



Meeting Date: July 10, 2007

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Res. No(s).	<input type="checkbox"/> Report
<input type="checkbox"/> Ord. No(s).	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other Study Session

Prepared By: Christopher Williamson, AICP Senior/Planner *CW* Agenda Item No. R-1  
 Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *SW* Other (Specify) *N/A*

**DATE:** June 28, 2007

**TO:** City Council

**FROM:** Susan L. Martin, AICP, Planning and Environmental Services Manager *smate*

**SUBJECT:** Pre-Application Review (PZ 07-600-5) of a Request to Develop 48 Affordable and 72 Market-Rate Housing Units on the Southeast Corner of Pleasant Valley Road and Rice Avenue (APN 225-0-013-020). Filed by AMG & Associates, 16633 Ventura Boulevard, Suite 1014, Encino, CA. 91436.

**RECOMMENDATION**

That City Council review and provide preliminary comments on a pre-application to develop 48 affordable apartments and 72 market-rate townhomes (total of 120 units) on a 6.3-acre agricultural field located outside the City Urban Restriction Boundary (CURB) line at 2979 East Pleasant Valley Road.

**DISCUSSION**

The pre-application process allows City Council members an opportunity to make individual comments concerning the proposal. The Council's preliminary comments may be helpful for the applicant to refine the proposal or to determine whether entitlements should be pursued for the proposal. Comments provided by the Council on this pre-application do not constitute a decision or endorsement of the proposal. In accordance with State Law, *no formal direction or decision-making will take place until such time as a formal application had been filed and has undergone appropriate environmental review and evaluation for consistency with adopted City plans and policies.*

Description of the Project

The project site is an elongated 6.3-acre agricultural field located between the Oxnard Pacific and Silver Wheel Ranch mobile home parks, the Pacific Coast Highway (PCH) off-ramp, and Pleasant Valley Road. The project site is located in the Oxnard-Camarillo Greenbelt, and there are no existing utilities. The proposed density is 19 units per acre, equivalent to the 18-unit per acre R-3 (Garden Apartment) zone with a small density bonus. The northern portion of the

proposed project consists of 72, two-bedroom, two-bath, townhomes in 12 structures (six units per structure) located along both sides of the project's central 20-foot wide street. The southern portion of the proposed project consists of two, three-story, two and three bedroom, two-bath apartment buildings with an interior courtyard and community building.

On June 29, 2007, the applicants sent an e-mail proposing an alternate plan of 140 units of affordable apartments (22.2 units per acre, 57 three-bedroom, 83 two-bedroom units) and 380 surface parking spaces. The apartment buildings previously described would be expanded to the entire site. The alternate site plan is included as Attachment 4.

### Issues for Consideration

The City Council may consider issues as follows:

#### *SOAR and Annexation*

1. SOAR ordinance and whether the project qualifies for the exemption.
2. Oxnard-Camarillo Greenbelt Amendment.
3. Possible Williamson Land Conservation Act restrictions.
4. Annexation and impacts on the agricultural economy

The proposed project is located outside the City Urban Restriction Boundary (CURB) and within the City Buffer Boundary (CBB), and is subject to the Oxnard Save Open Space and Agricultural Resources (SOAR) ordinance. Section E.2 of the SOAR ordinance states, "City Council may amend the CURB...in order to include lands to be designated for residential uses, provided that not more than 20 acres of land may be brought into the CURB for this purpose in any calendar year." To use the exemption, four findings are required as follows: a) the site is adjacent to compatibly developed areas and applicable agencies will have adequate service capacity; b) the project will address the highest priority need identified in the analysis by which the City has determined it is not in compliance with state law, i.e. low and very low income housing; c) there is no residentially zoned land available within CURB to accommodate the proposed project; and d) it is not reasonable feasible to accommodate the development by redesignating land with the CURB.

#### *Land Use and Compatibility*

5. Appropriateness of residential use and density for this site.
6. Traffic impacts to Pleasant Valley Road.
7. No infrastructure to serve the site, and not an area planned for future services
8. Compatibility with the adjacent mobile home parks
9. Compatibility and buffer requirements with adjacent agricultural use.

The project site is an opportunity for a development that marks an entrance to the City as motorist either exit to Pleasant Valley Road and Oxnard Boulevard or continue north to Rice Avenue. The project's primary access would be from Pleasant Valley Road approximately 200 feet east of the Pleasant Valley Road/ PCH off-ramp intersection, less than the recommended 350 feet, and is a safety concern. A second access is proposed at the southern end of the site to Maulhardt Road that leads to Etting and Dodge Roads, neither of which is designed for urban traffic. The project consists of three-story buildings to be situated next to existing mobile homes. Utilities would need to be extended to the project, and there are limited park and recreational facilities in the area to serve the proposed residential project. The suitability of the project near active agricultural fields is also a concern that should be addressed.

*Site and Project Design*

10. Project site plan.
11. Design and characteristics of the structures and units.

The project's internal street lacks parkways and does not meet the City's width standard. Many desirable design characteristics are a concern with the preliminary proposal; the garages do not access the staircases to their respective units, several units have small living rooms that are nine-foot wide, four of the six units in each six-plex structure take entry from alley staircases, and none of the upstairs units have balconies. In addition, the project does not meet applicable parking requirements as the plan includes compact parking spaces and two-bedroom units with only one garage space. The drive aisles surround the townhouse structures with minimal landscaping. In the apartment portion of the project, the proposed 20-foot drive aisles are substandard and there are no outdoor recreational facilities proposed. The City Code requires garage parking, which is not proposed for the apartments.

The all-affordable alternative project is composed of six three-story apartment buildings similar surrounded by surface parking, similar to what is depicted in Attachment 3. The alternative project would have the concerns associated with the City's multifamily development design standards: building separation, recreation facilities, open area, distance from parking to unit, balconies and patios, storage areas, and refuse enclosures.

Should this project move forward, the following entitlements/actions would be required:

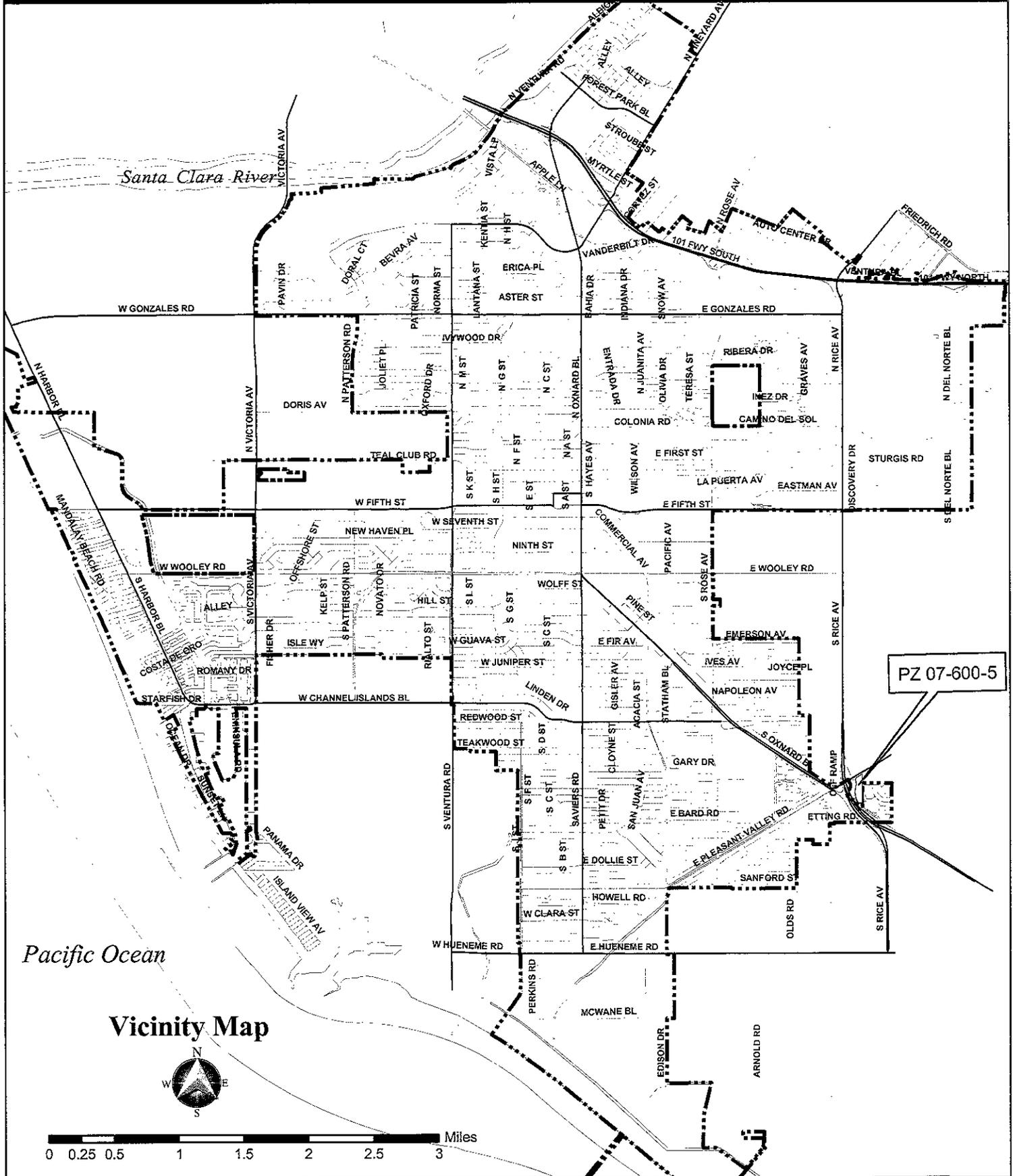
1. Environmental review
2. Possible voter approval or qualification for SOAR exemption
3. Annexation
4. General Plan Amendment and Pre-zoning
5. Density Bonus request
6. Tentative Subdivision Map
7. Planned Development Permit(s) and/or Special Use Permit(s), as applicable.

## **FINANCIAL IMPACT**

There are no financial impacts in the near future as the applications fees cover staff time and expense in processing entitlement applications and environmental review.

