



*Planning Division*

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission

**FROM:** Juan Martinez, Associate Planner

**DATE:** December 2, 2010

**SUBJECT:** Planning and Zoning Permit No. 10-550-03 (Major Modification to Planned Development Permit No. 07-540-01), The Artisan Apartments

- 1) **Recommendation:** That the Planning Commission adopt a resolution recommending that City Council approve Planning and Zoning Permit No. 10-510-04 (Major Modification to Special Use Permit No. 1517), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for a three-year time extension (Proposed Expiration December 20, 2013). The approved entitlement proposes to develop a 15.13-acre site with 272 apartments in 15 multi-family buildings, a 5,728 square foot recreational building with a leasing office, and a swimming pool with an associated 1,561 square foot cabana. The project site is located at 2000 East Gonzales Road just east of St. John's Regional Hospital within the East Village Neighborhood and the Northeast Community Specific Plan. Filed by Blake Bunker with Shea Properties, 130 Vantis, Suite 200, Aliso Viejo, CA 92656.
- 3) **Background Information:** On December 20, 2007, the Planning Commission adopted Resolution No. 2007-56, approving PZ 07-540-01, a Planned Development Permit to allow the construction of a 272-unit apartment complex and the related site improvements proposed on a 15.13-acre site. Prior to expiration of the planned development permit's 24-month term, the applicant applied for, and the Planning Manager approved, a one-year administrative time extension of the special use permit. During the past three years, the applicant has pursued construction permits; however, due to economic market conditions the applicant is requesting to have the Planned Development permit extended.
- 4) **Environmental Determination:** In accordance with Section No. 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines (the "General Rule" exemption), the proposed time extension ("the project") is not subject to environmental review. This exemption states that when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is not subject to CEQA. The subject time extension does not change the previously-approved project in its intensity, site configuration, building design, operations,

or land uses, and therefore would not create a significant effect on the environment. Therefore, staff recommends that the Planning Commission accept the Notice of Exemption (See Attachment).

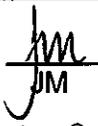
**5) Analysis:** No changes have been made to the previously approved development project. However, City departments were informed of the requested time extension and were given an opportunity to comment or suggest updates to project conditions. Only condition No. 185 needs to be amended to reflect current practice standards involving stormwater treatment and infiltration design standards. All other conditions of approval imposed by Resolution No. 2007-56 are current and remain applicable. Approval of this request will grant the approved Planned Development Permit a three-year time extension to December 20, 2013. The draft resolution incorporated by reference the approved project conditions listed in Resolution No. 2007-56 and lists proposed update to condition No. 185. The December 20, 2007, Planning Commission staff report (without attachments), is attached for reference.

General plan consistency, conformance with zoning standards, site design, circulation and parking, signs, and landscaping have not changed since project approval and circumstances in the project vicinity have not been altered.

**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:**

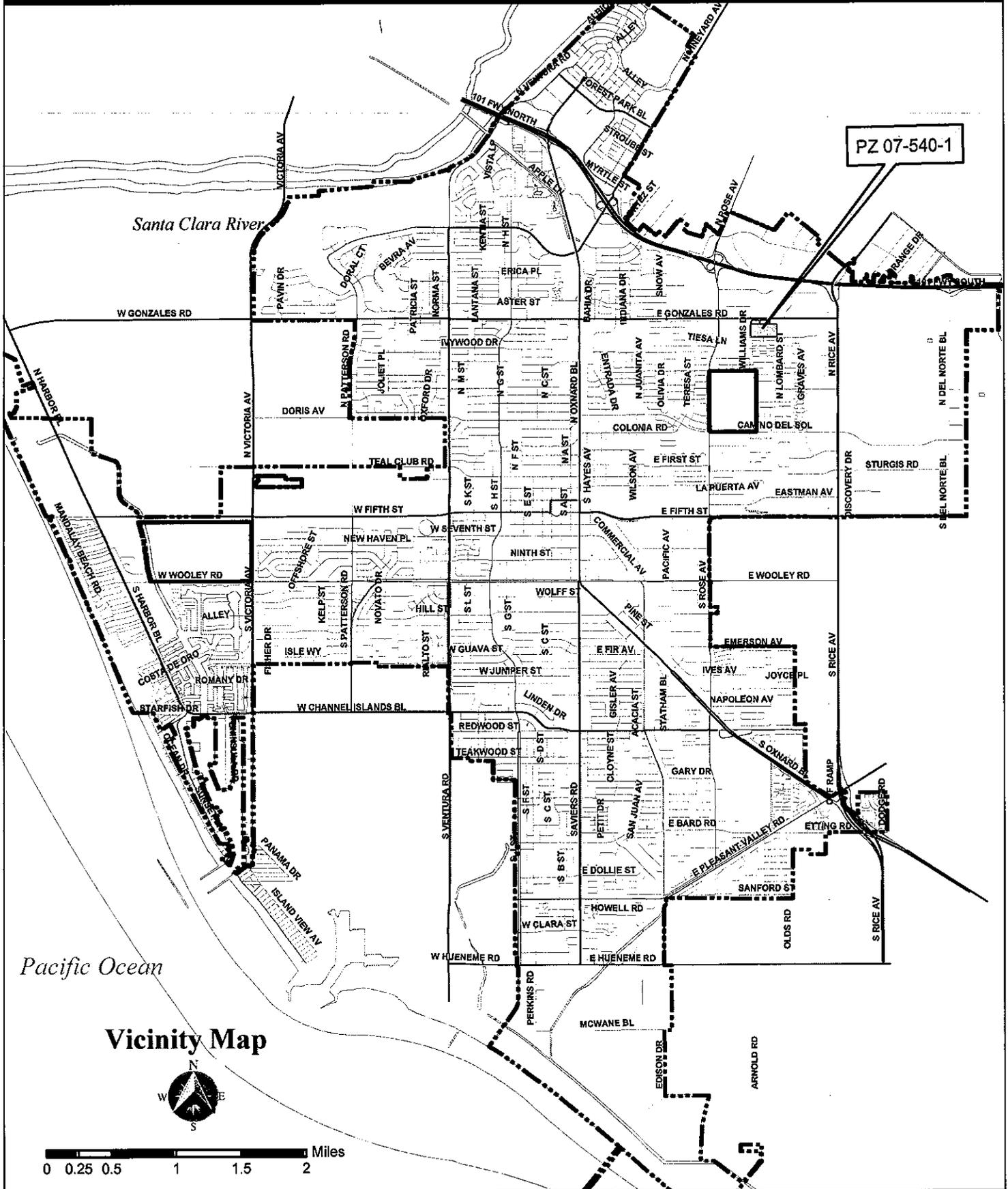
- A. Maps (Vicinity, General Plan, Zoning)
- B. Planning Commission Staff Report w/ out attachments (December 20, 2007)
- C. Reduced Plans
- D. Notice of Exemption
- E. Resolution

Prepared by:	 JM
Approved by:	 SM

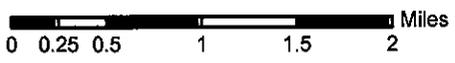
**ATTACHMENT  
A**

**MAPS  
(VICINITY, ZONING, GENERAL PLAN MAP)**

# Vicinity Map

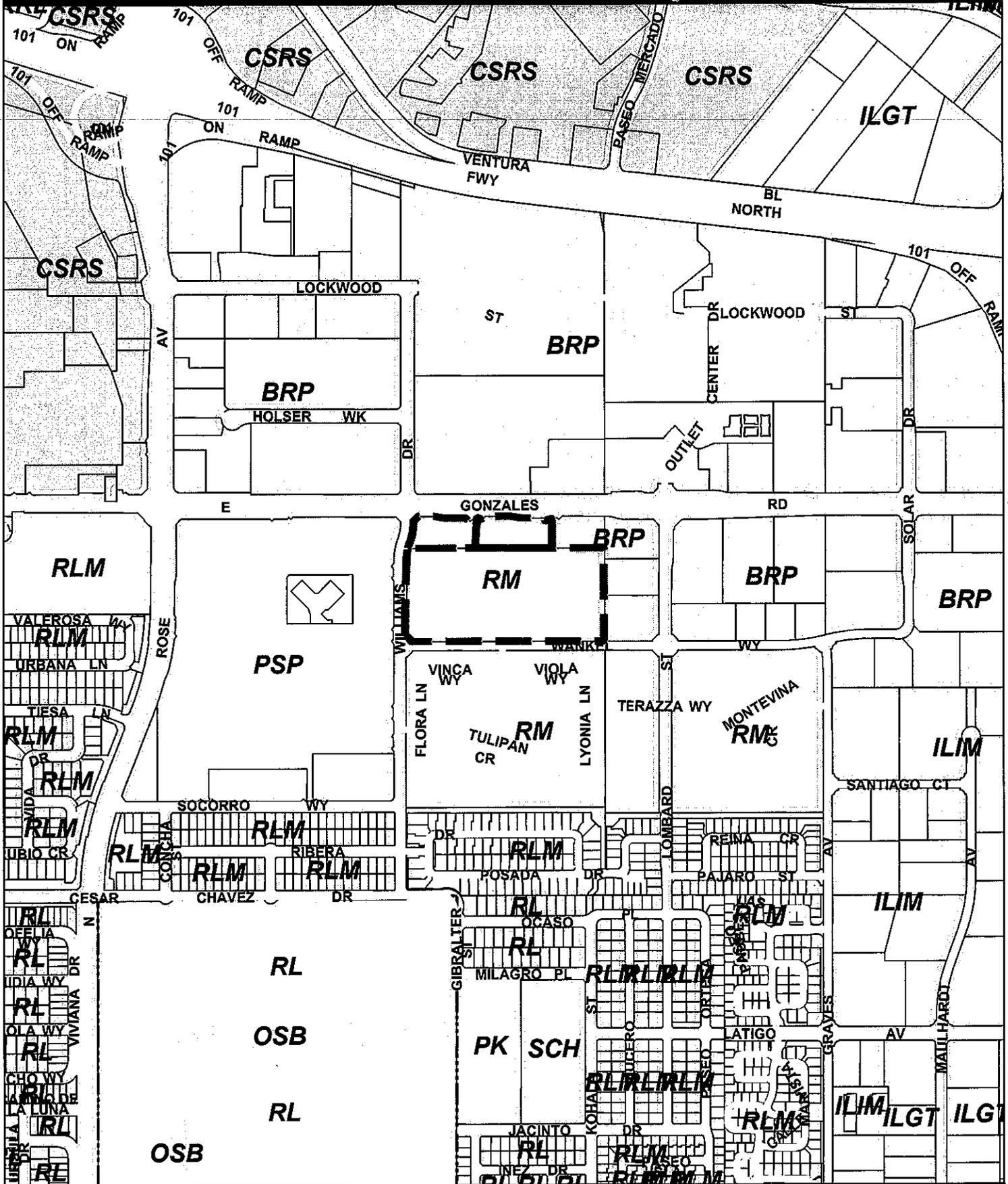


## Vicinity Map



PZ 07-5401  
Location: 2000 & 2001 E. Gonzales Rd.  
APN: 213003145, 213003126, 213003125  
Shea Properties

# General Plan Map

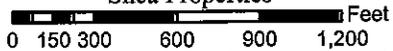


Oxnard Planning  
April 16, 2007

PZ 07-540-1

Location: 2000 & 2001 E. Gonzales Rd.  
APN: 213003145, 213003126, 213003125

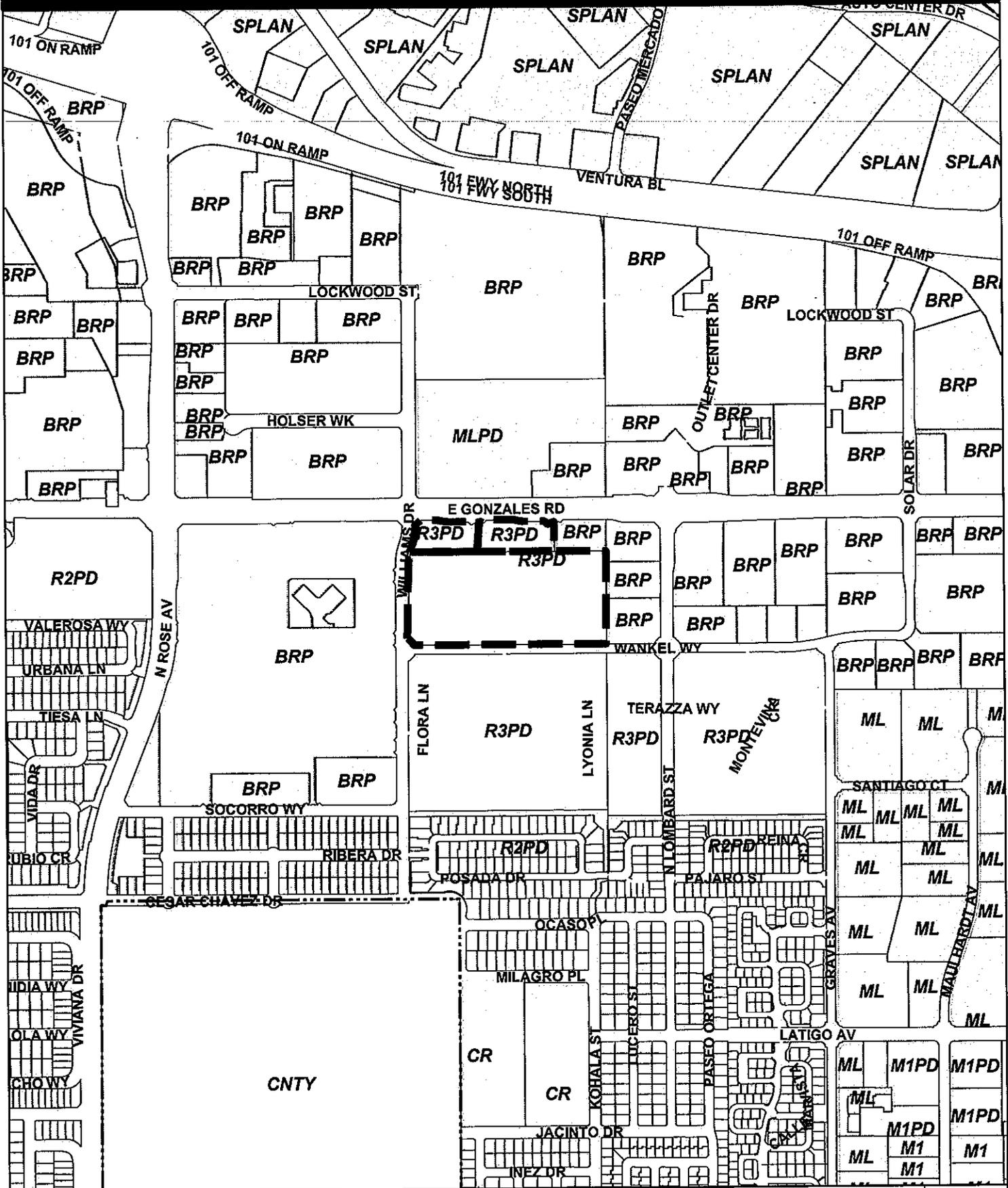
Shea Properties



General Plan Map



# Zone Map



PZ 07-540-1  
 Location: 2000 & 2001 E. Gonzales Rd.  
 APN: 213003145, 213003126, 213003125  
 Shea Properties  
 0 125250 500 750 1,000 Feet

## Zone Map



**ATTACHMENT  
B**

**PLANNING COMMISSION STAFF REPORT  
(DECEMBER 20, 2007)**



Planning Division

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Winston Wright, Associate Planner

**DATE:** December 20, 2007

**SUBJECT:** Planning and Zoning Permit No. 07-540-01 (Planned Development Permit) for 272 Apartments with a Common Recreation Facility and Leasing Building Located on a Vacant 15.13 Acre Property Immediately East of St. John’s Regional Medical Center

- 1) **Recommendation:** That the Planning Commission approve Planning & Zoning Permit No. 07-540-01 (Planned Development Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The proposed planned development is a request to construct 272 apartments including interior access roads, private garages, a central leasing and recreation facility, and a pedestrian path on a vacant 15.13 acre property located immediately east of St. John’s Regional Medical Center within the Northeast Community Specific Plan area (APNs 213-0-031-45, 213-0-031-25, & 213-0-031-24). The development is commonly known as *The Artisan Apartments at East Village*. The request includes a 20% reduction of the required distance between structures and a 25% reduction of the required size of balconies for second and third story units. Filed by Danielle Weiman of Shea Properties, 130 Vantis, Suite 200, Aliso Viejo, CA 92656.
- 3) **Existing & Surrounding Land Uses:** The subject property is a vacant lot zoned R3-PD and is located within the Northeast Community Specific Plan (NECSP).

