



**Planning Division**

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Brian Foote, AICP, Associate Planner

**DATE:** April 15, 2010

**SUBJECT:** Planning and Zoning Permit Nos. 09-500-5 (Special Use Permit) and 09-300-5 (Tentative Subdivision Map), Located at 1071 N. Ventura Road.

- 1) **Recommendation:** That the Planning Commission:
  - a) Approve Planning and Zoning Permit No. 09-500-5 for a special use permit, subject to certain findings and conditions.
  - b) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 09-300-5 for a tentative subdivision map for Tract No. 5862, subject to certain findings and conditions.
  
- 2) **Project Description and Applicant:** A request for approval of a tentative map to subdivide 1 acre into four residential parcels and one remainder parcel, and a special use permit to construct four detached single-family houses (one dwelling unit on each lot) ranging between 2,502 and 3,083 square-feet each. Due to the irregular lot dimensions, deviations from the Code requirements are also requested for front and rear setbacks, patio placement, and lot depth. The project site is located at the east terminus of Oneida Place, west of Ventura Road, east of Oxford Drive, and north of Devonshire Drive. Filed by Raúl Orozco, 312 Camarillo Drive, Camarillo CA 93010.

Table 1. Proposed Lot Sizes

Lot Number	Proposed Land Use	Number of Dwelling Units	Lot Size (Approximate)
1	Single-Family Residential	1	6,695 sq.ft.
2	Single-Family Residential	1	8,317 sq.ft.
3	Single-Family Residential	1	9,367 sq.ft.
4	Single-Family Residential	1	8,130 sq.ft.
A	Cul-de-sac & Vacant	0	15,706 sq.ft.
Total		4	48,215 sq.ft. (1.1 acres)

- 3) Existing & Surrounding Land Uses:** The project site is vacant and unimproved, and surrounded on all sides by detached single-family residences in the Cabrillo neighborhood, which were previously developed as part of Tract No. 3051-3 and Tract No. 4351.

Table 2. Surrounding Land Uses

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R1-PD	RL	Vacant
North	R1-PD	RL	Detached Single-Family Residences
South	R1-PD	RL	Detached Single-Family Residences
East	R1-PD	RL	Detached Single-Family Residences
West	R1-PD	RL	Detached Single-Family Residences

- 4) Background Information:** The project site is a vacant property that was never incorporated into Tract No. 3051-3 or Tract No. 4351 when those documents recorded in 1987. Tract No. 4351 created the lots to the north and west along with Oneida Place and Oneida Court. The project site, therefore, is a spare parcel of land situated between Tract No. 4351 to the north and west, Tract No. 3051-3 to the south, and two existing residences to the east that front on Ventura Road. The terminus of Oneida Court was not designed to provide access to the vacant property, and is an existing situation that the current application proposes to remedy.

On September 1, 2006, a previous owner submitted an application for a special use permit and tentative map to develop a similar project. The proposed tentative map and plans were substantially identical to the current application (i.e. a 4-lot subdivision, 1 remainder parcel, and access via the cul-de-sac from Oneida Place). That previous application was withdrawn at the applicant's request in 2007 prior to being considered by the Planning Commission.

- 5) Environmental Determination:** In accordance with Section 15332 of the California Environmental Quality Act (CEQA) Guidelines, In-Fill Development Projects may be found to be exempt from the requirements of CEQA. This proposal involves the subdivision of approximately one acre into four residential lots, is in conformance with the General Plan and Zoning Code, all public services and utilities are available, and there are no potentially significant environmental effects. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment, and recommends that the Planning Commission accept the Notice of Exemption (Attachment C).

**6) Analysis:**

- a) General Discussion:** The proposed project will develop a 1-acre vacant property surrounded by the Cabrillo neighborhood, and is considered in-fill of the neighborhood. The application also includes a request pursuant to §16-271 to allow modification of certain development standards. Specifically, the modifications requested are: 25% reduction of lot depth for Lot 2; 20% reduction of front yard setback for Lot 2; 25% reduction of lot frontage for Lots 3 & 4; and projection of patio covers into rear setbacks for Lots 1 & 2.

- b) General Plan Consistency:** The 2020 General Plan designates the subject property as Residential Low (RL) and is intended for single-family detached housing with density ranging between 1 to 7 dwelling units per acre. The proposed project will be consistent with the applicable General Plan policies as shown in Table 3.

Table 3. General Plan Policies & Consistency

POLICY	DISCUSSION
<p><b>Growth Management Policy #2(b)</b> (page IV-21) states that the City will encourage in-fill development on vacant parcels that are adequately served by public utilities and services, which would result in a more compact urban form and reduce the need to expand current services.</p>	<p>The proposed subdivision is for an existing vacant parcel surrounded by a single-family neighborhood with adequate public utilities and services already in place. Therefore, consistency with this policy may be found.</p>
<p><b>Land Use Policy #4 “Major Study Area Policies”</b> (page V-36) states that the Cabrillo Neighborhood is designated for low density single-family residences. Table V-9 (page V-50) defines Low Density as 1 to 7 dwelling units per acre, such as conventional detached homes.</p>	<p>The proposed development is for detached single-family houses (one house on each lot), with conventional yard and setback requirements. Therefore, consistency with this policy may be found.</p>
<p><b>Housing Policy #2.3</b> (page V-8) requires that sites for residential development have appropriate services and facilities, including sewage collection and treatment, domestic water supply, and other needed infrastructure.</p>	<p>The subject site is currently served by public and private utilities, including streets, storm drain facilities, water supply systems, and sewage collection systems. Therefore, consistency with this policy may be found.</p>
<p><b>Circulation Policy #4</b> (page VI-24) states that the street improvement plans of new residential developments shall avoid geometric designs that encourage through traffic.</p>	<p>The proposed subdivision includes a new cul-de-sac for the easterly terminus of Oneida Court, and completes the street grid system in that neighborhood. Therefore, consistency with this policy may be found.</p>
<p><b>Public Facilities Policy #33</b> (page VII-21) states that the City will “encourage the use of solar space and water heating technologies to lessen the demand for fossil fuels.”</p>	<p>The proposed designs incorporate day lighting features (e.g. sky lights) and include options for solar photovoltaic panels in order to lessen the demand for electricity production. Therefore, consistency with this policy may be found.</p>

**c) Conformance with Zoning Development Standards:** The proposed development is located in the Single-Family Planned Development (R-1-PD) zone district. The proposed project is consistent with the applicable development standards of the R-1-PD zone as shown in Table 4. If the project is approved as a Planned Development, then §16-271 allows the Planning Commission to modify certain numerical standards by up to 25%.

Table 4. Development Standards & Consistency

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Dwelling Size §16-24	1,000 SF min., exclusive of garages, carports, or any accessory building.	2,502 SF min.	Yes
Max. building height §16-25	2 stories, not to exceed 25 feet (max.)	2 stories & 25 feet max.	Yes
Density §16-26	6,000 sq.ft. per D.U. (min).	8,127 SF (avg.), or 4 D.U./acre	Yes
Lot Frontage §16-27	50 feet min. at curb, or 37.5 feet min. w/ PD approval.	Lots 1 & 2: 50 feet min. Lots 3 & 4: 37.5 feet min.	Yes Yes, w/ 25% PD approval
Lot Width §16-28	Interior Lots = 60 feet min. Corner Lots = 75 feet min.	60 feet min.	Yes
Lot Depth §16-29	100 feet min., or 75 feet min. w/ PD approval.	Lots 1, 3, 4: 100 feet min. Lot 2: 75 feet	Yes Yes, w/ 25% PD approval
Front yard setback §16-31	20 feet min., or 15 feet min. w/ PD approval.	Lots 1, 3, 4: 20 feet min. Lot 2: 16 feet min.	Yes Yes, w/ 20% PD approval
Side yard setback §16-32	3 feet min. & need not exceed 5 feet.	5 feet min.	Yes
Rear yard setback §16-33	25% of lot depth & need not exceed 25 ft. <i>Lots 1, 3, 4: 25 feet min. Lot 2: 18.75 feet min.</i>	25 feet min. Lots 1 & 2: 15' for patio covers	Yes Yes, w/ PD approval

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Interior yard space §16-34	15% of lot area or 900 SF, whichever is less. Area open from ground to sky.	1,600 SF min. each lot	Yes
Accessory buildings §16-35	1 story max. height & within setbacks	None	N/A
Fences, walls, hedges - front yard §16-308	Must be at least 50% open, and may not exceed 42 inches. Or if solid wall, then may not exceed 18 inches.	None	N/A
Fences, walls, hedges - side & rear yards §16-309	Not to exceed 7 feet in height.	6 feet max.	Yes
Parking spaces Resident §16-622	2 garage spaces for up to 5 bedrooms; 3 garage spaces for 6 bedrooms.	3 garage spaces for 6 bedrooms; 2 garage spaces for 4 bedrooms	Yes

**d) Site Design:** The subdivision proposes a private cul-de-sac with the street design slightly offset from Oneida Place, in order to complete the terminus of the street. All four proposed houses will face the cul-de-sac and have driveway access directly from the private street. The east side of the cul-de-sac includes spaces for future driveways for the residential properties located east of the project site. Although not a part of the current project, Ventura Road will be widened at some point in the future, and therefore the easterly residential properties adjacent to the project site will then be required to take access from the private cul-de-sac.

