

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 use permit.~~

Building signs may be approved by the Planning Director subject to standards of the R.3 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 10 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 _____ 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

1. Clara Street shall be fully improved from Saviers Road to the east and south property lines in accordance with City standards.
2. A five foot sidewalk shall be constructed along Saviers Road.
3. The fence around the pool shall be relocated so as not to allow dwelling units to open onto the pool area. The fence shall meet City ordinance requirements.
4. A perimeter wall of a decorative masonry material shall be provided along the east and north property lines subject to approval of the Planning Director.

Planning Staff
May 5, 1977

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