



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission
FROM: Douglas J. Spondello, Assistant Planner
DATE: September 15, 2011
SUBJECT: Planning and Zoning Permit No. 11-530-01 (Special Use Permit - Wireless),
 3371 West Fifth Street.

- 1) **Recommendation:** That the Planning Commission adopt a resolution approving Planning and Zoning Permit No. 11-530-01, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to construct and operate a 50-foot tall wireless communication facility and an enclosed equipment area at an existing self-storage facility, located at 3371 West Fifth Street. Filed by Designated Agent Ryan Young, Delta Groups Engineering, Inc., 2362 McGaw Avenue, Irvine, CA 92614 on behalf of Verizon Wireless.
- 3) **Existing & Surrounding Land Uses:** The five-acre parcel is developed as a self storage facility. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

DIRECTION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Light Manufacturing Planned Development (M-1-PD)	Airport Compatible (AC)	Self Storage/Mini-Warehouse
North	M-1-PD	AC	Airport
East	M-1-PD	AC	Multi-Tenant Industrial
South	M-1-PD	AC	Multi-Tenant Industrial
West	M-1-PD	AC	Multi-Tenant Industrial

- 4) **Background Information:** The City Council approved Planned Development Permit (PD) No. 357 with Resolution No. 7760 in October of 1979 for the development of 160,400 square feet of airport related industrial and warehouse facilities.

On January 6, 1983 and with Resolution No. 6523, the Planning Commission approved a major modification to PD No. 357 to permit construction of 66,880 square feet of mini-warehouses and outdoor storage of recreational vehicles.

The current project was continued at Staff's request at the Planning Commission meeting on June 16, 2011.

5) Environmental Determination: In accordance with Section 15303 of the State of California Environmental Quality Act (CEQA), projects involving the new construction of small structures may be found to be exempt from the requirements of State CEQA. As this project proposes to construct a wireless antenna and associated equipment at an existing industrial development, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and a Notice of Exemption will be filed (see Attachment "C").

6) Analysis:

a) General Discussion: The project site is located within the Light Manufacturing Planned Development zone district, where wireless communication facilities are permitted with a Special Use Permit. The applicant requests approval for the construction and operation of a freestanding wireless communication monopole designed as a pine tree for 12 panel antennas and a single, freestanding equipment enclosure to be operated by Verizon Wireless. While the pole is heavily screened from view at the right of way by large setbacks, trees, and existing buildings, it is considered to be a wireless communication facility with an individual support tower and not a stealth facility.

b) Conformance with 2020 General Plan Policies: The 2020 General Plan land use designation of the subject property is Airport Compatible. The City of Oxnard's 2020 General Plan designates West Fifth Street as a Thoroughfare. Objective Five in the Community Design Element (2020 General Plan, page XII-6) states, "Achieve quality architectural and landscape architectural design that recognizes its surrounding natural environment." As the proposed facility uses colors and other design elements to emulate trees in the vicinity, the project is consistent with this objective.

c) Conformance with Zoning Development Standards: The zoning designation on-site is Light Manufacturing Planned Development (M-1-PD). A non-stealth facility located within 500 feet of a scenic highway may be permitted with a special use permit for a wireless communications facility when significantly screened.

The proposed development is located in the Light Manufacturing Planned Development (M-1-PD) zone district. Applicable development standards of the M-1-PD zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARDS	LIGHT MANUFACTURING PLANNED DEVELOPMENT (M-1-PD)	PROPOSED	COMPLIES
Max. building height	55 ft	50 ft	YES
Front yard setback	20 ft	315 ft	YES
Rear yard setback	50 ft	156 ft	YES

d) **Site and Structure Design:** There is no direct access to the site; however, a driveway off of West Fifth Street provides access through an adjacent parcel. The proposed monopine is located adjacent to a trash enclosure, at an area of the property used for the storage of recreational vehicles.

The 50-foot pole is designed with faux bark and foliage products to disguise the facility as a pine tree. Use of the pine tree design elements is appropriate as the property to the south contains several large pines. A red beacon will be installed at the top of the pole to alert pilots to the potential collision hazard.

The wireless facility, electrical service, and associated equipment cabinets will be located within a 900 square foot equipment area within a six foot, six inch tall CMU enclosure incorporated around the existing double-bin trash enclosure. The walls of the trash enclosure and equipment area will be painted Glidden "Airport Body Beige" to match the existing walls and structures onsite.

A proposed condition of approval (no. 17) requires the Planning Manager be provided with proof that the project has been reviewed and approved by the FAA, before the City issues building permits.

e) **Circulation and Parking:** The location of the pole and equipment is adjacent to a trash enclosure, in an area used for the storage of boats and recreational vehicles. The project will not affect onsite circulation or parking.

f) **Visibility:** The wireless facility maintains a 315 foot setback from West Fifth Street. In addition to the large setback, there is a single-story building and a number of large pines on the adjoining property between the street and project location. Conceptual renderings show that the pole would be visible from West Fifth Street but the facility's presence is mitigated by several pine trees in the vicinity. The facility is separated from South Victoria Avenue by Oxnard Airport and is setback approximately 1,700 feet.

7) **Community Input:** The project is not located within an existing neighborhood community. All property owners within a 300 foot radius of the project were notified regarding the public hearing and an advertisement was placed in the *Vida* newspaper summarizing the project and welcoming input from the public. As of the date of this report, no comments have been received.

