



CITY OF OXNARD

MEMORANDUM

January 14, 1977

To: Planning Commission

From: Planning Staff

SUBJECT: PD-290

On December 16, 1976, the Planning Commission continued this item to allow the applicant to submit a revised site plan with adequate parking that would meet our standards. The applicant has submitted new plans which indicate 29 parking spaces, however 14 of these spaces could not be counted because of access or circulation problems. The remaining 15 parking spaces could be counted but the Staff Advisory Committee felt that a better parking layout could be developed. The staff has designed a parking plan which meets all standards. The staff's plan indicates 7 perpendicular spaces along the east property line and an additional 9 perpendicular spaces along the south property line for a total of 16 spaces. This plan allows two-way traffic to circulate around the building. The staff would point out that the westerly curb cut on Wooley Road would have to be closed with curb gutter and sidewalk because it does not meet adopted standards.

Recommendation:

If the Planning Commission makes the required findings outlined in the staff analysis dated 12-14-76 (attached) and public testimony supports this request, then the following conditions should apply. (See attached.)

Planning Staff

RS:vg

AGENDA ITEM NO. D-49

STANDARD CONDITIONS FOR PLANNED DEVELOPMENTAND/OR SPECIAL USE PERMITSGeneral Conditions

1. The ~~planned development/special use~~ permit is granted for the land as described in the application and shall not be transferable.
2. The ~~planned development/special use~~ permit shall become null and void within ~~eighteen/twelve~~ months from the date of its issuance, unless the proposed development or use has been substantially developed or diligently pursued.
3. ~~The planned development/special use permit is granted subject to the annexation of said property to the City of Oxnard.~~
4. ~~The planned development/special use permit is granted subject to the approval of Zone Change Application No. _____.~~
5. The ~~planned development/special use~~ permit shall be granted subject to the approval of a tentative ~~parcel/tract~~ map and final ~~parcel/tract~~ map and the completion of all the improvements required on the final ~~parcel/tract~~ map.
6. Contracts, conditions and restrictions shall be subject to the approval of the City Attorney and the Planning Director.

Developmental Conditions

7. The location of buildings and structures shall conform substantially to the plot plan submitted labeled Exhibit "A", except as amended at the time of approval.
8. The elevations of all buildings shall be substantially in conformance with the elevation plan submitted as part of Exhibit "A", except as amended at the time of approval.
9. The final design of buildings and masonry walls, including materials and colors, is subject to approval of the Planning Director.
10. Any minor changes may be approved by the Planning Director but any substantial revision will require the filing of an amended ~~planned development/special use~~ permit for consideration by the Planning Commission.

- (11) Trash pickup areas shall be screened with a solid masonry enclosure and located as per approval of the Public Works Director.
12. ~~Underground utilities shall be required and installation shall conform to existing City policy.~~
- (13) A landscaping plan shall be submitted for the approval of the Planning Director and the Parks Superintendent prior to issuance of a building permit. Landscaping shall be installed prior to occupancy and maintained in accordance with the approved landscape plan.
- (14) Parking lot landscaping shall be provided as required in Section 34-9.2 of the Oxnard City Code.
- (15) All off-street parking spaces, including number, size, paving, striping location and access, shall comply with Sections 34-5 and 34-6 of the Oxnard City Code.
- (16) All signs shall be constructed in accordance with the sign plans submitted as part of Exhibit "A" except as amended at the time of approval. Additional signs will require the filing of an amended ~~planned development~~ ~~special~~ permit.

Building signs may be approved by the Planning Director subject to standards of the C-2 zone of the sign ordinance.

- (17) On-site lighting, *if provided*, shall be shielded from abutting properties so as to produce no nuisance or annoyance. No lighting shall be of the type or in a location such that it constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The spacing and height of the standards and luminars shall be such that a maximum of seven foot candles and a minimum of one foot candle of illumination are obtained on all vehicle access ways and parking areas. The height of light standards shall not exceed 15 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected. Under canopy lighting elements shall be recessed or concealed in such a manner as not to be directly visible from a public street.
- (18) All roof heating and/or cooling systems shall be recessed and/or screened from adjoining property to the approval of the Planning Director.
19. ~~The proposed facility shall conform to the minimum standards prescribed in Title 19 of the California Administrative Code for _____ Occupancies.~~

Operational Conditions

- (20) All of the conditions of this *planned development/special use* permit shall be complied with prior to occupancy or use of planned improvements.
- (21) No burning of combustible refuse on subject property is permitted.
- (22) Outdoor storage and display are not permitted.
~~All open storage of materials shall be screened from abutting property by a building, fence, or landscaping to the approval of the Planning Director.~~
- (23) That noise which is perceptible at the property line shall not exceed 55 DBA (decibels "A" scale).
- (24) The operator shall not create any public nuisance as defined in Chapter 19 of the Oxnard City Code.
- (25) A permit shall be obtained from the Oxnard Fire Department for the handling, storage and use of all flammable, combustible and hazardous materials.

SPECIAL REQUIREMENTS

- 26. That the block wall on the north and east property line be increased in height for the entire length of the property to 6 ft. The height of the wall shall be measured from the finish grade within 3 ft. on the subject property as required by Section 34-9.1 for zone walls.
- 27. That the westerly most curb cut on Wooley Road shall be closed with curb gutter and sidewalk to the approval of the Public Works Director.
- 28. That the parking lot be striped as indicated on the plan prepared by staff and addition interior parking lot landscaping be installed as indicated on the staff plan.
- 29. That a burglar alarm system be improved to the approval of the Police Department.
- 30. That the applicant shall enter into an agreement with the City transferring the required property for street widening on Ventura Road. The property to be transferred shall be shown as a separate parcel on the required parcel map.
- 31. That a landscape strip shall be installed in the area between the two curb cuts on Ventura Road that is a minimum 7 ft. wide.