
ZONES	1	100 25 1.2 14"	17	100 25 1.2 14"	17	100 25 1.2 14"
	2	100 25 1.2 14"	18	100 25 1.2 14"	18	100 25 1.2 14"
	3	100 25 1.2 14"	19	100 25 1.2 14"	19	100 25 1.2 14"
	4	100 25 1.2 14"	20	100 25 1.2 14"	20	100 25 1.2 14"
	5	100 25 1.2 14"	21	100 25 1.2 14"	21	100 25 1.2 14"
	6	100 25 1.2 14"	22	100 25 1.2 14"	22	100 25 1.2 14"
	7	100 25 1.2 14"	23	100 25 1.2 14"	23	100 25 1.2 14"
	8	100 25 1.2 14"	24	100 25 1.2 14"	24	100 25 1.2 14"
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	15	100 25 1.2 14"	31	100 25 1.2 14"	31	100 25 1.2 14"
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	17	100 25 1.2 14"	33	100 25 1.2 14"	33	100 25 1.2 14"



GENERAL NOTES:
 1. ALL VALVES SHALL BE 1 1/2" NPT.
 2. ALL VALVES SHALL BE 150 LB. PRESSURE RATED.
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 33. ALL VALVES SHALL BE 150 LB. PRESSURE RATED.



DATE	NO.	DESCRIPTION
10/15/11	001	ISSUED FOR PERMIT
10/15/11	002	ISSUED FOR PERMIT
10/15/11	003	ISSUED FOR PERMIT
10/15/11	004	ISSUED FOR PERMIT
10/15/11	005	ISSUED FOR PERMIT
10/15/11	006	ISSUED FOR PERMIT
10/15/11	007	ISSUED FOR PERMIT
10/15/11	008	ISSUED FOR PERMIT
10/15/11	009	ISSUED FOR PERMIT
10/15/11	010	ISSUED FOR PERMIT

Sheet No. **L-1** of **5**

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NO.	REVISIONS	DATE

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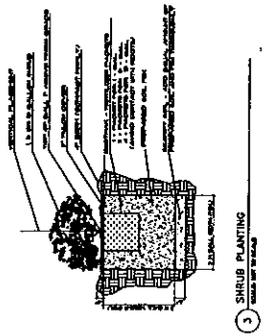
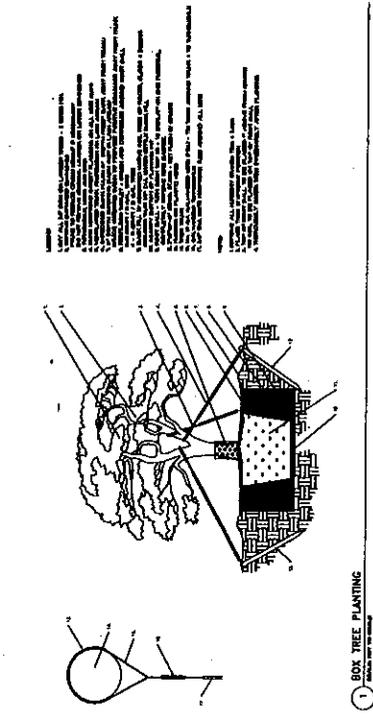
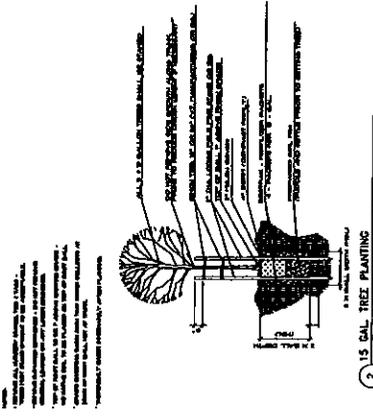
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EGIA
 ENGINEERING & GEOTECHNICAL INCORPORATED
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Drawing Details	
DATE	NO. OF SHEETS
REV. DATE	PROJECT NO.
SCALE	SHEET
CHECKED	DATE
DATE	BY

L-4
 of 5



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Project Name: _____
Scale: _____
Date: _____
Sheet: _____ of 5

IRRIGATION SPECIFICATIONS

1.0 GENERAL REQUIREMENTS

1.01 Summary
A. Irrigation System
1. Automatic
2. Drip
3. Sprinkler

1.02 Related Sections
A. Electrical
B. Landscape Planting

1.03 Installation
A. Irrigation System
1. Install in accordance with manufacturer's instructions.
2. Provide adequate drainage for all components.
3. Protect all components from damage during installation and operation.

1.04 Maintenance
A. Irrigation System
1. Provide instructions for operation and maintenance to the owner.
2. Provide spare parts for all components.

1.05 Materials
A. Irrigation System
1. All components shall be made of high quality, UV resistant plastic.
2. All components shall be compatible with the water to be used.
3. All components shall be suitable for the climate and soil conditions.

1.06 Performance
A. Irrigation System
1. The system shall provide adequate water to all plants.
2. The system shall be easy to operate and maintain.
3. The system shall be durable and long lasting.

1.07 Testing
A. Irrigation System
1. Test the system before final acceptance.
2. Test the system after installation.
3. Test the system after any repairs.

1.08 Protection
A. Irrigation System
1. Protect all components from damage during construction.
2. Protect all components from damage during operation.

1.09 Interference
A. Irrigation System
1. Coordinate the installation of the irrigation system with other trades.
2. Coordinate the installation of the irrigation system with the landscape architect.

1.10 Closeout
A. Irrigation System
1. Provide a final inspection report.
2. Provide a final maintenance manual.

PLANTING SPECIFICATIONS

1.0 GENERAL REQUIREMENTS

1.01 Summary
A. Planting System
1. Planting in accordance with landscape architect's schedule.
2. Planting in accordance with landscape architect's specifications.

1.02 Related Sections
A. Irrigation System
B. Landscape Architecture

1.03 Installation
A. Planting System
1. Install in accordance with landscape architect's instructions.
2. Provide adequate drainage for all components.
3. Protect all components from damage during installation and operation.

1.04 Maintenance
A. Planting System
1. Provide instructions for operation and maintenance to the owner.
2. Provide spare parts for all components.

1.05 Materials
A. Planting System
1. All plants shall be of high quality and suitable for the climate and soil conditions.
2. All plants shall be of the species and variety specified in the landscape architect's schedule.

1.06 Performance
A. Planting System
1. The plants shall be healthy and well established.
2. The plants shall be easy to maintain.
3. The plants shall be durable and long lasting.

1.07 Testing
A. Planting System
1. Test the plants before final acceptance.
2. Test the plants after installation.
3. Test the plants after any repairs.

1.08 Protection
A. Planting System
1. Protect all plants from damage during construction.
2. Protect all plants from damage during operation.

1.09 Interference
A. Planting System
1. Coordinate the installation of the planting system with other trades.
2. Coordinate the installation of the planting system with the landscape architect.

1.10 Closeout
A. Planting System
1. Provide a final inspection report.
2. Provide a final maintenance manual.



ATTACHMENT D

*RESOLUTION
PZ 06-500-17 (SUP)*

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-500-17 (SPECIAL USE PERMIT) TO CONSTRUCT A 7,218 SQUARE FOOT RETAIL/COMMERCIAL BUILDING ON A 23,933 SQUARE FOOT (0.55 ACRE) DEVELOPED SITE LOCATED AT 2330 SAVIERS ROAD WITHIN THE CAL-GISLER NEIGHBORHOOD. FILED BY S & R AUTO SERVICE CENTER, INC., 2330 SAVIERS RD., OXNARD, CA 93033.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 06-500-17, a Special Use Permit to allow the construction of a 7,218 square foot retail/commercial building and related development improvements, filed by S and R Auto Service Center; and

WHEREAS, in accordance with the Environmental Quality Act, the Planning and Environmental Services Division has determined that the proposed project is exempt from environmental review. Section 15303 and 15332 of the California Environmental Quality Act (CEQA) Guidelines, categorically exempts new construction of commercial buildings in urbanized areas not exceeding 10,000 square feet; "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 five 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; and

WHEREAS, subsection (c) of section 753.5 of Title 14 of the California Code of Regulations exempts from the filing fee called for by subdivision 711.4(c) of the Fish and Game Code projects for which the lead agency claims a "de minimis exemption" based on certain information and declarations; and

WHEREAS, the Project meets the criteria for claiming a "de minimis exemption" and the Planning and Environmental Services Manager intends to complete a Certificate of Fee Exemption (DFG 753.5--5/91) for the Project, retain the original, and file two copies of the Certificate with the County Clerk, along with the Notice of Determination for the Project; and

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

1. That the proposed use will be in conformance with the General Plan and other adopted policies of the City of Oxnard.

2. That 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. That 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. That 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. That the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.
6. That the proposed 10-foot wide dedication along Saviers Road is in conformance with the City's 2020 General Plan, and is subject to the approval of the City Council.

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 grants Planning and Zoning Permit No. 06-500-17 (SUP), subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-454 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 dated November 1, 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. 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)
7. 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)
8. 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)
9. 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)

10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. 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)
13. 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)
14. 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

15. 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)
16. 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)
17. 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)
18. 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)
19. 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)
20. 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

21. Street trees (*Arecastrum romanzoffianum*) shall be located behind City sidewalk within landscape area and not in sidewalk cut outs (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

22. 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)
23. 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)
24. 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)
25. 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)
26. 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)
27. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
28. 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)
29. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
30. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)

31. 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*)
32. 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*)

FIRE DEPARTMENT SPECIAL CONDITIONS

33. 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.
34. 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

35. 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*)
36. 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*)
37. 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*)
38. 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*)
39. 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*)

40. 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)
41. 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)
42. 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)
43. Developer shall provide graphic site directories at principal access walkway points. (PL/B, PL-10)
44. 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)
45. 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)
46. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
47. 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)

48. 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*)
49. 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*).
50. 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*)
51. 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*)
52. 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*)
53. 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*)
54. 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*)
55. 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*)
56. Before the City issues building permits, Developer shall submit and obtain approval from the Planning 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 be in accordance with the square foot limitations of the City Code. (PL/ B, *PL-46*)
57. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

58. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, PL-48)
59. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

PLANNING DIVISION SPECIAL CONDITIONS

60. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
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 and perimeter walls. (PL)
62. 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. (MND, C-7)
63. 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. (MND, C-8)
64. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

Cultural Resources

65. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. (MND, E-1)

66. 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. (MND, E-2)

ENVIRONMENTAL RESOURCES DIVISION

67. 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.
68. 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.
69. 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.

70. 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

71. 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)
72. 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)
73. 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)
74. 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)
75. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
76. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
77. 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)
78. 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)
 79. 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)
 80. 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)
 81. 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)
 82. 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)
 83. 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)
 84. 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)
 85. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
 86. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
 87. 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)

88. "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)
89. 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)
90. 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)
91. 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)
92. 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)
93. 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)
94. 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)

95. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time City issues building permits. There shall be no interconnections between structures. (DS-42)
96. 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)
97. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
98. 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)
99. 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)
100. 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)
101. 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)
102. 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)
103. 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)
104. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
105. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

106. 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)
107. 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

108. 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)
109. 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)
110. 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)
111. 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)
112. 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)

113. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall prepare a Stormwater Pollution Control Plan ("SWPCP") on the form provided by City. The SWPCP shall be developed and implemented in accordance with requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System Permit. The SWPCP 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. The SWPCP shall be reviewed and approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the SWPCP updated to reflect current site conditions at all times and shall keep a copy of the SWPCP on the site and make it available for City or designated representative to review upon request. (DS-87)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

114. 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)
115. Developer shall reconstruct the existing disabled access ramp at the northeast corner of Laurel and Saviers to comply with current Americans with Disabilities Act and City standards. Prior to issuance of an improvement permit, Developer shall dedicate all additional right-of-way required to encompass construction of the new ramp. (DS)
116. Prior to issuance of a site improvement permit, Developer shall dedicate 10 feet of right-of-way along the Saviers Road frontage of the property for future road improvements. The right-of-way dedication area shall be landscaped and maintained by the property owner until roadway improvements are constructed. Proposed grass-swale filter shall be constructed outside of the right-of-way dedication. (DS)
117. 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)
118. 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)
119. 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)

- 120. Developer shall install a perforated underdrain below all grass filter-swales constructed with a longitudinal slope of less than 1%. Underdrain shall connect to a point of safe discharge as approved by the Development Services Manager. (DS)
- 121. Developer shall provide a minimum 18 inch level area between the back of public sidewalk and the top of a grass filter-swale. (DS)
- 122. Developer shall replace all broken, uplifted or missing sidewalk or curb/gutter along the project's street frontages. Required repairs shall be shown on the grading/site improvement plan. (DS)
- 123. Developer shall install traffic signal interconnect along the project frontage and modify the existing cabinet foundation as necessary to accommodate the conduit. (TR)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 1st day of November 2007, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Dr. Sonny Okada, Chairman

ATTEST: _____
Susan L. Martin, Secretary