South Winds
Overwhelmingly
Opposes This
Development
Disclaimer

We are not against development in Southwinds.

We are deeply pro smart and strategic development in our community that takes into account the unique characteristics of our neighborhood and plans accordingly.

This project does not do so and the development plan is more than just creating a hassle it is potentially dangerous.
Outline

- Dodging City Ordinances that are in place to protect us.
- Overlooking standard building codes for no good reason other than lowering construction costs.
- Parking
- Protections given to the community under Density Bonus Law
- Solar Rights of existing residents
- Impact on privacy, passive income, and benefits to existing residences
- Impact on further impact on public works which have already been stalled, cancelled or interrupted due to infrastructure problems that will only worsen if further development is allowed without consideration of the unique design of Southwinds.
- Public Safety
THIS IS NOT JUST ABOUT PARKING!
Density Bonus Law

- Density Bonus Law actually gives protections to allow for denial of plans.
- Assembly Bill No. 2222, Housing density bonus,
  - CHAPTER 682, amend sections 65915 and 65915.5
  - The development plan can be turned down if it is deemed it "would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or...for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact."
Public Works and Infrastructure

- Stalled, cancelled, or interrupted services in Southwinds
  - Post
  - Trash Pickup
  - Street Sweeping
- Other concerns with EMS response times being longer than expected.
Sewage Lines Less than Building Code Requires

It was mentioned in the planning division hearing that the slope of the sewage lines would be less than building code requires.

This can only lead to problems if the developer does not build to standard city code and we believe the developer should be held to those codes.
A fire that starts in a condo unit, usually takes out many more units before it’s put out.

Residences built closer together have an increased risk of fire spread.

Residences built closer together make it more difficult for firefighters to make fire breaks and prevent fires from spreading to other buildings.
How Fast Fires Can Engulf a Residence

“In the 1970s, a person had an average of 17 minutes to escape after a smoke alarm went off before conditions became too dangerous to survive, he said. Now, that number has dropped to 3 to 4 minutes.” –The Daily Herald

Crowded housing with limited parking have an effect on Emergency Response Times.
The City ordinances for building spacing are there for reasons.

One reason is to minimize this risk.
Solar Rights

In 2018 The California Energy Commission voted in a 5 to 0 vote to mandate that all future homes built after 2020 have solar panels.

At least two one-story homes on Carlisle Ct. will have their current solar panel output become significantly less because of this development being built so close to their homes and because of its size which is significantly taller than all of the homes of the homes next to it. Vivint has put this in writing.

We will have very limited solar access times in neighboring yards which will in some cases will kill the plants that are already established in yards and in others will affect fruit yields.
Parking

• Parking is already a difficulty. Adding these developments will only compound these problems.
  i. Obvious inconveniences
  ii. Crime Rate in South Winds
  iii. EMS Services
Parking restrictions enacted due to pop. density

Courtland St., Sun 11/12
Day time

Saviers Rd., Sat 11/11
Night time

Parking is limited all day
Density population of Southwinds

Southwinds
Most populated Community in Oxnard. With 29.8K/mi² Is far above second place with 21.9K/mi²
Density population of Southwinds, by block

We don’t need to predict
What will happen with Tandum garages and the
Lack of proper driveway spaces
And parking visitors

Cuesta del Mar housing already
Uses tandem garages and lack
Proper parking spaces for its Occupants.
It’s not the future owner’s nor current residents of Cuesta del Mar or similar residents fault.

It is the developers’ short-sightedness that failed to take into consideration South winds needs

And it is this developer JBGR’s sheer stubbornness and greed to fail of learning from the Previous mistakes.
This developer had to ask for additional concession after another development is already underway.

This tells the community a few things:

Possibly poor vetting and review from planning commission early on.
Poor planning on development
Developer did not care enough about being outside ordinance to want to mitigate it himself.

Will this development have the same or a similar problem?
Density population of Southwinds, by block

This development proposes extending the blocks of hyperpopulated zones towards Saviers Rd., disregarding the problems it has for the neighborhood.
Contrasts within Oxnard
4 vs 33 crime records same time frame
Southwinds is already the most densely populated neighborhood in all of Oxnard.

"The fact that the volume of crime is related to the size of a jurisdiction’s population has been well established." – Nolan, J. (2004)

In implore you to ask any police officer off the record if they believe the auto-related crimes and the parking situation in Southwinds are related.

Limited parking = more cars on the street + cars further away from residences = perfect opportunity for auto related crimes.
Environmental impact & Need for Greenspaces

Once this site is developed the environmental impact would not be reversible. Exempt from CEQA.

Green spaces in neighborhoods lead to significant and sustained improvements in mental health, according to study published in the journal of *Environmental Science & Technology*.

“Having access to green spaces can reduce health inequalities, improve well-being, and aid in treatment of mental illness…physical activity in a natural environment can help remedy mild depression and reduce physiological stress indicators.” - World Health Organization
Responsibility of Clarity (Protections for potential future residents)

If this development goes in as planned, what responsibility does the developer, realtors, and city take to inform the public and the potential buyers about the increased risks, and compounded problems?

These decisions need to be justified and they needs to be transparency.

We are already the most densely packed neighborhood in the city. This has become a public safety issue.

Also, the property changed uses when it used to not be considered residential.
What South Winds needs.

- More green spaces
- More parking
- Ordinances to be upheld
- Buildings to be built to code
- Solar Rights to be upheld
- The city council to act in the best interest of South Winds and the people who reside in it now and in the future.
Last Year

(4:58:07 I minute)
January 30th Email Response
Meeting at offices proposed new development plan with neighbors then proposed the EXACT same development to neighborhood meeting.

March 22nd Email never resulted in another meeting even though we expressed our desire and did not respond to about a half-dozen phone calls from 3 people until October of this year regarding issue with another development.

Was told he had no interest in entertaining looking into alternate plans or changing his plans in any way last month.
References

http://articles.latimes.com/1999/jun/02/local/me-43373
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201320140AB2222
http://communityassociations.net/condo-fires/