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R3-PD	Residential Medium	Vacant Land
North	ML-PD & BRP	Business & Research Park	Manufacturing, Warehousing, & Offices
East	BRP	Business & Research Park	Child Care Facility & Offices
South	R3-PD	Residential Medium	Multi-Family Residential
West	BRP	Public/Semi-Public	St. John’s Regional Medical Center

- 4) **General Plan Policies and Land Use Designation Conformance:** The 2020 General Plan and Northeast Community Specific Plan designation for the site is for Residential Medium Density (13-18 Dwelling Units/Acre) (RM) uses. The 2020 General Plan "*designation applies to areas intended for garden apartments and condominiums and other forms of attached housing.*" The NECSP further defines development in the RM areas as "*larger attached multi-family housing developments such as courtyard apartments, condominiums, and other housing up to three stories in height.*" With 18 dwelling units per acre housed in three multi-family structures, the proposed project conforms to both the 2020 General Plan and NECSP. Additionally, the proposed project is in the Garden Apartment (R3-PD) zone district which is consistent the land use designation. Therefore, the project is consistent with the City's 2020 General Plan, the NECSP, and Chapter 16 of the Oxnard City Code.
  
- 5) **Environmental Determination:** *The Artisan Apartments at East Village* is a revised version of the *Gables at East Village* project that was proposed for the subject property (Planned Development Permit No. 03-540-03). *Final Subsequent Environmental Impact Report 03-02* (SEIR 03-02) was prepared to address the potential environmental effects of the proposed Gables project and was certified by the Planning Commission on June 17, 2004. SEIR 03-02 determined that there is the potential for significant impacts in the following areas: aesthetics, air quality, cultural resources, hazards, water quality, land use, noise, and population/housing. SEIR 03-02 concluded that all of the impacts were less than significant or mitigatable to less than significant levels.

The current project differs from the project analyzed in the SEIR 03-02 in the following ways: 1) it reduced the number of proposed residential units from 340 to 272; 2) reduced total number of parking spaces from 707 to 573; 3) increased the number of garage stalls from 364 to 418; 4) eliminated 162 carport spaces; 5) reduced the number of uncovered spaces from 181 to 155; 6) reduced the height of the structures to 35 feet as opposed to 37 feet, 8 inches; 7) modified several architectural details; 8) increased the percentage of land covered by buildings (due to increased number of garages) and 9) decreased the percentage of land covered by paving. According to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, an addendum to SEIR 03-02 may be prepared as only technical changes are proposed in for the current version of the project.

An addendum to the previously certified SEIR 03-02 has been prepared and concludes that there are no additional nor increased possible environmental effects with the proposed project changes that are represented by Planning and Zoning Permit No. 07-540-01 in comparison to the project that was the subject of SEIR 03-02.

**6) Analysis:**

**a. General Discussion:**

The project consists of 272 apartments in 15 multi-family buildings (431,054 square feet of living area), a 5,728 square foot recreational building with a leasing office, and a swimming pool with an associated 1,561 square foot cabana. There are 418 garage parking stalls and 155 guest parking spaces to accommodate the City's parking requirements. The garages are provided on the first floor of the residential structures and in 21 free standing garage structures dispersed throughout the site. The developer is dedicating a public path through the site along the eastern property line to link Gonzales Road to a trail that is designated by the NECSP.

The project meets the design standards for attached dwellings in NECSP and the development standards of the R3 zone district as well as the requirements for attached dwelling units outlined in Chapter 16 of the Oxnard City Code. The developer is requesting that the Planning Commission grant two modifications to the development standards: a reduction in the required distance between structures and a reduction in the minimum size for a balcony for second and third story units. The Planning Commission may grant a modification of a numerical standard up to 25 percent. The request includes a 20% reduction of the required distance between structures onsite and a 25% reduction of the required size of balconies for second and third story units. The requested modifications do not represent a reduction of more than 25 percent of the requirements that apply to the basic zone.

**b. Relevant Project and Property History, Related Permits:**

In 2004, *The Gables at East Village* request included a zone change, general plan amendment, and specific plan amendment to designate the site for residential uses. The request also included a planned development permit and density bonus request to develop the site with 340 residential units and a tentative subdivision map for condominium purposes. On June 17, 2004, the Planning Commission certified SEIR 03-02 for *The Gables at East Village* project. However, on August 5, 2004, the Planning Commission denied the entitlement permits. On appeal, the City Council approved the zone change (from Business Research Park Planned Development to Garden Apartment Planned Development), the general plan amendment (from Business Research Park to Residential Low-Medium), the specific plan amendment (from Business Research Park to Residential Low-Medium), and the tentative subdivision map on November 9, 2004. The City Council directed the applicant to redesign the project before they would consider the planned development permit and density bonus requests. Prior to City Council action, the planned development permit and density bonus applications were withdrawn. The approved tentative subdivision map has subsequently expired.

The current project is a revision of *The Gables at East Village* based on the suggestions made by the Planning Commission and Planning Division staff.

c. **Zoning Compliance:** The proposed development is located in the Garden Apartment Planned Development (R3-PD) zone district. In accordance with the City Code, the proposed project may be permitted with a planned development permit. Applicable development standards of the R3-PD zone district and the development standards for attached dwelling outlined in Chapter 16 of the City Code and the design standards for attached dwellings Northeast Community Specific Plan have been compared with the proposed project, as follows:

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLEY
Min. lot area	None	15.13 acres	YES
Min. lot width	None	780 feet at narrowest	YES
Min. lot depth	None	500 feet at narrowest	YES
Max. building height	3 stories at 35 feet	35 feet	YES
Required enclosed parking	[126 one-bedroom units (1 garage stall/unit)] = <b>126 garage stalls</b> + [146 two & three-bedroom units (2 garage stalls/unit)] = <b>292 garage stalls</b> <b>418 garage stalls</b>	<b>418 garage stalls</b>	YES
Required visitor parking	(One visitor space for 1 <sup>st</sup> 30 units + ½ space after 31 <sup>st</sup> unit) <b>30+121=151 visitor spaces</b>	<b>155 visitor parking spaces</b>	YES
Parking location	Garages and parking access from private ways or alleys	Garages and parking access from private ways or alleys	YES
Trash enclosures	In accordance with City Code, number and size to be determined by Solid Waste Division, and with enclosures integrated into the project's design	The trash enclosures are designed in accordance with City Code; each of the 15 multi-family buildings has a trash enclosure as required by the Solid Waste Division and the trash enclosures have been designed to blend into the site as they relate to location and architectural theme.	YES

Landscape Standards			
DESCRIPTION	REQUIREMENT	PROPOSED	COMPLIES
Parking lot landscaping	Landscape fingers required every 10 spaces.	Landscape fingers or end-planters are provided at least every 10 spaces.	YES
Rooftop equipment	May not protrude above height of parapet.	All equipment is screened from view.	YES
Lighting	Comply with City Code.	Wall mounted fixtures & light standard details provided	YES
Bicycle Rack	bike rack for each community recreational area (2)	bike rack for each community recreational area (2)	YES
Parking Lot Striping	City Standard	City Standard	YES
Architectural Standards			
Min. dwelling size	One bedroom= 700 sf Two bedroo = 900 sf	Min. size of one bedroom=716 sf Min. size of two bedroom=1,044 sf	YES
Building Separation	Height of taller structure (35 feet); a 25% reduction may be allowed (26.25 feet).	Minimum 28 feet	At the discretion of PC, a 25% reduction may be allowed.
Recreational Facilities	Common recreational area	Pool area w/cabana, spa, playground, picnic areas, bathrooms & recreational building	YES

Zoning Standards			
DEMAND/REQUIREMENT	REQUIREMENT	PROVIDED	COMPLIANT
Open Area	Minimum 2,500 sf turf area with a minimum dimension of 35'X35'.	A turf area of 9600 sf (200'X48') is provided for recreational use/open space. There are other turf areas that provide passive open space however they are primarily intended to detain storm water on-site.	YES
Distance of Garage from Dwelling Unit	200' Maximum	<200'	YES
Balconies and Patios	2 <sup>nd</sup> and 3 <sup>rd</sup> story units must have a balcony of 100 sq. ft. and they must be 50% enclosed	Each unit has a balcony that is at least 50% enclosed. The smallest balcony is 75 sq. ft.	At the discretion of PC, a 25% reduction may be allowed.
Storage Areas	225 cubic feet for each dwelling unit	225 cubic feet minimum for each dwelling unit	YES
Garages	Automatic door openers & doors must have architectural detail	Automatic door openers & doors have architectural detail	YES

Zoning Standards			
REQUIREMENT	REQUIREMENT	PROVISIONS	COMPLIANCE
Refuse enclosures	Must reflect design elements of project & provide access separate from refuse vehicle access	Reflect design elements of project & provide access separate from refuse vehicle access	YES
Utility Meters	Screened or integrated into building design	Utility plan provided illustrating screening	YES
Neighborhood Community Specific Requirements			
Street setback	15 feet	20 feet from Gonzales Rd, 15 feet from Williams Dr., & 20 from Wankel Way	YES
Side yard setback from adjacent parcel	10 feet	Min.30 feet	YES
Rear yard setback at Wankel Way	20 feet	20 feet	YES
Interior yard space	30% of total area, 10'X10' min. dimensions 15.13 acres X 30%= 4.54 acres	31.2 % or 4.72 acres Exhibit prepared	YES
Front porch or a balcony facing the front	=>30% units must have a front porch or a balcony facing the front of the building	=>30% units have a front porch or a balcony facing the front of the building	YES
Entry	Residential buildings adjacent to a public street shall have the entry oriented and visible to the street and the entries shall be given special emphasis.	All of the building adjacent to a public street have enhanced entries facing the street.	YES

Zoning Standards			
DEVELOPMENT TYPE	REQUIREMENT	PROPOSED	COMPLIES?
Gonzales Rd ROW Dedication	See Figure 4-15 of NECSP	See engineering site plan	YES
Building Surface	<ul style="list-style-type: none"> <li>• Stucco</li> <li>• horizontal wood clapboard (= &lt; 6" wide)</li> <li>• Fenestration design to be carried around side</li> <li>• brick, stone, and/or plaster finish on exterior chimneys with cornice and metal cap</li> <li>• Cantilevers and eaves shall be supported by visible brackets</li> </ul>	<ul style="list-style-type: none"> <li>• horizontal wood clapboard (= &lt; 6" wide)</li> <li>• window treatments and building design carried all the way around building</li> <li>• brick, stone, and/or plaster finish on exterior chimneys with cornice and metal cap on recreation building</li> <li>• Stone finish around base of garages and on some columns</li> <li>• Cantilevers and eaves are supported by visible brackets</li> </ul>	YES
Roofs	<ul style="list-style-type: none"> <li>• Concrete, clay, dimensional asphalt, or fiberglass shingles</li> <li>• Gables preferred</li> <li>• Dormers encouraged</li> <li>• Mansards and shed not permitted</li> </ul>	<ul style="list-style-type: none"> <li>• Dimensional asphalt</li> <li>• Gables provided</li> <li>• Dormers on recreational building</li> <li>• No mansard or</li> </ul>	YES
Buffers/ Greenbelt	30-foot wide minimum path to provide linkage to other areas within the specific plan and to buffer from commercial uses.	30' wide landscaped path would pass through development on eastern property line. Connects Gonzales Road to Rio Lindo Elementary and on to Camino Del Sol through a sidewalk.	YES

- a. **Site Design Analysis:** The subject property is rectangular in shape and is bounded by Gonzales Road to the north, Williams Drive to the west, and Wankel Way to the south. There are entries into the project site from each of the three bordering public roads. The site design places the recreational facility and leasing office as the focal point of the project where the three entry drive aisles converge at the center of the property. Secondary driveways and pedestrian paths provide connections from the central recreational area.

Within the recreational area, there is a combination community building/leasing office, a swimming pool with a cabana including bathrooms, a tot lot, and a barbeque/picnic area. A 9,600 square foot turf area is proposed adjacent to and immediately east of the recreational facility to provide for additional outdoor activity uses and generally providing the site with more open space.

The residential buildings are evenly dispersed throughout the site with most of the primary entrances either facing the public streets or the internal driveways. Two of the residential buildings (BLDG. #2 & BLDG #4) are oriented towards a central path and two (BLDG. #3 & BLDG #5) are oriented towards the public path along the eastern property line. The intent of the buildings' orientation is to "activate" and "have eyes onto" the public streets, private driveways, and paths that run through or around the site. Where the sides of residential buildings abut public streets, central drive aisles, or pathways the side entries have been architecturally enhanced.

Special emphasis has been placed on pedestrian path connectivity throughout and around the site. Concrete sidewalks are laid throughout the project site with stamped concrete crosswalks over the driveways to separate foot traffic from vehicular traffic. Along the frontage of Gonzales Road, Williams Drive, and Wankel Way the public right-of-way has been designed to meet the sidewalk and landscaping standards established by the NECSP. Along the eastern property line a public path links Gonzales Road to a NECSP designated trail. Trail markers will be installed where the path enters the site.

- b. **Circulation and Parking Analysis:** With 418 garage parking stalls and 155 guest parking spaces provided on site, the project has sufficient parking to meet the City's parking requirements. All of the required parking is close enough to the units to meet the City's maximum distance requirements of 200 feet for resident parking and 250 for visitor parking. As a NECSP preference, parking space access is off the private drives with the garage doors and parked cars out of public view to the maximum amount feasible.
- c. **Building Design Analysis:** In keeping with the NECSP architectural design criteria for multi-family attached structures, the project was designed with the California courtyard theme utilizing California craftsman and bungalow architectural elements.

