ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO. 2732

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-630-2 (SPECIFIC PLAN AMENDMENT) MAKING TEXT AMENDMENTS TO SECTION NO. III (DEVELOPMENT STANDARDS) OF THE NORTHFIELD SEAGATE BUSINESS PARK SPECIFIC PLAN AFFECTING THE ENTIRE SPECIFIC PLAN AREA, LOCATED NORTH OF WEST FIFTH STREET, EAST OF ROSE AVENUE, WEST OF RICE AVENUE AND GENERALLY SOUTH OF THE ROSE PARK NEIGHBORHOOD AND CAMINO DEL SOL. FILED BY THE CITY OF OXNARD.

WHEREAS, the City Council of the City of Oxnard has considered proposed amendments to Section No. III of the Northfield Seagate Specific Plan relating to development standards in the specific plan area; and

WHEREAS, Section 15061(b)(3) 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 City Council finds, after due study, deliberation and public hearing, that the amendment is a logical refinement of the Northfield Seagate Specific Plan; that the proposed specific plan amendment conforms with adopted City standards and constitutes good City planning; and that the amendment will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare;

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1: Section III 8 b. "Signing"is deleted from the Northfield Seagate Specific Plan.

Part 2: Section III 8 c. "Site Lighting" of the Northfield Seagate Specific Plan is amended by renumbering Section III 8 c to Section III 8 b and the text is amended to read as follows:

"b. On-site lighting

"Lights within a site shall not be placed to cause glare or light spillage on neighboring property or adjacent streets and rights-of-way. Light color shall be uniform within a single lot or development.

"The total height of a parking lot light pole, fixture and the concrete base shall not exceed twenty-six feet in height, but in no case shall they exceed the height of the buildings on-site. The design of light fixtures, both pole and building mounted lighting, shall be architecturally compatible with the proposed project."

Part 3: Section III. 8. d. of the Northfield Seagate Specific Plan is amended by renumbering Section III. 8. d. to Section III. 8. c.

Part 4: Section III. 9. of the Northfield Seagate Specific Plan is amended to read as follows:

"9. Signs

"a. Purpose.

"Signs shall be used for the purposes of identification and direction. The design of permitted signs shall be architecturally compatible and integrated with the architectural design of the building or buildings. Except as specifically stated to the contrary in this specific plan, all signs shall conform to the ordinance of the City of Oxnard, as revised and amended from time to time.

"b. Sign Area

"Each building shall be allowed a total of two square feet of sign area per linear foot of building frontage or one square foot of sign area per linear foot of lot frontage on its principal street, whichever is larger, as defined by the City of Oxnard Zoning Ordinance. No additional sign area shall be permitted for a secondary street frontage, but some portion or all of the allowable sign for a property area may be allocated to building frontages other than the primary building frontage.

"The total sign area for a site shall include the aggregate sign area of all building and monument signs on the site. Sign area shall not include pole-mounted legally required display signs (such as Accessible Parking signs and the like) and directional signs as described below.

"Sign area means the sum of the area enclosed within a regular geometric form (up to four sides in the shape of a square or rectangle) drawn collectively around all lettering, representations, emblems, logos or designs of all surfaces of each sign which contains or is designed to contain the advertising copy.

"c. Sign Programs

"A coordinated sign program, including all monument, directional, building, and tenant identification signs shall be submitted for approval by the Northfield or Seagate Business Park Architectural Control Committee, as defined by the Covenants, Conditions and Restrictions, of which this specific plan is a part, and the Planning Manager.

"d. Monument Signs

"i. One monument sign shall be allowed per street frontage, provided adequate sign area is available for the subject property, as calculated in Section III 9. b, above.

"ii. Monument signs on a single lot or adjoining lots shall be spaced a minimum of 150 feet apart.

"iii. Signs shall be located minimum of seven feet from the public right of way (see, Exhibit XX).

"iv. Only the name of the primary tenant and the address of the building, or the name of the building or development, and/or address of the building shall be identified on a monument sign.

"v. Sign material shall be formed concrete, with color and design to match the design of the building identified by the sign (see Exhibit XXI).

"vi. Sign lettering shall be individual recessed letters, or clear finished or enamel painted aluminum or stainless steel letters. Colors shall be subject to approval by the Northfield or Seagate Business Park Architectural Control Committee.

"vii. Sign area of a monument sign shall not exceed 50 square feet (25 square feet per side). A monument sign shall not exceed the size limitations of the Oxnard City Code.

"viii. Illumination is optional, and shall be ground mounted fluorescent illumination, with light fixtures and bulbs not visible from adjacent streets, and not illuminating adjacent property.

"ix. No wood, plastic, or acrylic faced monument signs shall be allowed.

"x. All installation hardware shall be stainless steel or silicon mounting adhesive to prevent rusting or staining of sign surface.

"xi. Sign height shall not exceed six feet above the average height of the curb of the adjacent public street or five feet above the top of the adjacent berm.

"e. Building Signs

"i. Building signs shall be recessed individual letters, individually applied letters, or individual channel letters. Other similar durable materials may be installed, subject to approval of the Northfield or Seagate Business Park Architectural Control Committee and the Planning Manager.

"ii. Tenant may select sign colors and letter style. Colors and letter style shall be subject to approval by the Northfield or Seagate Business Park Architectural Control Committee.

"iii. Only the name of the primary tenant or the name of the building or development shall be identified on a building sign. Products offered for sale or name brands of products shall not be included on the building sign unless they are part of the registered name of the business.

"iv. A lot, building or complex occupied by two or more businesses shall be permitted tenant identification signs. A sign program approved by the Planning Manager may allocate sign area among the tenants and specify location, letter style and sign location. In the absence of an approved sign program for a multi-tenant building or complex, the following regulations shall apply:

(a). These signs shall not exceed eight square feet in area and shall be attached to the portion of the structure occupied by the tenant identified.

(b). The lettering of these signs may be recessed into or individually mounted on the structure.

(c). Interior illuminated letters are not permitted.

"v. Logos may be used, provided the size of the logo does not exceed the maximum letter height. Width of a logo may not exceed 2 ½ times the logo height. A solid logo shall not occupy more than 25% of the building sign area.

"vi. Letter height shall not exceed 75 % of the panel height and width on which the sign is installed.

"vii. Signs shall be non-illuminated, back lit, or internally illuminated

"viii. No sign shall have a visible raceway, visible illumination source, or any visible means of attachment to the building.

"ix. All installation hardware shall be stainless steel or silicone adhesive to prevent rusting or staining of sign surface.

"f. Directional Signs

"Each parcel shall be permitted directional signs to promote smooth traffic flow. No directional sign shall exceed four square feet in area or six feet in height. Directional signs may not display any text other than that associated with on-site circulation, but may bear a company logo or name, but not advertising of any kind. The number and type of directional shall be subject to review by the Northfield or Seagate Business Park Architectural Control Committee as defined by the CC & Rs, of which this Specific Plan is a part.

"g. Entry wall signs

"Curved entry wall signs bearing the name of the Business Park shall flank each entry into the park, as illustrated by Exhibit XIII."

Part 5: The language of Section III.9., as it existed prior to the passage of this ordinance, is amended by renumbering Section III. 9. to Section III. 10.

Part 6: Exhibit XXI of the Northfield Seagate Specific Plan is amended to read as set forth in Exhibit A, attached hereto.

Part 7. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the city. Ordinance No. 2732 was first read on December 12, 2006 and finally adopted on _____, 2006 to become effective thirty days thereafter.

AYES:

NOES:

ABSENT:

_____
Dr. Thomas E. Holden, Mayor

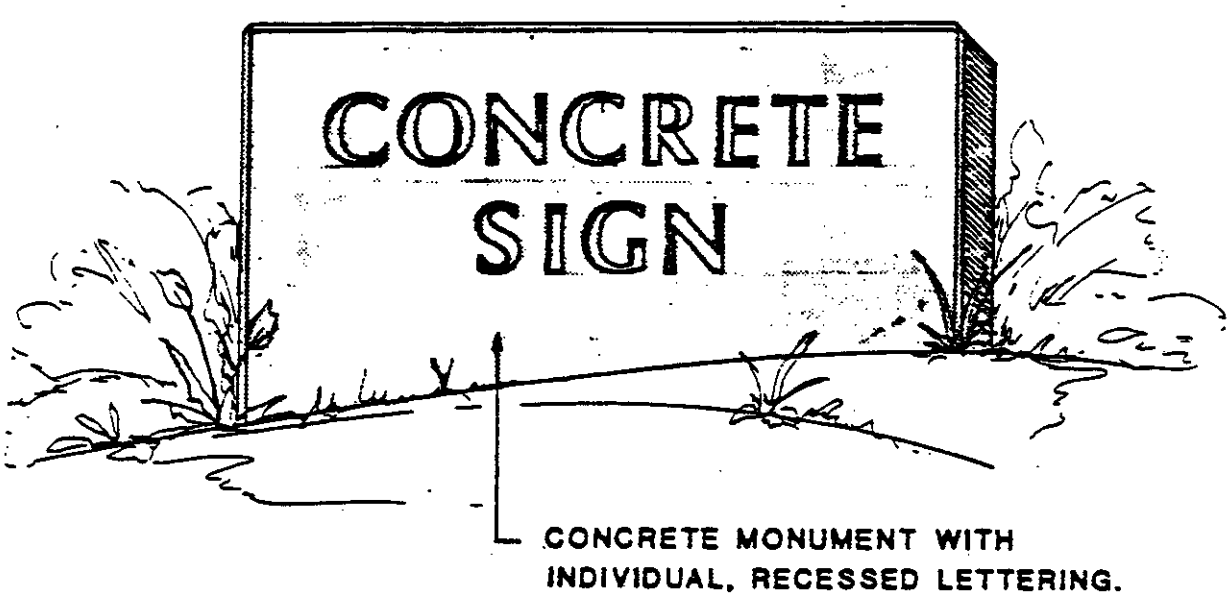
ATTEST:

_____
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

James F. Rupp, Jr. for
Gary L. Gillig, City Attorney

EXHIBIT "A"



NOTE: Sign lettering shall be individual recessed letters, or clear finished or enamel painted aluminum or stainless steel letters. (See Section III 9)

TYPICAL MONUMENT SIGNS

(SEE EXHIBIT XX FOR DIMENSIONS) 000018

EXHIBIT XXI