



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Winston Wright, Associate Planner

DATE: June 5, 2008

SUBJECT: Planning and Zoning Permit No. 07-200-03 (Planned Development Permit) for the Replacement of a Single-Story Bakery with a Two-Story Mixed-Use Building Located at 942 West Wooley Road (Commonly Known as Oralia’s Bakery). Filed by Ed Campbell on Behalf of the Owners, Carina Mendez and Richard Suarez.

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 07-200-03, a planned development permit, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The applicant requests to replace a one-story 1,021 square foot bakery with a two-story mixed-use building that has a 2,167 square foot bakery on the first floor and a 1,296 square foot one-bedroom apartment on the second floor. The request also includes placing a loading zone on I Street immediately adjacent and contiguous to the subject property. The 8,650 square foot property, commonly known as Oralia’s Bakery, is located at 942 West Wooley Road within the Hill Street Neighborhood and the Historic Enhancement and Revitalization of Oxnard redevelopment area. Filed by Ed Campbell on behalf of Carina Mendez and Ricardo Suarez, 1143 East Main Street, Ventura, CA 93001.
- 3) **Existing & Surrounding Land Uses:** The subject property is two legal parcels. One parcel is developed with a bakery and the other parcel is undeveloped.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	General Commercial Planned Development (C2-PD)	Commercial General (CG)	Bakery
North	Right-of-Way Easement	Right-of-Way Easement	Wooley Road & Railroad
South	Single-Family Residential (R1)	Residential Low (RL) (3-7 dwelling units/acre)	Single-family dwellings
East	General Commercial Planned Development (C2-PD)	Commercial General (CG)	Residential & Misc. Commercial
West	Single-Family Residential (R1)	Residential Low (RL) (3-7 dwelling units/acre)	Single-family dwellings

4) Background Information: The existing cinderblock building on the subject property was constructed in 1947 under Building Permit No. 109. The subject property is within the original city boundaries and was zoned C-2 until August 15, 1972. On August 15, 1972, the City Council adopted an urgency ordinance rezoning the property to C1-PD for a period of four months. The urgency ordinance stemmed from neighborhood complaints regarding the expansion of bars and requests for entertainment and dancing permits in the businesses that front West Wooley Road between G and I Streets. On September 28, 1972, the Planning Commission adopted Resolution No. 3862 recommending that the City Council approve the C2-PD zoning for the 22 lots fronting West Wooley Road. On December 7, 1972, the City Council adopted the C2-PD zoning for these properties. According to City business license records the building has been operating as a bakery since 1989.

5) Environmental Determination: In accordance with Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines, the demolition of a small commercial structure and the new construction of a small commercial structure (10,000 square feet or less) and apartments (with six or fewer units) may be found to be exempt from the requirements of CEQA. The proposal includes the demolition of a 1,021 square foot retail bakery and the construction of a mixed-use building in the general footprint of the structure to be demolished. The commercial component of the proposal is 2,167 square feet and the residential component is comprised of a single one-bedroom apartment. The subject property is zoned for the proposed use, is in an urbanized area designated for redevelopment, and all public services are in place. No specimen trees will be affected and the land has no value for habitat. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment C).

6) Analysis:

a) General Discussion: The Planning Commission is reviewing this project as a planned development permit because the property is located in a Planned Development Additive Zone (Sec. 16-270).

b) General Plan Consistency: *“General commercial land uses include older established one-story retail centers and free-standing commercial use along thoroughfares and may also include higher density residential uses (up to 13-18 dwelling units per acre), and office uses (Land Use Element page V-57).”* The proposed project is consistent with the site’s land use designation and complies with the policies of the *City Oxnard 2020 General Plan*.

POLICY	DISCUSSION
<p>Growth Management Element <i>‘policies consist of two general categories. The first category defines “where” the development will occur and the second defines “how” and “when” the development will proceed.’</i></p>	<p>The subject property is within the <i>City Urban Restriction Boundary (CURB)</i> and the <i>Historic Enhancement Revitalization of Oxnard (HERO)</i> redevelopment area. The <i>2020 General Plan</i> designates the <i>Wooley Road Corridor</i> as an infill area. <i>“First priority for development is assigned to those areas necessary to ‘round out’ or ‘fill in’ the boundaries of existing partially developed neighborhoods and infill properties and for which public services are already present or can be readily provided at the expense of the developer (page 1V-21).”</i></p>

POLICY	DISCUSSION
<p>Growth Management Element: <i>"The City shall ensure that sufficient residential opportunities are allocated to realize the Housing Element's goal of providing a diversity of housing types meeting the need generated by the planned commercial and industrial growth (page IV-22)."</i></p>	<p>The proposed project has a commercial bakery on the first floor and a one-bedroom apartment on the second floor. The apartment provides a quality living opportunity that is unique to the area as it relates to size, amenities, & design. Additionally, the owner states that the apartment will be made for personal use or be made available to an employee. Therefore, the need for housing generated by the commercial component of the project is partially addressed by the upstairs apartment.</p>
<p>Land Use Policy # 1 identifies the <i>Wooley Road Corridor as an Infill Modification Area where minor modifications to land uses need to be considered (page V-24).</i></p>	<p>The project site encompasses two legal parcels. The proposed building would span across the property line separating the parcels. As a condition of approval, the owner must merge the two lots. The 2020 General Plan has the policy to <i>"develop incentives for lot consolidation along the corridor (page V-28)."</i> By approving the project, the problems caused by having two distinct 25-foot wide parcels will be improved.</p>
<p>Circulation Element Traffic Demand Policy #13: <i>"The City shall adopt standards for and encourage mixed residential and nonresidential uses in office and commercial zones (page VI-25)."</i></p>	<p>By providing housing within a commercial zone the project may help reduce vehicle trips by providing the opportunity for employees to walk to work and/or by providing housing close to services.</p>
<p>Public Facilities Element Policy #17: <i>"The City shall promote water conservation in landscaping for City, residential, commercial, and industrial facilities and require that such development incorporate low water demand and drought tolerant plants into landscaping plans."</i></p>	<p>Drought resistant landscaping and water conserving drip irrigation system is provided as part of the project.</p>
<p>Public Facilities Element Policy #22: <i>"New development shall be designed to avoid impacts to VCFCD facilities (page VII-20)."</i> & Open Space/Conservation Element Policy # 23: <i>"The City shall require minimization of paved and impervious surfaces to the extent feasible in new developments page (page VIII-53)."</i></p>	<p>Pervious asphalt areas and landscape planters have been designed into the project to absorb storm water run-off.</p>
<p>Safety Element Policy #38: <i>"The City should encourage use of the principles of crime prevention and defensible space through security design, Neighborhood Watch Programs, and other appropriate means (page IX-20)"</i></p>	<p>An Oxnard Police Department Representative reviewed the project as part of the Development Advisory Committee. The project was redesigned to incorporate safety design elements required by the Police Department Representative and conditions from the Police Department are in the attached resolution.</p>

c) Conformance with Zoning Development Standards: The proposed development is located in the General Commercial-Planned Development (C2-PD) zone district. In accordance with the City Code, the proposed mixed-use building may be permitted with an approved planned development permit. Buildings having commercial uses on the first floor and residential uses on the upper floor, or floors, shall comply with the front, side, and rear yard regulations of the C-2 zone for the commercial floor and the R-3 zone for the residential floors. Applicable development standards of the C2-PD zone and the have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLY?
Max. building height (C2 zone Sec.16-137)	Two-stories or 35 feet.	Two-stories at 26 feet & 7 inches	Yes
Front yard setback for commercial floor (C2 zone Sec.16-139)	10 feet	67 feet from property line & 94 feet from new curb	Yes
Front yard setback for residential floor (R3 zone Sec.16-60)	20 feet	72 feet from property line & 99 feet from new curb	Yes
Side yard setback for commercial floor (C2 zone Sec.16-140)	5 feet or zero when abutting another C-2 zoned lot	5 feet to C2-PD lot on east side & 5 feet to I Street side on west side	Yes
Side yard setback for residential floor (R3 zone Sec. 16-61)	5 feet for one and two story buildings and 7 ½ feet for 2 ½ story buildings. Street side yards shall be one-half the required front yard (10 feet).	5 feet on interior west side and 7 feet-7 inches on the street side.	At the discretion of PC, a 25% reduction may be allowed [Sec. 16-271(B)].
Rear yard setback (C2 zone Sec.16-141)	Buildings on properties which abut a public alley shall provide a ten-foot rear yard setback.	24 feet	Yes
Rear yard setback (R3 zone Sec. 16-62)	25 feet	24 feet	At the discretion of PC, a 25% reduction may be allowed [Sec. 16-271(B)].
Commercial parking (Sec.16-622)	One space/300 sq. ft. of gross floor area of retail	2,167 sq. ft./300 sq. ft. = 7 parking spaces	Yes
Residential parking (Sec.16-622)	One space for a one bedroom apartment	One space dedicated to apartment at rear	Yes
Loading zone (Sec.16-644)	One 12'X40' loading zone	Yellow curb at side of the building on I Street (40 feet in length)	In special circumstances, the PC may modify the loading zone requirements [Sec. 16-644(B)(1)]

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLY?
Parking area landscape requirements (Sec 16-641):	1. Min. 10' wide strip adjacent to streets 2. Trees a principal landscape element 3. 3 foot high berm or hedge to screen front of cars from street	1. 20 feet between parking area and Wooley Road & 7 ½ feet between parking area and I Street 2. Trees prominent 3. 3 foot high hedge screening front of cars from Wooley Road	1. Project complies at Wooley Road. & At the discretion of PC, a 25% reduction may be allowed for I Street [Sec. 16-271(B)]. 2. Yes 3. Yes

d) Site Design: The subject property is two legal parcels that are 25 feet wide and 154 feet deep. These two lots would merge resulting a corner lot with a 50-foot wide frontage along West Wooley Road and a 154 foot side along I Street. The location of the existing bakery is partially driving the site design because the applicant is requesting that the existing bakery remain in operation while the proposed project is being developed. The existing bakery is on northeast corner of the property. Once the proposed mixed-use building is complete the existing bakery would be demolished to make way for the project driveway and parking lot. With the parking lot taking the northern half of the property, the building is situated towards the southern half of the lot. The front of the new building faces West Wooley Road and the entry to the apartment is at the rear of the building separate from the bakery.

e) Circulation and Parking: West Wooley Road fronts the property to the north, I Street is along the western side property line, and a 20-foot wide public alley is at the rear to the south. There is existing diagonal street parking along West Wooley Road between G and I Streets. The subject property has one diagonal parking spaces and a curb cut. The project would remove the diagonal parking and curb cut at West Wooley Road and extend a curb 19 feet into the West Wooley Road right-of-way. The new curb would enclose an 8-foot 6-inch wide sidewalk and landscaping. The extension of the curb would eliminate the threat of a car reversing into eastbound traffic that has a 40-mile/hour speed limit and facilitate vehicles turning right onto West Wooley Road from I Street by providing a clear line of sight.

A new parking lot entrance would be provided at I Street and would be set back 50 feet from West Wooley Road for safety purposes. Seven on-site parking spaces would be provided on the northern side of the property via this entrance. At the rear of the property at the 20-foot wide alley, one parallel parking space would be dedicated to the proposed one-bedroom apartment. Two 15-minute parking spaces and a loading zone would be made available on I Street immediately adjacent and contiguous to the subject property.

- f) **Building Design:** The proposed two-story building is Mediterranean in design and emphasizes columned arches, exposed wooden rafters, and "Mission" style roofing. Store front windows on the first floor and a balcony with a wooden trellis on the second floor face West Wooley Road. A band of quarry tile accents the base of the building and wrought iron guardrails are added to the second floor balcony. Architectural treatments wrap around the building providing interesting design elements on all four sides. A Juliet balcony, varying rooflines, and a recessed second floor break up the massing of the building and the bakery oven vents are disguised as a chimney.
- g) **Signs:** Signs for the bakery will be reviewed in the future in accordance with City Code.
- h) **Landscaping and Open Space:** A landscape plan emphasizing drought resistant plant material consistent with the Mediterranean theme is provided.
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on December 12, 2007 and March 26, 2008. Recommendations of the DAC are included in the attached resolution.
- 8) **Community Workshop:** On April 8, 2008, the applicant mailed notices of the Community Workshop meeting to all property owners within the Hill Street Neighborhood. The applicant also provided notice on the project site with a brief description of the project and contact information for the Community Workshop, conducted on April 21, 2008. Thirty-one people attended the Community Workshop. Attendees of the workshop were concerned about the impact that the project would have on street parking. The existing bakery is very busy and customers take street parking that would otherwise be available to residents. Several attendees felt that the 15 minute parking and the loading zone on I Street would "push" residents of the neighborhood to park in front of the homes to the south, thereby exacerbating an existing parking problem in the Hill Street Neighborhood. Additionally, the attendees were concerned that there would be several people living in the proposed apartment and one parking spot would not be sufficient to address the parking needs for the one-bedroom unit. The majority of the attendees of the workshop voiced their frustration regarding the lack of street parking and were seriously concerned that the expansion of the bakery and the addition of an apartment would make parking in the area worse.
- 9) **Appeal Procedure:** In accordance with Section 16-545(A) of the City Code, the Planning Commission's decision may be appealed to the City Council not later than 18 days after the date of the decision.

Attachments:

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

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

Attachment A: Maps



General Plan Map

ILENA ST

S H ST

W WOOLEY RD

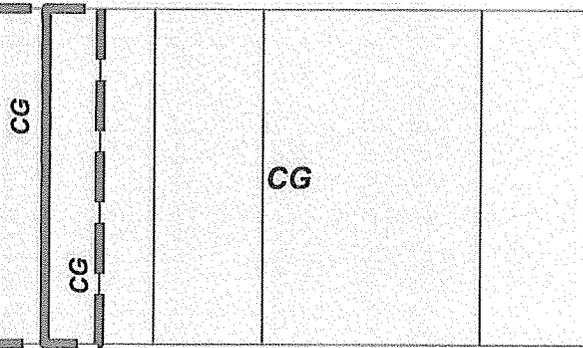
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W WOOLEY RD

RL

RL

S IST



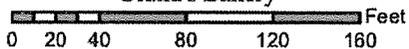
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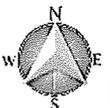


Oxnard Planning
November 26, 2007

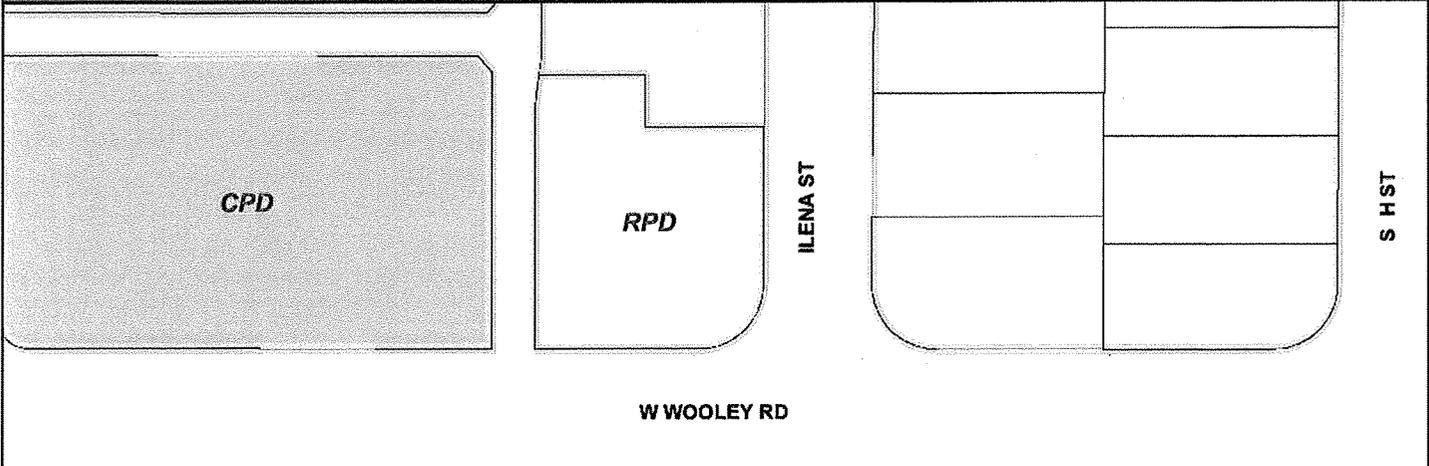
PZ 07-200-03
Location: 942 W. Wooley Rd
APN: 203004220, 203004221
Oralia's Bakery



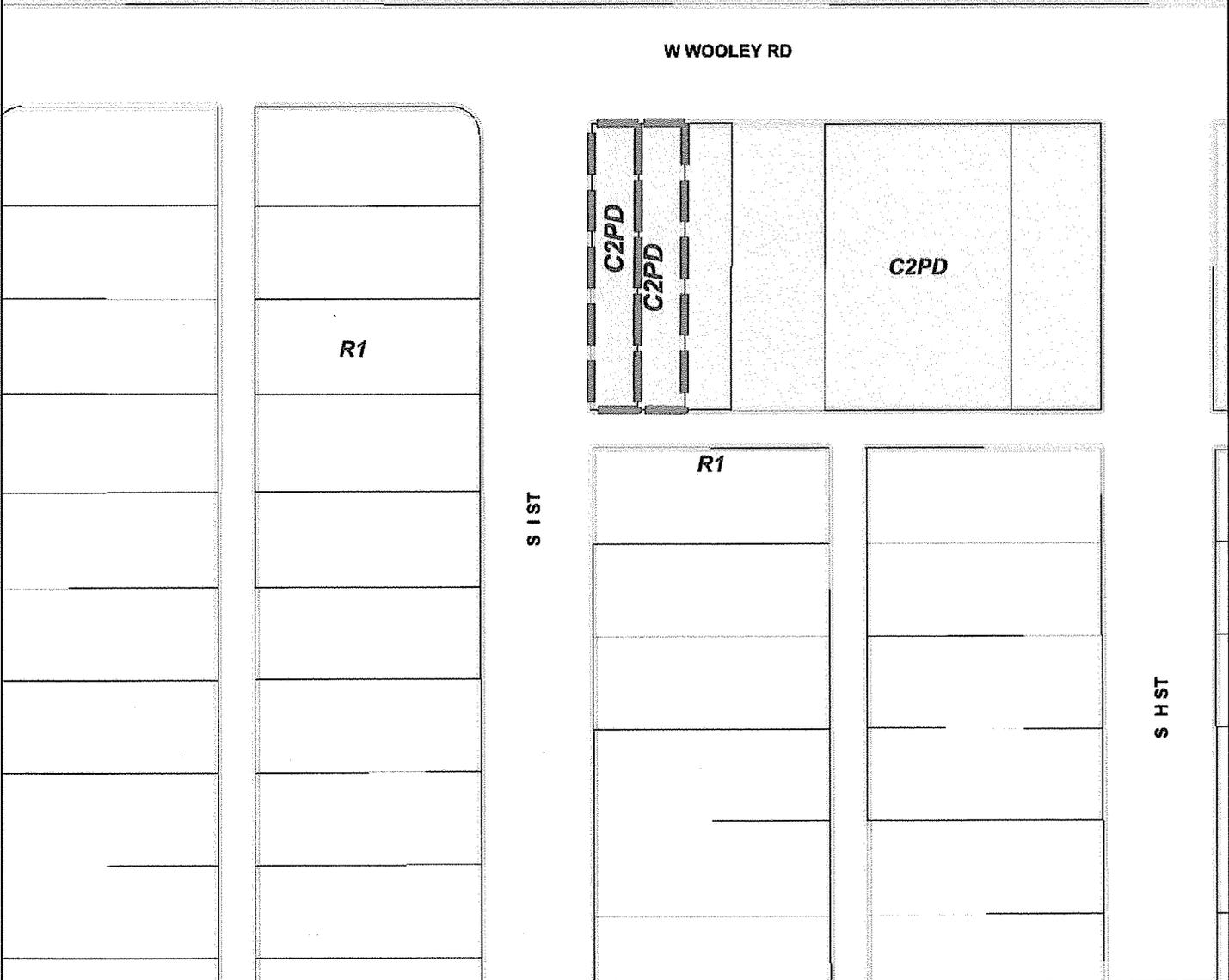
General Plan Map



Zone Map



EASEMENT/ROW



Oxnard Planning
November 26, 2007

PZ 07-200-03
Location: 942 W. Wooley Rd
APN: 203004220, 203004221
Oralia's Bakery

0 25 50 100 150 200 Feet

Zone Map



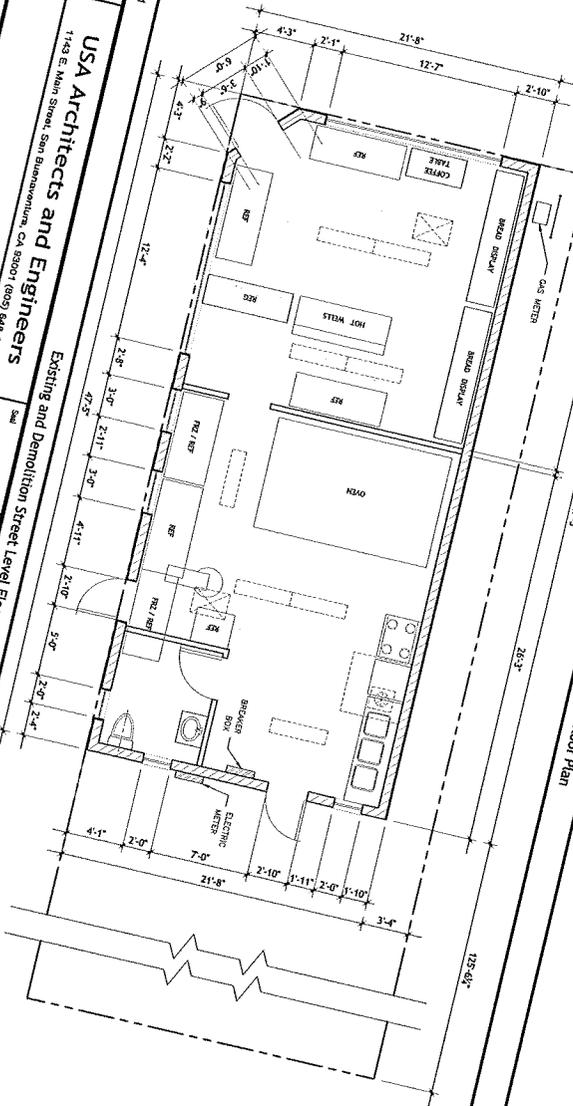
Attachment B: Project Plans

Proposed Commercial Development for:
Oralia's Bakery #2
442 West Wooley Road

Owners
Oxnard, CA 93030

USA Architects and Engineers
1143 E. Main Street, San Bernardino, CA 92401 (909) 848-1838

Existing and Demolition Street Level Floor Plan



Existing and Demolition Street Level Roof Plan

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

1



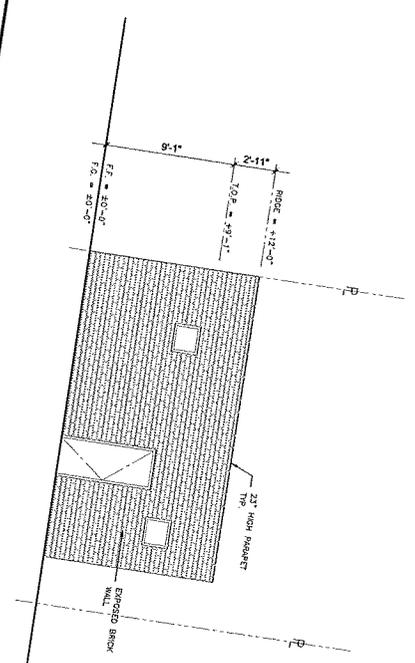
SCALE: 1/4" = 1'-0"

2

Existing Street Level
Floor Plan, Roof Plan and
Demolition Notes

Complete by 2008 USA Architects and Engineers, Inc.

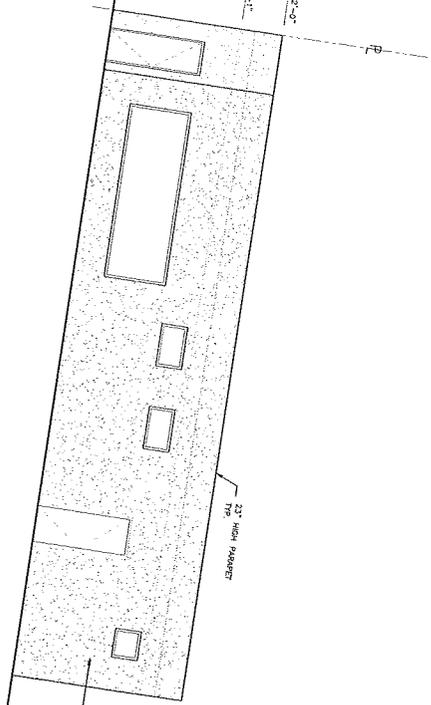
A2



Existing Rear Elevation South

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

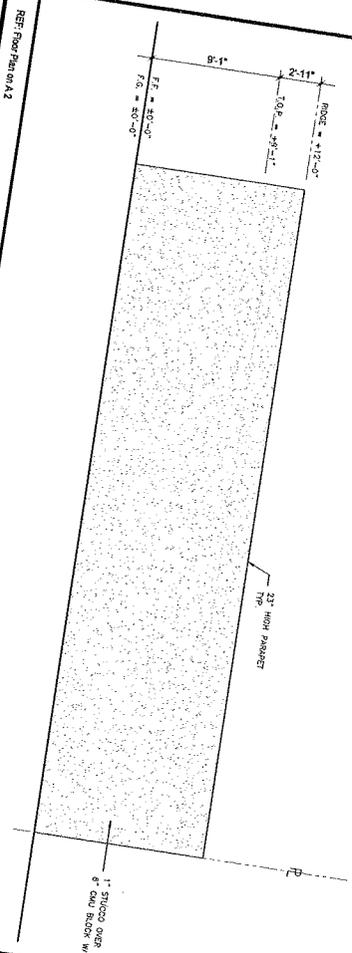
REF: Floor Plan on A.2



Existing Side Elevation West

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

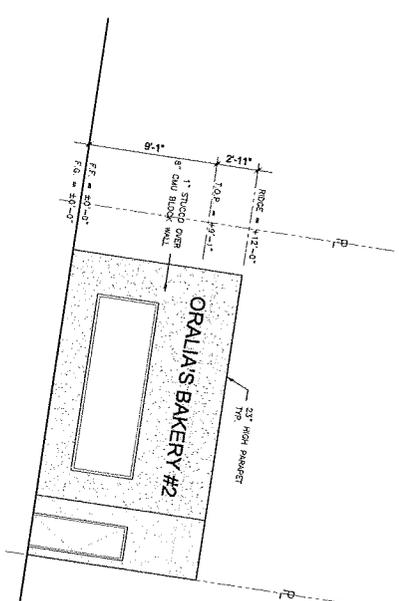
REF: Floor Plan on A.2



Existing Side Elevation East

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

REF: Floor Plan on A.2



Existing Front Elevation North

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

REF: Floor Plan on A.2

Proposed Commercial Development for:
Oralia's Bakery #2
 942 West Woolley Road

Owners
 Oxnard, CA 93030

USA Architects and Engineers
 1145 E. Main Street, San Bernardino, CA 92401 (909) 848-1850

Revisions

No.	Description

Existing Street Level
 Demolition Notes and
 Exterior Elevations

DATE: 02/28/20
 PROJECT NO: 20073
 SHEET NO: 20073
A 3

Proposed Commercial Development for:
Oralia's Bakery #2
 942 West Wooley Road
 Owners
 Oxnard, CA 93030

REF: See Part on A-1

Proposed Second Level Floor Plan

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REVISIONS

DATE	BY	REVISIONS
12/17/07	DAC	Comments

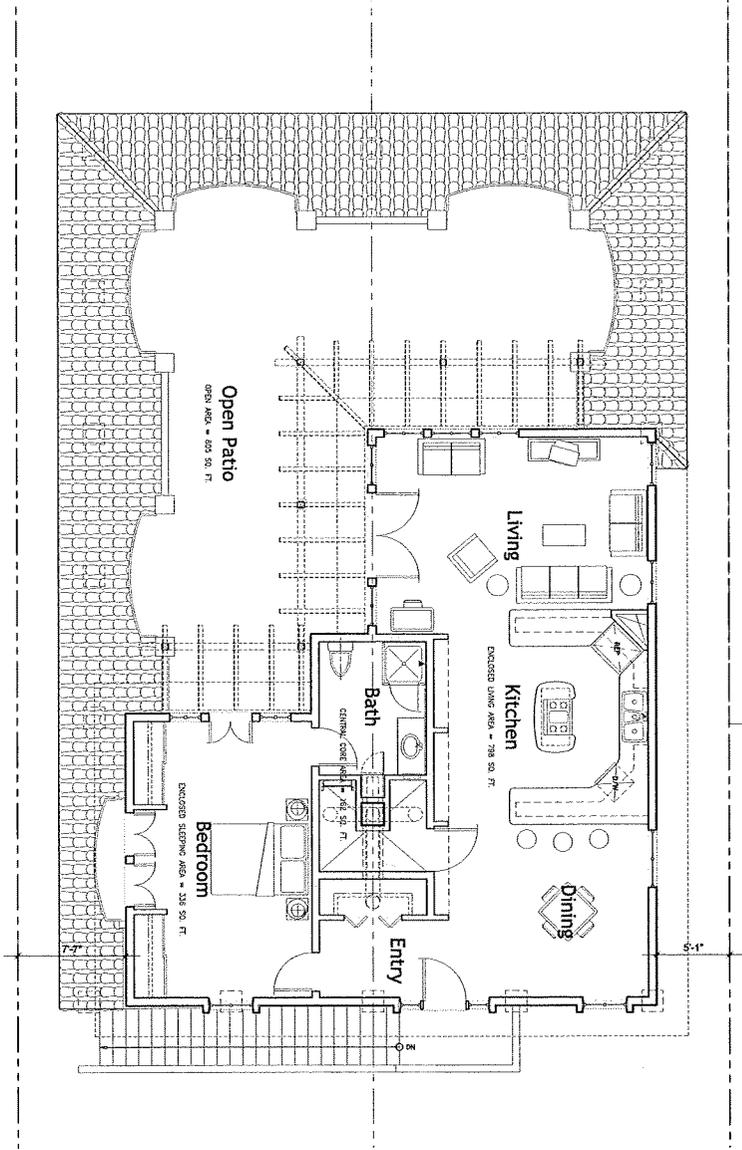
Drawn by: TBA

Proposed
Second Level Floor Plan
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SCALE: 1/8" = 1'-0"

DATE: 03/27/08
 PROJECT NO: 20010

2



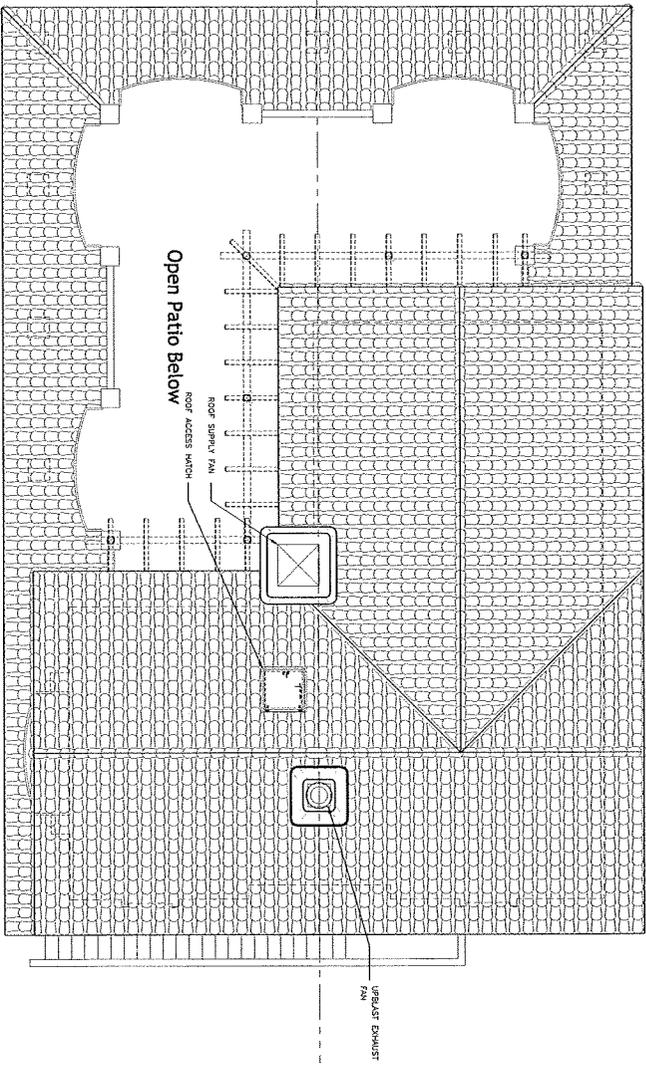
Floor Plan Legend

- SLASHED TILE ROOF AREAS (SEE ROOFING SPECIFICATIONS)
- EXISTING OR DISCONTINUE WALLS (ON COLORED CONCRETE)
- DOOR SWING (SEE SHEET "A-10" FOR DOOR SCHEDULE)
- WINDOW SWING (SEE SHEET "A-11" FOR WINDOW SCHEDULE)
- WINDOW BLANKNESS (SEE SHEET "A-11" FOR WINDOW SCHEDULE)
- WINDOW BLANKNESS (SEE SHEET "A-11" FOR WINDOW SCHEDULE)

MAP 2 8 2008

Roof Plan Legend

-  SPANISH TILE ROOF AIDS (SEE ROOFING SPECIFICATIONS)
-  DETAILS OF DISJOINTING MORTAR (ON COLORED CONCRETE)
-  DOWN SPINNOLE (SEE SHEET "A-10" FOR DASH SCHEDULE)
-  WINDOW SPINNOLE (SEE SHEET "A-10" FOR WINDOW SCHEDULE)
-  INTERIOR EXPANSION (SEE SHEET "A-10" FOR FINISH SCHEDULE)



REF: See Plan on A 1

Proposed Commercial Development for:
Oralia's Bakery #2
 942 West Woolley Road

Owners
 Oxnard, CA 93030

Proposed Roof Level Plan

USA Architects and Engineers
 1143 E. Main Street, San Buenaventura, CA 93001 (805) 948-1559

DATE	DESCRIPTION	BY
12/17/07	042 Comments	

Proposed Roof Level Plan

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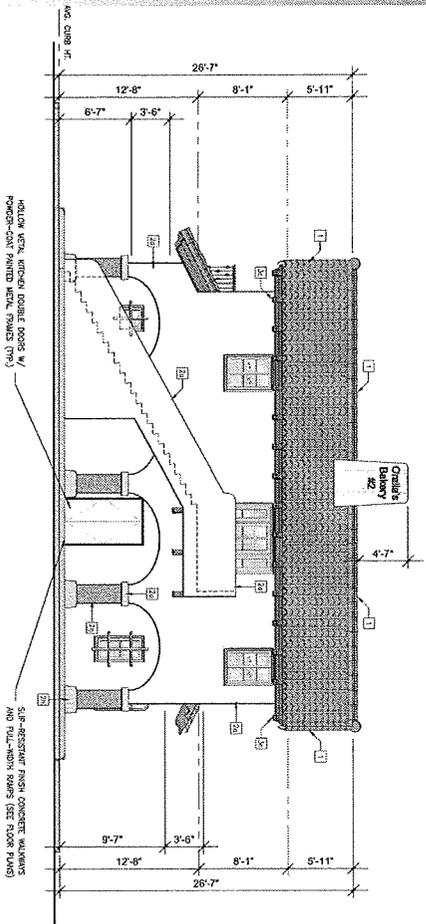
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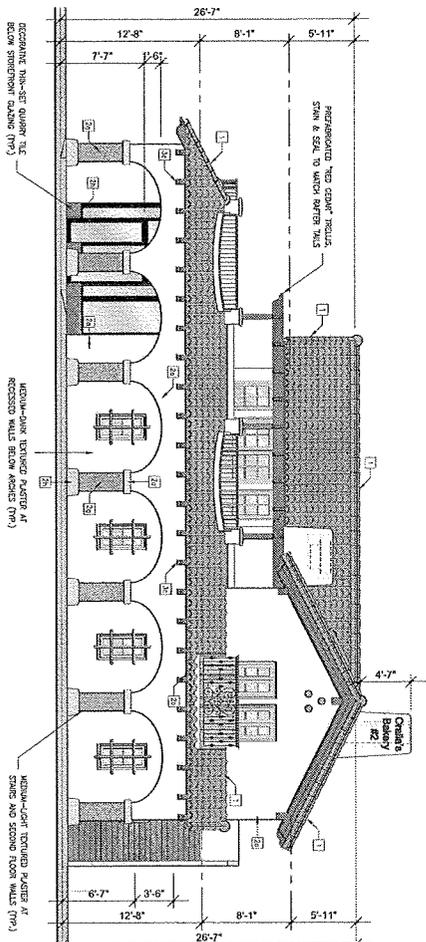
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 PROJECT: 2007-0
A 6

MAR 2 8 2008

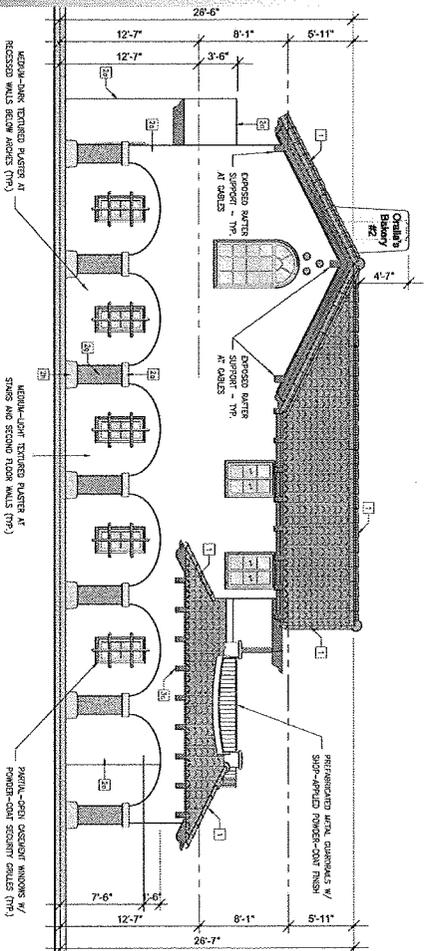
Oralia's Bakery #2 - Oxnard, California



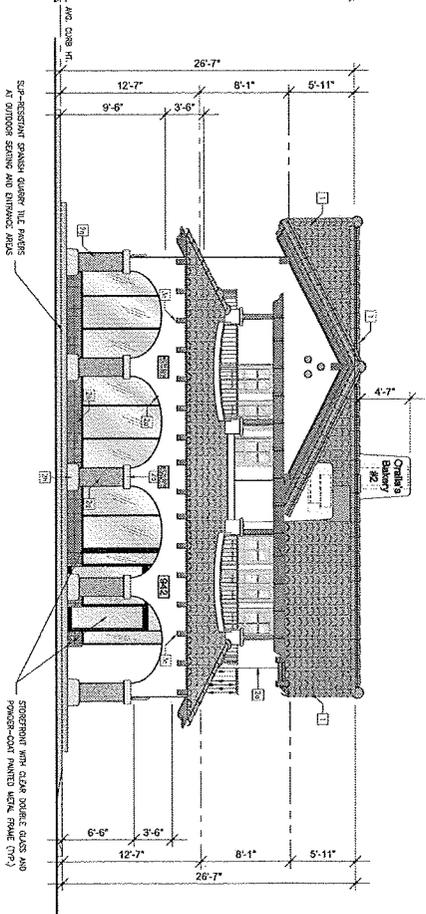
Rear Elevation South



Side Elevation West



Side Elevation East



Front Elevation North

Architecture
Engineering
Planning

Presentation Board: Proposed Exterior Elevations

USA Architects and Engineers

San Buenaventura, California

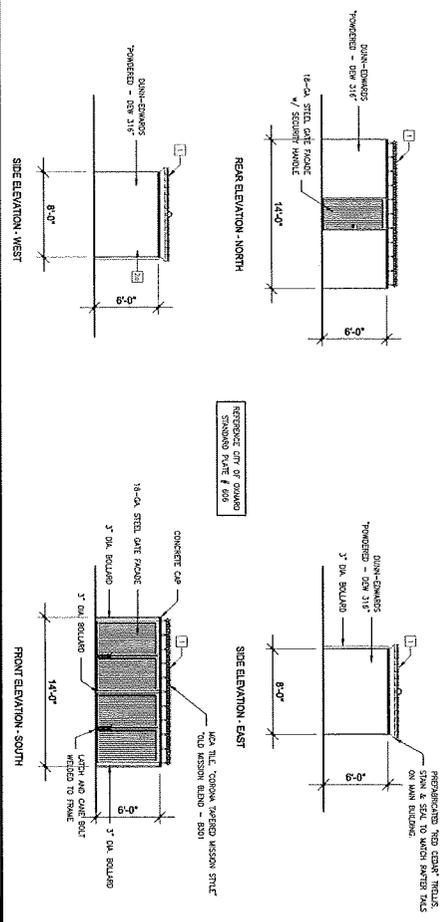
(805) 648-1859

(800) 237-9964

www.usa-arc.com

LEGEND
AND EXTERIOR ELEVATION KEYNOTES

- 1 ROOF CORNER
 - a. Class A, roofing per UBC 19A
 - b. 2x2x4 SCHEDULING
 - c. 1/2" x 1/2" x 1/2" SCHEDULING
 - d. 1/2" x 1/2" x 1/2" SCHEDULING
 - e. 1/2" x 1/2" x 1/2" SCHEDULING
 - f. 1/2" x 1/2" x 1/2" SCHEDULING
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 - n. 1/2" x 1/2" x 1/2" SCHEDULING
 - o. 1/2" x 1/2" x 1/2" SCHEDULING
 - p. 1/2" x 1/2" x 1/2" SCHEDULING
 - q. 1/2" x 1/2" x 1/2" SCHEDULING
 - r. 1/2" x 1/2" x 1/2" SCHEDULING
 - s. 1/2" x 1/2" x 1/2" SCHEDULING
 - t. 1/2" x 1/2" x 1/2" SCHEDULING
 - u. 1/2" x 1/2" x 1/2" SCHEDULING
 - v. 1/2" x 1/2" x 1/2" SCHEDULING
 - w. 1/2" x 1/2" x 1/2" SCHEDULING
 - x. 1/2" x 1/2" x 1/2" SCHEDULING
 - y. 1/2" x 1/2" x 1/2" SCHEDULING
 - z. 1/2" x 1/2" x 1/2" SCHEDULING
- 2 EXTERIOR WALL CORNER
 - a. 7/8" rebar pattern



REF: Site Plan on A-1

Proposed Trash Enclosure

SCALE: 3/16" = 1'-0"

Proposed Commercial Development for:
Oralia's Bakery #2
942 West Woolley Road

Owners
Oxnard, CA 93030

USA Architects and Engineers
1143 E. Main Street, San Buenaventura, CA 93001 (805) 648-1858

REV	DATE	DESCRIPTION
1	12/12/17	DATE COMMENTS
2	02/28/18	DATE COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		

Proposed
Trash Enclosure
Exterior Elevations

Drawing Title

Author: [Name]

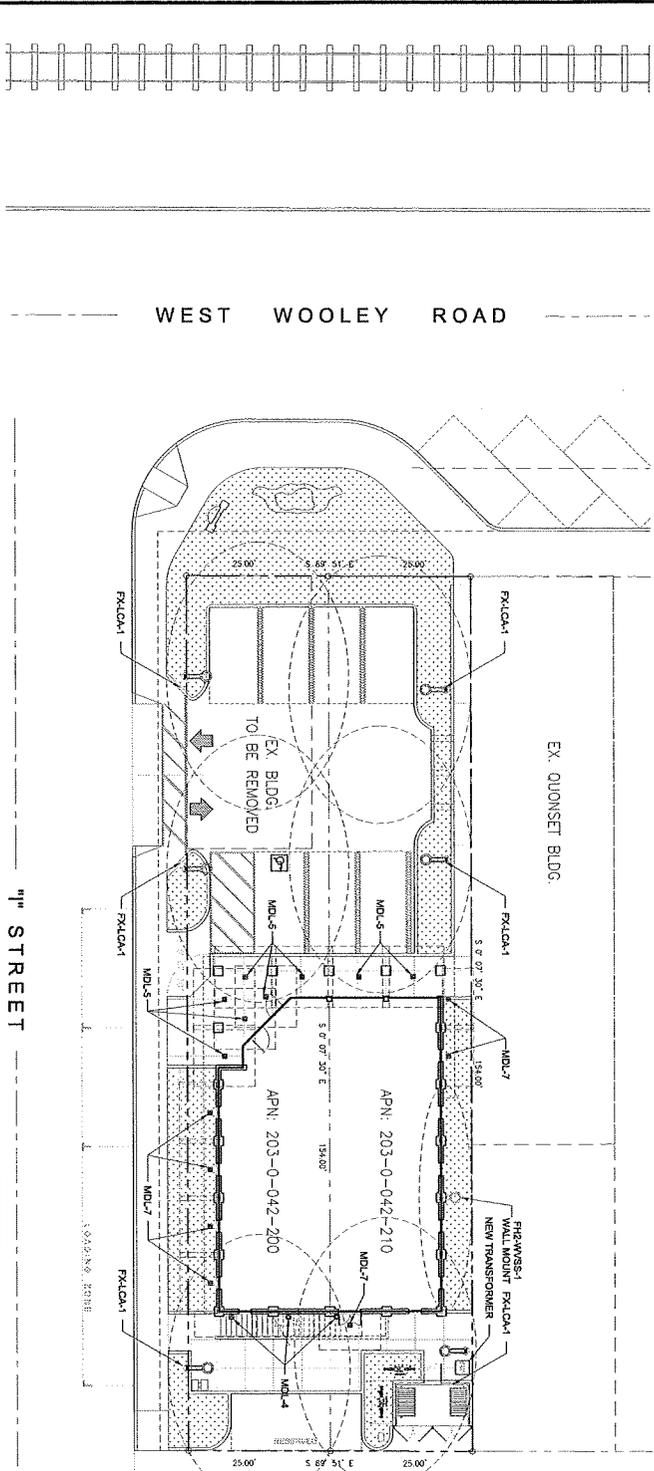
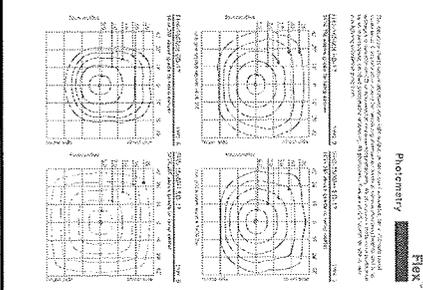
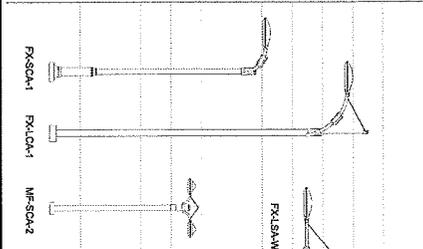
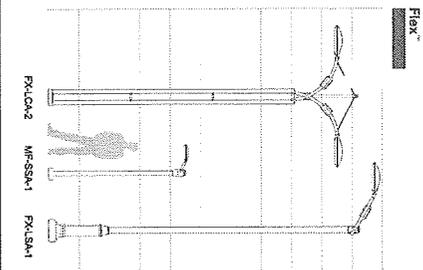
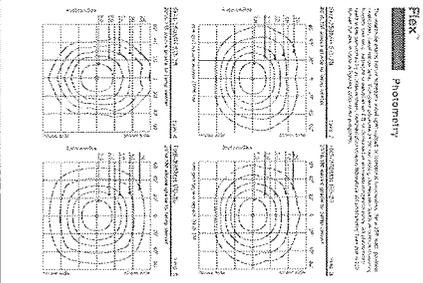
Checker: [Name]

Scale: 3/16" = 1'-0"

Sheet: **A 8**

MAR 28 2008

Electrical Site Legend and Site Lighting Notes



Site Lighting Plan Legend

- CONCRETE PAVERS (OR COURSED CONCRETE)
- LANDSCAPE PAVERS (SEE LANDSCAPE DRAWINGS)
- 300-450" PARKING LIGHT SWAYER (2'-4" HOLE - 0.4x3)
- 1/2" CEILING RECESSED LUM. W/ COULET TRIM & FLUORESCENT LAMP
- 1/2" WALL RECESSED LUM. W/ COULET TRIM & FLUORESCENT LAMP

Electrical Site Layout and Parking Area Lighting Plan

Proposed Commercial Development for:
Oralia's Bakery #2
942 West Wooley Road

Owners
Oxnard, CA 93030

USA Architects and Engineers
1143 E. Main Street, San Buenaventura, CA 93001 (805) 648-1858

NO.	REVISION	DATE
1	DATE	12/17/07
2	DATE	07/26/08

Proposed
**Electrical Site Layout,
Legend and Notes**

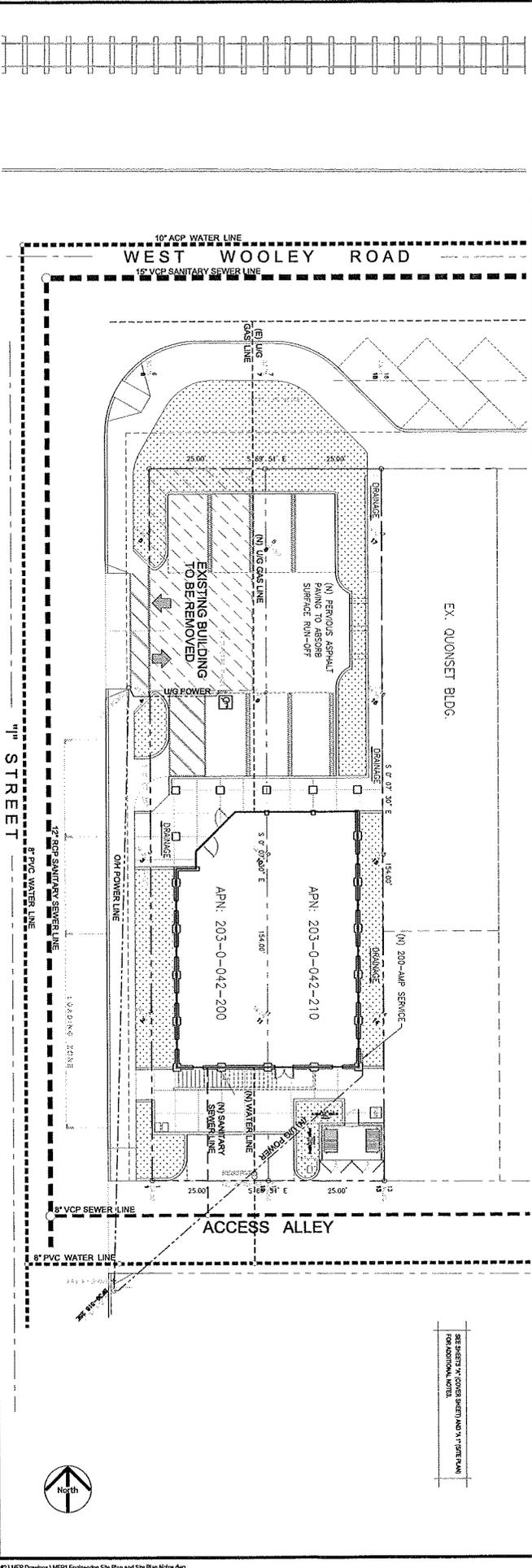
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SCALE: 1" = 10'-0"
1

DATE: 07/26/08
PROJECT: 07/26/08

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REVISION 2 8 2009



Proposed Commercial Development for:

Oralia's Bakery #2

942 West Wooley Road

Owners

Oxnard, CA 93030

USA Architects and Engineers

1143 E. Main Street, San Buenaventura, CA 93001 (805) 648-1889

Engineering Site Plan

SCALE: 1" = 10'-0"

1

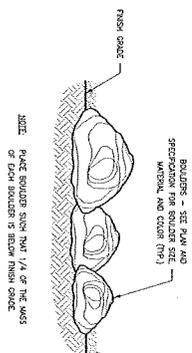
SEE SHEETS "K" (COVER SHEET), "M" AND "N" FOR FURTHER INFORMATION.

Job Vicinity Map

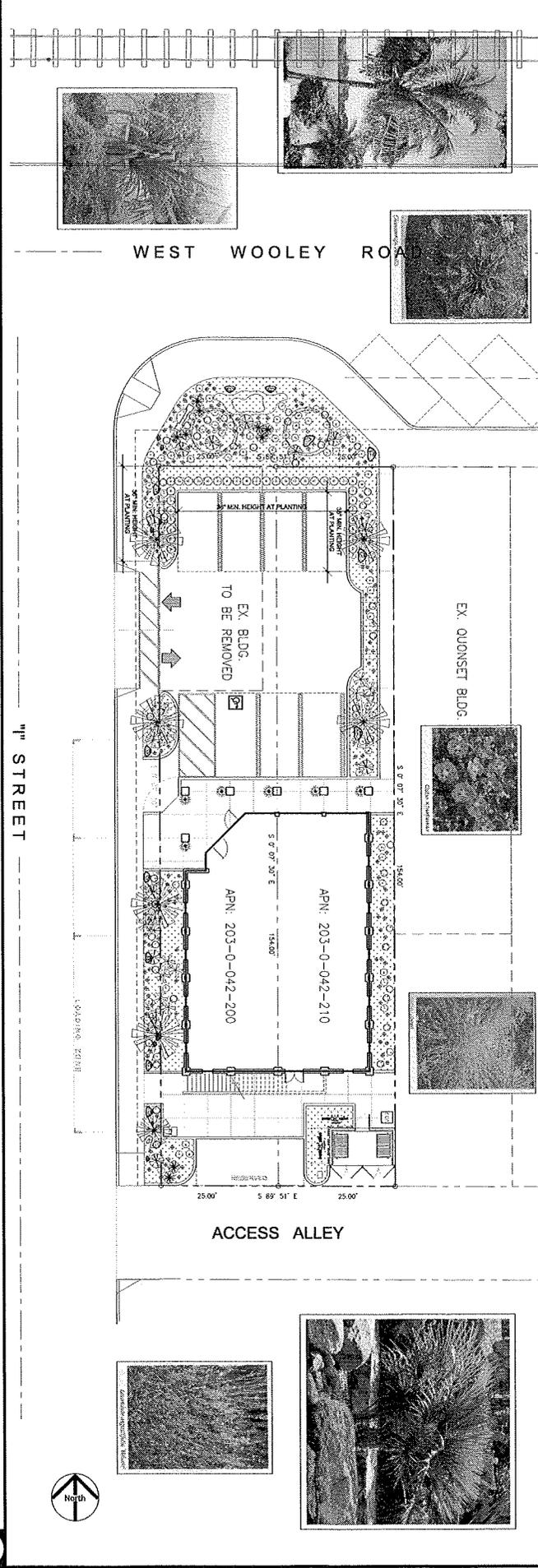
MAR 2 8 2008

Plant Legend and Landscape Notes

1. ALL WORK UNDERGROUND TO BE IN CONFORMANCE WITH SPECIFICATIONS FOR UNDERGROUND AND PROTECTION SPECIFICATION SECTION.
2. ALL EXISTING LANDSCAPE AREAS ARE TO BE MAINTAINED IN THE FIELD. PROTECT SIGN AND MAINTAIN TO BE CONSIDERED V/L LANDSCAPE LIGHTING, FURNITURE, AND SIGNAGE V/L'S.
3. ALL TREES PLANTED WITHIN 5 FEET OF WALLS AND WALLS REQUIRE UNDERGROUND FOOT PROTECTORS OR APPROVED BOLL.
4. LANDSCAPED TREE AREAS ARE TO BE SEPARATED FROM DRIVE AND CONDUIT BY 18" MIN. CONCRETE CURB. REMOVE EXISTING STRIPS, WEDGE BOLLERS, AND SIGNAGE V/L'S FOR INSTALLATION.
5. BOLLERS - SEE PLAN AND SPECIFICATIONS FOR BOLLER SIZE, MATERIAL, AND COLOR (1973).
6. PLANT COUNT TOTALS ARE FOR CONSTRUCTION CONFORMANCE ONLY. CONSTRUCTION SHALL VERIFY ACCURATE PLANT COUNT TOTALS. LANDSCAPE DETAILS.
7. REFER TO SHEET L-4 FOR PLANTING PLANS AND DETAILS.
8. PROVIDE 3" HIGH CONTINUOUS WALL, SECTION AT THE OF PLANTING ON "T" STREET AND WOODS STREET ADJACENT TO PARKING.
9. DISCONTINUED CHANGE.



SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/REMARKS	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/REMARKS
	6	QUERCUS AGRIFOLIA	OAK LEAF PINE	3" X 6"	STANDARD, MIN HEIGHT 15'		5	QUERCUS AGRIFOLIA	OAK LEAF PINE	2 1/2" X 6"	MULTI, MIN HEIGHT 5'
	1	QUERCUS AGRIFOLIA	OAK LEAF PINE	2 1/2" X 6"	STANDARD, MIN HEIGHT 10'		188	QUERCUS AGRIFOLIA	OAK LEAF PINE	1 1/2"	DWARF VARIETY ONLY
	2	QUERCUS AGRIFOLIA	OAK LEAF PINE	2 1/2" X 6"	STANDARD, MIN HEIGHT 15'		12	QUERCUS AGRIFOLIA	OAK LEAF PINE	1 1/2"	PLANT 12" O.C.
	5	QUERCUS AGRIFOLIA	OAK LEAF PINE	2 1/2" X 6"	MULTI, MIN HEIGHT 5'		22	QUERCUS AGRIFOLIA	OAK LEAF PINE	1 1/2"	PLANT 12" O.C.
	12	QUERCUS AGRIFOLIA	OAK LEAF PINE	1 1/2"			7	QUERCUS AGRIFOLIA	OAK LEAF PINE	1 1/2"	PLANT 24" O.C.
	18	QUERCUS AGRIFOLIA	OAK LEAF PINE	5 1/2"			6	QUERCUS AGRIFOLIA	OAK LEAF PINE	5 1/2"	INSTALL IN STRIPPER DMS 24" X 24" W/SPACER
	23	QUERCUS AGRIFOLIA	OAK LEAF PINE	5 1/2"			8	QUERCUS AGRIFOLIA	OAK LEAF PINE	5 1/2"	INSTALL IN STRIPPER DMS 24" X 24" W/SPACER
	34	QUERCUS AGRIFOLIA	OAK LEAF PINE	5 1/2"	MIN HEIGHT 30'			QUERCUS AGRIFOLIA	OAK LEAF PINE	2 1/2"	PLANT 30" O.C.



REF: Utility Map on sheet A

Proposed Commercial Development for:

Oralia's Bakery #2

942 West Wooley Road

Owners

USA Architects and Engineers

1143 E. Main Street, San Bernardino, CA 92401 (626) 668-4189

Landscape Planting Layout

SCALE: 1" = 10'-0"

1

DATE: 03/21/07

PROJECT: 2007

DRAWN BY: [Name]

DATE: 12/12/07

DC COMMENTS: [List]

DATE: 02/26/08

DC COMMENTS: [List]

Proposed Landscape Planting Layout, Legend and Notes

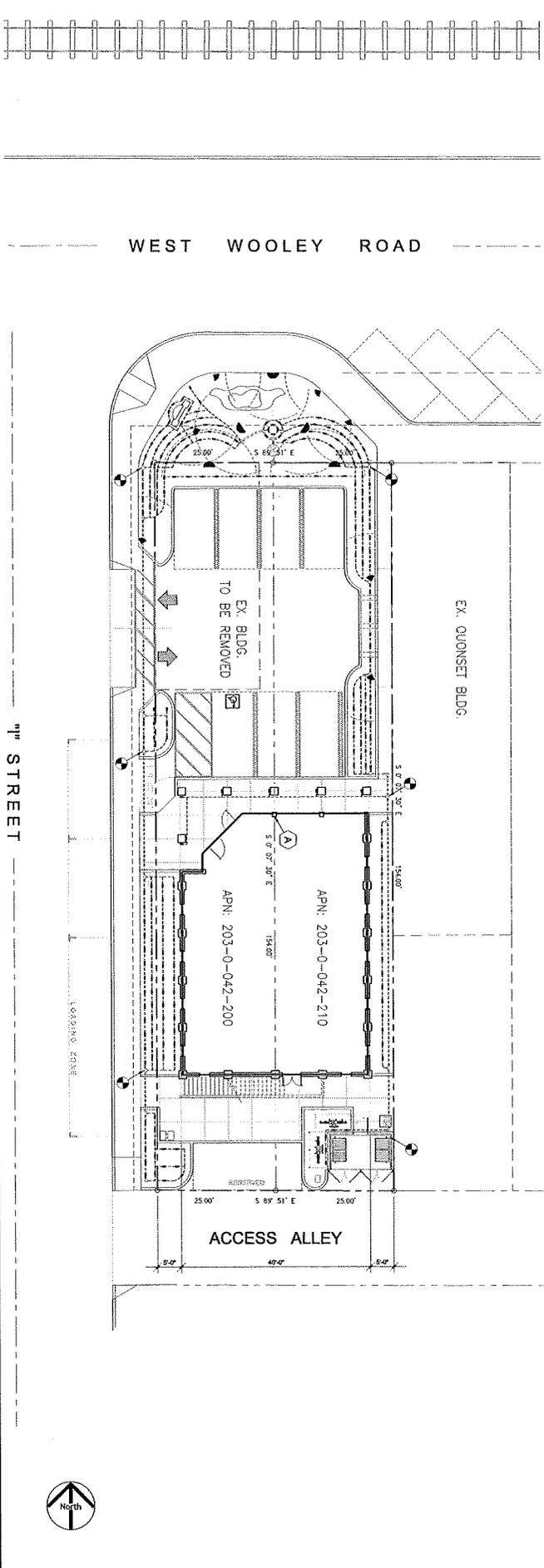
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L1

MAR 28 2008

Irrigation Legend and Installation Notes

SYMBOL	DESCRIPTION	QTY	SYMBOL	DESCRIPTION	QTY
(A)	RAIN BIRD IRRIGATION CONTROLLER W/ 12 STATIONS	1	5"	MANHOLE IRRIGATION PIPE: CLASS 200 PVC (3-INCH THICK - U.N.C.)	PER PLAN
⊗	BACKFLOW PREVENTION DEVICE	1	1 1/2"	SPRINKLER LATERAL PIPE: CLASS 160 PVC (SIZED AS SHOWN)	PER PLAN
⊕	MAIN SHUT-OFF VALVE	1	3/4"	DRIP LINE SUPPLY AND HEADER PIPE: PVC-40 (SIZED AS SHOWN)	PER PLAN
⊖	RAIN BIRD ELECTRIC REMOTE CONTROL VALVE (SIZED AS SHOWN)	6	3/8"	DRIP LINE STRAIGHT OR ROUNDED TUBING: PVC-40 (SIZED AS SHOWN)	PER PLAN
⊙	RAIN BIRD SUNC QUICK COUPLING VALVE	6	---	DRIP LINE ENDER AND DRIP LINE LATERAL SPACING (PER SOIL TYPE) :	PER PLAN
●	(360) RAIN BIRD 1804 POP-UP SPRAY SPRINKLER W/ 10 SERIES NOZZLE PRESSURE: 30 PSI, RADIUS: 10 FEET, FLOW: 2.60 GPM	0	---	CLAY OR FINE SOIL, ENDERS = 24", LATERALS = 24"	
◐	(180) RAIN BIRD 1804 POP-UP SPRAY SPRINKLER W/ 10 SERIES NOZZLE PRESSURE: 30 PSI, RADIUS: 10 FEET, FLOW: 2.60 GPM	5	---	LOW/MEDIUM SOIL, ENDERS = 18", LATERALS = 18"	
◑	(90) RAIN BIRD 1804 POP-UP SPRAY SPRINKLER W/ 10 SERIES NOZZLE PRESSURE: 30 PSI, RADIUS: 10 FEET, FLOW: 2.60 GPM	6	---	SAND/COARSE SOIL, ENDERS = 12", LATERALS = 12"	
▲			---	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER	
			---	INDICATES LATERAL DISCHARGE IN GPM	
			---	INDICATES REMOTE CONTROL VALVE SIZE	
			---	INDICATES SPRINKLER TYPE	



REF: Utility Map on sheet A

Landscape Irrigation Plan

SCALE: 1" = 10'

2

Proposed Commercial Development for:
Oralia's Bakery #2
 942 West Wooley Road

Owners
 USA Architects and Engineers
 1143 E. Main Street, San Buenaventura, CA 93001 (805) 948-1889

NO.	DATE	BY	CHK'D	DESCRIPTION
1	12/12/07	DWG COMMENTS
2	02/26/08	DWG COMMENTS

Proposed
**Landscape Irrigation Plan,
 Legend and Notes**

DATE: 02/26/08
 DRAWING NO: L3

MAR 28 2008

Attachment C:
Notice of Exemption



NOTICE OF EXEMPTION

Project Description: PLANNING & ZONING PERMIT NO. 07-200-03(Planned Development Permit) is a request to replace a one-story 1,021 square foot bakery with a new two-story mixed-use building that has a 2,167 square foot bakery on the first floor and a 1,296 square foot one-bedroom apartment on the second floor. The request includes placing a loading zone on I Street immediately adjacent and contiguous to the subject property. The 8,650 square foot property, commonly known as Oralia’s Bakery, is located at 942 West Wooley Road within the Hill Street Neighborhood and the Historic Enhancement and Revitalization of Oxnard redevelopment area. Filed by Ed Campbell on behalf of Carina Mendez and Ricardo Suarez, 1143 East Main Street, Ventura, CA 93001.

Finding: The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines and Section(s) 15301 & 15303 of the California Code of Regulations, projects involving the demolition of an existing commercial building and the new construction of commercial buildings of less than 10,000 square feet and/or an apartment building of less than six units may be found to be exempt from the requirements of CEQA. The proposal includes the demolition of a 1,021 square foot retail bakery and the construction of a mixed-use building in the general footprint of the structure to be demolished. The commercial component of the proposal is 2,167 square feet and the residential component is comprised of a single one-bedroom apartment. The subject property is zoned for the proposed use, is in an urbanized area designated for redevelopment, and all public services are in place. No specimen trees will be affected and the land has no value for habitat. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

Susan L. Martin, AICP
Planning Division Manager

Attachment D: Resolution

RESOLUTION NO. 2008 – [PZ 07-200-03]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-200-03 (PLANNED DEVELOPMENT PERMIT), TO ALLOW THE REPLACEMENT OF AN EXISTING ONE-STORY BAKERY WITH A TWO-STORY MIXED-USE BUILDING THAT HAS A 2,167 SQUARE FOOT BAKERY ON THE FIRST FLOOR AND A 1,296 SQUARE FOOT ONE-BEDROOM APARTMENT ON THE SECOND FLOOR, LOCATED AT 942 WEST WOOLEY ROAD AND COMMONLY KNOWN AS ORALIA'S BAKERY (APN(S) 203-0-042-20 & 203-0-042-21), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ED CAMPBELL ON BEHALF OF THE OWNERS, CARINA MENDEZ AND RICARDO SUAREZ.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-200-03, filed by Ed Campbell, on behalf of the owners Carina Mendez and Ricardo Suarez, in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Sections 15301 and 15303 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

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

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

WHEREAS, the Planning Commission, in accordance with Section 16-644(B)(1) of the Oxnard City Code, has reviewed the proposed on-street loading zone and has determined that the proposed location and size are appropriate based on the nature of the use or combination of uses, as well as the specific design characteristics of the project; and

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans stamped approved (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 18 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use. (PL, G-3)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
7. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
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. Prior to the issuance of a certificate of occupancy, 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. Prior to the issuance of a certificate of occupancy, Developer shall provide a continuous 36" high visual screen, at time of planting, at the parking lot location to help screen parked cars from the adjacent roadway. The 36" high visual screen can be a 2' high landscaped mound with a continuous row of 5 gallon shrubs on top of the mound; or, the 36" high visual screen can be achieved with a continuous row of 15 gallon shrubs. This visual screen shall be maintained for the life of the project by Owner or Successor.

FIRE DEPARTMENT STANDARD CONDITIONS

22. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
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. 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*)
32. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

33. Prior to the issuance of building permits, Developer shall demonstrate that fire sprinkler coverage is provided for in the following locations:
 - 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. Prior to the issuance of a building permit, Developer shall demonstrate that all emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, have access to a public right-of-way without re-entering the structure. The access windows or doors shall not be blocked or hampered in any way from opening for the life of the project.
35. 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. The Knox Box key vault shall remain at the agreed upon location for the life of the project unless other arrangements are approved by the Fire Department.

POLICE DEPARTMENT CONDITIONS

36. Prior to the issuance of a certificate of occupancy, Developer shall install addressing for the building in the rear/alley side of the building.
37. Any electronic security system must comply with Oxnard City Ordinance No. 2601 and must be properly permitted by the City of Oxnard.
38. Graffiti/etching-resistant film shall be placed on accessible window panes in public areas including reflecting surfaces in public restrooms.
39. If a video surveillance system is being installed at this property, it must comply with "Oxnard Police Department Proposed Standards, Guidelines & Recommendations Closed-Circuit Television (CCTV) Surveillance Systems."

40. Prior to the issuance of a certificate of occupancy, the Developer shall post all vehicle entrances in compliance with California Vehicle Code §22658(a)(1). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission.
41. Prior to the issuance of a certificate of occupancy, Owner or Successor shall develop a cash handling and management policy as part of the overall business plan for this establishment (e.g. drop safes, cash transportation services, and managing the amount of cash in registers or cash boxes to a modest amount of \$50, etc.) and shall install crime prevention signage at public entrances to business indicating that cash in registers is limited and employees do not have access to contents of safe, etc..
42. Prior to the issuance of a certificate of occupancy and for the life of the project, Owner or Successor shall bolt down all cash registers to service counters in order to prevent the entire device from being stolen during a burglary or robbery.
43. For the life of the project, any graffiti painted or marked upon the premises or on any adjacent area under the control of the Owner or Successor shall be removed or painted over within forty-eight (48) hours of being applied.
44. Prior to the issuance of a certificate of occupancy, Owner or Successor of the Bakery shall contact the Oxnard Police Department to enroll in the Oxnard Police Department's "Crime Free Business Program."
45. Prior to the issuance of a building permit, metal halide lamps or those that provide quality color rendition shall be included by the Developer as part of the approved lighting plan.
46. **OUTDOOR LIGHTING CODE & GUIDELINES:**
 - (a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - (b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 1. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 2. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

(c) Oxnard City Code 16-320

Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected.

PLANNING DIVISION STANDARD CONDITIONS

47. The final building plans submitted by Developer with the building permit application shall depict on the building elevation sheets all building materials and colors to be used in construction. (PL/B, *PL-1*)
48. 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*)
49. 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*)
50. 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*)
51. 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*)
52. 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*)
53. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
54. 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*)

55. 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*)
56. 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*)
57. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
58. 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*)
59. 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*)
60. 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*).
61. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)

62. 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*)
63. 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*)
64. 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*)
65. 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*)
66. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

67. For the life of the project, Owner or Successor shall not permit the overnight parking or storage of oversized vehicles on the project site, including but not limited to tow trucks or catering trucks.
68. For the life of the project, Owner or Successor shall not permit the parking of vehicles used exclusively for advertising on the subject property at any time.
69. For the life of the project, Owner or Successor shall not store any equipment, food, or waste outside.
70. For the life of the project, Owner or Successor shall not use the one-bedroom apartment for anything other than residential use unless otherwise permitted through a major modification approved by the Planning Commission.
71. For the life of the project, Owner or Successor shall not add additional bedrooms to the upstairs apartment unless otherwise permitted through a major modification approved by the Planning Commission.

72. For the life of the project, Owner or Successor shall not permit the installation of banners or signs above the first floor. Banners and temporary signs shall only be installed in accordance with Sections 16-475 through 16-483 of the City Code.
73. For the life of the project, Owner or Successor shall maintain the approved trash enclosure in working order and upkeep the appearance accordingly.
74. 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)
75. 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)
76. Developer shall participate in the City's Art in Public Places Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 13,103.
77. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (C-8)
78. The existing bakery building shall be demolished prior to the issuance of a certificate of occupancy.

ENVIRONMENTAL RESOURCES DIVISION

79. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

80. Developer shall follow the approved "City of Oxnard C&D Environmental Resources Management & Recycling Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the "City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed" ("Work Completed Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.
81. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling to an authorized facility.
82. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Plan" ("Occupancy Plan") to the City's Environmental Resources Division. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. A "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Report" shall be submitted to the Environmental Resources Division annually on the anniversary date of the certificate of occupancy for approval.
83. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

84. 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)
85. 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)
86. 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)

87. 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)
88. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
89. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
90. 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)
91. 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)
92. 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)
93. Developer shall install on-site and off-site utility services underground in accordance with City ordinances in effect at the time City issues the building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
94. 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)
95. 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)

96. 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)
97. 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)
98. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
99. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
100. 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)
101. "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)
102. 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)
103. 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)

104. 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)
105. 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)
106. 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)
107. 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)
108. 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)
109. 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)
110. 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)
111. 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)
112. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
113. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
114. 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)

115. 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

116. 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)
117. 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)
118. 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)
119. Developer shall clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning. (DS-83)
120. 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)
121. Prior to issuance of a grading permit or commencement of any clearing, grading or excavation, Developer shall provide the City Engineer with a copy of a letter from the California State Water Resources Control Board, Storm Water Permit Unit assigning a permit identification number to the Notice of Intent (NOI) submitted by Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all additional requirements of the General Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall identify potential pollutant sources that may affect the quality of discharges

to stormwater and shall include the design and placement of recommended Best Management Practices (BMPs) to effectively prohibit pollutants from the construction site entering the storm drain system. Developer shall keep the SWPPP updated to reflect current site conditions at all times and shall keep a copy of the SWPPP and the NOI on the site and make them available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

122. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of the final subdivision map, address map, and civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-101)
123. Developer shall construct the I Street driveway to provide a minimum 4-foot disabled access compliant path along the public sidewalk. (DS)
124. Prior to issuance of a site improvement /grading permit, Developer shall dedicate to the City a sidewalk easement for any portion of the I Street sidewalk not within an existing easement. (DS)
125. Developer shall construct the relocated sidewalk along Wooley Road to a width of seven (7) feet measured from the curb face. (DS)
126. Developer shall be perpetually responsible for ongoing irrigation and maintenance of the landscaping shown on the landscape and irrigation plans within the adjacent public right-of-way. (DS)
127. 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. If Developer is required to install a grease interceptor for a food preparation tenant, Developer shall provide a traffic rated, grated trench drain (or other approved drain) along the inside front edge of the trash enclosure to catch all wash water from the trash enclosure. This drain shall connect to the sanitary sewer system via a grease interceptor. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure. The finish and roof appearance shall be indicated on the building plans and are subject to approval by the Planning Division. The location and configuration of trash enclosures shall be reviewed and approved by the Environmental Resources Division. All refuse bins on the site shall be stored in an approved trash enclosure. No objects other than refuse bins may be stored in the trash enclosure without the written permission of the Environmental Resources Division. (DS)

128. Developer shall provide recommendations from a geotechnical engineer to enhance the infiltration potential of porous concrete areas and from a landscape professional for landscape areas of the project. Recommendations should include, but not be limited to, soil enhancement, base material, compaction limits, and plant materials. (DS)
129. Developer shall design the Porous Pavement Detention (T-7) in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
130. Developer shall design the Porous Landscape Detention (T-8) in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
131. Prior to issuance of a site improvement/grading permit, Developer shall provide evidence that the underlying property has been merged into one lot. (DS)
132. Developer shall utilize existing sewer lateral within the adjacent alley unless project engineer can demonstrate why use of existing lateral is not practical. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 5th day of June, 2008, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary