



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Juan Martinez, Associate Planner

DATE: September 18, 2008

SUBJECT: Planning and Zoning Permit No. 06-550-11(Major Modification to Special Use Permit No. 1010) Located at 601 East Bard Road.

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 06-550-11(Major Modification to Special Use Permit No. 1010), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to remodel and add approximately 5,000 square feet to an existing church. In February of 2002, the subject request was approved, however the permit expired and re-application was necessary. The site is located at 601 East Bard Road (222-0-266-010). Filed by Port Hueneme Congregation of Jehovah’s Witnesses, 601 Bard Road, Oxnard, CA 93033.
- 3) **Existing & Surrounding Land Uses:** Bard Road Kingdom Hall currently exists on site.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-1	Residential Low	Church
North	R2-PD/C-R	Park/School	Johnson Creek Park/Blackstock Jr High School
South	R-1	Residential Low	Single Family Homes
East	R-1	Residential Low	Single Family Homes
West	R-1	Residential Low	Single Family Homes

4) **Background Information:** On February 7, 2002, the Planning Commission adopted Resolution No. 2002-06, approving a major modification to allow the subject expansion to the existing church. However, the major modification expired on February 7, 2004, 24-months from its initial approval and a new application would grant a new major modification approval. At the

time, the project included the vacation of Johnson Road, which has since been vacated by the City, in accordance with City Council Resolution No. 12,101.

5) Environmental Determination: In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving “additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet” and located in an area where all public services and utilities are available for maximum allowable build-out may be found to be exempt from the requirements of CEQA. This proposal involves a 5,000 (approximately) square foot addition. 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 proposed expansion to the existing Kingdom Hall facility consists of a new assembly room with 213 fixed seats. The existing entrance lobby would be remodeled, as would the existing assembly hall and restrooms. On-site parking will be increased to accommodate parking of 82 vehicles, including four handicap spaces and three motorcycle spaces. A 6½-foot high wall will be installed to screened mechanical equipment, located at the rear of the proposed addition. Such wall will match the architecture of the building.

Congregation meetings will be held in both assembly halls on a staggered schedule throughout the day on Sunday. On weekdays, meeting will be conducted in the evening, between 7:00 p.m. and 9:30 p.m. The proposed project does not include full-time day care or school uses.

b) General Plan Consistency: The City’s 2020 General Plan designates the subject site for Low Density Residential development and uses. Accordingly, the site’s zoning designation is R-1 (Single Family Residential). Church uses are permitted if the Planning Commission approves the location and development plans as part of a special use permit. The church use was established under Special Use Permit No. 1010 and the proposed expansion is under consideration as a major modification to that use permit. Therefore, the church use conforms to the City’s 2020 General Plan and the zoning designation for the project site.

c) Conformance with Zoning Development Standards: The proposed development is located in the Single Family Residential (R-1) zone district. In accordance with the City Code, the proposed expansion may be permitted with an approved major modification to the established special use permit. Applicable development standards of the R-1 zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES ?
Maximum building height	Two Stories, not exceeding 25 feet from average curb height	Single Story, 16.7-feet	YES
Lot Area	6,000 square feet	Existing: 9,507.25	YES
Lot Frontage	50-feet	Existing: 50-feet	YES
Lot Depth	100-feet	190-feet	YES
Front yard setback	20-feet	20'-7" from Justin Way	YES
Side yard setback	No less than 10 percent of the width of the lot, provide its not less than 3-feet and no greater than 5-feet	10'-0" from Bard Road	YES
Rear yard setback	25 Percent of the depth of the lot, provided it does not need to exceed 25 feet	95-feet	YES
Off street parking	$379 \text{ seats}/5 = 76 \text{ spaces}$ $1000 \text{ sf}/250 = 4 \text{ spaces}$ Total: 80 spaces	Standard: 75 stalls H/C Stalls: 2 stalls <u>Motorcycle: 4 stalls</u> Total: 81 spaces	YES

- d) **Site Design:** The design of the proposed expansion has considered the triangular shaped parcel of the site and its existing site conditions. The building addition will front along Bard Road and parking will be provided behind the building to match the existing building and parking configuration.
- e) **Circulation and Parking:** Vehicular access to the site is currently provided via Justin Way. This existing drive provides ingress/egress access into the existing parking lot having 90-degree parking on two sides of a two-way drive aisle. The existing parking lot will be modified to accommodate 82 parking spaces necessary to accommodate the church expansion. As modified, the parking lot will continue to be served by a two-way drive aisle with 90-degree parking on both sides. Twelve parking stalls will be provided off a T-drive that is perpendicular to the main two-way drive that extends from one end to the other. A secondary and new vehicular approach will be provided off Bard Road.
- f) **Building Design:** The proposed addition complements the existing architectural style.
- g) **Signs:** Any new signs proposed for the project shall adhere to the provisions of the City Code.
- h) **Landscaping and Open Space:** The proposed development expansion includes landscaping upgrades to accommodate the proposed changes to the existing conditions. An updated arborist report (Dated November 29, 2008) was prepared by Edwin Slowik, Consulting Arborist. The report evaluated the economic appraised values (\$49,300) of the trees impacted by removal and trees scheduled for relocation being affected by the proposed

addition and parking lot modifications. The City's landscape architect has reviewed and found the arborist report to be acceptable and has conditioned the project to put back the appraised value into new tree sizes exceeding the City's minimum tree sizes.

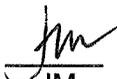
In conformance with the parking lot landscape standards, the project incorporates landscaping throughout the project to complement the existing and proposed parking lot configuration. Landscaping is provided on all perimeter lot sides and around the existing building and the proposed building.

7) Development Advisory Committee: The Development Advisory Committee (DAC) reviewed this project on multiple occasions and recently completed its final review recommending the standard and special project conditions attached to the draft resolution.

8) Appeal Procedure: In accordance with Section 16-545 of the City Code, the Planning Commission's decision may be appealed to the City Council within 18 days.

Attachments:

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

Prepared by: 
JM

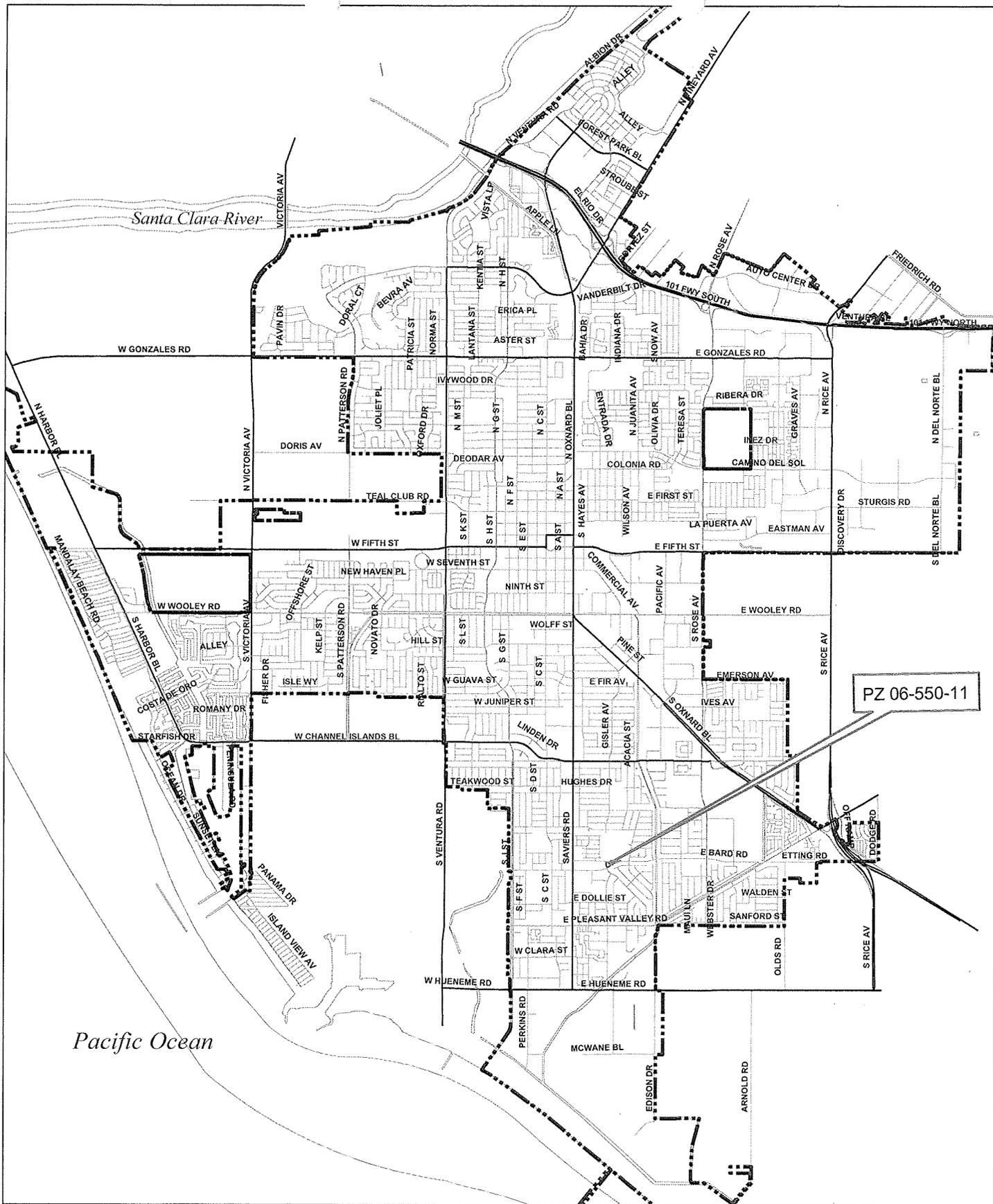
Approved by: 
SM

ATTACHMENT

A

MAPS

(VICINITY, ZONING, GENERAL PLAN MAP)



PZ 06-550-11

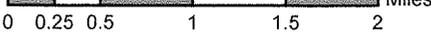
Vicinity Map

PZ 06-550-11

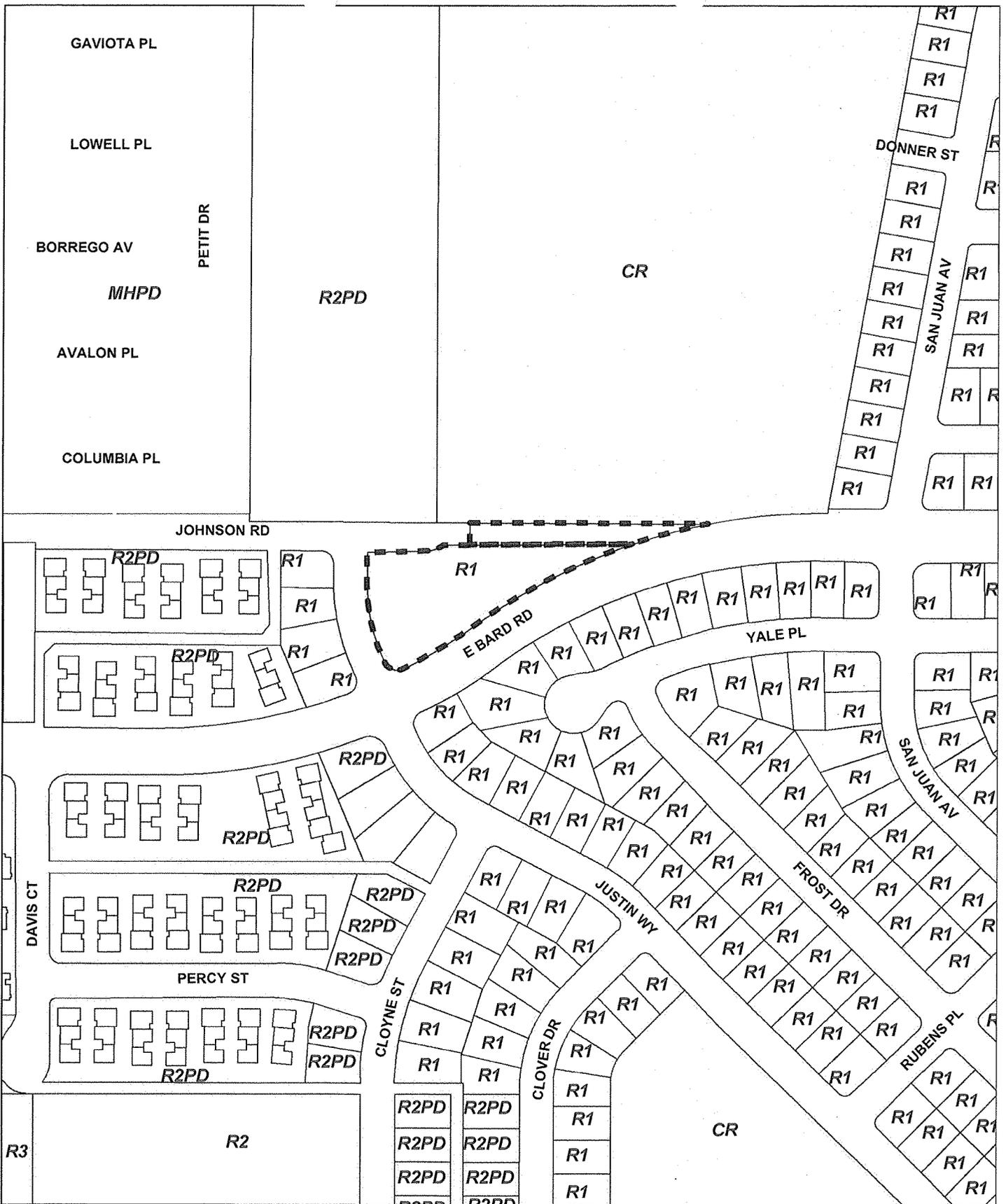
Location: 601 E. Bard Rd.

APN: 222026601, 219011042

Sally Smith



Oxnard Planning
January 4, 2007



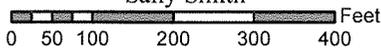
Zone Map

PZ 06-550-11

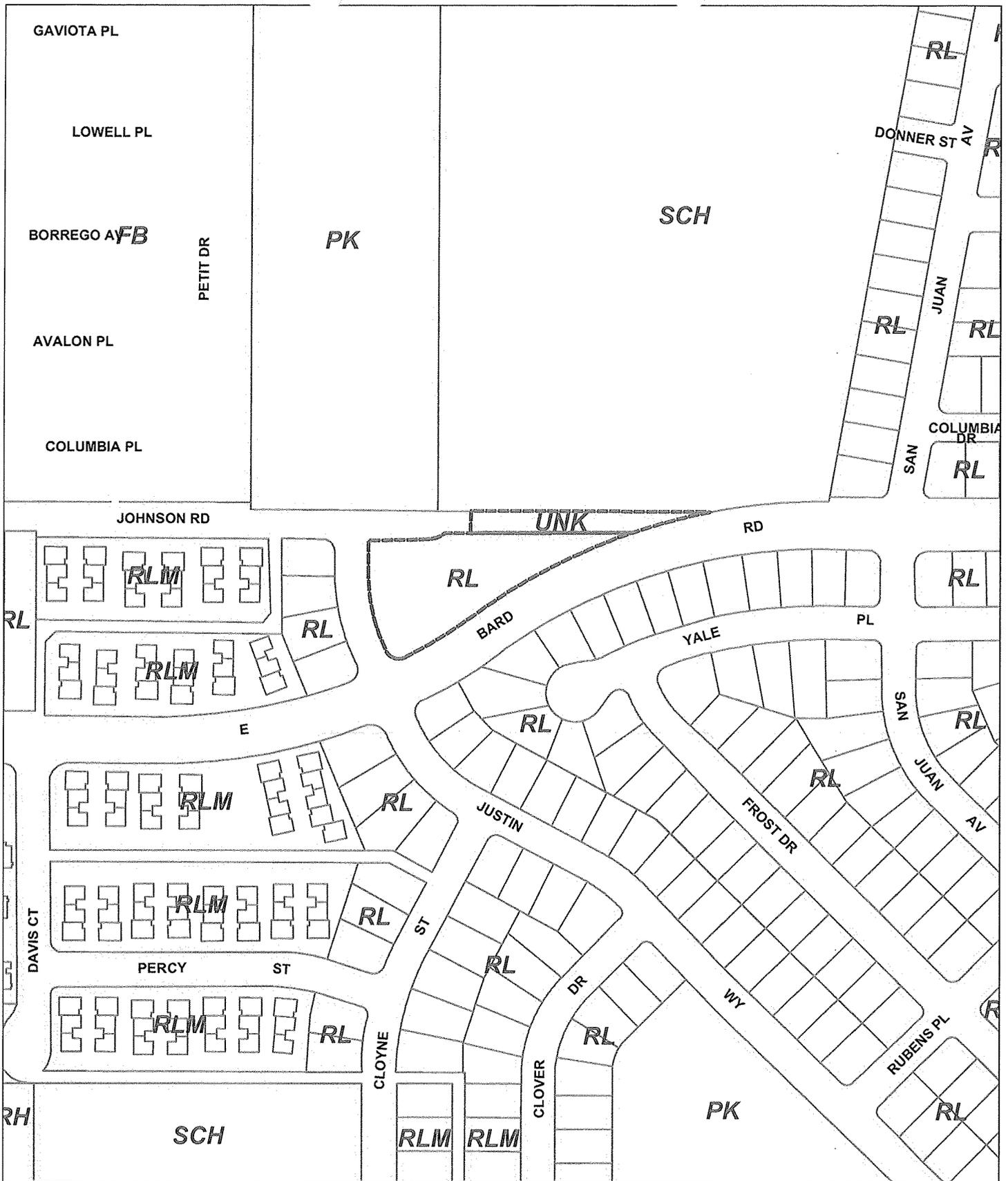
Location: 601 E. Bard Rd.

APN: 222026601, 219011042

Sally Smith



Oxnard Planning
January 4, 2007



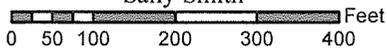
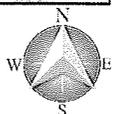
General Plan Map

PZ 06-550-11

Location: 601 E. Bard Rd.

APN: 222026601, 219011042

Sally Smith



Oxnard Planning
January 4, 2007

**ATTACHMENT
B**

DEVELOPMENT PROJECT PLANS

1989 RESIDENT ROAD
 5000 S. GARDEN
 SUITE 200
 (805) 238-3518

NO.	DATE	DESCRIPTION
1	01/04	REVISION
2	01/04	REVISION
3	01/04	REVISION
4	01/04	REVISION
5	01/04	REVISION
6	01/04	REVISION
7	01/04	REVISION
8	01/04	REVISION
9	01/04	REVISION
10	01/04	REVISION
11	01/04	REVISION
12	01/04	REVISION
13	01/04	REVISION
14	01/04	REVISION
15	01/04	REVISION
16	01/04	REVISION
17	01/04	REVISION
18	01/04	REVISION
19	01/04	REVISION
20	01/04	REVISION



SQUARE ONE ARCHITECTURE
 PATRICK McHENRY, AIA
 35 W. MAIN STREET
 SUITE B-303
 VENTURA, CA 93001
 805.522.8777

BARD STREET KINGDOM HALL
 601 E. BARD ROAD
 OXNARD, CA
 LOT 516, TRACT 2227-4
 APN# 222260015

SHEET NO. A-3

GENERAL NOTES:

- Restroom Walls to be tile to 42" Min. Abv. Fin. Fir.
- Exit cns to have Emergency lts w/Battery Backup
- Wt. new walls to be 2x6 @ 16" oc U.N.C.
- Wt. new ceilings to be 5/8" DW
- Insulate all (E) & (N) Walls w/ R-13 min.
- Insulate all (E) & (N) Ceilings w/ R-30 min.
- Fire Sprinklers Required - By Separate Permit. When serving more than 100 sprinkler heads, the system shall be provided w/a local alarm which will give an audible signal at a constantly attended location. Fire alarm shall be provided w/a local alarm which will give an audible signal at a constantly attended location. Submit w/Sprinkler plans.
- Panic Hardware Req'd at all Exit Doors. Gates to have Dbl Cylinder Dead Bolts end are to remain unlocked during business hours and at all times buildings are in use.
- Portable Fire Ext. rated 2A10BC shall be provided (two per Corridor) in each Corridor.
- Provide Minimum 6 Assistive Listening Devices for hearing impaired with sign to include the International Symbol of Access for Hearing Impaired & wording "Assistive Listening System Available". Also see notes @ 17/AJC-1
- Provide Accessibility signage @ Restrooms to comply w/both ADA & CA Accessible Codes -See 10/AJC-1 Sections 709 & 710
- Provide @ least one drinking fountain for each rest room. Drinking fountain to be high-low type 1973 disabled access.

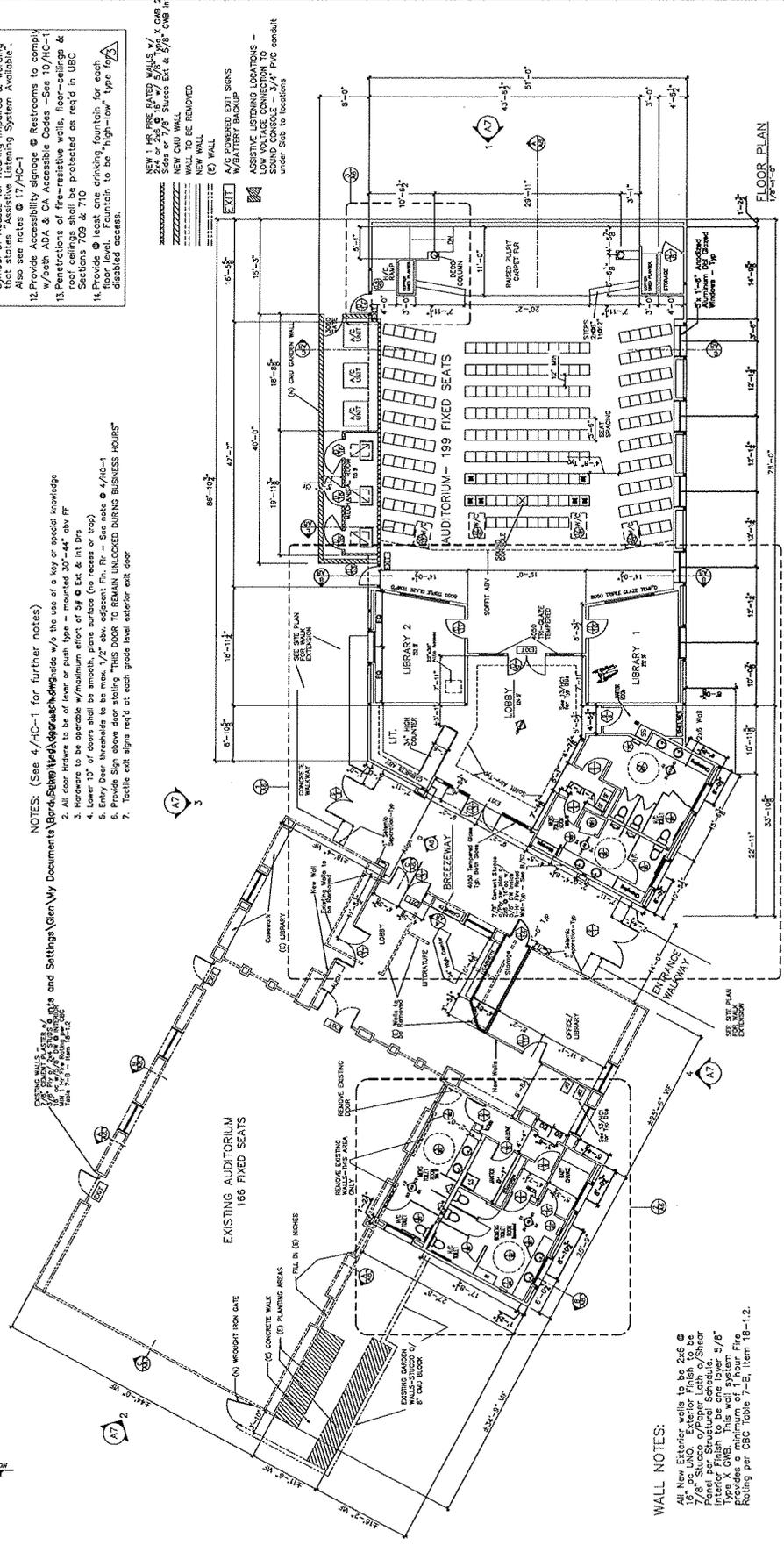
NOTES: (See 4/AJC-1 for further notes)

- All door hardware to be of lever or push type - mounted 30"-44" abv FF
- Lower 30" of doors shall be removable, sliding (for Exit & Int. or Pass)
- Entry Door thresholds to be max. 1/2" abv adjacent Fin. Fr. - See note @ 4/AJC-1
- Provide Sign above door stating "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- Toilet exit signs req'd at each grade level exterior exit door

FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING
Breazeway	Tile	7/8" Cement Plaster	NA
Lobby	Tile	5/8" DW	5/8" DW
Sanitor	Concrete	5/8" DW	5/8" DW
Men's Rest.	Tile	5/8" DW - Tile to 42"	5/8" DW
Women's Rest.	Tile	5/8" DW - Tile to 42"	5/8" DW
Library 1	Corset	5/8" DW	5/8" DW
Library 2	Corset	5/8" DW	5/8" DW
Auditorium	Corset	5/8" DW	5/8" DW
Publi	Corset	5/8" DW	5/8" DW
Ex. Storage	Concrete	5/8" DW	5/8" DW

NOTE:
 WALL & CEILING MTLs SHALL NOT EXCEED
 FLAME SPREAD CLASSIFICATION IN UBC
 TABLE 6-5



WALL NOTES:
 All New Exterior walls to be 2x6 @ 16" oc U.N.C. Exterior Finish to be 7/8" Stucco o/Paper Lath o/Shear Gypsum Board. Interior Finish to be one layer 5/8" Type X GWB. This wall system has a Fire Rating per CBC Table 7-B, Item 18-1.2.

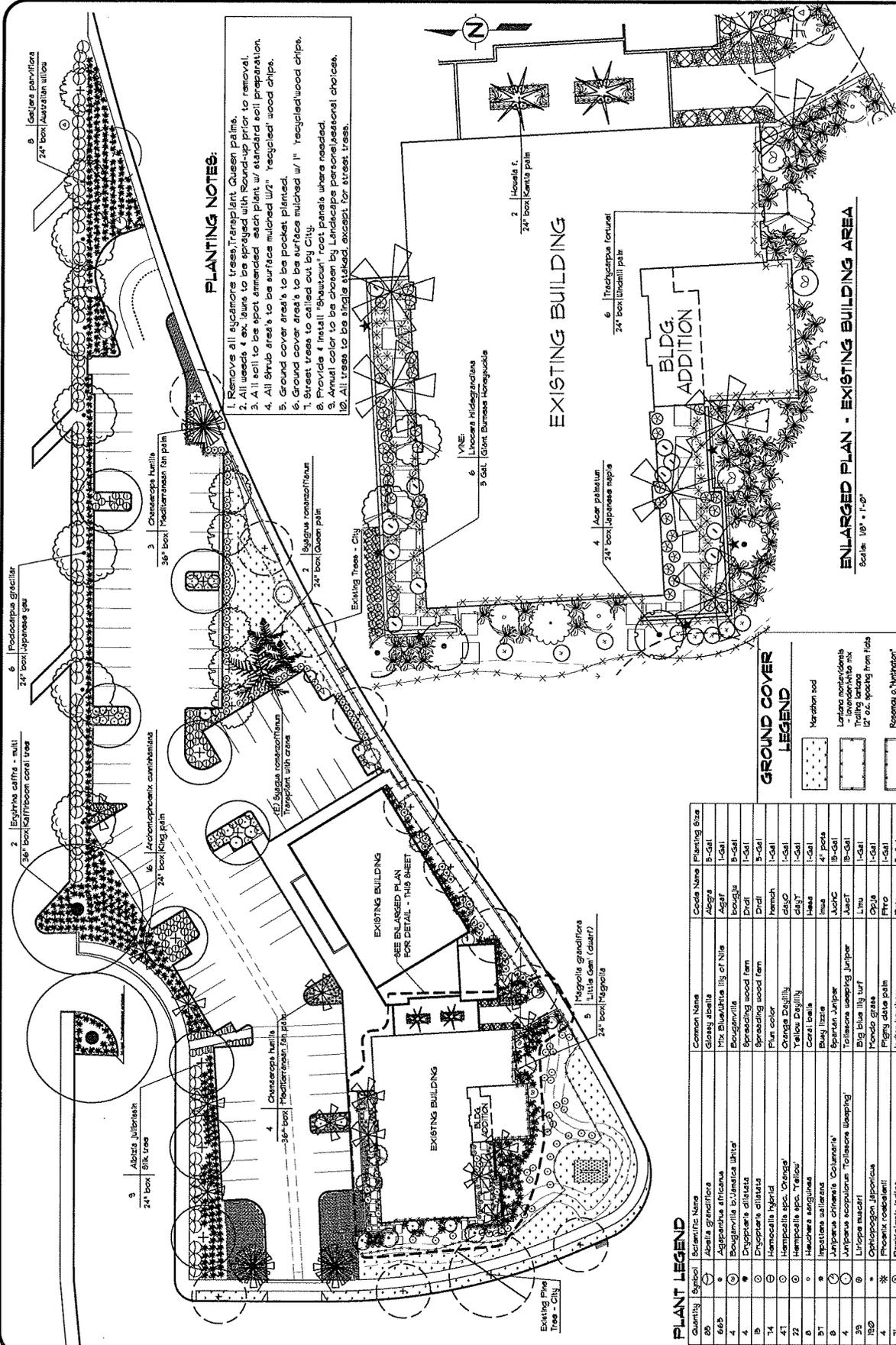
FLOOR PLAN
 1/26/2002

NO.	BY	DATE	DESCRIPTION
1	CH	8/14	Prepared Planting Plan
2	CH	8/14	Revised Planting Plan
3	CH	8/14	Final Planting Plan



DATE: 08/14/2018
 SQUARE ONE ARCHITECTURE
 PARKER McHENNEY, AIA
 35 W. MAIN STREET
 VENTURA, CA 93001
 805.522.6777

LANDSCAPE PLANTING PLAN
 601 E. BARD STREET
 OXNARD, CA
 LOT 516, TRACT 2227-4
 APN# 2222660015



PLANTING NOTES:

1. Remove all existing trees. Transplant Queen palms.
2. All weeds & ex. plants to be sprayed with Round-up prior to removal.
3. All soil to be spot amended each plant w/ standard soil preparation.
4. All stub areas to be surface mulched w/ 2" recycled wood chips.
5. Ground cover areas to be pocket planted.
6. Ground cover areas to be surface mulched w/ 1" recycled wood chips.
7. Street trees to be called out by City.
8. Provide 4 install "Shoutout" root panels where needed.
9. Annual color to be chosen by Landscape personnel/professional choice.
10. All trees to be single stalked, except for street trees.

GROUND COVER LEGEND

	Varianthod
	Larissa hortensis Larissa hortensis Trailing juncos 12" o.c. spacing from flats
	Rossmo o. "Nighting" 12" o.c. spacing from flats
	Viola odorata Annual Color 6" o.c. from 4" pots

PLANT LEGEND

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size
28	⊙	<i>Abies grandiflora</i>	Giant Redwood	ABGR	3'-6"
665	⊙	<i>Agave americana</i>	Century Plant	AGAM	1'-6"
4	⊙	<i>Bougainvillea glabra</i>	Bougainvillea	BOUG	3'-6"
4	⊙	<i>Dryopteris filix-mas</i>	Spreading Wood Fern	DRFI	1'-6"
15	⊙	<i>Dryopteris filix-mas</i>	Spreading Wood Fern	DRFI	3'-6"
14	⊙	<i>Hemodactylus hybrid</i>	Flam. color	HEHY	1'-6"
41	⊙	<i>Hemodactylus spec. Orange</i>	Orange	HEOR	1'-6"
22	⊙	<i>Hemodactylus spec. Yellow</i>	Yellow	HEYL	1'-6"
8	⊙	<i>Heuchera sanguinea</i>	Red Heuchera	HESA	1'-6"
31	⊙	<i>Impatiens walleriana</i>	Busy Lizzie	IMWA	4" pots
8	⊙	<i>Juniperus chinensis 'Columnar'</i>	Columnar Juniper	JUCO	15'-6"
4	⊙	<i>Juniperus procumbens 'Tollerton Weeping'</i>	Tollerton Weeping Juniper	JUCO	15'-6"
39	⊙	<i>Liriodendron tulipifera</i>	Big Blue Lily	LITU	1'-6"
150	⊙	<i>Phlox paniculata</i>	Flower of Snow	PHPA	1'-6"
4	⊙	<i>Phlox paniculata</i>	Flower of Snow	PHPA	1'-6"
11	⊙	<i>Salpiglossis hederifolia</i>	Indian nettle	SAHE	3'-6"
14	⊙	<i>Salpiglossis hederifolia</i>	Indian nettle	SAHE	15'-6"
844	⊙	<i>Saxifraga sp.</i>	Sax. 'Jenny'	SAJE	1'-6"
8	⊙	<i>Woodwardia floribunda</i>	Giant Chain Fern	WOFL	3'-6"

ENLARGED PLAN - EXISTING BUILDING AREA
 Scale: 1/8" = 1'-0"

NO.	BY	DATE	DESCRIPTION
1	CH	8/04	Planning Dept. Request
2	CH	8/04	Planning Dept. Request
3	MN	12/02	Revision
4	MN	12/02	Revision
5	MN	12/02	Revision

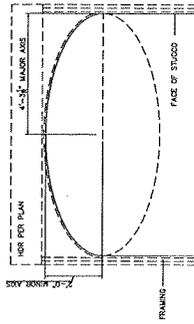


SQUARE ONE ARCHITECTURE
PATRICK MALHENNEY, AIA
35 W. MAIN STREET
VENTURA, CA 93001
805.522.6777

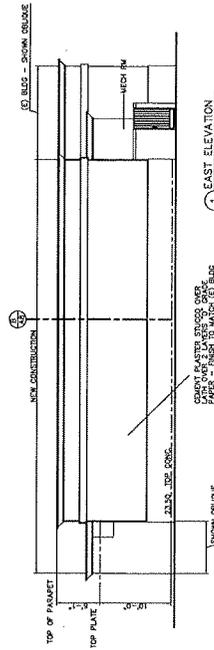
FLOOR PLAN
601 E. BARD ROAD
OXNARD, CA
LOT 516, TRACT 2227-4
APN# 2222660015



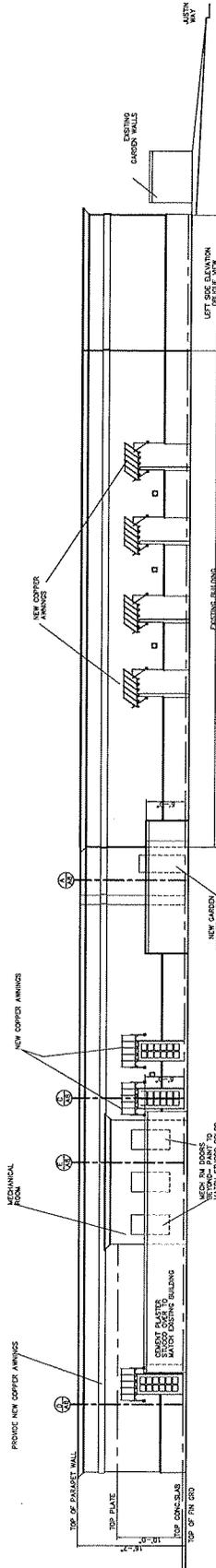
(B) COLUMN BASE
1/8"=1'-0"



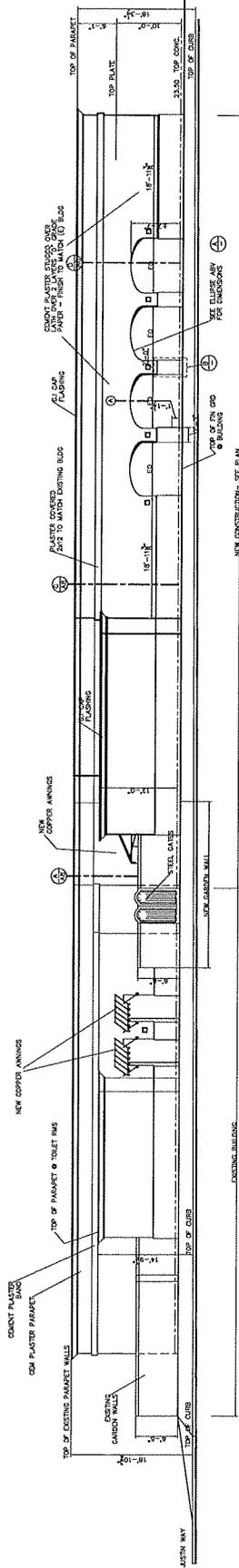
(A) WALL ELLIPSE
1/8"=1'-0"



(1) EAST ELEVATION
1/8"=1'-0"



(2) REAR ELEVATION
1/8"=1'-0"



(3) FRONT ELEVATION - BARD AVENUE
1/8"=1'-0"

**ATTACHMENT
C**

NOTICE OF EXEMPTION



NOTICE OF EXEMPTION

Project Description:

Planning and Zoning Permit No. 06-550-11 (Major Modification to Special Use Permit No. 1010), proposes to amend the existing special use permit to remodel and add approximately 5,000 square feet to an existing church. In February of 2002, the subject request was approved, however the permit expired and re-application was necessary. The site is located at 601 East Bard Road (222-0-266-010). Filed by Port Hueneme Congregation of Jehovah's Witnesses, 601 Bard Road, Oxnard, CA 93033.

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 Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving "additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet" and located in an area where all public services and utilities are available for maximum allowable build-out may be found to be exempt from the requirements of CEQA. This proposal involves a 5,000 (approximately) square foot addition. 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
PZ 06-550-11 (MJMD: SUP No 1010)**

RESOLUTION NO. 2008 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-550-11(MAJOR MODIFICATION TO SPECIAL USE PERMIT NO. 1010) TO AMEND THE EXISTING SPECIAL USE PERMIT TO REMODEL AND ADD APPROXIMATELY 5,000 SQUARE FEET TO AN EXISTING CHURCH. THE SITE IS LOCATED AT 601 EAST BARD ROAD (222-0-266-010). FILED BY PORT HUENEME CONGREGATION OF JEHOVAH'S WITNESSES, 601 BARD ROAD, OXNARD, CA 93033.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No06-550-11 (Major Modification To Special Use Permit No. 1010), filed by Port Hueneme Congregation Of Jehovah's Witnesses in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving "additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet" and located in an area where all public services and utilities are available for maximum allowable build-out may be found to be exempt from the requirements of CEQA. This proposal involves a 5,000 (approximately) square foot addition. 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); and

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

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

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

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

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated September 18, 2008, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall 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)
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

16. Before submitting landscape and irrigation plans, Developer shall obtain approval of the Parks and Facilities Superintendent or designee ("Superintendent") of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)

17. Before the City issues building permits or the proposed use is initiated, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
18. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
19. Developer shall maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
20. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. All trees planted or placed on the project property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
22. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)

LANDSCAPE SPECIAL CONDITIONS

23. Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements.

Staff accepts the revised Arborist's Report (dated 11-9-07) with an economic appraisal value of \$49,300. This value shall be put back into new tree sizes for the project and shall be in addition to meeting the City's minimum tree size of 24" box. Priority shall be placed on increasing street tree sizes first.

Landscape Plans shall contain a Tree Tabulation Chart that clearly indicates the economic appraisal value of the trees to be removed, and how that value was put back into new tree sizes for the project that is in addition to meeting the City's minimum tree size of 24" box.

Developer shall provide street trees at 40' on center spacing on Johnson Road, Justin Way and Bard Road. Designation of street tree specie shall be made at time of plan check submittal.

Developer shall provide a continuous 36" high visual screen, at time of planting, to help screen parking lot vehicles from Bard Rd., Justin Way, and Johnson Road.

Such screening shall be accomplished with a continuous row of appropriately spaced 5 gallon shrubs on

top of a 2' high earth berm, or a continuous row of 15 gallon shrubs planted at close spacing.

FIRE DEPARTMENT STANDARD CONDITIONS

24. 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)
25. 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)
26. 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)
27. 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)
28. 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)
29. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
30. 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)
31. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
32. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, F-9)
33. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)

34. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
35. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
36. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

37. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.
38. Before the City issues a certificate of occupancy, the Developer shall install a Knox Box key vault at a location on the building to be determined by the Fire Department.

PLANNING DIVISION STANDARD CONDITIONS

39. The final building plans submitted by Developer with the building permit application shall depict on the building elevation sheets all building materials and colors to be used in construction. (PL/B, *PL-1*)
40. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
41. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
42. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
43. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)
44. If the project property is already occupied or use has already been initiated, Developer shall comply with all conditions of this permit within 60-days of approval thereof. (PL/B, *PL-6*)

45. 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*)
46. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
47. 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.
48. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
49. 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*)
50. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
51. 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*)
52. 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*)
53. 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*)
54. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts

and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)

55. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, PL-42)
56. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, PL-43)
57. Developer shall install toilets that have automatic flush sensors in all public restrooms. Such toilets shall be included on the plans submitted for a building permit and shall be maintained and in working order at all times. (PL, PL-44)
58. Developer shall install individual mirrors above each sink in a public restroom to the satisfaction of the Planning Division Manager. The details of such mirrors shall be approved prior to issuance of a building permit. Developer shall remove graffiti from the mirrors or replace the mirrors within 24 hours of graffiti appearance. (PL, PL-45)
59. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)
60. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets by a wall or similar screening. All fence and wall materials shall match the predominant design and materials of the main structure on the project property. (PL/B, PL-48)
61. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)

ENVIRONMENTAL RESOURCES DIVISION

62. 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.

63. 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.
64. 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.
65. 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.
66. 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

67. 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)
68. 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)
69. 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)

70. 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)
71. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
72. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
73. 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)
74. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. (DS-8)
75. 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)
76. 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)
77. Where a separate loop or terminal line is required for water mains, fire hydrants or fire sprinkler systems, Developer's site improvement plans shall include an on-site water plan. (DS-11)
78. 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)
79. 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)
80. 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)

81. 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-16)
82. 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)
83. 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)
84. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
85. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
86. 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)
87. "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)
88. 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)
89. 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)

90. In order to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way, Developer shall construct required drainage facilities concurrently with the rough grading operations, or with prior approval of the City Engineer, provide interim drainage improvements on a temporary basis. (DS-31)
91. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
92. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. (DS-36)
93. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
94. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)
95. 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)
96. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
97. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Before performing the tests, Developer shall obtain permits from the City Engineer. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
98. 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)
99. 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)

100. 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)
101. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
102. 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)
103. 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

104. 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)
105. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure. The finish and roof appearance shall be indicated on the building plans and are subject to approval by the Planning Division. The location and configuration of trash enclosures shall be reviewed and approved by the 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-79)
106. 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)
107. 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)

108. 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)
109. 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)
110. Prior to issuance of a certificate of occupancy, on-site storm drain inlets shall be labeled "Don't Dump - Drains to Ocean" in accordance with City standards. Before City issues a site improvement permit, the requirement to label storm drain inlets shall be shown on the civil engineering plans. (DS-85)
111. 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

112. Developer shall reduce the amount of impervious area by re-designing the drive aisles to a width of 25' with 17' deep parking stalls except at disabled compliant parking spaces. (DS)
113. Developer shall include a 6" standard curb at the front of parking stalls unless determined to be impractical at specific locations by the Development Services Manager. If a 6" curb cannot be provided, Developer shall install a wheel stop. (DS)
114. Developer shall provide disabled parking spaces sized and located in accordance with the California Building Code requirements. (DS)
115. Developer shall extend the proposed sidewalk along the north side of the existing building to provide a direct pedestrian connection to Justin Way. (DS)

116. Developer shall design driveway curb cuts to provide a disabled compliant pedestrian path along the public sidewalk. Prior to issuance of a site improvement permit, Developer shall dedicate a sidewalk easement over any portion of this path not within existing public right-of-way. (DS)
117. Developer shall construct a minimum 7' wide sidewalk at all locations where the sidewalk is constructed adjacent to the front of parking spaces. (DS)
118. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot asphalt to clearly identify pedestrian areas. (DS)
119. Developer shall design the grass swale filter in accordance with the Technical Guidance Manual for Stormwater Quality Control Measures. Design calculations shall be included in the project drainage report. (DS)
120. Developer's engineer shall provide City with written confirmation that they have reviewed the landscape construction drawings within the NPDES grass swale filter areas and that the proposed landscaping conforms to SQUIMP standards for grass swale filters. (DS)
121. Developer shall provide a 6" minimum vertical drop between the flow line of the parking lot concrete gutter and the flow line of the swale filter at each location where stormwater enters the swale filter. The transition between gutter flow line and swale filter flow line shall be constructed similar to a concrete ribbon gutter. (DS)
122. Developer shall install a perforated underdrain below all grass swale filters constructed with a longitudinal slope of less than 1%. Underdrain shall connect to a point of safe discharge as approved by the Development Services Manager. (DS)
123. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15' from the face of the enclosure. (DS)
124. Developer shall provide proof of ownership of the vacated Johnson Road right-of-way. Proof shall consist of a current (less than 6 month old) title report or other similar documentation acceptable to the Development Services Manager. (DS)
125. Developer shall provide onsite fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the Civil Engineer's improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over the waterline using standard City format. (DS)
126. Developer shall redesign the driveway entering from Bard Road to decrease the width and minimize the amount of impervious area. Redesign shall comply with traffic design standards and is subject to approval of the Development Services Manager. (DS)

POLICE CONDITIONS

127. 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. (PD)
128. Any block perimeter or screening walls shall be covered to the full height with landscape material or include other landscape methods to reduce the likelihood of vandalism. (PD)
129. The private areas surrounded by the screening walls on the north and south sides of the existing and new building shall be secured with a gate to restrict illegitimate access. (PD)
130. Any electronic security system must comply with Oxnard City Ordinance No. 2601 (available online at <http://oxnardpd.org/documents/alarm-ordinance-2002.pdf>) and must be properly permitted by the City of Oxnard. (PD)
131. If a video surveillance system is being installed at this property, comply with "Oxnard Police Department Proposed Standards, Guidelines & Recommendations Closed-Circuit Television (CCTV) Surveillance Systems," available online at <http://www.oxnardpd.org/documents/opdectv.pdf>. (PD)
132. Developer shall submit and the Police Chief or designee shall approve a lighting plan prior to the issuance of a building permit. The lighting plan shall include a photometric study that integrates the site's approved landscaping plan (if any). The integrated photometric/landscaping plan will indicate the specific location and canopy size of fully mature trees thereby highlighting potential landscape/lighting conflicts in the future. (PD)
133. Metal halide lamps or those that provide quality color rendition are required. (PD)
134. Exterior building lighting shall be on a timer or photocells and shall be on during all hours of darkness. (PD)
135. **OUTDOOR LIGHTING CODE & GUIDELINE**
 - 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:
 - i. 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.
 - ii. 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. (PD)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of September, 2008, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary