



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission
FROM: Stephanie Diaz, Contract Planner
DATE: June 4, 2009
SUBJECT: Planning and Zoning Permit Nos. 08-540-02 and -03 (Planned Development Permits), 08-535-01 (Density Bonus Permit), and 08-300-08 (Tentative Parcel Map). Located at 457 Gonzales Road.

- 1) Recommendation:** That the Planning Commission:
- a) Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines sections 15192 and 15194 construction of affordable housing projects in an urbanized area.
 - b) Adopt a resolution approving Planning and Zoning Permit No. 08-540-02 (Planned Development Permit) for a 24-unit affordable housing project plus a manager's unit, including zoning modifications, subject to certain findings and conditions.
 - c) Adopt a resolution approving Planning and Zoning Permit No. 08-450-03 (Planned Development Permit) for a 17-unit affordable housing project plus a manager's unit, including zoning modifications, subject to certain findings and conditions.
 - d) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit 08-535-01 (Density Bonus Permit with three Incentives) for the 24-unit affordable housing project plus manager's unit and the 17-unit affordable housing project plus manager's unit, subject to certain findings and conditions.
 - e) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 08-300-08 (Tentative Parcel Map) for a two lot subdivision, subject to certain findings and conditions.

- 2) Project Description and Applicant:** This is a request to subdivide one vacant lot currently addressed as 457 West Gonzales Road into two parcels to develop an affordable multi-family apartment project with two complexes. Lot 1 on 0.93 acres (Paseo de Luz) proposes 24 very-low income units for Special Needs Housing and one on-site manager's unit. Thirty-eight parking spaces are proposed on Lot 1. Lot 2, 1.07 acres (Camino Gonzalez) proposes 17 low- and very-low income units for Farmworker Housing and one on-site manager's unit. Thirty-nine parking spaces are proposed on Lot 2. The project includes a Density Bonus request to allow 43 units; seven units more than

the 36 units allowed by Zoning. Additionally, the project includes a request for three Density Bonus Incentives and Planned Development Permits to allow zone code modifications for each apartment complex. Filed by Cabrillo Economic Development Corporation, 702 County Square Drive, Ventura, CA 93003.

- 3) Existing & Surrounding Land Uses:** The existing site is located just west of the intersection of Gonzales Road and North "C" Street, fronting on Gonzales Road on Assessor's Parcel No. 139-0-250-035. Urban development surrounds the site on all sides. The site is vacant.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-3 PD Garden Apartment Planned Development	RM Residential Medium, 13-18 units per acres	Vacant
North	C-2 PD General Commercial Planned Development	PSD Public/Semi Public	Post Office
South	R-3 PD Garden Apartment Planned Development	RH Residential high, 19-30 units per acre	Multi-family units
East	CO PD Commercial Office Planned Development	CO Commercial Office	Offices
West	R-3 PD Garden Apartment Planned Development	RH Residential high, 19-30 units per acre	Multi-family units

4) Background Information:

- a) History:** In 2005, a General Plan map amendment was approved designating the site Medium Density Residential and a zone map amendment was approved designating the site R-3 PD to permit the construction of 36 condominium units. That project was never constructed. The planned development permit for that project has expired. Cabrillo Economic Development Corporation submitted an earlier version of this project that has been updated as described in this report.
- b) Previous Planning Commission Report:** On May 7, 2009 this project was scheduled for a hearing before the Planning Commission. A staff report dated May 7, 2009 was prepared for that meeting. Prior to the meeting, the applicant requested a continuance to June 4, 2009 to allow time for their legal counsel to review the application. Subsequently, staff met with the applicant and their legal counsel and it was agreed that the Density Bonus application applies to the entire site. Formerly, the Density Bonus application was only applied to the Lot 1 Special Needs portion of the project. There is no change to the overall project design or unit count but this clarification of project density requires revisions to the density and parking analysis. These issues are discussed later in this report.

- c) **Density Bonus Law:** On February 7, 2009, an updated City Ordinance that carries out current State law regarding Density Bonuses became effective after adoption by the City Council (City code sections 16-411 through 16-435). This ordinance specifies that the Planning Commission shall recommend to the City Council that a density bonus permit be granted if certain findings are made: 1) The project meets the State law criteria that at least 10% of units are for lower income households or five percent are for very low income households; 2) The applicant has proposed a satisfactory method to guarantee that the rental prices will be as stated in the application; 3) The applicant has agreed to execute an agreement regarding the affordability. This "permit" is an implementation procedure for the City's density bonus ordinance. The project is consistent with these findings as discussed in this report. Pursuant to State law, this ordinance permits the project applicant to request incentives for development of the affordable housing. This project is allowed to request three incentives due to the high percentage of affordable units that are proposed. The ordinance requires the Planning Commission to recommend approval of the requested incentives unless substantial evidence can support findings that : 1) The concession is not required to provide for affordable rents; 2) The incentive would have an adverse effect on public health and safety, the physical environment, or historic resources; 3) the incentive would be contrary to State or federal law. These findings do not apply to this project as discussed in this report.

5) Environmental Determination: In accordance with California Environmental Quality Act (CEQA) Guidelines sections 15192 and 15194, CEQA does not apply to the construction of affordable housing projects an urbanized area, provided that the following applies:

- A. The site is not more than five acres in area. The site has an area of 2.0 acres.
- B. The project consists of 50 or fewer units and the site is within an incorporated city with a population of at least 25,000 persons. *The project contains 43 units. The site is located in an urban neighborhood within the City of Oxnard that has a population over 25,000 persons (200,000).*
- C. The parcels immediately adjacent to the site are developed with urban uses. *The site is surrounded on all sides with urban development.*
- D. The project consists of the construction of low-income affordable housing of less than 100 units. *The project consists of 41 low and very-low income affordable units.*
- E. The developer provides sufficient legal commitments to ensure affordability for low income households for a period of at least 30 years. *The project proposes 41 very-low and low- income units. Federal tax credit program monies will be used that require a written agreement for 55 years affordability.*
- F. Is consistent with the General Plan. *The General Plan land use designation is for 18 units per acre. The project proposes 43 units on 2 acres or 21.5 units per acre. Under*

Density Bonus Law the project is allowed up to 35% density increase. The project proposes seven additional units for a 19% density increase. This project is consistent with the General Plan land use designation of Medium Residential with the application of State Density Bonus law.

- G. *Is consistent with local zoning. The zoning allows detached and attached multi-family residential and uses with a Planned Development Permit. The project is designed to be consistent with the applicable sections of the Zoning Ordinance with a Density Bonus Permit, three Density Bonus Incentives and requests for Planned Development modifications as permitted in the Zoning Ordinance.*
- H. *The site is or can be adequately served by utilities. City water and sewer lines are present in Gonzales Road at the site frontage. Electricity and gas are also present to serve the site.*
- I. *The site does not contain wetlands, has no value as a wildlife habitat and the project does not harm any species protected by the Endangered Species Act. Because the site is small, has no native vegetation, and is surrounded by existing urban uses, it contains no wetlands, has little value for wildlife habitat and the project would not harm any species protected by the Endangered Species Act.*
- J. *It will not involve the demolition of, or any substantial adverse change in, any district, landmark, object, building, structure, site, area, or place that is listed, or determined to be eligible for listing in the California Register of Historic Resources. The site is vacant. No historic resources are known to exist on the site.*
- K. *It will not involve the demolition of any historical building or structure. The site is vacant and will not involve the demolition of historic structures.*
- L. *The site is not included on any list of hazardous waste or other facilities and sites compiled pursuant to Section 65962.5 of the Government Code, and the site has been subject to an assessment by a California registered environmental assessor to determine both the presence of hazardous contaminants, if any, and the potential for exposure of site occupants to significant health hazards from nearby properties and activities. The site is not included on any list of hazardous waste sites. An assessment has been performed and determined that no toxic hazards exist on site.*
- M. *Community level environmental review has been adopted or certified. The Oxnard 2020 General Plan EIR is a community level environmental review for cumulative growth in the City.*

Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment C).

Additionally, the project is subject to review under the National Environmental Policy Act (NEPA) and the regulations of the Department of Housing and Urban Development (HUD) as federal funding will be provided for project development. An Environmental Assessment (EA) was prepared under NEPA and a determination was made that the project will have no significant impact on the human environment. Two mitigation measures regarding sound attenuation for buildings facing Gonzales Street were identified in the (EA). These mitigation measures are included in the resolution conditions of approval. This document will be used by the Department of Housing and Urban Development (HUD) when considering project funding.

6) Analysis:

- a) **General Discussion:** The proposed development includes two affordable multi-family apartment projects on separate lots. Lot 1 is a complex proposed for 24 special need tenants who are adults with developmental disabilities. Twenty-four of these units will be rented at very-low rates: 11 at 20% of Area Median Income (AMI), 11 at 30% of AMI and two at 50% of AMI. The applicant is a non-profit affordable housing development corporation and has stated that funding for this project is proposed from HUD special needs section 811, HCD special needs fund and Mental Health Services Funding. All funding sources require a 55-year affordability commitment. Lot 2 is proposed to serve farmworkers. Seventeen of these units will be rented at very-low rates: two units at 30% of AMI, three units at 45% of AMI, and 12 units at 50% of AMI. Funding for this project is State Tax Credits, USDA Rural Development Loan and City of Oxnard In-Lieu Housing Fees. These funding sources require a 55-year affordability commitment. Additionally, this project has requested a density bonus permit that requires a minimum affordability commitment of 30 years pursuant to State law. Depending on funding availability, the development of each complex could be phased.
- b) **General Plan Consistency:** This multi-family residential project is consistent with the General Plan Land Use Designation of Residential Medium 13-18 units per acre with a density bonus. Under the General Plan land use designation, the two-acre parcel could accommodate 36 units. A density bonus pursuant to the City's ordinance for "Incentives to Create Affordable Housing" (State Density Bonus law) is requested for seven units to allow a development with 43 units. The City's Ordinance mandates that the City provide a density bonus when ten percent of the total units in a housing development are for low-income households. The project proposes 100% of the units to be affordable, including 24 for extremely-low income special needs households and one moderate-income manager's unit and 17 for low-income farmworker households and one moderate income manager's unit. The project requests a 19% density increase. Such a density bonus is consistent with the General Plan per State law. The project can also be found consistent with the following General Plan policies:

POLICY	DISCUSSION
<i>Development Policy #2 (page IV-21) states that "First priority for development is assigned to...infill properties and for which public services area already present."</i>	The project site is vacant and surrounded by urban uses and can be adequately served by all required utilities and public services. Development of the project site would reduce the need to expand current services. Therefore, consistency with this policy may be found.
<i>Open Space C. #23 (page VIII-53) states that "The City shall require minimization of paved and impervious surfaces to the extent feasible in new developments."</i>	The project's paved surfaces include only those areas required for parking, parking access, and emergency access. All other non-structure areas are landscaped except for the half-court basketball that is conditioned to provide a pervious surface.
<i>Housing Policy #1.6 (page V-7) states "Continue to support the modernization of public housing, City-assisted housing, and other homes affordable to lower-income households."</i>	41 affordable housing units for very low and low income residents are proposed. Therefore, consistency with this policy may be found.
<i>Housing Policy 3.1 (page V-9) "Use Federal, State and local resources, to the extent available and feasible, to support affordable housing production and set-aside a portion of units for lower-income large families and farm workers."</i>	Funding sources for the project are the US Department of Housing and Urban Development (HUD) Section 811 Program, California Housing Finance Agency, Local Housing Trust Fund, and Oxnard In Lieu Developer Fees. Therefore, consistency with this policy may be found.
<i>Housing Policy 3.2 (page V-9) "Support collaborative partnerships of nonprofit organizations, affordable housing builders, and for-profit developers, to provide greater access to affordable housing funds."</i>	CEDC is a collaborative partner with the Ventura County Community Development Corporation non-profit lending affiliate. Together, they build and manage rental and for-sale affordable homes and provide loans to very-low, low, and moderate income families. Therefore, consistency with this policy may be found.
<i>Housing Policy 2.2 (page V-8) "Encourage the production of housing that meets the needs of all economic segments of the population"</i>	The project will provide 43 affordable rental apartment units for special needs households and farmworker households. Therefore, consistency with this policy may be found.
<i>Housing Policy 4.4 (page V-10) "Support infill housing developments at suitable locations"</i>	The project involves the infill development of multi-family units on a vacant lot that is surrounded by urban development. Therefore, consistency with this policy may be found.

c) Conformance with Zoning Development Standards: The proposed development is located in the Garden Apartment Planned Development (R-3 PD) zone district. In accordance with the City Code, the proposed affordable multi-family development may be permitted with an approved planned development permit and may request zoning modifications up to 25% for both residential complexes. A density bonus permit is requested to allow increased density for seven units over the 36 units allowed by Zoning. Also, with the density bonus permit, three Incentives for zoning code modifications are requested as outlined in the chart below. The City's Inclusionary Housing Ordinance does

not apply to these 100% affordable projects. Applicable development standards of the R-3 zone and the Attached Dwelling Unit Development Standards have been compared with the proposed project, as follows:

**Lot 1: Planned Development Permit and Density Bonus Permit
 Paseo de Luz, 25 Units Special Needs Housing
 R-3 & Attached Dwelling Unit Standards**

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Density for Entire Development	2,400 square feet for each dwelling unit, maximum 18 units/acre: 36 units	25 + 18 = 43 (7 density bonus units - 100% of project is affordable)	Yes, with Density Bonus Permit
Max. building height	3 stories not to exceed 35 feet.	3 stories, 33'9"	Yes
Front Yard Setback	20 feet	25 ft to existing property line; 15 ft if future ROW dedication Meets PD requirement.	Yes, with PD Permit, allows 25% modification
Side Yard Setback	5 feet for 1-2 story buildings; 7.5 feet for 2.5 story buildings	31 - 37 ft	Yes
Rear Yard Setback	25 feet	30 ft	Yes
Interior Yard Space & Attached Dwelling Unit Standard: Open Area	30% of lot area: 12,153 sf (15' x 15' minimum dimensions) (25% of IYS may be on decks of at least 150 sf.) 2,500 sf minimum open area; 35ft x 35ft minimum dimensions	15% of lot area: 6,219 sf; Some areas less than 15'x 15' dimensions 1235 sf; meets min. dimension	Yes, Density Bonus Incentive #1
Resident Parking Requirement	Per State Density Bonus law: One space/One-bedroom: 24 Two spaces/2-3 bedrooms: 2 Total resident parking: 26 spaces	19 spaces (garages) 19 open spaces 38 total spaces	Yes, 12 extra spaces
Visitor Parking Requirement	Per State Density Bonus law: No requirement	12 spaces available for visitors per reciprocal parking with Lot 2	Yes, extra 12 spaces
Fence/Hedge Front Yard	50% open up to 42 inches or Solid wall 18 inches	18" solid walls	Yes
Fence/Hedge Side & Rear Yard	Not to exceed 7 feet Zone Wall solid 6-8 ft	8' solid Zone Wall side and rear	Yes
Parking Landscaping	10-ft strip along street or alley; parking area: 9,039 sf parking area 5% of = 451 sf landscaping 9-ft planter every 10 spaces, 2 trees	15+ ft on frontage 67% in landscaping = 6,066 sf 9-ft planters w/2 trees	Yes Yes Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Attached Dwelling Unit Standard: Dwelling unit size	One-bedroom: 700 sf Two-bedroom: 900 sf	24 one-bedroom units less than 700 sf (424-515 sf); 1 two-bedroom unit less than 900 sf (799 sf)	Yes, Density Bonus Incentive #2
Attached Dwelling Unit Standard: Minimum storage area	225 cubic feet per unit	2 of 25 units meet standard 23 units have 169-221 cubic feet, plus attic space. Meets PD Requirement.	Yes, with PD Permit, allows 25% modification
Attached Dwelling Unit Standard: Bldg separation	Minimum distance equal to height of adjacent structures: 23'6"	32 ft	Yes
Attached Dwelling Unit Standard: Common Recreation facilities	One of following: pool, spa, tennis, basketball, volleyball, BBQ, rec. building, exercise course, children's play equipment	BBQ, picnic area, common courtyards, community room, community kitchen	Yes
Attached Dwelling Unit Standard: Balcony/patio for second story units	Second story units to have one balcony or patio (private or in common area. Minimum 10 ft dimension	Bldg 1: 5 units have no second/third floor balcony/patio, 6 balconies/patios are less than 10x10 dimension Bldg 2: meets balcony/patio requirement, 3 balconies/patios are less than the 10x10 dimension	Yes, Density Bonus Incentive #3
Attached Dwelling Unit Standard: Balcony Enclosure	Walls or railings that provide 50% enclosure	Railings with 50% enclosures	Yes
Attached Dwelling Unit Standard: Distance to Garage	Maximum 75 feet from unit to garage	13 of 25 units comply 12 units have 76-93 ft separation Meets PD requirement	Yes, with PD Permit, allows 25% modification
Attached Dwelling Unit Standard: Garage Doors	Provide automatic door opener	Automatic door openers provided	Yes
Attached Dwelling Unit Standard: Utility Meter	Wall mounted meters to be screened or integrated into bldg	Wall mounted meters screened or integrated into bldg	Yes
Attached Dwelling Unit Standard: Refuse Enclosure	Design to reflect elements of residential units and provide pedestrian access	Design and pedestrian access	Yes

**Lot 2: Planned Development Permit
 Camino Gonzales, 18 Units Farmworker Housing
 R-3 & Attached Dwelling Unit Standards**

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Density for Entire Development	2,400 square feet for each dwelling units, maximum 18 units/acre: 36 units	25 + 18 = 43 (7 density bonus units - 100% of project is affordable)	Yes, with Density Bonus Permit
Max. building height	3 stories not to exceed 35 feet.	32'4"	Yes
Front Yard Setback	20 feet	25 ft to existing property line; 15 ft if ROW dedication	Yes with PD Permit, allows 25% modification
Side Yard Setback	5-feet for 1-2 story buildings; 7.5-feet for 2.5 story or more buildings	7'2" on the west side. Meets PD requirement	Yes, with PD Permit, allows 25% modification
Rear Yard Setback	25 feet	32'6"	Yes
Interior Yard Space & Attached Dwelling Unit Standard: Open Area	30% of lot area: 13,983 sf (25% of IYS may be on decks of at least 150 sf.) 15' x 15' minimum dimensions 2,500 sf minimum open area; 35ft x 35ft minimum dimensions	25% of required space: 10,487 sf; Meets PD requirements. Some areas less than 15'x 15' dimensions. Meets PD requirement 1875 sf open area. Meets PD requirement.	Yes, with PD Permit, allows 25% modification
Resident Parking Requirement	Per State Density Bonus law: One space/One-bedroom: 7 Two spaces/2-3 bedrooms: 22 Total resident parking: 29 spaces	30 spaces (garages) 9 open spaces 39 total spaces	Yes, 10 extra spaces
Visitor Parking Requirement	Per State Density Bonus law: No requirement	9 open spaces available for visitors and reciprocal parking agreement with adjacent property (Lot 1)	Yes, 9 extra spaces
Fence/Hedge Front Yard	50% open up to 42 inches or Solid wall 18 inches	18" solid walls	Yes
Fence/Hedge Side & Rear Yard	Not to exceed 7 feet Zone Wall solid 6-8 ft	Side: Existing non-conforming condition, adjacent west carport wall 9' tall; landscape screen for vines to be 7 ft tall;	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
		Rear: 8'solid Zone Wall	
Parking Landscaping	10-ft strip along street or alley; 5% of parking area: 266 sf 9-ft planter every 10 spaces /2trees	15 ft strip at front; 63%/3368 sf; 9-ft planters w/2 trees	Yes
Attached Dwelling Unit Standard: Minimum dwelling unit size	One-bedroom: 700 sf Two-bedroom: 900 sf	2 of 7 one-bedroom units less than 700 sf (662&640 sf). Meets PD requirement. 4 of 11 two/three bedroom units less than 900 sf (802-836 sf). Meets PD requirement.	Yes, with PD Permit, allows 25% modification
Attached Dwelling Unit Standard: Minimum storage area	225 cubic feet per unit	6 units comply; 12 have less (170 to 224 cf) attic space is provided. Meets PD requirement.	Yes, with PD Permit, allows 25% modification
Attached Dwelling Unit Standard: Bldg separation	Minimum distance equal to height of structures: 33'3"	35 feet	Yes
Attached Dwelling Unit Standard: Common RecFacilities	One of following: pool, spa, tennis, basketball, volleyball, BBQ, rec. building, exercise course, tot lot	Basketball court, tot lot, BBQ, community room, community kitchen	Yes
Attached Dwelling Unit Standard: Balcony/patio for second story units	Second story units to have one balcony or patio, (private or in common area). Minimum 10 ft dimension	Bldg 3: All second/third story units have patios; All patios meet minimum dimensions. Bldg. 4: All second/third story units have patios; 2 patios do not meet the 10x10 dimension. Meets PD requirement.	Yes Yes, with PD Permit, allows 25% modification
Attached Dwelling Unit Standard: Balcony Enclosure	Walls or railings that provide 50% enclosure	50% enclosure provided	Yes
Attached Dwelling Unit Standard: Distance to Garage	Maximum 75 feet from unit to garage	12 units comply; 6 units are 78 to 94 feet. Meets PD requirement.	Yes Yes, with PD Permit, allows 25% modification
Attached Dwelling Unit Standard: Garage Doors	Provide automatic door opener	Automatic door openers provided	Yes
Attached Dwelling Unit Standard: Utility Meter	Wall mounted meters to be screened or integrated into bldg	Wall mounted meters screened or integrated into bldg	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Attached Dwelling Unit Standard: Refuse Enclosure	Design to reflect elements of residential units and provide pedestrian access	Design and pedestrian access	Yes

Below is a summary of the zone standard modification requests, as outlined above. These modifications fall into three categories. First, the Planned Development Additive zone allows the Planning Commission to grant up to a 25% increase or decrease to numerical standards such as height, setback, etc. Second, State law and the City's Density Bonus Ordinance requires the City to approve three incentive requests for zone code modifications (unless certain findings are made) when a project includes at least 30% of the total units for lower income households.

Lot 1 Paseo de Luz

- **Density Bonus Incentives (3):** Interior Yard to be 15% of lot rather than 30% with Open Space of 1,235 sf rather than 2,500 sf; 24 one-bedroom units less than 700 sf and one two-bedroom unit less than 900 sf.; five units have no second story balcony/patio and three balcony/patios are less than the minimum 10 ft dimension.
- **Planned Development Permit:** Reduced front yard setback (if ROW offer is accepted) from 25 ft to 15 ft; 23 units with smaller storage areas, although attic space is provided; and 12 units with more than 75 ft distance to garage.

Lot 2 Camino Gonzales

- **Planned Development Permit:** Reduced front yard setback if ROW offer is accepted) from 25 ft to 15 ft; reduced side yard setback from 7'5" to 7'2"; Interior Yard to be 25% of lot rather than 30% with Open Space of 1,875 sf rather than 2,500 sf; two one-bedroom units less than 700 sf and four two/three bedroom units less than 900 sf; 12 units with smaller storage space, although attic space is provided; two units with second floor balconies/patios that do not meet the minimum 10 ft dimension; and six units with more than 75 ft distance to garage.

d) **Tentative Parcel Map:** The existing 2-acre vacant parcel is proposed to be subdivided into two parcels. Lot 1 would be 0.93 acres in size and is proposed to be developed with a 25-unit affordable apartment complex. Lot 2 would be 1.07 acres in size and is proposed to be developed with an 18-unit affordable apartment complex. This map includes the dedication of a 10-foot wide strip of land along the property frontage. This dedication is for right-of-way for future potential widening of West Gonzales Road. Utility easements for Edison and Verizon have been accommodated in the plan.

e) **Site Design:** The project is designed with two multi-family complexes on adjacent parcels. The two developments basically mirror each other. Lot 1 (Paseo de Luz) contains

two buildings. Facing Gonzales Road is a two-story building with five units and a community room. The second building is two-stories with a three-story element. It is located at the rear of the lot. This building contains 20 units. Both buildings include tuck-under parking for the residents, served by a private driveway. The common driveway provides access to Lot 1 from Gonzales Road, separates the two buildings and provides access to the rear of the lot. Visitor parking is provided along the east property line and in front of the rear building. A common open space for picnicking and BBQ is provided in the south east corner of the site. Overall, the site has reduced Interior Yard/Open Space (counting landscaped open areas and terrace areas within the buildings). This requires approval of a Density Bonus Incentive. The development also has a reduced front yard setback (if ROW offer is accepted). This requires approval of a Planned Development Permit to allow reduced standards up to 25%. The site has 11,072 sf of building footprints, 18,906 sf of paving and 10,533 sf of landscaping.

Lot 2 (Camino Gonzales) contains two buildings. Facing Gonzales Road is a two-and three-story "L" shaped building with nine units and a 1,556 sf community room. The second building is a two-and three-story building located at the rear of the lot. This building contains nine units. Both buildings include tuck-under parking served by a private road. The common driveway provides access to Lot 2 as well as Lot 1 from Gonzales Road, separates the two buildings, and provides access to the rear of the lot. Visitor parking is provided in front of the rear building. A basketball court is provided for recreation at the rear of the lot. The site design has a reduced side yard setback, reduced Interior Yard/Open Space and units with more than 75 ft distance to garage. These site designs require approval of a Planned Development Permit to allow reduced standards up to 25%. The site has 17,072 sf of building footprints, 16,441 sf of paving and 13,096 sf of landscaping.

The buildings along the Gonzales Road frontage are designed with a landscape setback of 25-feet. (This may be reduced to 15-feet if the City accepts a right-of-way dedication for potential future widening of Gonzales Road.) An eight-foot high solid zone wall is proposed along the side (east) and rear (north) property lines to separate this residentially zoned land from the adjacent commercially zoned land.

Conditions of approval require sound attenuation in building materials and balcony construction for units facing Gonzales Road.

- f) **Circulation and Parking:** The project site (Lots 1 and 2) are accessed from one entrance drive that splits at the front of the apartment complexes. One driveway continues to the east around the back of the Lot 1 (Paseo de Luz) units. This driveway provides access to trash enclosures, garages under units and open parking spaces. The other driveway continues to the west behind the back of the Lot 2 (Camino Gonzales) units. This driveway provides access to trash enclosures and garages under units. The entrance drive continues straight through the site and provides access to open parking spaces. The driveways have been designed to accommodate refuse vehicles, fire engines and school

buses. The City Traffic Engineer has reviewed the project and requested that an offer of dedication be made for 10-feet of right-of-way along the Gonzales Road frontage for potential future widening. Standard traffic fees will be assessed. No other traffic concerns regarding Gonzales Road were raised due to the project size and the tenant make-up.

Per State Density Bonus law, the Lot 1 Paseo de Luz development is required to provide 26 parking spaces (either in garages or open). No visitor parking is required. The Lot 1 project proposes 19 garages and 7 open spaces (26 total spaces) for residents and an extra 12 visitor spaces for a total of 38 spaces. It should be noted that most special needs tenants do not own or drive vehicles. Per State Density Bonus law, the Lot 2 Camino Gonzales development is required to provide 29 parking spaces (either in garages or open). No visitor parking is required. The Lot 2 farmworker development proposes 30 garages for tenants and 9 open spaces that would serve visitors for a total of 39 spaces. Both developments exceed the State parking requirement. The Conditions of Approval for the Parcel Map require a reciprocal access and parking agreement between Lot 1 and Lot 2 to allow shared use of open parking spaces for visitor parking on each lot.

Associated Transportation Engineers performed a parking study for an earlier version of the project (August 18, 2008). The study surveyed four similar special needs facilities located in Ventura County. The study found that the peak parking demand, if applied to the Paseo de Luz development, ranged from six to 13 parking spaces for residents and visitors with an average peak parking demand of 10 parking spaces for the Special Needs housing. A visitor parking demand analysis was also completed for the two proposed apartment complexes based on parking engineers publications. The study found that the peak visitor parking demand of seven vehicles could occur in the project from 7:00 pm to 10:00 pm on a weekday. The project provides 21 open parking spaces available for visitor parking that would satisfy peak parking demands.

Lot 1 Paseo de Luz Special Needs Apartment Parking	
Density Bonus Resident Parking Requirement	Required: 26 spaces Proposed: 19 spaces (garages) <u>19</u> open spaces 38 total spaces
Density Bonus Visitor Parking Requirement	Required: None Proposed: 12 extra spaces from above
Total Required:	26 spaces
Total Proposed:	38 spaces

Lot 2 Camino Gonzales Farmworker Apartment Parking	
Density Bonus Resident Parking Requirement	Required: 29 spaces Proposed: 30 spaces (garages) <u>9</u> open spaces 39 total spaces
Density Bonus Visitor Parking Requirement	Required: None Proposed: 9 extra spaces from above
Total Required:	29 spaces
Total Proposed:	39 spaces

7) Building Design: Both apartment developments are designed to respect the context of the immediate neighborhood that contains a mix of architectural styles. The developments mix two and three story massing elements and have modulating roof lines to create a variety of proportions and plane changes. The style on Lot 1 is an interpretation of a design vocabulary made popular by Frank Lloyd Wright in Chicago at the turn of the 20th century. Long roof overhangs, modernist massing, exposed steel elements, a mix of masonry and cement plaster and simple fenestration are features found in this project. Materials used include composite panel cladding, cement plaster, brick veneer, exposed steel columns, metal tube railings and composite asphalt shingles. The front building contains four one-bedroom units, one two-bedroom unit and a 985 square foot community room. The rear building contains 20 one-bedroom units. Outdoor terraces are provided to meet yard area requirements. A Density Bonus Incentive is requested for reduced unit size, some units with no second story balconies/patios and some that do not meet the minimum 10 ft dimension. A Planned Development Permit is requested for some units that have smaller storage areas, a condition that is somewhat alleviated by the availability of attic storage space.

Lot 2 is an interpretation the art deco style from the 1930's. Symmetry, tower elements, clean lines and minimal ornamentation are proposed for this project. Materials include a mix of flat and sloped roofs with composite asphalt shingles, composite panel cladding, lap wood siding and cement plaster at the walls, steel tube railings, and brick veneer. Terraces are provided to meet yard area requirements. The terraces have waterproof deck coating with patterns and score joints to mimic tile. The front "L" shaped building has five one-bedroom units, one two-bedroom units, three three-bedroom units and a 1,556 sf community room. The rear building has two one-bedroom units, four two-bedroom units and three three-bedroom units. As this complex is designed for farmworker families, units with more

bedrooms are provided. A planned development permit is requested for some units with reduced size, units with smaller storage space, and some units with second floor balconies/patios that do not meet the minimum 10 ft dimension.

- 8) Landscaping and Open Space:** Lot 1 (0.93 acres) has 10,547 sf of landscaping. This site has reduced Interior Yard/Open Space, counting landscaped open area and open terrace areas within the buildings. This requires approval of a Density Bonus Incentive. Per parking ordinance regulations, the development is required to provide 5% of the parking area in landscaping. The project provides 67% in landscaping. Lot 2 (1.07 acres) has 13,211 sf of landscaping. This site has reduced Interior Yard/Open Space, counting landscaped open space, recreation area and open terrace areas within buildings. This requires approval of a Planned Development Permit to allow up to a 25% decrease in zone code standards. Per the parking ordinance regulations, the development is required to provide 5% of the parking area in landscaping. The project provides 63% in landscaping.
- 9) Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on August 27, 2008 and December 17, 2008. The DAC discussed frontage right-of-way dedication for potential future widening of Gonzales Road, providing vines on walls to deter graffiti, driveway widths, shared parking adequacy, architectural details and school bus access into the site. Recommendations of the DAC are included in the attached resolution(s).
- 10) Community Workshop:** On January 16, 2009, the applicant mailed notices of the Community Workshop meeting to all property owners within the Orchard and Carriage Square Neighborhoods. The applicant also posted such notice on the project site with a brief description of the project and contact information. The Community Workshop was conducted on January 26, 2009. Public comments included concerns for traffic on Gonzales Road, the modern architecture and limiting the number of people per bedroom.

Appeal Procedure: In accordance with Section 16-545 of the City Code, the Planning Commission's action on the Planned Development Permits may be appealed to the City Council within 18 working days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. The Planning Commission's recommendation on the Density Bonus Permit and Tentative Parcel Map will be considered by the City Council at a later date.

Attachments:

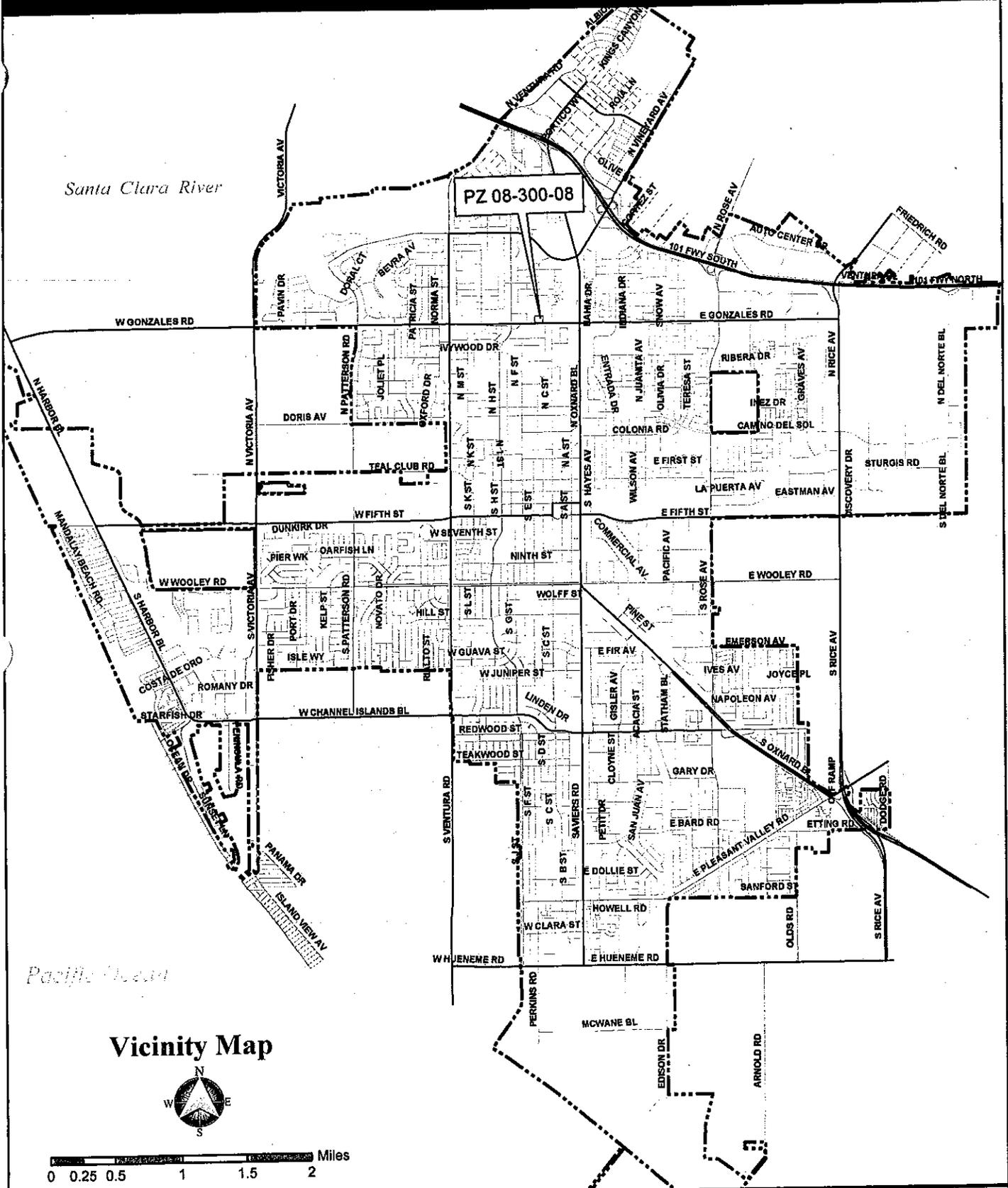
- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Applicant's Letter re: Density Bonus and Incentives
- E. Resolutions (Planned Development Permits, Density Bonus Permit and Tentative Parcel Map)

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

EXHIBIT A

Maps (Vicinity, General Plan, Zoning)

Vicinity Map



Vicinity Map



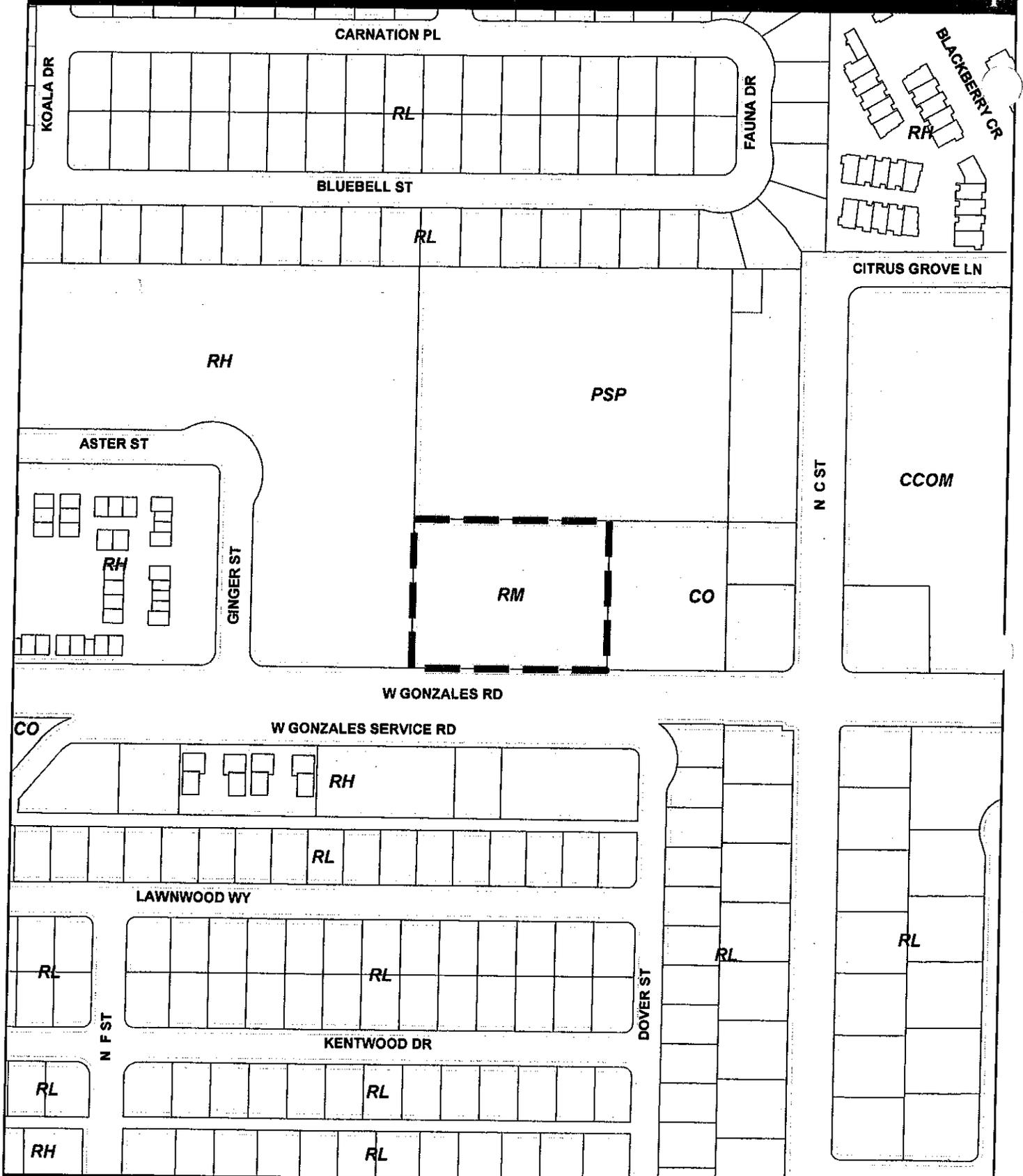
0 0.25 0.5 1 1.5 2 Miles



Oxnard Planning
December 22., 2008

PZ 08-300-08
Location: 457 Gonzales Rd
APN: 139025003
Paseo De Luz & Camino Gonzales

General Plan Map



Oxnard Planning
December 22, 2008

PZ 08-300-08
Location: 457 Gonzales Rd
APN: 139025003
Paseo De Luz & Camino Gonzales

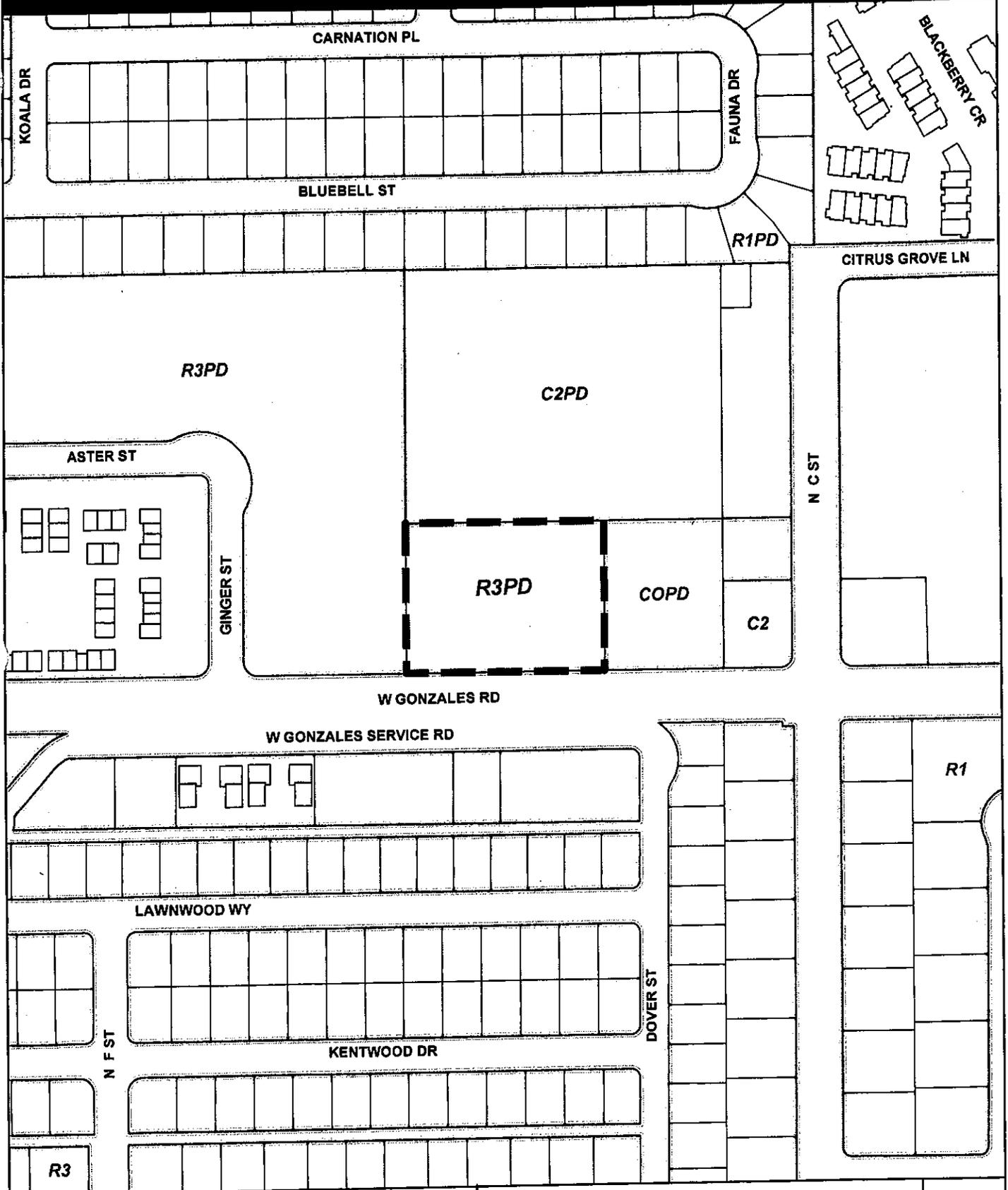
General Plan Map



ATTACHMENT 2 1-2,640

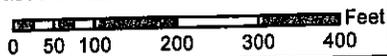
PAGE 18 OF 49

Zone Map



Oxnard Planning
December 22, 2008

PZ 08-300-08
Location: 457 Gonzales Rd
APN: 139025003
Paseo De Luz & Camino Gonzales



Zone Map

ATTACHMENT ²
PAGE 19 OF 49



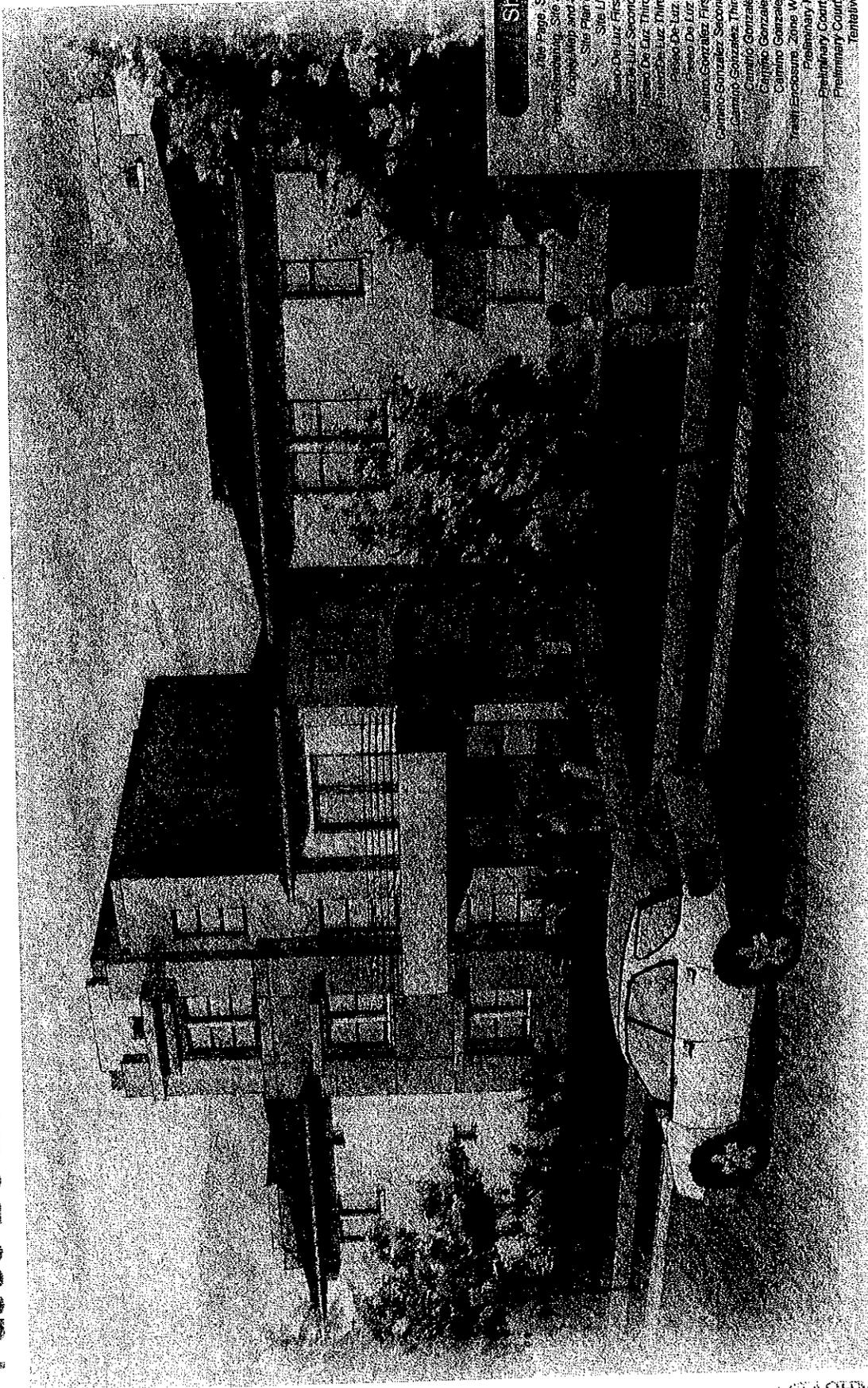
1:2,659

EXHIBIT B

Reduced Project Plans

Paseo De Luz and Camino Gonzales

Multi-Family Housing



Sheet Index

Site Page, Sheet Index	A-1
Site Information, Site Information	A-2
Site Photos and Site Photos	A-3
Site Plan Project Info	A-4
Site Lighting Plan	A-5
Paseo De Luz First Floor Plan	A-6
Paseo De Luz Second Floor Plan	A-7
Paseo De Luz Third Floor Plan	A-8
Paseo De Luz Third Floor Plan	A-9
Paseo De Luz Elevations	A-10
Paseo De Luz Elevations	A-11
Camino Gonzales First Floor Plan	A-12
Camino Gonzales Second Floor Plan	A-13
Camino Gonzales Third Floor Plan	A-14
Camino Gonzales Roof Plan	A-15
Camino Gonzales Elevations	A-16
Camino Gonzales Elevations	A-17
Trash Enclosure Zone Wall Drawings	A-18
Preliminary Planting Plan	L-1
Preliminary Courtyard Layouts	L-2
Preliminary Courtyard Layouts	L-3
Tentative Parcel Map	1

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**Paseo de Luz, Multi-Family, A-12-A-18
 And Camino Gonzales
 A-13-A-15, A-16-A-18**

A-1

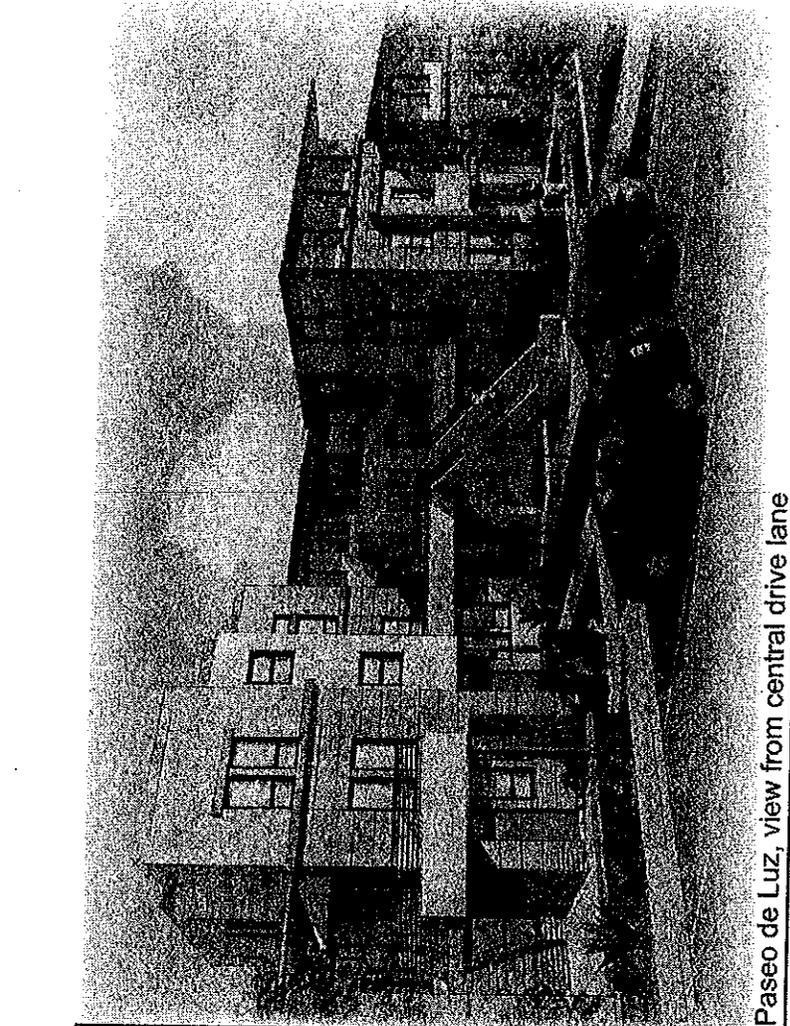
Camino Gonzales, From Gonzales Road

PASO DE LUZ - Parcel 1		CAMINO GONZALES - Parcel 2	
BUILDING 1	<p>FLATS (Total units: 30)</p> <p>1 bedroom: 20 units 2 bedrooms: 10 units</p> <p>Parking Provided: Covered Spaces = 12 spc. Uncovered Spaces = 18 spc. Total = 30 spc.</p>	BUILDING 3	<p>FLATS (Total units: 9)</p> <p>1 bedroom: 4 units 2 bedrooms: 5 units</p> <p>Parking Provided: Covered Spaces = 3 spc. Uncovered Spaces = 6 spc. Total = 9 spc.</p>
BUILDING 2	<p>FLATS (Total units: 20)</p> <p>1 bedroom: 10 units 2 bedrooms: 10 units</p> <p>Parking Provided: Covered Spaces = 10 spc. Uncovered Spaces = 10 spc. Total = 20 spc.</p>	BUILDING 4	<p>FLATS (Total units: 10)</p> <p>1 bedroom: 5 units 2 bedrooms: 5 units</p> <p>Parking Provided: Covered Spaces = 5 spc. Uncovered Spaces = 5 spc. Total = 10 spc.</p>

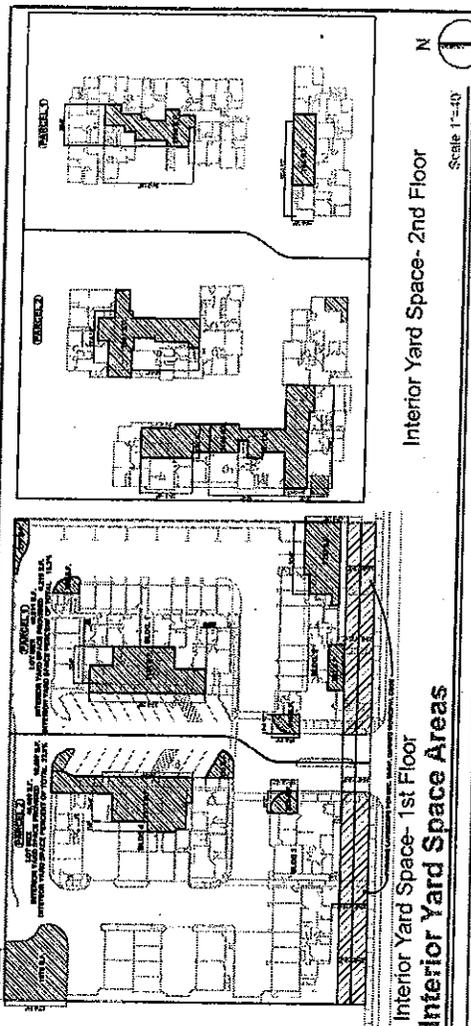
Building Area Totals:		Building Area Totals:	
Building Breakdown	Sq. Ft.	Building Breakdown	Sq. Ft.
Total Units: 10,000	10,000	Total Units: 10,000	10,000
Community Room	1,000	Community Room	1,000
Total Garage	4,000	Total Garage	4,000
Total Site Storage	100	Total Site Storage	100
Total Mail Center	100	Total Mail Center	100
Total Streetwork	10,000	Total Streetwork	10,000
Total Intersect Walkways	4,100	Total Intersect Walkways	4,100

Site Area Totals Parcel 1: 28 Units		Site Area Totals Parcel 2: 10 Units	
Site Breakdown:	Sq. Ft.	Site Breakdown:	Sq. Ft.
Building	10,000	Building	10,000
Garage	4,000	Garage	4,000
Storage	100	Storage	100
Mail Center	100	Mail Center	100
Streetwork	10,000	Streetwork	10,000
Intersect Walkways	4,100	Intersect Walkways	4,100
Total	28,200	Total	28,200

Interior Yard Space - 1st Floor		Interior Yard Space - 2nd Floor	
Unit Breakdown	Sq. Ft.	Unit Breakdown	Sq. Ft.
1 Bedroom Units	7	1 Bedroom Units	7
2 Bedroom Units	3	2 Bedroom Units	3
3 Bedroom Units	10	3 Bedroom Units	10
Total Units	20	Total Units	20



Paseo de Luz, view from central drive lane

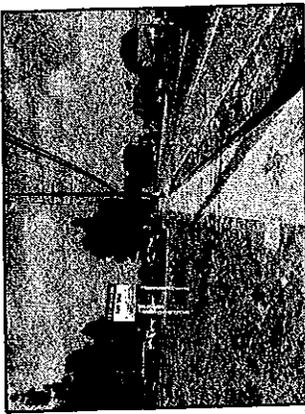


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**Paseo de Luz - Building 1, 2, 3, 4, 5
 And Camino Gonzales**
 by Firmitas Architecture & Planning

Scale 1"=40'

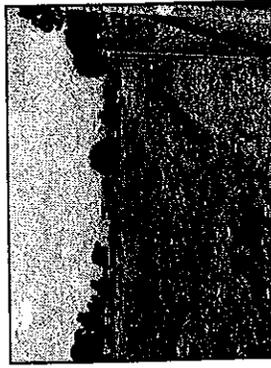
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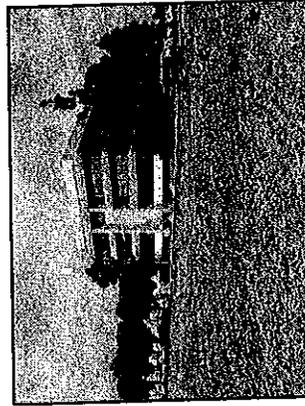
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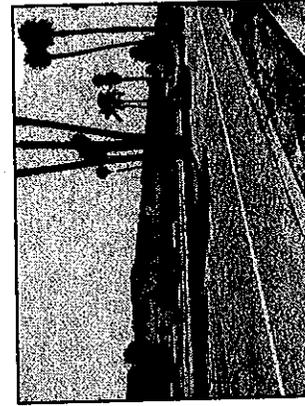
Looking West



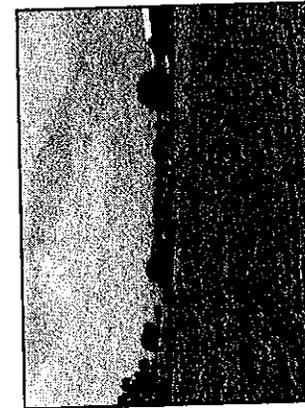
Looking Along East Prop. Line



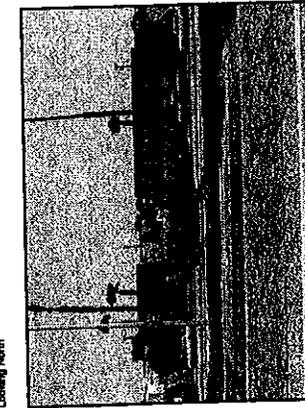
Looking Northwest



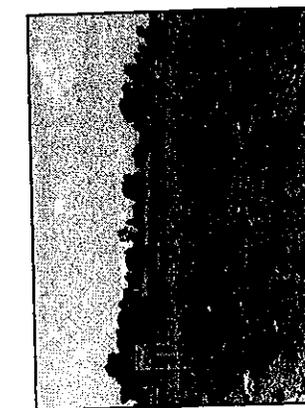
Looking Southwest



Looking North



Looking South



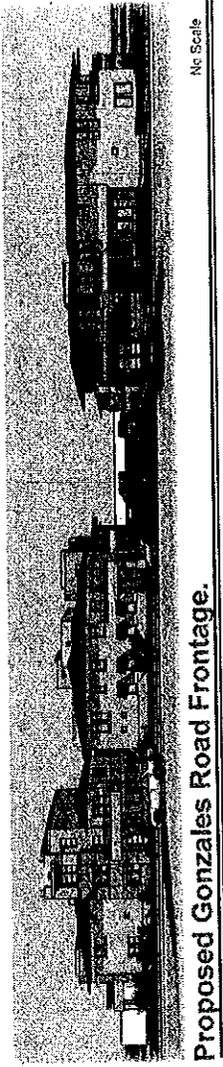
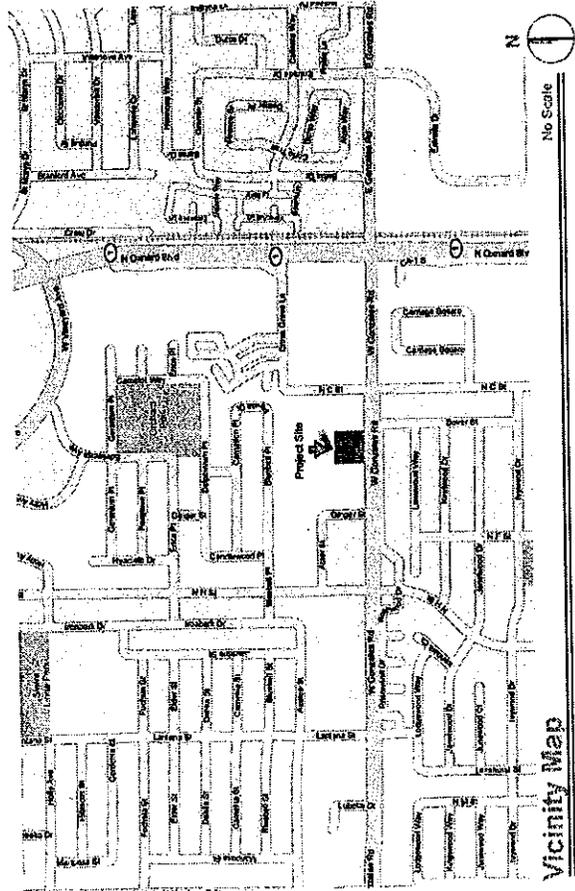
Looking Northwest



Looking Southwest

Context Photos

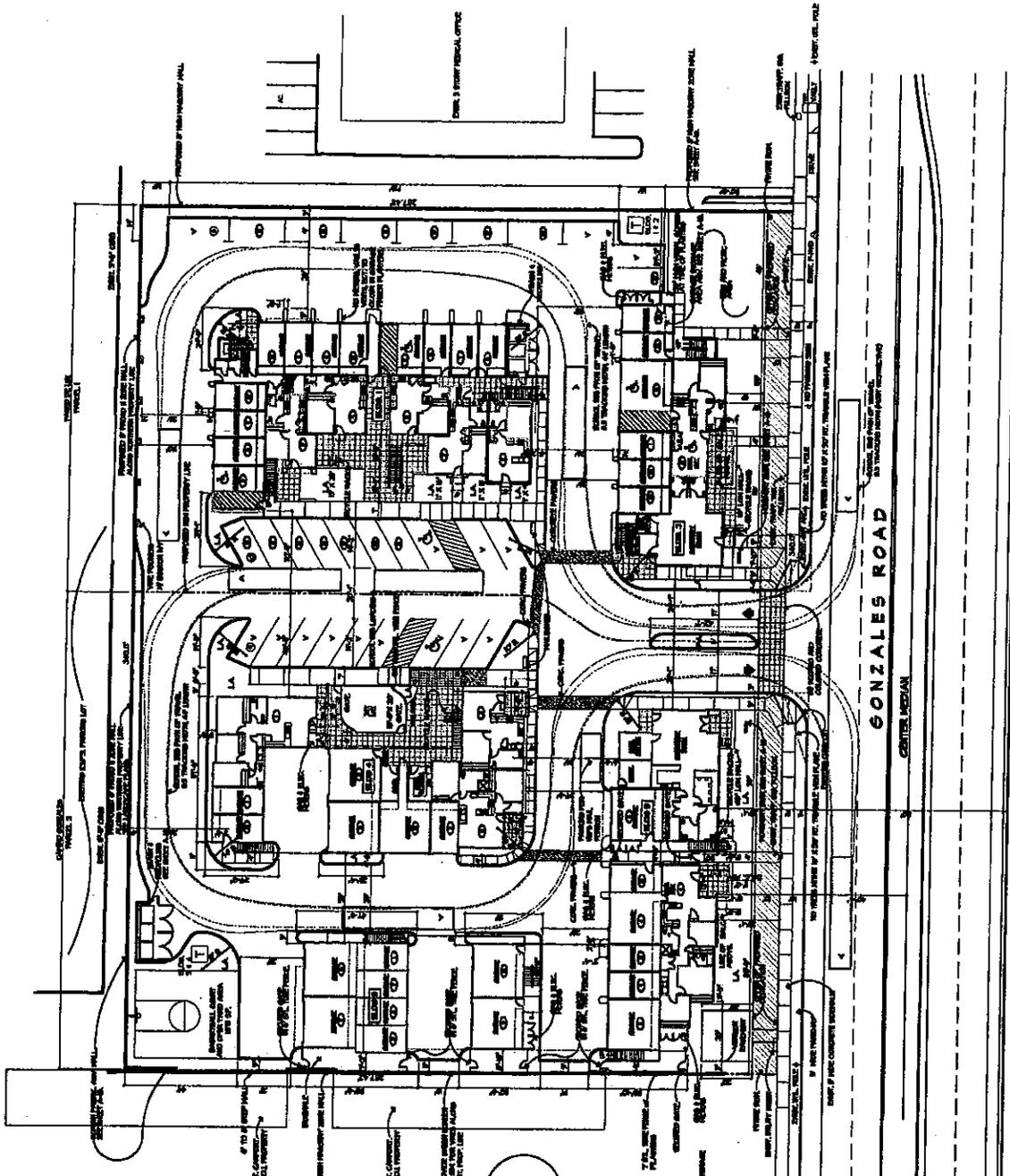
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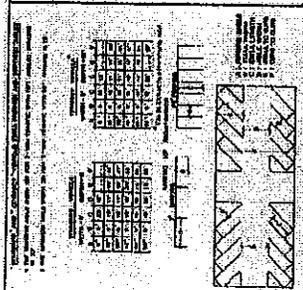
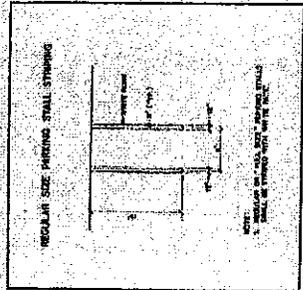
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 MCKINNEY, TX 75069
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 WWW.FIRMITAS.COM

DESIGNED BY
LUZ
 AND GAMINO GONZALEZ
 CONSULTANTS

AS3



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Architectural Site Plan

Scale: 1" = 20'-0"

NOTE: ALL EXISTING UTILITIES, INTERFERENCES, BUILDINGS, BACKFLOW PREVENTERS AND OTHER UTILITY STRUCTURES ARE SHOWN. NO IMPACTING BOTH PROJECTS TO BE BUILT CONCURRENTLY.

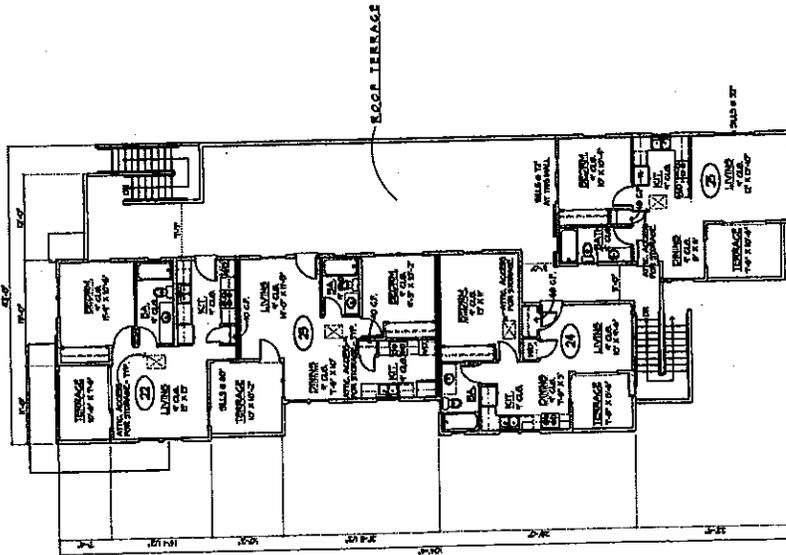
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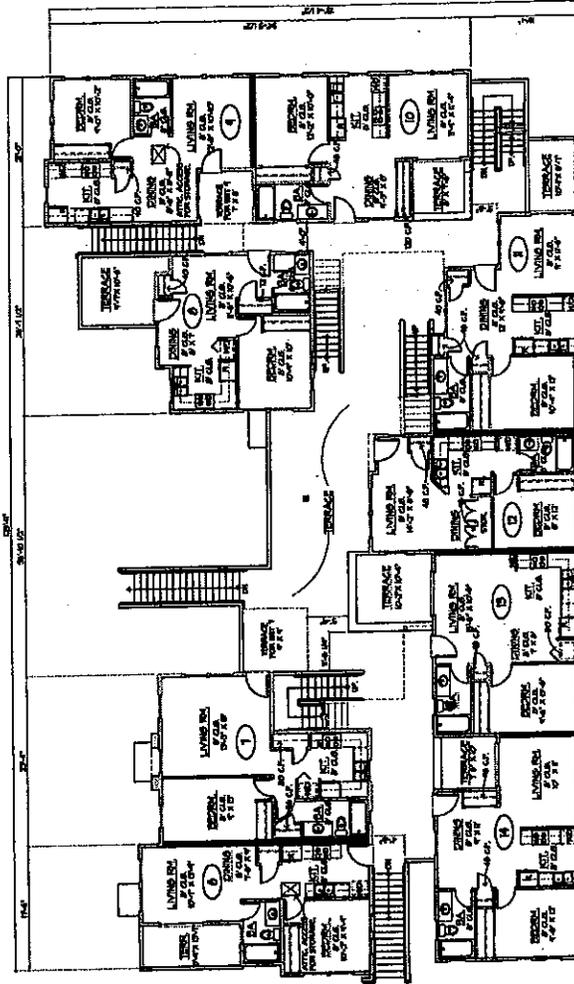
Pasadena LUX SUBMITTALS
 And Camino Gonzales
 A-4

ATTACHMENT 2
 PAGE 24 OF 49

BLDG. 2



BLDG. 1



Buildings #1 and #2, Second Floor Plans Scale: 1/8" = 1'-0"

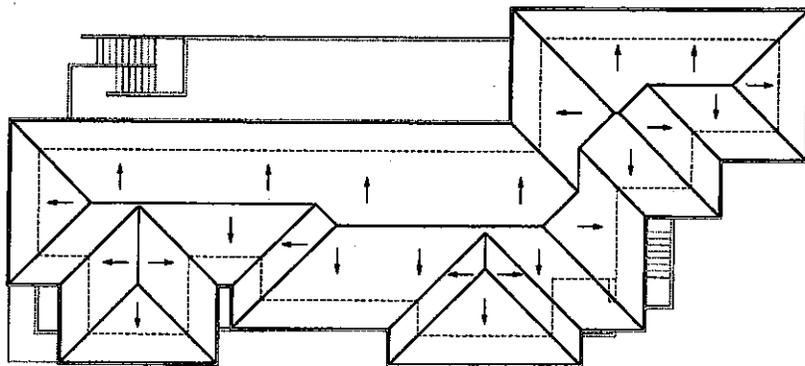
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Project: Paseo de Luz - Subdiv. #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, #17, #18, #19, #20, #21, #22, #23, #24, #25, #26, #27, #28, #29, #30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43, #44, #45,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

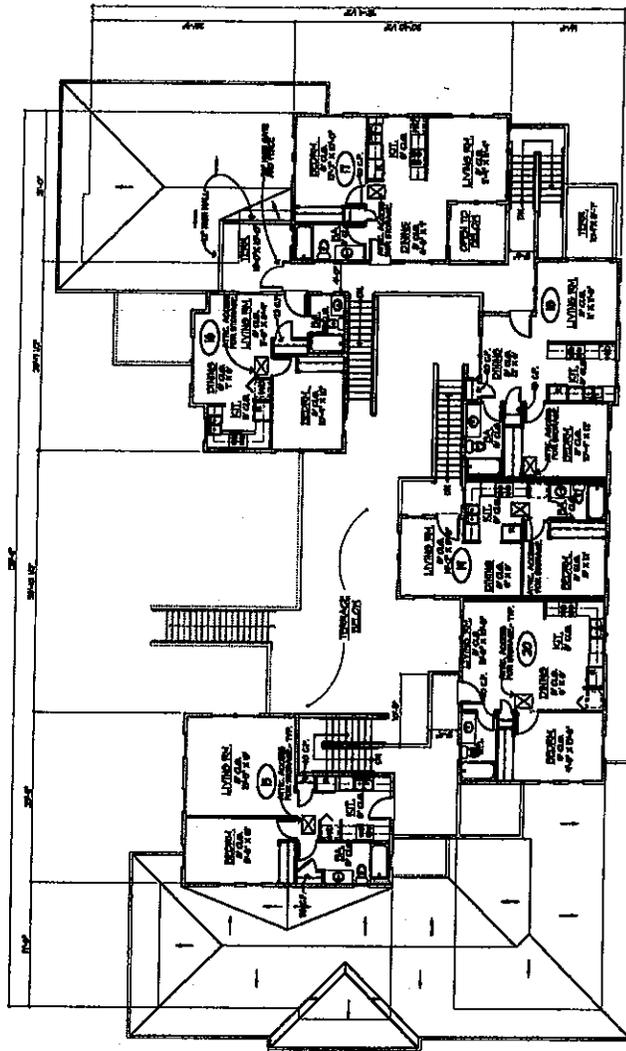
A-7

Paseo de Luz- Second Floor Plan

BLDG. 2



BLDG. 1



Building #2 Roof Plan and Building #1 Third Floor Plan Scale: 1/8" = 1'-0"

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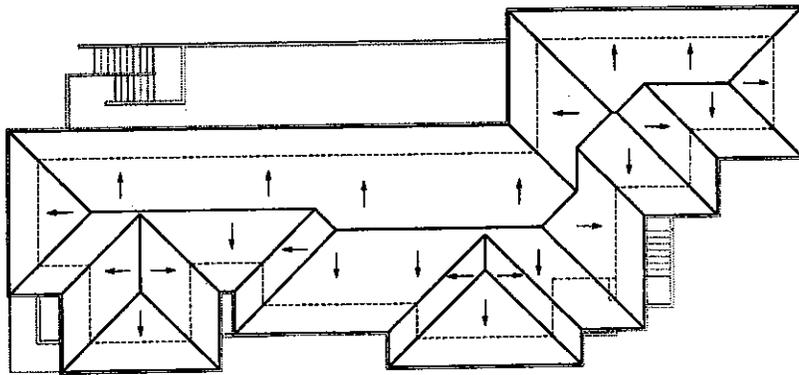
Prepared by: FIRM
 Date: 08/11/10
 Project: PASO DE LUZ - BUILDING #1 - 22 HO
 A-8
 Auto Camino Gonzales
 1510 Camino Gonzales, Orange, California

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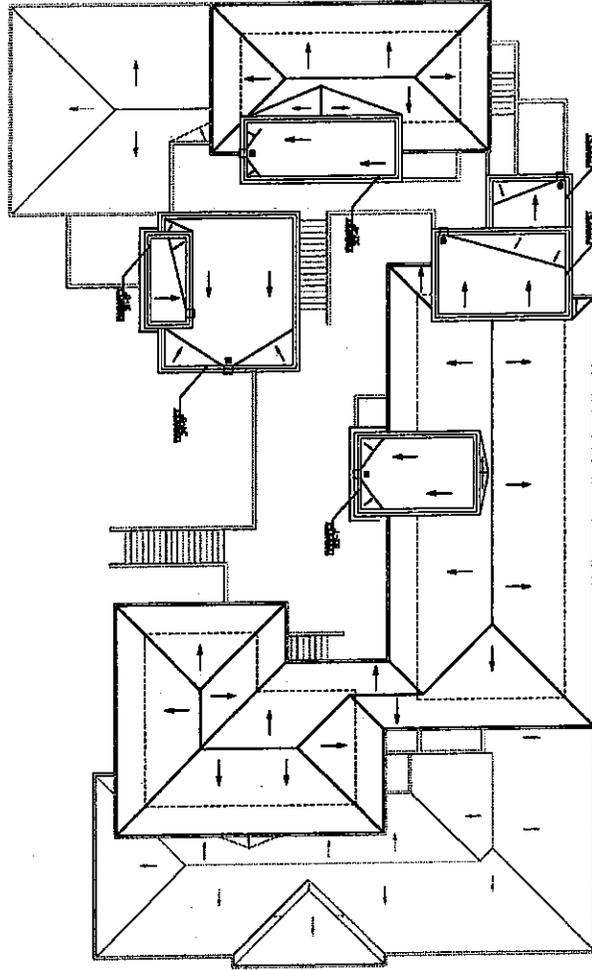
Paseo de Luz- Third Floor Plan

NOTES:
 1. No Room Schedule, as contained to be located in other

BLDG. 2



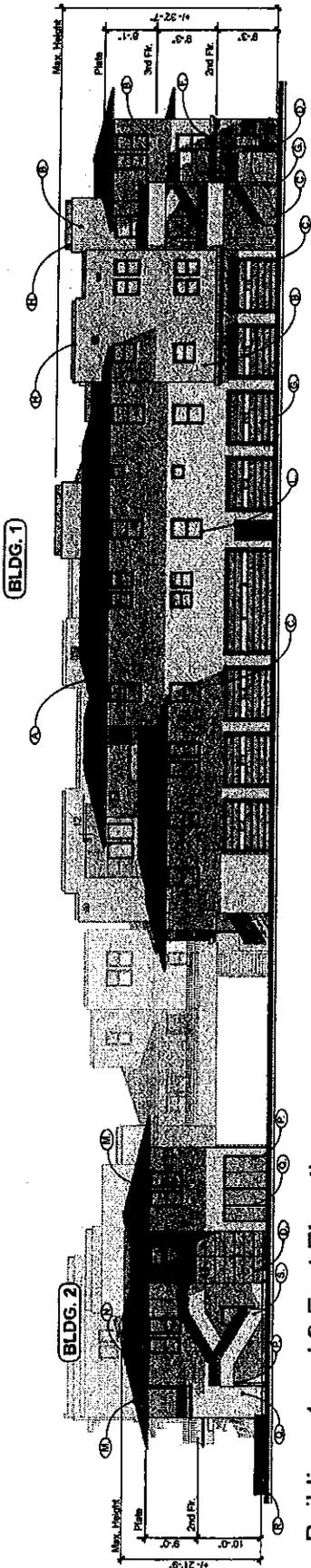
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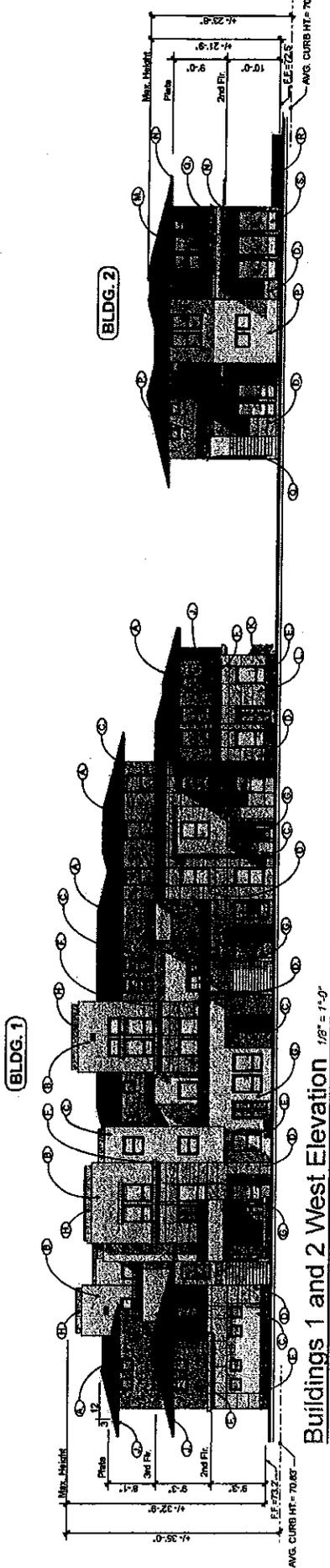
Building #1 and #2 Roof Plan Scale: 1/8" = 1'-0"

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Paseo de Luz - Roof Plan



Buildings 1 and 2 East Elevation 1/8" = 1'-0"



Buildings 1 and 2 West Elevation 1/8" = 1'-0"

Materials Legend: Building 1

- ROOFING:
 - A. Eco Star Hespole Silver Polym Gray
- CEMENT PLASTER 1
 - B. La Haza 1000 'Cry'
- CEMENT PLASTER 2
 - C. La Haza 1000 'Cry'
- CLADDING
 - D. Dorn Elmholt DE222 'Weathercoat'
- VENEER
 - E. Culture Stone GL-425 'Vintage Red'
- TIMBER MOLDING
 - F. Stone Crown 500024

Materials Legend: Building 2

- ROOFING:
 - M. Eco Star Hespole Silver Oxford Brown
- DOORS, RAILS, PIPE COLUMNS
 - G. Dorn Elmholt DE 671 'Stone Crest'
- SHEET METAL
 - H. Pro-Jetco Copper Sheet Metal
- GUTTERS,
 - J. Aluminum w/ Dorn Elmholt DE-750 'Hickory'
- WATER TABLE
 - K. Stone Crown 522412
- WINDOWS
 - L. Regard Aluminum Bronze Anodized

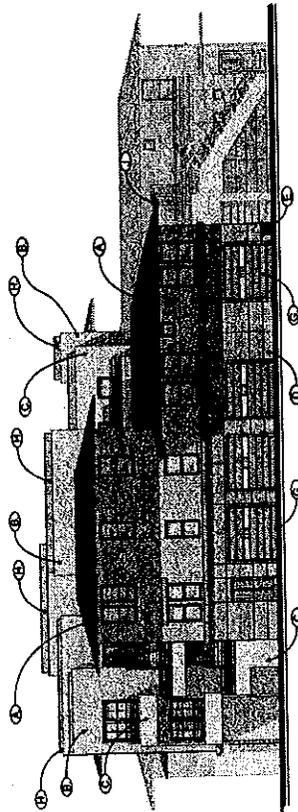
NOTES:

1. Address Numbers to be located above, or adjacent to doorways

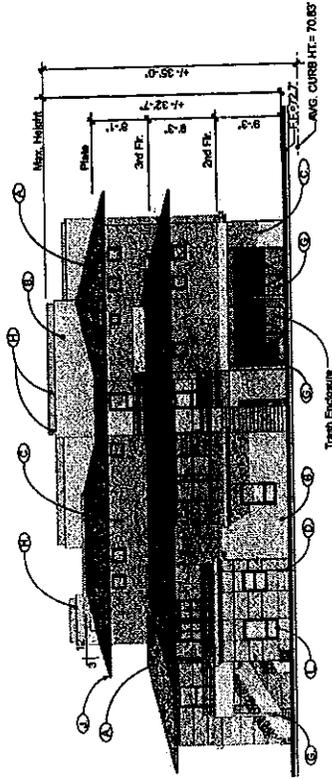
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Carrollia Economic
 Development
 And Community
 Improvement
 Authority
 Carrollia, Georgia

Paseo de Luz - Buildings 1 and 2
 And Camino Gonzales
 A-10



Building 1 North Elevation 1/8" = 1'-0"



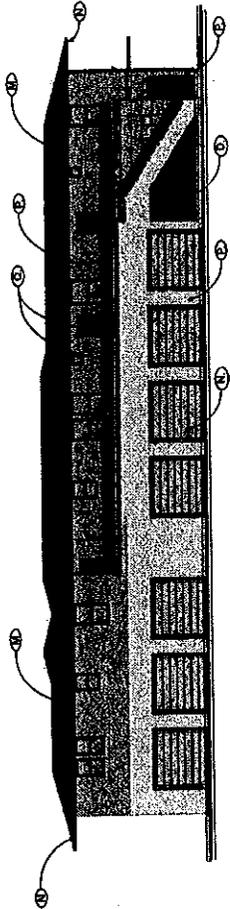
Building 1 South Elevation 1/8" = 1'-0"

Materials Legend: Building 1

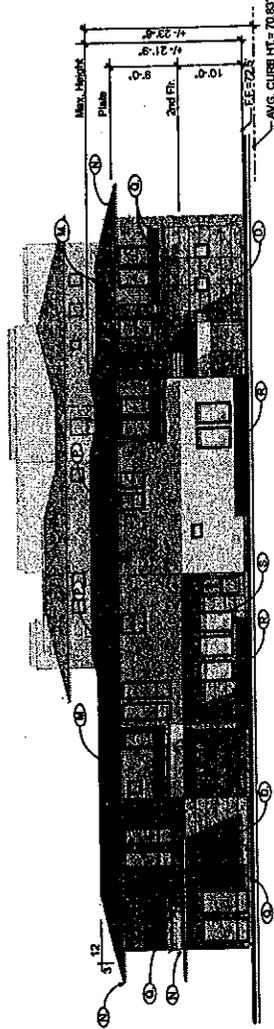
- ROOFING:
 - A. Eco Star Magnetic Slate - Federal Gray
- CEMENT PLASTER 1
 - B. La Mesa 2100 Clay
- CEMENT PLASTER 2
 - C. La Habra 2107 Pacific Sand
- CLADDING
 - D. Stone Canyon SC2110
- VEENER
 - E. Colonial Stone OS-4027 - White Red
- TRIM MOLDING
 - F. Stone Canyon 800022
- DOORS, RAILS, PIPE COLUMNS
 - G. Dawn Emerald DE 1071 - Stone Over
- SHEET METAL
 - H. Pre-Paint Copper Sheet Metal
- GUTTERS
 - J. Aluminum w/ Dawn Emerald DE 718 History
- WATER TABLE
 - K. Stone Canyon SC2110
- WINDOWS
 - L. Merged Aluminum Bronze Anodized

Materials Legend: Building 2

- ROOFING:
 - M. Eco Star Magnetic Slate Charcoal Brown
- GUTTERS, GARAGE DOORS
 - N. Aluminum w/ Dawn Emerald DE 718 History
- CLADDING
 - O. Red Wood
- CEMENT PLASTER
 - P. La Habra 2107 Pacific Sand - Light and Medium
- DOORS, RAILS, PIPE COLUMNS
 - Q. Dawn Emerald DE 1071 - Stone Over
- VEENER
 - R. Colonial Stone OS 41803 - Used Block
- WINDOWS
 - S. Merged Aluminum Bronze Anodized



Building 2 North Elevation 1/8" = 1'-0"



Building 2 South Elevation 1/8" = 1'-0"

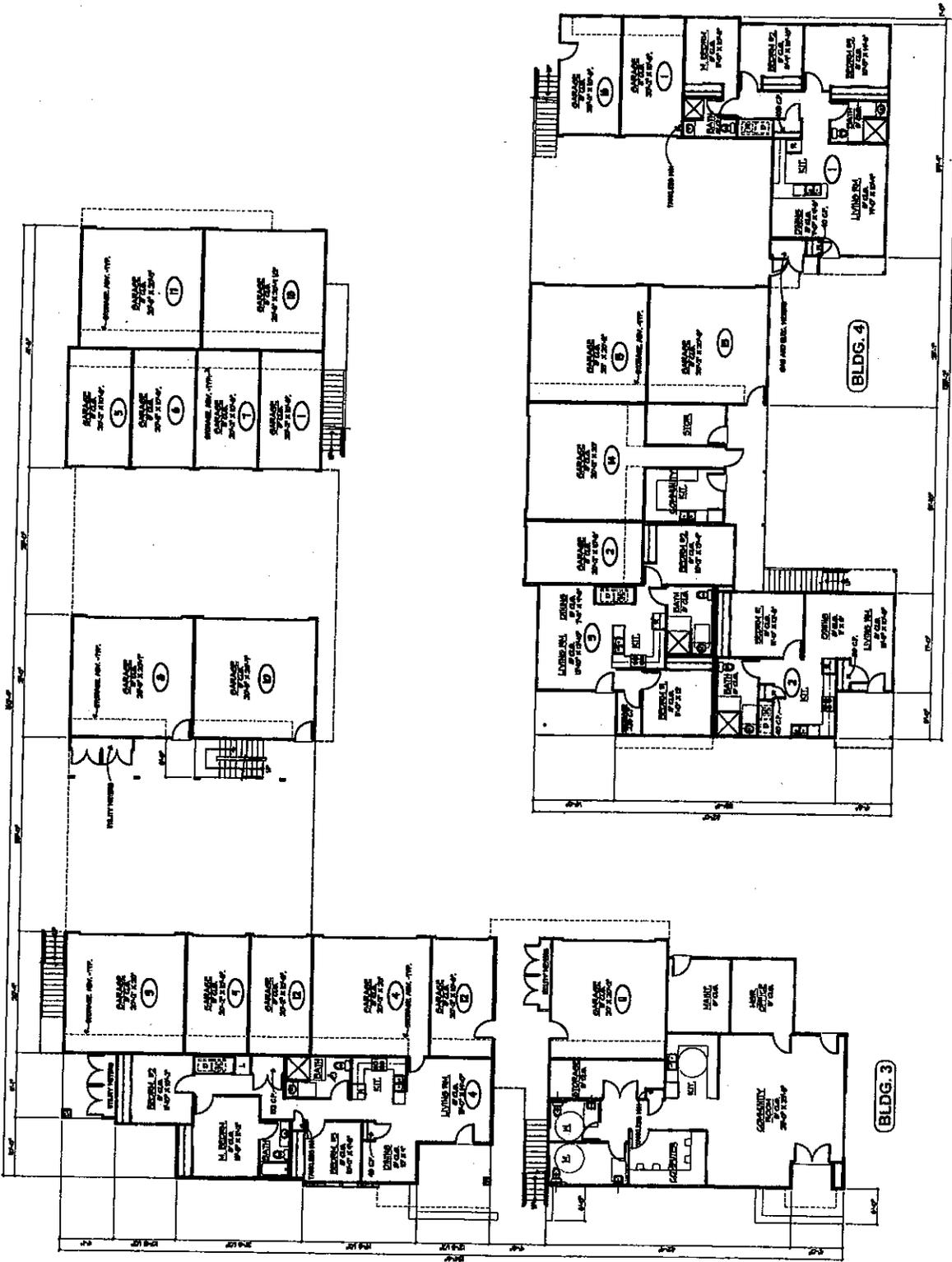
NOTES:
1. Address numbers to be located above, or adjacent to doorway.

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Paseo de Luz - HUDS P&S - PROJECT 188
And Camiro Gonzales
 Camiro Gonzales, P.E. - Principal
 Camiro Gonzales, P.E. - Principal

A-11

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Building 3 and 4 First Floor Plan Scale: 1/8" = 1'-0"

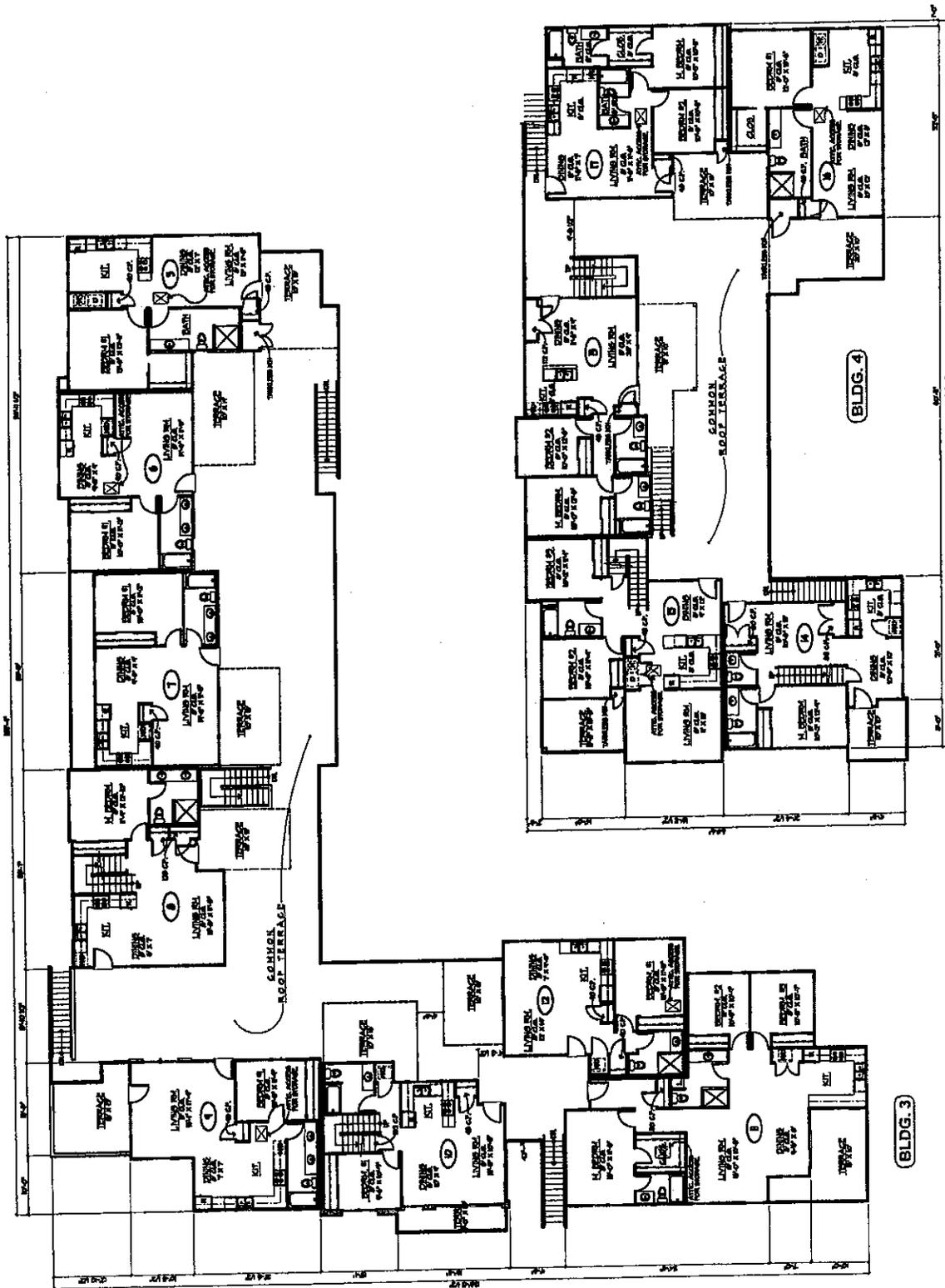
Camino Gonzales- First Floor Plan

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Camino Gonzales
 Paseo de Eliz. BUILDING 3 & 4
 And Camino Gonzales
 Building Cellar

A-12

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Buildings 3 and 4 Second Floor Plan Scale: 1/8" = 1'-0"

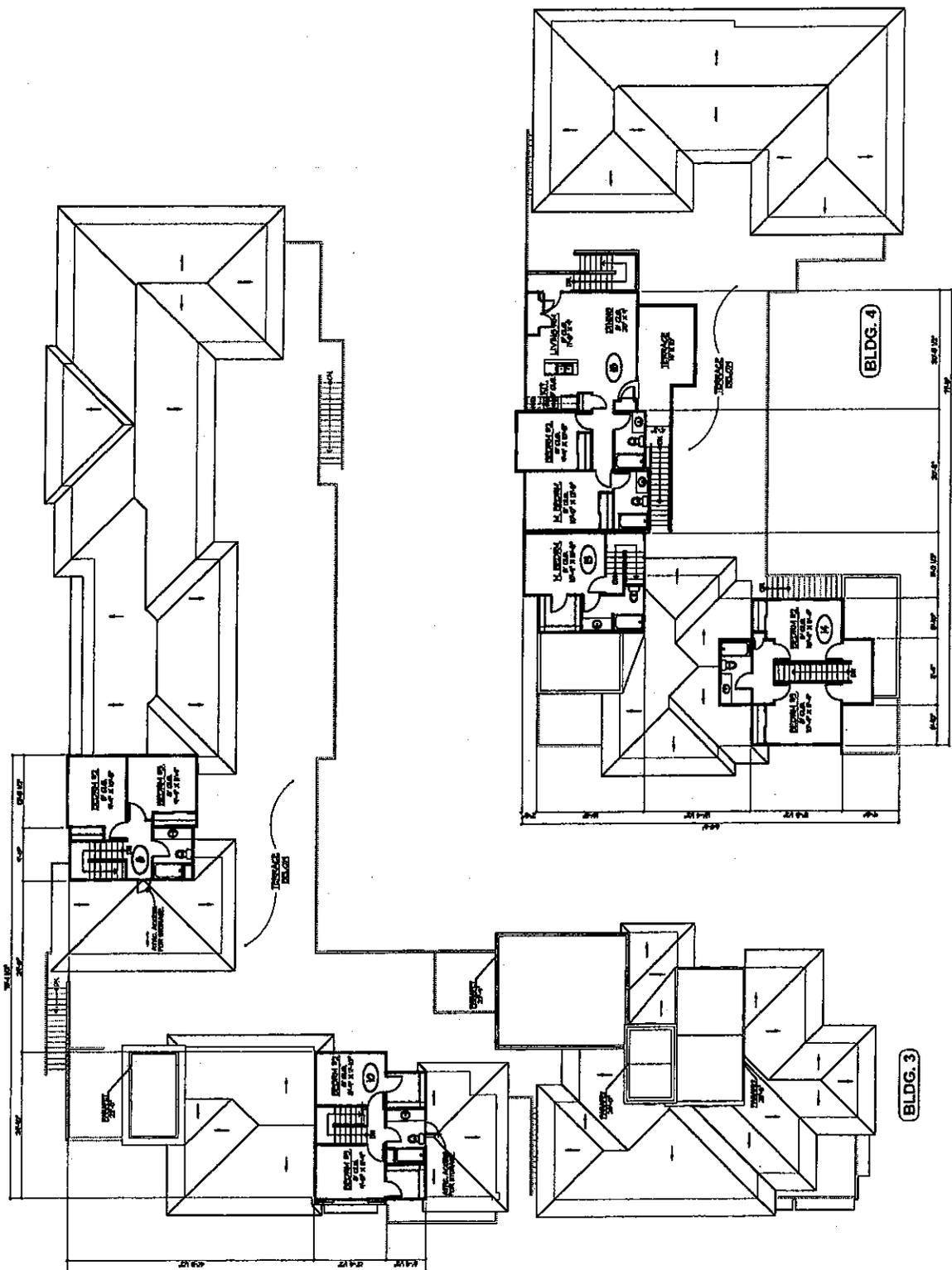
Camino Gonzales- Second Floor Plan

FIRMITAS ARCHITECTURE & PLANNING
 801 E. LAKE STREET, SUITE C
 AUSTIN, TX 78701
 TEL: 512.452.2299
 WWW.FIRMITAS.COM

Passo de Luz - 1000 sq. ft. - 120 Units
 And Camino Gonzales
 120 Units

A-13

ATTACHMENT
 PAGE 33 OF 49



FIRMITAS
 ARCHITECTURE
 & PLANNING
 300 E. MAIN STREET, SUITE C
 WASHINGTON, LA 70701
 TEL: 504.581.1234
 FAX: 504.581.1235
 WWW.FIRMITAS.COM

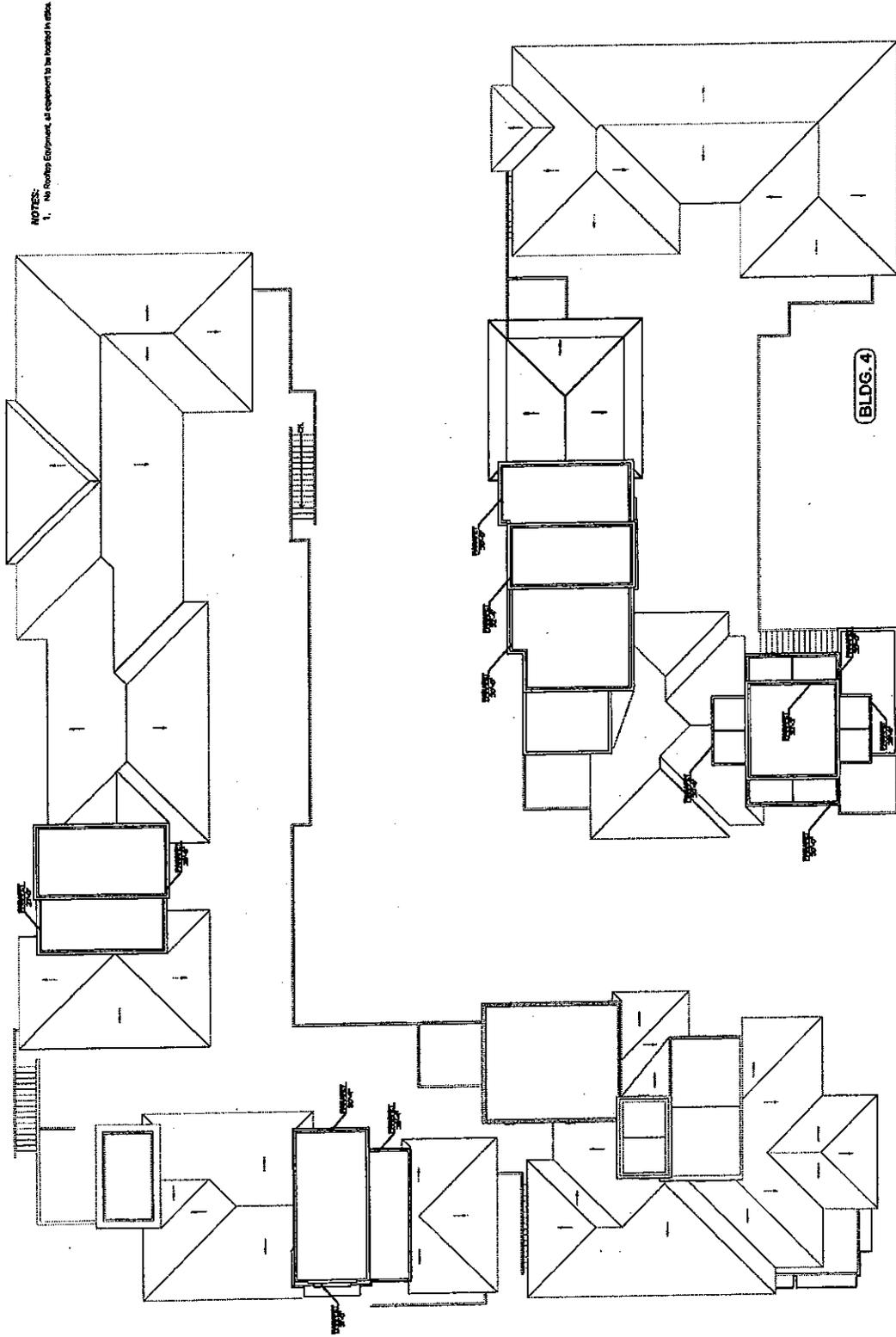
Paseo de Luz - Subpart 22-9018
And Camino Gonzales
 45 Gonzales Pk., Greater California

A-14

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Buildings 3 and 4 Third Floor Plan Scale: 1/8" = 1'-0"
Camino Gonzales- Third Floor Plan

ATTACHMENT 2
 PAGE 34 OF 49



NOTES:
 1. No Rooftop Equipment, as equipment to be located in attic.

(BLDG. 3)

(BLDG. 4)



Buildings 3 and 4 Roof Plan Scale: 1/8" = 1'-0"

Camino Gonzales- Roof Plan

ATTACHMENT 2
 PAGE 35 OF 49

FIRMITAS ARCHITECTURE & PLANNING
 304 S. MAIN STREET, SUITE 200
 VENTURA, CA 93001
 P. 805.645.2704
 F. 805.642.3389
 WWW.FIRMITASARCHITECTURE.COM

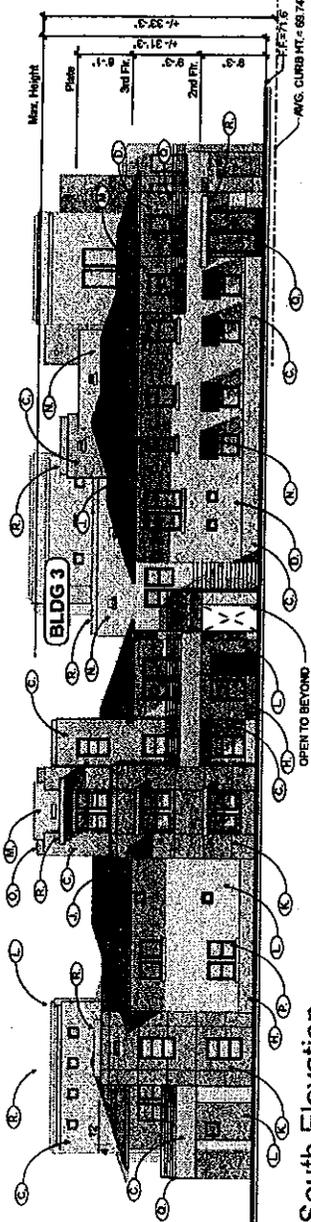
Camino Economic Development Project
 Paseo de Luz and Camino Gonzales
 Gonzales, CA, Santa Barbara County, California

A-15

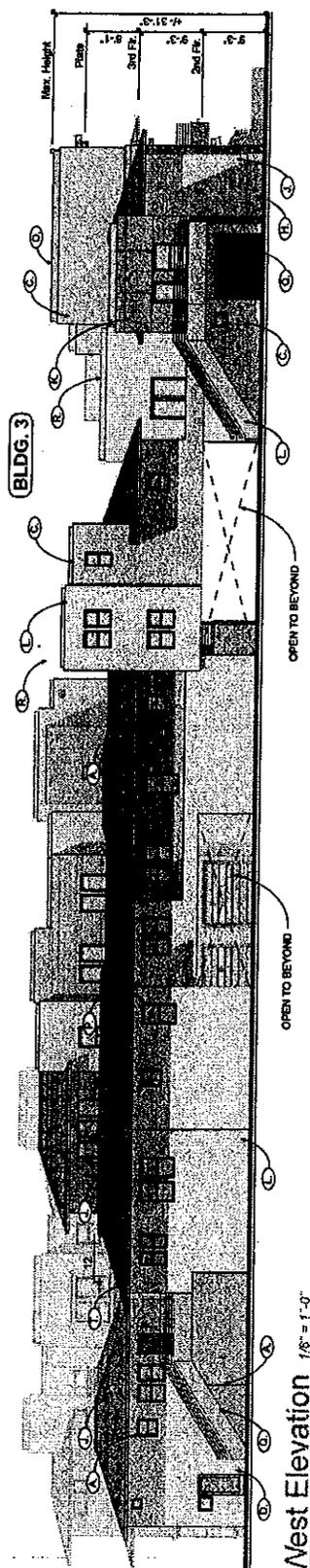
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Materials Legend: Buildings 3 and 4

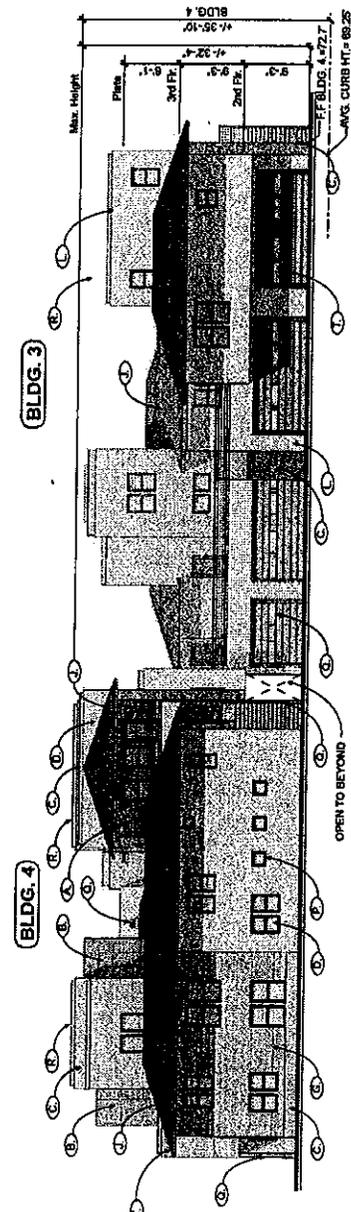
- ROOFING**
 A. Hestonbank Commercial Smooth S' Exposure
 Color: Dim Elements D6270 "Antique Oak"
CLADDING
 B. James Hardie Medium Grain Panels
 Color: Dim Elements D6277 "Hickorywood"
CEMENT PLASTER 1
 C. LA-HABA 3-05 "Light Sand Texture"
CEMENT PLASTER 2
 D. LA-HABA 3-05 "Light Sand Texture"
CEMENT PLASTER 3
 E. LA-HABA 3-05 "Light Sand Texture"
CEMENT PLASTER 4
 H. LA-HABA 3-05 "Light Sand Texture"
PAINTED CEMENT PLASTER
 O. OC 620 "WBS Gray"
FINISHES
 N. C. Sumner's Victoria Green (8000)
WOOD
 P. Donn Edwards DE 6202 "Stone Coat"
DOORS, RAILS, PIPE COLUMNS
 Q. Donn Edwards DE 6201 "Stone Coat"
SCUFFERS, FLASHING
 R. Sheet metal: 48" Finish Aluminum
DOORS, GUTTERS
 T. Donn Edwards DE6205 "Hickory Green"



South Elevation 1/8" = 1'-0"



West Elevation 1/8" = 1'-0"



North Elevation 1/8" = 1'-0"

NOTE: 1. Address Numbers to be located above, or adjacent to doorway.

FIRMITAS ARCHITECTURE & PLANNING
 CONSULTING ARCHITECTS
 274-C ALAN STREET, SUITE C
 VAN NUYS, CA 91411
 TEL: 818-708-3394
 WWW.FIRMITAS.COM

Paseo de Luz Publishing Co. Inc.
And Camino Gonzales
 157 Gonzales Rd., Oakland, California
 94612
 TEL: 415-764-1111
 WWW.PDLBOOKS.COM

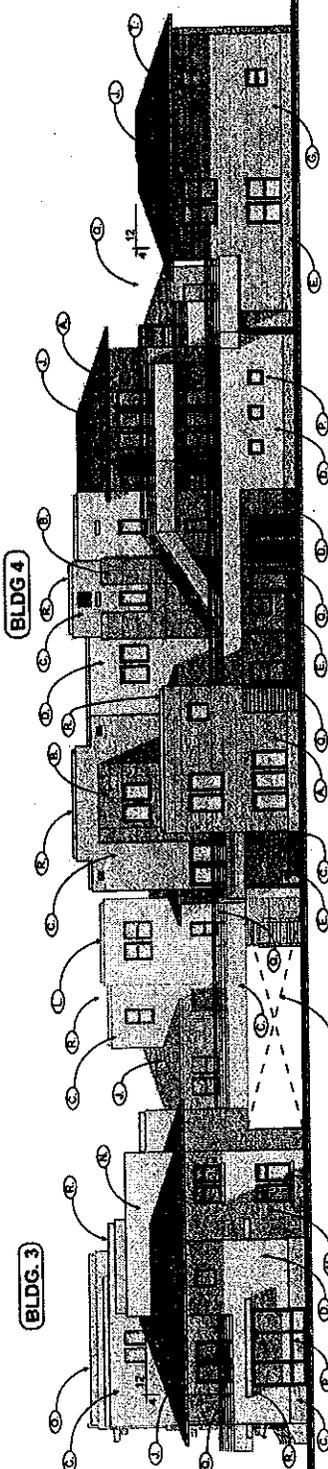
Camino Gonzales-Bldg. #3 Plan and Elevations

ATTAC. INT. 2
 PAGE 36 OF 49

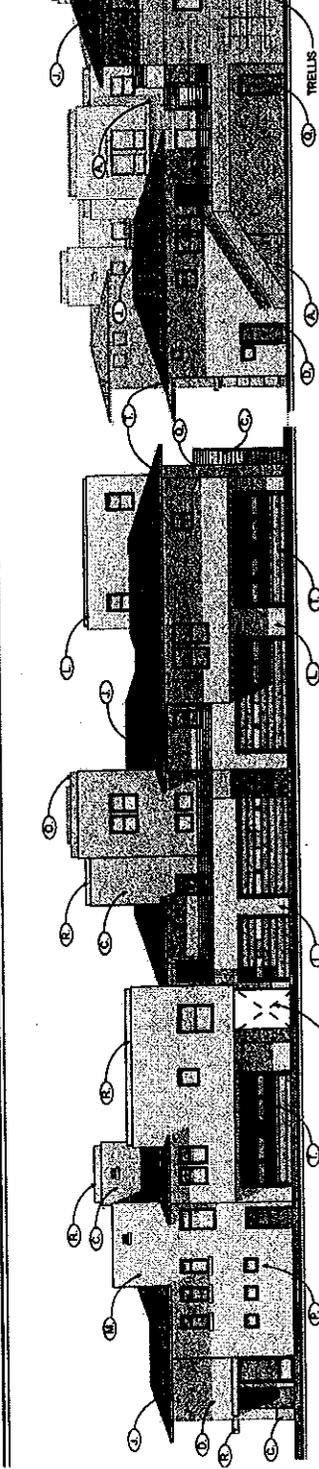
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Materials Legend: Buildings 3 and 4

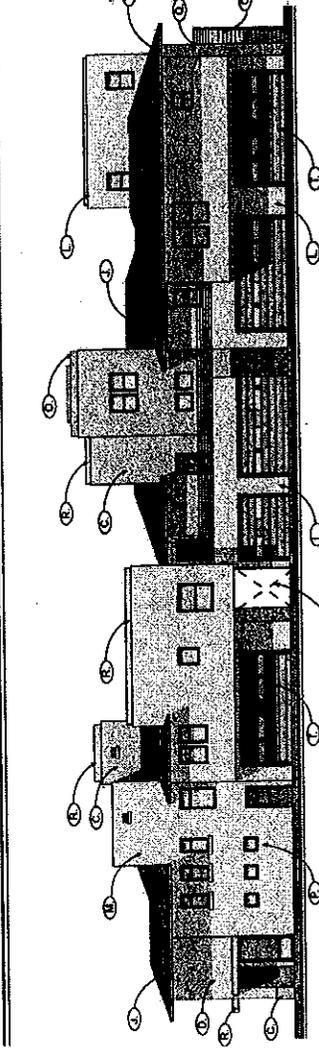
- SKINS:**
 A. Horizontal Concrete Slab 3' Exposure
 Color: DE6235 "Hemp Green"
 K. James Healy Affirm Mark Panels
 Color: DE6235 "Hemp Green"
- CLADDING:**
 B. James Healy Affirm Mark Panels
 Color: DE6235 "Hemp Green"
- CEMENT PLASTER:**
 L. La Habra 5-05 "Sandstone" Light Sand Texture
 M. La Habra 5-03 "Dune Hvy" Light Sand Texture
- PAINTED CEMENT PLASTER:**
 O. DE 6102 "White Only"
- FINISHES:**
 N. G. Berkeley Vitrolite Green 60000
 W/finishes
- DOORS, RAILS, PIPE COLUMNS:**
 P. Dark Emerald DE 602 "Stone Crk"
 Q. Dark Emerald DE 603 "Stone Crk"
 R. Dark Emerald DE 604 "Stone Crk"
- SCAFFOLD FLASHING:**
 S. Sheet Metal: 161 Finish Aluminum
- ROOFING:**
 T. Dark Emerald DE6235 "Hemp Green"
 Color: Thompson City
- CEMENT PLASTER 1:**
 C. La Habra 5-05 "Vapor" Light Sand Texture
 Color: Thompson City
- CEMENT PLASTER 2:**
 D. La Habra 5-03 "Hemp" Light Sand Texture
 Color: Thompson City
- CEMENT PLASTER 3:**
 E. La Habra 5-07 "Tribuna" Light Sand Texture
 Color: Thompson City
- CEMENT PLASTER 4:**
 H. La Habra 5-00 "Chy" Light Sand Texture
 Color: Thompson City



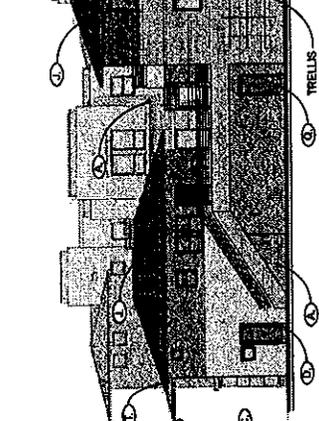
East Elevation 1/8" = 1'-0"



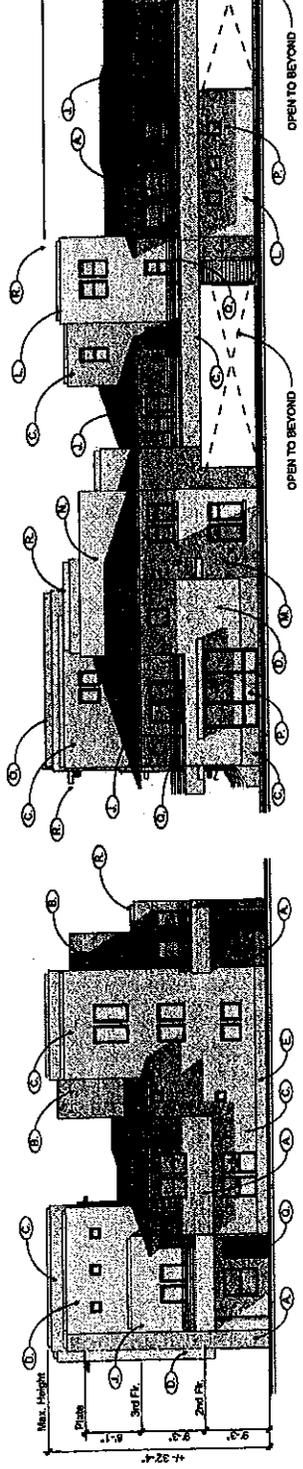
Building 3 North Elevation 1/8" = 1'-0"



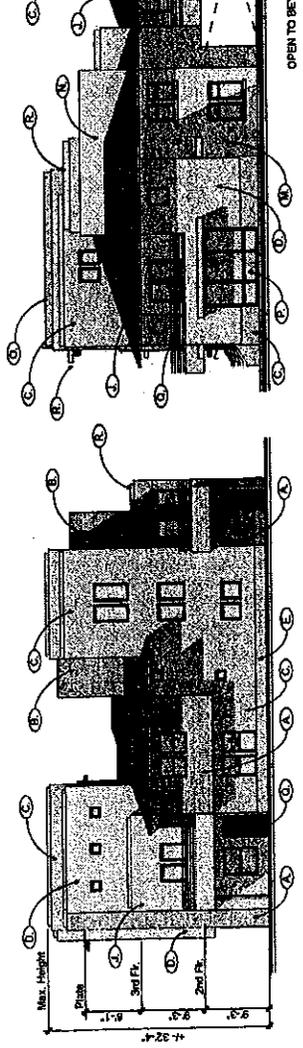
Building 3 South Elevation 1/8" = 1'-0"



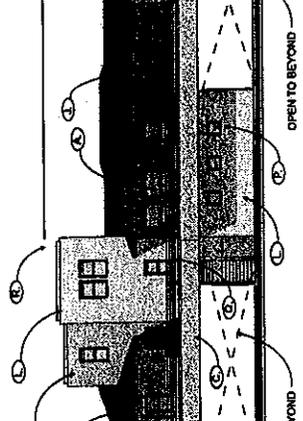
Building 4 West Elevation 1/8" = 1'-0"



Building 3 East Elevation 1/8" = 1'-0"



Building 4 East Elevation 1/8" = 1'-0"



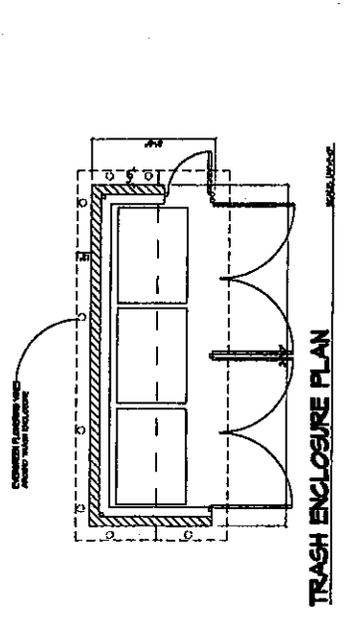
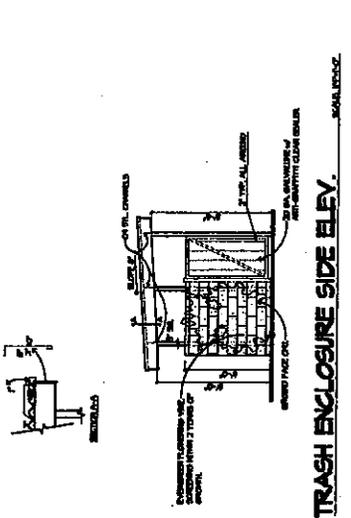
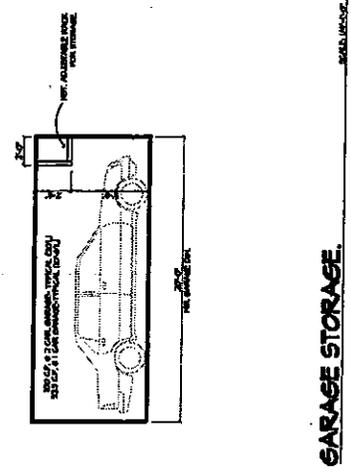
Building 3 South Elevation 1/8" = 1'-0"

NOTES:
 1. Address Numbers to be located above, or adjacent to driveway

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 204 E. MAIN STREET, SUITE C
 VENTURA, CA 93021
 TEL: 805.634.2200
 FAX: 805.634.2201
 WWW.FIRMITAS.COM

Paseo de Luz - Hillsides #129 Page A-17
 And Camino Gonzales
 OCEANOGRAPHY

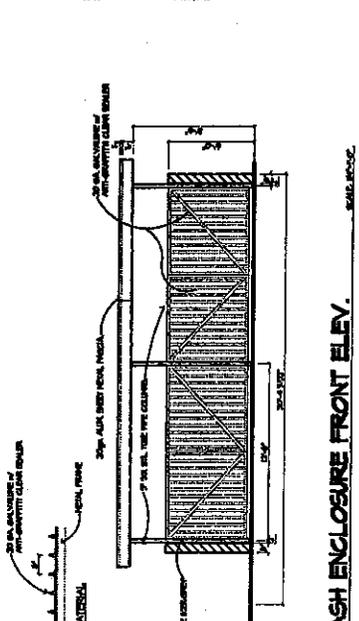
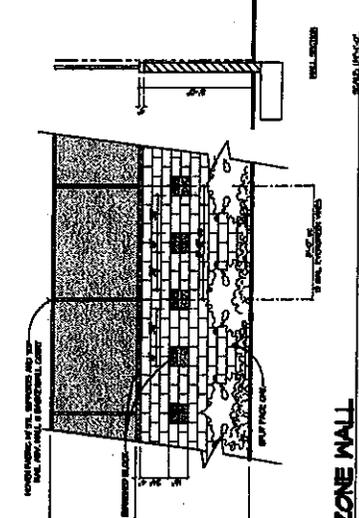
Camino Gonzales- Building #4 Exterior Elevations



GARAGE STORAGE.

TRASH ENCLOSURE SIDE ELEV.

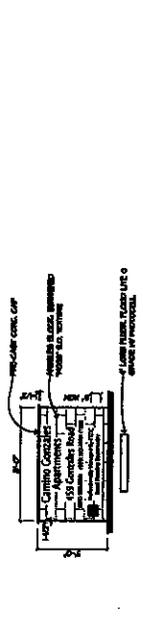
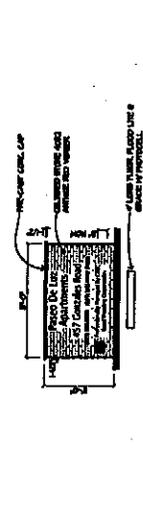
TRASH ENCLOSURE FRONT ELEV.



ZONE WALL

ZONE WALL

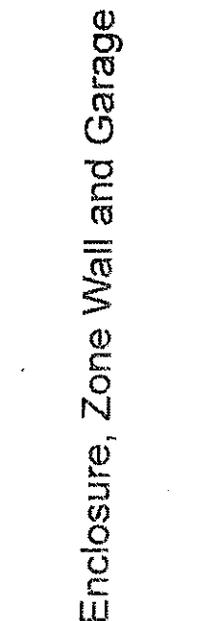
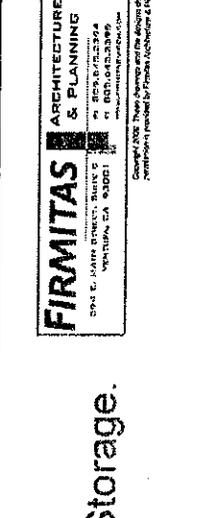
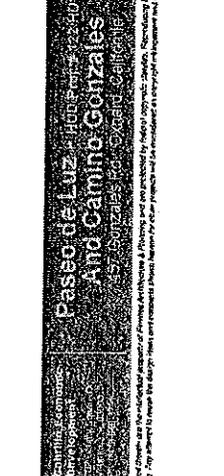
ZONE WALL



PASEO DE LUZ SIGN

PASEO DE LUZ SIGN

PASEO DE LUZ SIGN



CAMINO GONZALES SIGN

CAMINO GONZALES SIGN

CAMINO GONZALES SIGN

FIRMITAS ARCHITECTURE & PLANNING
 3015 E. JAY STREET, SUITE 100
 VAN NUYS, CA 91411
 TEL: 805.443.3999
 WWW.FIRMITASARCHITECTURE.COM

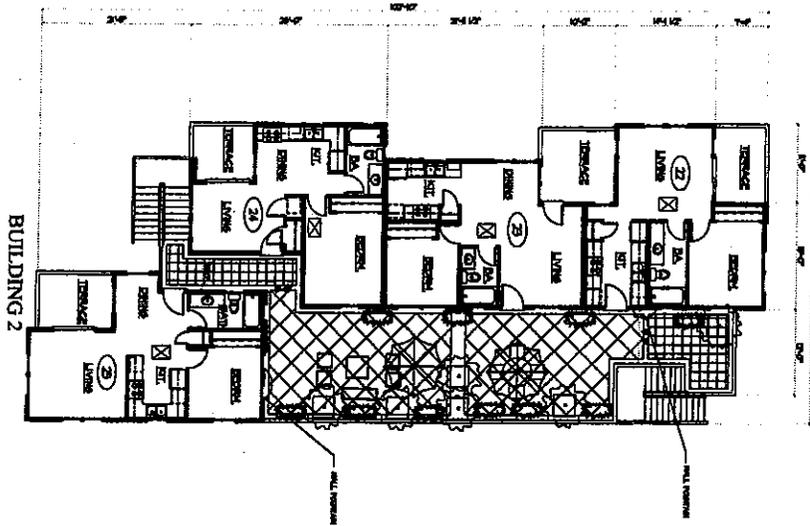
Project: Trash Enclosure, Zone Wall and Garage Storage
 Date: 08/15/2014

**Paseo de Luz, Hood Park, 2240189
 and Camino Gonzales
 Signs for the City of Van Nuys**

Project: Trash Enclosure, Zone Wall and Garage Storage
 Date: 08/15/2014

**Paseo de Luz, Hood Park, 2240189
 and Camino Gonzales
 Signs for the City of Van Nuys**

Project: Trash Enclosure, Zone Wall and Garage Storage
 Date: 08/15/2014

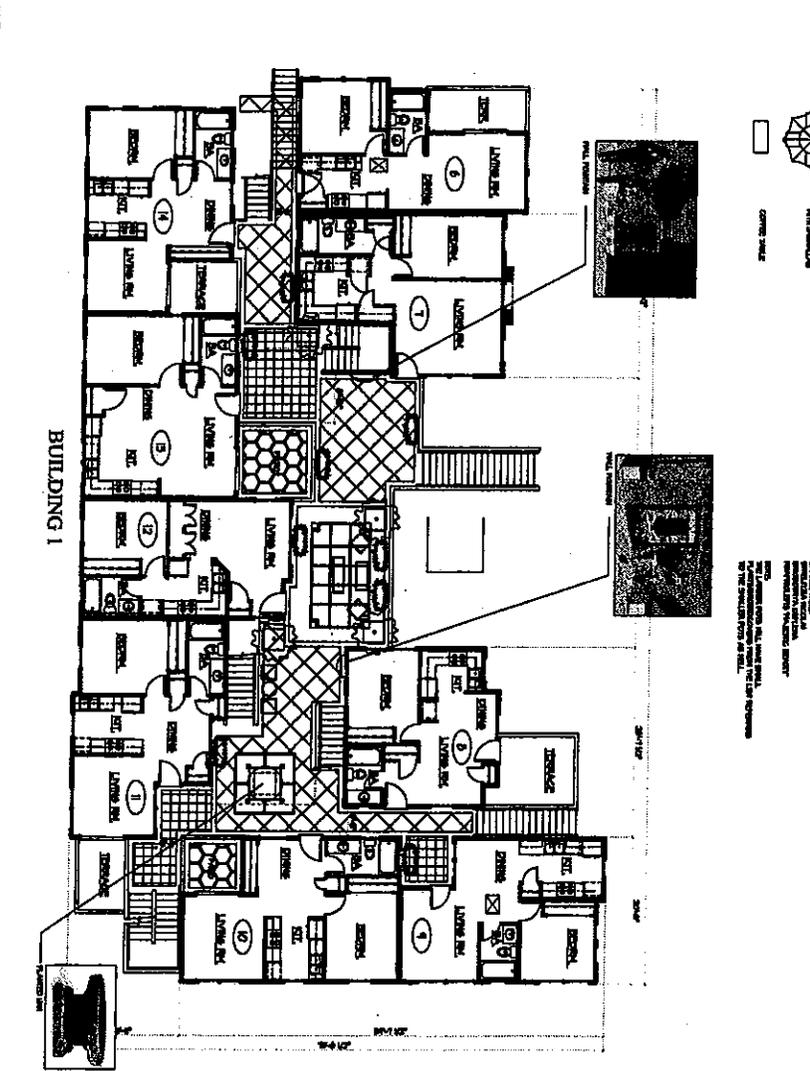


NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE SPECIFICATIONS.



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LEGEND

○ CANTONMENT

□ CANTONMENT

○ CANTONMENT

○ CANTONMENT

○ CANTONMENT

PLANS

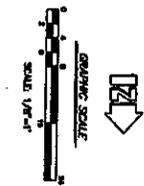
○ CANTONMENT

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PROJECT NO: 07.50

DRAWN BY: []

CHECKED BY: []

DATE: 5/01/08

SHEET TITLE
PRELIMINARY COURTYARD LAYOUTS BUILDINGS 1 & 2
 457 GONZALES RD.
 OXNARD, CALIFORNIA

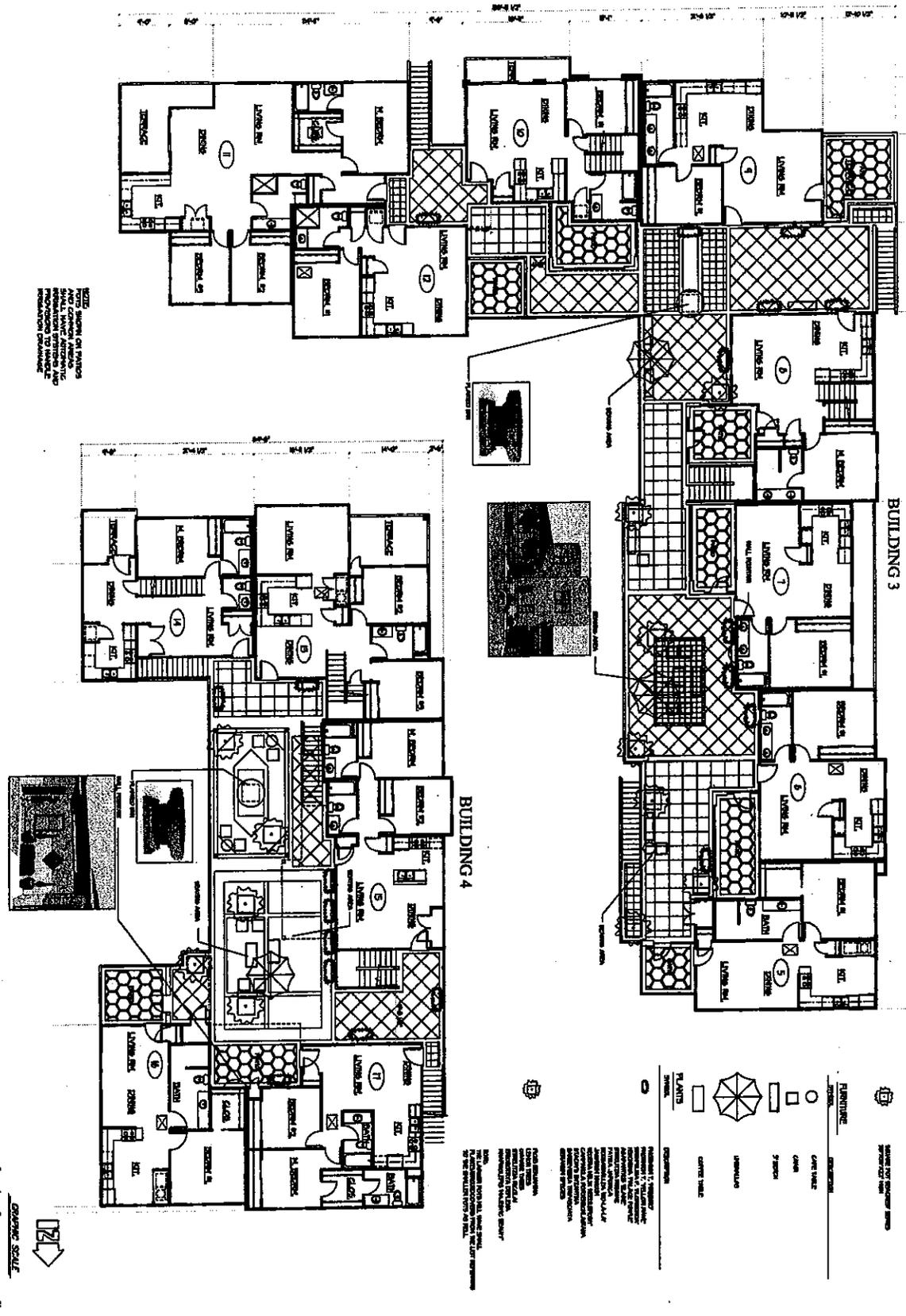
CLIENT
FIRMITAS ARCHITECTURE & PLANNING
 394 E. MAIN ST., SUITE C
 VENTURA, CA 93001



REVISIONS

NO.	DATE	BY	DESCRIPTION

JORDAN, CLIBERT & BARN
 LANDSCAPE ARCHITECTS, INC.
 1000 W. MAIN ST., SUITE 200
 VENTURA, CA 93001
 TEL: 805.241.1111
 FAX: 805.241.1112
 WWW.JCB-ARCH.COM



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 2. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.
 4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND ALL APPLICABLE REGULATIONS.



NOTES

SYMBOL	DESCRIPTION
(Symbol)	PLANTING
(Symbol)	LANDSCAPE
(Symbol)	...

REVISIONS

NO.	DATE	BY DESCRIPTION

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PROJECT NO: 07-30
 DRAWING NO: 1
 CHECKED: MG
 DATE: 8/01/08

SHEET TITLE
PRELIMINARY COURTYARD LAYOUTS BUILDINGS 3 & 4
 PROJECT
 457 GONZALES RD.
 OXNARD, CALIFORNIA

CLIENT
FIRMITAS ARCHITECTURE & PLANNING
 394 E. MAIN ST., SUITE C
 VENTURA, CA 93001

JORDAN, GILBERT & BAIN
 LANDSCAPE ARCHITECTS, INC.
 1000 W. BROADWAY, SUITE 200
 OXNARD, CA 93030
 TEL: (805) 321-1111
 FAX: (805) 321-1112
 WWW.JGBA.COM

DATE: 8/01/08

FILE NUMBER: 07-30

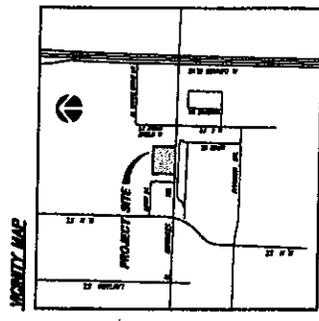
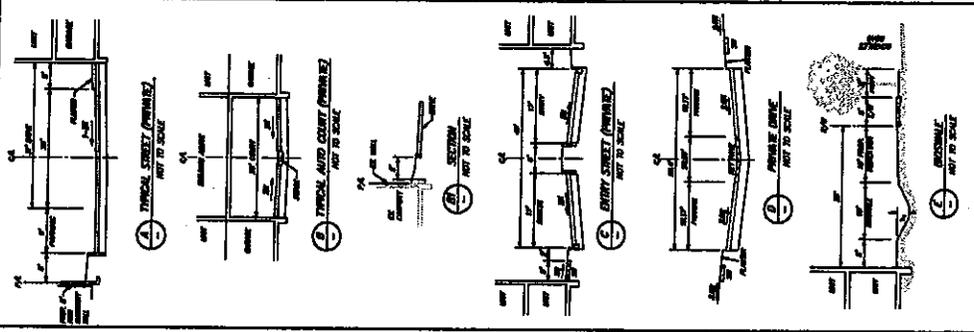
ATTACHMENT 2
 41 49

LAND USE DATA

RESIDENTIAL UNITS	43 D.U.
AREA	0.87 AC
PER LOT	1.07 AC
CHANGES	2.89 AC
TOTAL	3.83 D.U. / AC

NOTES:

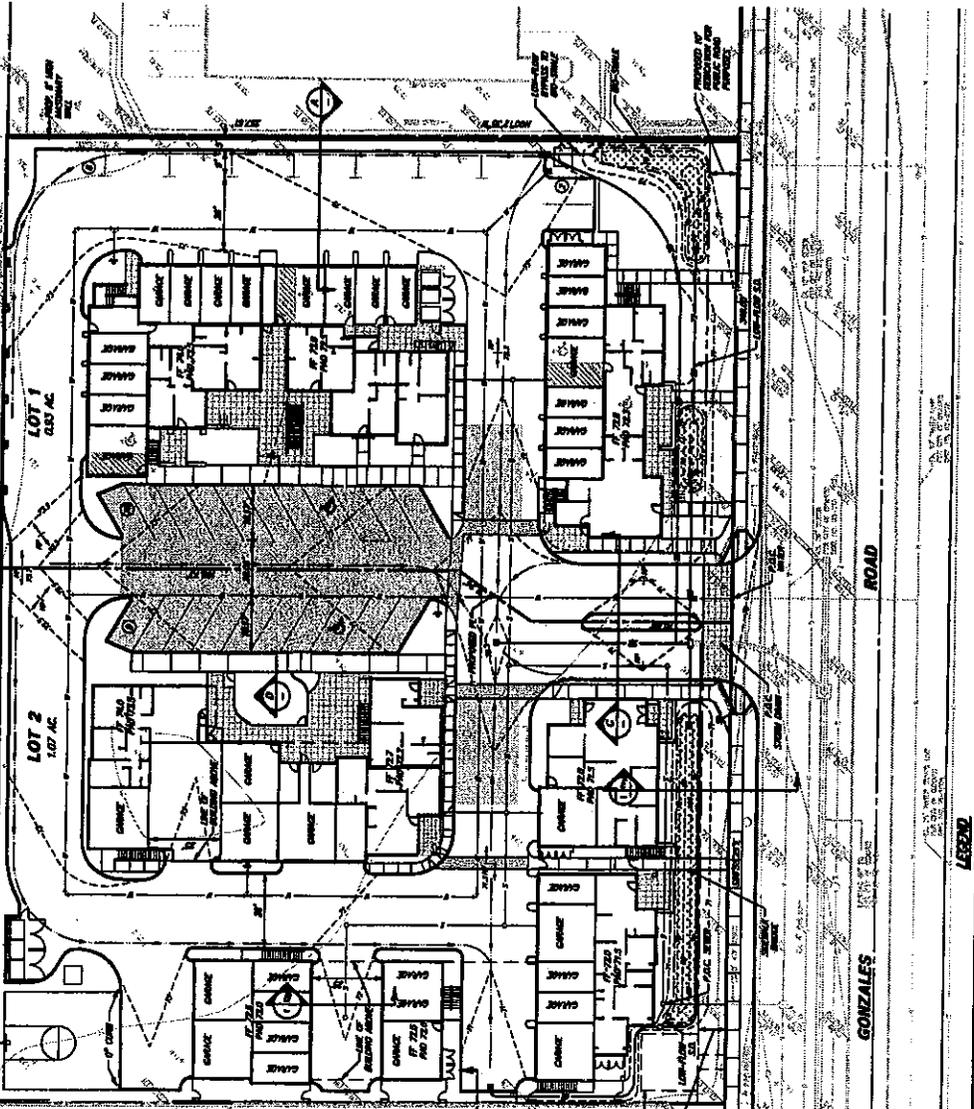
- EXISTING ZONING: P-1 TO PROPOSED ZONING: NO CHANGE
- EXISTING CORNER PLAN: P-1 TO PROPOSED CORNER PLAN: NO CHANGE
- ANY EXISTING CONCURRENCES TO BE REVIEWED.
- ALTERNATIVE CONCURRENCES BETWEEN LOTS 1 & 2 FOR ACCESS & PARKING TO BE PROVIDED.
- SEE ARCHITECTS PLANS FOR SITE DETAILS.
- SEE LANDSCAPE ARCHITECTS PLANS FOR LANDSCAPE DETAILS.
- SYMBOLIC CONCURRENCES PROVIDED APPROVED. OTHER CONCURRENCES TO BE PROVIDED AS REQUIRED.



Paseo de Luz
Camino Gonzales
 457 W. GONZALES ROAD
TENTATIVE PARCEL MAP PZ-08-300-08
PLANNED DEVELOPMENT PERMIT SITE PLAN

CITY OF CHANDLER
 COUNTY OF MARICOPA
 STATE OF ARIZONA

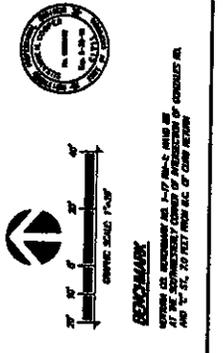
DATE: APR 12, 2008
 SHEET 1 OF 1



ENGINEER/ARCHITECT:
 CARROLL ECONOMIC DEVELOPMENT CORPORATION
 700 COUNTY SQUARE DR.
 MERRIDEN, CA 95021
 (925) 858-3299

CONTRACTOR:
 AEC DAY HANBY
 1000 N. CENTRAL AVENUE
 MESA, AZ 85201
 (480) 944-9999

PREPARED BY:
 JENSEN DESIGN GROUP
 1000 N. CENTRAL AVENUE
 MESA, AZ 85201
 (480) 944-9999



LEGEND

EXISTING	PROPOSED
STREET	PROJECT BOUNDARY
ALLEY	STREET MARK
DRIVEWAY	DRIVEWAY
UTILITY	UTILITY
...	...

UTILITIES:

ELECTRICAL: CHASE ELECTRIC CO., 200 W. GONZALES ROAD, CHANDLER, AZ 85226

CAS: CHANDLER CITY OF CHANDLER, 1000 N. CENTRAL AVENUE, MESA, AZ 85201

TELEPHONE: CHANDLER CITY OF CHANDLER, 1000 N. CENTRAL AVENUE, MESA, AZ 85201

EXHIBIT C

Notice of Exemption



NOTICE OF EXEMPTION

Project Description:

PLANNING AND ZONING PERMIT NOS. 08-540-02 and 08-540-03 (Planned Development Permits), 08-535-01 (Density Bonus), and 08-300-08 (Tentative Parcel Map), a request to subdivide one vacant lot currently addressed as 457 West Gonzales Road into two parcels to develop two affordable multi-family apartment complexes. Lot 1, 0.93 acres (Paseo de Luz) proposes 24 extremely-low income units for Special Needs Housing and one on-site manager's unit. A Planned Development Permit is requested for zone code modifications. Thirty-eight parking spaces are proposed on Lot 1. Lot 2, 1.03 acres (Camino Gonzalez) proposes 17 low- and very-low income units for Farmworker Housing and one on-site manager's unit. This complex includes a Planned Development Permit for zoning modifications. A total of 39 parking spaces would be provided. The project includes a Density Bonus request for seven units above the 36 units allowed by City Code, and a request for three Density Bonus Incentives to modify zone standards. Filed by Cabrillo Economic Development Corporation, 702 County Square Drive, Ventura, CA 93003.

Finding:

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

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

Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines Sections 15192 and 15194, affordable housing projects involving not more than 100 units in an urbanized area may be found to be exempt from the requirements of CEQA. The proposed project meets the criteria in 15192 and 15194. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

6/9/09
(Date)


Susan L. Martin, AICP
Planning Division Manager

EXHIBIT D

**Applicant's Letter re:
Density Bonus and Incentives**

May 20, 2009

Ms. Stephanie Diaz
Contract Senior Planner
City of Oxnard
214 South C Street
Oxnard, CA 93030

RE: Camino Gonzalez and Paseo De Luz – 457 West Gonzales Road, Revised Density Bonus Application Letter with Request for Incentives

Dear Ms. Diaz,

The Cabrillo Economic Development Corporation is the owner of 457 W. Gonzales Road, which is conditionally permitted for the construction of a 36-unit condominium complex. For financial reasons, we now propose to subdivide the 2 acre lot into two parcels and obtain approvals to build two separate 100% affordably restricted rental developments. We are seeking the following entitlement approvals:

- Planning and Zoning Permit Nos. 08-540-02 and -03 (Planned Development Permits), 08-535-01 (Density Bonus Permit), and 08-300-08 (Tentative Parcel Map).

We request that the entitlement approvals be taken under consideration under State Density Bonus Law with a density incentive and other requested incentives outlined below for the development commonly known as Paseo De Luz on Lot 1 and for the development commonly known as Camino Gonzalez, on Lot 2.

Project Description

- Paseo De Luz will consist of 24 one bedroom units, and 1 two bedroom onsite resident manager's unit, and a community room. The development will be 100% restricted to chronically mentally disabled special needs population.
- Camino Gonzalez will consist of 18 one, two, and three bedroom units, a three bedroom manager's unit, and a community room. The development will be 100% restricted to farmworker families.

Density Bonus Incentives Requested

Per the City of Oxnard and State of California density bonus laws, we wish to request the following:

BOARD OF DIRECTORS

PRESIDENT
ROY JASSO
WELLS FARGO BANK
LOS ANGELES

VICE PRESIDENT
REAL ESTATE DEVELOPMENT
JORGE GUTIERREZ
COMMUNITY REPRESENTATIVE
VENTURA

VICE PRESIDENT
PROGRAM SERVICES
GERARD KAPUSCIK
VENTURA COUNTY WATERSHED
PROTECTION DISTRICT
VENTURA

SECRETARY
DENNIS MITCHEM
E.F. MOORE & COMPANY
OJAI

TREASURER
GARY SHALLENBERGER, CPA
LITTON, WILLIAMS & STRAIN LLP
VENTURA

HUMAN RESOURCES
DEAN PALIUS
PEOPLE HELPING PEOPLE
SANTA YNEZ VALLEY

PAST PRESIDENT
ZEEDA DAI
FANNIE MAE CORPOR.
LOS ANG.

BOARD MEMBERS

TRAYCI GIBSON
COMMUNITY REPRESENTATIVE
SIMI VALLEY

PAULA GUTIERREZ
COMMUNITY REPRESENTATIVE
OXNARD

THOMAS E. MALLEY
LAW OFFICE OF THOMAS E. MALLEY
CAMARILLO

MICHAEL MCGUIRE
AFFINITY BANK
VENTURA

LENA FREIBERG
COMMUNITY REPRESENTATIVE
MOORPARK

JESSICA MURRAY
COMMUNITY REPRESENTATIVE
OJAI

DAVID RODRIGUEZ
LEAGUE OF UNITED LATIN
AMERICAN CITIZENS
VENTURA

DAVID SABEDRA
LOS PADRES BANK
VENTURA

BARBARA MARQUEZ-O'NEILL
COMMUNITY REPRESENTATIVE
OXN'



1. **Density Bonus - Units.** The site is zoned R3, which on the 2 acre-parcel allows for the construction of 36 units. We are requesting a density bonus increase of 19% which results in an additional 7 units for the project.

2. **Three Incentives with Regards to Development Standards:**

❖ **Interior Yard Space.** Incentive to allow interior yard area of 6,219 rather than 12,153 sf as required. In some areas of the project, there are dimensions contained with less than 15' x 15'. We are providing 1,235 sf of open area rather than the 2,500 sf required.

❖ **Size of Units.** Incentive to allow one bedroom units are less than 700 sf and the two bedroom units are less than 900 sf as required.

❖ **Second Floor Balcony Standards.** Incentive to allow five units without a balcony or patio and less than 10' x 10' dimensions as required.

Proposed Rental Price of Units At Time of Application:

Please note that these are subject to change to the current Low Income Housing Tax Credit (LIHTC) rents for the year in which the project will be leased up (i.e. families move in. The 2009 Ventura County TCAC allowable rents are currently not listed, therefore the rents below are for 2008 TCAC rents.

Paseo De Luz

- The 11 one bedroom apartments will rent for \$321 monthly.
- The 11 one bedroom apartments will rent for \$482 monthly.
- The 2 one bedroom apartments will rent for \$803 monthly.

All rents will be adjusted annually based on the area median income for Ventura County. Additionally, there will be one two bedroom apartment for a resident manager.

Camino Gonzalez

- The 6 one bedroom apartments will rent for \$723-\$803 monthly.
- The 6 two bedroom apartments will rent for \$578-\$963 monthly.
- The 5 three bedroom apartments will rent for \$580-\$1,114 monthly.

All rents will be adjusted annually based on the area median income for Ventura County. Additionally, there will be one three bedroom apartment for a resident manager.

Proposed method to guarantee rental prices and proposed method to ensure continued affordability

Paseo De Luz will be deed restricted by one or more funding sources (HUD, City of Oxnard, and the State of California, etc.) and property management staff will be required to document household income upon leasing apartments. The deed restrictions are enforced for a period of 55 years.

Camino Gonzalez will be deed restricted by one or more funding sources (United States Department of Agriculture, State of California – TCAC, HCD, and City of Oxnard, etc.) and property management staff will be required to document household income upon leasing apartments. The deed restrictions are enforced for a period of at least 55 years.

Thank you for considering our request.

Sincerely,



Nicole Norori
Project Manager

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