8) Appeal Procedure: In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

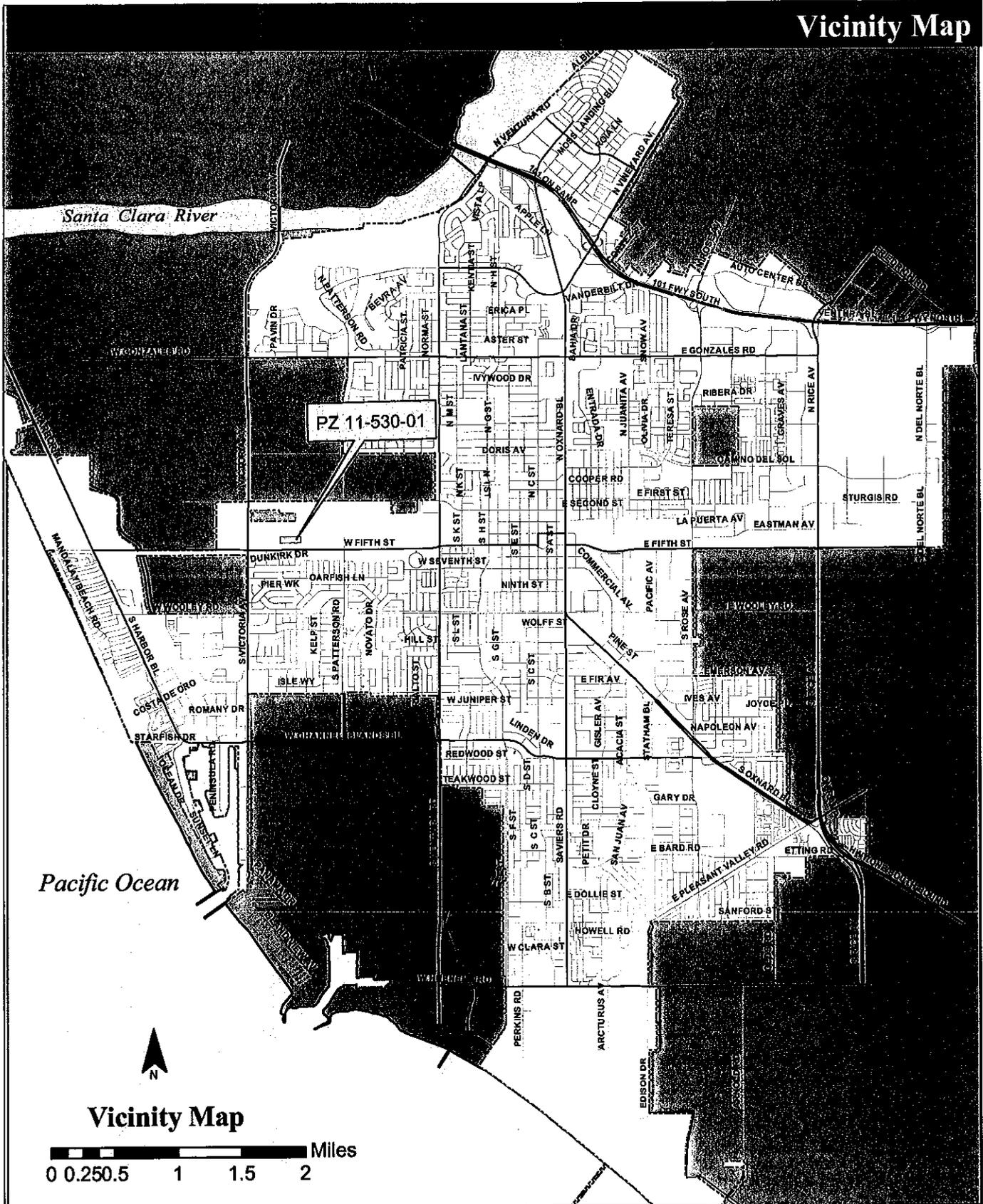
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans and Photo-simulations
- C. Notice of Exemption
- D. Resolution

Prepared by: <u>DS</u> DS
Approved by: <u>SM</u> SM

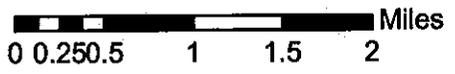
Attachment "A": Maps
(Vicinity, General Plan, and Zoning)

Vicinity Map



Pacific Ocean

Vicinity Map



PZ 11-530-01
 Location: 3371 W Third St
 APN: 183009065
 Delta Groups

ATTACHMENT A
 PAGE 1 OF 3

General Plan Map

MA
TEAL CLUB RD

AC

OSB

MOS

AC

W FIFTH ST

BRP

BRP

MOS

SOUTHAMPTON PL

CG JOLLY ROGER WY

PORTOFINO PL

RIVIERA CT

DUNKIRK DR

NORTHPORT LN

MARBELLA CT

LAZARO LN

IBIZA LN

OSB

RL

RL

RL

RL

RL

MONTE CARLO DR

RL

RL

RL

NANTUCKET PKWY

NAPLES DR

RL

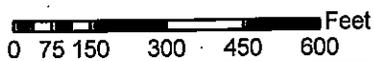
RL

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Oxnard Planning
March 8, 2011

PZ 11-530-01
Location: 3371 W Fifth St
Delta Groups



General Plan Map

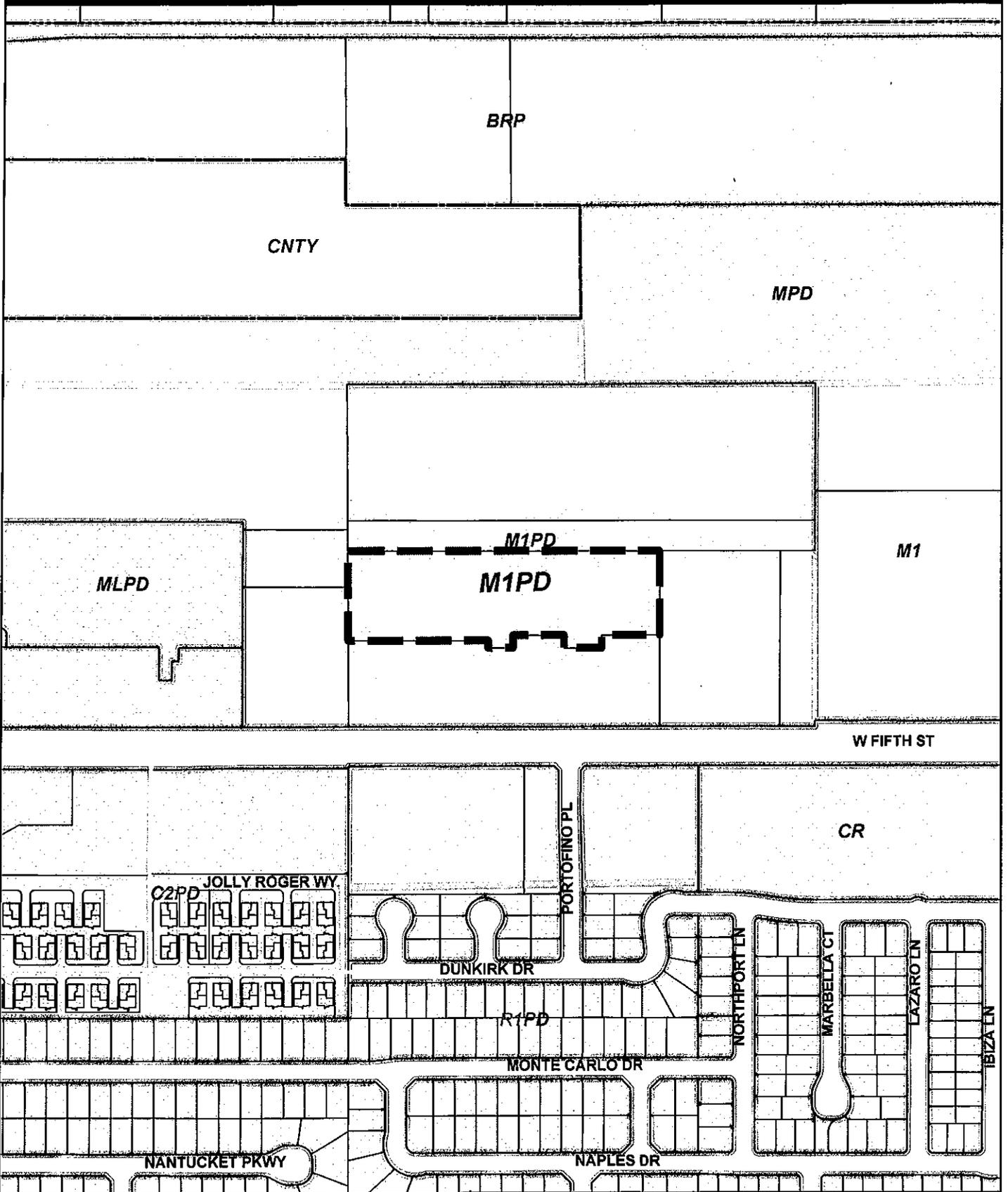
ATTACHMENT A

PAGE 2 OF 3



1:4,492

Zone Map



Oxnard Planning
March 8, 2011

PZ 11-530-01
Location: 3371 W Fifth St
Delta Groups



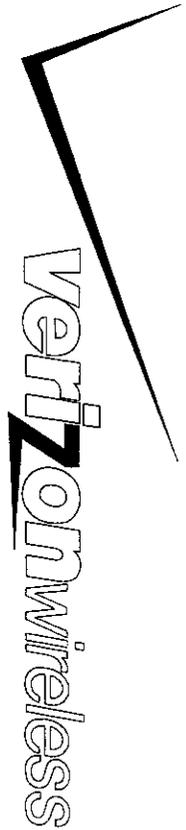
Zone Map

ATTACHMENT A
PAGE 3 OF 3



1:4,519

**Attachment "B": Reduced Project Plans and
Photo-Simulations**



Verizon Wireless
 SITE NAME
TEAL CLUB

**3551 WEST 5TH STREET
 OXNARD, CA 93030**

Verizon Wireless
 15505 SAND CANYON AVE.
 BUILDING 02 15117 ROOM
 OXNARD, CA 93030
 PHONE (949) 288-7000

