



CITY OF OXNARD

MEMORANDUM

May 17, 1977

To: Planning Commission

From: Planning Staff

SUBJECT: Addenda to Staff Analysis for Planned Development Permit 311

Add to special requirement No. 2.

Curb and gutter improvements subject to approval by Public Works Department shall be constructed along Saviers Road adjacent to the west property line.

Add to special requirement No. 5.

An eight foot wall subject to approval by Planning Director shall be provided to screen those parking spaces fronting on Saviers Road and/or Clara Street and said wall shall match the buildings in color and material.

Planning Staff
May 17, 1977

RB:jrh

AGENDA ITEM NO. P-5d

STAFF ANALYSIS

Planned Development Permit No. 311

APPLICANT

BENSTOCK, INC.
4175 Paloma Drive
Santa Barbara, CA 93110

REQUEST

To permit the construction of a 64 unit apartment complex to be constructed within three buildings with 24 one-bedroom units and 40 studio units in a R-3-PD (Garden Apartment Planned Development) zone on Parcel "A" of Parcel Map 74-28 located on the east side of Saviers Road north of the easterly extension of Clara Street.

HISTORY

1. The subject property is part of annexation 69-8, Nakamura, which was annexed September 26, 1970.
2. The subject property was zoned R-3-PD at the time of annexation.
3. The subject property is shown as Parcel "A" (2.37 ac.) on Parcel Map 74-28.
4. Negative declaration ND 77-35 has been prepared in regard to the proposal.

PROJECT DESCRIPTION

1. The property contains 2.37 acres and is presently zoned R-3-PD. Surrounding zoning and land uses are as follows:

North	R-3	Institutional
East	R-3-PD	Vacant
South	Unincorporated	Agriculture
West (Across Saviers Road)	R-3-PD	Vacant

2. The applicant proposes to construct three (3) two story apartment buildings containing a total of 60 apartment units. The net area of the development after the necessary street dedication would be approximately 2.05 acres which would allow the development of 60 units in accordance with R-3 density (1500 square feet of parcel

area per dwelling unit).

3. The General Plan designates the area for an upper medium density (20 dwelling units per acre) residential development for the neighborhood.

4. The setbacks are shown as follows:

	Required	Provided
Front	20'	20'
Rear	25'	30' to main bldgs. 11' to accessory bldgs.
North Side	5'	5'
South Side	10'	20'

5. The proposed development provides for approximately 32,700 square feet of interior yard space. This is approximately 36% of the site. A laundry building, pool, and open areas are provided in the interior yard space areas.
6. The buildings are two stories, of wood and stucco construction, and have flat roofs. The buildings have diagonal wood and stucco siding and are provided with stairs and exterior second story walkways servicing the second floor units.
7. There is proposed to be 24 one-bedroom units (525 square feet per dwelling unit) and 56 studio apartment units (375 square feet per dwelling unit). This would require 60 covered parking spaces. Sixty-four covered spaces and 9 uncovered spaces are shown.
8. Landscaping is shown to consist of ground covers, shrubs, trees (a mixture of Palm, Redwood, Evergreen Pear, and Pittosporum). In addition, mounding, concrete walks, and wood pilings are shown as elements of the landscaping.
9. Access to the site is shown from two locations, one on Saviers and one on Clara Street. The curb cut on Saviers Road is within 100 feet of an existing curb cut to the north and should be re-located to the south so as not to conflict with the existing curb cut.
10. No perimeter walls or fences are shown on the site plan. A fence is shown on the plan to enclose the pool area and would be required to conform to the City ordinance of being 5 feet (minimum) in height and be constructed with self-latching gates. The fence should be relocated closer to the pool so that units do not open onto the pool enclosure area.

11. A parcel map will be required prior to issuance of a building permit. The parcel map would be for the dividing of the small area of land to the south of the Clara Street extension. The parcel could not be built upon because of its configuration and would require being attached to the parcel to the south.
12. Clara Street is shown as being extended across the property and is aligned with Clara Street to the west. Full improvements including curbs, sidewalks, pavement, and street trees should be installed from Saviers Road easterly to the property lines.
13. The sidewalk along Saviers is shown as being provided to complete the improvements from the north to the south property lines.
14. The site plan shows two trash enclosures. These should be re-located to a position closer to the street and would be required to conform to City standards.

FINDINGS

"Before a planned develop permit may be granted, the applicant must show and the planning commission must find that the proposed use is in conformance with the general plan and other adopted standards and that the following conditions are met:

- a. The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed planned development permit shall be granted where the commission finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or sturctures or to the public health, safety or general welfare.
- b. The site for the proposed planned development permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and items which may be required by section 34-148.
- c. The site for a proposed planned development permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.
- d. The site will be provided with adequate sewerage, water, fire protection and storm drainage facilities."

RECOMMENDATIONS

The Planning Department would recommend approval of the planned development permit subject to the following conditions.

See Attached