The narrow 25-foot wide flag portion of Parcel A will remain vacant and will not be accessible to the public. The easternmost 30 feet will be immediately dedicated to the City to accommodate the future widening of Ventura Road. The remaining segment between Ventura Road and Oneida Court (approximately 165 lineal feet) will record an irrevocable offer of dedication; however, the City will not accept the offer until expedient to do so (i.e. after Ventura Road has been widened).

The proposed drainage will be directed toward the front of the lots and toward the cul-de-sac. To accommodate the proposed drainage scheme, the rear yards of Lots 1, 2 and 3 will be elevated approximately 3 feet above the existing pad heights of the neighboring properties to the west. The south-facing rear yards of Lots 3 and 4 will be approximately 2 to 3 feet below the existing pad heights of the neighboring properties to the south. The proposed 6-foot high perimeter wall will be measured on the side of the proposed pads; therefore, the wall along

the west property line will exceed the height of the neighbor's wall by approximately 3 feet. Cross section views and wall renderings are included in the project plans.

A condition of approval has been added that requires a decorative vinyl fence along the easterly property line adjacent to the cul-de-sac (i.e. the rear property lines of the two residential properties to the east). That vinyl fence will be an interim condition until such time in the future when the two easterly properties construct driveways to the cul-de-sac to take access.

- e) **Circulation and Parking:** A small island will be provided at the center of the private cul-de-sac. Each driveway will provide space for three vehicles that will allow off-street guest parking for each property. Approximately four on-street parking spaces will be available on the west side of the cul-de-sac. The east side of the cul-de-sac will be red striped to allow access to mailboxes and two future driveways for the residences to the east of the project site.
  - f) **House Design:** The proposed houses are pre-fabricated, two stories in height, and will have contemporary designs comparable to the surrounding residences. Exterior wall finishes will utilize cement plaster, stone veneer, composite wood siding, or combinations of those three materials. Decorative trim will be placed around all doors, windows, and vents on all four sides of the houses. Roofing will be lightweight concrete tile. Walls visible from the street will use decorative concrete block consistent with the design theme. Decorative vinyl fencing is proposed along the interior lot lines.
  - g) **Landscaping and Open Space:** Each proposed lot will meet the minimum requirements for on-site landscaping and open space. Standard front yard landscape packages will be included at the time of development. Rear yards will be graded but not improved, and will include a soil-binder treatment to prevent fugitive dust.
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on November 4 and December 2, 2009. Recommendations of the DAC are included in the attached resolutions.
- 8) **Community Workshop:** On December 14, 2009, the applicant mailed notices of the Community Workshop meeting to all property owners within the Cabrillo neighborhood. One notice was posted on the project site ten days prior to the meeting. A total of six persons attended the meeting, four of whom live in the Cabrillo neighborhood. The Cabrillo neighborhood chairperson had questions for the applicant, but no concerns. The three other residents own properties located immediately adjacent to the project site. Their concerns focused on the proposed perimeter wall and gap between walls, proposed grading and pad elevations, and drainage. Other comments were made concerning noise and construction activities, gophers burrowing across property lines, and dust control. All attendees indicated that they were generally in favor of the proposed project and supported moving forward. In the months since then, staff has provided additional information and revised plans to several attendees, and worked to resolve the concerns mentioned in the meeting.

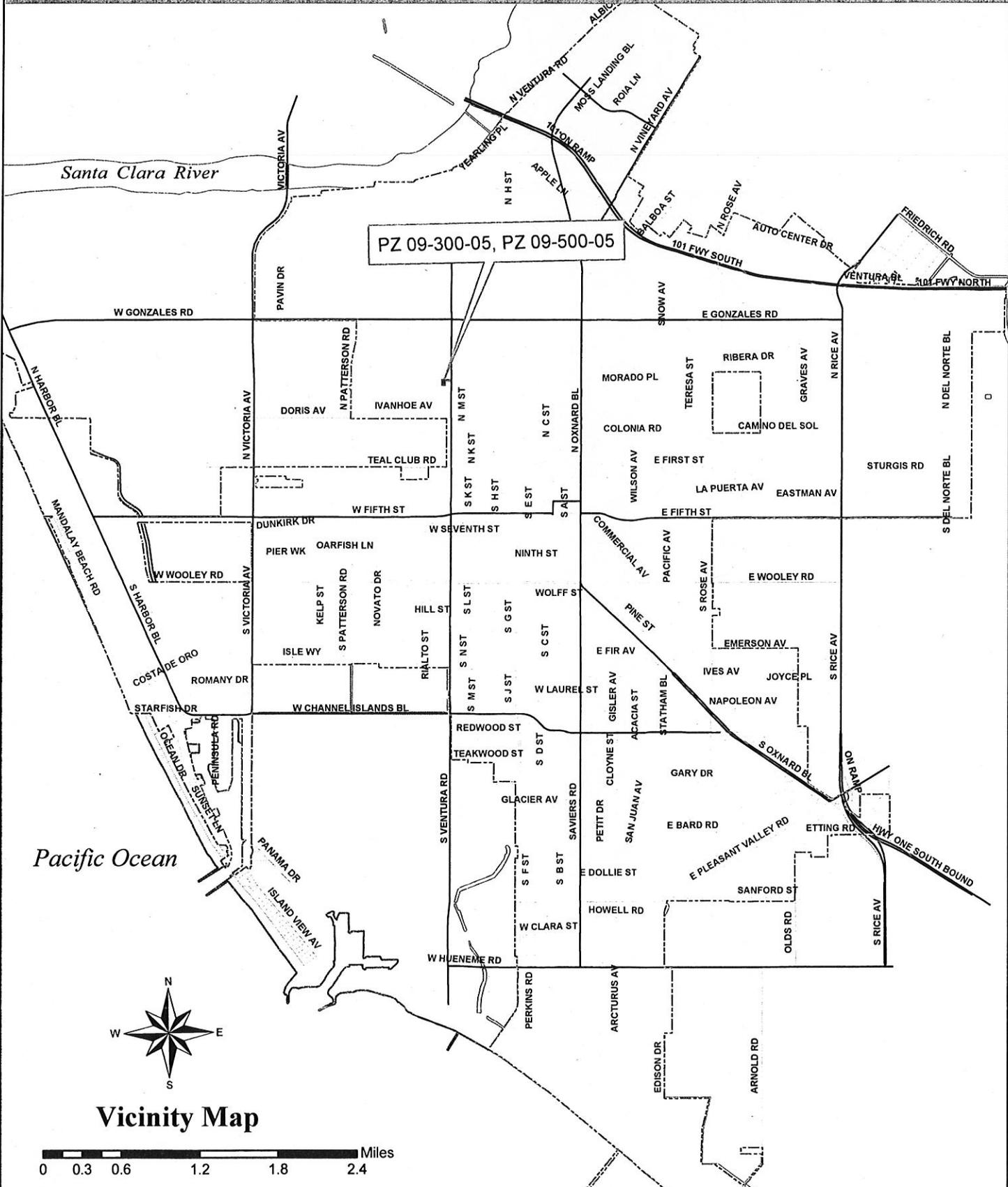
**9) Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

**Attachments:**

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

Prepared by:  BF
Approved by:  SM

# Vicinity Map



PZ 09-300-05, PZ 09-500-05

## Vicinity Map



Oxnard Planning  
January 4, 2010

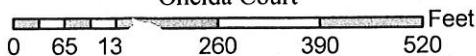
PZ 09-500-05, 09-300-05  
Location: 1071 N Ventura Rd  
APN: 18101927  
Oneida Court

# General Plan Map



Oxnard Planning  
January 4, 2010

PZ 09-500-05, 09-300-05  
Location: 1071 N Ventura Rd  
APN: 18101927  
Oneida Court

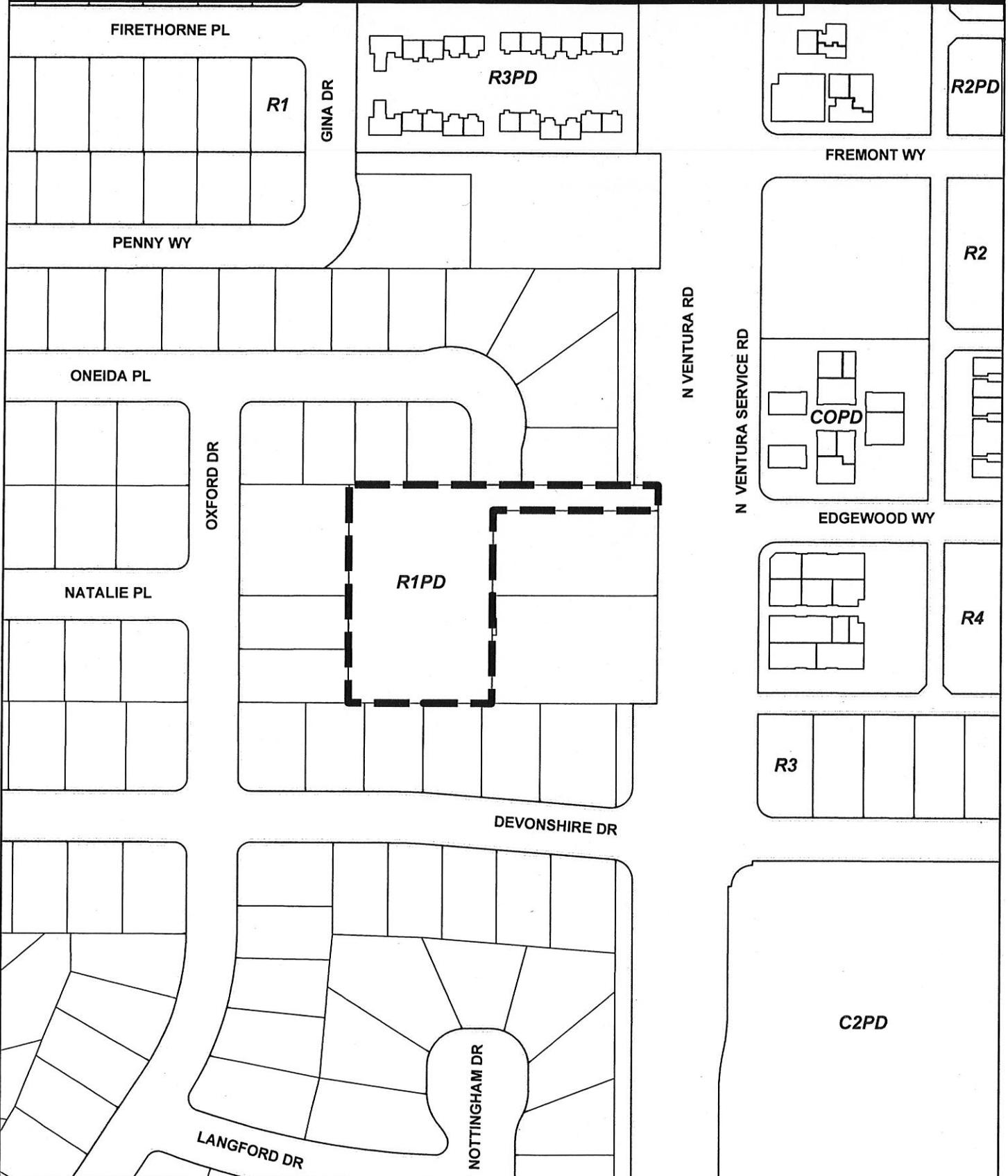


## General Plan Map



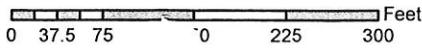
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# Zone Map



Oxnard Planning  
January 4, 2010

PZ 09-500-05, 09-300-05  
Location: 1071 N Ventura Rd  
APN: 18101927  
Oneida Court



## Zone Map



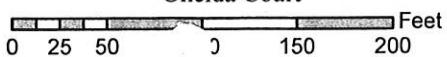
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# Aerial Map



Oxnard Planning  
January 4, 2010

PZ 09-500-05, 09-300-05  
Location: 1071 N Ventura Rd  
APN: 18101927  
Oneida Court



## Aerial Map

2007 Aerial



1:1,204



**PRELIMINARY LAND USE DATA:**

A. GROSS AREA: 1.17 AC  
4 DU / 1.10 AC = 3.63 DU/AC

B. NET AREA: 0.88 AC  
(14,829 sq.ft.)  
0.38 AC >

C. NET AREA: 0.74 AC  
(12,271 sq.ft.)  
0.74 AC

NET DENSITY: 4 DU / 0.74 AC = 5.40 DU/AC

AREA BREAKDOWN:  
LOT 1: 6.08 sq.ft.  
LOT 2: 8.17 sq.ft.  
LOT 3: 8.17 sq.ft.  
LOT 4: 8.17 sq.ft.

NET TOTAL: (32,509 sq.ft.)  
0.16 AC  
0.19 AC  
0.20 AC  
0.24 AC

GENERAL PLAN DESIGNATIONAL AND ZONING:  
RESIDENTIAL LOW DENSITY (RLD)  
PLANNED GENERAL PLAN DEVELOPMENT (PGPD)  
EXISTING ZONING: RLD  
PROPOSED ZONING: PGPD

**CONSTRUCTION NOTES:**

- CONSTRUCT RESIDENTIAL CONCRETE DRIVEWAY.
- CONSTRUCT CONCRETE DRIVEWAY.
- CONSTRUCT 6" MIN. 8" DIA. WALL RFP LANDSCAPE PLANS TOGETHER WITH 8" PFC SLOPE MARK.
- FILL TO FINISH GRADE.
- INSTALL 8" PFC W/8" MARK.

NOTE: SEE ARCHITECTS PLANS FOR BUILDING DETAILS.

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**NOTICE:**

- ALL-STATE (PARCEL 1, 2) SHALL BE PRIVATELY OWNED BY THE DEVELOPER.
- PARCEL 3, 4 TO BE OWNED, SECURED & MAINTAINED BY HOME OWNERS ASSOCIATION.

**LEGAL DESCRIPTION:**

1872 DONLON STREET  
VENTURA COUNTY, CALIFORNIA 93003  
SUBDIVISION: 1872 DONLON STREET  
SET BACK: 10 FT. 0 IN.  
SCALE: 1"=20'

**TOPOGRAPHY SOURCE:**

UNIVERSITY MICROFILMS INTERNATIONAL  
SERIALS ACQUISITION DEPARTMENT  
300 N ZEEB RD  
ANN ARBOR MI 48106-1500  
TEL: 734/763-0700

**BASIS OF BEARINGS:**

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE 1983 CALIFORNIA COORDINATE SYSTEM ALIGNED ON NGS 1983 ADJUSTED NATIONAL TRANSFORMED DATA (NAD 83) COORDINATES.

**ABBREVIATIONS:**

FS FINISH SURFACE  
FL FINISH FLOOR  
FW FINISH WALL  
TT TOP OF TERRACE  
TC TOP OF CURB  
SW SIDE WALK  
GFF GARAGE FINISH FLOOR  
EY EXISTING  
FL FLOW LINE  
PW PRIVATE

**LEGEND:**

PROPOSED:  
BLOCK WALL  
RETAINING WALL  
CUT/FILL  
EASEMENT LINE  
PROPERTY LINE  
FLOWLINE/SHALE  
STONE DRAIN  
WATER  
SLOPE  
CONTOUR  
PNE HYDRANT  
SURFACE DRAIN  
STREET LIGHT

**EXISTING:**

BLOCK WALL  
RETAINING WALL  
CUT/FILL  
EASEMENT LINE  
PROPERTY LINE  
FLOWLINE/SHALE  
STONE DRAIN  
WATER  
SLOPE  
CONTOUR  
PNE HYDRANT  
SURFACE DRAIN  
STREET LIGHT

**LEGAL DESCRIPTION:**

PARCEL 1 (14,829 sq.ft.)  
PARCEL 2 (8,171 sq.ft.)  
PARCEL 3 (8,171 sq.ft.)  
PARCEL 4 (8,171 sq.ft.)

**TOPOGRAPHY SOURCE:**

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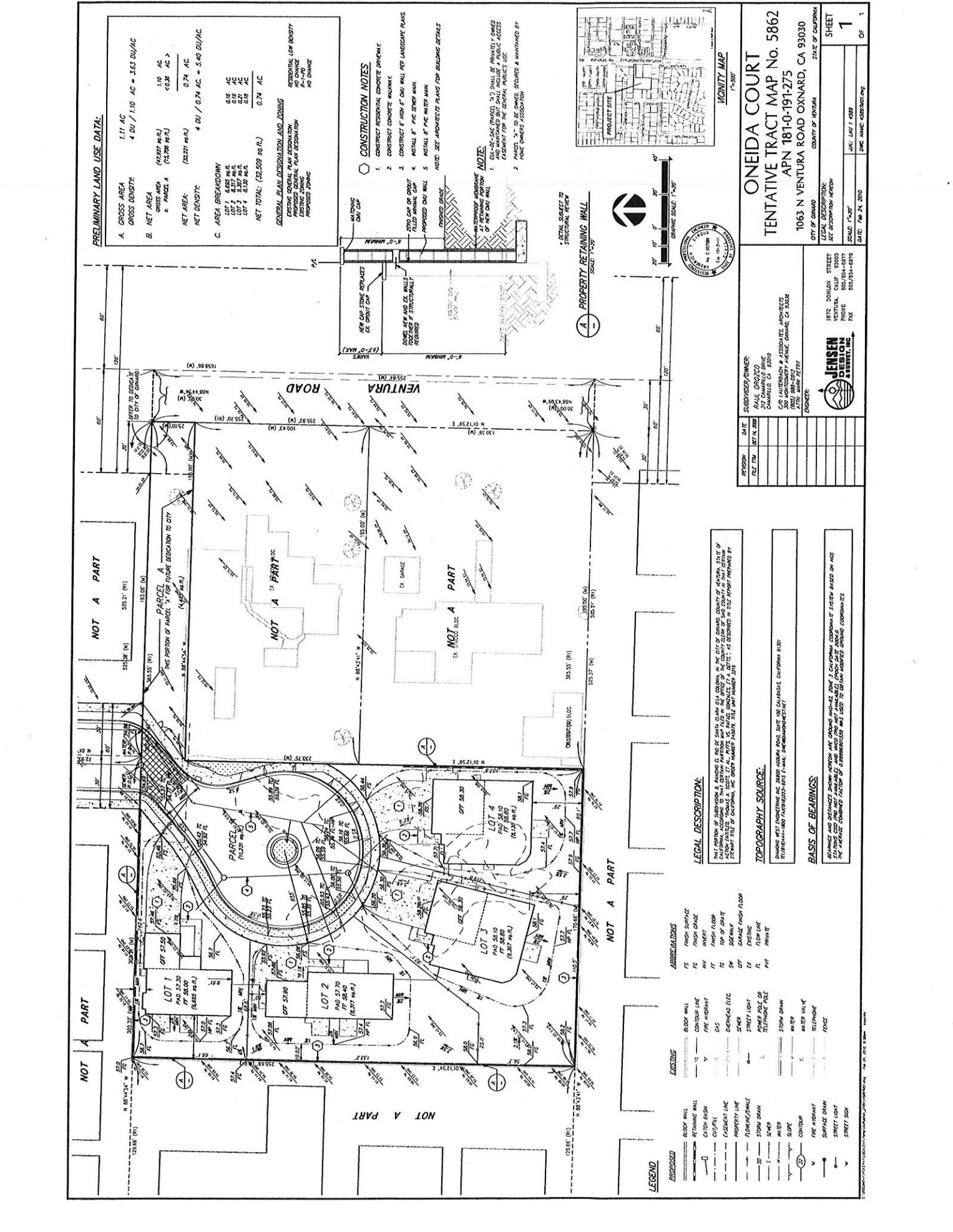
FS FINISH SURFACE  
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TT TOP OF TERRACE  
TC TOP OF CURB  
SW SIDE WALK  
GFF GARAGE FINISH FLOOR  
EY EXISTING  
FL FLOW LINE  
PW PRIVATE

**LEGEND:**

PROPOSED:  
BLOCK WALL  
RETAINING WALL  
CUT/FILL  
EASEMENT LINE  
PROPERTY LINE  
FLOWLINE/SHALE  
STONE DRAIN  
WATER  
SLOPE  
CONTOUR  
PNE HYDRANT  
SURFACE DRAIN  
STREET LIGHT

**EXISTING:**

BLOCK WALL  
RETAINING WALL  
CUT/FILL  
EASEMENT LINE  
PROPERTY LINE  
FLOWLINE/SHALE  
STONE DRAIN  
WATER  
SLOPE  
CONTOUR  
PNE HYDRANT  
SURFACE DRAIN  
STREET LIGHT



**ONEIDA COURT**  
**TENTATIVE TRACT MAP No. 5862**  
**APN 181-0-191-275**  
**1063 N VENTURA ROAD OXNARD, CA 93030**  
COUNTY OF VENTURA STATE OF CALIFORNIA

**LEGAL DESCRIPTION:**  
1872 DONLON STREET  
VENTURA COUNTY, CALIFORNIA 93003  
SUBDIVISION: 1872 DONLON STREET  
SET BACK: 10 FT. 0 IN.  
SCALE: 1"=20'

**OWNER:**  
JENSEN DESIGN & CONSTRUCTION, INC.  
1872 DONLON STREET  
VENTURA, CALIFORNIA 93003  
PHONE: 805/654-8778  
FAX: 805/654-8779

**DATE:** Feb 24, 2010

**DATE:** Feb 24, 2010

**DATE:** Feb 24, 2010

**DATE:** Feb 24, 2010

**NEIGHBORHOOD MAP**  
1"=500'

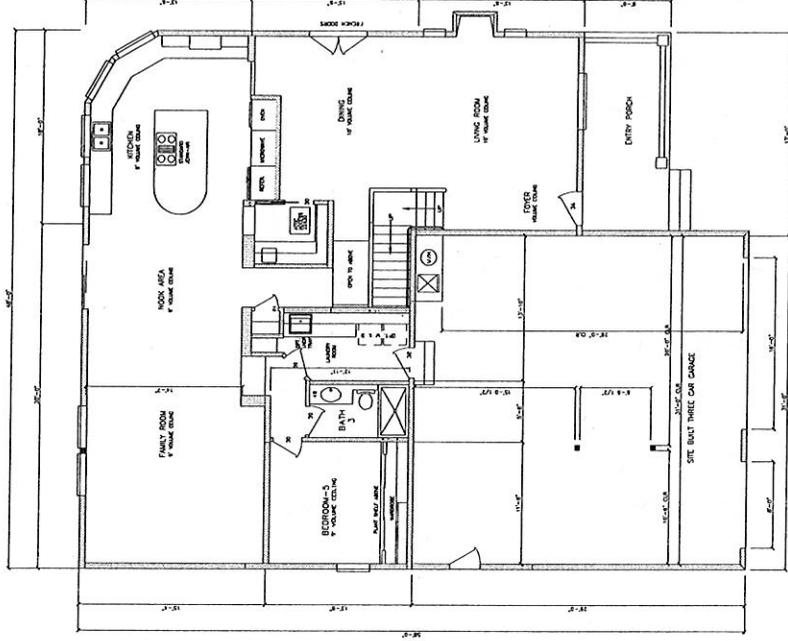
**PROJECT SITE**

**PROPOSED**

**EXISTING**

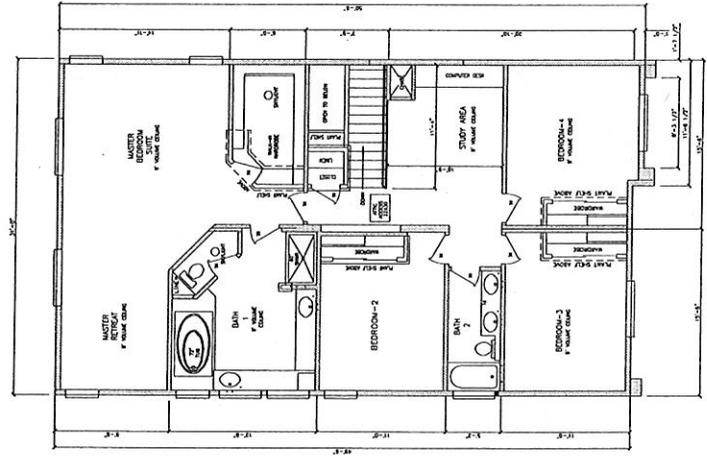
**NOT A PART**





FIRST FLOOR  
3/18/14

- NOTES:
1. EACH HOME INCLUDING THE GARAGE MUST HAVE A 1-20 RESIDENTIAL SPRINKLER SYSTEM.
  2. ALL BEDROOM WINDOWS SHALL MEET 2007 CBC 103.2 FOR DROWNING PREVENTION.



SECOND FLOOR  
3/18/14

1476 SQ. FT. SECOND FLOOR  
1607 SQ. FT. FIRST FLOOR  
3083 SQ. FT. TOTAL AREA

FLOOR PLANS - LOTS "3" AND "4" A-2

**ONEIDA COURT HOUSING**  
FOUR CUSTOM SINGLE FAMILY HOMES  
ONEIDA COURT - OXNARD, CALIFORNIA, 93030



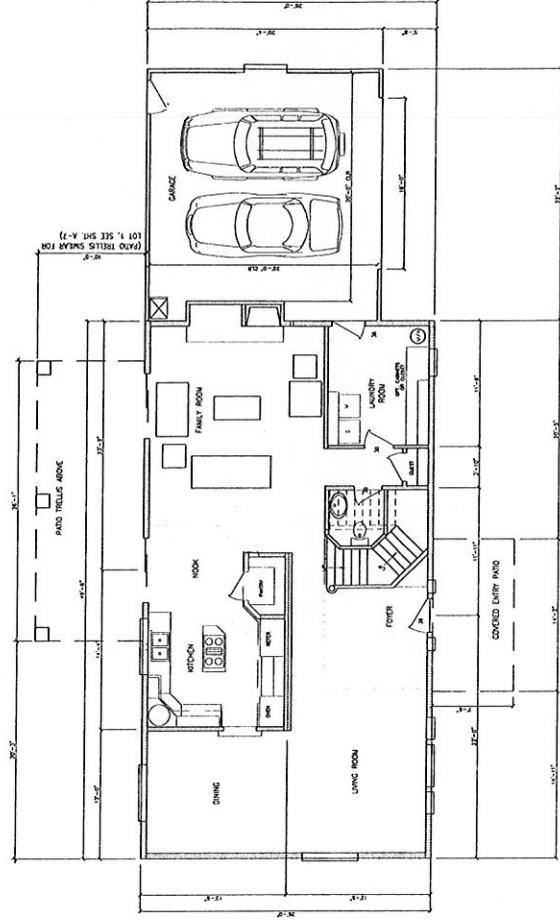
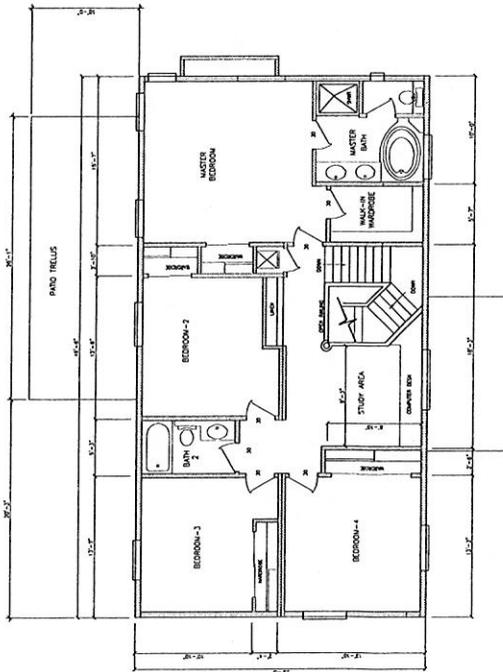
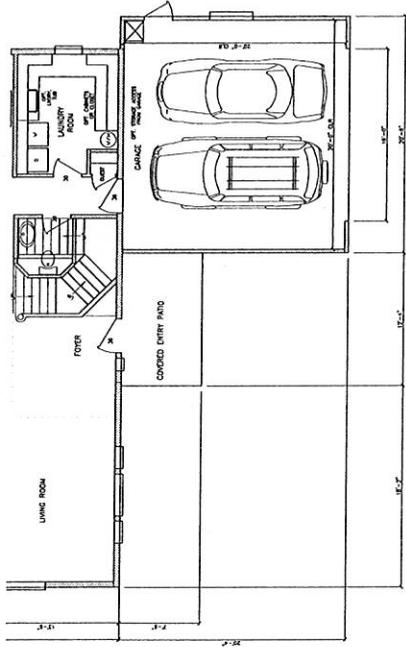
**Raul Orozco**  
317 Camino Drive, Channah, CA 93070





GENERAL NOTES:

1. EACH HOME, INCLUDING THE GARAGES, MUST HAVE A 1/2" RESIDUAL SPRINKLER SYSTEM.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2007 CBC AND 2013 FOR DAMAGING DEVICES.

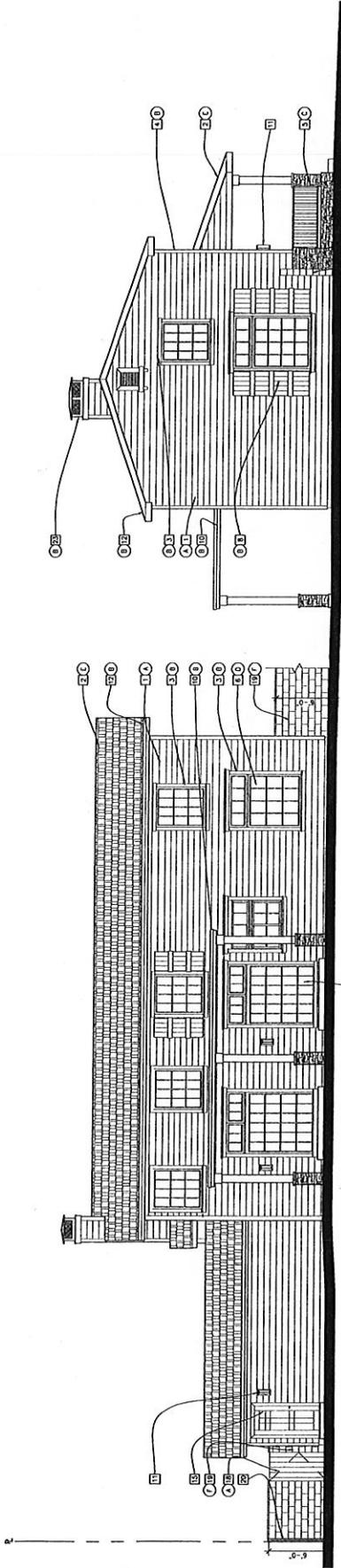


FLOOR PLANS - LOTS "1" AND "2" A-5

**ONEIDA COURT HOUSING**  
FOUR CUSTOM SINGLE FAMILY HOMES  
ONEIDA COURT - OXNARD, CALIFORNIA, 93030

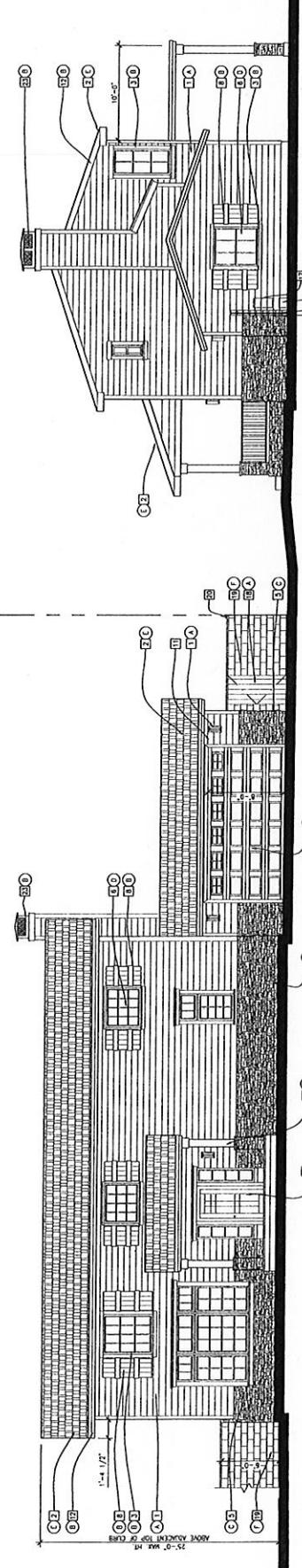
**Raul Orozco**  
317 Camino Drive, Camarillo, CA 93010

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS • P.L.L.C.  
300 MONTGOMERY AVE. • OXNARD, CA 93030 • TEL: (805) 325-1100 • FAX: (805) 325-1101  
PRJ. NO: 20-092605  
Date: 2010-02-18  
Mark S. Peitt, Architect



3 WEST (REAR)  
7/16" = 1" = 0"

4 NORTH SIDE  
7/16" = 1" = 0"



1 EAST (FRONT)  
7/16" = 1" = 0"

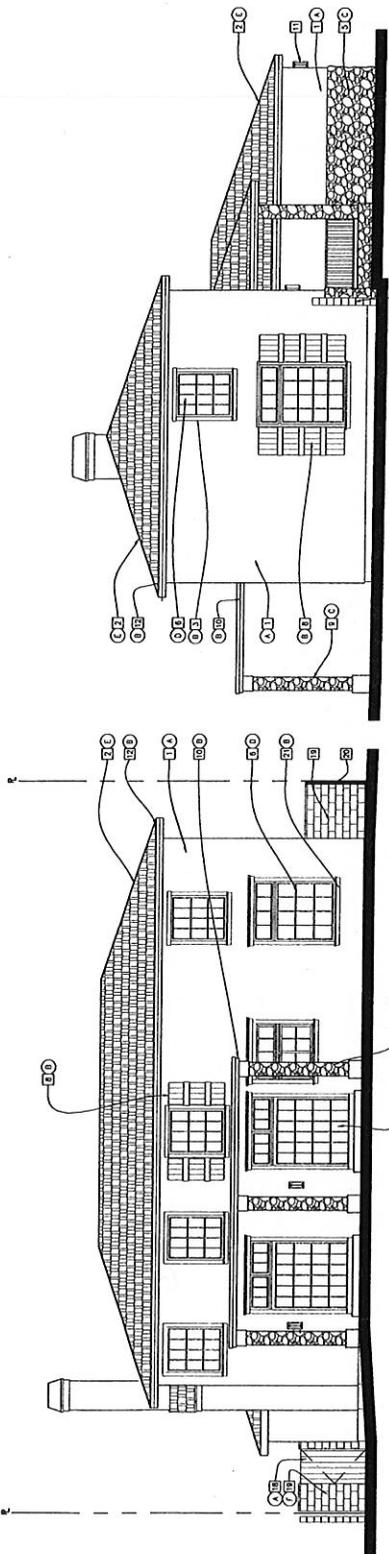
2 SOUTH SIDE  
7/16" = 1" = 0"

COLOR MATERIALS - SCHEME 3

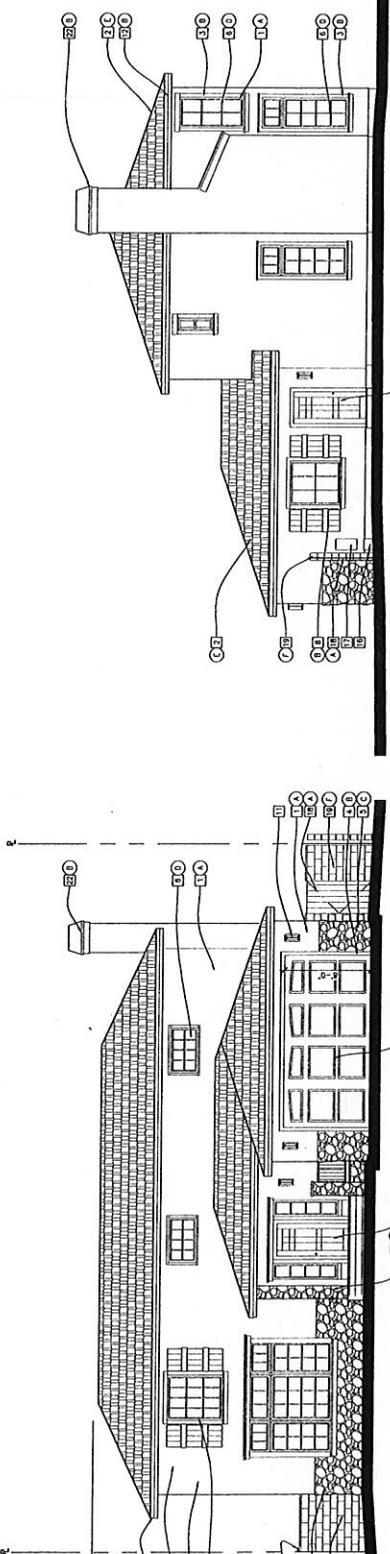
- 1 PAINT FINISH: FSC 1
- 2 C.I. 4071 14/701
- 3 "TRUCK PERFORATION"
- 4 PAINT FINISH: TRM
- 5 C.I. 2071 89/175
- 6 "SLIPPER FLOOR"
- 7 CUSTOM BLEND
- 8 80% ASPEN, LEXINGTON / 20% ASPEN BIRCH PELTONE
- 9 WINDOWS - HICKORY OR OAK
- 10 WOOD TRIM WITH PAINTED FINISH
- 11 CUSTOM BLEND
- 12 COATING: CLEAR
- 13 ROOFING: HANSEN "MOUNTAIN SHAK"
- 14 1/2" x 2" x 4" SPACERS
- 15 1/2" x 2" x 4" SPACERS
- 16 C.I. 4111 20/101 WITH MATCHING CAP
- 17 (NO MATCH DESTINY)

KEYNOTES:

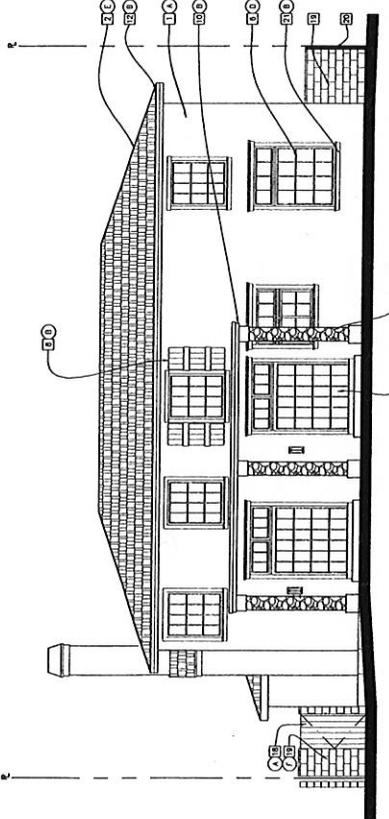
- 1 EXTERIOR WALL FINISHES: CONCRETE WOOD SING
- 2 ROOF: LEXINGTON CONCRETE TILE
- 3 DOOR AND WINDOW TRIM PAINT
- 4 WOOD TRIM AND WOOD TRIM PAINT
- 5 STONE VENEER
- 6 WINDOWS: DUAL GLAZED WYLL - WHITE
- 7 SECTIONS OVERHEAD DOOR AT GARAGE
- 8 PAINTED WOOD SHUTTERS WITH PAINTED FINISH
- 9 WOOD TRIM WITH PAINTED FINISH
- 10 WOOD TRIM WITH PAINTED FINISH
- 11 WOOD TRIM WITH PAINTED FINISH
- 12 WOOD TRIM WITH PAINTED FINISH
- 13 WOOD TRIM WITH PAINTED FINISH
- 14 WOOD TRIM WITH PAINTED FINISH
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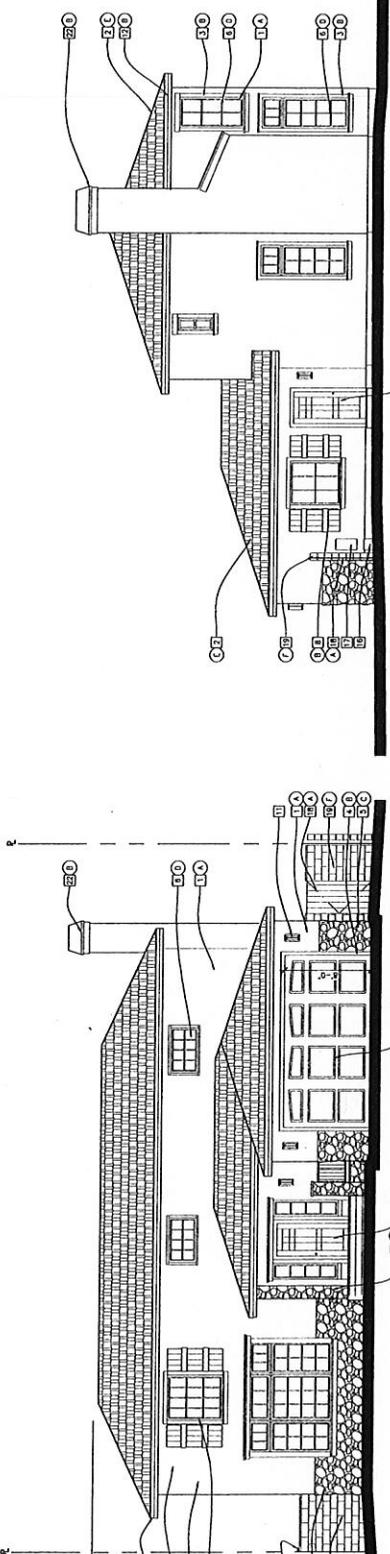
3 WEST (REAR)  
3/4" = 1'-0"



1 EAST (FRONT)  
3/4" = 1'-0"



4 SOUTH (SIDE)  
3/4" = 1'-0"



2 NORTH (SIDE)  
3/4" = 1'-0"

COLORS/MATERIALS - SCHEME 4

- 1 PAINT FINISH - FIELD "CANTON"
- 2 PAINT FINISH - TRIM "SPARK WHITE"
- 3 STONE - MCKENZIE-CALIBRE STONE WHITE STANDARD STREAM STONE CO-1-107
- 4 WINDOWS - HULLIGR OR EQUAL COLOR: WHITE
- 5 SHUTTERS - HULLIGR OR EQUAL COLOR: CLEAR
- 6 ROOFING - SHAKEN "NUMBERED SHAKET" 1/2" - 1" SHINGLE SLUG WS-335
- 7 CALL WALL SUBSTRATE WITH WATCOCK CAP AND/US BLOCK "TANK" (10 MICH. EXISTING)

KEYNOTES:

- 1 EXTERIOR WALL FINISH - EXTERIOR CONCRETE PLASTER WITH SMOOTH STEEL TRIMMED FINISH
- 2 ROOF - LIGHTWEIGHT CONCRETE TILE
- 3 DOOR AND WINDOW TRIM - PAINT
- 4 WOOD RAILING AND MISC. TRIM - PAINT
- 5 STONE SOWER
- 6 RECESSED WINDOWS - DUAL GLAZED UNIT - WHITE
- 7 SECTIONAL OVERHEAD DOOR AT GARAGE
- 8 ELECTRICAL PANEL LOCATION
- 9 WOOD CEILING - UNPAINTED FINISH
- 10 WOOD CEILING - PAINTED FINISH
- 11 WOOD CEILING - GROUTED WITH CAST RESIN
- 12 WOOD TRUSS WITH PAINTED FINISH
- 13 CHIMNEY CAP
- 14 NOT USED
- 15 CHIMNEY CAP

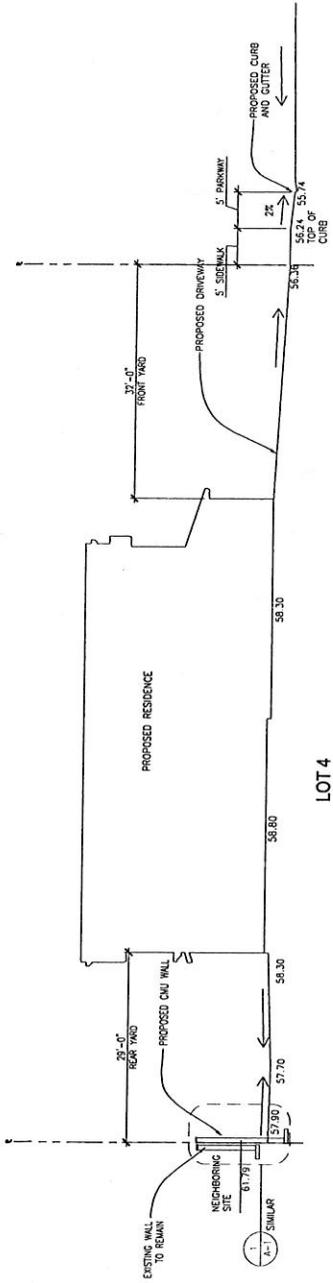
**ONEIDA COURT HOUSING**  
FOUR CUSTOM SINGLE FAMILY HOMES  
ONEIDA COURT - OXNARD, CALIFORNIA, 93030

**Raul Orozco**  
312 Camarillo Drive, Camarillo, CA 93070

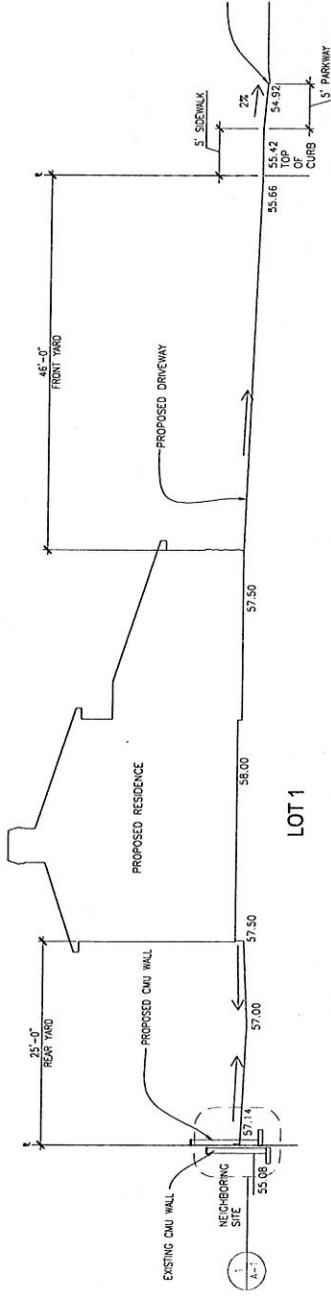
ELEVATIONS - LOT "A"

A-7

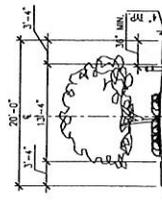
**LAUTERBACH & ASSOCIATES**  
ARCHITECTS INC.  
200 MONTICNEY AVE., CORNADO, CA 93009 TEL: (805) 886-0773 WWW.LAUTERBACH.COM  
DATE: 2010-02-18 FAX: (805) 886-0865  
Mark S. Pettit, Architect



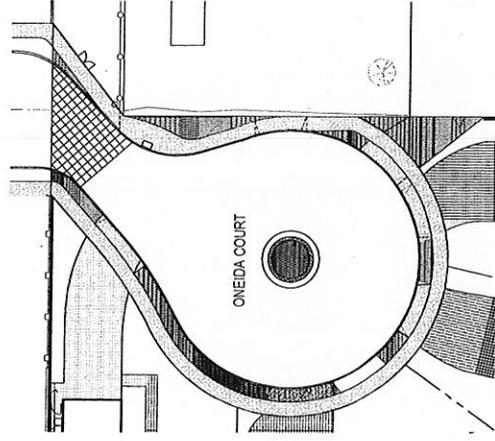
1 SECTION - GRADE DIFFERENTIALS (LOOKING WEST)  
1" = 10'



2 SECTION - GRADE DIFFERENTIALS (LOOKING NORTH)  
1" = 10'



3 MEDIAN PLANTER PROFILE (LOOKING NORTH)  
1" = 10'



4 PARTIAL SITE PLAN  
1" = 20'-0"

LANDSCAPE AREA TO BE  
DESIGNED BY  
LANDSCAPE ASSOCIATION

SECTIONS - GRADE DIFFERENTIALS LOTS "1" AND "4" A-8

**ONEIDA COURT HOUSING**  
FOUR CUSTOM SINGLE FAMILY HOMES  
ONEIDA COURT - OXNARD, CALIFORNIA, 93030

**LAUTERBACH & ASSOCIATES**  
ARCHITECTS INC.  
3053 MONTGOMERY AVE. - OXNARD, CA 93030  
TEL: 805-468-8811 FAX: 805-468-8877  
WWW.LA-ARCH.COM  
Date: 2010-02-18  
P.L. NO: 20-058505  
Mark S. Peiri, Architect

**Raul Orozco**  
317 Camino Drive, Camarillo, CA 93010



## NOTICE OF EXEMPTION

### *Project Description:*

PLANNING & ZONING PERMIT NO. 09-500-05 (Special Use Permit) and 09-300-5 (Tentative Subdivision Map). A request for approval of: a Tentative Subdivision Map to subdivide 1 acre into four residential parcels ranging between 6,695 and 9,367 square-feet each, one remainder parcel, and construct a cul-de-sac at the terminus of Oneida Place; and a Special Use Permit to construct four detached single-family houses (one dwelling unit on each lot) ranging between 2,502 and 3,083 square-feet each. The project site is located at the east terminus of Oneida Place, west of Ventura Road, east of Oxford Drive, and north of Devonshire Drive. The proposal is exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Raúl Orozco, 312 Camarillo Drive, Camarillo CA 93010.

### *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, §15332 – In-Fill Development Projects
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines §15270]
- No Possibility of Significant Effect [CEQA Guidelines §15061(b)(3)]

**Supporting Reasons:** In accordance with Section 15332 of CEQA, projects involving in-fill development within city limits, less than 5 acres in size, consistent with General Plan and zoning designations, and no significant environmental effects may be found to be exempt. There is no substantial evidence that the project may have a potentially significant effect on the environment. Therefore, staff has determined that the project qualifies for exemption.

(Date)

Susan L. Martin, AICP  
Planning Division Manager

Planning Division

214 South C Street, Oxnard, CA 93030 ♦ (805) 385-7858 ♦ FAX (805) 385-7417

RESOLUTION NO. 2010 – \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NO. 09-300-05 (TENTATIVE SUBDIVISION MAP) TO ALLOW SUBDIVISION OF APPROXIMATELY 1 ACRE OF VACANT LAND INTO FOUR RESIDENTIAL LOTS, LOCATED AT 1071 NORTH VENTURA ROAD (APN: 181-0-191-275), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY RAÚL OROZCO, 312 CAMARILLO DRIVE, CAMARILLO, CA 93010.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 09-300-05, filed by Raúl Orozco in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, said Tentative Subdivision Map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the Planning Commission finds the proposed Tentative Subdivision Map conforms to the City's General Plan and elements thereof; and

WHEREAS, the Planning Commission finds that the proposed division of land complies with the requirements established by the Subdivision Map Act and Chapter 15 of the Oxnard City Code, including but not limited to requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

WHEREAS, Section 15332 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds 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 or visit in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative subdivision map, subject to the following conditions:

**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	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 February 25, 2010, (“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 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. 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*)
4. 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*)
5. 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*)

6. 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)
7. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. 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)

#### **PLANNING SPECIAL CONDITIONS**

9. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
10. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of the private cul-de-sac, parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, PL-33)
11. Developer shall provide a fence along the easterly property line, between the wall at the northeast corner of Lot 4 and the southwest corner of Parcel A (approximately 125 lineal feet), to be constructed of vinyl or other decorative material. Final design and placement shall be subject to the review and approval of the Planning Manager. (PL)
12. Developer shall construct the new perimeter walls along the westerly and southerly property lines as near to the existing wall(s) on the adjacent properties as practicable to eliminate any gap between walls. A material approved by the Development Services Manager may be used to fill any remaining gap as a part of the required building and safety permit for the wall. Developer shall obtain the notarized signature of each affected property owner on a Letter of Agreement regarding the structural connection between the two walls. The Letter of Agreement shall be submitted prior to issuance of a grading permit for the site or issuance of a Building permit for the new wall whichever occurs first. If Developer provides to the Planning Manager proof that Developer has diligently pursued obtaining a Letter of Agreement and that they are unable to obtain a reasonable agreement, as determined by the Planning Manager, Developer may propose an alternative wall construction technique as determined appropriate by the Planning Manager that does not create a structural connection and provides a sufficient gap between the walls to meet Building and Safety requirements. (DS/PL)

13. The new perimeter wall along the northerly property line of Lot 1 shall be limited to a maximum height of 18 inches for approximately 10 lineal feet between the front property line of Lot 1 and the existing 6' wall on the adjacent property. (PL)
14. The developer shall be required to install an approved waterproof membrane lining adjacent to the interior side of the new retaining wall along the westerly and southerly property lines. (PL)
15. Throughout grading and construction activities, 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. (PL)
16. 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. (PL)
17. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. (PL)
18. 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. (PL)
19. 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. (PL)
20. All grading and construction activities shall be subject to the City's noise ordinance contained in City Code Chapter 7, Article XI (Sound Regulation), and shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays, including Saturday. (PL)

#### **DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS**

21. 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)
22. 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)

23. 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)*
24. Developer shall protect building pads from inundation during a 100-year storm. *(DS-5)*
25. Developer shall remove and replace all improvements that are damaged during construction. *(DS-6)*
26. Before connecting the project to existing sewer and water service laterals, Developer shall arrange for City staff to inspect such facilities. Developer shall make such repairs to such facilities as City staff determines to be necessary. Developer shall bring all existing water services into compliance with City standards. *(DS-7)*
27. Each structure shall be served by separate sewer and water services. There shall be no interconnections between structures. *(DS-8)*
28. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. *(DS-9)*
29. 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)*
30. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code and shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. *(DS-14)*
31. 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)*

32. 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)*
33. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. *(DS-18)*
34. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, breezeways, parkways, landscaping, utilities, drainage facilities, and other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. *(DS-19)*
35. 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)*
36. 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)*
37. Developer shall pay the cost of all inspections of on-site and off-site improvements. *(DS-22)*
38. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. *(DS-23)*

39. 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)*
40. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. *(DS-26)*
41. "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)*
42. 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)*
43. 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)*
44. 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)*
45. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consents from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project, as evidence that such landowners accept any additional water flowing over their property. *(DS-36)*

46. 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)
47. By title sheet dedication at the time of filing the subdivision map, Developer shall dedicate all water rights for the project property to City. (DS-39)
48. Developer shall install water mains, fire hydrants and water services in conformance with City Standard Plans and specifications as directed by the City Engineer. (DS-41)
49. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time City issues building permits. There shall be no interconnections between structures. (DS-42)
50. 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)
51. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
52. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Before performing the tests, Developer shall obtain permits from the City Engineer. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
53. Street and road improvements shall conform to City standards and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
54. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
55. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, applying the appropriate traffic index specified in City standards. (DS-53)
56. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

57. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. *(DS-56)*
58. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. *(DS-57)*
59. 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)*
60. As part of the master utility plans, Developer shall submit a street lighting plan. On City's approval of the plan, Developer shall install streetlights in accordance with the plan. *(DS-60)*
61. 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)*
62. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. *(DS-67)*
63. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. *(TR-71)*

#### **STORMWATER QUALITY CONDITIONS**

64. 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 Best Management Practices (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)*

65. 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**

66. Developer shall dedicate to the City a public vehicular and pedestrian access easement and a public utility easement over the Oneida Court street improvements. All roadway and sidewalk improvements shall be perpetually owned and maintained by the homeowners association but sewer and water lines shall be dedicated to the City. Developer shall provide proof that maintenance of the roadway and sidewalks constructed within Parcel A has been included in the homeowner association maintenance responsibilities. Dedication of this easement shall be reflected on the final map. (DS)
67. Prior to issuance of a site improvement/grading permit, Developer shall provide an irrevocable offer of dedication for right-of-way and public utility purposes for Ventura Road to the City over the most easterly 30 feet of Parcel A. This offer shall be rejected by the City at the time of map recordation but shall remain open for acceptance by the City at a future date without further action by the underlying property owner. (DS)
68. Developer shall dedicate to the City all rights of ingress and egress to Ventura Road from parcel A except the general right of travel that is available to the public. This dedication shall be reflected on the final map. (DS)
69. Prior to issuance of a site improvement/grading permit, Developer shall provide an irrevocable offer, in fee simple, to the City for the portion of proposed Parcel A easterly of the back of sidewalk of the extension of Oneida Court excluding the portion included within the irrevocable offer for right-of-way and public utility purposes for Ventura Road included in Condition No. 68. (DS)
70. Developer shall construct a paved storage location for three refuse containers that is out of view of the street. Developer shall provide a paved path from the storage location to the street curb that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the City issued containers. Storage location and path shall be shown on the fine grading plans. (DS)

71. Developer shall design lot fine grading to drain stormwater to the street via surface swales. No area drains shall be used within proposed residential units. (DS)
72. Developer shall implement Low Impact Development (“LID”) strategies in the design of lot grading, drainage and paved surfaces. Project shall include the use of permeable pavement (underlain by sand or other permeable base material) for all driveways, sidewalks, and patio areas within private lots. Additional LID strategies such as; a) Minimizing impervious area; b) Use of permeable pavements within portions of the street; c) Onsite rainwater retention, treatment, and infiltration (rain gardens); and d) Stormwater planters shall be implemented as deemed technically feasible. Developer is directed to the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook or similar publications for design details. Concurrent with submittal of infrastructure construction documents, Developer shall submit a written LID implementation proposal that includes site specific LID related soils design recommendations prepared by geotechnical engineer. (DS)
73. Developer shall dedicate to the City an irrevocable offer of an access easement over the portion of proposed lot 4 depicted on sheet A-1 for a future driveway to serve the lot east of proposed lot 4. The irrevocable offer shall clearly indicate that the access easement is transferrable to the owner of the lot intended to be served by the driveway. (DS)
74. Developer shall construct sewer laterals for the future use of the two adjacent parcels easterly of this project. Laterals shall terminate either at property line or 5 feet behind sidewalk whichever is shorter. (DS)
75. Developer shall not construct sewer laterals within proposed driveways unless no feasible alternative is available. Final determination of lateral location shall be approved by the Development Services Manager. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of April, 2010, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

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Randall Elliott, Chair

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary

RESOLUTION NO. 2010 – \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 09-500-05 (SPECIAL USE PERMIT) TO ALLOW THE CONSTRUCTION OF FOUR DETACHED SINGLE-FAMILY DWELLINGS ON FOUR LOTS WITHIN TENTATIVE SUBDIVISION MAP NO. 5862, LOCATED AT 1071 NORTH VENTURA ROAD (APN: 181-0-191-27), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY RAÚL OROZCO, 312 CAMARILLO DRIVE, CAMARILLO, CA 93010.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 09-500-05, filed by Raúl Orozco in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Section 15332 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

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

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

WHEREAS, the Planning Commission 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.

**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	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 February 25, 2010, (“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 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 36 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. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

## **LANDSCAPE STANDARD CONDITIONS**

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

## **LANDSCAPE SPECIAL CONDITIONS**

21. 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.
22. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the Landscape Water Conservation Standards.
23. Developer shall join the existing Strawberry Fields Landscape Maintenance District and pay its prorated share for joining the district and for maintenance of the Strawberry Fields Landscape maintenance areas.
24. A Home Owners Association shall be established and shall include: (1) the landscape parkways (including the mail box enclosure) on Oneida Court; (2) the future driveway area between lot 4 and an adjacent existing lot; (3) the landscape traffic island in the middle of Oneida Court; and Parcel "A" until such time it is turned over to the City.

25. Staff accepts and approves the December 19, 2006 arborist's tree report appraisal value of \$29,058 as prepared for the value of the existing *Pinus pinea* tree located at 1063 Ventura Rd. This tree shall remain at its present location and shall be protected at all times from ongoing site development.

#### **FIRE DEPARTMENT STANDARD CONDITIONS**

26. 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*)
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. The turning radius of all project property driveways and turnaround areas used for access shall be approved by the City Traffic Engineering Department.
32. 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*)
33. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturers specifications. It shall be hardwired with a battery backup.(FD, *F-17*)

#### **FIRE DEPARTMENT SPECIAL CONDITIONS**

34. Fire sprinkler coverage is required for:
  - a. Patios, overhangs or any other projections that are 48" or more from the structure.
  - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
  - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
35. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

## PLANNING DIVISION STANDARD CONDITIONS

36. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
37. 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)
38. 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)
39. 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)
40. 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)
41. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, PL-11)
42. During construction, Developer shall control dust by the following activities:
  - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
  - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, PL-12)
43. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
44. Developer shall provide a rear patio concrete slab of at least 100 square feet. (PL/B, PL-26)

45. 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*)
46. 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*)
47. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
48. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
49. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
50. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits. (PL, *PL-28*)
51. Prior to the close of escrow for each dwelling unit, Developer shall provide the buyer with a written guarantee that the exterior finishes of the dwelling unit will remain in good condition for at least five (5) years from the final building permit inspection and sign off. Developer shall provide a copy of the guarantee to Planning staff prior to final Planning Division inspection and sign off. (PL, *PL-29*)
52. Developer shall provide masonry walls on street side yards and along project perimeter property lines. Developer shall install interior lot line fences, to be constructed of wood or other material, subject to the approval of the Planning Division Manager. (PL/B, *PL-31*)
53. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of the private cul-de-sac, parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)
54. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures 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. (DS/B, *PL-34*)

## **PLANNING DIVISION SPECIAL CONDITIONS**

55. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
56. For that portion of proposed Parcel A easterly of the back of sidewalk of the extension of Oneida Court and subject to the irrevocable offer to the City, all property owners and residents shall be prohibited from parking vehicles, installing paving or improvements, installing structures, or establishing any other land use.
57. Developer shall participate in the City's Art in Public Places Program in accordance with City Council Resolution No. 13,103. All new development shall pay a public art fee of \$0.20 per square foot of roofed building area. Such fee shall be paid prior to the issuance of a building permit. (PL/DS)
58. 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. (PL)
59. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (PL)
60. Construction activities shall be subject to the City's noise ordinance contained in City Code Chapter 7, Article XI (Sound Regulation), and shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays, including Saturday. (PL)

## **ENVIRONMENTAL RESOURCES DIVISION**

61. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall submit a "Solid Waste Management & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to Planning Division and Environmental Resources Division 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 Solid Waste Management and Recycling Plan form.

62. Developer shall follow the 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 the Solid Waste Management & Recycling 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 Solid Waste Management and Recycling C&D Report form prior to issuance of a certificate of occupancy.
  
63. 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.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of April, 2010, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

\_\_\_\_\_  
Randall Elliott, Chair

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary