



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Kathleen Mallory, AICP, Contract Planner

DATE: October 2, 2008

SUBJECT: Planning and Zoning Permit No. 07-500-19 (Special Use Permit) for the New Progressive Baptist Church, Located on the Northwest Corner of Rose Avenue and Raiders' Way.

1) Recommendation: That the Planning Commission adopt a resolution approving Planning and Zoning Permit No. 07-500-19, a special use permit (SUP), subject to certain findings and conditions.

2) Project Description and Applicant: Planning and Zoning Permit No. 07-500-19 (Special Use Permit) for a new church, located on the northwest corner of Rose Avenue and Raiders Way. The New Progressive Christian Baptist Church proposes to construct a 5,756 square foot building on a 1.83 acre parcel. The request includes an increased building height, from 35 feet to 40 feet 5 inches. The applicant also seeks administrative relief from the City's parking requirements, requesting 34 parking spaces on site instead of 50 spaces. A Mitigated Negative Declaration (No. 2007-11) was previously adopted for this project. Filed by Tom Davies, Churchyard Development LLC, 2225 Glastonbury Road, Westlake Village, CA 91361.

3) Existing & Surrounding Land Uses: The project site is undeveloped and generally flat (see Attachment A). Surrounding land uses are described below:

Location	General Plan Land Use Designation	Zoning	Existing Land Use
Project Site	General Commercial	C-2-PD	Vacant
North	General Commercial	C-2-PD	Tesco - Commercial/retail
South	School	CR	Channel Islands High School
West	Residential Low Density	RPD and R-1	Single family residential, detached
East	Park	R2-PD	Rose Avenue and Future College Park

4) Background Information: The church parcel was part of a larger site which received Planning Commission approval for a Tesco Grocery Store and ancillary retail shops. In April 2008, the City Council approved a tentative parcel map, general plan amendment, and zone change for both the Tesco/retail and subject site.

5) Environmental Determination: In accordance with the California Environmental Quality Act (CEQA), on March 20, 2008, the Planning Commission approved Initial Study and Mitigated Negative Declaration No. 2007-11 which evaluated the environmental impact of construction of a 6,000 sq. ft. church on the project site and commercial development to the north (Tesco and supporting retail uses). The mitigation measures from this environmental document have been made conditions of project approval within the SUP resolution.

6) Analysis:

a) General Discussion: The proposed project involves the construction of a 5,756 square foot church on a 1.79 net acre parcel in the C-2-PD zone. An SUP is required for the construction of a church in the C-2-PD zone, and to increase the maximum height of the church building from 35 feet to a maximum of 40 feet 5 inches. An architectural projection (cross) up to 46 feet 6 inches is shown. The applicant is also seeking administrative relief from the City's parking code requirements to permit the construction of 34 parking spaces instead of 49 parking spaces required by the City Code. The church building will seat 171 congregants (134 pew seats, 33 choir seats and 4 platform seats), and will include three classrooms, a kitchen and an assembly hall/lobby. To the west of the driveway off of Raiders' Way, a church owned landscaped area will be constructed and may function in the future for overflow parking. Services are typically held on Sunday from 9:00 – 11:00 a.m.; choir practice typically occurs on Wed. evening from 7:00 – 8:00 p.m.; presently, approximately 50 parishioners attend service on Sunday. A condition of approval has been imposed requiring City approval to increase the frequency of services or expand church events Monday-Sunday. Sunday school services will occur concurrently with Sunday services.

b) General Plan Consistency: The project's consistency with the City's General Plan is summarized below. The applicable General Plan Elements that contain policies applicable to this project are as follows: Land Use Element, Growth Management Element, Open Space and Conservation Element, and Community Design Element:

POLICY	DISCUSSION
<p>Land Use Element Goals</p> <p>Goal 1 - A balanced community meeting housing, commercial and employment needs consistent with the holding capacity of the City.</p> <p>Goal 2 - Preservation of scenic views, natural topography, natural physical amenities, and air quality.</p>	<p>The proposed project involves the development of a church building within the C-2-PD General Commercial Zone. A church is an allowable related use within this zone with approval of an SUP. Existing and projected infrastructure, including transportation networks, water, wastewater treatment, and solid waste capacity, would accommodate the development consistent with the City's holding capacity. Therefore, the project is consistent with Land Use Goal #1</p>
<p>Growth Management Element Goals</p> <p>Goal 1 - Sensible urban growth based on the ability to provide the necessary governmental services and municipal utilities.</p> <p>Goal 2 - Maintain the quality of life desired by the residents of Oxnard.</p>	<p>The proposed project area is serviced by City municipal services and utilities, and would not significantly impact the ability of the utility and service providers to meet demand created by the project. Therefore, the project is consistent with Growth Management Goal #1.</p> <p>The proposed project would provide a desirable quality of life by increasing opportunities for residents to access a place of worship. Therefore, the project is consistent with Growth Management Goal #2.</p>
<p>Open Space and Conservation Element Policies</p> <p>Policy 8 - The City shall require as a condition of approval for new development, wherever a short term construction impact to air quality is identified, that dust control procedures and other measures designed to reduce the impact in ambient air quality are implemented.</p> <p>Policy 23 -The City shall require minimization of paved and impervious surfaces to the extent feasible in new developments.</p>	<p>The proposed project is consistent with the policies and analysis direction of the Ventura County Air Quality Management Plan, which is ensured by the environmental documentation and review process. Mitigations C-2 to C-9 within the IS/MND address short term construction impacts to air quality. Therefore, the project as mitigated is consistent with Open Space and Conservation Element Policy #8.</p> <p>The project proposes landscaping on 67.9% of the project site. Therefore the project is consistent with Open Space and Conservation Element Policy #23.</p>
<p>Community Design Element Goals</p> <p>Goal 1 - A unified and high quality visual image for the City.</p> <p>Goal 2 - A thoughtful and sympathetic relationship between the built environment and the natural environment.</p>	<p>The proposed land use is compatible with the existing surrounding land uses, which include commercial and residential uses, a public high school, and a public park. The proposed church would be of similar size, bulk, and scale as the residences located in the adjacent neighborhood to the west, and the adjoining commercial development to the north. Further, the proposed development would include landscaping that would add aesthetic appeal to the property. The existing visual character of the project site is one of a vacant and disturbed site with limited weedy vegetation. The project site does not presently contain substantial natural</p>

POLICY	DISCUSSION
	<p>habitat, and the proposed project would integrate a substantial number of trees to re-establish the environment disturbed by construction of the proposed project. Implementation of the proposed project would have a beneficial aesthetic impact over existing conditions. The project has been reviewed by City of Oxnard's Development Advisory Committee (DAC), and the proposed design meets with DAC's approval. Therefore, the project is consistent with the Community Design Element Goals and Objectives.</p>

- c) **Conformance with Zoning Development Standards:** The proposed project will be located within the C-2-PD zoning district. The below table compares the applicable development standards of the C-2-PD zone with the proposed project. Modifications from the Code requirements are shown in italics (see Attachment B):

	REQUIREMENT	PROPOSED	COMPLIES?
Maximum building height	<i>35 feet maximum</i>	<i>40 feet 5 inches for the turret portion of the building</i> <i>46 feet 6 inches to top of cross</i>	<i>Yes¹</i> <i>Yes, with approval of the SUP²</i>
Front yard setback (property fronts Raiders' Way and Rose Avenue)	10 feet minimum	28' 11" to Raiders' Way 29' 4" to Rose Avenue	Yes
Side yard setback*	5 feet minimum	N/A – site has two front and rear setback areas. No side yard.	N/A
Rear yard setback (corner property has two rear yards)	15 feet minimum, 10 feet minimum to alley.	41' 1"	Yes
Site access	40 feet Minimum driveway "throat"	40 feet	Yes

	REQUIREMENT	PROPOSED	COMPLIES?
Landscaping	<p>Parking lot</p> <ul style="list-style-type: none"> ▪ Min. 10' landscape strip parallel to street. ▪ Landscape planters every 10 parking spaces. ▪ 5' landscape strip between parking area and interior property line ▪ Irrigation plans required prior to issuance of building permits. <p>15 percent of the lot area landscaped.</p>	<p>Parking lot</p> <ul style="list-style-type: none"> ▪ 15' landscape strip parallel to street ▪ Landscape planters every 4-10 parking spaces. ▪ 130' landscape area between parking area and interior property line. <p>68% of site landscaped</p>	<p>Yes</p> <p>Yes</p>
Parking spaces	<p><i>One space per five seats within the main auditorium or one space per 35 square feet of gross floor area. Ancillary uses such as offices shall provide additional parking spaces as required. Office use: one space per 250 square feet of gross floor area. Classroom: one space for each classroom, plus one space for each 35 square feet of seating area where there are no fixed seats.</i></p> <p><i>171 seats = 35 spaces Office = 1 space Classroom (3 rooms, 386 sf) = 13 spaces Total = 49 parking spaces</i></p> <p>Minimum dimensions: 9 feet by 19 feet</p>	<p>34 parking spaces</p> <p>9 feet by 19 feet</p>	<p>Yes, with Commission approval of administrative relief associated with the SUP</p> <p>Yes</p>
Motorcycle parking	<p>One space for uses with more than 25 automobile parking spaces.</p> <p>Minimum dimensions: 4.5 feet by 7 feet</p>	<p>1 space</p> <p>4.5 feet by 7 feet</p>	<p>Yes</p> <p>Yes</p>

	REQUIREMENT	PROPOSED	COMPLIES?
Bicycle parking	4 spaces	5 spaces	Yes
	Bicycle rack location highly visible from the street or building entrance.	Bicycle rack on the west side of the building near the building entrance.	Yes
Trash enclosures	Enclosure to City Standards Screened from street w/6' fence.	Enclosure in NW rear corner of property, screened, designed to City Standards.	Yes
Fences and walls	8 feet maximum	6' 1"	Yes
	No fence in street setback	No fences proposed in front yards/street setbacks.	Yes
	Zone wall; 6' min./8' max., solid masonry wall between commercial zone and residential.	Existing 6' slumpstone masonry wall between property and residential. New 6' slumpstone wall between property and Cota Circle.	Yes

¹ City Code Section 16-271 (B) allows approval of up to a 25% modification in a numerical standard with application of a Planned Development on a project site.

² As a planned residential group, the applicant seeks approval for variations to the City Code pursuant to Section 16-445.

- d) Site Design:** As shown on the site plan for the proposed project, the church building is proposed to be situated on the eastern half of the lot fronting Rose Avenue and Raiders' Way. Parking areas are proposed adjacent to the west and north of the church building. A landscaped area will be located west of the driveway off of Raiders' Way and will be enclosed by a six foot one inch-high metal fence. An existing six foot tall masonry wall on the western perimeter, and a new six foot tall capped perimeter wall which will be constructed as part of the Tesco project will provide a visual and vehicular access barrier.

The design provides a combination of colored and scored concrete pathways to denote the pedestrian path of travel around the church building. Roadway, sidewalk and parkway frontage improvements will occur along Rose Avenue as part of the Tesco project to the north (Phase 1 project). The applicant will provide sidewalk and landscape improvements along the entire frontages of Raiders' Way. Additional improvements include enhanced paving (stamped or scored colored concrete) at the entrance to the site from Raiders' Way, motorcycle parking, bicycle racks, a covered trash enclosure, and light posts throughout the project site to match the approved Tesco development to the north. Refuse collection would occur in the rear northwest corner of the property, and would be accessed from the Tesco property to the north. City approval for future signage will be required.

A vegetated bioswales is proposed on the southwest corner of the property, south of the fenced landscape area and adjacent to Raiders' Way. The bioswale will be designed in

accordance with City standards and policies to treat and retain stormwater runoff, and will be maintained by the applicant.

- e) **Circulation and Parking:** Access into the project will occur primarily via a 30 foot wide 2-way driveway from Raiders' Way. The parking spaces along the north perimeter of the subject property would be accessed from Rose Avenue through the Tesco property to the north via a reciprocal parking and access agreement, which was required as a condition of approval for the subdivision. No access to the site is proposed from Cota Circle.

The parking requirements for the project has been calculated based upon the church parking standard, which is as follows:

Use – Sq. Ftg.	Standard	Number Required
Sanctuary – 2,063 sq. ft.	One parking space for each five seats within the main auditorium or one space per 35 square feet of gross floor area.	171 divided by 5 = 34 spaces
Office/Classroom, Electrical rooms, bathrooms, hallway (remainder sq. ftg.) – 3,693 sq. ft.	One space is required per 250 square feet of gross floor area	14.77 spaces
Total Required – 5,756 sq. ft.		49 parking spaces

The applicant has requested that administrative relief be granted to modify the Municipal Parking Code requirements for the facility. The applicant has submitted a parking study prepared by AllianceJB and dated January 22, 2008 and February 4, 2008 (see Attachment C) providing justification for a reduction in the number of required parking spaces. The City Traffic Engineer has reviewed and approved the study. The parking study demonstrates that relief from the city parking code requirements will not negatively impact parking on Raiders' Way or Parcels 1 and 2 of the Tesco/retail project to the north. The report asserts that no other uses will occur during sanctuary use. The applicant has agreed to a condition of approval that restricts use of the lobby during sanctuary operation and restricts concurrent use of building square footage during operation of the sanctuary. Further, a reciprocal parking and access agreement is required between Parcels 1, 2 and 3 as a condition of approval for the subdivision.

In order to complete the environmental document on the project, a traffic study was prepared by AllianceJB, Incorporated on November 7, 2007 (attached to the IS/MND in Attachment B). The traffic study evaluated the traffic impacts associated with development on Parcels 1 through 3, and included the future construction of the proposed church on Parcel 3. The traffic study concluded that the additional traffic generated by the project would not create significant impacts. The City Traffic Engineer reviewed the applicant's traffic study and supports the study's findings of no significant traffic impact associated with the development on Parcels 1 through 3.

- f) **Building Design:** The church floor plan is shaped like a cross, with an eight sided sloped roof structure situated where the cross intersects (transept). The entry into the Church is through a pair of double doors placed diagonally at the transept. The entry is covered by an exterior canopy to facilitate access from the parking lot and allow easy visual recognition of the entrance. The applicant selected the proposed floor plan design for functionality and flexibility for future expansion if necessary.

The scale of the church was designed to facilitate its function as a church, while not overpowering the neighboring buildings or the residential neighborhood in the immediate vicinity. The proposed exterior materials include exterior plaster with a light sand finish and a concrete tile roof. The exterior plaster will be painted with two paint colors. The base of the Church will be painted a light brown (Dunn Edwards DEC718 Mesa Tan) with a lighter tan, Dunn Edwards DEC761Cochise) from above the base to the roof. The eaves and trim will be painted white. The concrete roof tiles will be flat and interlocking with a terra cotta red to orange to a yellow brown inter mixed random color pattern. The front doors and windows are designed with anodized aluminum store front and clear glass. The applicant selected these materials for their dependability, ease of maintenance, longevity and consistency with the neighborhood.

The maximum height of buildings in the C-2-PD zone is 35 feet; however, a 25% increase in height is permitted as a result of the PD overlay. The proposed church building is a single story structure with an average roof height of 30 feet, and a central round roof structure that reaches a maximum height 40 feet 5 inches; this height is consistent with the percent modification permitted as a result of the PD overlay. A special use permit for a planned residential group is requested to allow the cross element as a projection above the building turret to a maximum height of 46 feet 6 inches. The additional height is an architectural design element appropriate for a church building, and does not provide additional square footage for the structure. Therefore, the applicant's request for the additional height is reasonable for the proposed project.

- g) **Signs:** The applicant will be required to obtain planning approval for any signage prior to installation. A sign program is not required.
- h) **Landscaping:** The project provides approximately 52,912 square feet of landscaping, or 67.9% of the subject property. Landscaping will include a variety of trees and shrubs surrounding the immediate perimeter of the church building and the parking lot, with sod on the remainder of the landscape area. A row of wax leaf privet will line the walkways adjacent to the parking lot. An approximately half acre area of land on the western portion of the subject property will remain in perpetuity as a landscape area, and will be developed with sod and Japanese Privet.
- g) **Drainage:** The proposed project site will drain southerly. A bioswale is planned for the southwesterly portion of the project site. An existing 24 inch storm drain pipe will be located five feet northerly of the center line of Raiders' Way. According to the reports, the proposed improvements to the site would not have adverse effects to existing drainage conditions and would not cause flooding to on-site and off-site facilities. Drainage

improvements would meet the City of Oxnard requirements and also protect the site from drainage-related damage from up to a 100-year storm event.

- 7) Development Advisory Committee Consideration:** The Development Advisory Committee (DAC) reviewed this project on July 9, 2008. Changes have been made to address DAC's concerns. The DAC recommended conditions are provided in the attached resolution (Attachment D).
- 8) Community Workshop:** A Community Workshop took place on August 18, 2008 for the project. Two persons attended and showed interest in the church but did not provide any comments. Members of the College Park and Estates, and Channel Pointe Community were notified of the community meeting. The majority of the comments received at this meeting were in support of the Tesco project. No concerns were expressed regarding the church use.
- 9) Appeal Procedure:** In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's decision may be appealed to the City Council within 18 days.

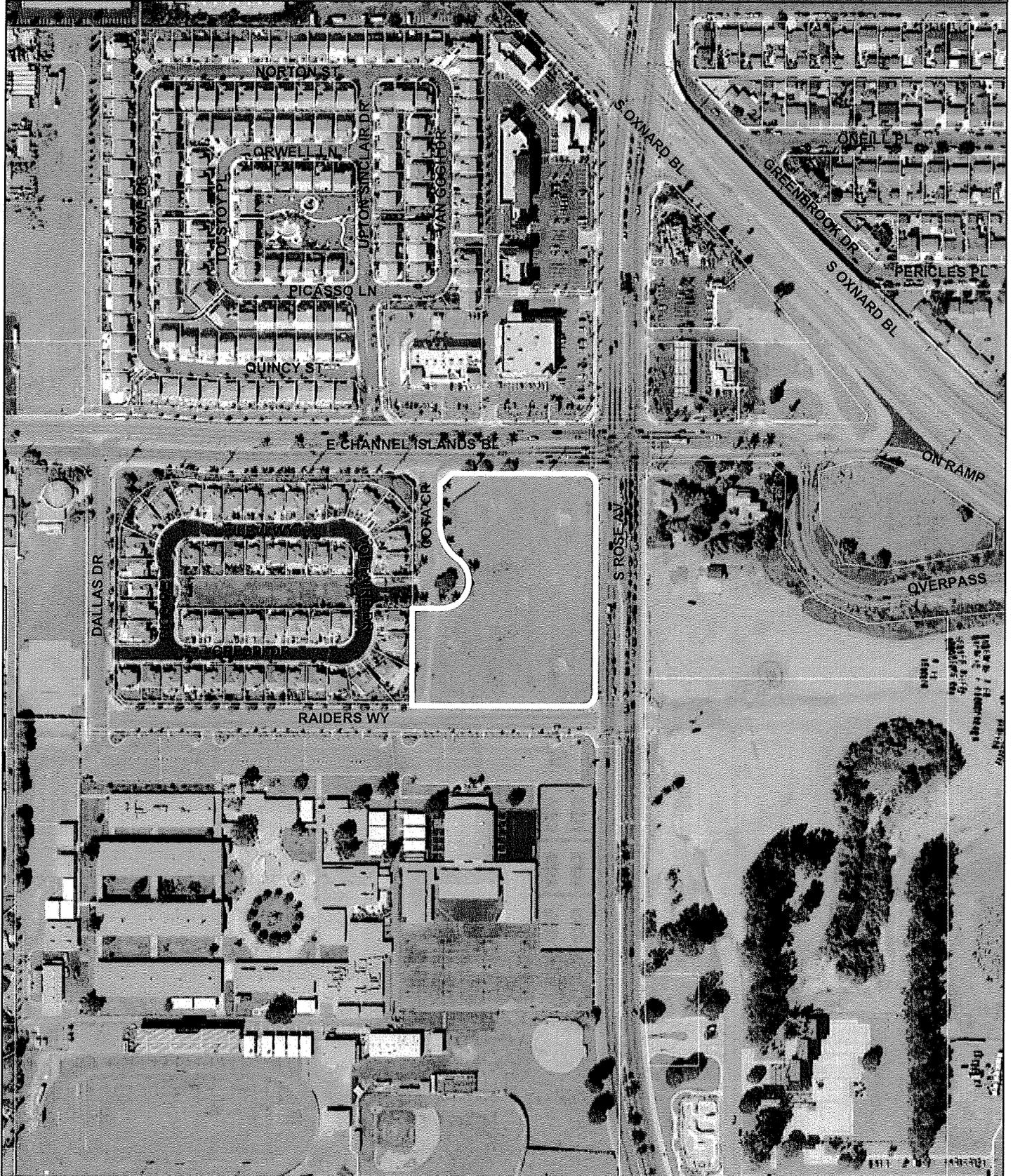
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced set of project plans
- C. Parking study January 22, 2008 and February 4, 2008
- D. Special Use Permit Resolution

Prepared by: <u>Km</u> KM
Approved by: <u>SM</u> SM

ATTACHMENT A
MAPS

Aerial Map



Oxnard Planning
August 26, 2008

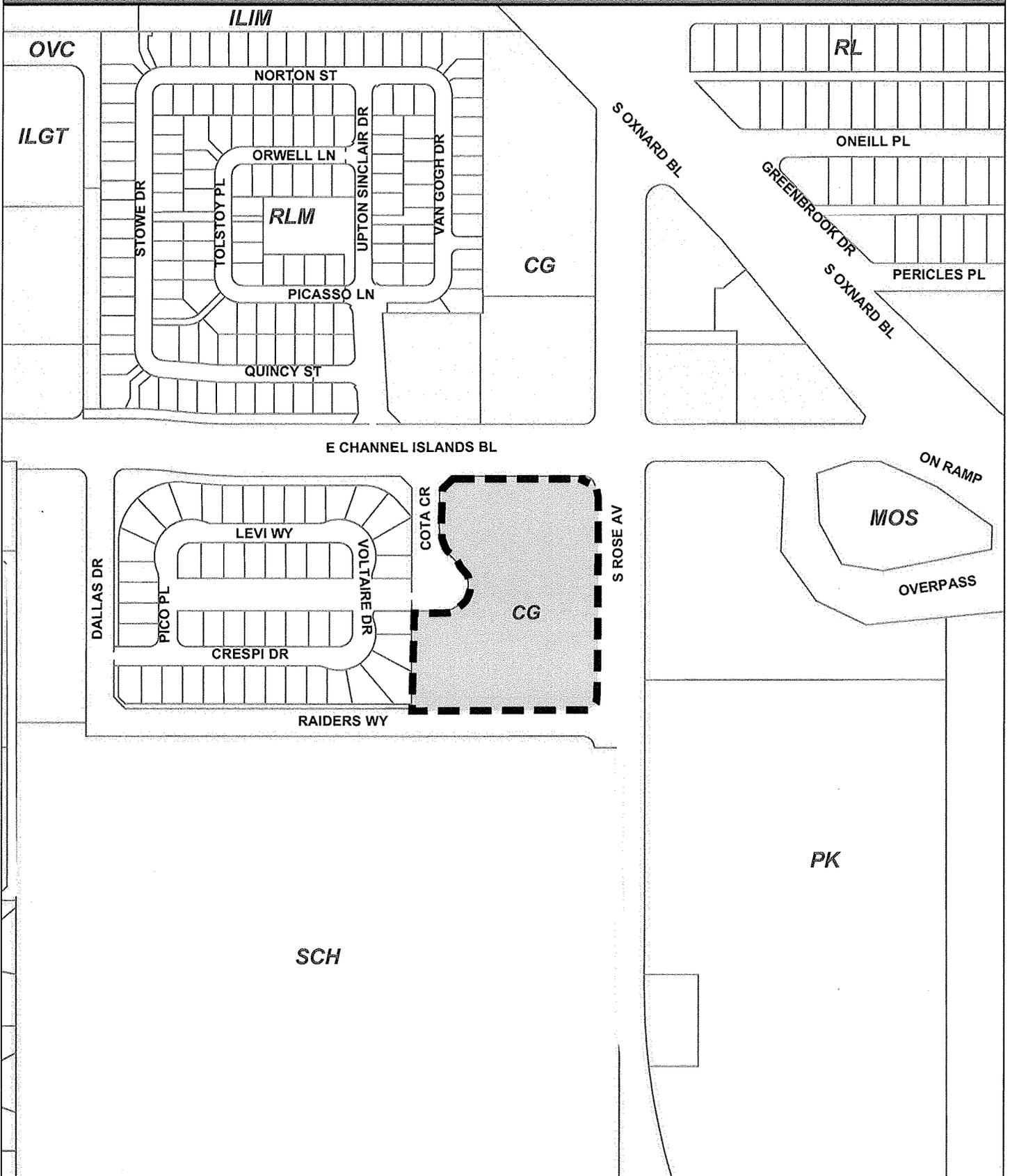
PZ 07-500-19
Location: SW Corner Rose Av & Channel Islands Bl
APN: 221023251
New Progressive Baptist Church
0 75 150 300 450 600 Feet

Aerial Map

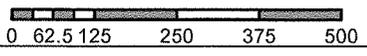
2007 Aerial

1:3,358

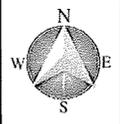
General Plan Map



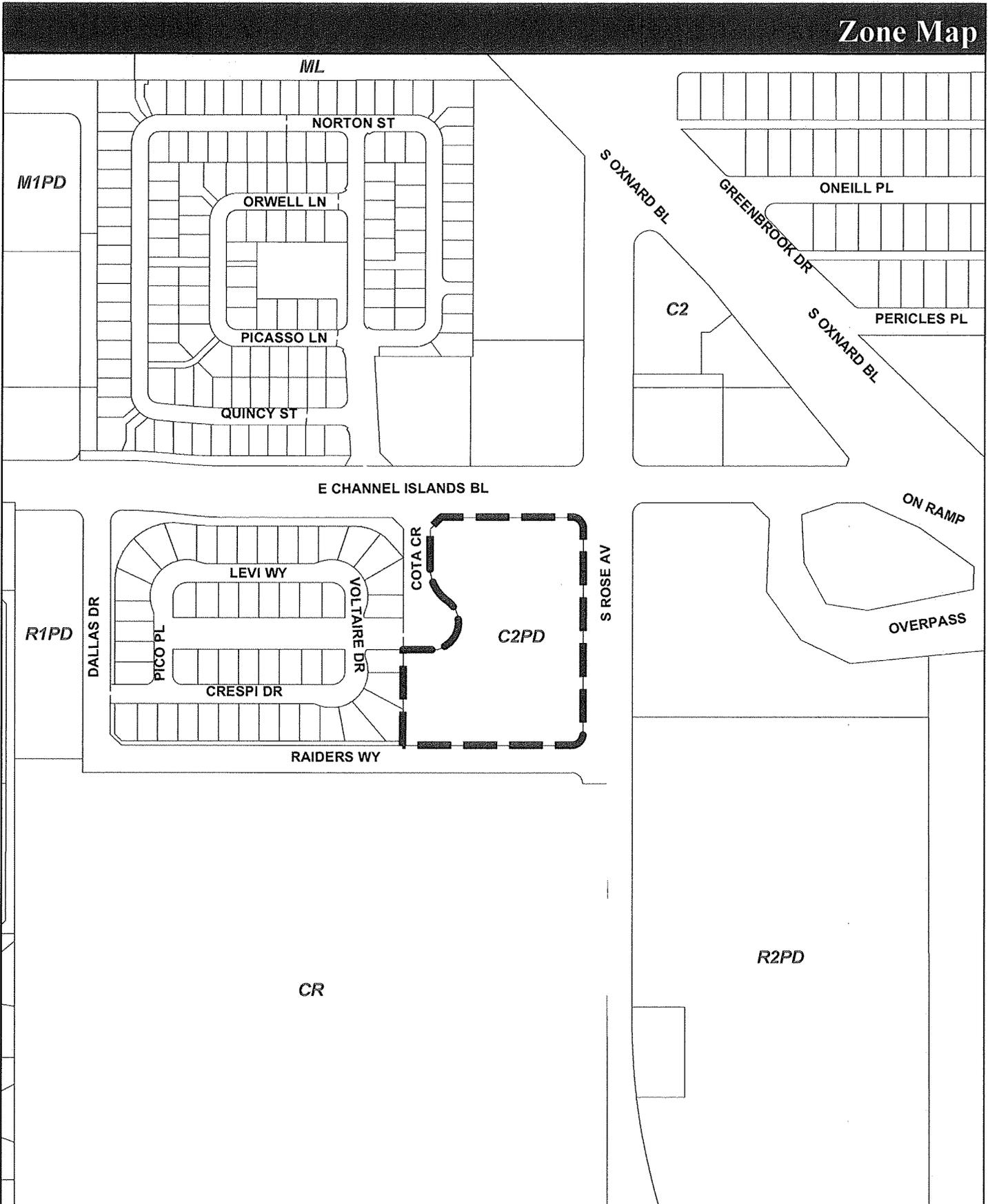
PZ 07-500-19
Location: SW Corner Rose Av & Channel Islands Bl
APN: 221023251
New Progressive Baptist Church



General Plan Map

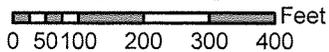


Zone Map

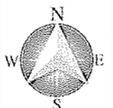


Oxnard Planning
August 26, 2008

PZ 07-500-19
Location: SW Corner Rose Av & Channel Islands Bl
APN: 221023251
New Progressive Baptist Church

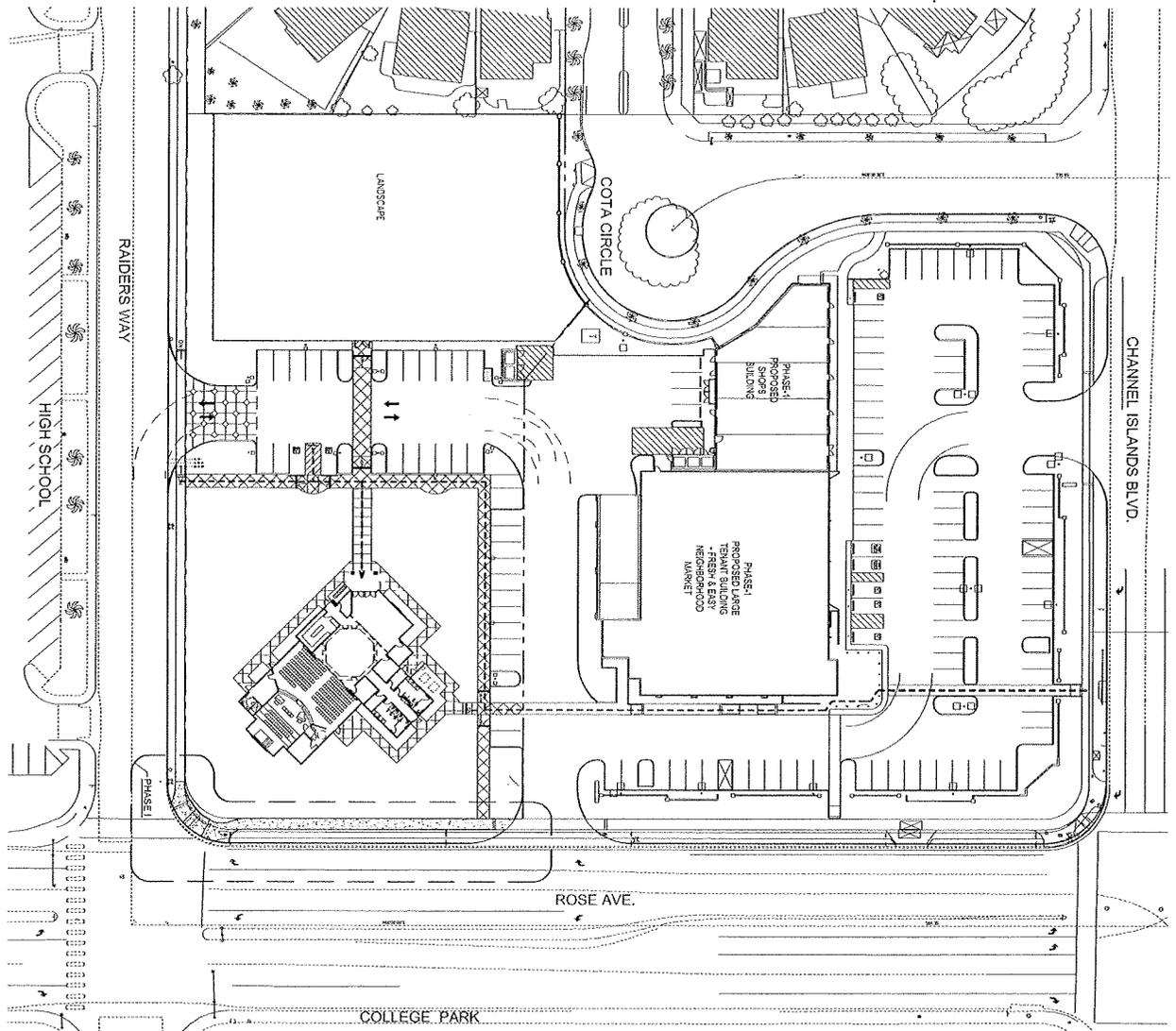


Zone Map



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ATTACHMENT B
REDUCED SET OF PLANS



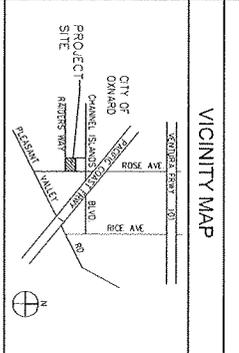
NOTE:
 ALL ROSE AVENUE RIGHT OF WAY IMPROVEMENTS WILL BE COMPLETED IN PHASE I. SEE SHEET A1 FOR DETAILS

- LEGEND:**
- PROPERTY LINE
 - DIMENSIONED CONCRETE WALKWAY
 - NEW CONCRETE SIDEWALK
 - DIMENSIONED CONCRETE SIDEWALK
 - H.C. PAVE. OR TRAVEL

REFERENCE SITE PLAN
 SCALE: 1" = 30'-0"

SHEET INDEX

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PHASE XLIX	53
PHASE L	54



PROJECT DATA

PROJECT NO.	100-000000
PROJECT NAME	NEW PROGRESSIVE CHRISTIAN MISSIONARY BAPTIST CHURCH
PROJECT ADDRESS	RAIDERS WAY & ROSE AVE, OXNARD, CA 93026
PROJECT CITY	OXNARD, CA
PROJECT COUNTY	SAN BERNARDINO COUNTY, CA
PROJECT STATE	CALIFORNIA
PROJECT ZIP	93026
PROJECT DATE	01/15/2010
PROJECT TIME	10:00 AM - 5:00 PM
PROJECT WEATHER	65°F - 75°F
PROJECT WIND	10-15 MPH
PROJECT HUMIDITY	40-60%
PROJECT VISIBILITY	10+ MILES
PROJECT ROAD CONDITIONS	GOOD
PROJECT TRAFFIC VOLUME	1000-1500 VPH
PROJECT TRAFFIC SIGNALS	NONE
PROJECT TRAFFIC SIGNAL PHASES	NONE
PROJECT TRAFFIC SIGNAL CYCLES	NONE
PROJECT TRAFFIC SIGNAL DELAY	NONE
PROJECT TRAFFIC SIGNAL CLEARANCE	NONE
PROJECT TRAFFIC SIGNAL PROTECTION	NONE
PROJECT TRAFFIC SIGNAL PROTECTION DISTANCE	NONE
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PROJECT TRAFFIC SIGNAL PROTECTION WEIGHT	NONE
PROJECT TRAFFIC SIGNAL PROTECTION COLOR	NONE
PROJECT TRAFFIC SIGNAL PROTECTION PATTERN	NONE
PROJECT TRAFFIC SIGNAL PROTECTION REFLECTIVITY	NONE
PROJECT TRAFFIC SIGNAL PROTECTION BEAM SPREAD	NONE
PROJECT TRAFFIC SIGNAL PROTECTION CUT-OFF ANGLE	NONE
PROJECT TRAFFIC SIGNAL PROTECTION MOUNTING HEIGHT	NONE
PROJECT TRAFFIC SIGNAL PROTECTION OFFSET	NONE
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PROJECT TRAFFIC SIGNAL PROTECTION SPALL	NONE
PROJECT TRAFFIC SIGNAL PROTECTION POLE	NONE
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PROJECT TRAFFIC SIGNAL PROTECTION REFLECTOR PROTECTION FILTER	NONE
PROJECT TRAFFIC SIGNAL PROTECTION REFLECTOR PROTECTION REFLECTOR	NONE

CONTACTS

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FAX: (626) 449-9011	
EMAIL ADDRESS: thomasp@pendlebury.com	
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TEL: (626) 449-9017	
FAX: (626) 449-9011	
ENGINEER	DAVID L. BROWN, P.E.
1000 N. GARDEN ST. PASADENA, CA 91103	
TEL: (626) 449-9017	
FAX: (626) 449-9011	
LANDSCAPE ARCHITECT	DAVID L. BROWN, P.E.
1000 N. GARDEN ST. PASADENA, CA 91103	
TEL: (626) 449-9017	
FAX: (626) 449-9011	

REFERENCE SITE PLAN

SCALE: 1" = 30'-0"

1

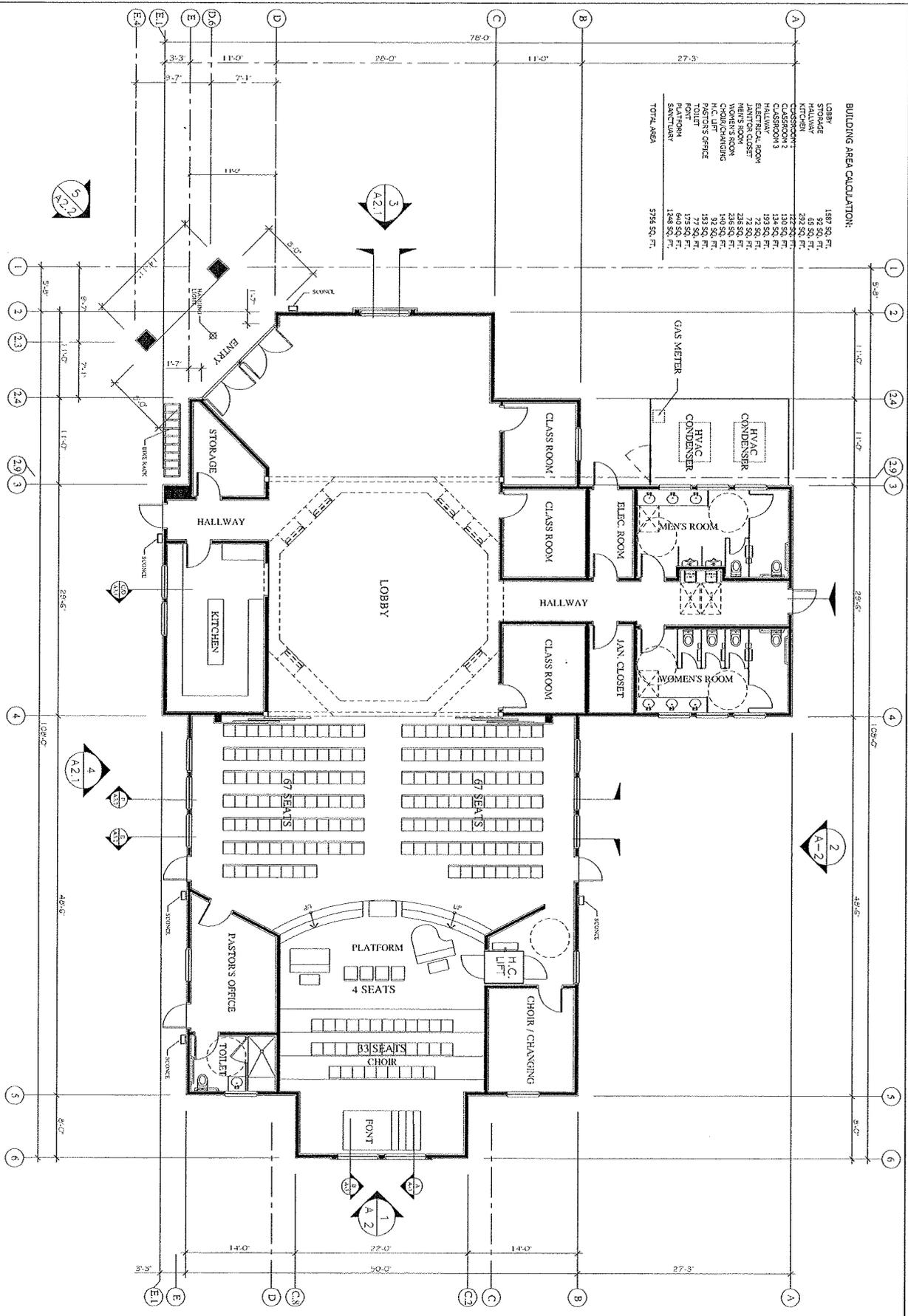
ThomasPendlebury Architecture
 505 E. COLORADO BLVD. STE. MEZZ-C PASADENA, CA 91101
 TEL: (626) 449-9017 / (626) 449-9018 FAX: (626) 449-9011
 EMAIL ADDRESS: thomasp@pendlebury.com

Proposed Church for:
NEW PROGRESSIVE CHRISTIAN MISSIONARY BAPTIST CHURCH
 RAIDERS WAY & ROSE AVE, OXNARD, CA.

Drawn: J.S. Brown
 Checked: D.S. Brown
 Scale: As Shown
T-1
 of Sheets

BUILDING AREA CALCULATION:

LOBBY	1587 SQ. FT.
STORAGE	92 SQ. FT.
HALLWAY	69 SQ. FT.
CLASSROOM 1	222 SQ. FT.
CLASSROOM 2	134 SQ. FT.
CLASSROOM 3	130 SQ. FT.
ELECTRICAL ROOM	72 SQ. FT.
JANITOR CLOSET	228 SQ. FT.
MEN'S ROOM	140 SQ. FT.
CHOR. CHANGING	32 SQ. FT.
H.C. LIFT	153 SQ. FT.
PASTOR'S OFFICE	175 SQ. FT.
PLATF.	640 SQ. FT.
PLATFURN	128 SQ. FT.
SANCTUARY	5756 SQ. FT.
TOTAL AREA	5756 SQ. FT.



PROPOSED FLOOR PLAN
 FLOOR AREA : 5,756 SQ. FT.
 SCALE: 3/16" = 1'-0"

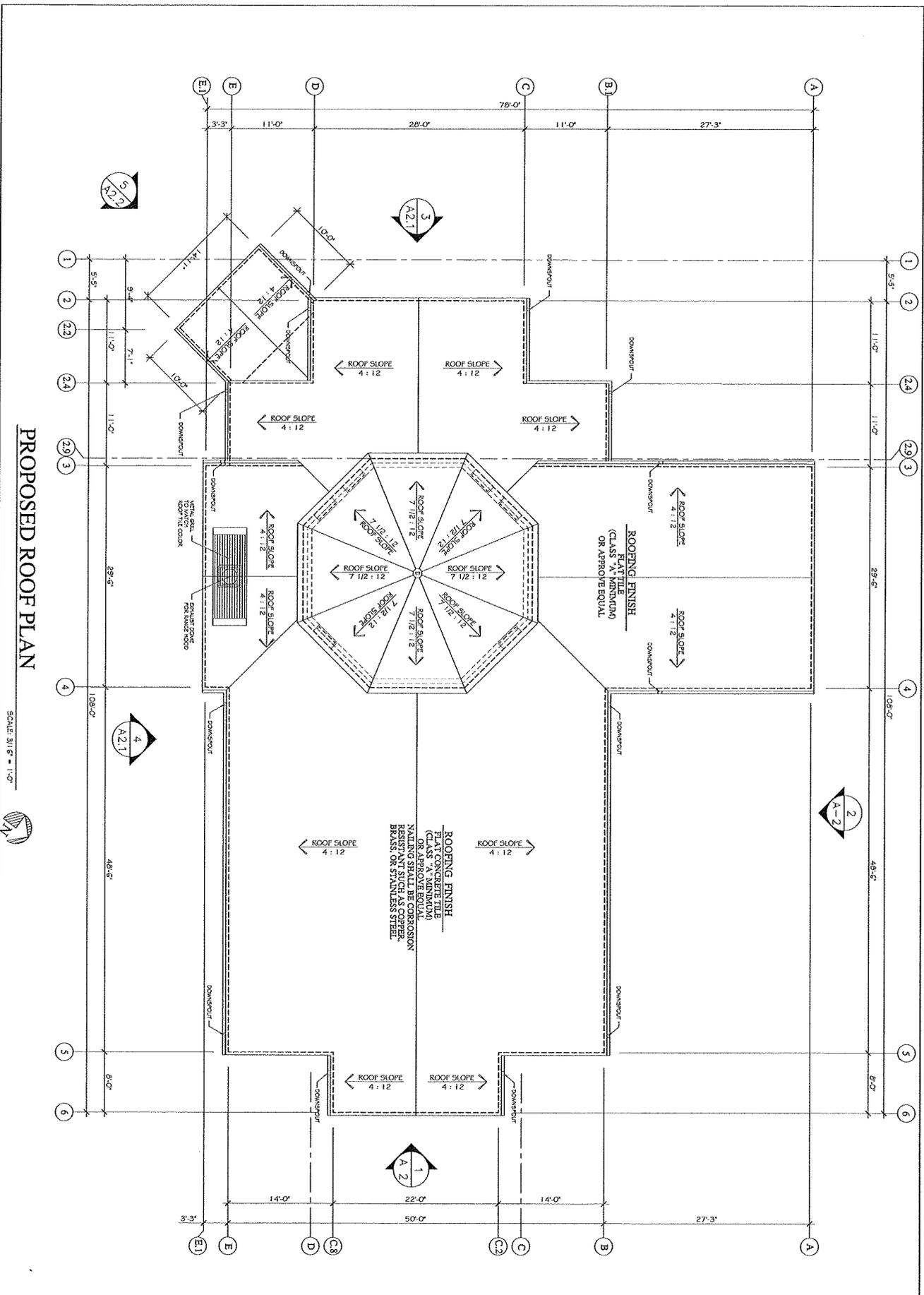


Proposed Church for:
**NEW PROGRESSIVE CHRISTIAN
 MISSIONARY BAPTIST CHURCH**
 RAIDERS WAY & ROSE AVE. OXNARD, CA.

**Thomas Pendlebury
 Architecture**
 505 E. COLORADO BLVD. STE. MEZZ.-CASADENA, CA. 91101
 TEL: (626) 449-9017 / (626) 449-9018 FAX: (626) 449-6011
 E-MAIL ADDRESS: THOMASPENDLEBURY@ATT.NET

REVISION	
BY	
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DESIGNED	
DRAWN	
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DATE	

A-1
 OF SHEETS

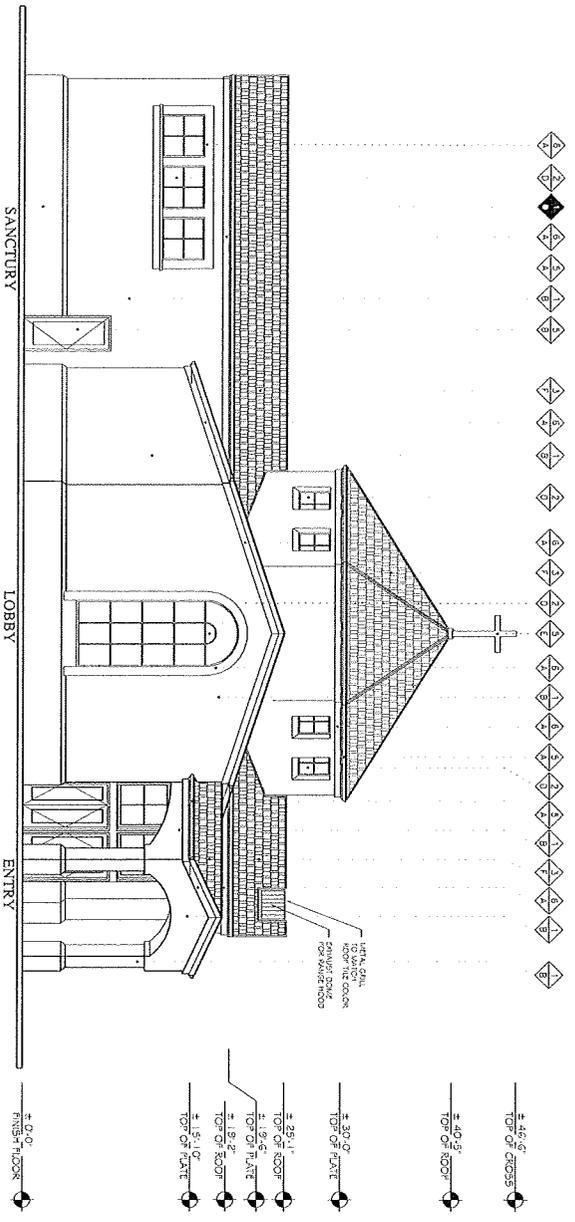


PROPOSED ROOF PLAN

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

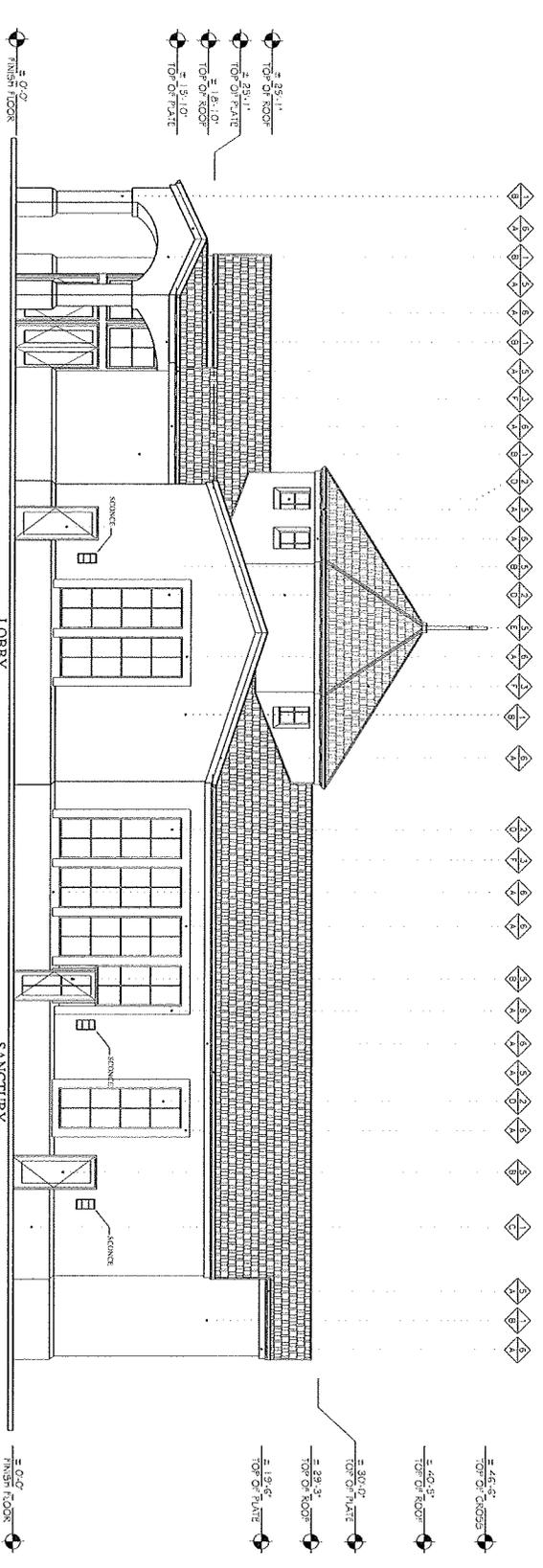


DATE: _____ DRAWN: _____ CHECKED: _____ IN CHARGE: _____ TITLE: _____ SCALE: _____ SHEET NO. A-1.1.1 OF _____ SHEETS	Proposed Church for: NEW PROGRESSIVE CHRISTIAN MISSIONARY BAPTIST CHURCH RAIDERS WAY & ROSE AVE. OXNARD, CA.	ThomasPendlebury Architecture 505 E. COLORADO BLVD. STE. MEZZ. C PASADENA, CA. 91101 TEL: (626) 449-9017 / (626) 449-9018 FAX: (626) 449-9011 E-MAIL ADDRESS: THOMASPENDBURBY@ATT.NET	REVISION BY _____ _____ _____ _____
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NORTH WEST ELEVATION
3

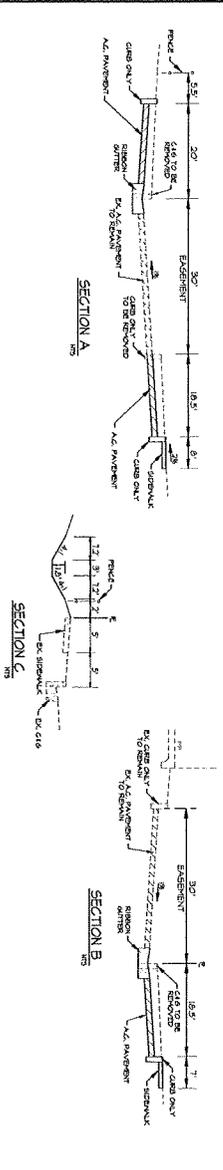
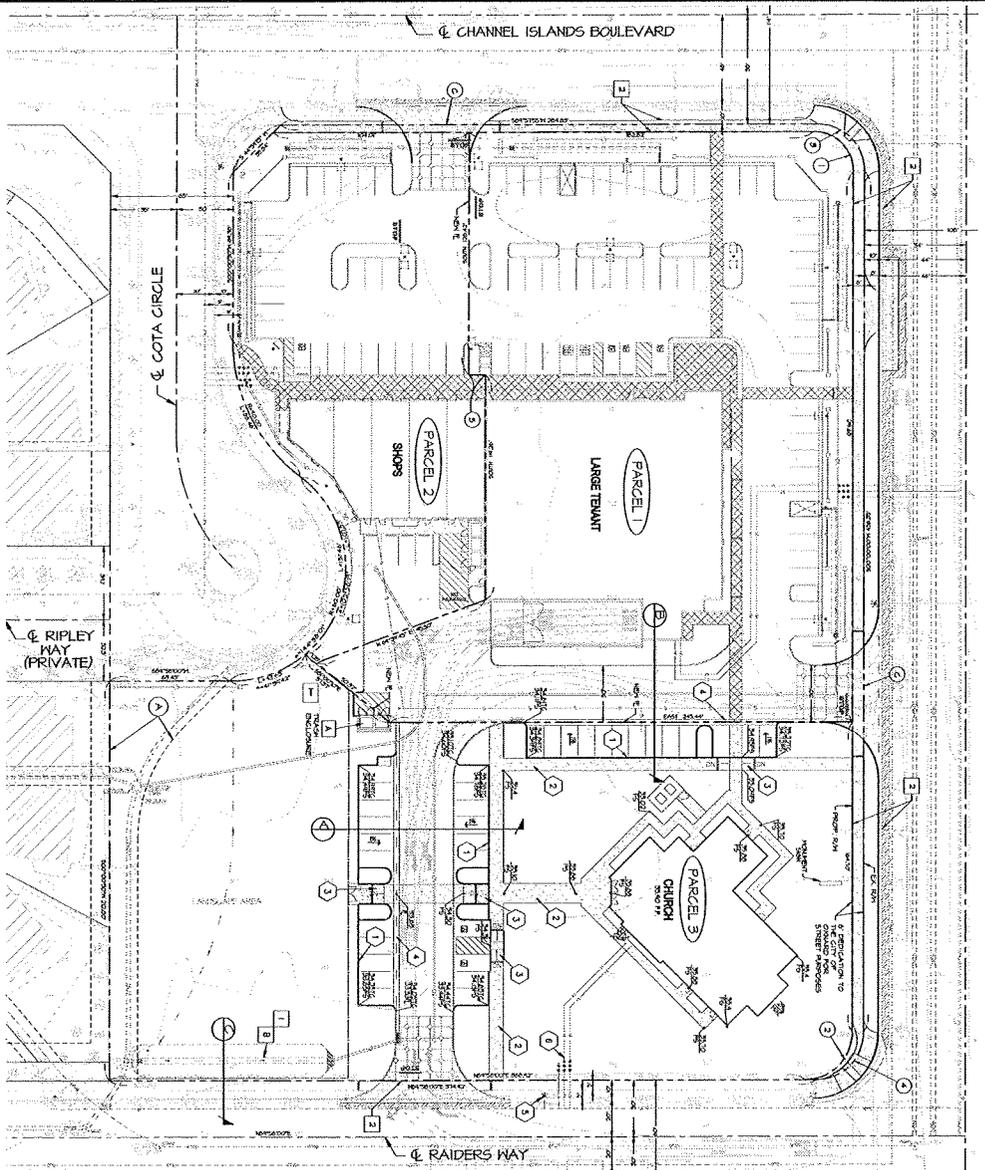
SCALE 3/16" = 1'-0"



SOUTH WEST ELEVATION
4

SCALE 3/16" = 1'-0"

KEYNOTES	1 MATERIAL, SCHEDULE	11 GRAFFITI RESISTANT PAINT TO BE APPLIED TO ALL LOW WINDOW SURFACES
LEGEND:	25 GRC CONCRETE / REIN. CONCRETE	12 GRAFFITI / ETCHING - RESISTANT FILM TO BE APPLIED TO ALL LOW LIVING WINDOWS
MATERIALS:	30 STUCCO	
	31 GLASS	
	32 ALUMINUM STRENGTHEN SYSTEM	
	33 ALUMINUM STRENGTHEN SYSTEM	
	34 METAL	
	35 GRC FINISH-STUCCO	
	36 GRC FINISH-STUCCO	
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ZONING
 DISTRICT: R2
 REGION: 02
 CITY: 2002, 01/19/06 FILED: 2002, 01/19/06
 HEIGHT: 50.0, 01/19/06

BENCHMARK
 COUNTY OF VENTURA BM NO. 2-3-346
 ELEVATION: 1,818.10 (VD 1928)
 A BRASS DISK SET FUSH IN THE MIDDLE OF
 CURVE OF CONCRETE CURB RETURN AT THE
 INTERSECTION OF RAIDERS WAY AND N. SHAW DRIVE
 (ELEVATION 1,818.10)

AREA ABSTRACTS
 PARCEL 1: 1,279,563 SF (29.22 ACRES)
 PARCEL 2: 422,563 SF (9.62 ACRES)
 PARCEL 3: 1,330,750 SF (30.45 ACRES)
 TOTAL: 2,832,876 SF (65.29 ACRES)

PARCEL 1
 1,279,563 SF (29.22 ACRES)
 PROPOSED NET AREA: 1,330,750 SF (30.45 ACRES)
 PROPOSED NET AREA: 1,330,750 SF (30.45 ACRES)

PARCEL 2
 422,563 SF (9.62 ACRES)
 PROPOSED NET AREA: 422,563 SF (9.62 ACRES)
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PARCEL 3
 1,330,750 SF (30.45 ACRES)
 PROPOSED NET AREA: 1,330,750 SF (30.45 ACRES)
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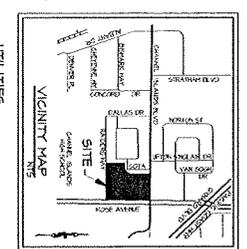
- HPDES REQUIREMENT KEY**
- 1 FULLY COMPLIANT TO BE FULLY COVERED
 - 2 PARTIALLY COMPLIANT TO BE FULLY COVERED
 - 3 VERIFIED BY DISQUALIFIED

- CONSTRUCTION NOTES**
- 1 CONTRACTOR TO CLEAR AND GRUB SITE
 - 2 CONTRACTOR TO CONSTRUCT PER CITY
 - 3 CONTRACTOR TO CONSTRUCT PER CITY
 - 4 CONTRACTOR TO CONSTRUCT PER CITY
 - 5 CONTRACTOR TO CONSTRUCT PER CITY
 - 6 CONTRACTOR TO CONSTRUCT PER CITY

- EASEMENTS & AGREEMENTS**
- 1 EASEMENT TO TRAVEL ON TOP OF NO. 100' WIDE
 - 2 EASEMENT TO TRAVEL ON TOP OF NO. 100' WIDE
 - 3 EASEMENT TO TRAVEL ON TOP OF NO. 100' WIDE
 - 4 EASEMENT TO TRAVEL ON TOP OF NO. 100' WIDE
 - 5 EASEMENT TO TRAVEL ON TOP OF NO. 100' WIDE
 - 6 EASEMENT TO TRAVEL ON TOP OF NO. 100' WIDE

- NOTES**
- 1 VERIFIED BY DISQUALIFIED
 - 2 VERIFIED BY DISQUALIFIED
 - 3 VERIFIED BY DISQUALIFIED
 - 4 VERIFIED BY DISQUALIFIED
 - 5 VERIFIED BY DISQUALIFIED
 - 6 VERIFIED BY DISQUALIFIED

- LEGEND**
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PROPERTY DATA

NO.	AREA (SQ. FT.)	AREA (ACRES)
1	1,279,563	29.22
2	422,563	9.62
3	1,330,750	30.45
4	2,832,876	65.29
5	2,832,876	65.29

OWNER
 SHERRILL CAROLAN PERSONAL
 2225 S. LAURENCE ROAD
 PASADENA, CA 91101
 (626) 448-4444
 ATTN: TOM DAVIES

DEVELOPER
 NICHOLAS SPINALEY ARCHITECTURE
 PASADENA, CA 91101
 (626) 791-5171
 ATTN: TOM DAVIES

ARCHITECT
 NICHOLAS SPINALEY ARCHITECTURE
 PASADENA, CA 91101
 (626) 791-5171
 ATTN: TOM DAVIES

ENGINEERS
 DPM ENGINEERING
 1445 N. VENTURA AVE. SUITE 100
 PASADENA, CA 91101
 (626) 791-5171
 DPM ENGINEERING
 1445 N. VENTURA AVE. SUITE 100
 PASADENA, CA 91101
 (626) 791-5171

CHURCH SITE
"ENGINEERING SITE PLAN"

ALL THAT PORTION OF LAND AS SHOWN AS TRACT 12678 IN THE PUBLIC RECORDS OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA PER BOOK 1294/R13 NOVEMBER 2007, JANUARY 2008, JUNE 2008

PN 2205

ATTACHMENT C

**PARKING STUDY JANUARY 22, 2008 AND
FEBRUARY 4, 2008**

January 22, 2008

Mr. Tom Davies
Davies Properties
2225 Glastonbury Road
Westlake Village, CA 91361

Subject: **SWC of Rose and Channel Islands Church Parking Evaluation**

Dear Mr. Davies:

AllianceJB has conducted a parking study to assess the parking demand for the proposed New Progressive Christian Missionary Baptist Church development at the Southwest Corner of Rose Avenue & Channel Islands Boulevard in the City of Oxnard. Parking demand estimation procedures were discussed with Mr. Jason Samonte at the City of Oxnard. A review of the City of Oxnard church parking requirements and the proposed church parking is provided as follows:

City of Oxnard Church Parking Requirements

The City of Oxnard parking requirements for churches are as follows:

<i>Use</i>	<i>Requirements</i>	<i>Notes</i>
Churches and other places of public assembly, including mortuaries, banquet facilities, and convention facilities	One space per five seats within the main auditorium or one space per 35 square feet of gross floor area. Where pews or benches are provided, one space required for every ten lineal feet of pew or bench.	Twenty-four inches shall be considered one seat where pews or benches are provided. Ancillary uses such as offices shall provide additional parking spaces as required.

Parking required for the Church:

The proposed New Progressive Christian Missionary Baptist Church building structure, as shown on the attached building structure plan, will provide 171 seats within the main auditorium. The auditorium seats will be used by the congregation, choir and pastor. A small choir room is provided for the choir to store their materials, and two small offices are provided for the pastor to interact privately with members of the congregation. Two small children's classrooms will provide an area for younger children to be supervised by their parents/guardians if needed during church services.

It is understood that a prime consideration in the design of the church structure was the desire for the structure to accommodate both church services and weddings with receptions. The lobby area was consequently designed to double as a reception area following a wedding held within the main auditorium. Likewise, the children's classrooms were designed to double as rooms for the bride/bridesmaids and groom/groomsmen. A small kitchen was placed at one side of the lobby for use during receptions. Restrooms were placed at the other side of the lobby for use during church services or weddings with receptions.

Application of the City's parking requirement that one space be provided for each five seats within the 171 seat main auditorium results in a parking requirement of 34 parking spaces for the proposed church. It is estimated that this parking requirement will accommodate the proposed uses within the structure during church services and during weddings with receptions. A justification of the parking requirements during church services and during weddings with receptions is provided as follows:

Parking Requirements during Church Services:

The 34 parking spaces required for the 171 seats within the main auditorium will accommodate the congregation, choir and pastor during church services. Key points are as follows:

- Church services will be held within the main auditorium, with the lobby functioning as a lobby area before and after the services. The congregation will either be in the main auditorium or passing through the lobby on their way to or from the main auditorium. The congregation will not be in two places at once.
- The choir members will be in the choir seating at the back of the platform during church services, and will use the choir room before and after church services. Choir members will not be in two places at once.
- The pastor will be on the platform during church services, could be in his office before or after church services, and could greet members of the congregation in the lobby before or after church services. The pastor will not be in two places at once.
- The small children's classrooms will provide an area for younger children to be supervised by their parents/guardians if needed during church services. The children will arrive in the same vehicles with their parents/guardians, and the parent/guardians will not be in two places at once.

Parking Requirements during Weddings with Receptions:

The 34 parking spaces required for the 171 seats within the main auditorium will accommodate the wedding attendees, choir and pastor during weddings and receptions. Key points are as follows:

- Wedding services will be held within the main auditorium, with the lobby available for receptions after the wedding services. The wedding attendees will either be in the main auditorium or in the reception after the wedding. Wedding attendees will not be in two places at once.
- The choir members would be in the choir seating at the back of the platform during wedding services, and would use the choir room before and after the wedding services. Choir members will not be in two places at once.
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Parking proposed by the Church:

The parking proposed by the New Progressive Christian Missionary Baptist Church, as shown on the attached site plan, will include a total of 35 parking spaces (34 required parking spaces plus 1 additional parking space). These parking spaces will include 34 standard spaces and 1 motorcycle parking space (per City parking requirements). There will be one handicap standard parking space and one handicap van accessible parking space provided at the site.

Conclusions:

The 35 parking spaces proposed by the New Progressive Christian Missionary Baptist Church will meet the City of Oxnard parking requirements during church services and during weddings with receptions.

AllianceJB appreciates the opportunity to provide traffic engineering services for this parking evaluation. If you have any questions, or need any additional traffic engineering services, please contact me at (805)-652-1149.

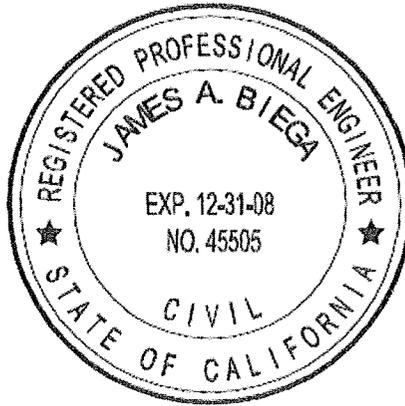
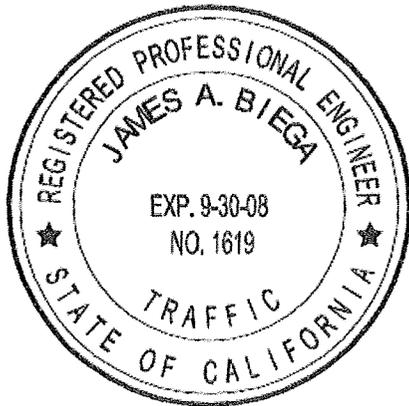
Very truly yours,



James A. Biega, P.E., T.E.
President, AllianceJB

Attachments: New Progressive Christian Missionary Baptist Church Building Structure
New Progressive Christian Missionary Baptist Church Site Plan

Copy: File



AllianceJB

Traffic and Transportation
Planning and Engineering

2566 Pierpont Blvd.
Ventura, CA 93001
(805) 652-1149
www.AllianceJB.com

February 4, 2008

Mr. Tom Davies
Davies Properties
2225 Glastonbury Road
Westlake Village, CA 91361

Subject: **SWC of Rose and Channel Islands Church Parking Evaluation**

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A direct application of the City of Oxnard parking requirements was conducted by assuming that the main auditorium and all of the ancillary building areas for the proposed New Progressive Christian Missionary Baptist Church building structure would be occupied and utilized simultaneously. Based on the attached building structure plan, City of Oxnard parking requirements indicate that the proposed church would require 50 parking spaces as shown in the attached parking analysis calculation sheet.

ITE Church Parking Requirements

The Institute of Transportation Engineers (ITE) Parking Generation manual was also consulted to estimate the parking demand for the proposed New Progressive Christian Missionary Baptist Church. Based on the total square footage of the church as shown on the attached building structure plan, ITE Parking Generation indicates that the proposed church would require 47 parking spaces as shown in the attached parking analysis calculation sheet.

ITE Hourly Shared Parking Analysis

The ITE Parking Generation manual was also consulted to prepare an hourly shared parking analysis for the proposed New Progressive Christian Missionary Baptist Church on a typical Sunday. Hourly parking demand estimates were prepared for the church, supermarket and retail project site uses. The attached ITE Hourly Shared Parking Analysis calculations indicate that a peak hourly parking demand of 110 parking spaces will occur between 10:00 AM and 12:00 Noon on a typical Sunday. Since the church, supermarket and retail project site uses propose a total of 125 parking spaces, an estimate of 15 parking spaces will be available during peak demand.

Actual Parking Requirements based on Proposed Church Uses:

The proposed New Progressive Christian Missionary Baptist Church building structure, as shown on the attached building structure plan, will provide 171 seats within the main auditorium. The auditorium seats will be used by the congregation, choir and pastor. A small choir room is provided for the choir to store their materials, and two small offices are provided for the pastor to interact privately with members of the congregation. Two small children's classrooms will provide an area for younger children to be supervised by their parents/guardians if needed during church services.

It is understood that a prime consideration in the design of the church structure was the desire for the structure to accommodate both church services and weddings with receptions. The lobby area was consequently designed to double as a reception area following a wedding held within the main auditorium. Likewise, the children's classrooms were designed to double as rooms for the bride/bridesmaids and groom/groomsmen. A small kitchen was placed at one side of the lobby for use during receptions. Restrooms were placed at the other side of the lobby for use during church services or weddings with receptions.

Application of the City's parking requirement that one space be provided for each five seats within the 171 seat main auditorium results in a parking requirement of 34 parking spaces for the proposed church. It is estimated that this parking requirement will accommodate the proposed uses within the structure during church services and during weddings with receptions. A justification of the parking requirements during church services and during weddings with receptions is provided as follows:

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The 34 parking spaces required for the 171 seats within the main auditorium will accommodate the congregation, choir and pastor during church services. Key points are as follows:

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auditorium or in the reception after the wedding. Wedding attendees will not be in two places at once.

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AllianceJB appreciates the opportunity to provide traffic engineering services for this parking evaluation. If you have any questions, or need any additional traffic engineering services, please contact me at (805)-652-1149.

Very truly yours,



James A. Biega, P.E., T.E.
President, AllianceJB

Attachments: New Progressive Christian Missionary Baptist Church Building Structure
New Progressive Christian Missionary Baptist Church Site Plan



Parking Analysis - New Progressive Christian Missionary Baptist Church

Required Parking per Oxnard Municipal Code

<u>Area</u>	<u>Bldg. Sq. Ft.</u>	<u># of Seats</u>	<u>Parking * Based on Seats</u>	<u>Parking ** Based on Sq. FT.</u>	<u>Total Parking per City Code</u>
Sanctuary	1,136	134	26.8		
Platform	607	37	7.4		
Subtotal	1,743	171	34.2		34.2
Office	102			0.408	
Pastor's office	149			0.596	
Choir Room/library	253			1.012	
Lobby	2,067			8.268	
Children's class room 1	141			0.564	
Children's class room 2	144			0.576	
Kitchen	307			1.228	
Electrical Room	71			0.284	
Men's Restroom	200			0.800	
Women's restroom	227			0.908	
Hallway	136			0.544	
Janitor Room	48			0.192	
Storage	17			0.068	
Total Net area	3,862			15.448	15.448
walls	360				
Total Gross Sq. Ft.	5,965				49.648

* Parking is based on 1 space per 5 seats.

The church will have fixed seats as opposed to pews or benches

** A parking ratio of 1 space per 250 square feet was used for all ancillary areas.

Required Parking Per ITE Parking Generation Manual

Church Square Feet	5965
ITE Average Peak Rate	<u>7.81</u> spaces per 1,000 square feet
Require Parking	46.59

ITE Hourly Shared Parking Analysis

<u>Land Use</u>	<u>Church</u>	<u>SuperMkt</u>	<u>Retail</u>
Building GFA (tsf)	5.965	13.929	5.630
ITE Land Use Code	560	850	820
Avg Peak Rate (veh/1000gfa)	7.81	4.75	2.04
Peak Parking Demand	46.58665	66.16275	11.4852
Parking Supply	34	90	

<u>Hour Beginning</u>	<u>Hour Ending</u>	<u>% of Peak</u>	<u>% of Peak</u>	<u>% of Peak</u>
6:00 AM	7:00 AM			
7:00 AM	8:00 AM			
8:00 AM	9:00 AM			
9:00 AM	10:00 AM	100	64	
10:00 AM	11:00 AM	100	83	78
11:00 AM	12:00 PM	100	80	94
12:00 PM	1:00 PM		85	100
1:00 PM	2:00 PM		93	93
2:00 PM	3:00 PM		96	95
3:00 PM	4:00 PM		100	94
4:00 PM	5:00 PM		93	87
5:00 PM	6:00 PM		99	81
6:00 PM	7:00 PM		96	69
7:00 PM	8:00 PM		81	
8:00 PM	9:00 PM			

<u>Hour Beginning</u>	<u>Hour Ending</u>	<u>Church Parking</u>	<u>SuperMkt Parking</u>	<u>Retail Parking</u>	<u>Total Parking Demand</u>	<u>Total Parking Supply</u>	<u>Available Parking Spaces</u>
6:00 AM	7:00 AM	0	0	0	0	125	125
7:00 AM	8:00 AM	0	0	0	0	125	125
8:00 AM	9:00 AM	0	0	0	0	125	125
9:00 AM	10:00 AM	47	42	0	89	125	36
10:00 AM	11:00 AM	47	55	9	110	125	15
11:00 AM	12:00 PM	47	53	11	110	125	15
12:00 PM	1:00 PM	0	56	11	68	125	57
1:00 PM	2:00 PM	0	62	11	72	125	53
2:00 PM	3:00 PM	0	64	11	74	125	51
3:00 PM	4:00 PM	0	66	11	77	125	48
4:00 PM	5:00 PM	0	62	10	72	125	53
5:00 PM	6:00 PM	0	66	9	75	125	50
6:00 PM	7:00 PM	0	64	8	71	125	54
7:00 PM	8:00 PM	0	54	0	54	125	71
8:00 PM	9:00 PM	0	0	0	0	125	125

ATTACHMENT D

SPECIAL USE PERMIT RESOLUTION

RESOLUTION NO. 2008 –[07-500-19]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-500-19 (SPECIAL USE PERMIT), TO ALLOW THE CONSTRUCTION OF A 5,756 SQUARE FOOT SINGLE STORY CHURCH FACILITY ON THE PARCEL LOCATED ON THE SOUTHWEST CORNER OF RAIDERS' WAY AND ROSE AVENUE (APN 221-0-232-514) SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY CHURCHYARD DEVELOPMENT, LLC., 2225 GLASTONBURY ROAD, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-500-19, filed by Churchyard Development, LLC., in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; and

WHEREAS, in accordance with the California Environmental Quality Act, on March 20, 2008 the Planning Commission approved an Initial Study and Mitigated Negative Declaration No. 2007-11 which evaluated the environmental impact of construction of the proposed church on the project site and mitigation measures have been made conditions of project approval; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning Manager; 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 as amended by this approval.
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.

Revised April 16, 2008

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

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 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. 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)

LANDSCAPE STANDARD CONDITIONS

14. 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)
15. 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)
16. 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)
17. 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)
18. 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)

19. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)

PARKS SPECIAL CONDITIONS

20. 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.
21. Developer shall provide the City with written confirmation that developer has joined the existing Landscape Maintenance District (LMD) in order to pay its prorated share of the annual landscape maintenance cost for the landscape island and parkway on Cota Circle. Contact City of Oxnard Landscape Assessment District Supervisor at 805-385-8245 to coordinate and complete the procedures for joining the existing LMD.
22. Developer shall plant 24 inch box size trees at 40 feet on center spacing along the west perimeter boundary.

FIRE DEPARTMENT STANDARD CONDITIONS

23. 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)
24. 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)
25. 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)
26. 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. The tests must be certified by a mechanical, civil, or fire protection engineer. 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)
27. 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)
28. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)

29. 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)
30. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
31. 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/DP, F-9)
32. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
33. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet. (FD, F-11)
34. 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)
35. 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

36. 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.
37. 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.
38. Stove hood in kitchen area shall of a commercial type with associated approved exhaust features.

POLICE DEPARTMENT CONDITONS

39. Police recommends graffiti/etching-resistant film application on accessible window panes in public areas including reflective surfaces in public restrooms.
40. Any block walls on perimeter will need to be covered to the full height with plant material to deter graffiti vandalism.

41. 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.
42. 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.
43. A video surveillance system is recommended for this property. Please comply with "Oxnard Police Department Proposed Standards, Guidelines & Recommendations Closed-Circuit Television (CCTV) Surveillance Systems," available online at <http://www.oxnardpd.org/documents/opdcctv.pdf>.
44. The use of wall packs are prohibited.
45. Metal halide bulbs or those that provide optimal color rendition are required for exterior features.
Outdoor Lighting Code and 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:
 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 shall be mounted on reinforced concrete pedestals or otherwise protected.

PLANNING DIVISION STANDARD CONDITIONS

46. 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*)
47. 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*)
48. 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*)
49. 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*)
50. 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*)
51. If the project property is already occupied or use has already been initiated, Developer shall comply with all conditions of this permit within ____ days of approval thereof. (PL/B, *PL-6*)
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. 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)
54. 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 (PL).

55. 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*)
56. 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*)
57. 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*)
58. 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*)
59. 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*).
60. 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*)
61. 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*)
62. 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*)

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

PLANNING DIVISION SPECIAL CONDITIONS

67. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as indicated on the project plans. (PL)
68. 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)
69. 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)
70. The maximum height of the cross/architectural projection shall be 46 feet 6 inches.
71. Developer shall participate in the City's Art in Public Places Program, in accordance with City Council Resolution No. 13,103, by installing artwork on the project site prior to occupancy of the project. Design and final location of artwork shall be approved by the Art in Public Places Committee. Artwork location(s) shall be as shown on the approved site plan and artwork shall be installed prior to occupancy of the project. The artwork shall become a permanent part of this project. Relocation of or changes to the artwork require the approval of the Planning Division Manager and Art in Public Places Committee. Developer shall maintain the artwork in good condition. (PL)

ENVIRONMENTAL MITIGATION MEASURE CONDITIONS

Air Quality Mitigation

72. Developer shall ensure that all construction equipment is maintained and tuned to meet applicable Environmental Protection Agency (EPA) and California Air Resources Board (CARB) emission requirements. At such time as new emission control devices or operational modifications are found to be effective, Developer shall immediately implement such devices or operational modifications on all construction equipment.
73. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
74. During construction and on non-construction days during periods of high wind (see C-6), 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.
75. During construction, Developer shall control dust by the following activities:
 - All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - 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.
76. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
77. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
78. 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.
79. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements.

80. Open material stockpiles shall be covered, seeded, periodically watered, or treated with environmentally safe dust suppressants.

Cultural Resources Mitigation

81. The Developer shall contract with an Archaeological Monitor and/or Native American Monitor to be present during all subsurface grading, trenching or construction activities deeper than 16 inches. The monitor shall provide a monthly report to the Planning Division summarizing their activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final certificate of occupancy.
82. In the event archaeological resources are discovered, the Archaeological Monitor and/or Native American Monitor shall be empowered to suspend work in the immediate area of the discovery until such time as a data recovery plan can be developed and implemented. Work outside of the area of the find shall proceed with the continuation of archaeological monitoring. If a data recovery plan is implemented, all cultural materials from testing, monitoring, and data recovery phases of the project, except burial-related artifacts and as otherwise required by law, shall be cleaned, catalogued and permanently curated at an institution meeting the standards defined in the State of California Guidelines of the Curation of Archaeological Collections (May 1993). Repatriation of materials shall be handled in accordance with the requirements of the California Native American Graves Protection and Repatriation Act. All artifacts and all faunal materials shall be analyzed.
83. 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)

Hazards and Hazardous Materials Mitigation

84. Prior to issuance of a grading permit, the applicant shall conduct a subsurface assessment for the presence of agricultural chemicals as recommended in the Phase I ESA.
85. If during future grading activities, suspect conditions including but not limited to stained or odorous soils are encountered at the project site, the applicant shall conduct further soil sampling. A qualified environmental scientist shall be retained to analyze the degree of contamination and all required state and county remediation standards and practices shall be followed for remediation. A report and recommendations for remediation shall be submitted to the project planner for review and approval prior to re-initiating further grading work.

Noise Mitigation

86. Construction times shall be limited to 7 a.m. to 7 p.m. Monday through Saturday or in accordance with City Ordinances restricting construction times at the time of construction, whichever is more restrictive.
87. All deliveries of construction material and equipment will occur on-site within the construction barricades and only during the hours of 7 am and 7 pm Monday through Saturday. The queuing of construction vehicles outside the site before 7 am or after 7 pm will be strictly prohibited. The vehicles shall all utilize mufflers and other devices to minimize noise levels. All materials and equipment will be stored on-site and within the confines of the construction barricades.
88. Truck traffic related to the construction will be limited to the routes specified by the City of Oxnard. Truck traffic through residential neighborhoods shall be minimized.
89. All construction related workers will be required to park on-site (i.e. behind the construction barricades or in designated off-site parking area) outside of the residential area to the west.
90. During construction activities, except as otherwise required by law, all vehicle horns shall remain silent except in the case of emergency.
91. Catering trucks providing service to construction workers at the site will be required to park within the site at all times. Catering trucks shall not be permitted to park on the street nor to sound their horns near or within the site.
92. Construction workers shall not be permitted to loiter on the jobsite or on any street, whether before, during or after work hours, on weekdays or on weekends.
93. Developers shall setup staging areas on-site to minimize off-site transportation of heavy construction equipment.
94. Construction equipment shall be fitted with modern sound-reduction equipment. (PL, 4.9-3)
95. During all grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

Transportation Mitigation

96. Prior to issuance of a certificate of occupancy for the retail parcel (parcels 1 and 2) or the church (parcel 3), proof of a reciprocal parking, access and maintenance agreement shall be submitted to the project planner. Said agreement shall be recorded on all three parcels. The agreement shall be reviewed and approved by the project planner prior to recordation.
97. Prior to issuance of a building permit, the applicant shall pay to the County of Ventura a traffic impact mitigation fee (TIMF) estimated to be \$27,540.28. This fee may be subject to

adjustment at the time of deposit, due to provisions in the TIMF Ordinance allowing the fee to be adjusted for inflation based on the Engineering New Record construction cost index.

ENVIRONMENTAL RESOURCES DIVISION

98. 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.
99. 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.
100. 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.
101. 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.
102. 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 (PL).

DEVELOPMENT SERVICES STANDARD CONDITIONS

103. 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)
104. 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)
105. 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)
106. 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)
107. Developer shall protect building pads from inundation during a 100-year storm. (DS-5)
108. Developer shall remove and replace all improvements that are damaged during construction. (DS-6)
109. 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)
110. 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)
111. 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)
112. 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)
113. 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)
114. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
115. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
116. 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)
117. "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)
118. 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)
119. 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)

120. 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)
121. 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)
122. 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)
123. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
124. 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)
125. 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)
126. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
127. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
128. 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)

STORMWATER QUALITY CONDITIONS

129. 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)
130. 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)

131. 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)
132. 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)
133. 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)
134. 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)
135. 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

136. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

137. Developer shall process site improvement plans for Planning and Zoning Permits 07-500-14 and 07-300-13 prior to, or concurrent with, this project. (DS)
138. 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)
139. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS)
140. 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)
141. 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)
142. Developer shall provide a 6-inch minimum vertical drop between the flow line of the parking lot concrete gutter and the flow line of the filter swale at each location where stormwater enters the filter swale. The transition between gutter flow line and filter swale flow line shall be constructed similar to a concrete ribbon gutter. (DS)
143. Developer shall install a perforated underdrain below all grass-filter swales constructed with a longitudinal slope of less than 1%. Underdrain shall connect to a point of safe discharge as approved by the Development Services Manager. (DS)
144. Prior to issuance of a site improvement permit, Developer shall provide proof of recordation of CC&Rs (or similar document) providing reciprocal access, landscape irrigation, sewage and drainage among the various lots of this project. (DS)
145. 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)
146. If Source Control determines that the proposed kitchen within the project is required to install a grease interceptor for their operations, Developer shall provide a traffic-rated drain centered in

the trash enclosure and connect it to the sewer system via the grease interceptor. If no grease interceptor is required for the project, Developer shall design the enclosure to surface drain to the storm drain system. (DS)

147. Storm water runoff from this site shall be limited, and on-site detention shall be provided, in conformance with the Ventura County Watershed Protection District ("District") requirement that there be no increase in quantity (peak discharge) reaching District facilities. The detention area(s) may be designed within the paved parking lot and/or within the Filter swales. Detention areas shall be designed in accordance with Public Works Standards and policies. The Developer shall provide a city standard Declaration of Restrictive Covenant for Detention Basin Perpetual Maintenance by the property owner prior to approval of the grading/site improvement plans. (DS)

148. All detention basin sites shall be provided with a minimum of two (2) signs identifying the use of the lot as a detention basin. The signs shall have a minimum area of four (4) square feet and shall contain the following message: "WARNING This area has been designed as a storm water detention pond and is subject to periodic ponding to a depth of ____ inches." The material, design, size, and number of signs are subject to the review and approval of the City Engineer. Signs and posts shall be constructed of metal or other long lasting material. All information regarding required detention basin signage shall be included on the grading/site improvement plans. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of October, 2008, by the following vote:

AYES: Commissioners:

ABSTAIN: Commissioner:

NOES: Commissioners:

ABSENT: Commissioners:

Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary