RESOLUTION NO. CD-2026-___

PLANNING COMMISSION RESOLUTION CD-2026-

APPROVING A MAJOR DESIGN REVIEW, WARRANTS, AND AN EXCEPTION FOR THE LORETTA COURT APARTMENT DEVELOPMENT PROJECT LOCATED AT APN 073-0-058-030.

PROJECT NO. PROJ-25-0914
CASE NOS. MDR-09-25-0065, W-09-25-0012, W-09-25-0013, W-09-25-0014, E-03-26-0015

WHEREAS, an application has been filed by Linda Blackbern of RRM Design Group on behalf of Mike Merewether of Merewether Trust (Owner), pursuant to the City of San Buenaventura Municipal Code (SBMC), for a Major Design Review to develop a new, 19-unit multi-family residential apartment development with 3 Warrants (Lot width, Tuck-Under Parking, & 60% 3rd story) and 1 Exception (Parking Setback), on a 12,540-square foot site in the Urban General 1 (T4.1 Main St. Frontage) Zone within the Downtown Specific Plan. The site is commonly identified as Assessor's Parcel Number: 073-0-058-030 and was formerly addressed as 1042 East Main Street (Project Site);

WHEREAS, on July 2, 2025, the Design Review Committee of the City of San Buenaventura held a duly noticed public hearing, at which time it considered all testimony, written and oral, and conceptually reviewed the Project at the pre-application stage, providing recommendations to the Applicant;

WHEREAS, on May 5, 2026, the Design Review Committee of the City of San Buenaventura held a duly noticed public hearing and at the time considered all testimony, written and oral and forwarded design recommendations to the Planning Commission;

WHEREAS, on August 26, 2026, the Planning Commission of the City of San Buenaventura held a duly noticed public hearing and at the time considered all testimony, written and oral; and,

WHEREAS, on August 26, 2026, the Planning Commission of the City of San Buenaventura reviewed and considered a Categorical Exemption for this Project.

NOW, THEREFORE, the Planning Commission of the City of San Buenaventura does hereby resolve, find, determine and order as follows:

Section 1: The above recitations are true and correct and are incorporated herein by this reference.:

Section 2: San Buenaventura Municipal Code (SBMC) authorizes the Planning

Commission to grant a Major Design Review (**MDR-09-25-0065**), Warrants (**W-09-25-0012, W-09-25-0013, W-09-25-0014**), and Exception (**E-03-26-0015**), and upon making certain findings pursuant to SBMC *Chapter 24.545 Design Review Procedure and Downtown Specific Plan Section 8.10.050 Variances: Warrants and Exceptions*. The Planning Commission made the following findings for the Project:

MAJOR DESIGN REVIEW FINDINGS FOR CASE NO. MDR-09-25-0065

1. *"The design and layout of the proposed development is consistent with the applicable elements of the general plan or comprehensive plan and any adopted city-wide design criteria or design criteria for specialized areas, such as designated historic districts, theme areas, planned developments, or specific plans that the project is located in;" SBMC Section 24.545.100(A).*

   The Project is consistent with the General Plan and the Downtown Specific Plan because it redevelops a long-vacant infill parcel in Downtown Ventura with a multifamily residential development that reinforces a walkable urban form, activates the East Main Street frontage, and takes vehicular access from Poinsettia Place rather than the primary street frontage. The General Plan identifies Downtown as the heart of the city and calls for a thriving, walkable mixed-use district with housing and improved streetscapes along major corridors, including East Main Street; the Project advances these objectives by introducing 19 new dwelling units (including inclusionary units) on an underutilized parcel and by providing a pedestrian-oriented entry, side paseo, shared courtyard, bicycle storage, and landscaping.

   The General Plan also recognizes the Downtown Specific Plan as the implementing framework for this area. The Project is consistent with that framework because it employs the Side Courtyard building type and Dooryard frontage concept through a Main Street-facing pedestrian entry, landscaped side paseo to a central common courtyard, and rear alley-loaded parking. This design reflects the DTSP's emphasis on frontage-oriented building placement, pedestrian-scaled site design, common open space, and urban residential infill along the Main Street corridor. The Project's articulated parapets, façade modulation, decorative gates, frontage walls, central courtyard with enhanced paving and seating, and coordinated drought-tolerant landscape plan further support consistency with applicable design criteria by improving the pedestrian environment, softening building mass, and providing usable common open space.

   Although the Project requests three Warrants and one Exception for lot width, tuck-under parking, third-story floor area, and parking setback, these deviations are limited to development standards and do not alter the conclusion that the Project remains consistent with the broader General Plan and Downtown Specific

Plan vision for infill housing, walkability, high-quality site design, and revitalization of underutilized land in Downtown Ventura.

Applicable General Plan Land Use Goals and Policies implemented by the Project include:

- LU-1.1 Urban Design – Enhances the appearance of the East Main Street corridor through building placement, frontage treatment, and design elements.

- LU-1.2 Mix of Uses – Adds multifamily housing within a mixed-use downtown environment.

- LU-1.8 Urban Forest – Provides new street and courtyard landscaping that strengthens corridor planting character.

- LU-1.9 Architectural Design – Encourages high-quality design and articulation in new buildings.

- LU-2.1 Overall City Structure – Expands the role of Downtown and redevelops a corridor site with residential infill.

- LU-3.1 Infill First – Prioritizes infill development on a vacant parcel within existing city limits.

- LU-4.1 Streetscape Design – Creates a pedestrian-oriented streetscape with building frontage, sidewalks, and landscaping.

- LU-4.2 Parking Frontages – Screens parking from the primary street frontage by loading from the alley.

- LU-4.3 Tree Planting – Adds trees and planting that shade and soften pedestrian and parking areas.

- LU-4.6 Public Plazas – Provides a central courtyard/plaza with seating and amenities for residents.

- LU-4.7 Pedestrian-supportive Building Design – Emphasizes pedestrian-oriented entries, active frontage, and rear/side parking.

- LU-5.2 Quality Design – Uses a coherent urban building form with durable materials and detailing.

- LU-5.3 Scale and Articulation – Employs building organization and parapet articulation to manage scale and massing.

- LU-7.5 Commercial Corridors – Supports revitalization of East Main Street as a more vibrant, walkable corridor through infill housing and improved site design.

2. *"The design and layout of the proposed development will accommodate the functions and activities that are proposed for the property, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments;" SBMC Section 24.545.100(B).*

The Project's design and layout accommodate the intended multifamily residential use by organizing the site around a clear Main Street entry, an internal side paseo, a central courtyard, and alley-loaded parking, while maintaining appropriate separation and buffering from adjacent development. The three-story building, unit entries, and shared open space are oriented primarily to the interior of the site and to the Main Street frontage, with vehicular access taken exclusively from Poinsettia Place, which supports safe and functional circulation for residents and minimizes conflicts with surrounding properties.

The Project has been refined through Design Review Committee input to address privacy, circulation, and livability for both on-site residents and neighbors, including revisions to the secondary entrance and front patio, adjustment of window locations along the hallways and courtyard, and enhancements to parapet articulation, landscape screening, and exterior lighting. These changes improve internal functionality, reduce direct views into adjacent properties, and help ensure that building massing and activity areas are compatible with nearby one- and two-story residential development.

The Downtown Specific Plan's T4.1 Urban General Main St. Frontage zone is intended to preserve and strengthen traditional neighborhood fabric and encourage compatible infill housing, with a focus on frontage-oriented buildings, common open space, and human-scaled site design. The Project's side courtyard building type, dooryard frontage, shared courtyard, and alley-accessed parking reflect this framework by concentrating resident activity in well-defined interior and frontage spaces, rather than along property lines, and by screening parking and utilities from neighboring properties and the public realm.

The Project's design responds to the DTSP's policies through its building placement, alley-loading of parking, courtyard configuration, layered landscaping, articulated parapets, and attention to privacy and access, and staff therefore finds that the design and layout will accommodate the project's functions and activities

without unreasonably interfering with the use and enjoyment of neighboring existing or future development.

3. *"The site, architectural, and landscape design of the proposed development is reasonably compatible with the character of the surrounding neighborhood and all reasonable design efforts have been made to maintain the harmonious, orderly, and attractive development contemplated by this zoning ordinance and the general plan or comprehensive plan;" SBMC Section 24.545.100(C).*

The Project is located within the T4.1 Urban General Main St. Frontage area of the Downtown Specific Plan, which is intended to preserve and strengthen traditional neighborhood fabric and encourage compatible infill housing along the East Main Street corridor. The Project's three-story multifamily building, side courtyard layout, and alley-loaded parking pattern are consistent with this framework and represent a scaled, residential infill development that fits within a context of one- and two-story residential structures and small-scale urban buildings.

The site design supports compatibility by orienting the building to Main Street with a pedestrian entry and dooryard frontage, while locating parking and service areas at the rear with access from Poinsettia Place. This arrangement maintains an urban, street-oriented character along Main Street, limits vehicle conflicts at the frontage, and reduces the visibility of parking and utilities from neighboring properties and public rights-of-way. The central courtyard and landscaped side paseo concentrate resident activity and common open space within the interior of the site, rather than at shared property lines, which helps maintain privacy and a more orderly, internalized pattern of use.

The landscape design further contributes to compatibility and visual order by providing street-front planting along Main Street, layered planting along the side paseo and courtyard edges, screening near bicycle storage and rear parking, and drought-tolerant trees, shrubs, and vines that soften building edges and hardscape. Together, the site, architectural, and landscape elements produce a cohesive development that is compatible with nearby residential uses and consistent with the Downtown Specific Plan.

The Project is also consistent with key General Plan Land Use goals that speak to compatibility and neighborhood character, including LU-1.1 (Urban Design), LU-1.8 (Urban Forest), LU-1.9 (Architectural Design), LU-2.1 (Overall City Structure), LU-3.1 (Infill First), LU-4.1 (Streetscape Design), LU-4.2 (Parking Frontages), LU-4.6 (Public Plazas), LU-4.7 (Pedestrian-supportive Building Design), and LU-5.3 (Scale and Articulation), all of which call for well-designed infill, high-quality architecture, landscaped and pedestrian-oriented streetscapes, and parking that does not dominate frontages.

4. *"The design of the proposed development would provide a desirable environment for its occupants and visiting public as well as its neighbors and that it is aesthetically of good composition, materials, texture, and color that will remain aesthetically appealing with the level of maintenance and upkeep that might reasonably be expected of the occupants." SBMC Section 24.545.100(D)*.

The Project's site and building design create a desirable living environment by organizing units around a central courtyard and landscaped side paseo, providing a defined Main Street entry, and separating parking and service areas to the rear with access from Poinsettia Place. The courtyard and paseo offer usable common open space, enhanced paving, seating elements, and layered planting that support light, air, and social interaction for residents while presenting an orderly, attractive interior environment that is largely screened from neighboring properties.

Architecturally, the Project uses a recessed three-story building form with parapet articulation, façade modulation, and a restrained but contemporary material and color palette that aligns with the Downtown Specific Plan's guidance to harmonize new development with established downtown scale and character. The Design Review Committee's input led to refinements in parapet lines, window patterns, balcony detailing, and architectural accessories that improve composition and support a visually balanced relationship between the street frontage, courtyard, and alley.

The landscape design further enhances aesthetic quality and long-term livability by incorporating drought-tolerant trees, shrubs, vines, and groundcovers at the Main Street frontage, within the courtyard and paseo, along the east property line, and near rear parking. The planting palette and low-water irrigation system are appropriate for Ventura's climate and can remain attractive over time with a reasonable level of maintenance anticipated for a multifamily residential property.

Overall, the Project is consistent with the General Plan policies encouraging high-quality architectural design and a human-scaled public realm, including LU-1.9 (Architectural Design), LU-4.1 (Streetscape Design), LU-4.6 (Public Plazas), LU-4.7 (Pedestrian-supportive Building Design), LU-5.2 (Quality Design), and LU-5.3 (Scale and Articulation). For these reasons, staff finds that the Project will provide a desirable environment for its occupants and visitors, be compatible with its neighbors, and remain aesthetically appealing with typical maintenance and upkeep.

WARRANT FINDINGS FOR CASE NO. – W-09-25-0012 - LOT WIDTH

5. *"The project design reasonably achieves the intent of the standard for which the*

warrant is requested." SBMC Section 24.537.050(A)(1).

The Downtown Specific Plan's minimum 75-foot lot-width standard for the Side Courtyard building type is intended to ensure that courtyard housing has sufficient site width to accommodate a functional side courtyard, appropriate building setbacks, and a compatible building envelope, while maintaining a frontage-oriented, pedestrian-scaled form along the street. In this case, the existing parcel is 66 feet wide, but the Project still implements the core intent of the Side Courtyard standard by providing a clear Main Street-facing pedestrian entry, a landscaped side paseo/courtyard that connects the frontage to shared open space, and a building form and setbacks that maintain a compatible scale and workable courtyard configuration on the narrower lot.

The courtyard is proportioned to serve the units it fronts, is framed by building walls and landscape, and functions as meaningful common open space rather than residual space, consistent with the DTSP's objectives for courtyard housing in the T4.1 Urban General Main St. Frontage zone. Although the lot is 9 feet narrower than the baseline standard, the Project's design reasonably achieves the intent of the Side Courtyard building type standard for which the Warrant is requested.

6. *"The warrant does not result in the project being incompatible with the surrounding area." SBMC Section 24.537.050(A)(2).*

The surrounding neighborhood consists primarily of one- and two-story residential buildings and small-scale urban structures along the East Main Street corridor within the T4.1 Urban General Main St. Frontage area of the Downtown Specific Plan, which is intended to preserve traditional neighborhood fabric and encourage compatible infill housing. Although the Side Courtyard building type standard anticipates a 75-foot-wide lot, use of the existing 66-foot-wide lot does not, by itself, create an incompatible building form; the Project maintains a frontage-oriented building, a side courtyard/paseo, and rear alley-loaded parking that are consistent with the DTSP framework for this area.

The building's height, massing, and setbacks are governed by the same transect standards as a project on a wider lot, and the side courtyard and landscaped edges continue to provide separation, light, and air between the building and adjacent properties. As a result, the reduced lot width does not intensify development beyond what is contemplated for T4.1, nor does it introduce site conditions or relationships that would be out of character with existing or future residential infill along East Main Street.

7. *"The warrant would not result in impacts detrimental to or that would adversely impact adjacent properties." SBMC Section 24.537.050(A)(3).*

Reducing the minimum lot width for the Side Courtyard building type from 75 feet to 66 feet does not, by itself, increase the permitted height, number of stories, or overall building envelope beyond what is contemplated for the T4.1 Urban General Main St. Frontage zone, and the Project still complies with applicable height, setback, and courtyard standards intended to protect light, air, and privacy. The side courtyard and landscaped edges maintain separation between the building and neighboring residential properties, and the primary building orientation, courtyard focus, and alley-loaded parking concentrate resident activity and vehicle movements away from shared property lines, thereby avoiding new shading, privacy, circulation, or noise impacts beyond those associated with a conforming lot-width configuration.

8. *"Warrants for Civic Buildings. The warrant is necessary to provide a public service and the associated project is designed to feature as a prominent, architecturally significant contribution to the built environment." SBMC Section 24.537.050(A)(4).*

   This finding is not applicable because the Project is a private multifamily residential development and not a civic building or public facility providing a direct public service as contemplated by this warrant finding.

WARRANT FINDINGS FOR CASE NO. – W-09-25-0013 – TUCK-UNDER PARKING

9. *"The project design reasonably achieves the intent of the standard for which the warrant is requested." SBMC Section 24.537.050(A)(1).*

   The Downtown Specific Plan's preference for fully enclosed garages is intended to ensure that parking is well organized, screened from public view, and does not dominate the streetscape or detract from the residential character of buildings. The Project's design reasonably achieves that intent even with semi-covered tuck-under spaces because all parking is located at the rear of the site, is accessed exclusively from Poinsettia Place, and is screened from East Main Street and neighboring properties by the building mass, courtyard, and perimeter landscaping.

   The tuck-under parking is integrated into the ground-level building form facing the alley rather than the primary frontage, with upper floors and landscape screening helping to minimize views of vehicles and structural elements from the public realm. As a result, the Project maintains the DTSP goal of de-emphasizing parking, preserving a continuous, pedestrian-oriented frontage along Main Street, and supporting an attractive residential environment while using tuck-under parking instead of a fully enclosed garage.

10. *"The warrant does not result in the project being incompatible with the surrounding area." SBMC Section 24.537.050(A)(2).*

    The surrounding area includes a mix of one- and two-story residential buildings and small multifamily structures served by driveways and alley access, and the Downtown Specific Plan encourages off-street parking and services to be accessed from alleys rather than from Main Street in this corridor. Locating semi-covered tuck-under parking at the rear of the site, accessed solely from Poinsettia Place, keeps vehicle circulation and parking activity away from the East Main Street frontage and front yards of neighboring properties, maintaining a residential streetscape character along Main Street.

    The tuck-under arrangement is screened by the building above and by perimeter landscaping, so parked vehicles and structural elements are largely hidden from neighboring properties and the public realm, similar to other alley-served parking configurations in the neighborhood. Because the warrant does not change the allowed height, setbacks, or overall intensity of use, and because parking remains consolidated, screened, and alley-oriented as contemplated by the DTSP, use of tuck-under parking in lieu of a fully enclosed garage does not result in an incompatible development pattern in the surrounding area.

11. *"The warrant would not result in impacts detrimental to or that would adversely impact adjacent properties." SBMC Section 24.537.050(A)(3).*

    The tuck-under parking is located at the rear of the site with access from Poinsettia Place, consistent with the Downtown Specific Plan's direction to take parking and services from alleys rather than the Main Street frontage, which keeps vehicle movements and headlight glare away from the primary residential street and front yards. The parking area is tucked under the building and screened by the upper floors and perimeter landscaping, which limits views of vehicles and structural supports from adjoining properties and reduces visual and noise impacts compared to a more exposed surface lot.

    All required parking is provided on-site, so the warrant does not shift parking demand onto neighboring streets or properties. Because the circulation pattern, screening, and on-site parking supply are designed to contain parking activity within the rear of the parcel and away from sensitive edges, allowing tuck-under parking instead of a fully enclosed garage would not result in detrimental or adverse impacts to adjacent properties.

12. *"Warrants for Civic Buildings. The warrant is necessary to provide a public service and the associated project is designed to feature as a prominent, architecturally significant contribution to the built environment." SBMC Section 24.537.050(A)(4).*

This finding is not applicable because the Project is a private multifamily residential development and not a civic building or public facility providing a direct public service as contemplated by this warrant finding.

FINDINGS FOR WARRANT CASE NO. – W-09-25-0014 – 60% THIRD STORY

13. *"The project design reasonably achieves the intent of the standard for which the warrant is requested." SBMC Section 24.537.050(A)(1).*

The Downtown Specific Plan's limit of two stories with a partial third story (up to 20 percent of the building footprint) in the T4.1 Urban General Main St. Frontage zone is intended to control upper-story bulk, protect the scale of adjacent development, and maintain a compatible, human-scaled streetscape along Main Street. In this case, although the Project proposes a third story over approximately 60 percent of the building footprint, the ground- and second-story mass along East Main Street are limited to two stories, with the third story stepped back so that the front units present a two-story profile that more closely aligns with the height and character of existing adjacent properties along Main Street.

The additional third-story area is concentrated toward the interior and rear of the site, above the courtyard and alley side of the building, where it is less visible from the primary street frontage and better buffered from nearby one- and two-story homes. Through this combination of stepping, internalization of mass, and attention to the Main Street edge, the Project reasonably achieves the intent of the third-story standard even though the percentage of third-story coverage exceeds 20 percent.

14. *"The warrant does not result in the project being incompatible with the surrounding area." SBMC Section 24.537.050(A)(2).*

The surrounding East Main Street corridor includes primarily one- and two-story residential and small multifamily buildings, and the Downtown Specific Plan for the T4.1 Urban General Main St. Frontage zone anticipates three-story urban housing where massing is managed to respect this context. Although the Project's third story covers a greater portion of the footprint than the base standard, the building presents a two-story profile along Main Street by limiting the front units to two stories and stepping the third story back toward the courtyard and rear, which helps the street edge remain compatible with nearby buildings.

The additional third-story mass is oriented to the interior and alley side of the site, away from the primary frontage and most sensitive interfaces, and is broken up through parapet articulation and façade modulation to reduce perceived bulk from

adjacent properties. As a result, the increased third-story coverage does not introduce a scale or form that is out of character with existing or planned infill in the T4.1 area, and the Project remains reasonably compatible with the surrounding neighborhood.

15. *"The warrant would not result in impacts detrimental to or that would adversely impact adjacent properties." SBMC Section 24.537.050(A)(3).*

While the warrant allows a larger third-story footprint than the base standard, the Project limits the Main Street frontage to two stories, with the third story stepped back toward the interior and rear of the site, which reduces its visibility and perceived height from the street and from the closest one- and two-story homes fronting Main. The upper-story mass facing neighboring residential properties is further moderated by parapet articulation, façade modulation, and the interposition of the central courtyard and landscaped edges, which help maintain light, air, and privacy and avoid abrupt height transitions at shared property lines.

The Project remains within the allowed overall height for the T4.1 zone, and no evidence in the record indicates that the expanded third-story coverage would create shading, privacy, or view impacts beyond those anticipated for a three-story building form already contemplated by the Downtown Specific Plan. For these reasons, the increased third-story area enabled by the warrant would not result in detrimental or adverse impacts to adjacent properties.

16. *"Warrants for Civic Buildings. The warrant is necessary to provide a public service and the associated project is designed to feature as a prominent, architecturally significant contribution to the built environment." SBMC Section 24.537.050(A)(4).*

This finding is not applicable because the Project is a private multifamily residential development and not a civic building or public facility providing a direct public service as contemplated by this warrant finding.

FINDINGS FOR EXCEPTION CASE NO. – E-03-26-0015 – PARKING SIDE SETBACK

17. *"The exception does not result in the project being incompatible with the character of the surrounding area." SBMC Section 24.537.050(B)(1).*

The Exception allows a portion of the rear parking stalls to encroach into the required five-foot side setback in order to provide standard-dimension spaces, but the overall parking configuration remains consistent with the Downtown Specific Plan's direction for this corridor, with all parking located at the rear of the site and accessed from Poinsettia Place rather than from East Main Street. The

surrounding area already includes alley-served parking and service access behind residential and small multifamily buildings, and the Project's rear, alley-oriented parking pattern continues that established character without introducing new driveways, curb cuts, or prominent parking areas along the Main Street frontage.

The encroaching stalls are screened by the building above and by perimeter landscaping at the side and rear property lines, so the appearance of parking and associated activity is largely contained within the interior of the block and is not a defining visual feature for neighboring properties or the public realm. Because the Exception is limited to a modest side-yard encroachment at the rear of the site, and the Project continues to present a landscaped, pedestrian-oriented frontage with alley-loaded parking as contemplated by the DTSP, the reduced side parking setback does not make the project incompatible with the character of the surrounding area.

18. *"The exception would not result in impacts detrimental to or that would adversely impact adjacent properties." SBMC Section 24.537.050(B)(2).*

Allowing a portion of the rear parking stalls to encroach into the required five-foot side setback is limited to the alley-oriented parking area at the back of the site and does not change the project's height, use, or overall intensity. The parking remains fully accessed from Poinsettia Place, consistent with the Downtown Specific Plan's preference for alley-loaded parking, so vehicle movements and headlight glare are concentrated at the rear of the block rather than along East Main Street or directly in front of neighboring homes.

Perimeter landscaping and the building mass provide screening between the parking area and adjacent properties, which helps buffer noise, light, and views of vehicles even with the reduced paved setback. Because all required parking is still accommodated on-site and the encroachment is confined to a modest portion of the rear side yard, the Exception does not create additional spillover parking, circulation conflicts, or privacy or noise impacts beyond those associated with a conforming rear parking layout, and therefore would not be detrimental to or adversely impact adjacent properties.

19. *"New project design reasonably achieves the intent of the standard for which the exception is requested, or otherwise exceeds the intent of other standards that offset the result of the requested exception." SBMC Section 24.537.050(B)(3).*

The five-foot side parking setback standard is intended to provide separation and buffering between parking areas and adjacent properties, reduce visual and noise impacts, and maintain a high-quality, landscaped edge. Allowing a portion of the rear parking stalls to encroach into this setback still meets that intent because the

affected parking is confined to the alley-oriented rear of the site, is screened by the building above, and is buffered by perimeter landscaping along the side and rear property lines.

In addition, the Project exceeds the intent of other Downtown Specific Plan standards that help offset the reduced paved setback, including locating all parking at the rear with access solely from Poinsettia Place, providing a fully pedestrian-oriented frontage along East Main Street with no new curb cuts, and incorporating a central landscaped courtyard and side paseo that enhance on-site open space and visual quality. Through this combination of rear, alley-loaded parking, screening, and enhanced pedestrian and landscape design at the street and courtyard, the project design reasonably achieves the buffering and compatibility purposes of the side setback standard notwithstanding the requested Exception.

Section 3: CALIFORNIA ENVIRONMENTAL QUALITY ACT. The Project is exempt from the California Environmental Quality Act (CEQA) under Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed 19-unit multifamily residential development is located within City limits on a site of less than five acres that is substantially surrounded by urban uses, is consistent with the applicable General Plan and Downtown Specific Plan T4.1 Main St. Frontage zoning, and will be served by existing utilities and public services. The Project site has no known value as habitat for special-status species, and the development would not result in significant effects related to traffic, noise, air quality, or water quality. Furthermore, none of the exceptions to the use of categorical exemptions in CEQA Guidelines Section 15300.2 apply; therefore, no further environmental review is required.

Section 4: The Planning Commission of the City of San Buenaventura after conducting the public hearing **HEREBY APPROVES**, **MDR-09-25-0065**, **W-09-25-0012**, **W-09-25-0013**, **W-09-25-0014**, and **E-03-26-0015,** subject to the following conditions:

CONDITIONS OF APPROVAL

Community Development Department – Planning Division

1. This permit is granted for the land or land use described in the application and any attachments thereto, and as shown on the plans labeled Case Nos. MDR-09-25-0065, W-09-25-0012, W-09-25-0013, W-09-25-0014, and E-03-26-0015, dated August 26, 2026, attached hereto, and incorporated herein. The location of all buildings, parking areas, and other facilities or features shall be located and maintained substantially as shown on the plans.

2. Prior to obtaining building permits, the applicant and property owner shall file with

the Planning Division written Acknowledgment of the Conditions stated herein on forms provided by the Planning Division.

3. An approval granted by the Community Development Director does not constitute a building permit or authorization to begin any construction, sign installation, or to demolish an existing structure. An appropriate permit issued by the Permit Services Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

4. Once permits have been issued to commence work on the improvements, it is the applicant/owner's responsibility to diligently pursue completion per all conditions, requirements and as represented on the approved plans. Reasonable progress shall occur on a continual basis until completion to the satisfaction of the Community Development Director. Work shall not be discontinued for a period exceeding 30 days, without acceptable cause. The intent is to have the project completed in a timely fashion to prevent a potential blight from partially completed construction.

5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance, unless stated otherwise herein. Deviation from this requirement shall be permitted only by written consent of the Community Development Director or designee.

6. This Resolution, in its entirety as adopted, shall be included in the initial permit plan check. The Resolution shall be copied directly onto a sheet of the plans, which are submitted for plan check and shall remain a part of the plans throughout the plan check process and shall be part of the plans for which sign permits are issued.

7. Unless construction is commenced no later than 24 months after this approval is granted and is diligently pursued thereafter, this approval shall be null and void pursuant to the City's Zoning Regulations. However, if the approved plot plan, elevation plans, and adjacent areas are unchanged (except as allowed under Zoning Regulations Chapter 24.505), the Community Development Director may grant one additional 12-month extension of time for start of construction, provided the initial 24-month period has not already expired. Start of construction is defined as:
    a. All zoning and related approvals are effective; and

    b. All required building and grading permits for the project have been issued.

8. Construction activity related to this project may only occur between the hours of 7:00 a.m. to 5:00 p.m. Monday through Friday. Construction hours may be extended upon the review and approval of a Construction Management Plan by the Community Development Department. In no case shall construction activity take place on Sunday or any legal or City observed holiday. The definition of "construction activity" shall include running or idling of equipment.

9. No final inspection or occupancy permit shall be granted until all construction and landscaping are complete in accordance with the plans approved and the conditions required herein. Prior to final inspection and/or issuance of an occupancy permit, the Permittee shall submit photo evidence of the completed construction and landscaping installation to the Planning Division for review and approval documenting fulfillment of this condition.

10. All materials and colors used in the installation of the sign shall be as represented to and any deviation will require the express approval of the Community Development Director. Once installed, all improvements shall be maintained in accordance with the approved plans and in a manner acceptable to the Director.

11. Wherever a condition requires that something be initially "built," "constructed," "equipped," "installed," "provided" or the like in a certain fashion or per certain requirements or approvals, it also requires that the same shall at all times be "maintained" in accordance with the condition, requirement, or approval.

12. Minor Changes may be approved by the Community Development Director, as provided for under Municipal Code Chapter 24.570. Substantial change will require the filing of an application for Amendment.

13. All requirements of any law, ordinance, or regulation of the State, City of San Buenaventura, and any other governmental entity shall be complied with.

14. Approval is subject to the applicant paying all fees and assessments to the City of San Buenaventura, as required by the Municipal Code.

15. All approvals are subject to and dependent upon the applicant complying with all applicable Ordinances, Codes, regulations, or adopted policies. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.

16. In accepting the benefits of the conditional approval of this discretionary permit and approvals issued in conjunction with this discretionary permit, and as a condition of approval of this permit, the applicant agrees to defend, indemnify, and hold harmless the City of Ventura and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees brought to attack, set aside, void, or annul, the approval of the permit by any advisory agency, appeal board, or legislative body of the City. This condition shall be construed to include, without limitation, applicant's agreement to pay any attorney's fees incurred by the City in its choice of defense counsel or awarded against the City or its agents, officers, or employees in any legal action to attack, set aside, void or annul, the approval of the application in which the petitioner or plaintiff in such action is the prevailing party and is awarded attorney's fees.

    a. Applicant's obligations set forth in this condition are based on the mutual understanding of the City and the applicant that the City shall promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense, provided that the City's obligation to "cooperate fully" in such defense shall no include payment of any monies for or toward any fees, costs, or expenses of such defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. In any event, the applicant shall not be required to pay or perform any settlement of any such claim, action, or proceeding unless the settlement is approved by the applicant.

    b. Nothing contained in this condition is intended to, or shall be construed to, prohibit the City from participating in the defense of any claim, action, or proceeding, provided that applicant shall remain obligated to pay any attorneys' fees incurred by City for in-house or outside counsel which may be chosen by City in the exercise of its sole discretion.

17. Nothing contained in this condition is intended to, or shall be construed to, prohibit the City from participating in the defense of any claim, action, or proceeding, provided that applicant shall remain obligated to pay any attorneys' fees incurred by City for in-house or outside counsel which may be chosen by City in the exercise of its sole discretion.

18. These conditions of approval shall be attached to all plans submitted to the City for the obtention of any permits related to this project (i.e building permits, grading permits, etc.). These conditions of approval shall remain a part of the plans throughout the entirety of the plan check process and shall be included on the final

plans stamped with the City's approval at time of permit issuance.

19. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.

20. No signage is approved as part of this application. Separate review and permitting will be required for any new building- and ground-mounted signage.

21. All outdoor lighting for the project shall be installed and maintained for the life of the project as represented in the approved plan set included as Exhibit A of the Planning Commission hearing Resolution dated July 22, 2026. Any deviation from the approved plan set shall be subject to City review and may be subject to Design Review as detailed in Chapter 24.545 and/or a Permit Amendment as detailed in Chapter 24.570 of the City's Zoning Regulations. All outdoor lighting shall be installed to meet dark sky friendly standards to ensure no light is directed offsite and all lights are shielded downward to prevent light spillover.

22. All landscaping for the project shall be installed and maintained for the life of the project as represented in the approved plan set included as Exhibit A of the Planning Commission hearing Resolution dated July 22, 2026. Any deviation from the approved plan set shall be subject to City review and may be subject to Design Review as detailed in Chapter 24.545 and/or a Permit Amendment as detailed in Chapter 24.570 of the City's Zoning Regulations.

23. The parking area(s) for the project, including the total number of spaces, space sizes, and landscaping, shall be installed and maintained for the life of the project as represented in the approved plan set included as Exhibit A of the Planning Commission hearing Resolution dated July 22, 2026. Any deviation from the approved plan set shall be subject to City review and may be subject to Design Review as detailed in Chapter 24.545 and/or a Permit Amendment as detailed in Chapter 24.570 of the City's Zoning Regulations.

24. Prior to earthmoving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for construction personnel completing rough grading and trenching. Construction personnel shall be informed of the types of cultural and paleontological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of

archaeological resources or human remains. Construction personnel completing rough grading and trenching shall attend the training and shall retain documentation demonstrating attendance.

In the event of the discovery of archaeological materials, the construction manager shall immediately halt all work activities in the vicinity (within approximately 100 feet) of the discovery until it can be evaluated by a qualified archaeologist and/or Native American monitor. After cessation of earthmoving activities, the construction manager shall immediately contact Ventura Planning Division. Work shall not resume until authorized by Ventura Planning Division and the qualified archaeologist. If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, preservation in place is the preferred manner of mitigation. In the event preservation in place is demonstrated to be infeasible, and data recovery is determined to be the only feasible mitigation option, a detailed Cultural Resources Treatment Plan shall be prepared and implemented by a qualified archaeologist in consultation with the Community Development Department. The Planning Manager shall consult with appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in origin. Archaeological materials recovered during any investigation shall be put into curation at an accredited facility.

In the event fossil materials are exposed during ground disturbing activities, work (within 100 feet of the discovery) shall be halted until a qualified paleontologist meeting the criteria established by the Society for Vertebrate Paleontology is retained to assess the find. If the find is identified as significant, appropriate treatment, as determined by the paleontologist, shall be implemented prior to the re-commencement of ground disturbance in the area. A report documenting the methods and results of the treatment shall be prepared and submitted to the Community Development Department and filed with the local repository.

If human remains are encountered, work shall halt in the vicinity (within 100 feet) of the find and contact the Ventura County Coroner in accordance with Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. If the County Coroner determines that the remains are Native American in origin, the Native American Heritage Commission shall be notified, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code Section 5097.98 (as amended by AB 2641). The Native American Heritage Commission shall designate a Most Likely Descendant for the remains per PRC Section 5097.98. Ventura Planning Division shall ensure that the immediate vicinity where the Native American human remains are located is not damaged or disturbed by further development activity, according to generally accepted cultural

or archaeological standards or practices, until the landowner has discussed and conferred with the Most Likely Descendant regarding their recommendations, as prescribed in Public Resources Codes Section 5097.98, taking into account the possibility of multiple human remains.

Community Development Department – Building & Safety

25. The proposed development construction plan must comply with the new code standards adopted by the city of Ventura, namely:
2025 California Building Code (CBC)
2025 California Electrical Code (CEC)
2025 California Mechanical Code (CMC)
2025 California Plumbing Code (CPC)
2025 California Energy Code (CENC)
2025 California Green Building Standard Code (CGBSC)
2025 California Wildland-Urban Interface Code (CWUIC)
2025 California Fire Code (CFC)
City of Ventura Municipal Code and others.

26. All common walls & ceiling/floor assemblies must be fire rated without plumbing & mechanical penetration, per Section 703.2.2 (CBC).

27. New development and retrofitted landscape water efficiency standards are governed by the Model Water Efficient Landscape Ordinance (MWELO). The MWELO is also referenced by Title 24, Part 11, Chapters 4 and 5 CalGreen Building Code. All local agencies must adopt, implement, and enforce the MWELO or a local Water Efficient Landscape Ordinance (WELO) that is at least as effective as the MWELO. Usually, local agencies that adopt WELOs create a more stringent ordinance than MWELO.

28. Project development site is in the High Fire Hazard Severity Zone, all building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface (WUI) area.

29. All new plantings of vegetation in State Responsibility Areas (SRA) and Local Responsibility Areas (LRA) designated as a High or Very High Fire Severity Zone shall comply with Sections 4906.3 through 4906.5.3 (CFC).

30. Landscape Plan Submittals. Fire Resistant Landscape Plans shall be submitted and approved by the Fire Department prior to the framing inspection (CFC 4906.3.2).

31. A full and thorough plan review will be conducted soon as the complete building

construction plan has been submitted.

Community Development Department – Housing Services Division

32. Consistent with municipal code Division 24 – Affordable Housing Regulations, the applicant shall enter into an Affordable Housing Agreement with the City related to reporting the rents for three (3) affordable units restricted to very-low income and low-income. Said agreement shall be prepared by the City Attorney, signed by the applicant, and recorded with the County of Ventura prior to occupancy of the first affordable unit.

	Total Units	Very Low Income	Low Income	Market Rate
Proposed Project	19	1	2	16

Inclusionary Units Bedroom Count Breakdown:

Number of Bedrooms	Total Units	Very Low Income	Low Income	Market Rate
Studio	7	0	1	6
1	9	1	1	7
2	3	0	0	3

33. The project shall provide affordable units that are comparable in infrastructure, construction quality and exterior design to the balance of the market rate units.

34. Affordable units shall not have any fees or restrictions placed upon them that do not also apply to market-rate units. Tenants of affordable units shall have the same access to all common areas and residential amenities as tenants of market-rate units.

35. Each unit shall comply with all requirements of Chapter 12, Section 1208.4 of the California Building Code ("CBC").

    Minor changes to the Inclusionary Housing Plan, as it applies to the location of each inclusionary unit within the project site in order to meet the requirements of this condition, may be approved by the Community Development Director.

36. The units shall qualify as affordable units for a period of time not less than fifty-five (55) years for rental units. This restriction will run with the land and shall be binding

upon each Owner of the Property, and their heirs, executors, administrators, successors, transferees, assignees, and all parties having or acquiring any right, title, or interest in the Property.

37. In order to assure compliance with Affordable Housing Regulations Division 24:
    a. No building permit shall be issued until the Applicant obtains City approval of an Affordable Housing Agreement that provides for affordability of the inclusionary units and graphically depicted in the approved project plans. The Affordable Housing Agreement shall be recorded after City approval. Proof of recordation must be provided to the case planner prior to building permit issuance; and

    b. The Applicant shall either construct the Affordable units concurrently with the market-rate units (that is, construct them prior to, or at the same time as, the market rate units) or in phases proportional to the phases that the market rate units are constructed.

Public Works Department – Land Development

Land Development: General

38. The conditions of approval of this project shall supersede all conflicting exhibits, notations, specifications, dimensions, typical sections, and the like, which may be shown on tentative project plans.

39. Grading and improvement plans required, including, but not limited to, street, water, sewer, and storm drain improvements shall be prepared by a Civil Engineer registered in the State of California. Said improvement plans shall be submitted to the City Engineer for review and comments and subsequent approval. (SBMC 26.150.210 – General Requirements)

    Prior to commencement of work on the grading and improvement plans, Developer and his Civil Engineer shall attend a pre-design meeting with Land Development staff to become fully aware of the City's standards, requirements, processes and expectations.

40. Prior to issuance of any building permits, the Applicant/Developer shall pay sewer and water connection fees, parks and recreation facilities tax, traffic mitigation fee, service area parks mitigation fee, public park fee and all other applicable fees/taxes. (current fee schedule)

41. Concurrent with submitting any public improvement plans for plan checking, the Applicant/Developer's engineer shall submit a standard City of Ventura "Estimate

of Cost" with a plan check fee in accordance with the City Municipal Code and current Fee Schedule. The approved estimate of cost shall be the basis for the plan check fee, inspection fee, and security for guaranteeing public improvements. (current fee schedule)

42. Prior to issuance of encroachment permit, Applicant/Developer shall post a security for guaranteeing public improvements. (advisory comment)

43. Any existing damaged or defaced curb, gutter, or sidewalk adjacent to project boundary shall be removed and replaced. (advisory comment)

44. All utility plans shall be coordinated with the respective utility companies and submitted for review and approval by the City Engineer prior to issuance of a grading and/or encroachment permit. (advisory comment)

45. As identified in the Downtown District and Ventura Avenue corridor (Municipal Code 22.215, as adjusted for inflation) per City Ordinance No. 2006-003, for those capital improvement deficiencies that are not designed and constructed as a condition of this project, the Applicant/Developer shall pay to the City a contribution towards the capital improvement deficiency needs for Downtown/Westside Sewer System prior to building permit, occupancy permit or sewer system connection permit is issued for the project, whichever occurs first, based on current City Schedule of Fees at the time of payment. (SBMC 22.215 – Sewer Capacity Deficiency Fee – Downtown District and Ventura Avenue Corridor)

46. For public improvements constructed off-site at the Applicant/Developer's expense, the Applicant/Developer may be eligible for a credit against (sewer, water, Traffic, Parks, Storm Drains…) deficiency fees where applicable and/or to form a reimbursement area on those undeveloped properties, which will benefit from the improvement when the property is developed. The maximum period for reimbursement shall be 15 years, which begins from the date that the City Council approves the reimbursement area.

    Prior to final acceptance of the public improvements, the Applicant/Developer shall provide to the City a proposed reimbursement area map, legal descriptions, copies of at least three bonafide construction bids for the off-site improvements, calculations of the proposed construction reimbursement costs, and a deposit in the amount in effect at time of payment to cover the City's administrative costs to review and approve the reimbursement area. (SBMC 22.210.030 C3)

47. For public improvements constructed at the developer's expense that exceed the developer's pro rata share, the developer may request the City to form a reimbursement area including those undeveloped properties which will benefit

from the improvement when their property is developed. The maximum period for reimbursement shall be 15 years, which begins from the date that City Council approves the reimbursement area.

Prior to final acceptance of the public improvements, the developer shall provide to the City a proposed reimbursement area map, legal descriptions, copies of at least three bonafide construction bids for the offsite improvements, calculations of the proposed construction reimbursement costs, and the applicable fee to cover the City's administrative costs to review and approve the reimbursement area. Such reimbursement shall be based on final construction costs as approved by the City Engineer. (SBMC 22.310.030 C3)

48. No improvements shall be allowed within any existing easement, unless as approved by the utility easement owner and City Engineer. (advisory comment)

Land Development: Grading

49. All grading shall be in accordance with the City Grading Ordinance and the latest revision thereto. When a grading permit is required, the rough grading for the lot shall be completed, certified by the Applicant/Developer's soil/geotechnical and civil engineers and accepted by the City Engineer prior to issuance of building permits. Certification shall be accompanied by Final Compaction Report.

50. The project's Grading Bond shall be used to ensure planting and its maintenance by the Applicant/Developer prior to issuing the Certificate of Occupancy and such bond may be continued beyond a one-year period upon specific approval of the City Engineer should planting or its maintenance fail to comply with the Municipal Code and MS4 permit requirements. If sloughing or slippage occurs, the City Engineer shall require gorilla hair bark, jute matting in combination with other soil erosion controls practices such as mulch or straw, or other solutions to aid in the prevention of further erosion. An erosion control plan shall be required per the Grading Ordinance for any grading work done between the dates of October 1 and April 15 of each year. (advisory comment)

Land Development: Drainage

51. Hydrology/Hydraulic design calculations, prepared by a Registered Civil Engineer, are required to be submitted with the site-grading plan. Calculations shall include determination of adequacy of the drainage system proposed and the adequacy of the existing downstream system before issuance of a grading permit. If capacity is not available in the existing system using the design criteria of the City, Ventura County Watershed Protection District, and Caltrans, then the Applicant/Developer shall submit plans for review and approval for new downstream drainage

improvements OR provides an onsite retention system with adequate capacity for the additional flows prior to issuance of grading permit
.
Design and construction of the downstream system improvements shall be at the Applicant/Developer's expense, as approved by the City Engineer/and or respective agency. The construction of the downstream system shall be completed prior to occupancy. (County Manual Hydrology manual)

52. No cross-lot drainage will be permitted unless approved by the City Engineer in which case the property owner must provide documents providing stormwater acceptance between the lots.

53. All drainage shall be directed away from structures and the drainage runoff shall be conveyed to a street and/or drainage system by non-erosive means.

54. No cross gutters will be permitted in the public right-of-way unless otherwise approved by the City Engineer.

55. The Applicant/Developer and Property Owner shall comply with the requirements of the Regional Phase I Municipal Separate Storm Sewer System Permit National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004004, General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities NDPES Permit No. CAS000002, and the City of San Buenaventura Municipal Code. (NPDES PERMIT NO. CAS004004; NPDES Permit NO. CAS000002; Muni Code Chapter 8.600)

56. Per NPDES Permit No. CAS004004 prior to issuance of Certificate of Occupancy, to ensure proper installation, all structural BMPs, postconstruction stormwater treatment devices (trash capture) , and all landscaped areas shall be inspected by Public Works Inspector. The Certificate of Occupancy shall not be issued if the project site does not have fully functioning structural BMPs, post-construction stormwater treatment devices, treatment measures and/or other landscaped areas have bare ground. (NPDES PERMIT NO. CAS004004; Muni Code Chapter 8.600)

57. Prior to issuance of grading permit, the project Civil Engineer shall certify that they have reviewed the Stormwater Drainage Plan, Grading Plan and Landscape Plan (both private and public) and that structural BMPs, postconstruction stormwater treatment devices (trash capture)and all landscaped areas comply with NPDES Permit No. CAS004004. This certification shall be on the Civil Construction Plans. Structural BMPs, post-construction stormwater treatment devices, treatment measures contained within Stormwater Drainage Plan, Grading Plan and Landscape Plan shall be consistent and correctly reference plumbing and drainage details/plans within Building and Safety plans. (NPDES PERMIT NO. CAS004004;

Muni Code Chapter 8.600)

58. The project must provide adequate mitigation measures to comply with the Watershed Protection District's standard for peak attenuation, which is that the runoff after development shall not exceed the peak flow under existing conditions for any frequency of event, including the 10-year and 100-year events.

59. The Applicant/Developer is subject to the Planning and Land Development Program of the Regional Phase I Municipal Separate Storm Sewer System National Pollutant Discharge Elimination System (NPDES) Permit, No. CAS004004 (MS4 Permit) and Municipal Code Chapter 8.600. Development projects defined as Priority Land Uses by the MS4 Permit or determined to require trash capture by City of Ventura Public Works, shall design and construct State certified Full Capture System devices, as defined by the State Water Resources Control Board, to capture trash pollutants from all stormwater runoff prior to discharge to surface waters of the state or where it may be discharged into surface waters of the state from a public storm drain system.

60. The Applicant/Developer shall submit a site plan identifying type, size and location Capture System devices for review with grading/improvement plans. A list of certified Full Capture System devices is available on the State of California Water Resources Control Board Storm Water Program – Trash Implementation Program website at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html.

    Full Capture System devices shall meet particle size catchment and design treatment capacity specification outlined in the California Ocean Plan. (NPDES PERMIT NO. CAS004004; Muni Code Chapter 8.600)

61. The Applicant/Developer is subject to the Planning and Land Development Program of the Regional Phase I Municipal Separate Storm Sewer System National Pollutant Discharge Elimination System (NPDES) Permit, No. CAS004004 (MS4 Permit) and Municipal Code Chapter 8.600. Trash enclosures shall be designed in accordance with the standards set forth in the City's 2020 Trash Enclosure Guidelines. The City's 2020 Trash Enclosure Guidelines can be found at https://www.cityofventura.ca.gov/398/Stormwater-Compliance. (NPDES PERMIT NO. CAS004004; Muni Code Chapter 8.600).

62. Prior to issuance of grading permit, the project Civil Engineer shall certify that the project have existing coverage under applicable permits, including, but not limited to the General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities NDPES Permit No. CAS000002, and State Water

Board 401 Water Quality Certification. (NPDES PERMIT NO. CAS004004; NPDES Permit NO. CAS000002; Muni Code Chapter 8.600).

Land Development: Utilities

63. Underground utilities, including the main cable television line and any laterals located within the public right-of-way, shall be installed in accordance with Municipal Code Section 26.200.170. All underground utility mains shall be constructed and extended to project boundaries unless otherwise approved by the City Engineer. (Municipal Code Section 26.200.170)

64. All utility plans shall be coordinated with the respective utility companies and shall be submitted for review and approval by the City Engineer along with other improvement plans required for the project. (advisory comment)

65. All above ground utility locations shall be reviewed and approved prior to grading plan approval. All above ground utility structures shall be located and screened in accordance with the City Council adopted Guidelines for the Screening of above Ground Utility Structures. (City Council Resolution No.2004-023)

Land Development: Parks

66. The requirements of the City Street Tree Master Plan shall be met by the placement of trees along public streets by the Applicant/Developer at his expense. The trees shall be installed in parkways with minimum width of five and one-half feet in residential streets. The Parks Manager shall determine the precise number, size, species and location of all street trees. It shall be the Applicant/Developer's responsibility to make all arrangements with the Parks Manager concerning the requirements of this condition.

67. The Applicant/Developer shall submit landscape and irrigation plans prepared by a landscape architect licensed in the State of California for all streetscape and linear park improvements. Said plans shall: (a) specify all plant materials, irrigation facilities, and hardscape improvements; (b) include a horticultural soils report with laboratory recommendation for soil preparation and maintenance fertilization; and (c) be accompanied by the Post-installation Maintenance Manual which prescribes the standards and specifications necessary to sustain the improvements following installation, including fertilization, pruning, plant replacement, irrigation system, maintenance, annual water budget calculation, anticipated monthly irrigation schedule, water audit and review, staking/guying of trees, routine site cleanup, and weed, disease and pest control. All landscape and irrigation plans shall be submitted to and approved by the Parks Manager. Subsequent to approval and

installation, and prior to final inspection and acceptance, the Applicant/Developer shall submit two sets of as-built drawings for permanent retention by the City.

68. The Applicant/Developer shall submit landscape and irrigation plans for both public and private areas prepared by a landscape architect licensed in the State of California and shall include all self-certifications necessary to show compliance with the State's AB 1881 - Model Water Efficient Landscape Ordinance.

Public Works Department – Transportation Division

69. Prior to the issuance of building permits, the applicable City Traffic Mitigation Fee shall be paid to the Permit Services Division.

70. Prior to the issuance of building permits, the applicable County of Ventura traffic mitigation fees shall be paid directly to the County. A building permit will not be issued until the applicant has provided satisfactory evidence that the County fee has been paid.

71. Access to the site shall be through driveways per City Standard Plan No. 104. The driveways shall be located along the property frontages per City Engineer's requirements. Parking spaces with access from the alley shall be set back by five feet from the alley.

72. In compliance with the State of California Streets and Highways Code Section 5610, any existing damaged, defaced, or non-ADA-compliant curb, gutter, access ramps, driveways, or sidewalk adjacent to the project boundary shall be removed and replaced to meet existing City Standards and ADA compliance. This is required to meet the requirements of the US Access Board (36 CFR 1190) and the General Services Administration (89 FR 55072) as well as to encourage compliance with the Federal Americans with Disabilities Act (US Code Title 42), the California Unruh Civil Rights Act (Civ Code 51(f)), and the California Disabled Persons Act (Civ Code 54(c)).

73. The applicant will need to submit a bicycle parking plan, per Municipal Code Section 24.415.140, to be reviewed and approved by a Senior Transportation Engineer. All bicycle parking will need to comply with AASHTO, NACTO, or APBP standards, with regard to rack types, spacing, setbacks, installation surfaces, materials, hardware and signage, as permitted by the California Building Code. The bicycle parking should be located along the natural desire lines of travel from the bikeways to the facility entrance, in well-lit areas visible from commercial storefronts and public areas, in the nature of a bicycle coral or racks; regardless of how the bicycle parking is provided it shall be designed to provide two (2) points of contact on the bicycle, be supported upright, and cause no stress onto tires. All

provided bicycle parking will, at a minimum, allow both the frame and at least one wheel of the bike to be secured with a u-style lock. “Wave Racks” are not allowed.

Ventura Fire Department

74. Fire Code Compliance. The project shall comply with all requirements of the current edition of the California Fire Code (CFC), CFC Section 1207, applicable referenced standards, and City of Ventura Municipal Code [FD].

75. Fire Safety During Construction. Project must comply with CFC Chapter 33 and National Fire Protection Association (NFPA) Standard 241 for Fire Safety During Construction. At no time shall the construction of this project cause for an unreasonable unsafe environment to the fire/life safety of any nearby occupied structure(s) [FD].

76. Compliance with Fire Conditions. Inspection for compliance with these conditions and general fire safety will be required prior to obtaining a certificate of occupancy. This inspection is initiated through the business license office [FD].

77. Fire Hydrants. No portion of a structure(s) shall exceed 400 feet from a fire hydrant (600 feet for fully sprinklered R3 structures). Prior to building permit issuance, the distance from existing fire hydrants to any proposed building shall be verified or a new hydrant(s) shall be shown on the plans and installed prior to combustible building materials arriving on site. CFC Section 507[FD].

78. Fire Access Roads. No portion of structures shall exceed 150 feet from an approved access roadway. Where a fire apparatus access roadway is required, a minimum of 20’-0” clear width, or 26’-0” clear width where a fire hydrant is required or structures exceed 30 feet in height, and 13’ 6” vertical clearance shall be provided. All private access roadways exceeding 150 feet in length shall be designed and constructed with an approved turnaround area per City Engineering standards, a maximum grade of 15% and a traffic index of 4.5, or as otherwise approved by the Fire Department. Access roadways shall be approved and in place prior to commencement of combustible construction. CFC Section 503 [FD]

79. Fire Access Roads. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system. CFC Section D106.2 [FD]

80. Fire Flow. The water system for fire protection shall provide a minimum of 1000

gallons per minute with a minimum residual main pressure of 20 psi for a two-hour duration. Fire flow may be higher based on building size and construction type, per the California Fire Code. Fire flow test data shall be provided to the Fire Department, prior to the issuance of building permits. Fire flow test data reports may be required during the course of construction and/or prior to final acceptance of the project. Additional water flow may be necessary as required by Ventura Water. CFC Appendix B & C [FD]

81. Private Fire Construction Water System – Permits Required. Prior to construction of a private fire protection water system, a permit shall be secured from the Fire Department. Private fire protection water systems shall be supplied through an approved backflow device per City Engineering Standards. CFC 105.6 [FD]

82. Firefighting Access During Development. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Temporary all-weather roads shall be constructed of 4” (inches) of AC asphalt over 6” (inches) of compressed road base. Vehicle access shall be maintained until permanent fire apparatus access roads are available. CFC Chapter 33 [FD]

83. Egress Requirements During Development. Required means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building. CFC Chapters 10 & 33 [FD]

84. Water Supply for Fire Protection. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to combustible materials being delivered on site. CFC Section 3313 [FD]

85. Fire Extinguishers. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with CFC Section 906 and sized for not less than ordinary hazard as follows:

    - At each stairway on all floor levels where combustible materials have accumulated.
    - In every storage and construction shed.
    - Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids [FD].

86. Fire Sprinklers. The structures shall be equipped with an automatic fire sprinkler system in accordance with the California Fire Code and the appropriate NFPA Standard. SBVMC Appendix R [FD]

87. Fire Alarm and Detection Systems. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment. CFC 105.6.6 [FD]

88. Building Identification. Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road, alley, and walkways giving access to and within the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. All multi-family residential, commercial, and industrial occupancies shall have a minimum of 10-inch-high numbers, with a minimum 1.5 inch stroke. All buildings with a rear door access shall identify that unit with the proper numbers affixed to the door or frame. Numbers shall be affixed on a structure in clear view, unobstructed by trees or shrubs. Where required by the fire code official, additional address numbers shall be provided in approved locations and of increased size to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers visible from a street other than the original addressing street shall have the street name added to the address numbers. All new building address numbering, building unit numbering, and street designation shall be approved by the fire code official. Number height and stroke width shall be increased as needed for legibility based on visibility distance. SBVMC Section 505.1 [FD]

89. Fire Department Connections (FDCs). FDCs shall be located on the street address side of the building, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. CFC Section 912 [FD]

90. Exterior Doors. Exterior doors and opening, including all emergency escape and rescue windows, shall be readily accessible for emergency access by the fire department. An approved access walkway leading from the fire apparatus access roads to the exterior doors and openings shall be provided. CFC Section 504 [FD]

91. Emergency Escapes. Where emergency escape and rescue windows are present above or below the ground floor, exterior access must be able to accommodate

the travel and use of fire department ground ladders within the fire department access. CFC Section 504 [FD]

92. Knox Box Access System. A Knox Box access system shall be provided in accordance with the currently adopted California Fire Code, Article 9. The location shall be approved by the Fire Department [FD].

93. Fire Alarm System. A fire alarm system installed in accordance with the currently adopted California Fire Code, Article 10, will be required for this structure [FD].

Ventura Water

Special Sewer Conditions
A Sewer Infrastructure Memorandum, dated July 8, 2026, was prepared. Based on that, the project contribution to the City sewer system is not significant enough to require additional improvements.

Unless construction is commenced no later than 24 months after Sewer System Assessment was prepared and is diligently pursued thereafter, the approved Sewer System Assessment shall be null and void. However, if the approved components of the scope of the project, and other planned projects are unchanged, the Ventura Water General Manager may grant one 24-month extension of time for start of construction, provided the initial 24-month period has not already expired. No additional extensions of time will be granted beyond the initial 24-month extension.

Start of construction is defined as:
- All zoning and related approvals are effective; and
- All required building and grading permits for the proposed project have been issued.

Once the approval of the Sewer System Assessment is null and void, then a new in-situ flow test and modeling analysis shall be required and shall be paid for by the Applicant/Developer.

Standard Sewer Conditions
All construction plans must be signed and approved by the Ventura Water General Manager during plan check. All conditions of approval must be satisfied and accepted by the Public Works Construction Engineer prior to issuance of certificate of occupancy.

94. The current City Engineering Design Standards and the City Standard Construction Details shall be followed for design requirements. The Applicant/Developer's civil engineer shall contact Land Development for a copy of

the latest approved set.

95. For each legal lot, connection to the City sewer system shall be made utilizing one 6-inch (min.) sewer lateral connected to a public manhole within the public right-of-way, as approved by the Ventura Water General Manager. The on-site private sanitary sewer pipes shall converge into one private manhole on-site before connection to the public manhole within the public rightof-way.

96. There shall be no trees planted until sewer laterals are marked on curbs. Minimum separation between trees and sewer mains and/or laterals is 10 feet.

97. The construction plans shall show existing and proposed sewer lateral. New sewer lateral shall not be located within driveways. Existing laterals shall be abandoned and cut & capped at the main.

98. All new sewer infrastructures shall be isolated with a physical barrier until the Ventura Water General Manager approves the new system and the development is ready for actual occupancy.

Special Water Conditions

A Water Infrastructure Memorandum, dated July 7, 2026, was prepared. Based on that, the project contribution to the City water system is not significant enough to require additional improvements.

Unless construction is commenced no later than 24 months after Water System Assessment report was prepared by Land Development Division and is diligently pursued thereafter, the approved Water System Assessment report shall be null and void. However, if the approved components of the scope of the project, and other planned projects are unchanged, the Ventura Water General Manager may grant one 12-month extension of time for start of construction, provided the initial 24-month period has not already expired.

Start of construction is defined as:

- All zoning and related approvals are effective; and
- All required building and grading permits for the proposed project have been issued.

Once the approved memo is null and void, then a new analysis shall be required and shall be paid for by the Applicant/Developer.

Standard Water Conditions

All construction plans must be signed and approved by the Ventura Water General Manager during plan check. All conditions of approval must be satisfied and accepted by

the Public Works Construction Engineer prior to issuance of certificate of occupancy.

99. The current City Engineering Design Standards and the City Standard Construction Details shall be followed for design requirements. The Applicant/Developer's civil engineer shall contact Land Development for a copy of the latest approved set.

100. Any wells and/or water production facilities on the site shall be abandoned or destroyed in a manner satisfactory to the Ventura Water General Manager and the County Resource Management Agency. A Ventura County Well Demolition Permit will be required prior to abandoning any wells.

101. All on-site water mains and appurtenances shall be a private domestic water system, owned and maintained by the Property Owner. A domestic meter and backflow shall be required for all commercial, mixed-use, and multi-family/townhouse/apartment complexes. Location of the meter shall be based on City Standard Detail No. 009 and 010.

102. If the Fire Department requires a separate service for fire protection purposes, the fire service shall be equipped with approved backflow devices. Point of connection to the City water system shall be made only in location as approved by the Ventura Water General Manager.

103. There shall be no public water mains/services/meters within private streets, private properties, and/or private/public alleys.

104. A separate irrigation service is not allowed for residential projects. Non-residential and mixed-use projects may have a separate irrigation service.

105. There shall be no trees planted until water service is located. Minimum separation between trees and water mains or services is 8 feet.

106. The construction plans shall show existing and proposed water services and meters locations. Water service shall not be located in driveways. Existing services shall be abandoned by City forces and paid for by the Applicant/Developer.

The foregoing Resolution was adopted by the Planning Commission of the City of San Buenaventura on August 26, 2026, by the following vote:

Ayes:

Noes:

Absent:

_____
Maruja Clensay, Secretary

APPROVED AS TO FORM
Javan N. Rad, City Attorney

_____ 8/20/26
Christopher de la Vega Date
Assistant City Attorney

Exhibits:
Exhibit 1 – Project Plans
Exhibit 2 – Development Standard Matrices