**DELTA GROUPS
 ENGINEERING, INC.**
 CONSULTING ENGINEERS
 2382 MCGRAW AVE.
 OXNARD, CA 93030
 TEL: (949) 422-0333
 FAX: (949) 417-2853

DATE JOB # 11/04/02/24A
 SITE NAME
TEAL CLUB

SITE ADDRESS
**3551 WEST 5TH STREET
 OXNARD, CA 93030**

REVISIONS	NO.	DATE	DESCRIPTION
1	12/01/10	522 20	
2	01/11/11	1002 20	

DESIGNED BY: JI
 CHECKED BY: -
 SPECIAL REQUEST FOR PROFESSIONAL SEAL

SHEET NUMBER
T1

PROJECT DESCRIPTION

THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR THE VERIZON WIRELESS COMMUNICATIONS NETWORK.

THIS PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS & ASSOCIATED EQUIPMENT, A TOTAL OF 12 ANTENNAS, ON A PROPOSED MONOPYRE AND MONOPYRE MASTS LOCATED WITHIN A CELL WALL ENCLOSURE AT 3551 WEST 5TH STREET, OXNARD, CA 93030. A CELL WALL ENCLOSURE AT 3551 WEST 5TH STREET, OXNARD, CA 93030.

PROJECT SUMMARY

APPLICANT/LESSEE
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 OXNARD, CA 93030
 PHONE: (949) 288-7000

PROPERTY INFORMATION
 PROPERTY OWNER: SWIFT INVESTMENTS CO
 CONTACT PERSON: BEVERLY GUTIERREZ
 ADDRESS: 3551 WEST 5TH STREET
 OXNARD, CA 93030
 PHONE: (949) 542-0211

PROPERTY INFORMATION
 LATITUDE: 34°11'54.81775"N
 LONGITUDE: 119°17'25.89274"W
 LOCAL/STATE TYPE: MOBILE
 ELEVATION: 24.554' (MAMOB8)
 A.P.N.: 185-190-009 & 185-190-040
 JURISDICTION: CITY OF OXNARD
 ZONE: M-1-140 LIGHT MANUFACTURING
 TYPE OF CONSTRUCTION: VEHICLE STORAGE
 CURRENT USE: TELECOMMUNICATIONS FACILITY
 PROPOSED USE: TELECOMMUNICATIONS FACILITY
 HAZARD REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. ESCALATOR REQUIRED.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN CONFLICTING WITH THE LOCAL CODES.

ARCHITECTURAL:
 DELTA GROUPS ENGINEERING, INC.
 2382 MCGRAW AVE.
 OXNARD, CA 93030
 CONTACT: WILLIAM DESMOND
 PHONE: (949) 622-0333
 FAX: (949) 622-0331

STRUCTURAL:
 DELTA GROUPS ENGINEERING, INC.
 2382 MCGRAW AVE.
 OXNARD, CA 93030
 CONTACT: WILLIAM DESMOND
 PHONE: (949) 622-0333
 FAX: (949) 622-0331

ELECTRICAL:
 DELTA GROUPS ENGINEERING, INC.
 2382 MCGRAW AVE.
 OXNARD, CA 93030
 CONTACT: WILLIAM DESMOND
 PHONE: (949) 622-0333
 FAX: (949) 622-0331

ZONING:
 DELTA GROUPS ENGINEERING, INC.
 2382 MCGRAW AVE.
 OXNARD, CA 93030
 CONTACT: WILLIAM DESMOND
 PHONE: (949) 622-0333
 FAX: (949) 622-0331

SITE ACQUISITION:
 DELTA GROUPS ENGINEERING, INC.
 2382 MCGRAW AVE.
 OXNARD, CA 93030
 CONTACT: WILLIAM DESMOND
 PHONE: (949) 622-0333
 FAX: (949) 622-0331

SURVEYOR:
 JENI ONE, ENGINEERS
 524 OLDENHURST AVE.
 OXNARD, CA 93030
 TEL: (949) 248-4685
 FAX: (949) 248-4687

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	B
01	TOPOGRAPHIC SURVEY	B
02	TOPOGRAPHIC SURVEY	B
A1	ORIGINAL SITE PLAN	B
A1.1	SITE PLAN	B
A2	ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUT	B
A3	SOUTH & EAST ELEVATIONS	B
A4	NORTH & WEST ELEVATIONS	B

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS OF THE PROJECT. THE ARCHITECT'S WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

NOTES: (P) = PROPOSED (E) = EXISTING

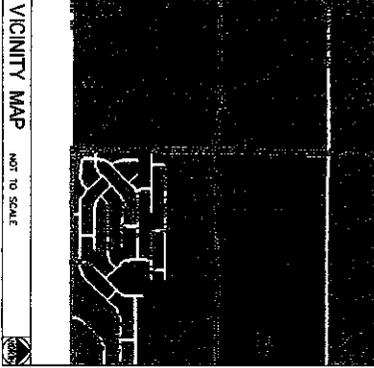
GENERAL CONTRACTOR NOTES

SHEET INDEX

ISSUED FOR ZONING

TITLE SHEET

SHEET NUMBER
T1

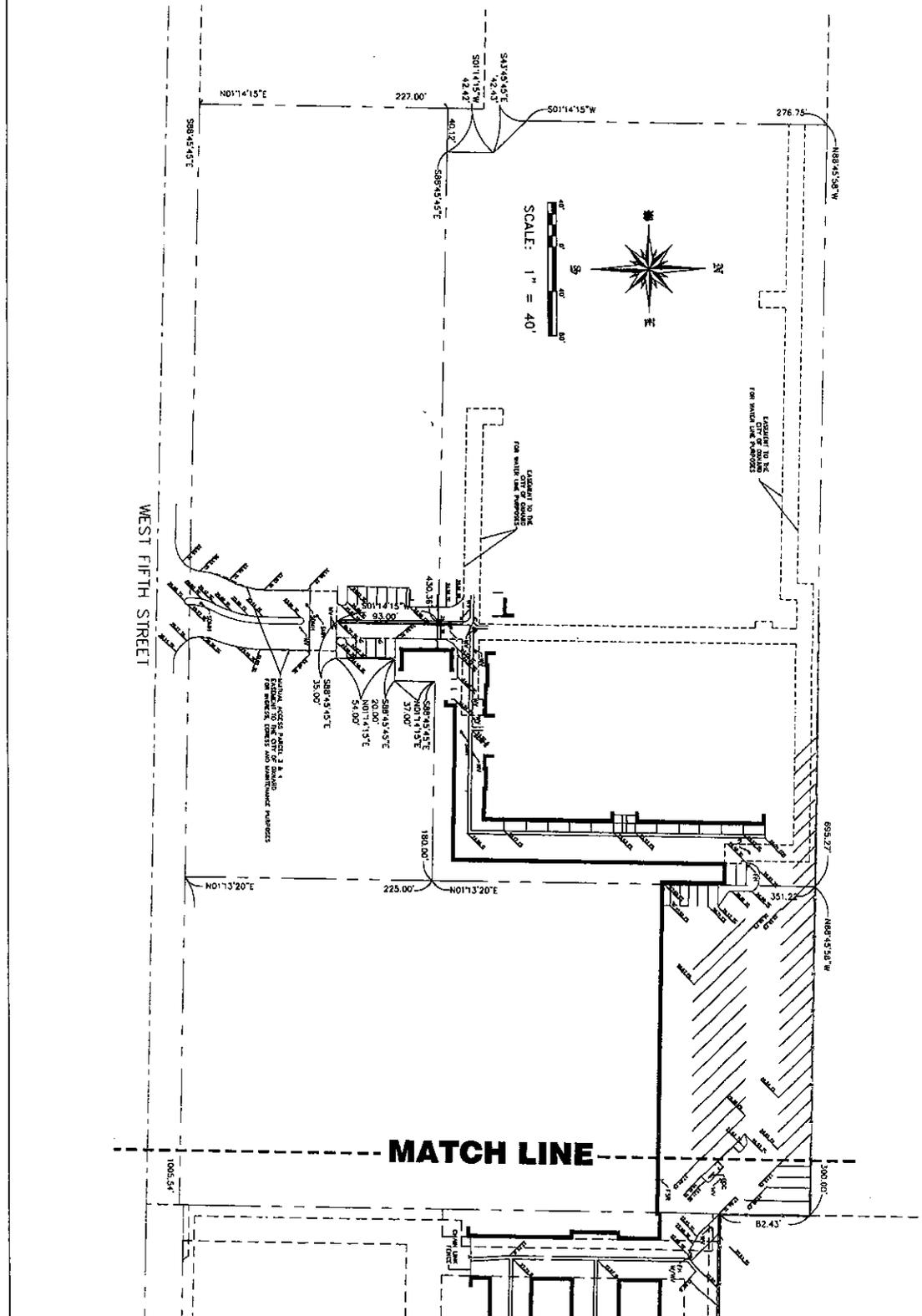


VICINITY MAP
 NOT TO SCALE

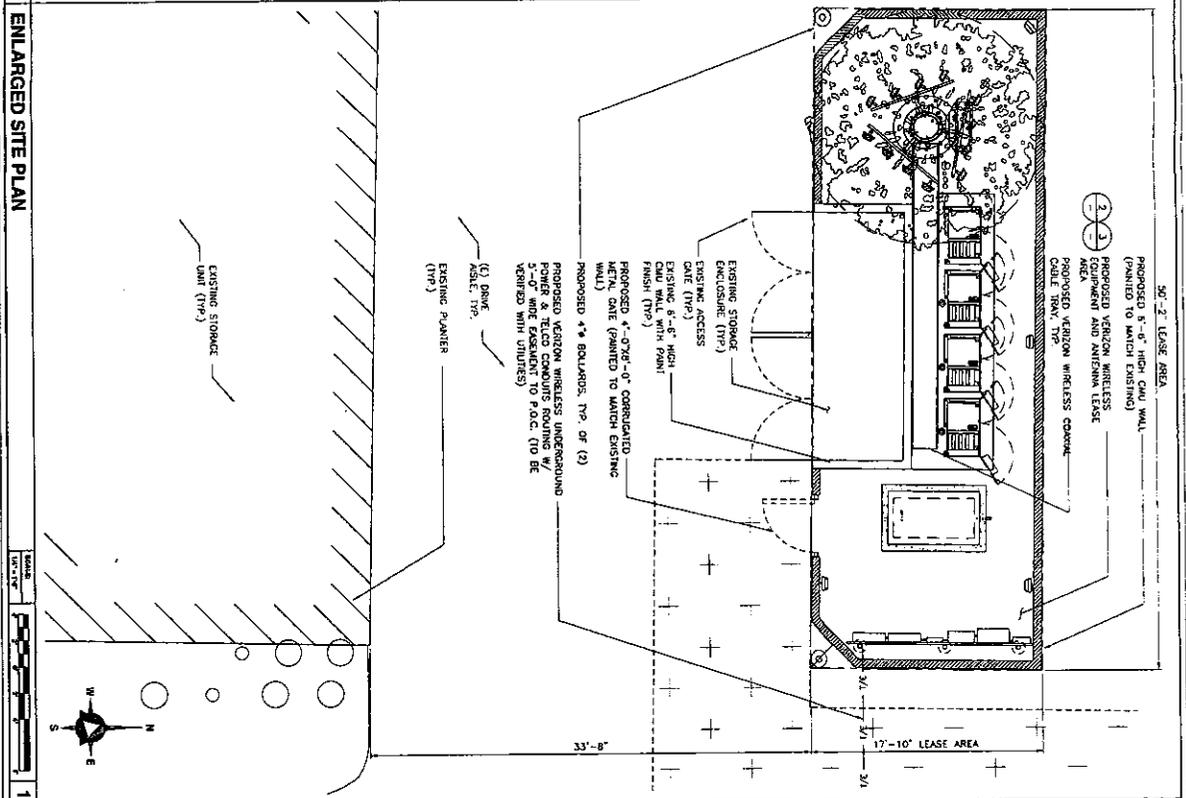
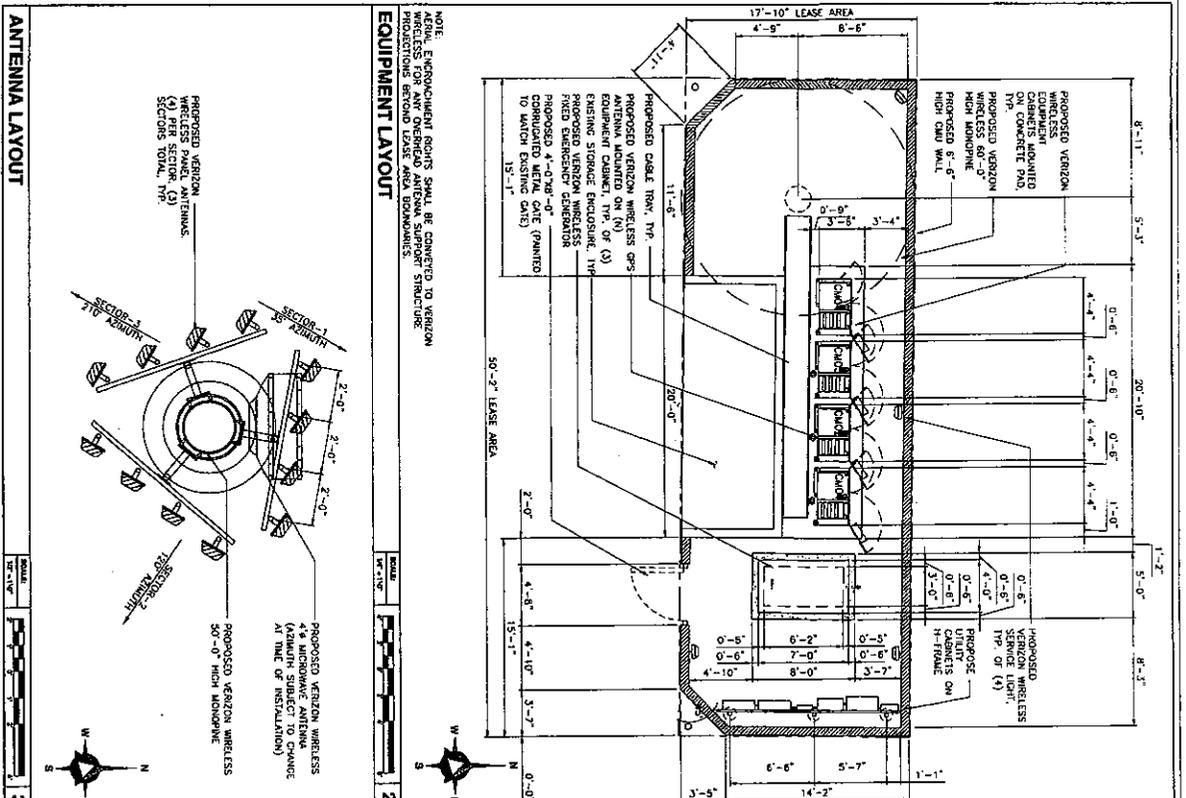
DRIVING DIRECTIONS

FROM VERIZON WIRELESS AT RINK OFFICE:
 HEAD SOUTHEAST TOWARD SAND CANYON AVE.
 TAKE THE 1ST RIGHT ONTO SAND CANYON AVE.
 TAKE THE 2ND RIGHT ONTO WEST 5TH STREET.
 TAKE EAST 624 FOR VERIZON AVE/CA-232
 TURN LEFT AT E. VERIZON AVE
 TURN RIGHT AT W. 5TH ST
 ADDRESS: 3551 WEST 5TH ST, OXNARD, CA 93030

CELLSITE - TEAL CLUB
 3551 WEST 5TH STREET
 OXNARD, CA 93000



SHEET 2 OF 2	SCALE: 1" = 30' DATE: 12/16/2010	CELLSITE - TEAL CLUB 3551 WEST 5TH STREET OXNARD, CA 93030	JRN CIVIL ENGINEERS 232 AVENIDA FABRICANTE, STE. 107 SAN CLEMENTE, CALIFORNIA 92672 (949) 248-4685 FAX (949) 248-4687	REVISIONS
FILE NO. 11019	DRAWN BY: JJO CHKD. BY: JLM	CLIENT: DELTA GROUPS		



DELTA SPROUS
ENGINEERING, INC.
CONSULTING ENGINEERS

1400 SUNNY CANYON AVE
SUITE 101
MIRAGE, CA 92581
PHONE: (949) 288-1000

2342 ALCORN AVE.
MIRAGE, CA 92574
PHONE: 949-272-0233
FAX: 949-272-0233

DCE JOB # 110W0244A

TEAL CLUB

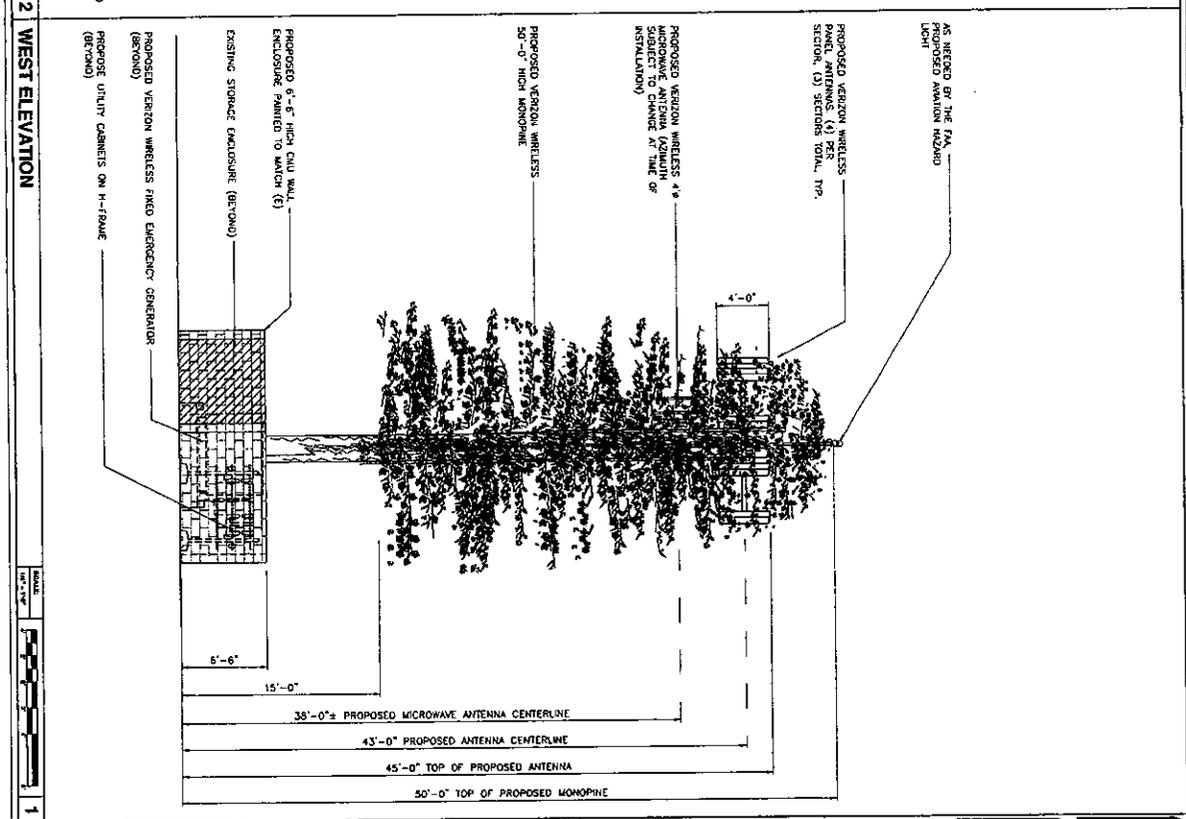
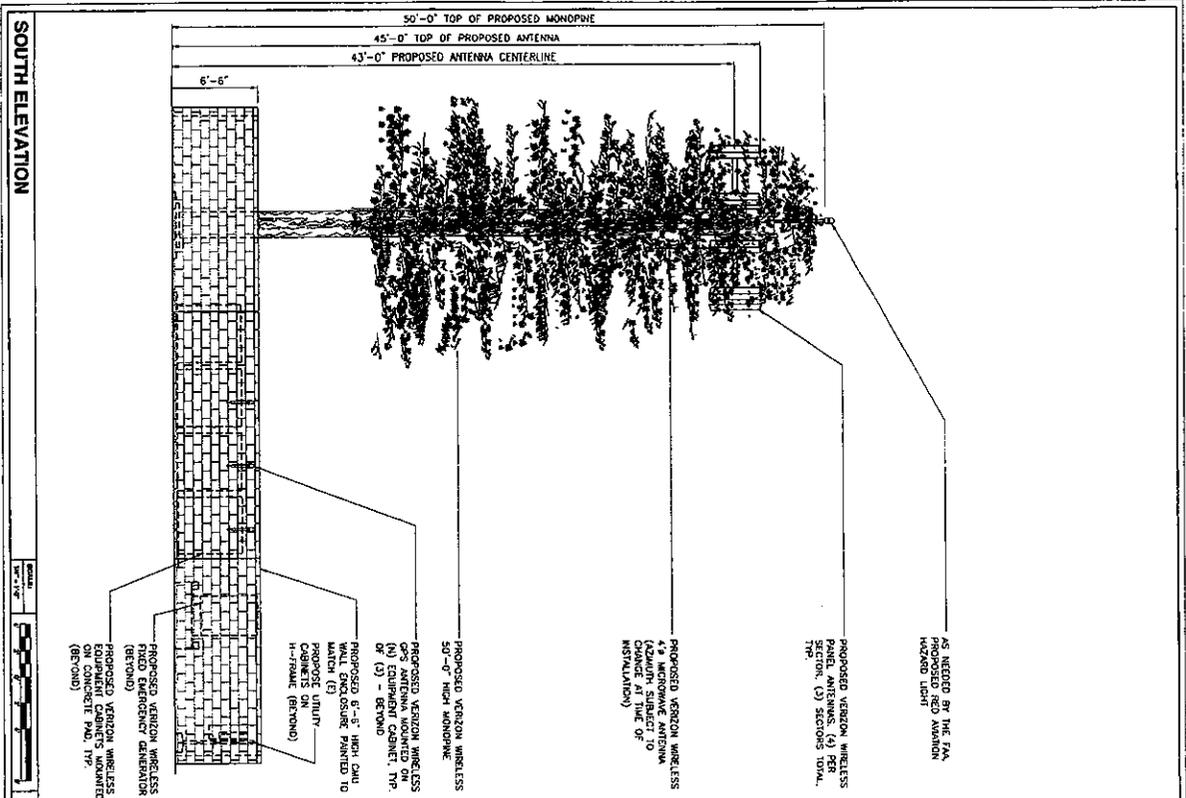
SITE ADDRESS:
3651 WEST 5TH STREET
ONWARD, CA 94098

SHEET NUMBER: **A2**

DATE: 12/20/10
BY: JTS

DATE: 01/17/11
BY: JTS

THE OWNER OF THIS PROJECT HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN AND CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE OWNER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN AND CONSTRUCTION DOCUMENTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE OWNER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DESIGN AND CONSTRUCTION DOCUMENTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

1

SCALE: 1/8" = 1'-0"

2

SCALE: 1/8" = 1'-0"

THIS DRAWING IS CONSIDERED A PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED.

Drawn by: JT
Checked by: -

DATE REQUIRED FOR PROFESSIONAL SEAL:

DELTA GROUPS ENGINEERING, INC.
CONSULTING ENGINEERS

2382 MCGRAW AVE.
FARMERSVILLE, CA 92520-0133
PHONE: 949-417-2853
FAX: 949-417-2853

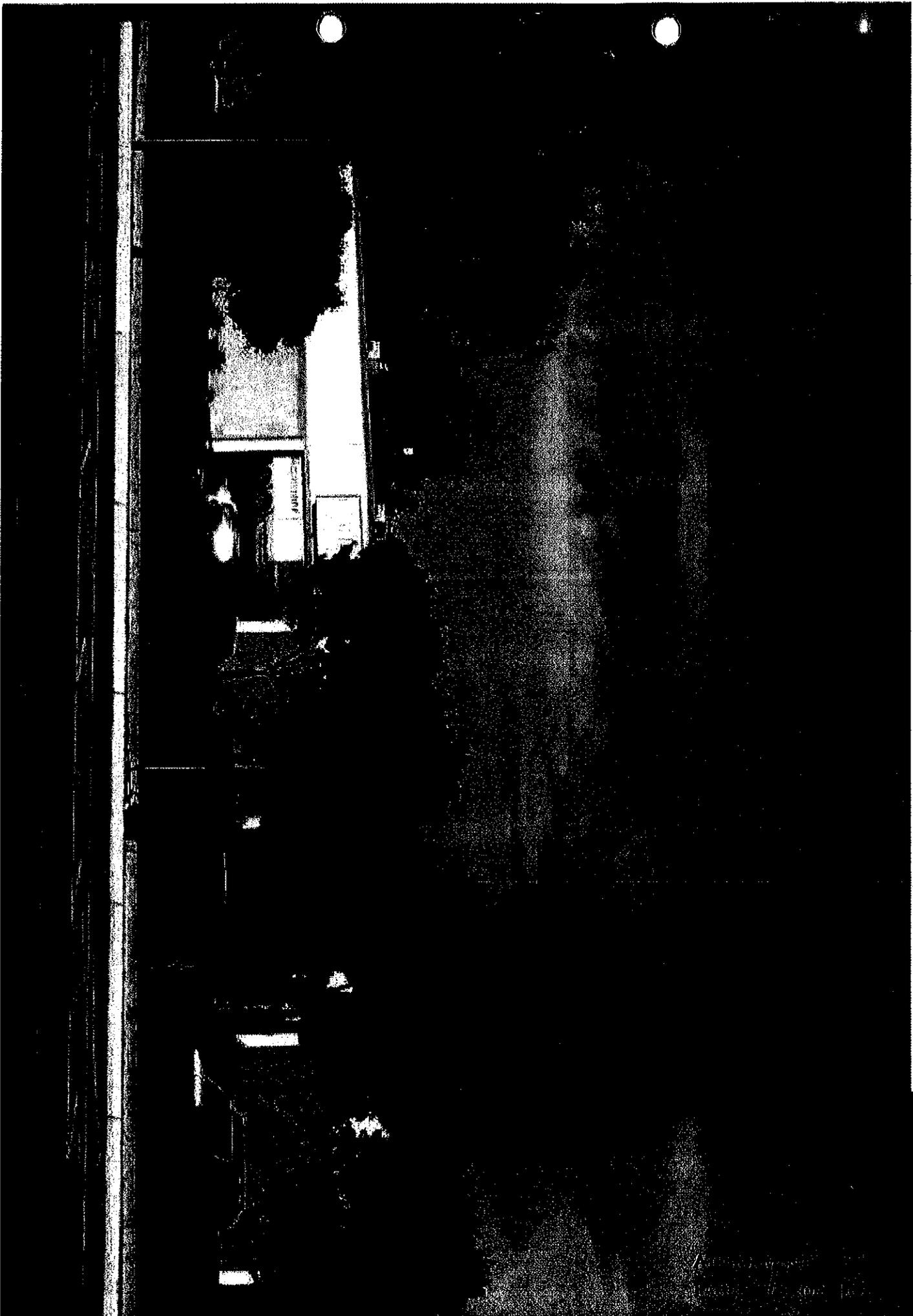
DATE JOB # 1104W0234A

SITE NAME: **TEAL CLUB**

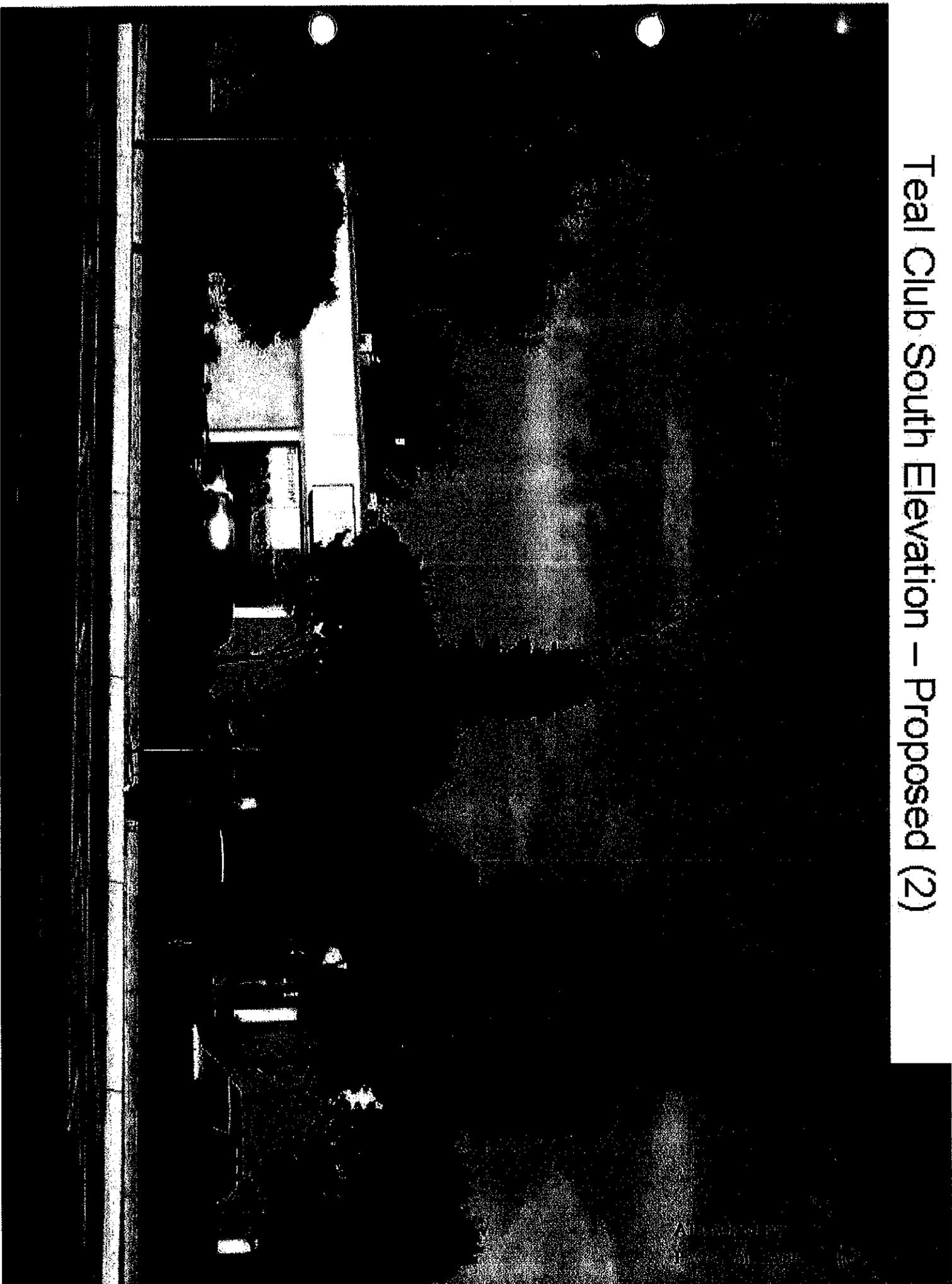
SITE ADDRESS: **3851 WEST 5TH STREET
OXNARD, CA 93050**

DELTA GROUPS ENGINEERING, INC.
1505 SAND CANYON AVE.
SUITE 100
OXNARD, CA 93050
PHONE: (849) 286-7000

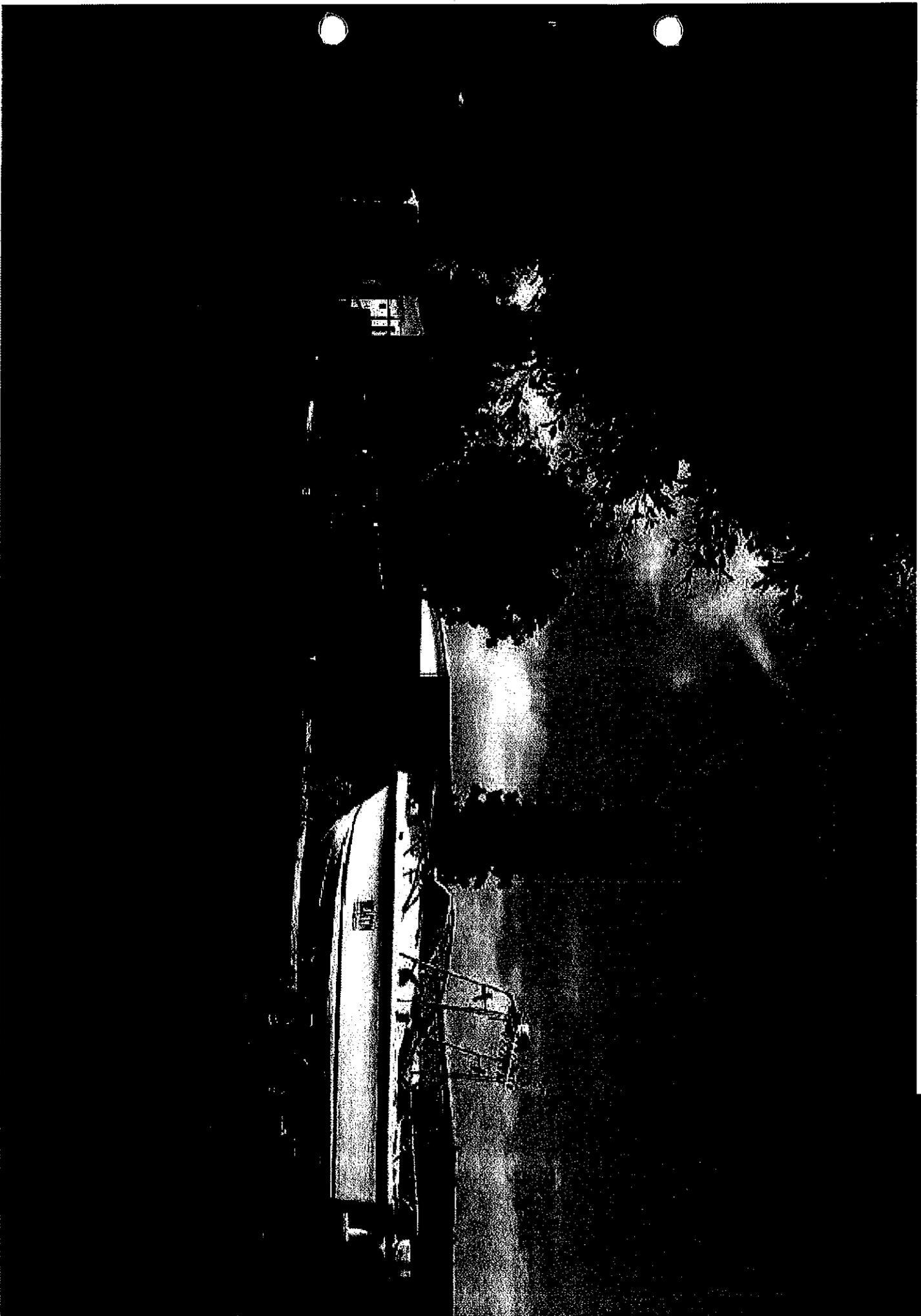
Teal Club South Elevation – Existing (2)



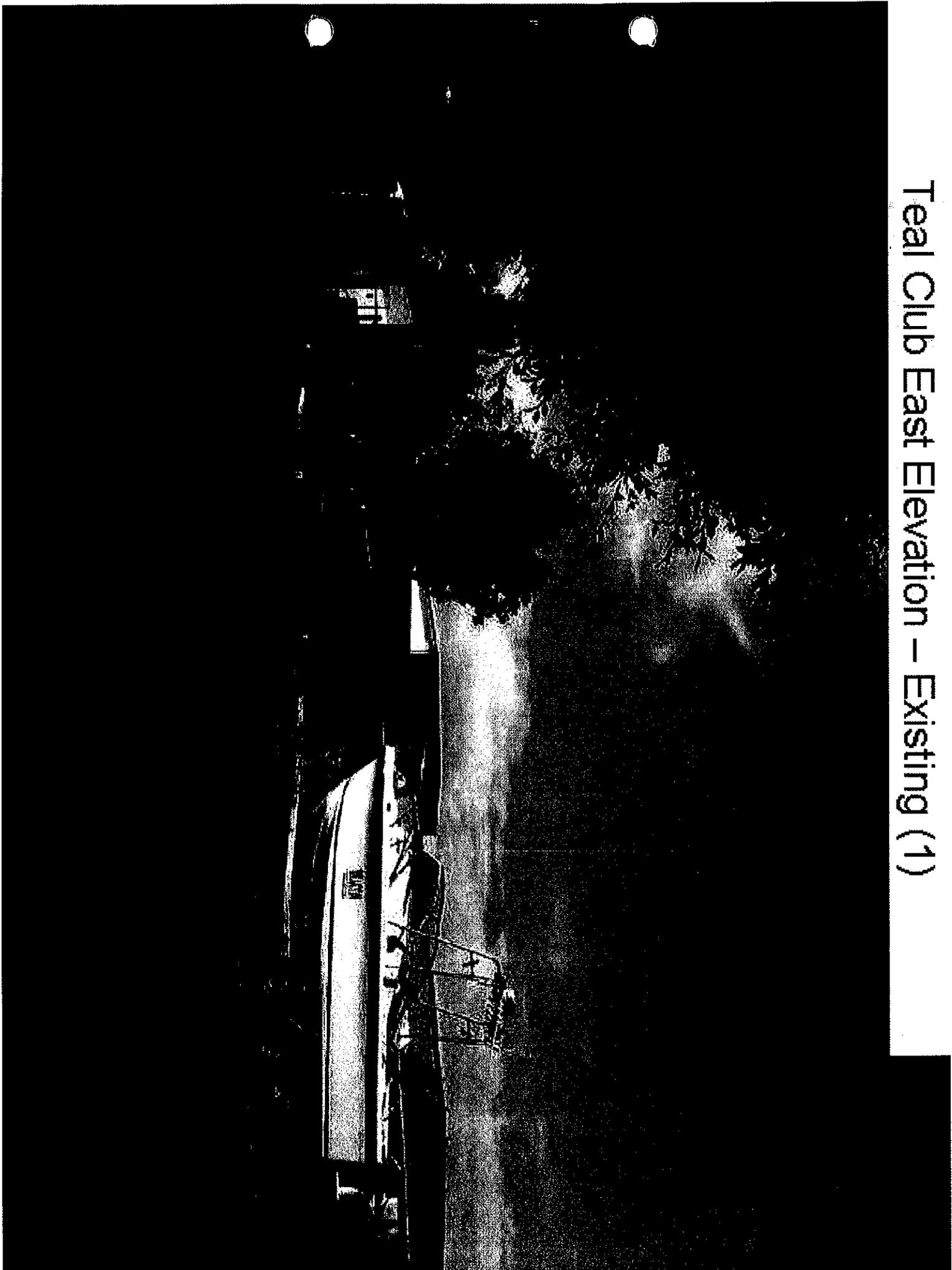
Teal Club South Elevation – Proposed (2)



Teal Club East Elevation - Proposed (1)



Teal Club East Elevation - Existing (1)



Attachment "C": Notice of Exemption



NOTICE OF EXEMPTION

Project Description:

Planning & Zoning Permit No. 11-530-01 (Special Use Permit – Wireless) – A request to construct and operate a 50-foot tall wireless communication facility and an enclosed equipment area at an existing self-storage facility, located at 3371 West Fifth Street. Filed by Designated Agent Ryan Young, Delta Groups Engineering, Inc., 2362 McGaw Avenue, Irvine, CA 92614 on behalf of Verizon Wireless.

Finding:

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption, §15303 – New Construction of Small Structures
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines §15270]
- No Possibility of Significant Effect [CEQA Guidelines §15061(b)(3)]

Supporting Reasons: In accordance with Section 15303 of CEQA, projects involving the new construction of small structures may be found to be exempt from environmental review. There is no substantial evidence that the project may have a potentially significant effect on the environment. Therefore, staff has determined that the project qualifies for exemption.

(Date)

Susan L. Martin, AICP
Planning Division Manager

Attachment "D": Resolution

RESOLUTION NO. 11-530-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD, APPROVING PLANNING AND ZONING PERMIT NO. PZ 11-530-01 (SPECIAL USE PERMIT - WIRELESS) TO PERMIT CONSTRUCTION AND OPERATION OF A 50-FOOT TALL WIRELESS COMMUNICATION FACILITY AND AN ENCLOSED EQUIPMENT AREA AT AN EXISTING SELF-STORAGE FACILITY, LOCATED AT 3371 WEST FIFTH STREET. FILED BY DESIGNATED AGENT RYAN YOUNG, DELTA GROUPS ENGINEERING, INC., 2362 MCGAW AVENUE, IRVINE CA, 92614.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 11-530-01, filed by Designated Agent Ryan Young of Delta Groups Engineering on behalf of Verizon Wireless in accordance with Section 16-485 through 16-499 of the Oxnard City Code, and

WHEREAS, Section 15303 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. G-1) while some are taken from environmental documents (e.g. MND-S2).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
4. Developer agrees, as a condition of adoption of this resolution, at Developer’s own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer’s commencement of

construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)

5. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
6. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
7. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
8. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
9. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
10. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
11. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

PLANNING DIVISION STANDARD CONDITIONS

12. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specification for the project. (PL, PL-3)
13. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
14. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)

15. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
16. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed product, as demonstrated by the issuance of a grading, foundation or building permit and the construction of substantial improvements. (PL/DS, G-3)

PLANNING DIVISION SPECIAL CONDITIONS

17. Prior to the issuance of building permits by the City, the Applicant shall provide the Planning Manager with documentation from the Federal Aviation Administration describing that the project has been reviewed and approved by that agency, subject to the satisfaction of the Planning Manger.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of September, 2011, by the following vote:

AYES:

NOES:

ABSENT:

Patrick Mullin, Chairman

ATTEST: _____
Susan L. Martin, Secretary