- d. **Signs:** A conceptual sign program has been submitted that has decorative monument signs at the entries, directional signs and key locations, and addresses for the buildings. The signs are integrated into the architectural theme of the project. Prior to the issuance of building permits, the developer shall have a master sign and address plan approved by the Planning Manager in accordance with the City Code.
- e. **Landscaping & Open Space Compliance:** The project meets the NECSP and City Code requirements for landscaping and open space. The public right-of-ways that are adjacent to the site will be improved to match the streetscape design guidelines outlined by the NECSP. The developer will also upgrade and maintain the median landscaping in the center of Gonzales Road to match the design NECSP guidelines.

All onsite landscaping meets the NECSP and the City Code, including the requirement to provide at least one tree for every unit.

- f. **Affordable Housing, Quimby, & TDM fees:** On January 9, 2007, the City Council granted a request to pay an in-lieu affordable housing fee for the subject property. As a residential project, the developer must pay Quimby fees to off-set the project's effect on local parks. Additionally, the project must pay into the TDM air quality impact fees. These fees will be calculated at the time of building permit issuance.

The Oxnard Union High School District, Oxnard School District, and the Rio School District collectively entered into a school facilities agreement with the NECSP landowners in 1996 that stipulated residential projects east of Rose Avenue and with the NECSP must pay \$1.2725 per square foot to the Oxnard Union High School District and \$1.7275 per square foot to the Rio School District.

- c. **Development Advisory Committee (DAC) Consideration:** The Development Advisory Committee (DAC) reviewed this project on July 18, 2007 and September 12, 2007. The DAC recommended conditions in the attached resolution.
- d. **Community Input:** The proposed project was put on the agenda for the Community Workshop on September 17, 2007. The applicant mailed notices to the East Village and West Village Neighborhoods and posted the site for the Community Workshop on September 4, 2007. Four people attended the workshop to learn more about the project. One attendee indicated his preference for the revised proposal, and has some concerns relating to traffic. The applicant was also invited to meet separately with the West Village Neighborhood Council.

e. **Attachments:**

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. SEIR No. 03-02
- D. Addendum to SEIR 03-02
- E. June 27, 2007 Revised Traffic and Circulation Study
- F. Resolutions

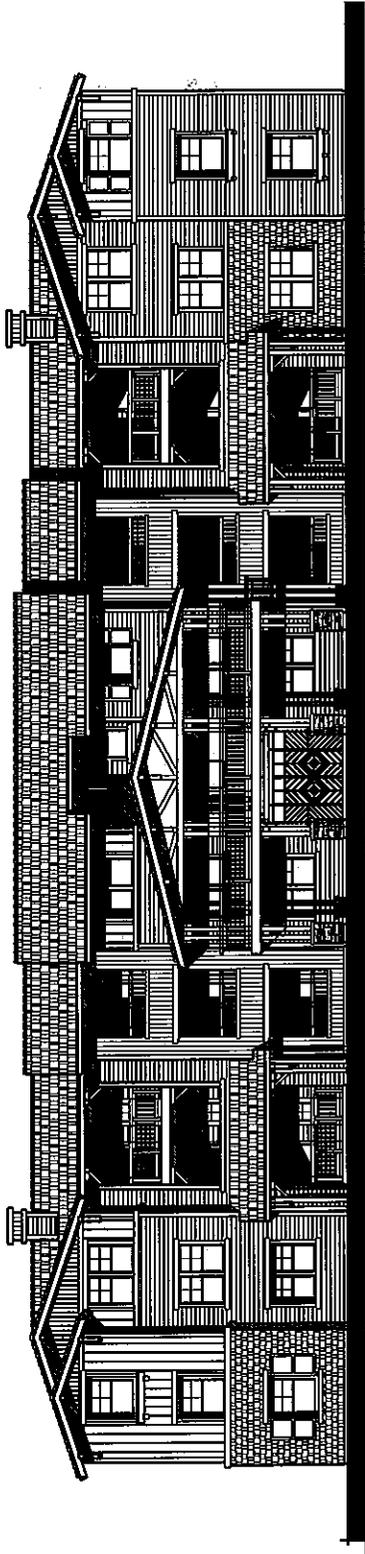
Prepared by:	<u>WW</u> WW
Approved by:	<u>SM</u> SM

**ATTACHMENT  
C**

**REDUCED PLANS**

# THE ARTISAN

CITY OF OXNARD, CALIFORNIA



**PROJECT TEAM**

**SUBCONSULTORS**

SHEA PROPERTIES  
1811 AVENUE, SUITE 200, OXNARD, CA 93030 (805) 388-3000 (FAX) (805) 388-4100

ATTENTION: BRANDIE WANN

**ARCHITECT**

ARCHITECTS ORANGE  
141 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 936-8888

ATTENTION: JENNA GRIMEY

**CIVIL ENGINEER**

RFM CONSULTING  
480 SAN MARCOS AVENUE  
COSTA MESA, CA 92626 (714) 440-1100

ATTENTION: JENNA GRIMEY

**LANDSCAPE ARCHITECT**

SPYGLASS ARCHITECTS  
1015 HANCOCK ROAD, SUITE 100  
OXNARD, CA 93030 (805) 388-3000

ATTENTION: DEBBIE THOMPSON

**SHEET INDEX**

NO.	DESCRIPTION
1	ADMINISTRATIVE SHEETS
2	GENERAL NOTES
3	FOUNDATION PLAN
4	FOUNDATION WALL
5	FOUNDATION WALL
6	FOUNDATION WALL
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8	FOUNDATION WALL
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**PROJECT SUMMARY**

ZONE	UNITS	SQ. FT.	ACRES
RESIDENTIAL MEDIUM DENSITY	272	598,312	13.63
TOTAL GROSS SITE AREA		708,242	16.10

**SITE COVERAGE**

LAND USE	SQ. FT.	ACRES	%
PARKING AREA	302,881	6.95	23.7%
LANDSCAPE AREA	12,571	0.29	1.0%
IMPERVIOUS AREA	392,790	8.89	29.9%
TOTAL	708,242	16.10	100%

**LOT COVERAGE - BUILDINGS & STRUCTURES**

BLDG. NO.	TYPE	QTY.	SQ. FT.	ACRES	%
1	1	1	15,170	0.35	4.7%
2	1	1	8,510	0.19	2.4%
3	1	1	15,170	0.35	4.7%
4	1	1	8,138	0.18	2.3%
5	1	1	15,170	0.35	4.7%
6	1	1	15,170	0.35	4.7%
7	1	1	15,170	0.35	4.7%
8	1	1	15,170	0.35	4.7%
9	1	1	15,170	0.35	4.7%
10	1	1	15,170	0.35	4.7%
11	1	1	15,170	0.35	4.7%
12	1	1	15,170	0.35	4.7%
13	1	1	15,170	0.35	4.7%
14	1	1	15,170	0.35	4.7%
15	1	1	15,170	0.35	4.7%
SUB-TOTAL		15	144,238	3.28	99.1%
LANDSCAPE		1	12,571	0.29	1.7%
IMPERVIOUS		1	815	0.02	0.2%
1 CAR GARAGE		1	815	0.02	0.2%
2 CAR GARAGE		1	1,630	0.04	0.4%
3 CAR GARAGE		1	2,445	0.06	0.6%
4 CAR GARAGE		1	3,260	0.07	0.8%
5 CAR GARAGE		1	4,075	0.09	1.0%
6 CAR GARAGE		1	4,890	0.11	1.3%
7 CAR GARAGE		1	5,705	0.13	1.5%
8 CAR GARAGE		1	6,520	0.14	1.7%
9 CAR GARAGE		1	7,335	0.16	1.9%
10 CAR GARAGE		1	8,150	0.18	2.2%
11 CAR GARAGE		1	8,965	0.20	2.4%
12 CAR GARAGE		1	9,780	0.22	2.6%
13 CAR GARAGE		1	10,595	0.23	2.8%
14 CAR GARAGE		1	11,410	0.25	3.0%
15 CAR GARAGE		1	12,225	0.27	3.2%
SUB-TOTAL		15	144,238	3.28	99.1%
LANDSCAPE		1	12,571	0.29	1.7%
IMPERVIOUS		1	815	0.02	0.2%
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15 CAR GARAGE		1	12,225	0.27	3.2%
SUB-TOTAL		15	144,238	3.28	99.1%

**BUILDING SQ. FT.**

BLDG. NO.	TYPE	QTY.	SQ. FT.	ACRES	%
1	1	1	15,170	0.35	4.7%
2	1	1	8,510	0.19	2.4%
3	1	1	15,170	0.35	4.7%
4	1	1	8,138	0.18	2.3%
5	1	1	15,170	0.35	4.7%
6	1	1	15,170	0.35	4.7%
7	1	1	15,170	0.35	4.7%
8	1	1	15,170	0.35	4.7%
9	1	1	15,170	0.35	4.7%
10	1	1	15,170	0.35	4.7%
11	1	1	15,170	0.35	4.7%
12	1	1	15,170	0.35	4.7%
13	1	1	15,170	0.35	4.7%
14	1	1	15,170	0.35	4.7%
15	1	1	15,170	0.35	4.7%
SUB-TOTAL		15	144,238	3.28	99.1%
LANDSCAPE		1	12,571	0.29	1.7%
IMPERVIOUS		1	815	0.02	0.2%
1 CAR GARAGE		1	815	0.02	0.2%
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13 CAR GARAGE		1	10,595	0.23	2.8%
14 CAR GARAGE		1	11,410	0.25	3.0%
15 CAR GARAGE		1	12,225	0.27	3.2%
SUB-TOTAL		15	144,238	3.28	99.1%

**TOTAL RESIDENTIAL BUILDING UNIT MIX AND SITE DATA**

BLDG. NO.	TYPE	QTY.	1 BDR. UNITS	2 BDR. UNITS	3 BDR. UNITS	TOTAL
1	1	1	1	0	0	1
2	1	1	1	0	0	1
3	1	1	1	0	0	1
4	1	1	1	0	0	1
5	1	1	1	0	0	1
6	1	1	1	0	0	1
7	1	1	1	0	0	1
8	1	1	1	0	0	1
9	1	1	1	0	0	1
10	1	1	1	0	0	1
11	1	1	1	0	0	1
12	1	1	1	0	0	1
13	1	1	1	0	0	1
14	1	1	1	0	0	1
15	1	1	1	0	0	1
TOTAL		15	15	0	0	15

**TOTAL RESIDENTIAL UNIT LEASABLE SQUARE FOOTAGE**

BLDG. NO.	UNIT TYPE	QTY.	SQ. FT.	%
1	1 BDR./1 BATH	1	15,170	100%
2	1 BDR./1 BATH	1	8,510	56%
3	1 BDR./1 BATH	1	15,170	100%
4	1 BDR./1 BATH	1	8,138	56%
5	1 BDR./1 BATH	1	15,170	100%
6	1 BDR./1 BATH	1	15,170	100%
7	1 BDR./1 BATH	1	15,170	100%
8	1 BDR./1 BATH	1	15,170	100%
9	1 BDR./1 BATH	1	15,170	100%
10	1 BDR./1 BATH	1	15,170	100%
11	1 BDR./1 BATH	1	15,170	100%
12	1 BDR./1 BATH	1	15,170	100%
13	1 BDR./1 BATH	1	15,170	100%
14	1 BDR./1 BATH	1	15,170	100%
15	1 BDR./1 BATH	1	15,170	100%
TOTAL		15	144,238	100%

**THE ARTISAN**  
APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA  
**SHEA PROPERTIES**  
120 WENTWORTH DRIVE, ALISO VIEJO, CA 92656 (949) 586-7600; FAX: (949) 586-7627

PLANNING COMMISSION SUBMITTAL  
**ARCHITECTS ORANGE**  
144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 539-6880

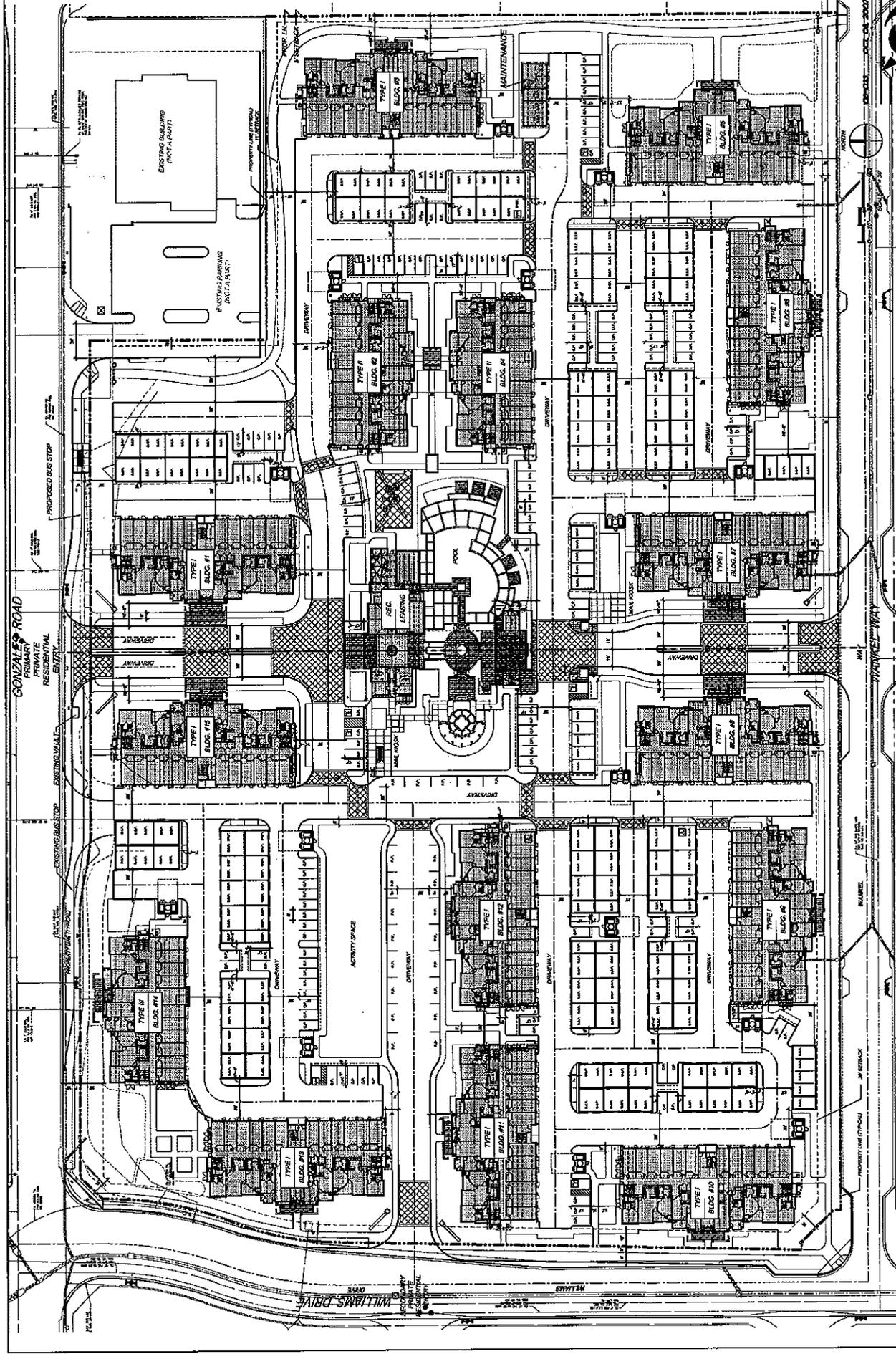


**PARKING ALLOCATION**

TYPE I	UNIT TYPES	QTY.	RATIO	TOTAL QTY.
A. TOTAL REQUIRED	1 BDR. UNITS	15	1.00	15
	2 BDR. UNITS	0	0.00	0
	3 BDR. UNITS	0	0.00	0
TOTAL REQUIRED PARKING		15		15
B. TOTAL PROVIDED	1 BDR. UNITS	2	1.33	2
	2 BDR. UNITS	8	2.00	16
	3 BDR. UNITS	1	2.00	2
TOTAL PROVIDED PARKING		11		18

**PARKING SUMMARY**

TYPE I	UNIT TYPES	QTY.	RATIO	TOTAL QTY.
A. TOTAL REQUIRED	1 BDR. UNITS	15	1.00	15



PLANNING COMMISSION SUBMITTAL

SITE PLAN

OXNARD, CALIFORNIA

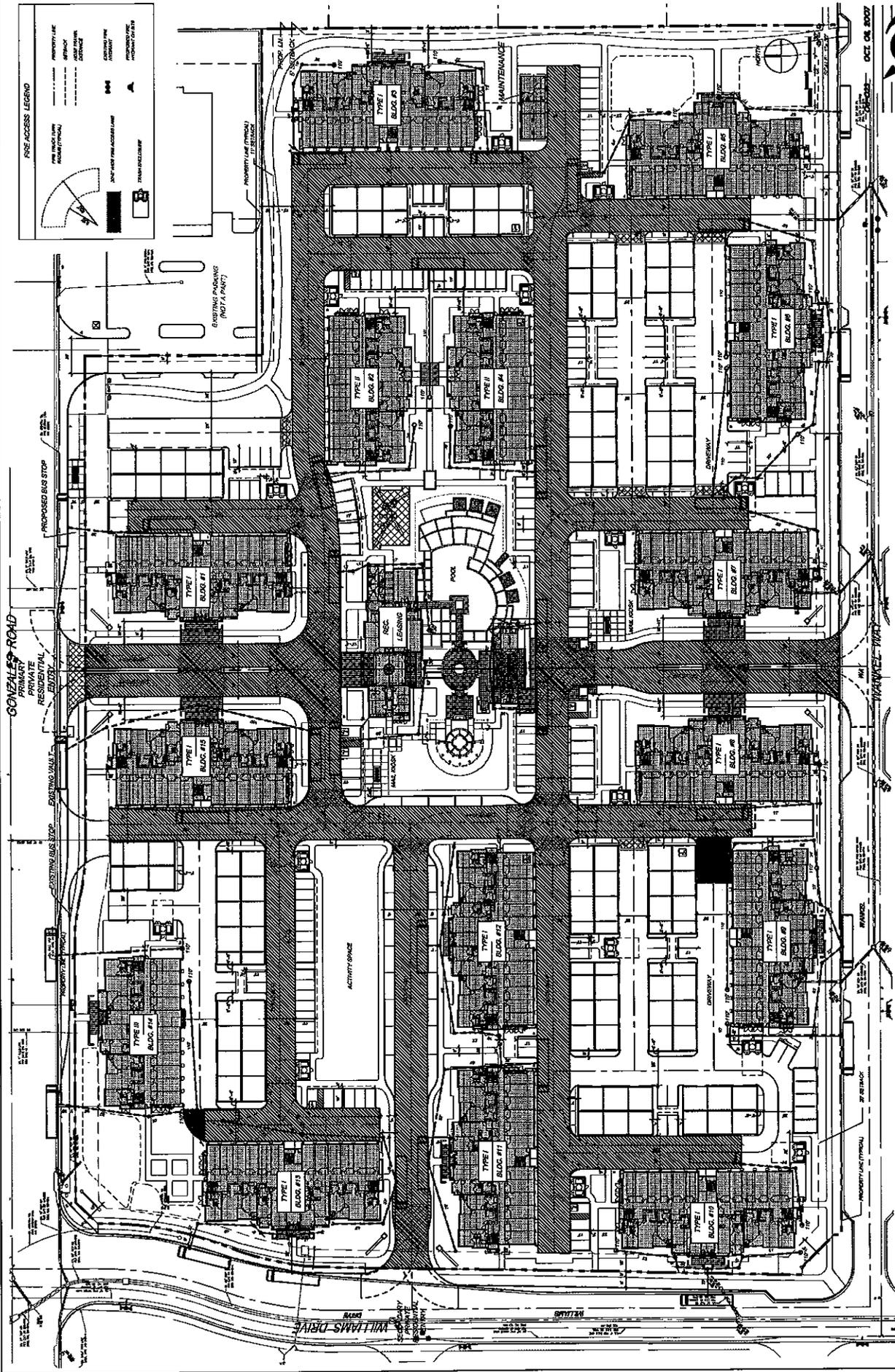
**THE ARTISAN**  
APARTMENTS AT EAST VILLAGE

ARCHITECTS ORANGE  
14 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 638-6880

**SHEA PROPERTIES**  
193 WANTON, SUITE 200, ALISO VIEJO, CA 92686 (949) 380-7000 FAX: (949) 380-7822

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A-1-1 OF 21 SHEETS





**THE ARTISAN**  
APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA  
**SHEA PROPERTIES**  
130 WATKINS, SUITE 200, ALISO VIEJO, CA 92652 (PH) 949-380-7000; FAX: (PH) 380-7002

FIRE ACCESS PLAN

PLANNING COMMISSION SUBMITTAL



**ARCHITECTS ORANGE**  
144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 639-8800

OCT. 08. 2007

04-029 OCT. 04, 2007



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A... OF... SHEETS

SCALE: 1/8" = 1'-0"  
0' 4" 8" 16'

PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE  
144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 259-8880

OXNARD, CALIFORNIA  
SHEA PROPERTIES  
130 WINTERS, SUITE 200, ALISO VIEJO, CA 92558 (949) 366-7000; FAX: (949) 363-7402

THE ARTISAN  
APARTMENTS AT EAST VILLAGE

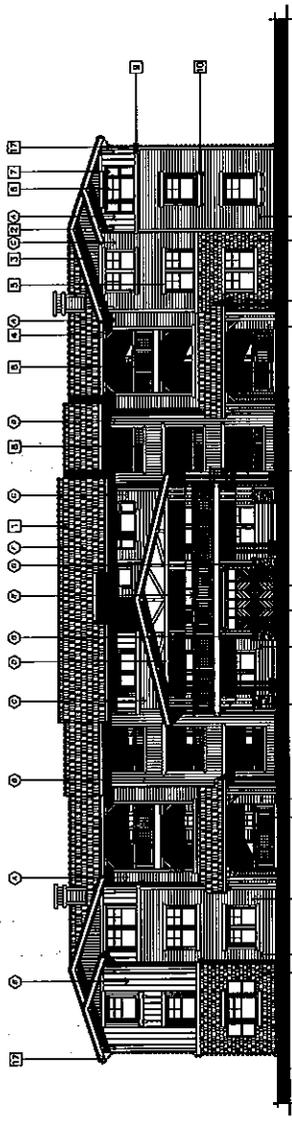
MATERIALS AND FINISH LEGEND	
SCHEMATIC	
1	ASPHALT FLAT/VAULTED ROOF
2	DAWN CASSETS
3	WOOD LAMINATE
4	EXPOSED RAFTER TAILS
5	PAINTED WINDOW TRIM
6	WOOD SHIMMER
7	ACQUANTINE SHUTTLES
8	PAINTED METAL HANGING
9	DECORATIVE PLYWOOD
10	WATERMARK LVP SLABS
11	HORIZONTAL SLAT
12	HORIZONTAL VERTICAL SLAT
13	STUMP TRIMMER
14	TRUSS
15	WOOD PILING AT GROUND LEVEL
16	WOOD PILING AT GROUND LEVEL
17	WOOD PILING AT GROUND LEVEL
18	WOOD PILING AT GROUND LEVEL
19	METAL ACCESS GRATE

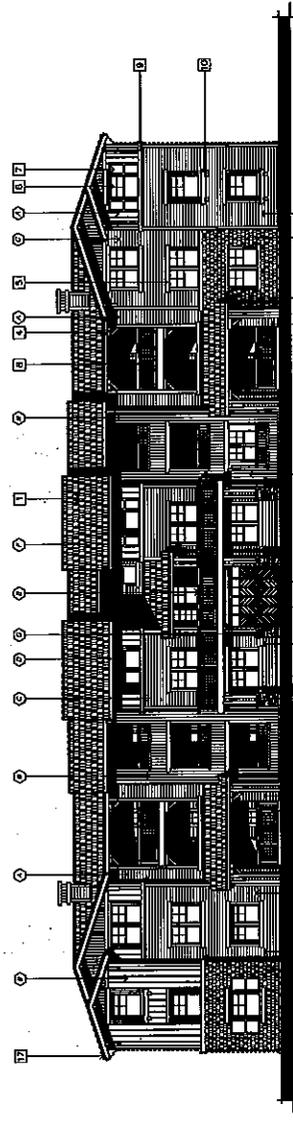
COLOR LEGEND SCHEME #1	
SCHEMATIC	
1	LAMINATE WOOD ON WOOD
2	WATERMARK LVP SLABS
3	WOOD SHIMMER
4	WOOD SHIMMER
5	WOOD SHIMMER
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COLOR LEGEND SCHEME #2	
SCHEMATIC	
1	WOOD SHIMMER
2	WOOD SHIMMER
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TYPICAL FRONT ELEVATION - BLDG. # 1, 3, 5, 7, 8, 11, 12, 13 & 15

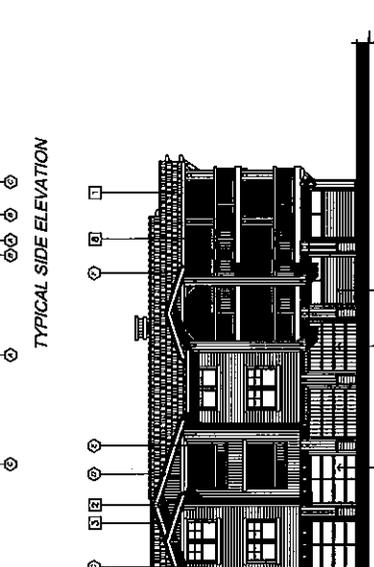
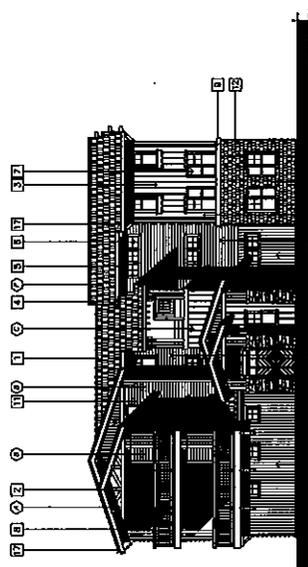
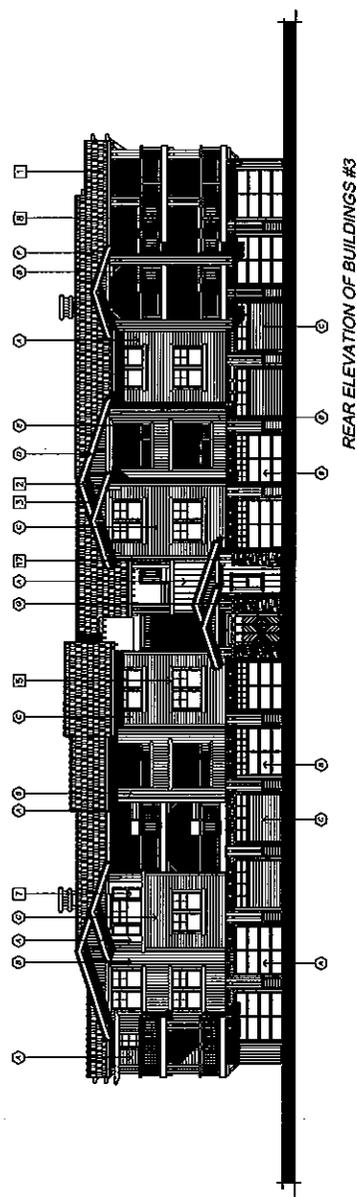


FRONT ELEVATION - BLDG. # 6, 9 & 10

BUILDING TYPE I - FRONT ELEVATIONS

COLOR LEGEND SCHEME #1	
FINISHES	
1	SPH/PLT BRICK/BLK BLDG
2	OUTDOOR
3	SPRNG AND BUTTR
4	SPRNG/BLK/BLK
5	SPRNG/BLK/BLK
6	SPRNG/BLK/BLK
7	SPRNG/BLK/BLK
8	SPRNG/BLK/BLK
9	SPRNG/BLK/BLK
10	SPRNG/BLK/BLK
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71	SPRNG/BLK/BLK
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73	SPRNG/BLK/BLK
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95	SPRNG/BLK/BLK
96	SPRNG/BLK/BLK
97	SPRNG/BLK/BLK
98	SPRNG/BLK/BLK
99	SPRNG/BLK/BLK
100	SPRNG/BLK/BLK

COLOR LEGEND SCHEME #2	
FINISHES	
1	SPH/PLT BRICK/BLK BLDG
2	OUTDOOR
3	SPRNG AND BUTTR
4	SPRNG/BLK/BLK
5	SPRNG/BLK/BLK
6	SPRNG/BLK/BLK
7	SPRNG/BLK/BLK
8	SPRNG/BLK/BLK
9	SPRNG/BLK/BLK
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97	SPRNG/BLK/BLK
98	SPRNG/BLK/BLK
99	SPRNG/BLK/BLK
100	SPRNG/BLK/BLK



SCALE: 1/8" = 1'-0"



PLANNING COMMISSION SUBMITTAL

OXNARD, CALIFORNIA  
SHEA PROPERTIES

**THE ARTISAN**  
APARTMENTS AT EAST VILLAGE

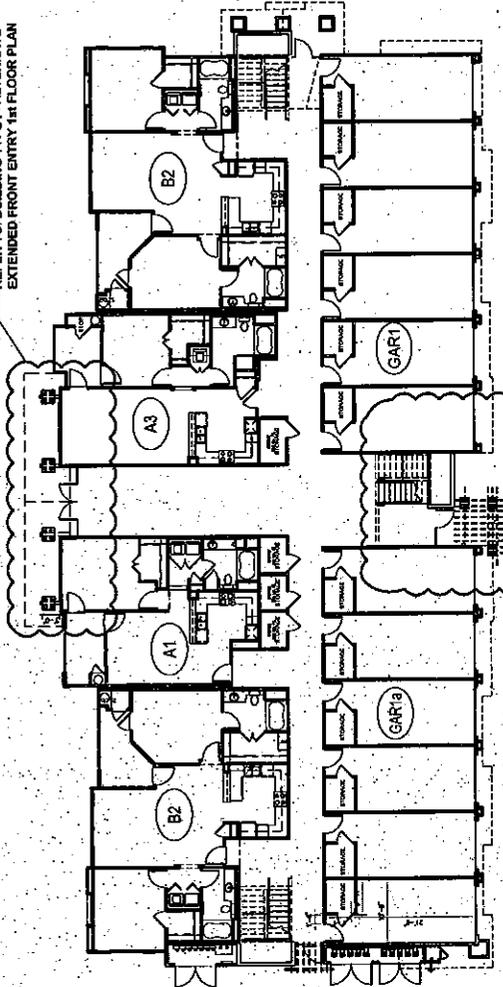
ARCHITECTS ORANGE  
144 NORTH ORANGE STREET, ORANGE, CA 92665 (714) 829-2880

04-029 OCT. 04, 2007



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144 North Orange Street, Orange, CA 92665  
Tel: (714) 829-2880 Fax: (714) 829-2881  
A..E. OF J.L. SHEETS

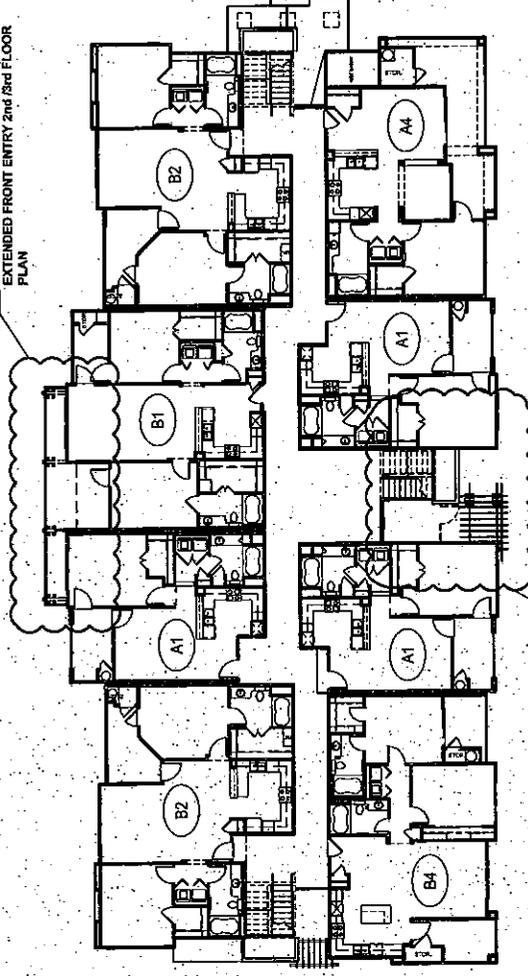
REFER TO BUILDING TYPE I - ALTERNATE  
EXTENDED FRONT ENTRY 1st FLOOR PLAN



BUILDING TYPE I - 1st FLOOR PLAN  
ONLY OCCURS ON BUILDINGS # 1,6,9,10,12 & 15

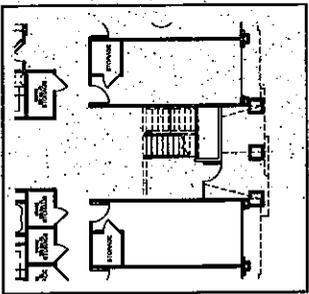
REFER TO BLDG'S ALTERNATE  
ENTRANCE REAR ENTRY  
1st FLOOR PLAN ON BUILDING #3

REFER TO BUILDING TYPE I - ALTERNATE  
EXTENDED FRONT ENTRY 2nd/3rd FLOOR  
PLAN

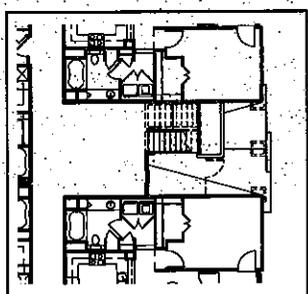


BUILDING TYPE I - 2nd / 3rd FLOOR PLAN  
ONLY OCCURS ON BUILDINGS # 6,9 & 10

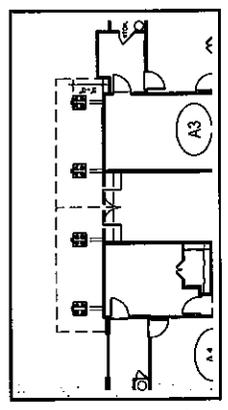
REFER TO BUILDING TYPE I -  
ALTERNATE REAR ENTRY 2nd / 3rd  
FLOOR PLAN ON BUILDING # 3



BUILDING TYPE I - ALTERNATE  
REAR ENTRY 1st FLOOR PLAN  
ON BUILDING # 3

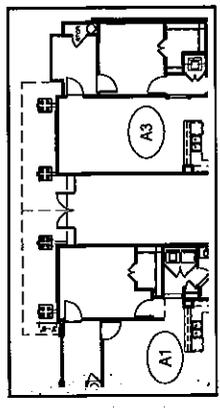


BUILDING TYPE I - ALTERNATE  
REAR ENTRY 2nd/3rd FLOOR PLAN  
ON BUILDING # 3



BUILDING TYPE I - ALTERNATE EXTENDED  
FRONT ENTRY 1st FLOOR PLAN  
ONLY OCCURS ON BUILDINGS  
# 1,3,5,7,8,11,12 & 13

GROUND FLOOR PLAN  
1/8" = 1' 0" FT



BUILDING TYPE I - ALTERNATE EXTENDED  
FRONT ENTRY 2nd/3rd FLOOR PLAN  
ONLY OCCURS ON BUILDINGS  
# 1,3,5,7,8,11,12,13 & 15

UPPER FLOOR PLANS  
1/8" = 1' 0" FT  
UPPER FLOOR PLANS  
1/8" = 1' 0" FT

SCALE: 1/8" = 1' 0"

04-035 OCT. 04, 2007



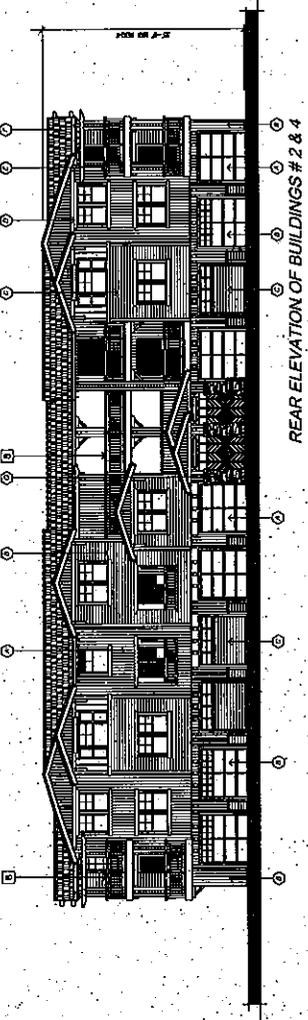
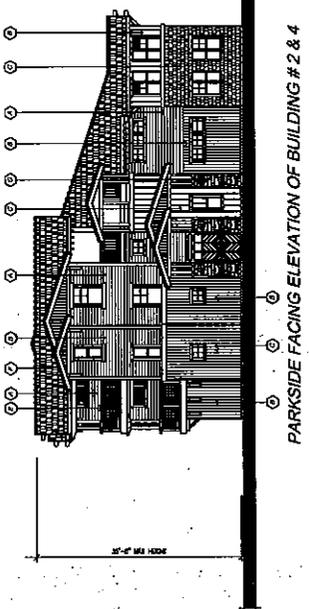
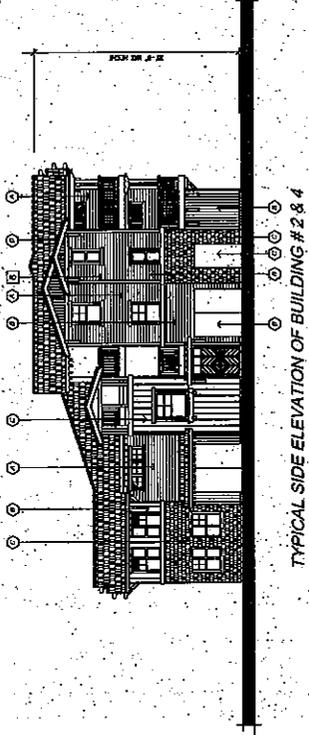
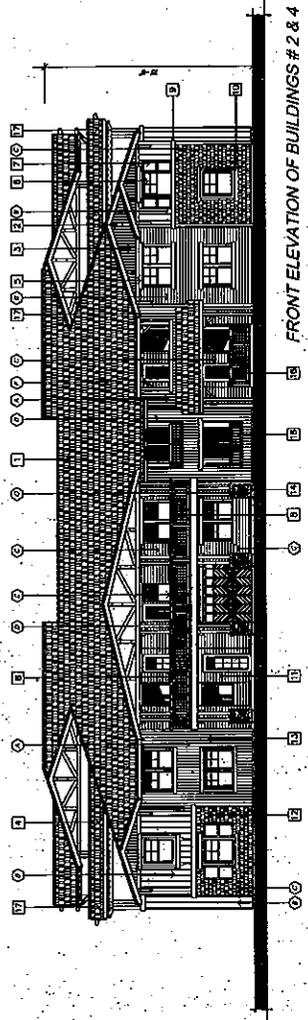
ARCHITECTS ORANGE  
147 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 909-8899

**THE ARTISAN**  
APARTMENTS AT EAST VILLAGE  
OXNARD, CALIFORNIA  
SHEA PROPERTIES  
130 WINTER STREET 2ND FLOOR, ALISO VIEJO, CA 92656 (949) 386-7766; FAX: (949) 386-7432

PLANNING COMMISSION SUBMITTAL  
BUILDING TYPE I - FLOOR PLANS

MATERIALS AND FINISH LEGEND	
1	CONCRETE
2	BRICK
3	WOOD Siding
4	WOOD Shingles
5	WOOD Paneling
6	WOOD Trim
7	WOOD Decking
8	WOOD Stair Treads
9	WOOD Stair Risers
10	WOOD Balustrade
11	WOOD Decking
12	WOOD Stair Treads
13	WOOD Stair Risers
14	WOOD Balustrade
15	WOOD Decking
16	WOOD Stair Treads
17	WOOD Stair Risers
18	WOOD Balustrade
19	WOOD Decking
20	WOOD Stair Treads
21	WOOD Stair Risers
22	WOOD Balustrade
23	WOOD Decking
24	WOOD Stair Treads
25	WOOD Stair Risers
26	WOOD Balustrade
27	WOOD Decking
28	WOOD Stair Treads
29	WOOD Stair Risers
30	WOOD Balustrade
31	WOOD Decking
32	WOOD Stair Treads
33	WOOD Stair Risers
34	WOOD Balustrade
35	WOOD Decking
36	WOOD Stair Treads
37	WOOD Stair Risers
38	WOOD Balustrade
39	WOOD Decking
40	WOOD Stair Treads
41	WOOD Stair Risers
42	WOOD Balustrade
43	WOOD Decking
44	WOOD Stair Treads
45	WOOD Stair Risers
46	WOOD Balustrade
47	WOOD Decking
48	WOOD Stair Treads
49	WOOD Stair Risers
50	WOOD Balustrade

COLOR LEGEND	
1	White
2	Black
3	Grey
4	Blue
5	Green
6	Yellow
7	Red
8	Purple
9	Pink
10	Orange
11	Brown
12	Tan
13	Gold
14	Silver
15	Dark Green
16	Dark Blue
17	Dark Red
18	Dark Purple
19	Dark Yellow
20	Dark Grey
21	Dark Brown
22	Dark Tan
23	Dark Gold
24	Dark Silver
25	Dark Green
26	Dark Blue
27	Dark Red
28	Dark Purple
29	Dark Yellow
30	Dark Grey
31	Dark Brown
32	Dark Tan
33	Dark Gold
34	Dark Silver
35	Dark Green
36	Dark Blue
37	Dark Red
38	Dark Purple
39	Dark Yellow
40	Dark Grey
41	Dark Brown
42	Dark Tan
43	Dark Gold
44	Dark Silver
45	Dark Green
46	Dark Blue
47	Dark Red
48	Dark Purple
49	Dark Yellow
50	Dark Grey



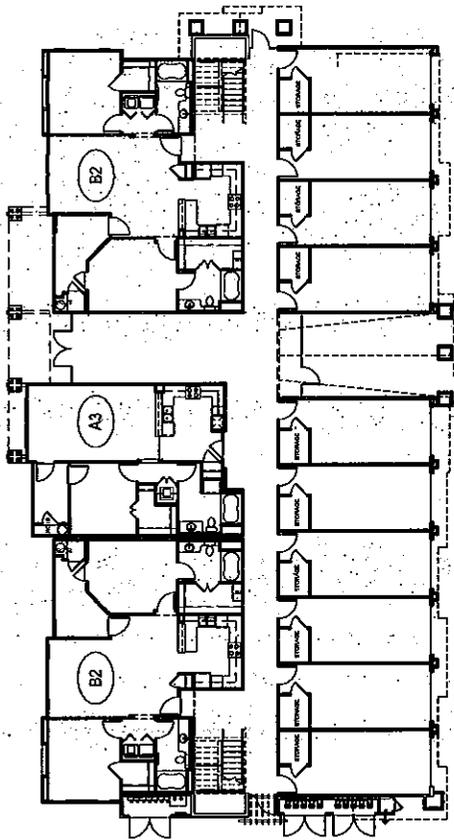
BUILDING TYPE II - ELEVATIONS

OXNARD, CALIFORNIA  
SHEA PROPERTIES

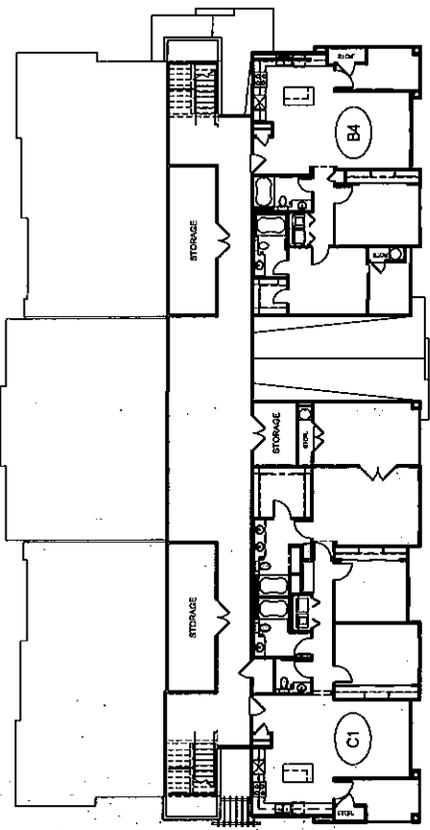
THE ARTISAN  
APARTMENTS AT EAST VILLAGE

PLANNING COMMISSION SUBMITTAL  
ARCHITECTS ORANGE  
141 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 500-9800

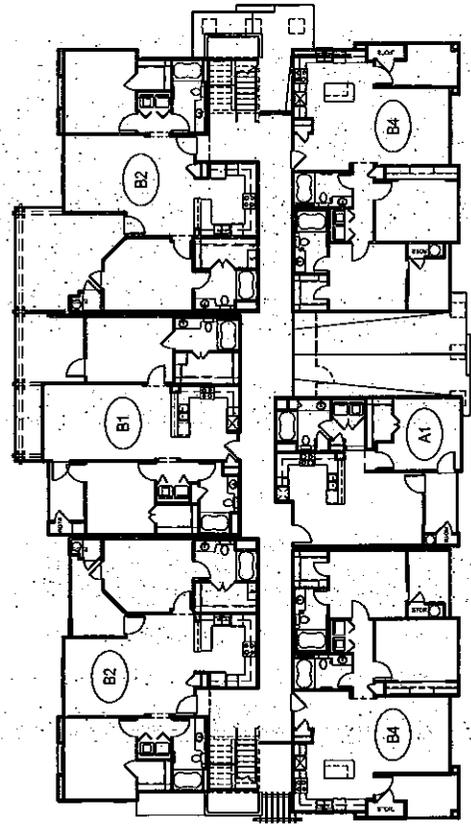
SCALE: 1/8" = 1'-0"  
0' 4' 8' 16'  
04-025 OCT. 04, 2007  
19  
© 2004 Architects Orange  
141 NORTH ORANGE STREET, ORANGE, CA 92668  
PH: (714) 500-9800 FAX: (714) 500-9802  
A.L.S. - CP - 22 SHEETS



BUILDING TYPE II - 1st FLOOR PLAN  
ON BUILDINGS # 2 & 4  
GROUND FLOOR PLAN  
1st FLOOR  
4,238 SQ. FT.



BUILDING TYPE II - 3rd FLOOR PLAN  
ON BUILDINGS # 2 & 4  
THIRD FLOOR PLAN  
3rd FLOOR  
4,238 SQ. FT.



BUILDING TYPE II - 2nd FLOOR PLAN  
ON BUILDINGS # 2 & 4  
SECOND FLOOR PLAN  
2nd FLOOR  
4,238 SQ. FT.

**THE ARTISAN**  
APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA

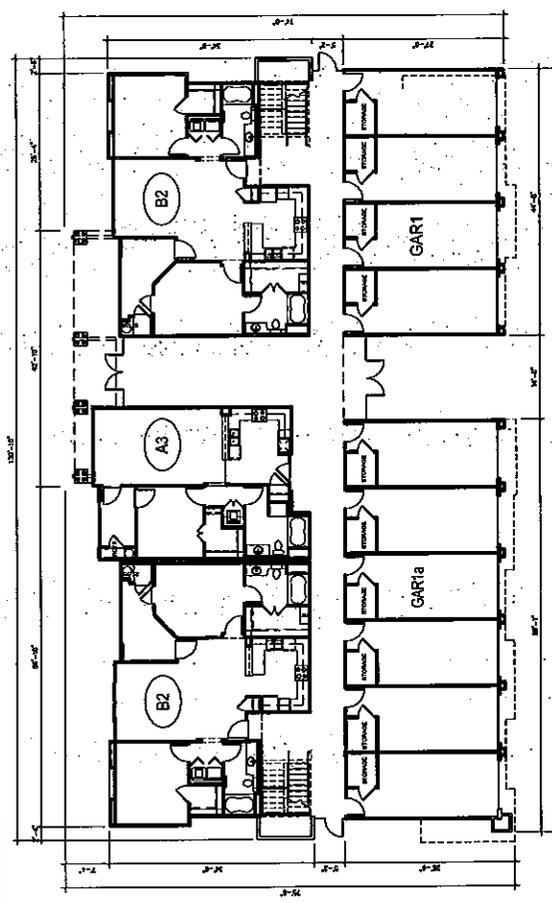
**SHEA PROPERTIES**

130 WANTS, SUITE 200, ALHAMBRA, CA 91801 (618) 360-7000 FAX (618) 360-7102

BUILDING TYPE II - FLOOR PLANS  
PLANNING COMMISSION SUBMITTAL

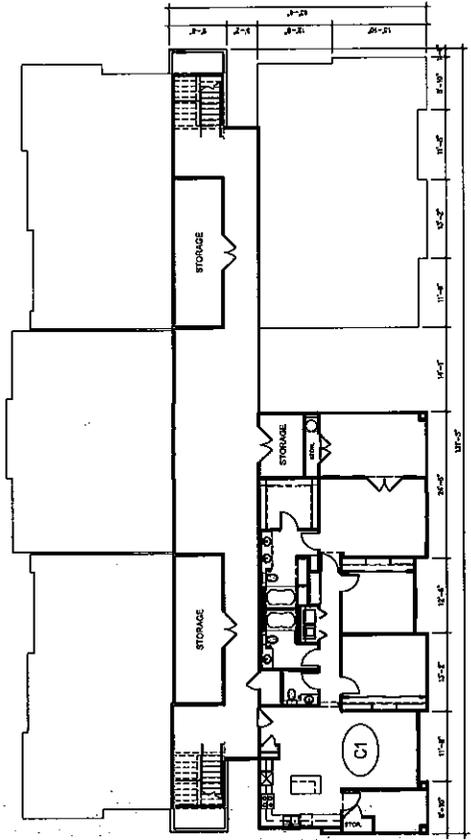
ARCHITECTS ORANGE  
114 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 859-9850

04-025 OCT. 08, 2007  
SCALE: 1/8" = 1'-0"  
A.3 OF 21 SHEETS



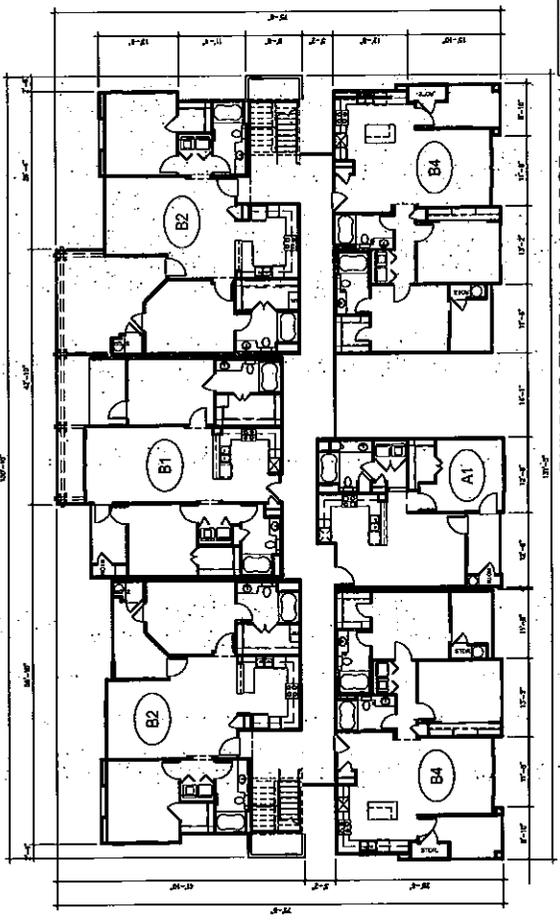
GROUND FLOOR PLAN  
6,511 SQ. FT.

BUILDING TYPE III - 1st FLOOR PLAN  
ON BUILDING # 14



THIRD FLOOR PLAN  
3,296 SQ. FT.

BUILDING TYPE III - 3rd FLOOR PLAN  
ON BUILDING # 14



SECOND FLOOR PLAN  
6,000 SQ. FT.

BUILDING TYPE III - 2nd FLOOR PLAN  
ON BUILDING # 14

SCALE: 1/8" = 1'-0"

04-003 OCT. 08, 2007

BUILDING TYPE III - FLOOR PLANS  
PLANNING COMMISSION SUBMITTAL



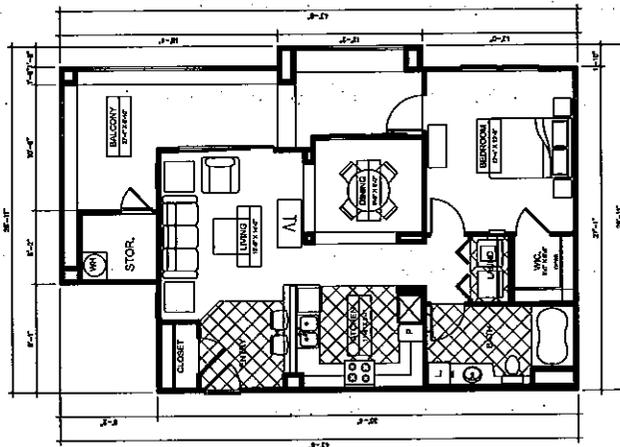
ARCHITECTS ORANGE  
141 NORTH ORANGE STREET, ORANGE, CA 92666 (714) 838-8800

OXNARD, CALIFORNIA  
SHEA PROPERTIES

THE ARTISAN  
APARTMENTS AT EAST VILLAGE

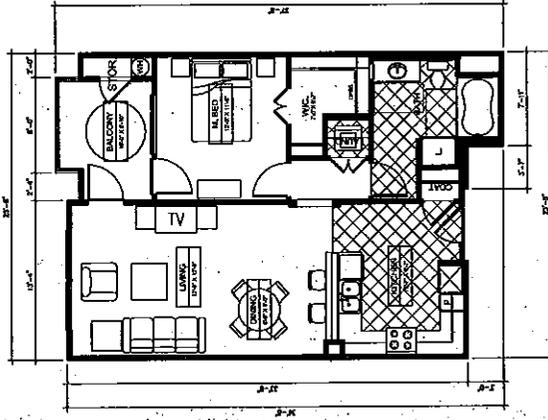
133 WANTS, STATE 008, ALISO VIEJO, CA 92606 (949) 586-7000 FAX: (949) 586-7002

A. 2.0 OF 2.1 SHEETS



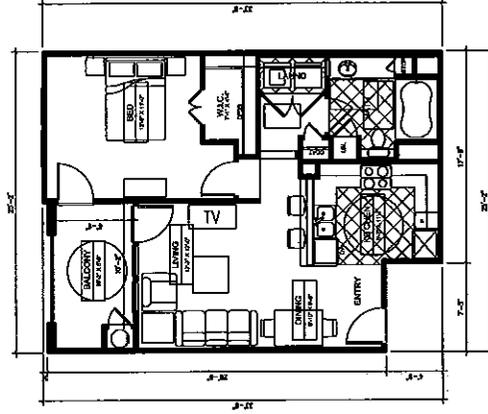
**UNIT A4**  
 UNIT A1 SECOND, THIRD FLOOR PLAN SHEAR  
 MORE CHANGE REPORTS ARE NORMAL 8'-0" (UNITS)

UNIT A4 AREAS	
FIRST, SECOND, THIRD FLOORS	776 SQ. FT.
LANDING	274 SQ. FT.
TOTAL	1050 SQ. FT.
STORAGE/STAIR WAYS	270 SQ. FT.



**UNIT A3**  
 UNIT A1 SECOND, THIRD FLOOR PLAN SHEAR  
 MORE CHANGE REPORTS ARE NORMAL 8'-0" (UNITS)

UNIT A3 AREAS	
FIRST, SECOND, THIRD FLOORS	776 SQ. FT.
LANDING	274 SQ. FT.
TOTAL	1050 SQ. FT.
STORAGE/STAIR WAYS	270 SQ. FT.



**UNIT A1**  
 UNIT A1 SECOND, THIRD FLOOR PLAN SHEAR  
 MORE CHANGE REPORTS ARE NORMAL 8'-0" (UNITS)

UNIT A1 AREAS	
FIRST, SECOND, THIRD FLOORS	776 SQ. FT.
LANDING	274 SQ. FT.
TOTAL	1050 SQ. FT.
STORAGE/STAIR WAYS	270 SQ. FT.

**THE ARTISAN**  
 APARTMENTS AT EAST VILLAGE

OXNARD, CALIFORNIA  
**SHEA PROPERTIES**

130 HWY. SUITE 300, ALISO VIEJO, CA 92656 (PH) 949-388-7700; FAX (PH) 949-388-7822

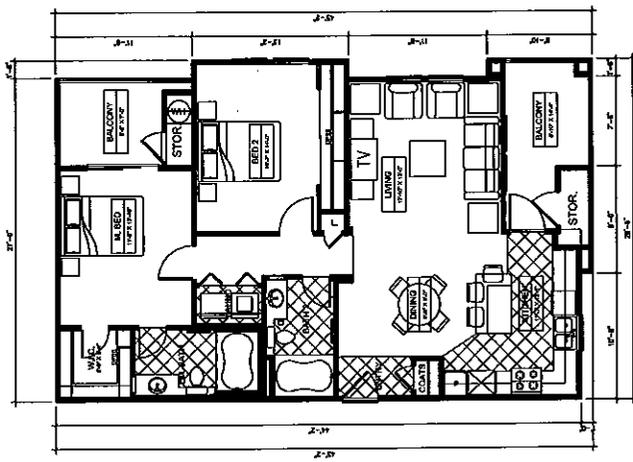
UNIT A1, A3, AND A4 - FLOOR PLANS  
 PLANNING COMMISSION SUBMITTAL

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

04-035 OCT. 04, 2007

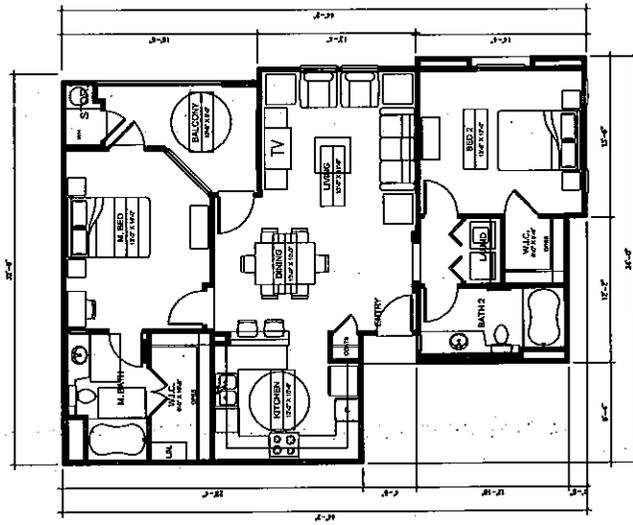


ARCHITECTS ORANGE  
 141 NORTH ORANGE STREET, ORANGE, CA 92660 (714) 694-6800  
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 A-11 OF 21 SHEETS



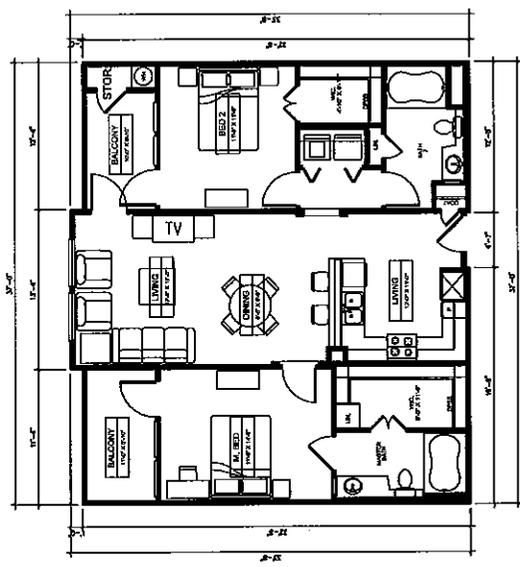
**UNIT B4**  
 UNIT IS SECOND THIRD FLOOR PLANS ONLY  
 NOTE: SEE ARCH SHEETS AND DRAWING 8-10 (PLAN)

UNIT B4 AREAS	
FIRST, SECOND, THIRD FLOORS	1148 SQ. FT.
LIVING	1148 SQ. FT.
KITCHEN	1148 SQ. FT.
BATHS	1148 SQ. FT.
STORAGE/CL. AREAS	234 SQ. FT.
STORAGE/CL. AREAS	234 SQ. FT.



**UNIT B2**  
 UNIT IS SECOND THIRD FLOOR PLANS ONLY  
 NOTE: SEE ARCH SHEETS AND DRAWING 8-10 (PLAN)

UNIT B2 AREAS	
FIRST, SECOND, THIRD FLOORS	1148 SQ. FT.
LIVING	1148 SQ. FT.
KITCHEN	1148 SQ. FT.
BATHS	1148 SQ. FT.
STORAGE/CL. AREAS	234 SQ. FT.
STORAGE/CL. AREAS	234 SQ. FT.



**UNIT B1**  
 UNIT IS SECOND THIRD FLOOR PLANS ONLY  
 NOTE: SEE ARCH SHEETS AND DRAWING 8-10 (PLAN)

UNIT B1 AREAS	
FIRST, SECOND, THIRD FLOORS	1148 SQ. FT.
LIVING	1148 SQ. FT.
KITCHEN	1148 SQ. FT.
BATHS	1148 SQ. FT.
STORAGE/CL. AREAS	234 SQ. FT.
STORAGE/CL. AREAS	234 SQ. FT.

**THE ARTISAN**  
 APARTMENTS AT EAST VILLAGE

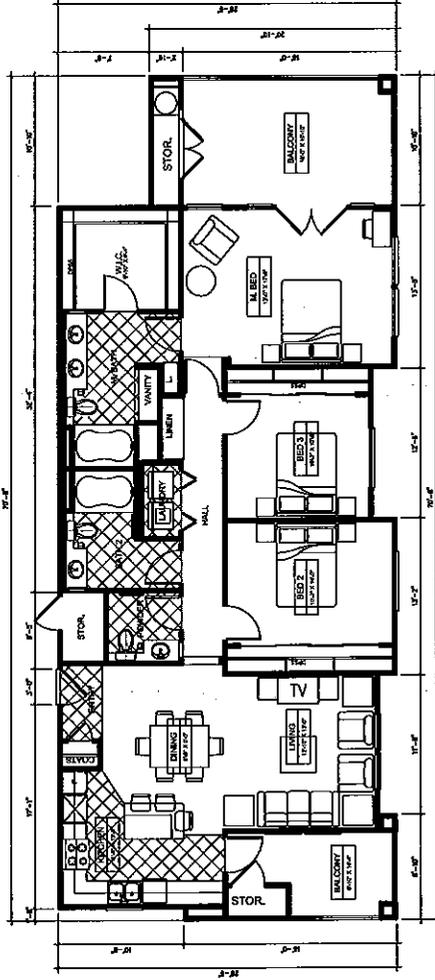
OXNARD, CALIFORNIA  
**SHEA PROPERTIES**  
 130 WANTS, SUITE 200, ALSO VESCO, CA 93068 (PH) 360-7000; FAX (PH) 360-4922

UNIT B1, B2, AND B4 - FLOOR PLANS  
 PLANNING COMMISSION SUBMITTAL



**ARCHITECTS ORANGE**  
 144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 259-6800  
 A.C.E. OF 22 SHEETS

06-025 OCT 08, 2007  
 SCALE: 1/4" = 1'-0"



**UNIT C1**  
 SQUARE FOOTAGE ON THIS LEVEL OF BUILDING

UNIT CLASSES:	
APARTMENT - TYPICAL FLOOR:	1,041 SQ. FT.
LIVING:	200 SQ. FT.
KITCHEN:	100 SQ. FT.
TOTALS:	1,341 SQ. FT.
STANDARDIZING UNIT: 336 SQ. FT.	

UNIT C1 - FLOOR PLAN SUBMITTAL  
 ARCHITECTS ORANGE  
 144 NORTH ORANGE STREET, ORANGE, CA 92666 (714) 659-8850  
 A. J. OF. Z. SHEETS

OXNARD, CALIFORNIA  
 SHEA PROPERTIES  
 137 WATTS, SUITE 200, ALISO VIEJO, CA 92656 (949) 382-7000 FAX: (949) 388-9402

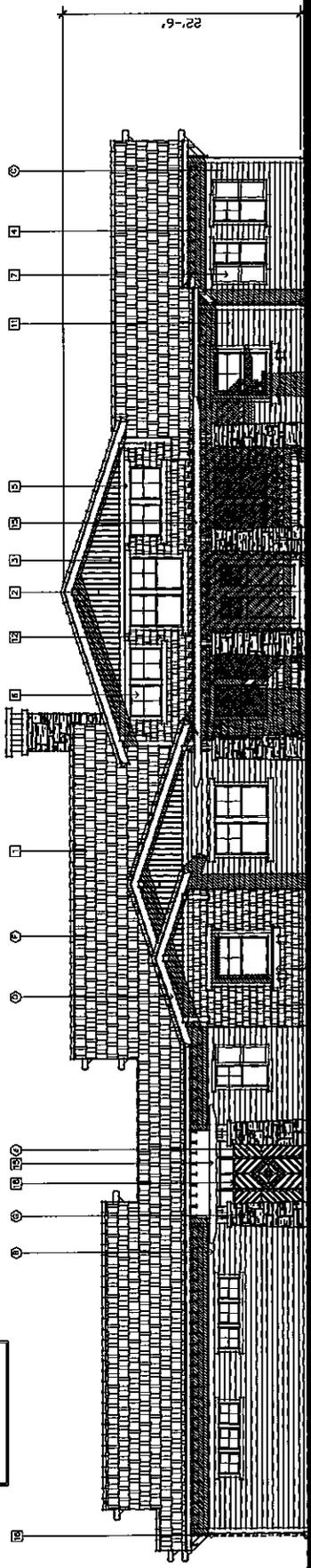
**THE ARTISAN**  
 APARTMENTS AT EAST VILLAGE

**COLOR LEGEND**  
SCHEME #2

1	WOOD SHAKE
2	UNIVERSAL VINYL SIDING
3	WOOD SHAKE
4	WOOD SHAKE
5	WOOD SHAKE
6	WOOD SHAKE
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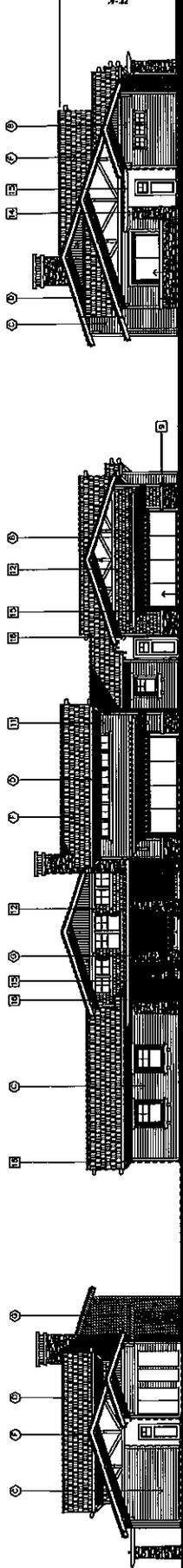
**MATERIALS AND FINISH LEGEND**

1	ASPHALT SHINGLE ROOF
2	CENTURINE
3	SHANK AND BATTEN
4	SPRINKLED BRICKER SALE
5	SPRINKLED BRICKER SALE
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SCALE: 1/4" = 1'-0"

STREET SIDE ELEVATION



LEASING SIDE ELEVATION

POOL SIDE ELEVATION

GYM SIDE ELEVATION

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"

04-039 OCT. 04, 2007



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A... OF 21 SHEETS

PLANNING COMMISSION SUBMITTAL

ARCHITECTS ORANGE  
144 NORTH ORANGE STREET, ORANGE, CA 92665 (714) 638-6800

REC BUILDING ELEVATIONS

OXNARD, CALIFORNIA

SHEA PROPERTIES

ESP HAVETS, SUITE 200, ALISO VIEJO, CA 92656 (949) 388-7900; FAX: (949) 385-7402

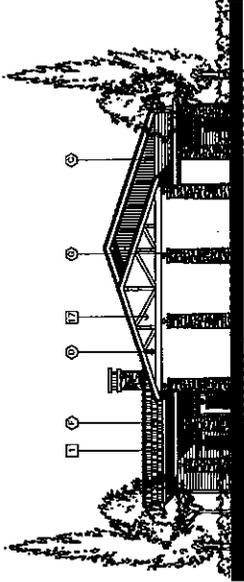
THE ARTISAN

APARTMENTS AT EAST VILLAGE

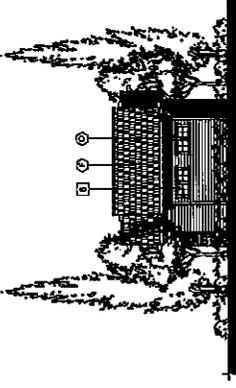
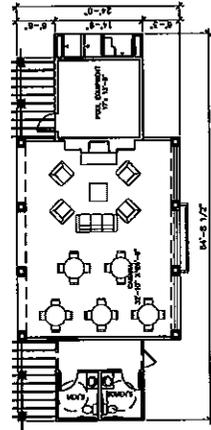


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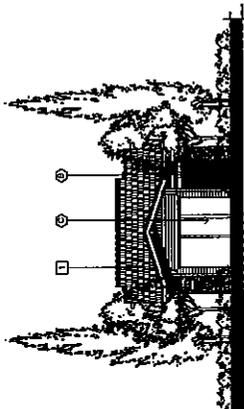
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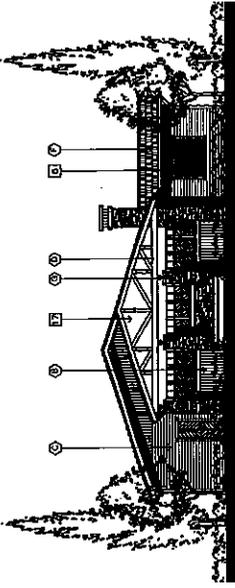
POOL SIDE ELEVATION



RESTROOM SIDE ELEVATION



SHOWER SIDE ELEVATION



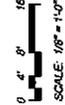
STREET SIDE ELEVATION

CABANA PLAN & ELEVATIONS

OXNARD, CALIFORNIA  
SHEA PROPERTIES

THE ARTISAN  
APARTMENTS AT EAST VILLAGE

04-003 OCT. 08, 2007



ARCHITECTS ORANGE  
144 NORTH ORANGE STREET, ORANGE, CA 92668 (714) 638-8888  
A-18 OF 21 SHEETS

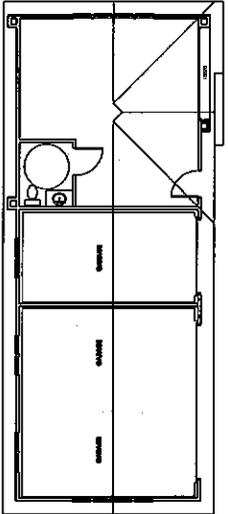
PLANNING COMMISSION SUBMITTAL

120 WENTWORTH SUITE 200, ALISO VIEJO, CA 92606 (949) 382-7000; FAX: (949) 382-7462

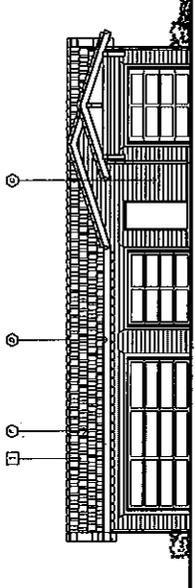
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SYMBOLS	
1	ASPHALT FINISH ROOF
2	OUTLOOKERS
3	ACQUADURA TILE
4	EXPANDED METAL TILES
5	PAINTED WINDOW TRIM
6	PAINT WINDOW
7	WOOD TRIM
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COLOR LEGEND SCHEME #1	
SYMBOLS	
1	ASPHALT FINISH ROOF
2	OUTLOOKERS
3	ACQUADURA TILE
4	EXPANDED METAL TILES
5	PAINTED WINDOW TRIM
6	PAINT WINDOW
7	WOOD TRIM
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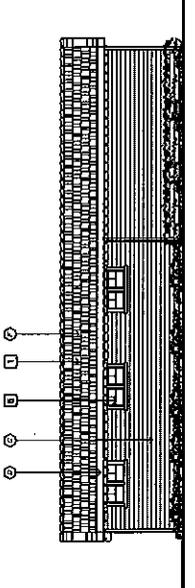
COLOR LEGEND SCHEME #2	
SYMBOLS	
1	ASPHALT FINISH ROOF
2	OUTLOOKERS
3	ACQUADURA TILE
4	EXPANDED METAL TILES
5	PAINTED WINDOW TRIM
6	PAINT WINDOW
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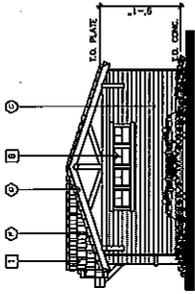
MAINTENANCE FLOOR PLAN



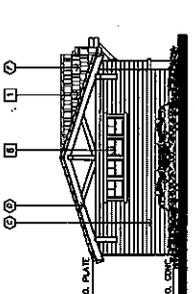
MAINTENANCE FRONT ELEVATION



MAINTENANCE REAR ELEVATION



MAINTENANCE SIDE ELEVATION



MAINTENANCE SIDE ELEVATION

0 4' 8" 16'  
SCALE: 1/8" = 1'-0"

MAINTENANCE BUILDING PLAN  
PLANNING COMMISSION SUBMITTAL

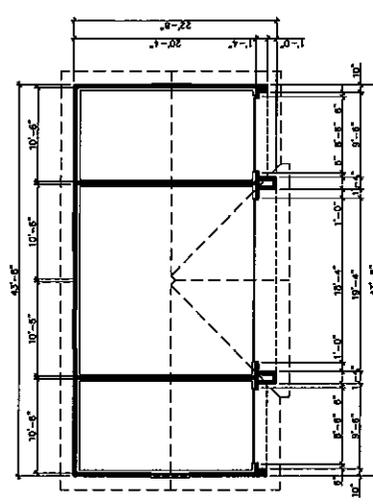
06-03 OCT. 08 2007



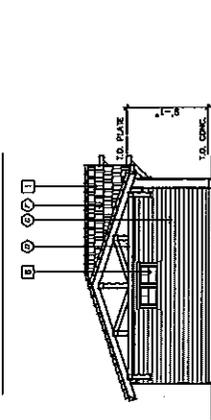
ARCHITECTS ORANGE  
144 NORTH ORANGE STREET, ORANGE, CA 92667 (714) 533-8360  
A.U.T. OF 21 SHEETS

OXNARD, CALIFORNIA  
SHEA PROPERTIES  
137 VENTS, SUITE 200, ALISO VIEJO, CA 92659 (949) 360-7000 FAX: (949) 385-7422

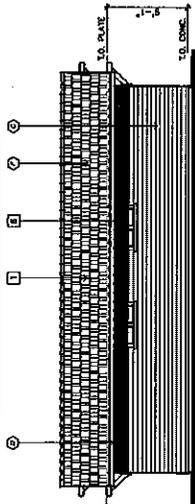
THE ARTISAN  
APARTMENTS AT EAST VILLAGE



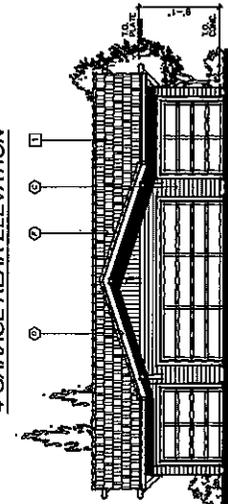
4-GARAGE FLOOR PLAN



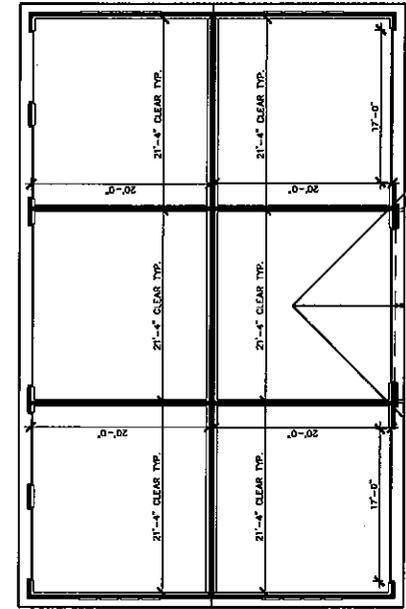
4-GARAGE SIDE ELEVATION



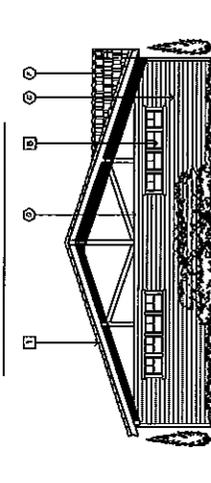
4-GARAGE REAR ELEVATION



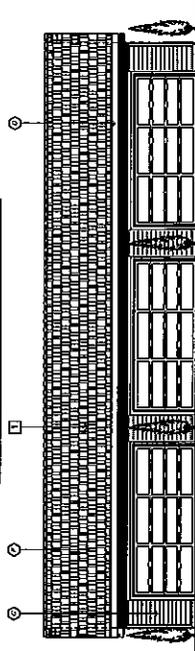
4-GARAGE FRONT ELEVATION



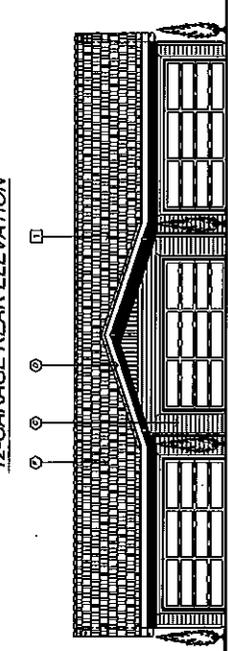
12-GARAGE FLOOR PLAN



12-GARAGE SIDE ELEVATION



12-GARAGE REAR ELEVATION



12-GARAGE FRONT ELEVATION

**COLOR LEGEND SCHEME #1**

- 1. LIGHTSTONE ROOFING SYSTEM
- 2. METAL ROOFING
- 3. METAL ROOFING
- 4. METAL ROOFING
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- 20. METAL ROOFING

**COLOR LEGEND SCHEME #2**

- 1. METAL ROOFING
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- 3. METAL ROOFING
- 4. METAL ROOFING
- 5. METAL ROOFING
- 6. METAL ROOFING
- 7. METAL ROOFING
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- 15. METAL ROOFING
- 16. METAL ROOFING
- 17. METAL ROOFING
- 18. METAL ROOFING
- 19. METAL ROOFING
- 20. METAL ROOFING

**MATERIALS AND FINISH LEGEND**

- 1. APPLY FINISH TO ROOF
- 2. APPLY FINISH TO ROOF
- 3. APPLY FINISH TO ROOF
- 4. APPLY FINISH TO ROOF
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- 18. APPLY FINISH TO ROOF
- 19. APPLY FINISH TO ROOF
- 20. APPLY FINISH TO ROOF

SCALE: 3/16" = 1'-0"  
 04-033 OCT. 06, 2007  
 ARCHITECTS ORANGE  
 144 NORTH ORANGE STREET, ORANGE, CA 92667 (714) 638-6360  
 A-18 OF 21 SHEETS

TYPICAL DETACHED GARAGE - 4 STALLS & 12 STALLS  
 PLANNING COMMISSION SUBMITTAL

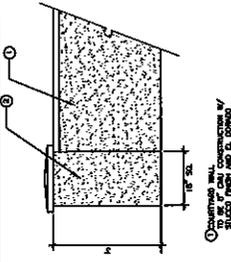
OXNARD, CALIFORNIA  
 SHEA PROPERTIES  
 (714) 385-7000 FAX: (714) 385-7422

**THE ARTISAN**  
 APARTMENTS AT EAST VILLAGE



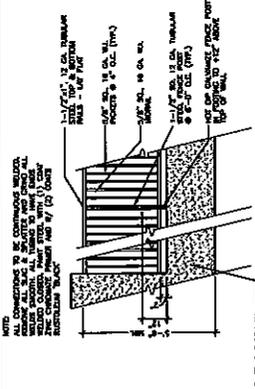






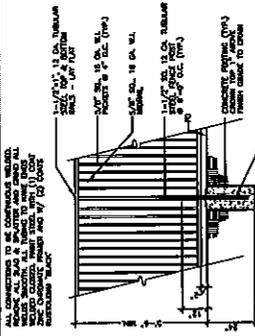
36" HT. COURTYARD WALL

CONSTRUCTION TO BE CONTINUOUS WITH EXISTING WALL. ALL REBAR TO BE 1/2" DIA. W/ 12" DEEP EMBEDMENT. ALL WALLS TO BE CONCRETE. FINISH TO BE PLASTER WITH 1/4" SAND. SEE DETAIL FOR FINISHES.



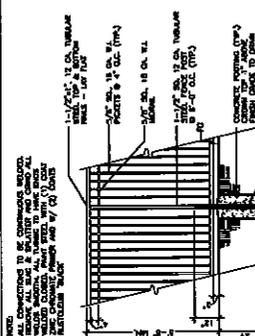
COMBINATION WALL

CONSTRUCTION TO BE CONTINUOUS WITH EXISTING WALL. ALL REBAR TO BE 1/2" DIA. W/ 12" DEEP EMBEDMENT. ALL WALLS TO BE CONCRETE. FINISH TO BE PLASTER WITH 1/4" SAND. SEE DETAIL FOR FINISHES.



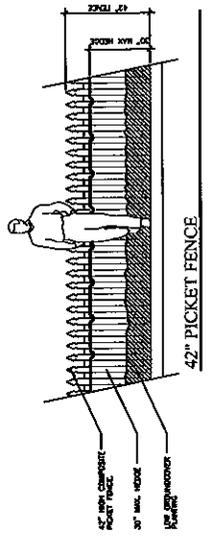
PERIMETER TUBULAR STEEL FENCE

CONSTRUCTION TO BE CONTINUOUS WITH EXISTING WALL. ALL REBAR TO BE 1/2" DIA. W/ 12" DEEP EMBEDMENT. ALL WALLS TO BE CONCRETE. FINISH TO BE PLASTER WITH 1/4" SAND. SEE DETAIL FOR FINISHES.



POOL AREA TUBULAR STEEL FENCE

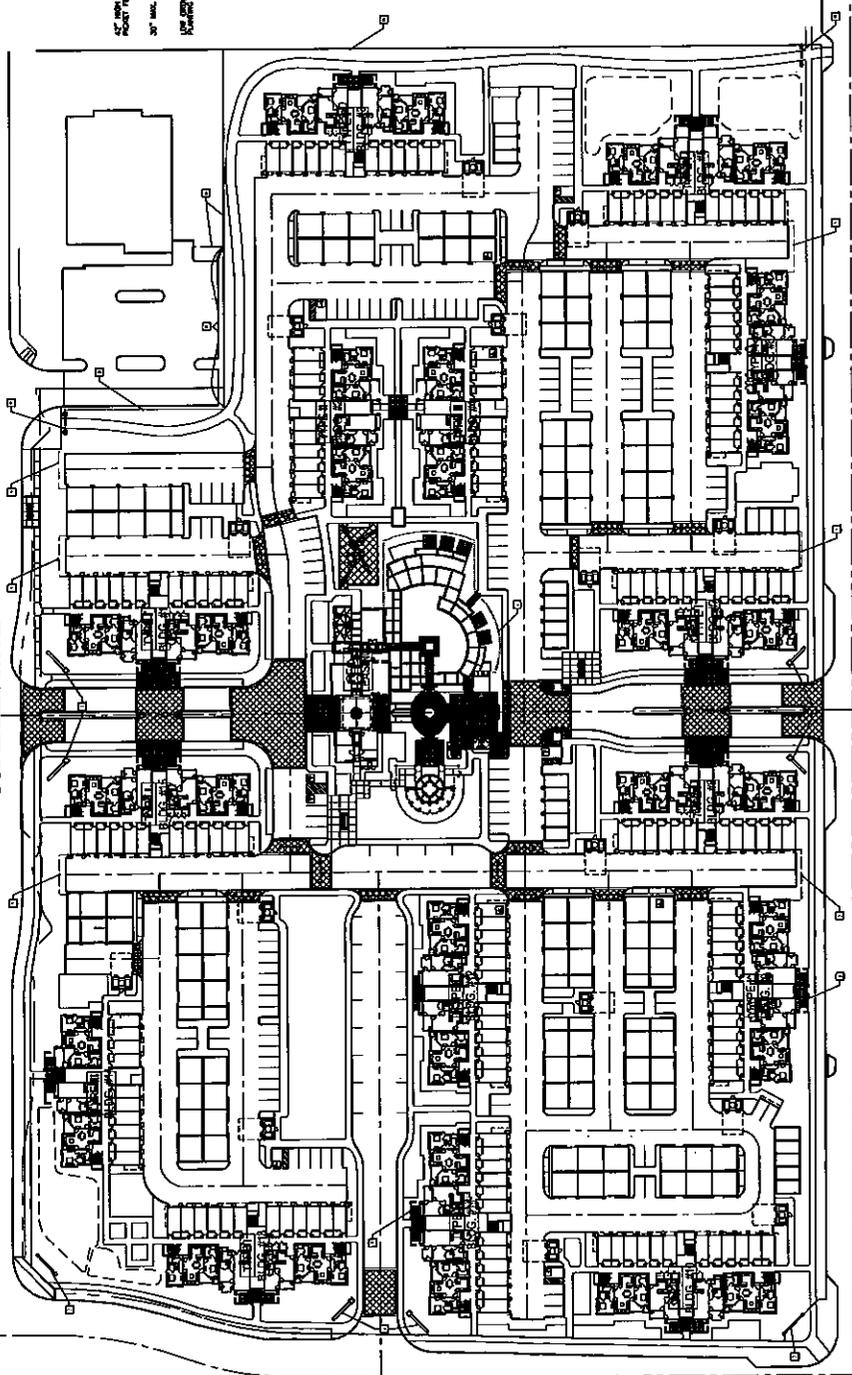
CONSTRUCTION TO BE CONTINUOUS WITH EXISTING WALL. ALL REBAR TO BE 1/2" DIA. W/ 12" DEEP EMBEDMENT. ALL WALLS TO BE CONCRETE. FINISH TO BE PLASTER WITH 1/4" SAND. SEE DETAIL FOR FINISHES.



42" PICKET FENCE

FENCE & WALL LEGEND

- 1 1/2" DIA. REBAR
- 2 1/2" DIA. REBAR
- 3 1/2" DIA. REBAR
- 4 1/2" DIA. REBAR
- 5 1/2" DIA. REBAR
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- 57 1/2" DIA. REBAR
- 58 1/2" DIA. REBAR
- 59 1/2" DIA. REBAR
- 60 1/2" DIA. REBAR



WILLIAMS DRIVE

WANKEL WAY

PERIMETER TUBULAR STEEL FENCE  
GONZALES ROAD

**THE ARTISAN**  
APARTMENTS AT EAST VILLAGE

CONCEPTUAL FENCE & WALL PLAN - L2  
ARCHITECTS ORANGE

PLANNING COMMISSION SUBMITTAL

20 VANTER, SUITE 500, ALISO VIEJO, CA 92606 (PH) 949-355-7700 FAX (PH) 949-355-7432



ARCHITECTS ORANGE  
141 NORTH ORANGE STREET, ORANGE, CA 92668 (PH) 714-836-8866  
10/10/09









**ATTACHMENT  
D**

**RESOLUTION**

RESOLUTION NO. 2010- \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 10-550-03 (MAJOR MODIFICATION TO PLANNED DEVELOPMENT PERMIT NO. 07-540-01), A REQUEST FOR A THREE-YEAR TIME EXTENSION (PROPOSED EXPIRATION DECEMBER 20, 2013). THE DEVELOPMENT APPLICATION PROPOSES TO DEVELOP A 15.13 ACRE SITE WITH 272 APARTMENTS IN 15 MULTI-FAMILY BUILDINGS, A 5,728 SQUARE FOOT RECREATIONAL BUILDING WITH A LEASING OFFICE, AND A SWIMMING POOL WITH AN ASSOCIATED 1,561 SQUARE FOOT CABANA. THE PROJECT SITE IS LOCATED AT 2000 EAST GONZALES ROAD JUST EAST OF ST. JOHN'S REGIONAL HOSPITAL WITHIN THE EAST VILLAGE NEIGHBORHOOD AND THE NORTHEAST COMMUNITY SPECIFIC PLAN. FILED BY BLAKE BUNKER WITH SHEA PROPERTIES, 130 VANTIS, SUITE 200, ALISO VIEJO, CA 92656.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 10-550-03 (Major Modification to Planned Development Permit No. 07-540-01) requesting a three-year time extension, filed by Shea Properties; and

WHEREAS, Section No. 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines (the "General Rule" exemption), the proposed time extension ("the project") is not subject to environmental review; 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.
6. That the proposed development is in conformance with adopted goals, policies and standards of the Northeast Community Specific Plan.

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 the subject 36-month time extension (Expire December 20, 2013), subject to all the conditions contained in Planning Commission Resolution No. 2007-56, approving Special Use Permit No. 07-540-01. Except that Condition No. 185 shall be revised to read as follows:

185. Developer shall design project detention basins, grass swale filters, dry wells and stormwater treatment basins to promote stormwater infiltration. Developer shall provide site specific analysis and recommendations from a geotechnical engineer for design and implementation of all infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not be limited to, determination of infiltration rates, depth to permeable soil layers, design suggestions to enhance infiltration, appropriate compaction rates, and methods (e.g. Pre-treatment) to minimize long-term occlusion of soil porosity. Developer shall also provide site specific recommendations from a Landscape professional that includes, but is not limited to, recommendations regarding appropriate landscaping and soil amendments for vegetated infiltration BMPs. Design plans shall implement approved design recommendations. (DS)

The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 2<sup>nd</sup> day of December, 2010, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Dale Dean, Chairman

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