- Attachments:
- 1- Vicinity, General Plan, and Aerial Photo
  - 2- Reduced Townhouse Project Plans
  - 3- Reduced Apartment Project Plans
  - 4- Alternative Affordable Site Plan

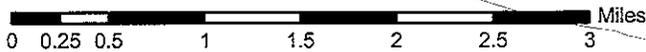
# Vicinity Map



PZ 07-600-5

Pacific Ocean

## Vicinity Map



Oxnard Planning  
June 11, 2007

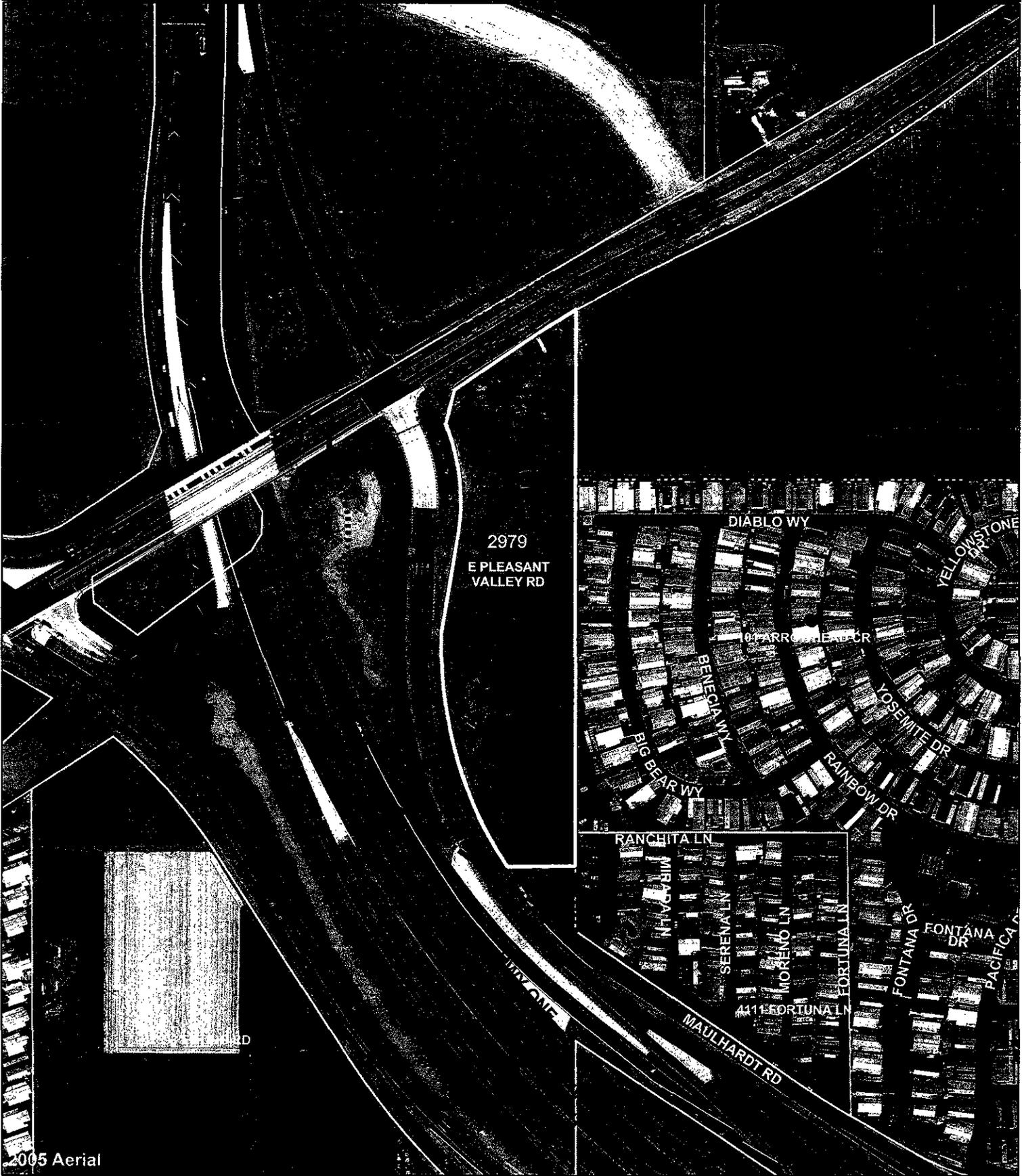
PZ 07-600-5  
Location: 2979 Pleasant Valley Rd  
APN: 225001302  
AMG & Associates

**000173**

ATTACHMENT 1

PAGE 1 OF 3

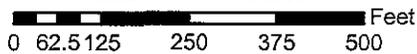




2005 Aerial



PZ 07-600-5  
Location: 2979 Pleasant Valley Rd  
APN: 225001302  
AMG & Associates



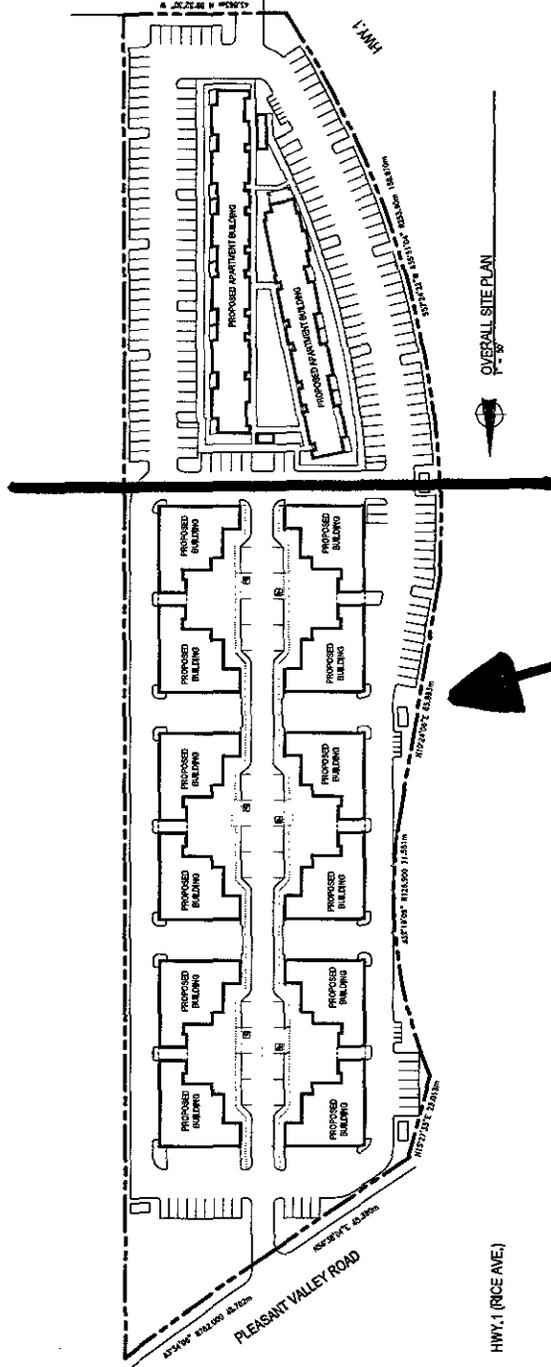
000175

Aerial Map

ATTACHMENT 1  
PAGE 3 OF 3



000176



OVERALL SITE PLAN  
1/8" = 30'

HWY. 1 (RICE AVE.)

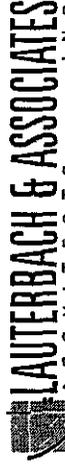
OVERALL SITE PLAN

A-1

# AMG-RICE - TOWNHOUSES

TOWNHOUSES  
RICE AVE., OXNARD, CA 93030

AMG & Associates  
1833 PENTACON BLVD, STE. 100, EBENCO, CA 94928



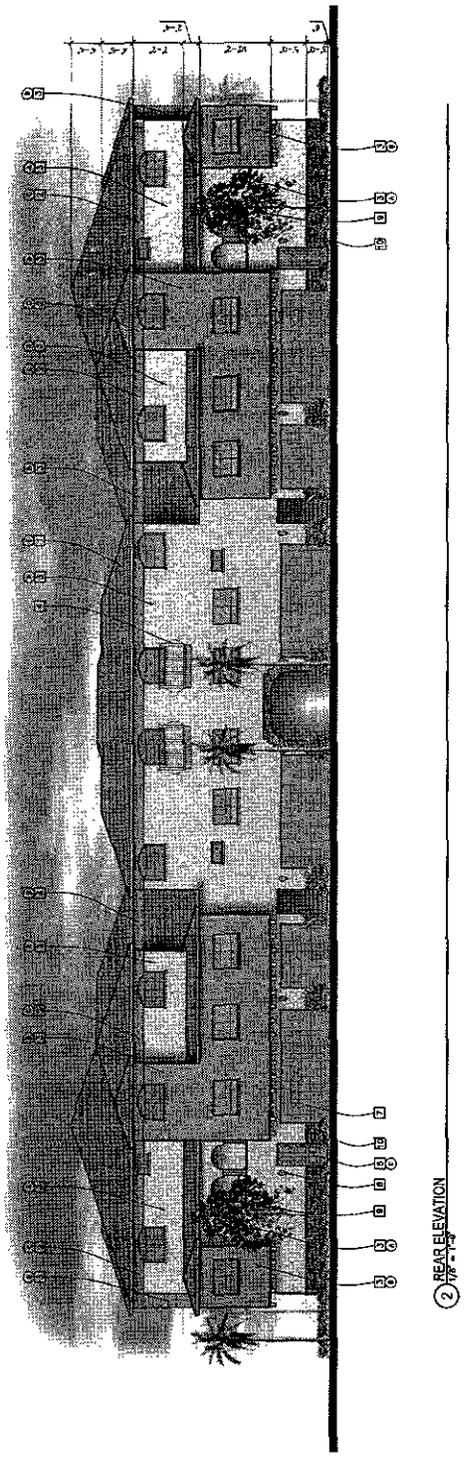
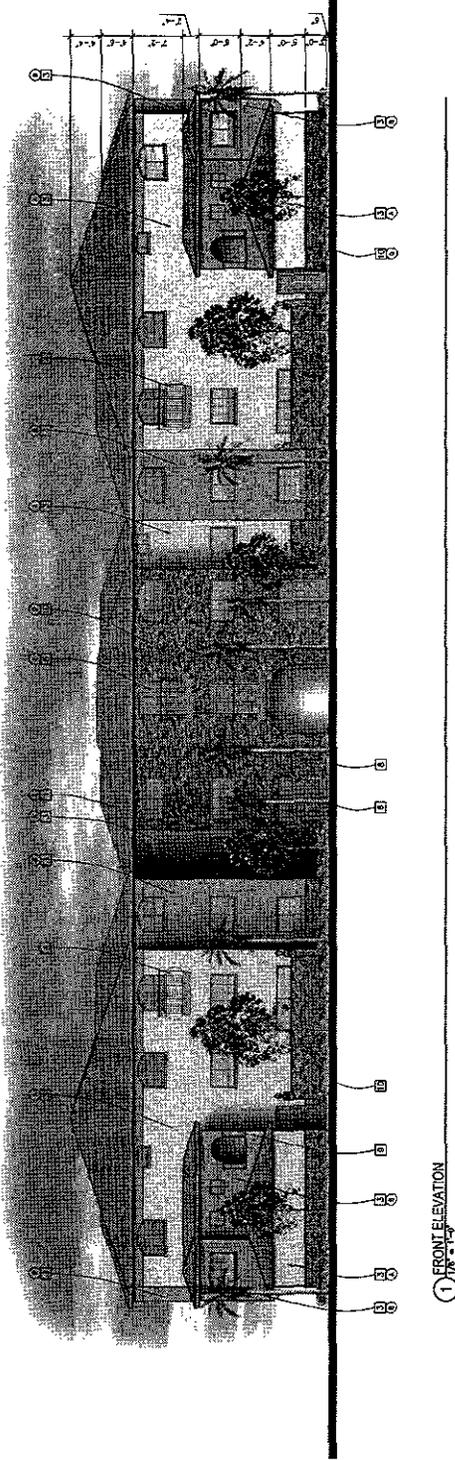
LAUTERBACH & ASSOCIATES  
ARCHITECTS INC.  
Date: Wednesday, July 22, 2009 Proj. No.: 20081007 C  
Mark S. Pratt, Architect

**KEYNOTES:**

- 1 TILE ROOF
- 2 WOOD TRIM KING
- 3 EXTERIOR CORNER FLASHER TRIM
- 4 JACKET BRICKERY
- 5 PAVE ROOF
- 6 DOOR FOR SCHEDULE
- 7 GRAB BAR FOR SCHEDULE
- 8 DOOR WITH TRIM
- 9 STONE VENEER

**COLORS/MATERIAL:**

- 1 PAINT FINISH, FIELD #1
- 2 PAINT FINISH, FIELD #2
- 3 PAINT FINISH, TRIM
- 4 STONE VENEER, CALLED STONE
- 5 SPANISH TILE
- 6 MARBLE TRIM, CORNER - 18000019



000177

COLORS/ELEVATIONS

**AMG-RICE - TOWNHOUSES**

TOWNHOUSES  
RICE AVE., OXNARD, CA 93030

**AMG & Associates**  
TERRACOTTASIDE, SITE, ART, EXTERIOR, INTERIOR

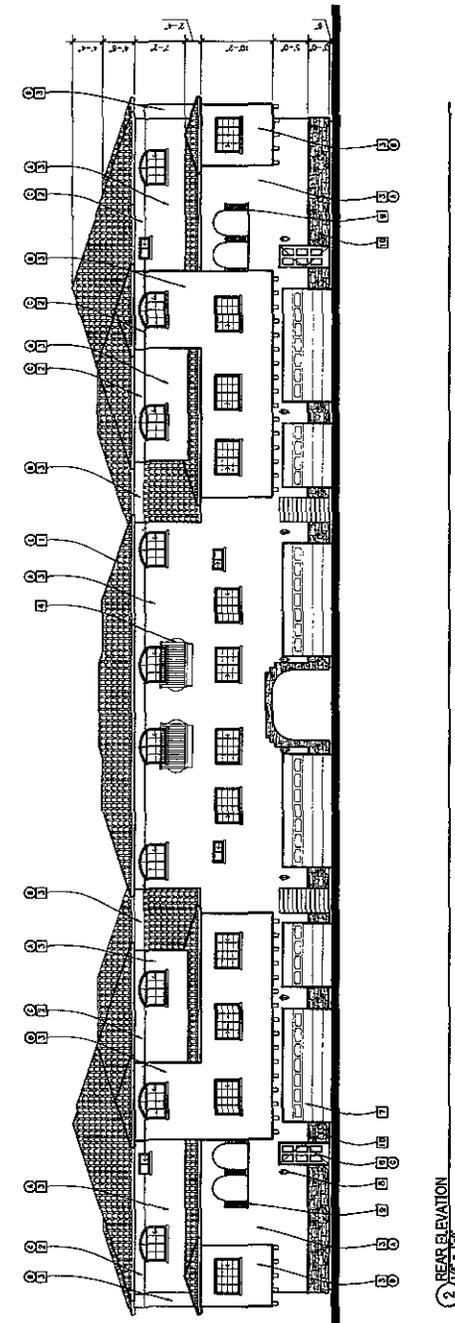
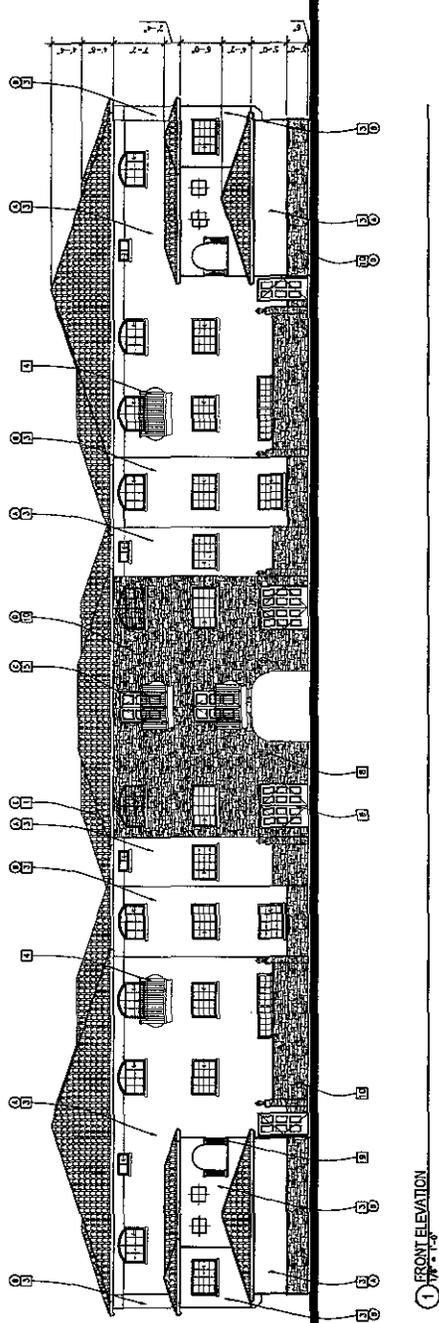
**LAUTERBACH & ASSOCIATES**  
ARCHITECTS, INC.  
Date: Monday, April 30, 2007  
Proj. No.: 00-061007 C  
Mark S. Paffel, Architect

**KEYNOTES:**

- 1 TILE ROOF
- 2 WOOD TRIM (B&W)
- 3 EXTERIOR COUNTY PLASTER (F&H)
- 4 KRAFT BALCONY
- 5 PAINT DOOR
- 6 DOOR F&H SCHEDULE
- 7 DOOR F&H SCHEDULE
- 8 DOOR F&H SCHEDULE
- 9 DOOR F&H SCHEDULE
- 10 DOOR F&H SCHEDULE
- 11 DOOR F&H SCHEDULE
- 12 DOOR F&H SCHEDULE
- 13 DOOR F&H SCHEDULE
- 14 DOOR F&H SCHEDULE
- 15 DOOR F&H SCHEDULE
- 16 DOOR F&H SCHEDULE
- 17 DOOR F&H SCHEDULE
- 18 DOOR F&H SCHEDULE
- 19 DOOR F&H SCHEDULE
- 20 DOOR F&H SCHEDULE
- 21 DOOR F&H SCHEDULE
- 22 DOOR F&H SCHEDULE
- 23 DOOR F&H SCHEDULE
- 24 DOOR F&H SCHEDULE
- 25 DOOR F&H SCHEDULE
- 26 DOOR F&H SCHEDULE
- 27 DOOR F&H SCHEDULE
- 28 DOOR F&H SCHEDULE
- 29 DOOR F&H SCHEDULE
- 30 DOOR F&H SCHEDULE
- 31 DOOR F&H SCHEDULE
- 32 DOOR F&H SCHEDULE
- 33 DOOR F&H SCHEDULE
- 34 DOOR F&H SCHEDULE
- 35 DOOR F&H SCHEDULE
- 36 DOOR F&H SCHEDULE
- 37 DOOR F&H SCHEDULE
- 38 DOOR F&H SCHEDULE
- 39 DOOR F&H SCHEDULE
- 40 DOOR F&H SCHEDULE
- 41 DOOR F&H SCHEDULE
- 42 DOOR F&H SCHEDULE
- 43 DOOR F&H SCHEDULE
- 44 DOOR F&H SCHEDULE
- 45 DOOR F&H SCHEDULE
- 46 DOOR F&H SCHEDULE
- 47 DOOR F&H SCHEDULE
- 48 DOOR F&H SCHEDULE
- 49 DOOR F&H SCHEDULE
- 50 DOOR F&H SCHEDULE
- 51 DOOR F&H SCHEDULE
- 52 DOOR F&H SCHEDULE
- 53 DOOR F&H SCHEDULE
- 54 DOOR F&H SCHEDULE
- 55 DOOR F&H SCHEDULE
- 56 DOOR F&H SCHEDULE
- 57 DOOR F&H SCHEDULE
- 58 DOOR F&H SCHEDULE
- 59 DOOR F&H SCHEDULE
- 60 DOOR F&H SCHEDULE
- 61 DOOR F&H SCHEDULE
- 62 DOOR F&H SCHEDULE
- 63 DOOR F&H SCHEDULE
- 64 DOOR F&H SCHEDULE
- 65 DOOR F&H SCHEDULE
- 66 DOOR F&H SCHEDULE
- 67 DOOR F&H SCHEDULE
- 68 DOOR F&H SCHEDULE
- 69 DOOR F&H SCHEDULE
- 70 DOOR F&H SCHEDULE
- 71 DOOR F&H SCHEDULE
- 72 DOOR F&H SCHEDULE
- 73 DOOR F&H SCHEDULE
- 74 DOOR F&H SCHEDULE
- 75 DOOR F&H SCHEDULE
- 76 DOOR F&H SCHEDULE
- 77 DOOR F&H SCHEDULE
- 78 DOOR F&H SCHEDULE
- 79 DOOR F&H SCHEDULE
- 80 DOOR F&H SCHEDULE
- 81 DOOR F&H SCHEDULE
- 82 DOOR F&H SCHEDULE
- 83 DOOR F&H SCHEDULE
- 84 DOOR F&H SCHEDULE
- 85 DOOR F&H SCHEDULE
- 86 DOOR F&H SCHEDULE
- 87 DOOR F&H SCHEDULE
- 88 DOOR F&H SCHEDULE
- 89 DOOR F&H SCHEDULE
- 90 DOOR F&H SCHEDULE
- 91 DOOR F&H SCHEDULE
- 92 DOOR F&H SCHEDULE
- 93 DOOR F&H SCHEDULE
- 94 DOOR F&H SCHEDULE
- 95 DOOR F&H SCHEDULE
- 96 DOOR F&H SCHEDULE
- 97 DOOR F&H SCHEDULE
- 98 DOOR F&H SCHEDULE
- 99 DOOR F&H SCHEDULE
- 100 DOOR F&H SCHEDULE

**COLORS/MATERIAL:**

- 1 (S) PAINT (B&W) F
- 2 (S) PAINT (B&W) F
- 3 (S) PAINT (B&W) F
- 4 (S) PAINT (B&W) F
- 5 (S) PAINT (B&W) F
- 6 (S) PAINT (B&W) F
- 7 (S) PAINT (B&W) F
- 8 (S) PAINT (B&W) F
- 9 (S) PAINT (B&W) F
- 10 (S) PAINT (B&W) F
- 11 (S) PAINT (B&W) F
- 12 (S) PAINT (B&W) F
- 13 (S) PAINT (B&W) F
- 14 (S) PAINT (B&W) F
- 15 (S) PAINT (B&W) F
- 16 (S) PAINT (B&W) F
- 17 (S) PAINT (B&W) F
- 18 (S) PAINT (B&W) F
- 19 (S) PAINT (B&W) F
- 20 (S) PAINT (B&W) F
- 21 (S) PAINT (B&W) F
- 22 (S) PAINT (B&W) F
- 23 (S) PAINT (B&W) F
- 24 (S) PAINT (B&W) F
- 25 (S) PAINT (B&W) F
- 26 (S) PAINT (B&W) F
- 27 (S) PAINT (B&W) F
- 28 (S) PAINT (B&W) F
- 29 (S) PAINT (B&W) F
- 30 (S) PAINT (B&W) F
- 31 (S) PAINT (B&W) F
- 32 (S) PAINT (B&W) F
- 33 (S) PAINT (B&W) F
- 34 (S) PAINT (B&W) F
- 35 (S) PAINT (B&W) F
- 36 (S) PAINT (B&W) F
- 37 (S) PAINT (B&W) F
- 38 (S) PAINT (B&W) F
- 39 (S) PAINT (B&W) F
- 40 (S) PAINT (B&W) F
- 41 (S) PAINT (B&W) F
- 42 (S) PAINT (B&W) F
- 43 (S) PAINT (B&W) F
- 44 (S) PAINT (B&W) F
- 45 (S) PAINT (B&W) F
- 46 (S) PAINT (B&W) F
- 47 (S) PAINT (B&W) F
- 48 (S) PAINT (B&W) F
- 49 (S) PAINT (B&W) F
- 50 (S) PAINT (B&W) F
- 51 (S) PAINT (B&W) F
- 52 (S) PAINT (B&W) F
- 53 (S) PAINT (B&W) F
- 54 (S) PAINT (B&W) F
- 55 (S) PAINT (B&W) F
- 56 (S) PAINT (B&W) F
- 57 (S) PAINT (B&W) F
- 58 (S) PAINT (B&W) F
- 59 (S) PAINT (B&W) F
- 60 (S) PAINT (B&W) F
- 61 (S) PAINT (B&W) F
- 62 (S) PAINT (B&W) F
- 63 (S) PAINT (B&W) F
- 64 (S) PAINT (B&W) F
- 65 (S) PAINT (B&W) F
- 66 (S) PAINT (B&W) F
- 67 (S) PAINT (B&W) F
- 68 (S) PAINT (B&W) F
- 69 (S) PAINT (B&W) F
- 70 (S) PAINT (B&W) F
- 71 (S) PAINT (B&W) F
- 72 (S) PAINT (B&W) F
- 73 (S) PAINT (B&W) F
- 74 (S) PAINT (B&W) F
- 75 (S) PAINT (B&W) F
- 76 (S) PAINT (B&W) F
- 77 (S) PAINT (B&W) F
- 78 (S) PAINT (B&W) F
- 79 (S) PAINT (B&W) F
- 80 (S) PAINT (B&W) F
- 81 (S) PAINT (B&W) F
- 82 (S) PAINT (B&W) F
- 83 (S) PAINT (B&W) F
- 84 (S) PAINT (B&W) F
- 85 (S) PAINT (B&W) F
- 86 (S) PAINT (B&W) F
- 87 (S) PAINT (B&W) F
- 88 (S) PAINT (B&W) F
- 89 (S) PAINT (B&W) F
- 90 (S) PAINT (B&W) F
- 91 (S) PAINT (B&W) F
- 92 (S) PAINT (B&W) F
- 93 (S) PAINT (B&W) F
- 94 (S) PAINT (B&W) F
- 95 (S) PAINT (B&W) F
- 96 (S) PAINT (B&W) F
- 97 (S) PAINT (B&W) F
- 98 (S) PAINT (B&W) F
- 99 (S) PAINT (B&W) F
- 100 (S) PAINT (B&W) F



000178

A-8

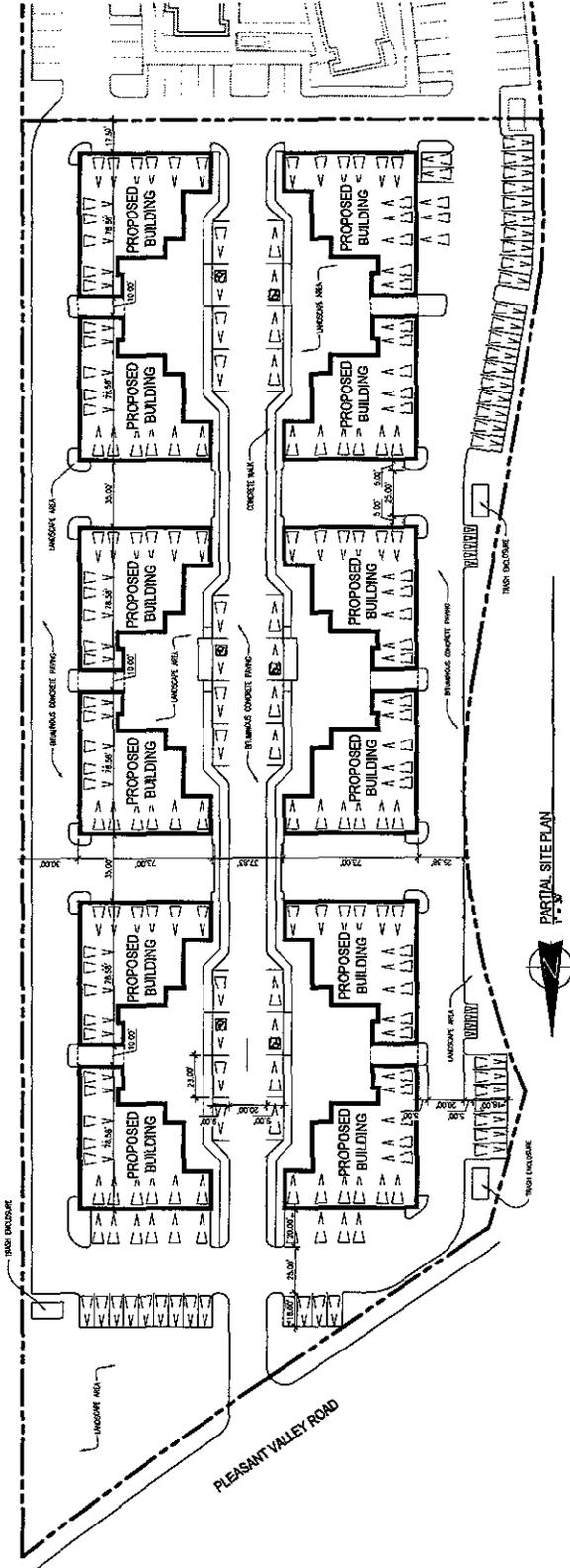
EXTERIOR ELEVATIONS

AMG-RICE - TOWNHOUSES

TOWNHOUSES  
RICE AVE., OXNARD, CA 93030

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS, J.N.C.  
Date: Wednesday, May 02, 2007  
Prof. No.: 20-081007 C  
Mark S. Parr, Architect

AMG & Associates  
1833 REDWOOD BLVD, SUITE 100, OXNARD, CA 93030



A-2

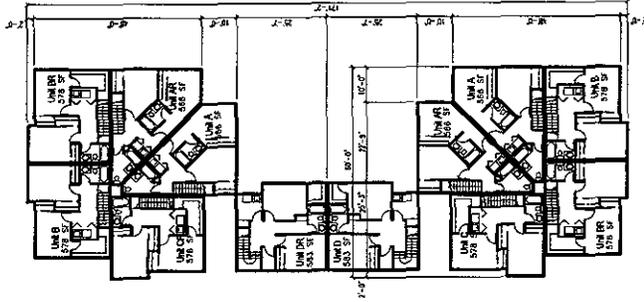
**LAUTERBACH & ASSOCIATES**  
 ARCHITECTS, INC.  
 200 W. UNIVERSITY AVENUE, SUITE 200, OXNARD, CALIFORNIA 93030  
 DATE: WEDNESDAY, MAY 20, 2007 Proj. No. 23-00107 C  
 SHAWN S. PARR, ARCHITECT

**AMG-RICE - TOWNHOUSES**  
 TOWNHOUSES  
 RICE AVE., OXNARD, CA 93030

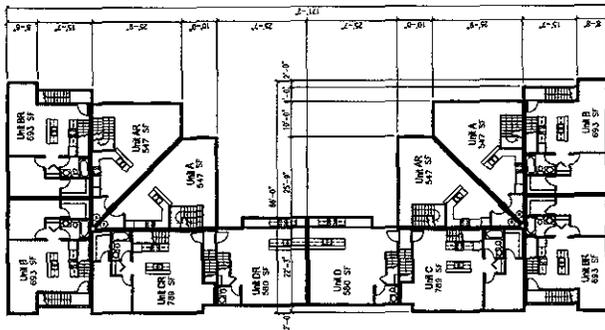
SITE PLAN

**AMG & Associates**  
 1888 HENDERSON BLVD., SUITE 100, PLEASANT CAVE, CA 95668

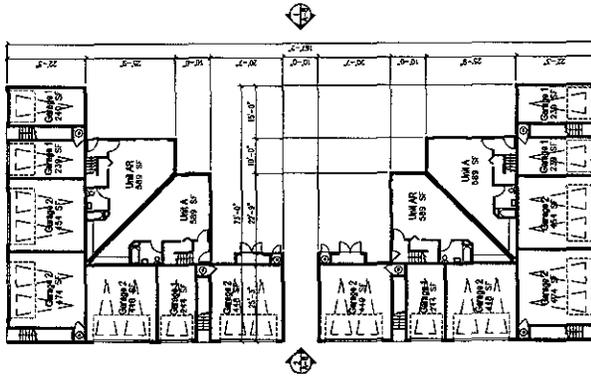
000179



THIRD FLOOR PLAN  
1/16" = 1'-0"



SECOND FLOOR PLAN  
1/16" = 1'-0"



FIRST FLOOR PLAN  
1/16" = 1'-0"

000180

FLOOR PLANS

AMG-RICE - TOWNHOUSES

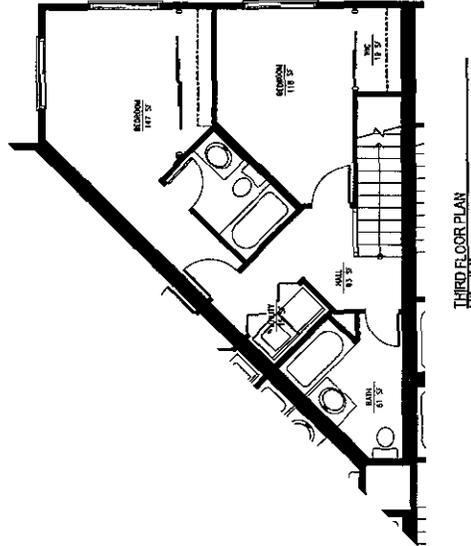
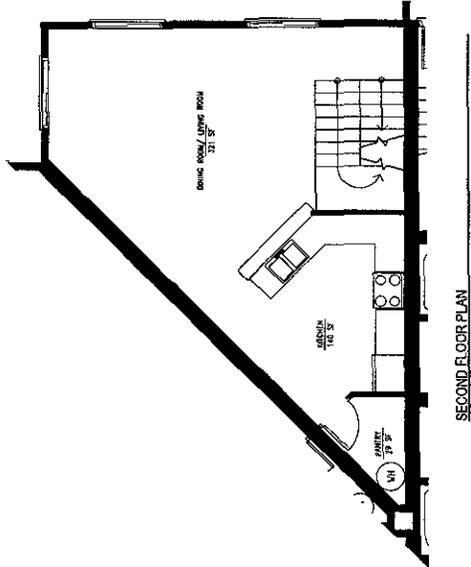
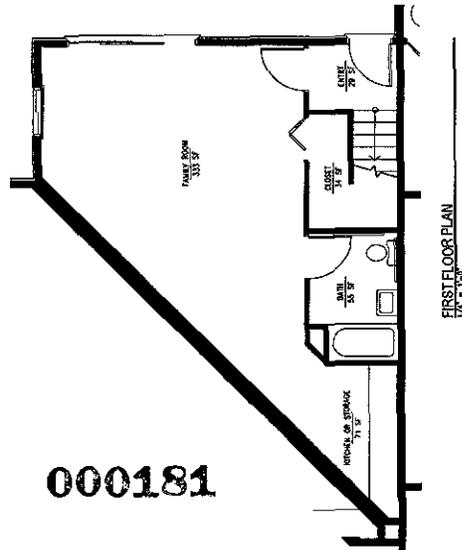
TOWNHOUSES  
RICE AVE., OXNARD, CA 93030

AMG & Associates  
REGISTERED ARCHITECTS, INC., ENGINEERS

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS, INC.  
Date: Wednesday, May 22, 2007  
Prof. No.: 21481007 C  
Mark S. Pratt, Architect

A-3

000181



UNIT A: 1800 SQ.FT. APPROX.

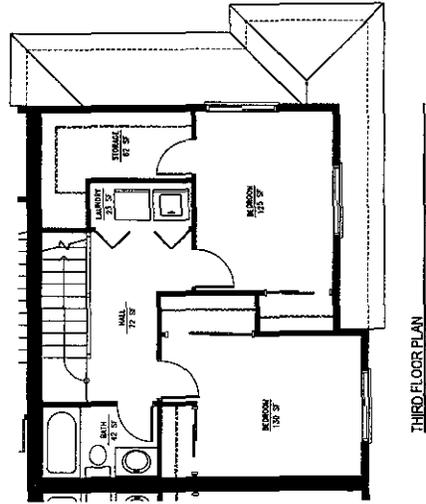
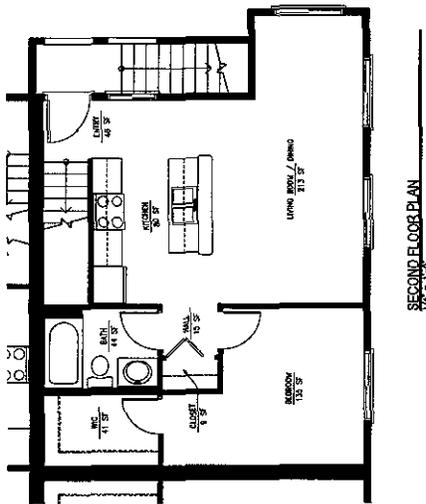
A-4

**AMG-RICE - TOWNHOUSES**  
TOWNHOUSES  
RICE AVE., OXNARD, CA 93030

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS, INC.  
Date: Wednesday, May 02, 2007 Proj. No: 28-001807 C  
1885 VERNER BLVD., STE. 1000, OXNARD, CA 93030  
BRIAN S. P. 4911, ARCHITECT

**AMG & Associates**  
1885 VERNER BLVD., STE. 1000, OXNARD, CA 93030

000182



UNIT B: 1350 SQ.FT. APPROX

A-5

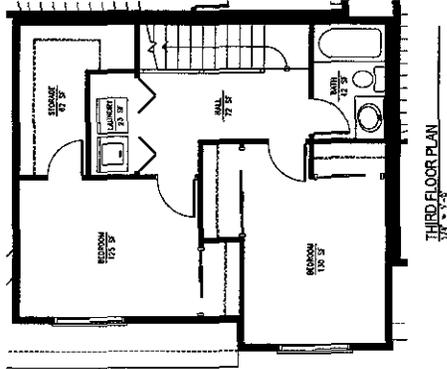
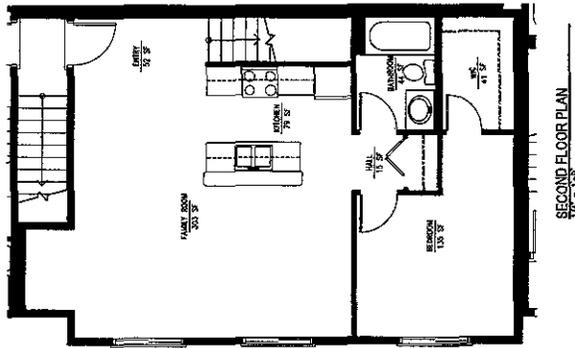
### AMG-RICE - TOWNHOUSES

TOWNHOUSES  
RICE AVE., OXNARD, CA 93030

AMG & Associates  
1885 VENTURA BLVD. STE. 101, FILING CA9188

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS, L.P.C.  
Date: Wednesday, May 12, 2004  
Proj. No.: 23-041107-C  
Mark S. Parik, Architect

000183



UNIT C: 1400 SQ.FT. APPROX.

A-6

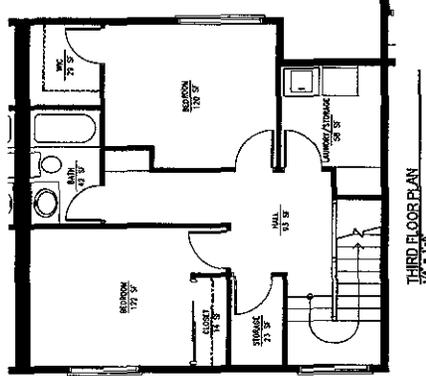
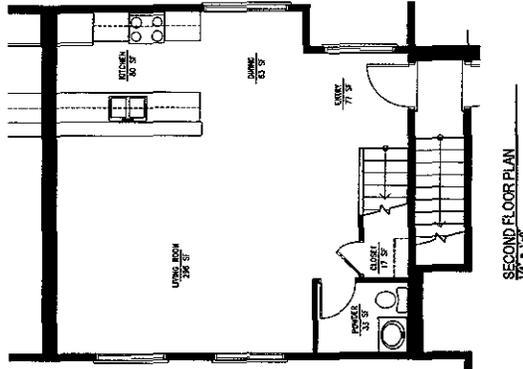
### AMG-RICE - TOWNHOUSES

TOWNHOUSES  
RICE AVE., OXNARD, CA 93030

AMG & Associates  
1683 VENTURA BLVD., STE. 104, EMERYVILLE, CA 94608

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS P.C.  
Date: Wednesday, May 22, 2007 Proj. No.: 20071807 C  
Mark S. Prall, Architect

000184



UNIT D: 1150 SQ. FT., APPROX

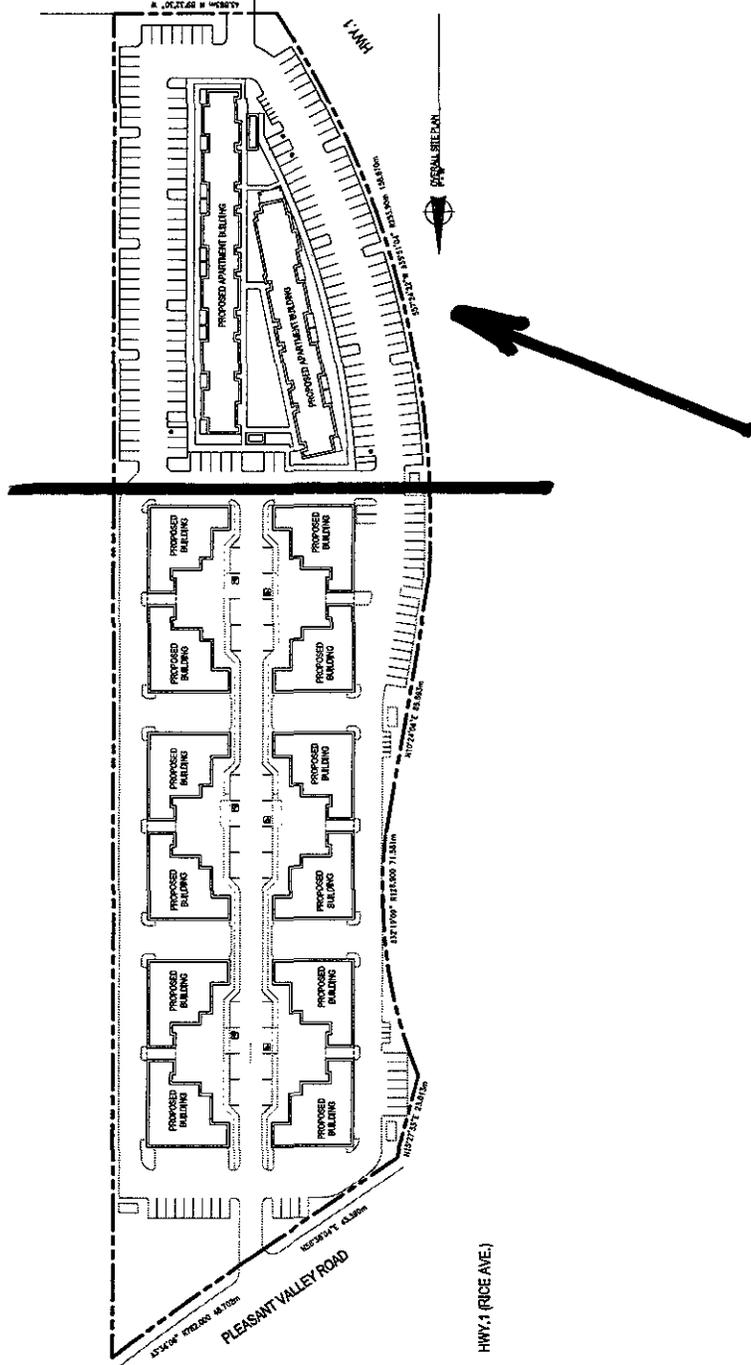
A-7

### AMG-RICE - TOWNHOUSES

TOWNHOUSES  
RICE AVE., OXNARD, CA 93030

AMG & Associates  
1888 VENTURA BLVD. STE 100, OXNARD, CA 93030

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS, P.C.  
1888 VENTURA BLVD. STE 100, OXNARD, CA 93030  
DATE: WEDNESDAY, MAY 02, 2007  
PROJ. NO. 23-46707 C  
MARK S. PAFFEN, ARCHITECT



000185

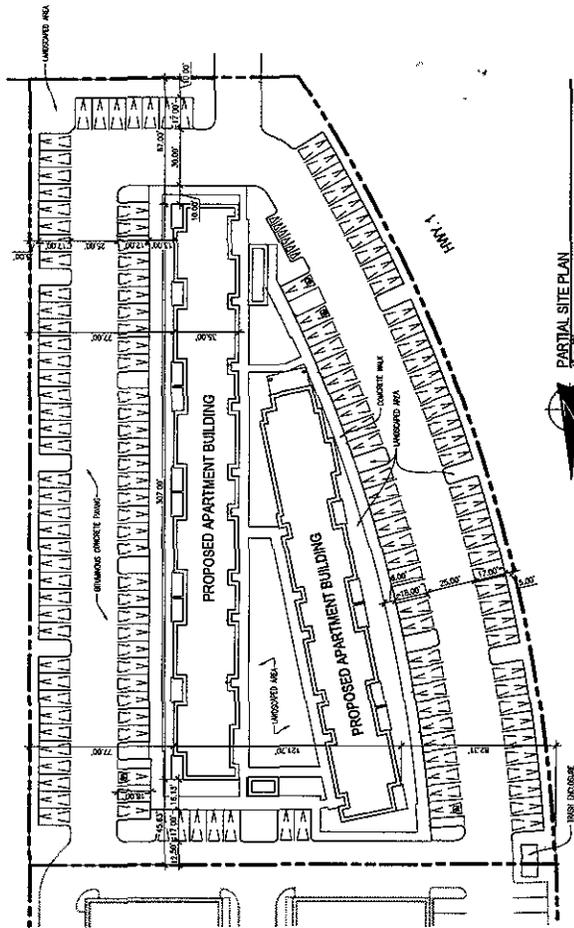
OVERALL SITE PLAN

A-1

**AMG-RICE - APARTMENTS**  
AFFORDABLE APARTMENTS - APPROX. 52,300 S.F.  
RICE AVE., OXNARD, CA 93030

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS INC.  
Date: Wed May 07, 2008 Proj. No. 08-01007D Mark S. Pugh, P.C. 1888 VENTURA BLVD. STE. 100, BERKELEY, CA 94704

**AMG & Associates**  
1888 VENTURA BLVD. STE. 100, BERKELEY, CA 94704



APR 24 2007 10:41 AM  
 BUILDING  
 ARCHITECT  
 PARKING



A-2

SITE PLAN

**AMG-RICE - APARTMENTS**  
 AFFORDABLE APARTMENTS - APPROX. 52,300 S.F.  
 RICE AVE., OXNARD, CA 93030

**LAUTERBACH & ASSOCIATES**  
 ARCHITECTS, INC.  
 1000 WOODSBURY AVE., SUITE 200, OXNARD, CA 93030  
 DATE: WEDNESDAY, MAY 02, 2007  
 PROJ. NO. 200601007D  
 MARK S. PULLI, ARCHITECT

000186

ATTACHMENT

PAGE 2 OF 9

AMG & Associates  
 1000 WOODSBURY AVE., SUITE 200, OXNARD, CA 93030

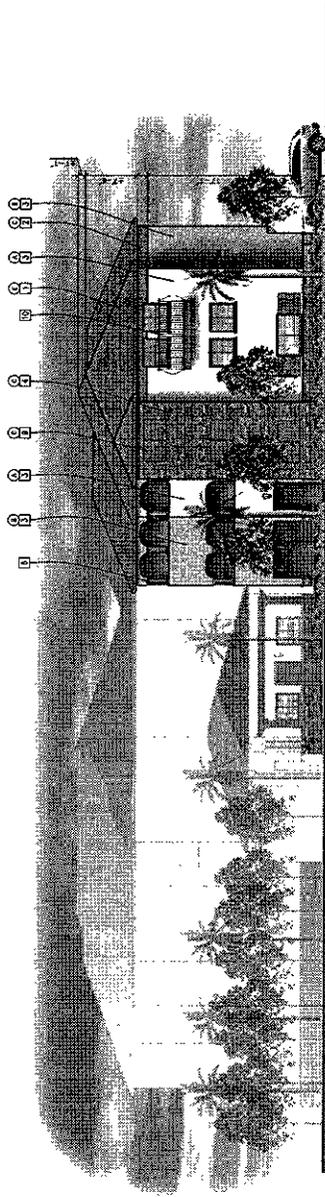
3

**KEYNOTES:**

- 1 TILE ROOF
- 2 WOOD TRIM BAND
- 3 EXTENDED CORNER PLASTER FINISH
- 4 CORNER PLASTER FINISH
- 5 EXTENDED LIGHT TRIMMER
- 6 GRC COLUMN
- 7 WOOD TRUSS ASSEMBLY
- 8 ROOF PER ISOPERAL
- 9 SHUTTERS
- 10 ANGLE BALCONY

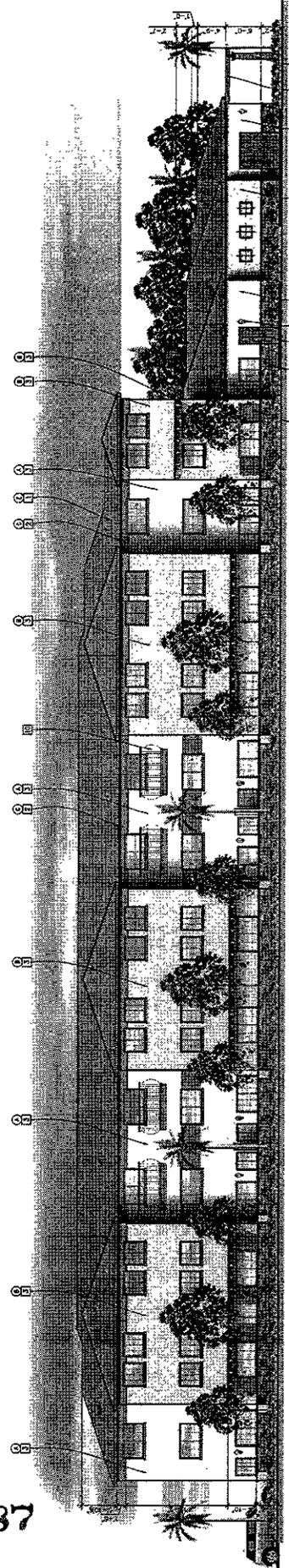
**COLORS/MATERIAL:**

- 1 NEW FINISH, FIELD #1
- 2 OCCASION "TRIM AND LIGHTS"
- 3 NEW FINISH, FIELD #1
- 4 OCCASION "TRIM AND LIGHTS"
- 5 NEW FINISH, TRIM #1 AND SHUTTERS
- 6 STONE CLADDING STONE
- 7 CONCRETE
- 8 STONE CLADDING STONE
- 9 MARRIOTT TRIM CONT. - 18000118



① WEST ELEVATION

000187



② SOUTH ELEVATION

COLORED ELEVATIONS

A-9

**AMG-RICE - APARTMENTS**  
 AFFORDABLE APARTMENTS - APPROX. 52,300 S.F.  
 RICE AVE., OXNARD, CA 93030

**LAUTERBACH & ASSOCIATES**  
 ARCHITECTS, INC.  
 200 LAURELWOOD AVE., CHICO, CA 95926  
 Date: Monday, April 30, 2007 Proj. No. 23061007D  
 Matt S. Pratt, Architect

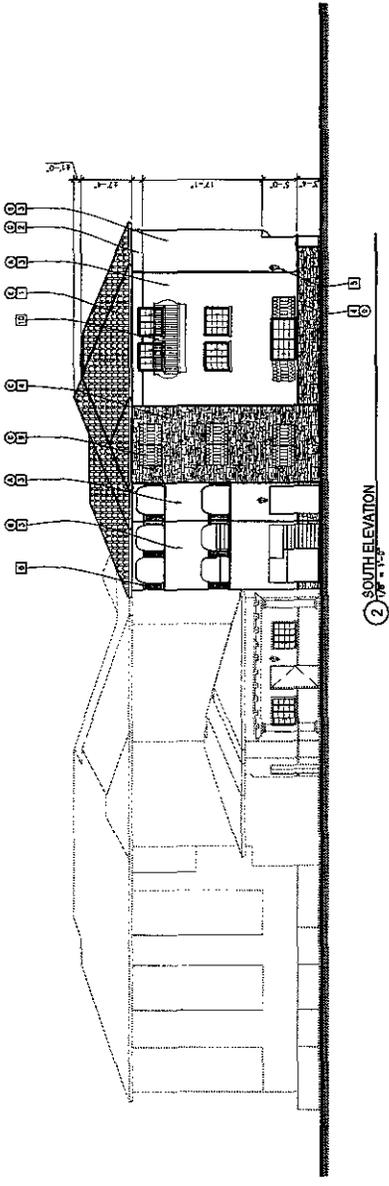
**AMG & Associates**  
 ARCHITECTS, INC.

**KEYNOTES:**

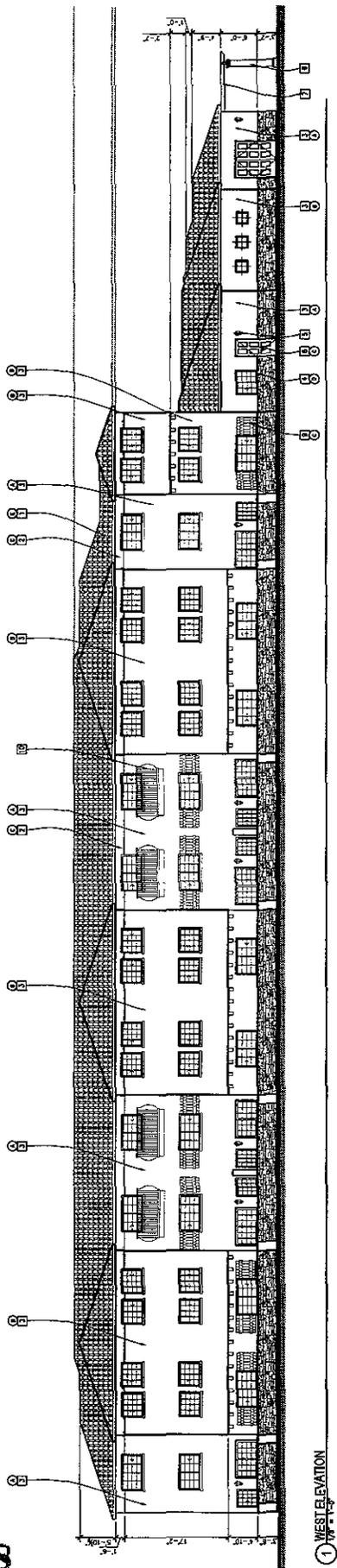
- 1) TILE ROOF
- 2) WOOD TRIM AND
- 3) EXTERIOR CORNER PLASTER FINISH
- 4) STONE VENEER
- 5) EXTERIOR LIGHT FINISH
- 6) GIPS COULUM
- 7) BRICK TRUSS JOINTS
- 8) BRICK TRUSS JOINTS
- 9) BRICK TRUSS JOINTS
- 10) BRICK TRUSS JOINTS
- 11) BRICK TRUSS JOINTS
- 12) BRICK TRUSS JOINTS

**COLORS/MATERIAL:**

- 1) BRICK TRUSS JOINTS
- 2) BRICK TRUSS JOINTS
- 3) BRICK TRUSS JOINTS
- 4) BRICK TRUSS JOINTS
- 5) BRICK TRUSS JOINTS
- 6) BRICK TRUSS JOINTS
- 7) BRICK TRUSS JOINTS
- 8) BRICK TRUSS JOINTS
- 9) BRICK TRUSS JOINTS
- 10) BRICK TRUSS JOINTS
- 11) BRICK TRUSS JOINTS
- 12) BRICK TRUSS JOINTS



2) SOUTH ELEVATION



1) WEST ELEVATION

ELEVATIONS

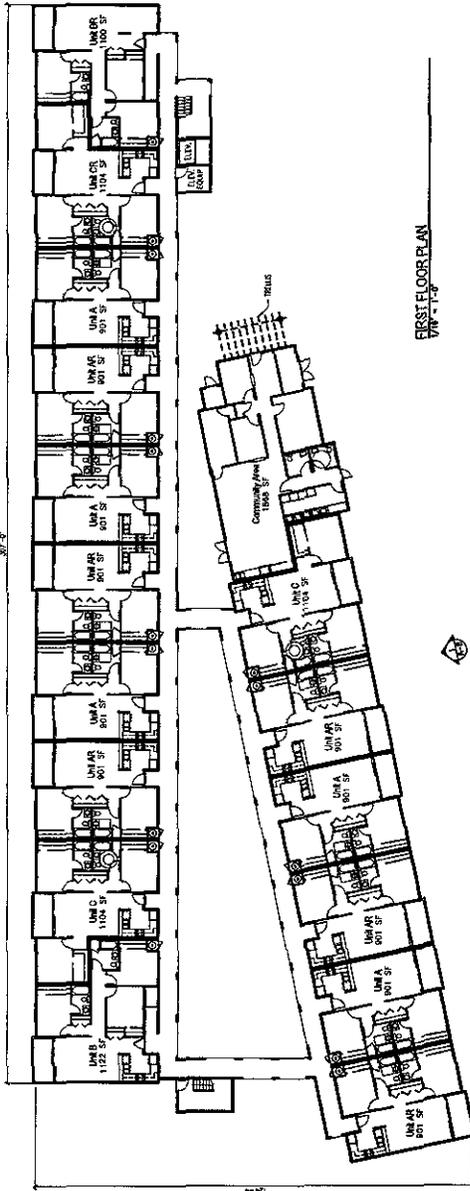
A-8

**AMG-RICE - APARTMENTS**  
 AFFORDABLE APARTMENTS - APPROX. 52,300 S.F.  
 RICE AVE., OXNARD, CA 93030

**LAUTERBACH & ASSOCIATES**  
 ARCHITECTS, INC.  
 Date: Wednesday, May 02, 2007  
 Prof. No. 30461007 D  
 Mark S. Pratt, Architect

**AMG & Associates**  
 10855 BENTON BLVD, STE 100, BENTON, CA 94708

000188



FIRST FLOOR PLAN

000189

FIRST FLOOR PLAN

A-3

**AMG-RICE - APARTMENTS**  
 AFFORDABLE APARTMENTS - APPROX. 52,300 S.F.  
 RICE AVE., OXNARD, CA 93030

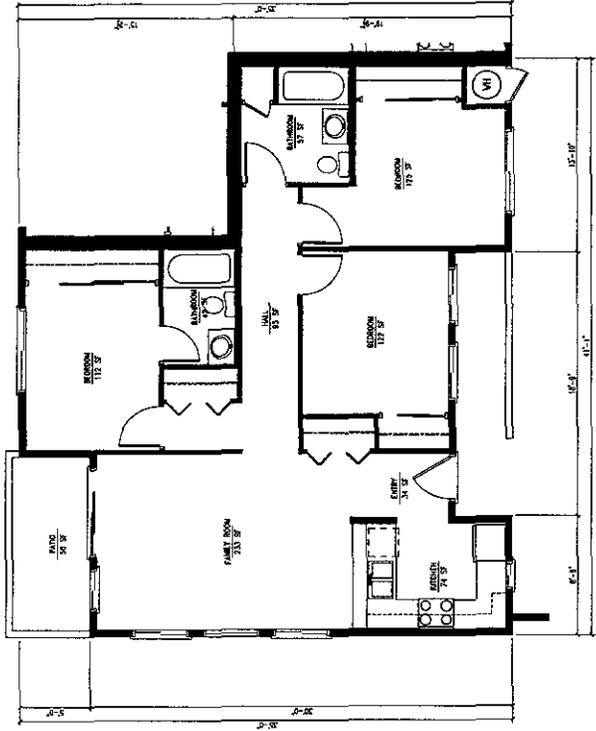
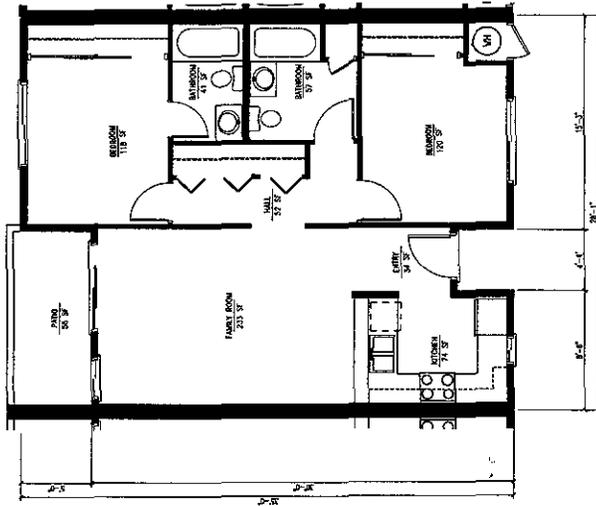
**LAUTERBACH & ASSOCIATES**  
 ARCHITECTS P.C.  
 1000 W. MONTELEONE AVE. SUITE 100  
 DALLAS, TEXAS 75201  
 DATE: WEDNESDAY, MAY 02, 2007  
 PROJ. NO. 23540107.0  
 MARK S. POTT, ARCHITECT

**AMG & Associates**  
 REGISTERED CIVIL ENGINEER  
 1000 W. MONTELEONE AVE. SUITE 100  
 DALLAS, TEXAS 75201  
 (214) 760-1111





000192



UNIT PLANS

A-6

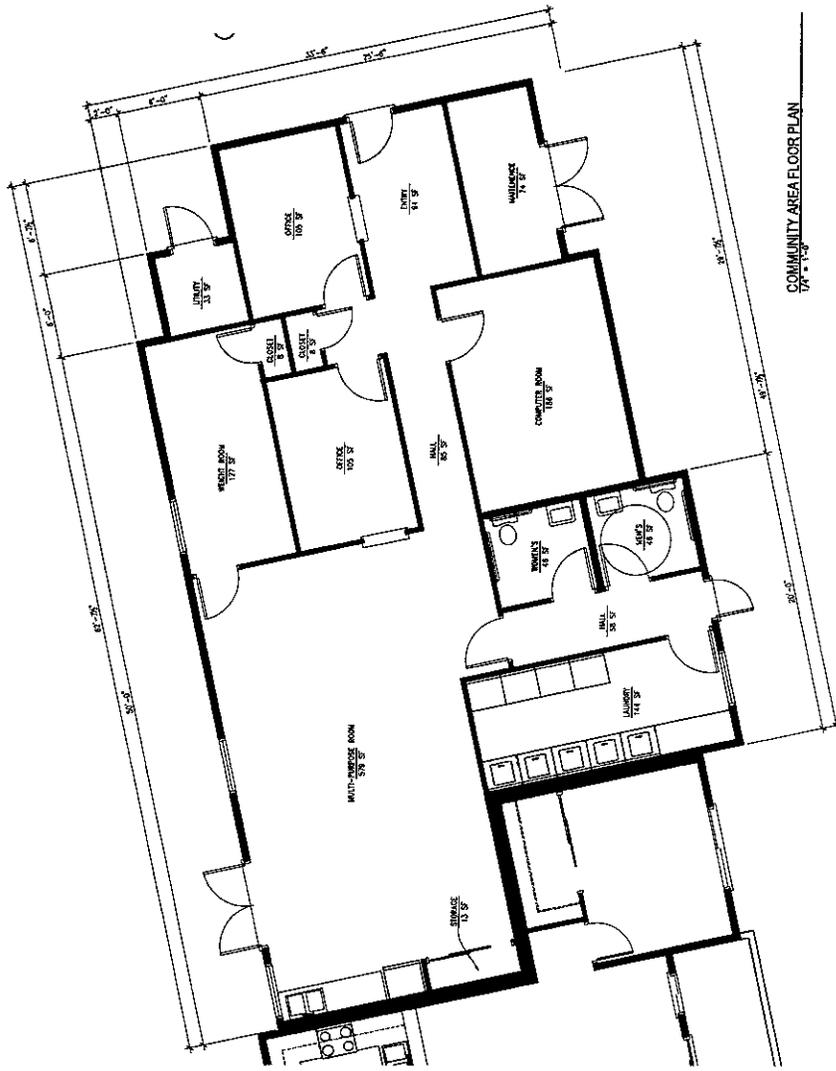
**AMG-RICE - APARTMENTS**  
 AFFORDABLE APARTMENTS - APPROX. 52,300 S.F.  
 RICE AVE., OXNARD, CA 93030

**LAUTERBACH & ASSOCIATES**  
 ARCHITECTS & ENGINEERS  
 1000 W. WASHINGTON, SUITE 100, OXNARD, CA 93030  
 TEL: (805) 325-1070 FAX: (805) 325-1071

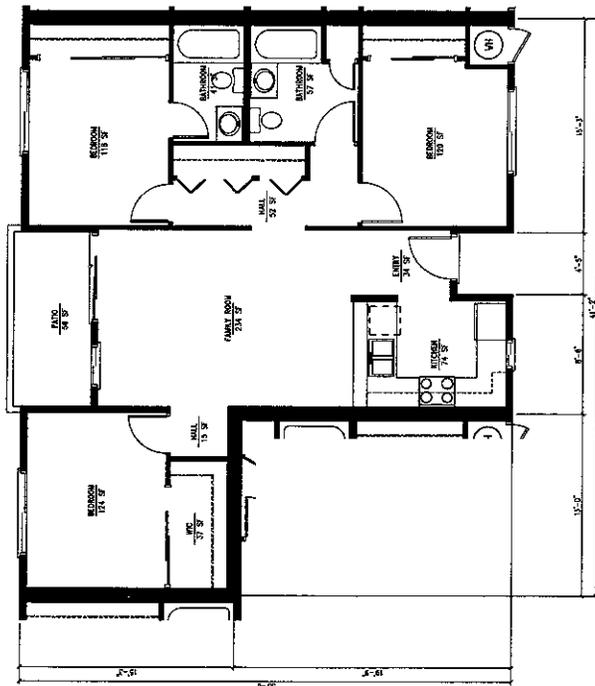
**AMG & Associates**  
 1000 W. WASHINGTON, SUITE 100, OXNARD, CA 93030

ATTACHMENT

PAGE 8 OF 9



COMMUNITY AREA FLOOR PLAN  
1/4" = 1'-0"



UNIT G - FLOOR PLAN  
1/4" = 1'-0" : 100' S.F.

000193

ATTACHMENT

PAGE 9 OF 9

UNIT PLANS

AMG-RICE - APARTMENTS  
AFFORDABLE APARTMENTS - APPROX. 52,300 S.F.  
RICE AVE., OXNARD, CA 93030

AMG & Associates  
16885 RIVERSIDE AVE. SUITE 1000, OXNARD, CA 93030

LAUTERBACH & ASSOCIATES  
ARCHITECTS INC.  
Date: Wednesday, Aug 02, 2007 File: 100-20011007.D  
Mark S. Pauer, Architect

A-7

>>> "Kristen Weirick" <kweirick@amgland.com> 6/29/2007 5:52 PM >>>

Hi Chris,

As discussed in our meeting, AMG proposes an alternate plan to develop a 100% affordable multi-family community consisting of approximately 140 apartment residences (57 3-bd and 83 2-bd). We request that this alternate development plan is presented to the City Council at the Pre-App hearing on July 10.

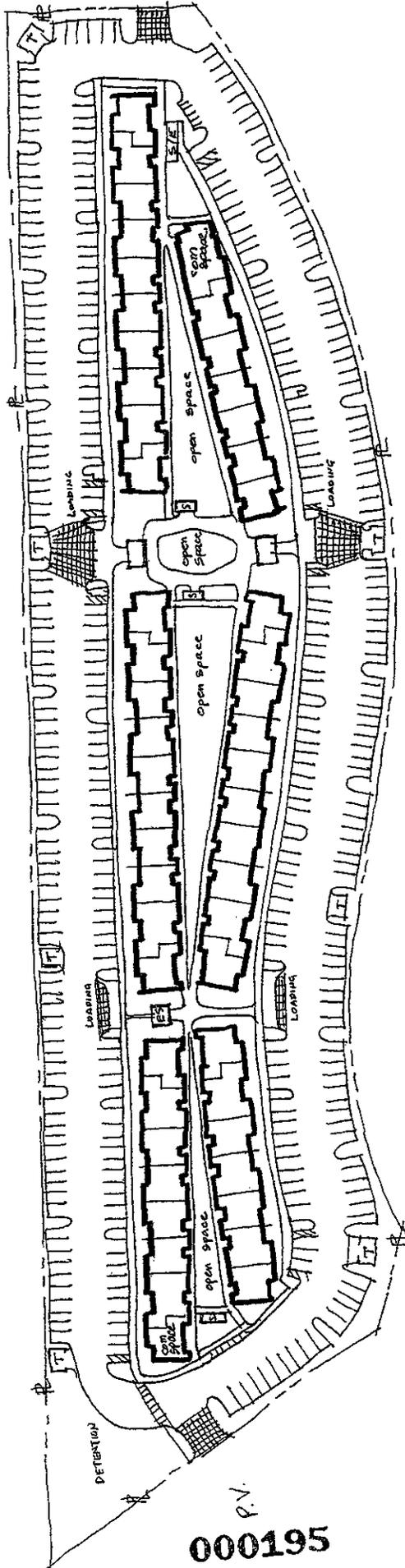
A conceptual site plan is attached. If you need any further information, please let me know.

Thank you,  
Kristen Weirick  
AMG & Associates LLC  
16633 Ventura Blvd #1014  
Encino, CA 91436  
Tel: 818-380-2600 ex 19  
Fax: 818-380-2603

000194

AMG/SECRET 4  
PAGE 1 OF 2

**AMG/APARTMENTS and TOWNHOMES**  
 Pleasant Valley-Rice Avenue-Highway 1



000195

CONCEPT SITE PLAN

~ 140 UNITS  
 57 ~ 3 Bed  
 83 ~ 2 Bed

~ 580 spaces provided  
 ~ 305 spaces required

**CONCEPT SITE PLAN**

Sketch 08: All Affordable Housing

June 26, 2007

APPENDIX 4  
 PAGE 2 OF 2