Planning Division

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Justin Beranich, Assistant Planner

DATE: January 15, 2009

SUBJECT: Planning and Zoning Permit No. 08-500-6, (Special Use Permit) Located at 1601 and 1651 South Victoria Avenue.

1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 08-500-6 for a special use permit, subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to modify an approved sign program to allow signs for second floor tenants. The subject sign program is for businesses addressed at 1601 and 1651 South Victoria Avenue, within the Seabridge South Commercial Shopping Center (APN's 188-0-272-205 & 188-0-310-045). Filed by Andy Stavros, 250 Brooks Street, Laguna Beach, CA 92651.

3) **Existing & Surrounding Land Uses:** The site contains two commercial buildings totaling 66,176 square feet.

Project Site	Commercial Visitor-Serving	Visitor Serving	Commercial shopping center
North	Commercial Visitor-Serving	Visitor Serving	Residential
South	Commercial Visitor-Serving	Visitor Serving	Commercial shopping center
East	Garden Apartment Planned Development	Residential Medium	Residential apartments
West	Coastal Medium Density Multiple Family	Coastal Planned Unit Community	Residential

4) **Background Information:** On January 28, 2003, the City Council approved a coastal development permit (CDP) and a tentative subdivision map for the Seabridge Project as part of phase VI of the Mandalay Bay Specific Plan. The coastal development permit was

appealed to the Coastal Commission for de novo hearing. On January 14, 2004, the Coastal Commission approved the project without the proposed water park and swimming beaches due to water quality concerns. Although the Coastal Commission issued the coastal development permit for the project, the City retains permit jurisdiction for the subdivision map. Since that time, the City has entitled the project as a series of minor modifications to Tract No. 5266 provided the projects substantially conform to the coastal development permit and city code. On November 28, 2006, the Planning Manager approved Minor Modification No. 06-140-04 to Tract No. 5266 that reviewed and approved the final site design and building plans including the sign program for the Seabridge South Commercial Shopping Center.

5) Environmental Determination: In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving "minor alteration of existing...structures" may be found to be exempt from the requirements of CEQA. The request is for a master sign program. There is no new development or expansion of development associated with this request. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment C).

6) Analysis:

a) General Discussion: The City Code limits signage for multi-story buildings to the ground floor or in an area above the first story specifically designed to display signs, provided the bottom of any such sign is located within 15 feet of ground level. However, as part of a special use permit for master planned commercial development, the Planning Commission may approve a master sign program that includes sign types and configurations not otherwise permitted by the City Code, provided the projects involve buildings in specific plan areas.

The site contains two buildings, a single story building to the south (Building A) and a two story building to the north (Building B). A master sign program for the site previously approved signage for first floor tenants only. This request proposes to modify the approved master sign program to allow signs for second floor tenants in Building B.

Based on the building frontage on Victoria Avenue (879 square feet of signage) and an additional .5 square foot of signage for each lineal foot of building frontage facing a pedestrian arcade (409sq/ft), the site is allowed a maximum sign are of 1,288 square feet. The pedestrian arcade is considered the area between Buildings A and B, and the area behind the buildings facing the waterway. When a business has building frontage and an entrance facing a pedestrian arcade, the business may have an additional .5 square foot of sign area per linear foot of building frontage facing said arcade, to be used only on such frontage for that tenant. The sign program allocates 421 square of signage for Building A and 391 square feet for first floor tenants in Building B. This leaves 465 square feet of signage remaining for Building B second floor tenants and the centers monument sign.

The code allows a maximum of 300 square feet of sign area on any one elevation. The sign program allocates 210 square feet of signage on the east elevation and 192 square feet of signage on the south and west elevations for first floor tenants in Building B, leaving 90 square feet on the east elevation and 108 square feet on the west elevation for second floor tenants.

The proposed sign program allocates the remaining 90 square feet of sign area on the east elevation and 99 square feet of sign area on the west elevation for second floor tenants. Signs for second floor tenants on the east elevation shall not exceed 90 square feet. There are nine, second floor tenant spaces proposed. There are two options for how many signs will be placed on the east elevation. Option 1 is to have nine signs, each no larger than 10 square feet in area, not to exceed 90 square feet. Option 2 is to have 4 signs, not to exceed 90 square feet. Sign calculation for Option 2 is below:

Sign Location	Store Frontage	Factor	Maximum Sign Area	Total Square Footage
C1	49'	.5	24.5 sq/ft	
C2	38'	.5	19 sq/ft	
C3	38'	.5	19 sq/ft	
C4	44'	.5	21.5 sq/ft	
Total			84 sq/ft	90 sq/ft

These options allow tenant spaces to be merged together for a single business. In both cases, signs are to be centered above the architectural features on the building such as windows as well as lease frontage. In no case, except for sign locations, does this sign program conflict with city code. The city's architectural representative has reviewed this proposal and found it to be an acceptable way to sign the building while maintaining the architectural integrity and design of the building.

b) General Plan Consistency:

[illegible]	[illegible]
***Community Design Policy #6** (page XII-7) states that "The City shall continue to require the Staff Design Review Committee review new development projects for consistency with the City's development design policies and appropriateness for the proposed sites"*	The City's architectural representative has reviewed the proposed project and found it to be appropriate and consistent with the building design and use.

c) Conformance with Zoning Development Standards: The proposed signs are on a building located in the Commercial Visitor-Serving Commercial (CVC) zone district within a SP or PD. In accordance with the City Code, the proposed second floor signs

may be allowed with a master planned commercial development within a specific plan. The proposed master sign program serves the approved commercial development and conforms to the permitted uses of the CVC.

Appeal Procedure: In accordance with Section 17-58 (J) of the City Code, the Planning Commission's decision may be appealed to the City Council within 10 working days of the date of the commission's decision.

Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Reduced Project Plans
C. Sign Program
D. Notice of Exemption
E. Resolution

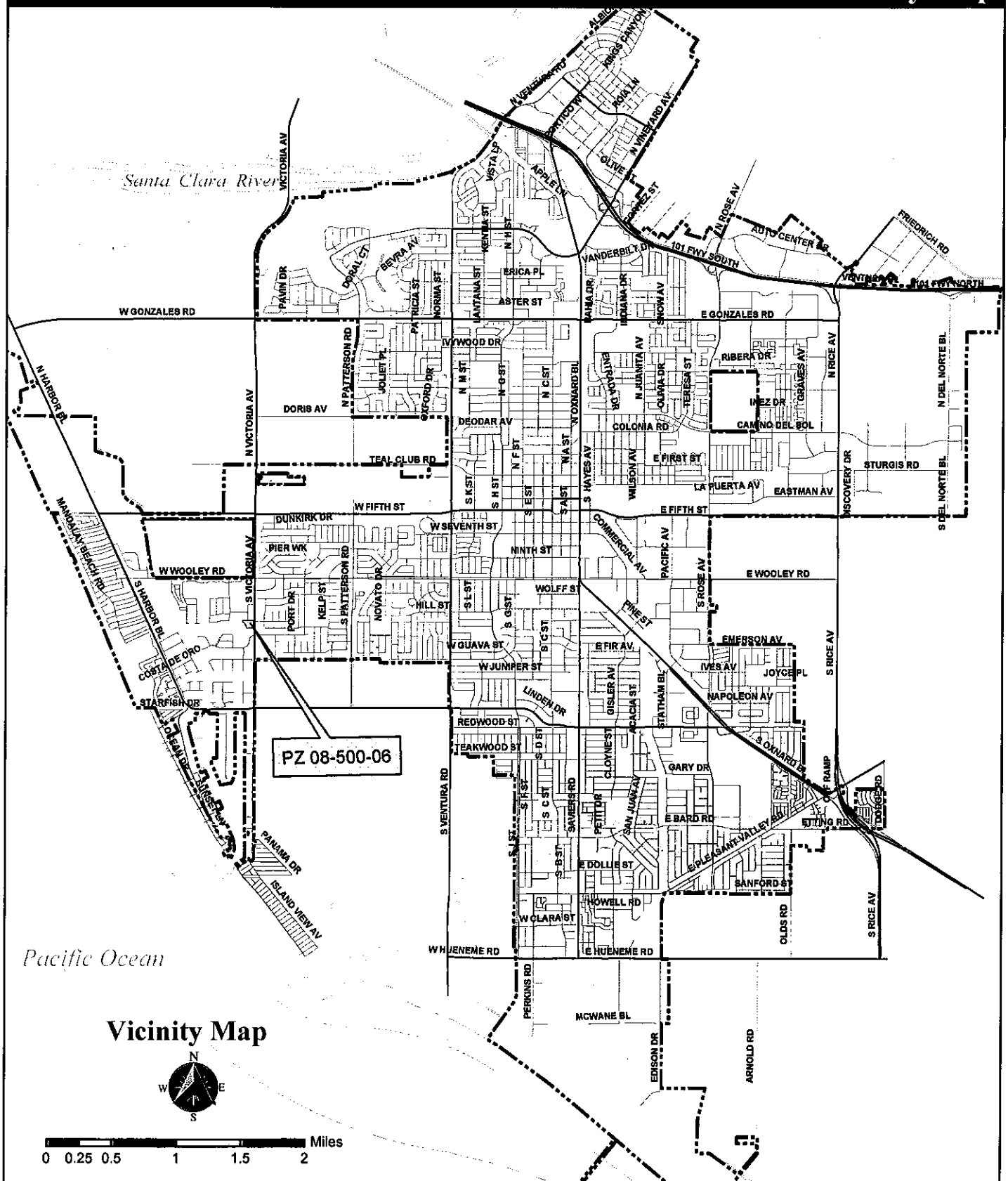
Prepared by: JB

Approved by: SM

ATTACHMENT A

Vicinity, General Plan, Zoning Maps

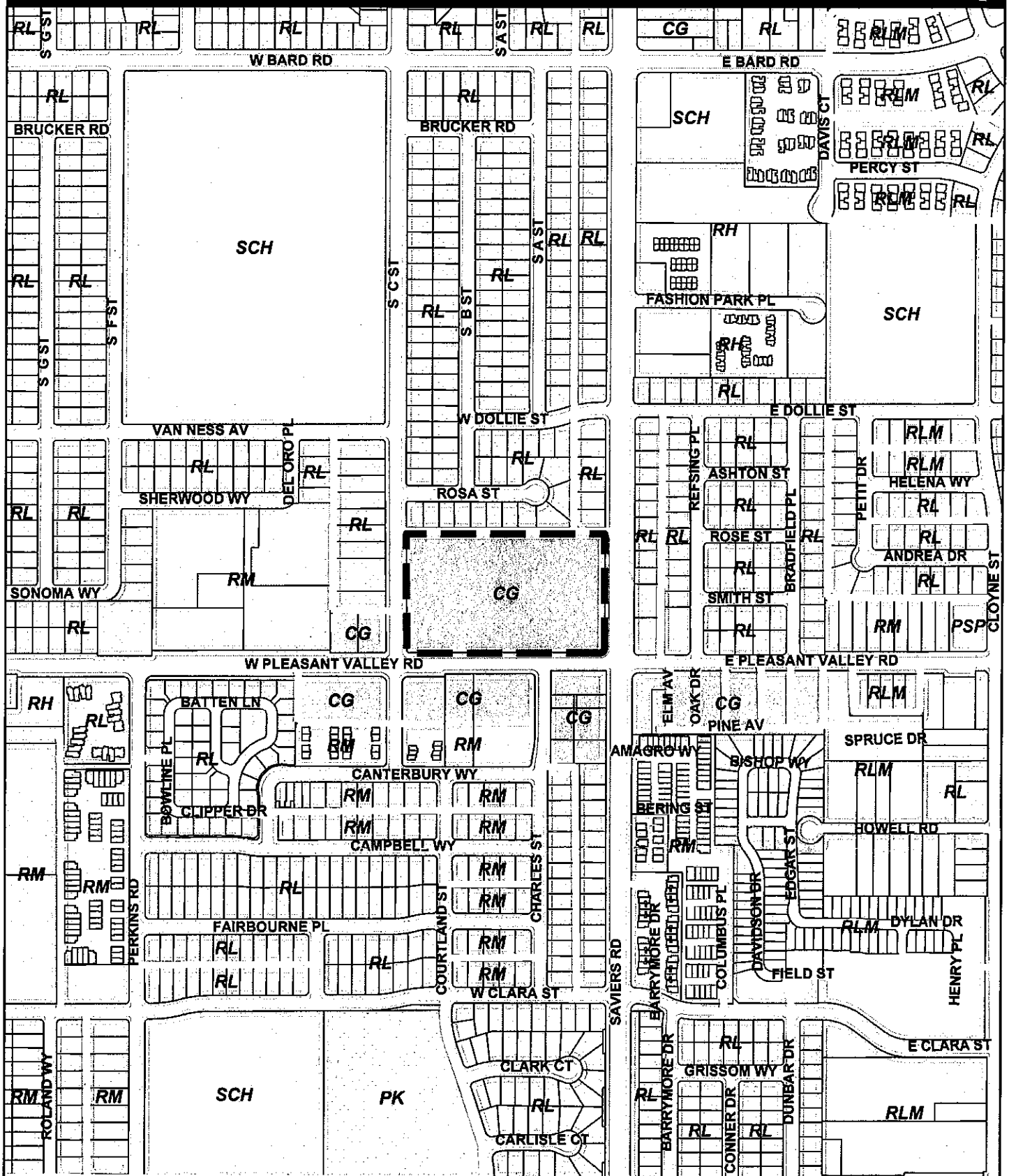
Vicinity Map



Oxnard Planning
November 25, 2008

PZ 08-500-06
Location: 1601 S Victoria Rd
APN: 188027221
Seabridge II Mater Sign Program

General Plan Map



Oxnard Planning
November 28, 2008

PZ 08-500-06
Location: 1601 S Victoria Rd
APN: 188027221
Seabridge II Mater Sign Program

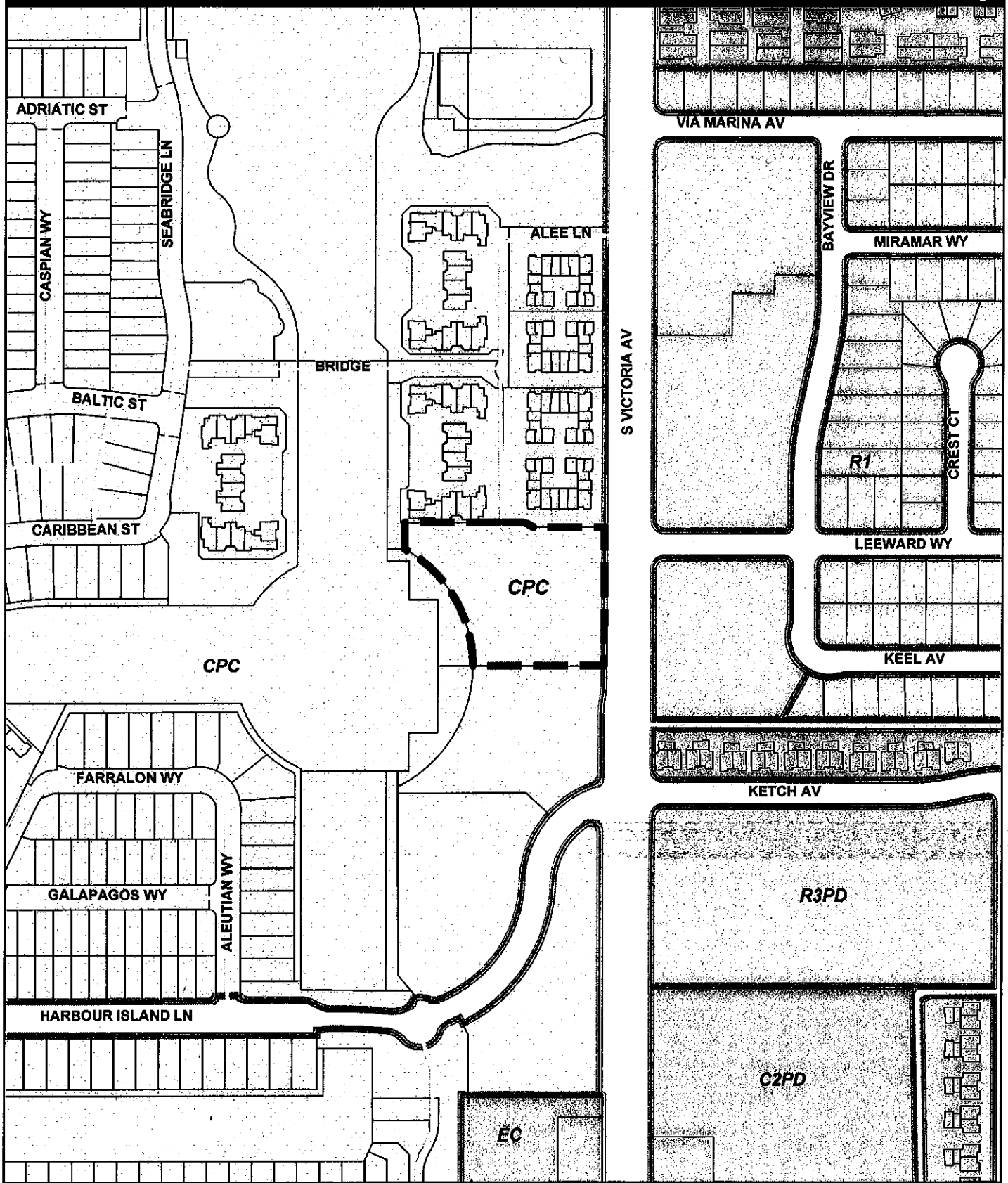
Feet
0 120 240 480 720 960

General Plan Map

N W E S

1:5,836

Zone Map



Oxnard Planning
November 25, 2008

PZ 08-500-06
Location: 1601 S Victoria Rd
APN: 188027221
Seabridge II Mater Sign Program

Feet
0 62.5 125 250 375 500

Zone Map

N
W E
S

1:3,448

ATTACHMENT B

Reduced Project Plans

PROJECT SITE PLAN

DATE: 04.25.08

REVISION NO.: 2

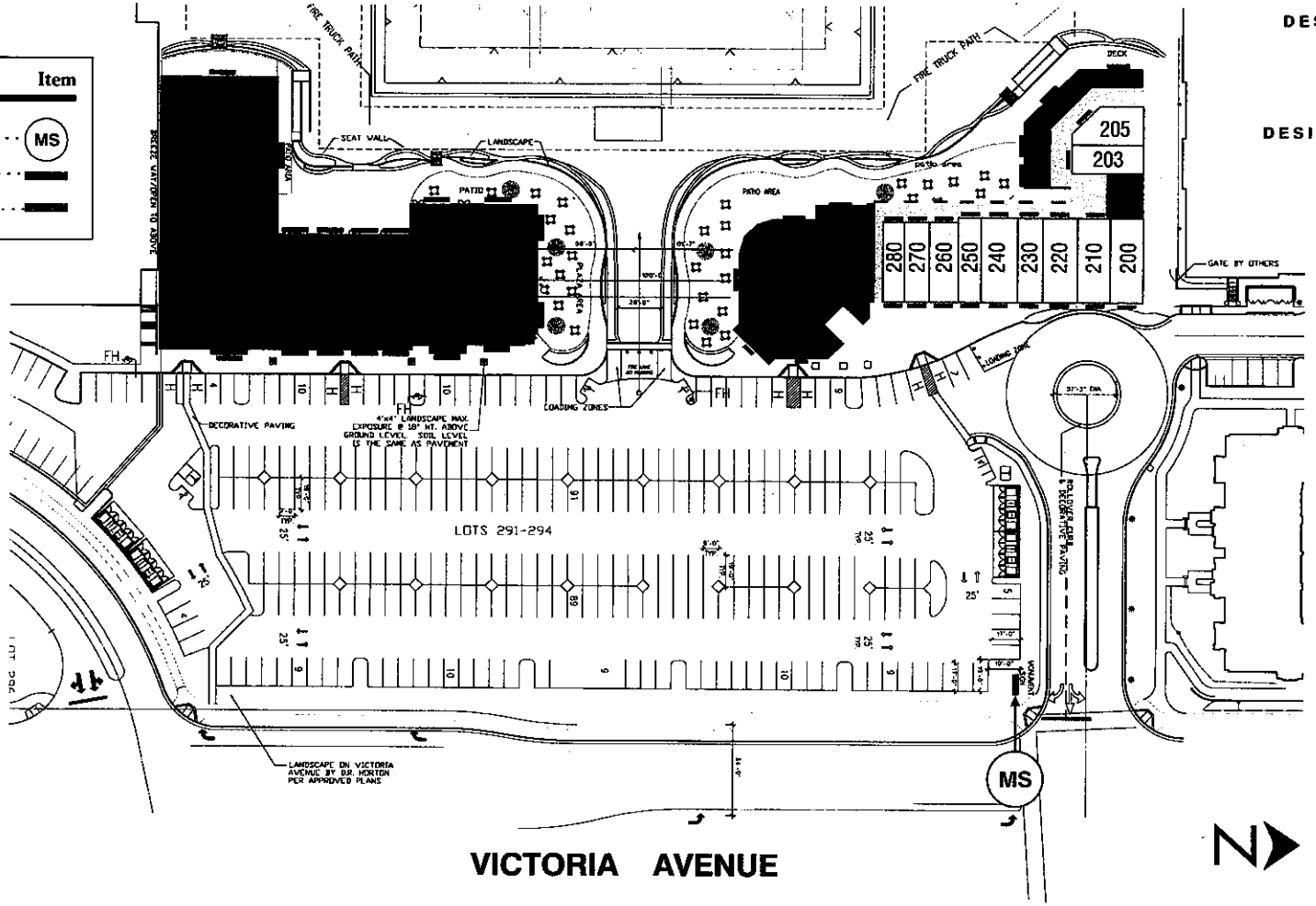
DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

*NOTE: Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. **cannot be combined**.

LEGEND:	Item
MONUMENT SIGN	MS
WALL SIGNS	
SHOPS "B" 2ND FLOOR	



SITE PLAN

SCALE: N.T.S.

CENSOURCE
The Central Source for Signage, Graphics & Services

PROJECT SITE PLAN

SHOPS "B" TENANT WALL SIGNS *(2ND FLOOR ONLY)*

**NOTE: THIS ELEVATION PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED AS OUTLINED WITHIN THE CENTER SIGN PROGRAM.

(NOTE: 1ST FLOOR TENANTS' SIGN CRITERIA ON SEPARATE SIGN PROGRAM)

DATE: 03.01.07

REVISION NO.: 2

DESIGNER: JR

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

DESIGN NO.: 07.1006

PRIMARY SIGN PLACEMENTS

FOUR(4) PRIMARY TENANT SIGNS ALLOCATED AT A TOTAL OF 90 SQ. FT.

EAST ELEVATIONS - *FACING VICTORIA AVE.*

OPTIONAL SIGN PLACEMENTS

THIS OPTION ALLOWS FOR *NINE(9)* TENANT SIGNS. BUT ALL SIGNS MUST TOTAL 90 SQ. FT.

EAST ELEVATIONS - *FACING VICTORIA AVE.*

CENSOURCE
The Central Source for Signage, Graphics & Services
1790 N. Case Street
Orange, CA 92865
Phone: (714) 637-5551
Fax: (714) 637-5552
Contractor's License: #762424

SHOPS "B" TENANT WALL SIGNS *(2ND FLOOR ONLY)*

**NOTE: THIS ELEVATION PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED AS OUTLINED WITHIN THE CENTER SIGN PROGRAM.

(NOTE: 1ST FLOOR TENANTS' SIGN CRITERIA ON SEPARATE SIGN PROGRAM)

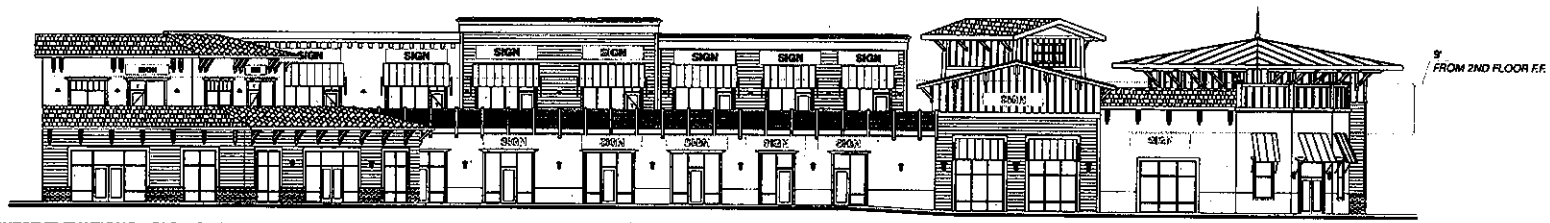
DATE: 03.01.07

REVISION NO.: 2

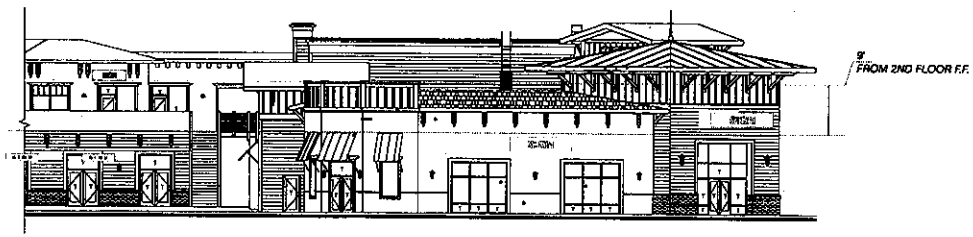
DESIGNER: JR

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

DESIGN NO.: 07.1006



WEST ELEVATIONS - *FACING MARINA*



SOUTH ELEVATION - *FACING PEDESTRIAN PLAZA*

CENSOURCE
The Central Source for Signage, Graphics & Services
1790 N. Case Street
Orange, CA 92865
Phone: (714) 637-5551
Fax: (714) 637-5552
Contractor's License: #762424

SHOPS "B" TENANT WALL SIGNS *(1ST FLOOR ONLY)*

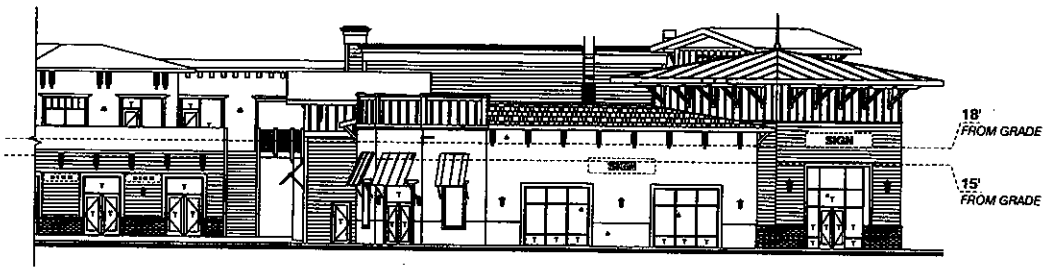
**NOTE: ALL MEASUREMENTS MUST BE VERIFIED UPON COMPLETION OF CONSTRUCTION
FIELD SURVEYS REQUIRED TO VERIFY ALL DIMENSIONS.
THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED AS OUTLINED WITHIN THIS SIGN PROGRAM.

2nd FLOOR TENANTS ARE ON A SEPARATE SIGN PROGRAM

DATE: 03.01.07
REVISION NO.: 5
DESIGNER: JR
SCALE: 3/64"=1'-0"
DESIGN NO.: 07.1006

EAST ELEVATIONS - *FACING VICTORIA AVE.*

WEST ELEVATIONS - *FACING MARINA*



SOUTH ELEVATION - *FACING PEDESTRIAN PLAZA*

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SHOPS "A" TENANT WALL SIGNS *(1ST FLOOR ONLY)*

**NOTE: THIS ELEVATION PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED AS OUTLINED WITHIN THE CENTER SIGN PROGRAM.

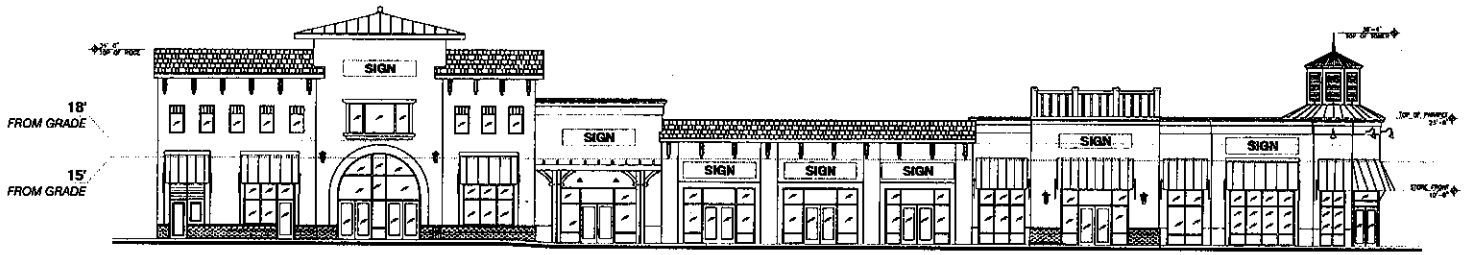
DATE: 03.01.07

REVISION NO.: 5

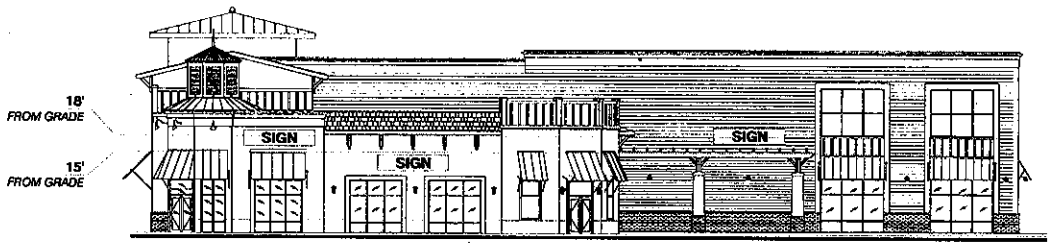
DESIGNER: JR

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

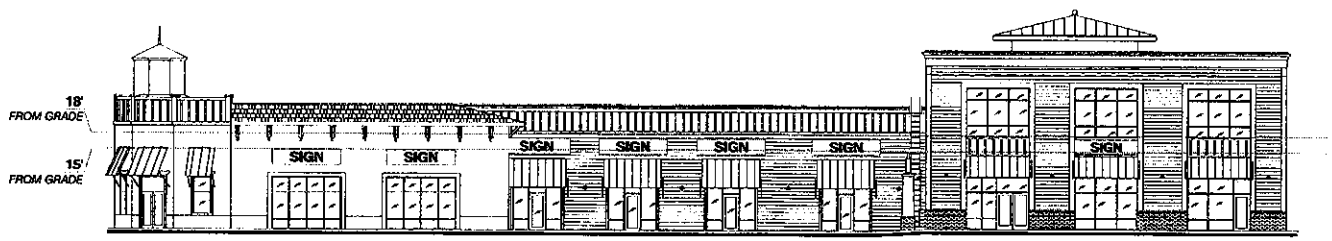
DESIGN NO.: 07.1006



EAST ELEVATIONS - *TOWARDS VICTORIA AVE.*



NORTH ELEVATIONS - *FACING PEDESTRIAN PLAZA*



WEST ELEVATIONS - *FACING MARINA*

CENSOURCE
The Central Source for Signage, Graphics & Services
1790 N. Case Street
Orange, CA 92865
Phone: (714) 637-5551
Fax: (714) 637-5552
Contractor's License: #762424

ATTACHMENT D

Master Sign Program

DATE: 03.01.07

REVISION NO.: 3

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07-1006

SEABRIDGE

SOUTH

OXNARD, CA

CENSOURCE

The Central Source for Signage, Graphics & Services

INLINE TENANTS
WALL SIGNS *(GENERAL)*

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SHOPS 'A' & SHOPS 'B' TENANTS *(1ST FLOOR)*

SIGN TYPE: Fabricated individual letters with opaque faces and internal halo lighting; exposed neon (on rheostat); routed metal or stone with concealed light source; fabricated letters with internally illuminated faces; fabricated individual letters with translucent colored acrylic faces and painted metal sides; or open pan channel with exposed neon; fabricated non-illuminated dimensional signs; Signage types not allowed are cabinet or box signs.
(Primary logos & Secondary lettering can be allowed as channel cabinets/boxes. Primary sign cannot be a cabinet. No cabinet signs allowed)
Types of illumination: Internal, external, non-illuminated, neon, LED, or exposed lighting.

SIGN LOCATIONS: Signs to be attached directly to building fascia.

MAXIMUM SIGN AREA: In general, One(1) square foot of signage per one(1) linear foot of building frontage: Maximum 50 sq. ft. allowed *[16-608 (B)(7)(b)]* - Which ever is less. Sign length cannot exceed 70% of fascia.

End Cap Tenants (with a second and/or third elevation): 0.5 square foot *[16-608 (A)(2)]* of signage per one(1) lineal foot of building frontage facing a pedestrian arcade/mall. Sign length cannot exceed 70% of fascia
***NOTE**: See below for "stacked" sign copy/logo area calculation.*

QUANTITY ALLOWED: ***1st Floor:*** In-Line Tenants: One(1) per elevation; maximum two(2) per Tenant. *(Or as allowed by this Sign Program)*
End Cap Tenants: One(1) per elevation; maximum three(3) per Tenant. *(Or as allowed by this Sign Program)*

MAXIMUM LETTER HEIGHT: 24" *Maximum* when at or above 18'-0" from grade. ***(Minimum 15" letter height required. Except in the case the sign length exceeds 70% of the fascia. In which case, the letter height can be reduced as needed)***

18" *Maximum* when at or below 15'-0" *[16-608 (B)(4)]* but not above 18'-0" from grade. ***(Minimum 14" letter height required. Except in the case the sign length exceeds 70% of the fascia. In which case, the letter height can be reduced as needed)***

PRIMARY LOGO MAXIMUM HEIGHT: One(1) *Primary* channel logo allowed per elevation. Logo not to exceed 30" in height. *(Overall area of logo to be included in overall sign area)*

SECONDARY CHANNEL LETTERING: One(1) set of *Secondary* channel lettering, *other than* the primary channel logo, is allowed. Secondary channel cannot exceed 25% of the overall sign area. Secondary channel lettering must be an integral part of the overall sign design, as shown in example below or as apporved by Landlord & the City of Oxnard.

Example:

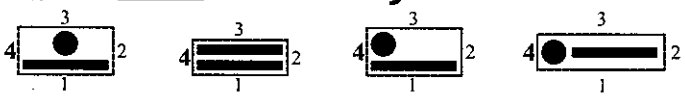
secondary channel lettering

MAXIMUM LETTER HEIGHT *(STACKED SIGN COPY)*: 16" *Maximum* letter height. Overall "stack" height cannot exceed 36" in overall height. *(Only 2-lines of stacked copy allowed)*

STACKED COPY: Only Two(2) lines of copy may be stacked, including the use of a logo, but must keep to all guidelines contained within this Sign Program.

EXAMPLES OF STACKING:

STACKED SIGN AREA CALCULATION: Sign area shall be calculated using a **4 line method**. *Examples:*



MOUNTING METHOD: All signs to be mounted **flush** to building fascia. *(Wireways/Raceways allowed only with Landlord & City approval) See "Letter Sections (Allowed Attachments)" page A*

LETTER STYLE: To be determined by Tenant, subject to Landlord approval.

COLORS & MATERIAL: To be determined by Tenant, subject to Landlord approval and the City of Oxnard.

NOTES: Tenants cannot combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation.
Tenants cannot allocate "Secondary" sq. ft. to "Primary" sq. ft. of sign

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INLINE TENANTS
WALL SIGNS *(GENERAL)*

SHOPS 'B' TENANTS - *(2ND FLOOR)*

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SIGN TYPE: Fabricated individual letters with opaque faces and internal halo lighting; exposed neon (on rheostat); routed metal or stone with concealed light source; fabricated letters with internally illuminated faces; fabricated individual letters with translucent colored acrylic faces and painted metal sides; or open pan channel with exposed neon; fabricated non-illuminated dimensional signs; Signage types not allowed are cabinet or box signs.
(Primary logos & Secondary lettering can be allowed as channel cabinets/boxes.
Primary sign cannot be a cabinet. No cabinet signs allowed) Types of illuination: Internal, external, non-illuminated, neon, LED, or exposed lighting.

SIGN LOCATIONS: Signs to be attached directly to building fascia. *(See elevation attachments)*

MAXIMUM SIGN AREA: In general, One(1) square foot of signage per one(1) linear foot of building frontage: Maximum 50 sq. ft. allowed *[16-608 (B)(7)(b)]* - Which ever is less. Sign length cannot exceed 70% of fascia.
**NOTE*: Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined.*
**NOTE*: See below for "stacked" sign copy/logo area calculation.*

QUANTITY ALLOWED: ***2nd Floor:*** In-Line Tenants: One(1) per elevation; maximum two(2) per Tenant. *(Or as allowed by this Sign Program)*
End Cap Tenants: One(1) per elevation; maximum three(3) per Tenant. *(Or as allowed by this Sign Program)*

MAXIMUM LETTER HEIGHT: *For Tenants facias facing Victoria Ave*: 24" *Maximum* when at or above 25'-0" from 1st floor tenant finished grade.
(Minimum 16" letter height required. Except in the case the sign length exceeds 70% of the fascia. In which case, the letter height can be reduced as needed)

For Tenant facias facing inside Marina & pedestrian walk-way: 24" *Maximum* when at or above 9'-0" from 2nd floor tenant's finished floor and allowable within fascia's sign area. (see elevations for "signable areas")
(Minimum 14" letter height required. Except in the case the sign length exceeds 70% of the fascia. In which case, the letter height can be reduced as needed)

PRIMARY LOGO MAXIMUM HEIGHT: One(1) *Primary* channel logo allowed per elevation. Logo not to exceed 30" in height. *(Overall area of logo to be included in overall sign area)*

SECONDARY CHANNEL LETTERING: One(1) set of *Secondary* channel lettering, *other than* the primary channel logo, is allowed. Secondary channel cannot exceed 25% of the overall sign area. Secondary channel lettering must be an integral part of the overall sign design, as shown in example below or as apporved by Landlord & the City of Oxnard.

Example:

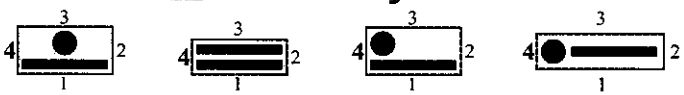
secondary channel lettering

MAXIMUM LETTER HEIGHT *(STACKED SIGN COPY)*: 16" *Maximum* letter height. Overall "stack" height cannot exceed 36" in overall height. *(Only 2-lines of stacked copy allowed)*

STACKED COPY: Only Two(2) lines of copy may be stacked, including the use of a logo, but must keep to all guidelines contained within this Sign Program.

EXAMPLES OF STACKING:

STACKED SIGN AREA CALCULATION: Sign area shall be calculated using a **4 line method**. *Examples:*



MOUNTING METHOD: All signs to be mounted **flush** to building fascia. *(Wireways/Raceways allowed only with Landlord & City approval) See "Letter Sections (Allowed Attachments)" page A*

LETTER STYLE: To be determined by Tenant, subject to Landlord approval.

COLORS & MATERIAL: To be determined by Tenant, subject to Landlord approval and the City of Oxnard.

NOTES: Tenants cannot combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation.
Tenants cannot allocate "Secondary" sq. ft. to "Primary" sq. ft. of sign

CENSOURCE
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INLINE TENANTS WALL SIGNS

TOWER TENANT/END-CAP TENANTS WALL SIGNS *(A-160 & B-190 TENANTS ONLY)*

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SIGN TYPE: Fabricated individual letters with opaque faces and internal halo lighting; exposed neon (on rheostat); routed metal or stone with concealed light source; fabricated letters with internally illuminated faces; fabricated individual letters with translucent colored acrylic faces and painted metal sides; or open pan channel with exposed neon; fabricated non-illuminated dimensional signs; Signage types not allowed are cabinet or box signs.
(Primary logos & Secondary lettering can be allowed as channel cabinets/boxes.
Primary sign cannot be a cabinet. No cabinet signs allowed) Types of illuination: Internal, external, non-illuminated, neon, LED, or exposed lighting.

LOCATION: Tower face: grade to top of sign is maximum 28'-0"

MAXIMUM SIGN AREA: One(1) square foot of signage per one(1) lineal foot of building frontage: Maximum 50 square feet, but not to exceed 10% of fascia.
Second and/or third elevation (if applicable): 0.5 square foot of signage per one(1) lineal foot of building frontage facing a pedestrian arcade/mall, but not to exceed 10% of fascia.

QUANTITY ALLOWED: One(1) per tenant on tower (if/when applicable); Tenants A-160 & B-190

MAXIMUM LETTER HEIGHT: To be determined by sign area.

PRIMARY LOGO MAXIMUM HEIGHT: One(1) *Primary* channel logo allowed per elevation. Logo not to exceed 30" in height. *(Overall area of logo to be included in overall sign area)*

SECONDARY CHANNEL LETTERING: One(1) set of *Secondary* channel lettering, *other than* the primary channel logo, is allowed. Secondary channel cannot exceed 25% of the overall sign area. Secondary channel lettering must be an integral part of the overall sign design, as shown in example below or as apporved by Landlord & the City of Oxnard.

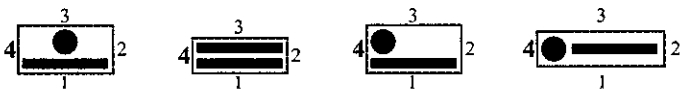
Example:

secondary channel lettering

STACKED COPY: Only Two(2) lines of copy may be stacked, including the use of a logo, but must keep to all guidelines contained within this Sign Program.

EXAMPLES OF STACKING:

STACKED SIGN AREA CALCULATION: Sign area shall be calculated using a **4 line method**. *Examples:*



MOUNTING METHOD: All signs to be mounted **flush** to building fascia. *(Wireways/Raceways allowed only with Landlord & City approval) See "Letter Sections (Allowed Attachments)" page A*

LETTER STYLE: To be determined by Tenant, subject to Landlord approval.

COLORS & MATERIAL: To be determined by Tenant, subject to Landlord approval and the City of Oxnard.

NOTE: Tenants cannot combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation.

CENSOURCE
The Central Source for Signage, Graphics & Services

SHOPS "A" TENANT *(1ST FLOOR)* WALL SIGNS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

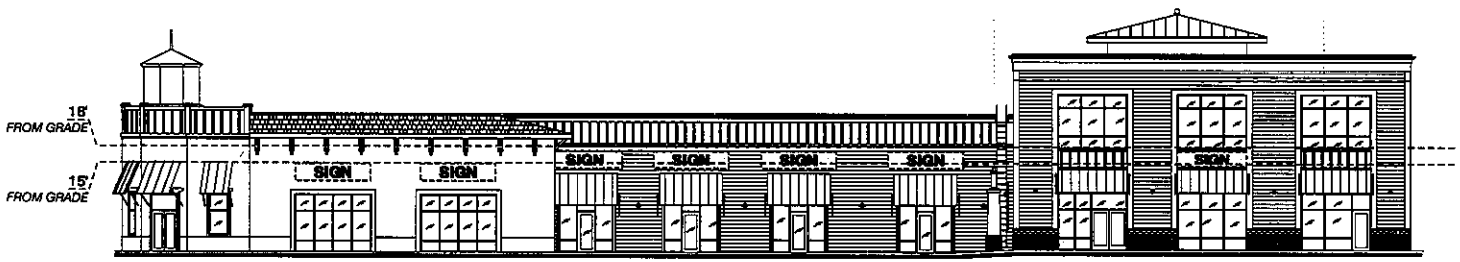
SCALE: 1/32"=1'-0"

DESIGN NO.: 07.1006

**NOTE: FIELD MEASUREMENTS REQUIRED FOR CALCULATING ACTUAL DIMENSIONS & SIGN AREAS. THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED AS OUTLINED WITHIN THIS SIGN PROGRAM.

EAST ELEVATION - *FACING VICTORIA AVE.*

NORTH ELEVATION - *FACING PEDESTRIAN PLAZA*



WEST ELEVATION - *FACING MARINA*

CENSOURCE
The Central Source for Signage, Graphics & Services

SHOPS "B" TENANT *(1ST FLOOR)* WALL SIGNS

****NOTE:** FIELD MEASUREMENTS REQUIRED FOR CALCULATING ACTUAL DIMENSIONS & SIGN AREAS. THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED AS OUTLINED WITHIN THIS SIGN PROGRAM.

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

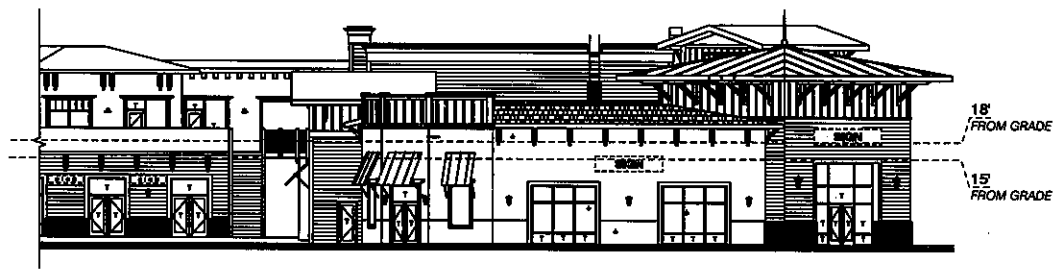
DESIGNER: JR

SCALE: 1/32"=1'-0"

DESIGN NO.: 07.1006

EAST ELEVATION - *FACING VICTORIA AVE.*

WEST ELEVATION - *FACING MARINA*



SOUTH ELEVATION - *FACING PEDESTRIAN PLAZA*

CENSOURCE
The Central Source for Signage, Graphics & Services

SHOPS "B" TENANTS *(2ND FLOOR)* WALL SIGNS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: 1/32"=1'-0"

DESIGN NO.: 07.1006

****NOTE:** FIELD MEASUREMENTS REQUIRED FOR CALCULATING ACTUAL DIMENSIONS & SIGN AREAS. THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED AS OUTLINED WITHIN THIS SIGN PROGRAM.

PRIMARY SIGN PLACEMENTS

FOUR(4) PRIMARY TENANT SIGNS, MUST NOT EXCEED 90 SQ. FT.

EAST ELEVATIONS - *FACING VICTORIA AVE.*

OPTIONAL SIGN PLACEMENTS

THIS OPTION ALLOWS FOR *NINE(9)* TENANT SIGNS. SIGNS MUST NOT EXCEED 90 SQ. FT.

EAST ELEVATIONS - *FACING VICTORIA AVE.*

CENSOURCE
The Central Source for Signage, Graphics & Services

SHOPS "B" TENANTS WALL SIGNS *(2ND FLOOR ONLY)*

**_NOTE:_ FIELD MEASUREMENTS REQUIRED FOR CALCULATING ACTUAL DIMENSIONS & SIGN AREAS. THIS PAGE ONLY SHOWS PROPOSED SIGN PLACEMENT. SIGN SIZES & AREAS SHOULD BE FOLLOWED AS OUTLINED WITHIN THIS SIGN PROGRAM.

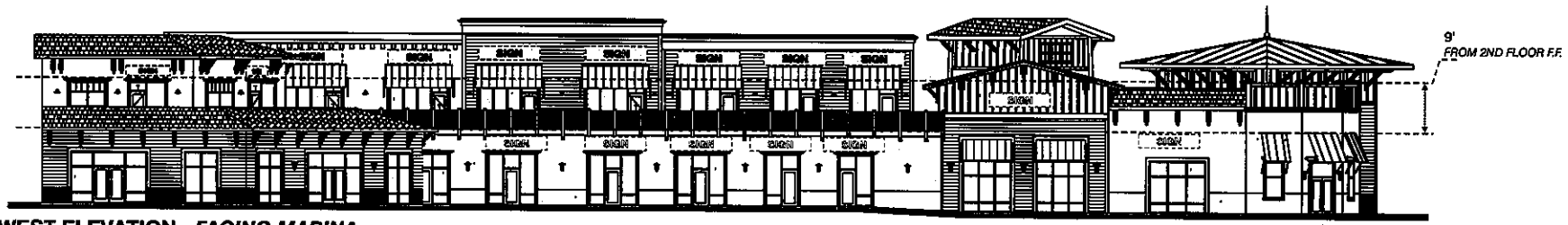
DATE: 03.01.07

REVISION NO.: (8) 01.05.09

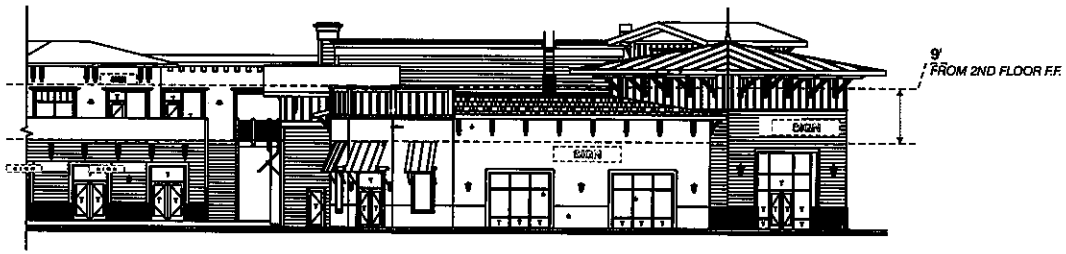
DESIGNER: JR

SCALE: 1/32"=1'-0"

DESIGN NO.: 07.1006



WEST ELEVATION - *FACING MARINA*



SOUTH ELEVATION - *FACING PEDESTRIAN PLAZA*

CENSOURCE
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CENTER MONUMENT SIGN *(EXISTING)*

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

SIGN TYPE: Aluminum construction with external illumination. Tenant panels to have routed-out push-through logos/copy.

MAXIMUM SIGN AREA: 50 square feet.

MAXIMUM HEIGHT: 3'-6" high X 8'-0" long overall.

QUANTITY ALLOWED: One(1)

LETTER STYLE: Nationally recognized Corporation letter and logo style or style as approved by municipality and owner.

COLORS: Nationally recognized Corporation colors or colors as approved by municipality and owner.

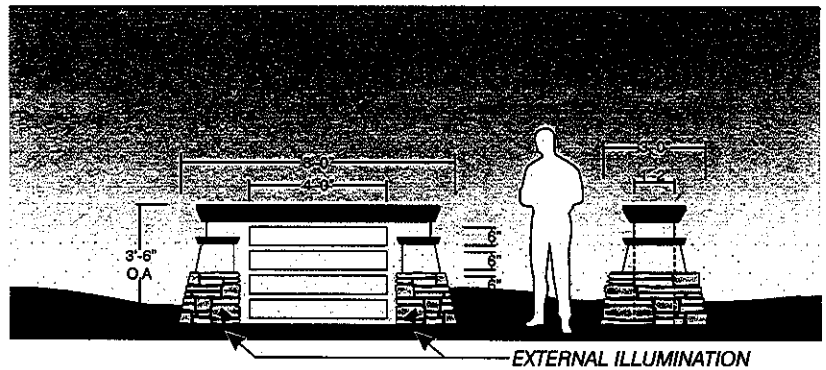
COLOR & MATERIAL SCHEDULE:

FABRICATED ALUMINUM WITH SMOOTH FINISH PAINTED WITH ICI -821 *HONEYMOON*

FABRICATED ALUMINUM WITH TEXTURED FINISH (WELDED SEAMS) PAINTED WITH ICI - 937 *SPRING BLOSSOM*

FABIRCATED ALUMINUM CORNICE WITH TEXTURED FINISH (WELDED SEAMS) PAINTED WITH ICI-462 *WESTERN TRAIL*

CULTURED LEDGESTONE ON BASE TO MATCH "CULTURED STONE" LIMESTONE IN CHARDONNAY



3'-6" DOUBLE-FACE MONUMENT SIGN - *ONE(1) REQUIRED* SCALE: 3/16" = 1'-0"

NOTE: THIS IS AN EXTERNALLY ILLUMINATED SIGN.

MATERIALS:

FABRICATED TEX-COATED ALUMINUM CONSTRUCTION

FOUR(4) ALUMINUM PAN CHANNEL TENANT PANELS

EXTERNAL ILLUMINATION BY FLUORESCENT LAMPS

CENSOURCE
The Central Source for Signage, Graphics & Services

CENTER MONUMENT SIGN

ALLOWED ATTACHMENTS

(TO BE USED WHEN APPROPRIATE ON A PER TENANT BASIS)*

***UPON APPROVAL BY LANDLORD & CITY OF OXNARD**

DATE: 03.01.07

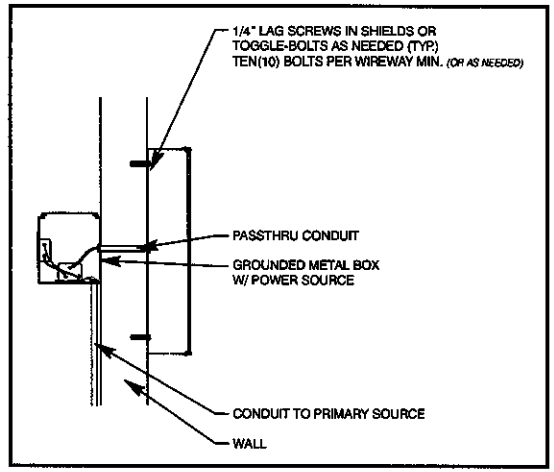
REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

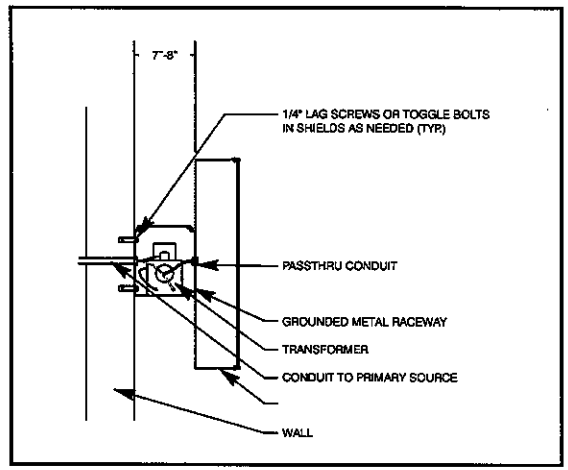
FLUSH MOUNTED LETTERS/LOGO *(PRIMARY MOUNTING TECHNIQUE)*



TYPICAL LETTER/LOGO FLUSH MOUNTED TO WALL DETAIL

INDIVIDUAL LETTERS & LOGOS EACH MOUNTED FLUSH DIRECTLY TO THE WALL

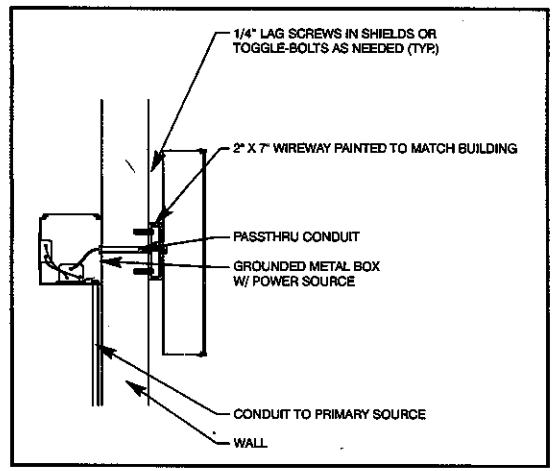
RACEWAY & WIREWAY MOUNTING OF LETTERS/LOGO *(THIS IS ONLY TO BE USED WITH LANDLORD & THE CITY OF OXNARD APPROVALS)*



TYPICAL LETTER/LOGO ON "TYPICAL" RACEWAY DETAIL

THIS METHOD MINIMIZES PENETRATIONS THROUGH THE WALL, WHILE PROJECTING THE SIGN OFF THE WALL

POWER IS HOUSED INSIDE RACEWAY.
(RACEWAY WOULD BE PAINTED TO MATCH BUILDING COLOR)



TYPICAL LETTER/LOGO ON WIREWAY DETAIL

THIS METHOD MINIMIZES PENETRATIONS INTO THE WALL WITHOUT THE BULKY PROJECTION OF A "TYPICAL" RACEWAY.

POWER IS HOUSED ON INSIDE OF WALL.
(WIREWAY SHOULD BE PAINTED TO MATCH BUILDING COLOR)

TYPICAL ILLUMINATED LETTER & LOGO SECTIONS

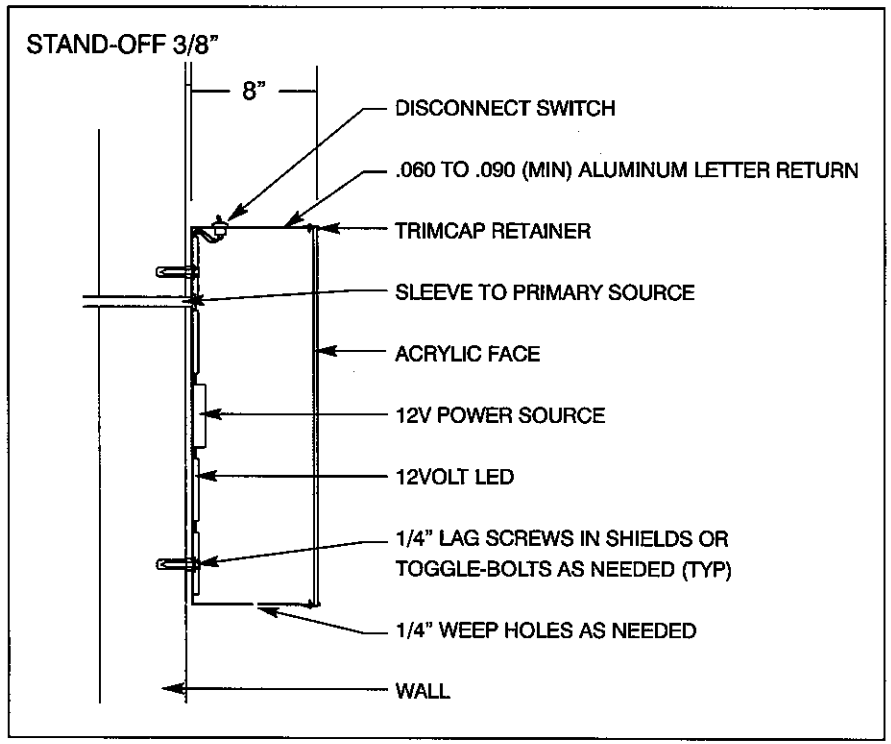
DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006



TYPICAL 12 VOLT LETTER & LOGO SECTION

TYPE: DIRECT ILLUMINATION **ILLUMINATION:** LED

SECTION EXAMPLES

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

CENSOURCE
The Central Source for Signage, Graphics & Services

TYPICAL REMOTE ILLUMINATED LETTER & LOGO SECTIONS

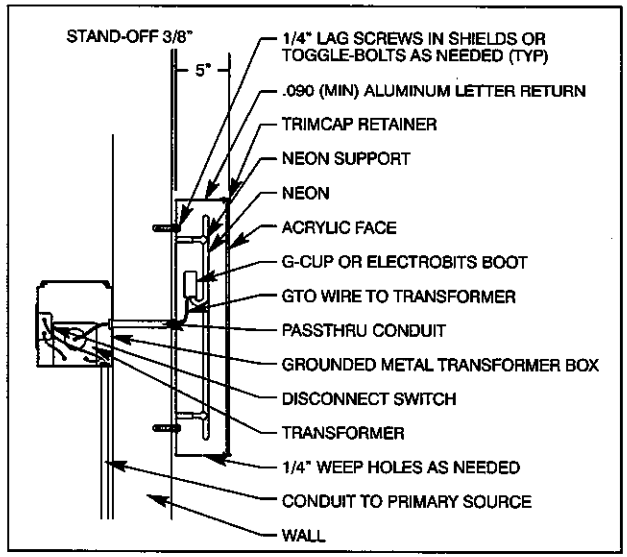
DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

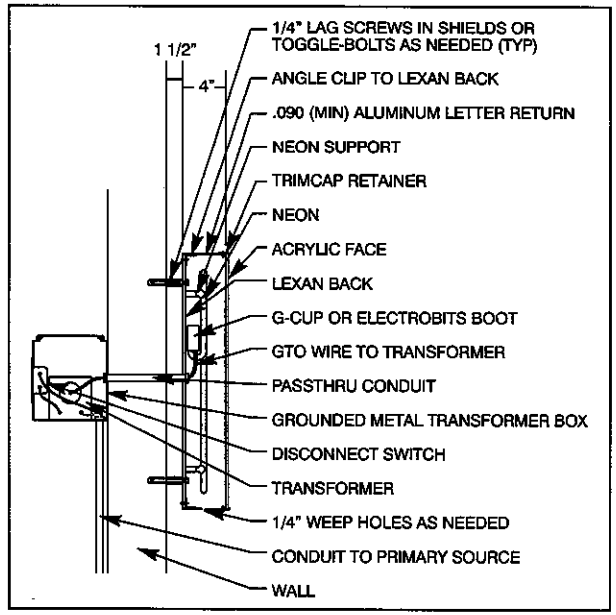
SCALE: N/A

DESIGN NO.: 07.1006



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

TYPE: DIRECT ILLUMINATION **ILLUMINATION:** NEON

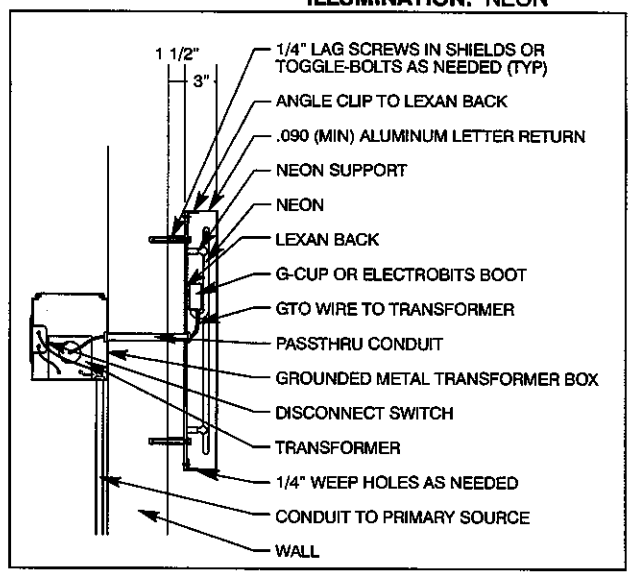


TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

TYPE: DIRECT / INDIRECT(HALO) ILLUMINATION
ILLUMINATION: NEON

SECTION EXAMPLES

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.



TYPICAL REMOTE TRANSFORMER LETTER & LOGO SECTION

TYPE: INDIRECT(HALO) ILLUMINATION **ILLUMINATION:** NEON

CENSOURCE
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PROJECT SITE PLAN
SHOPS A & B 1ST FLOOR TENANTS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

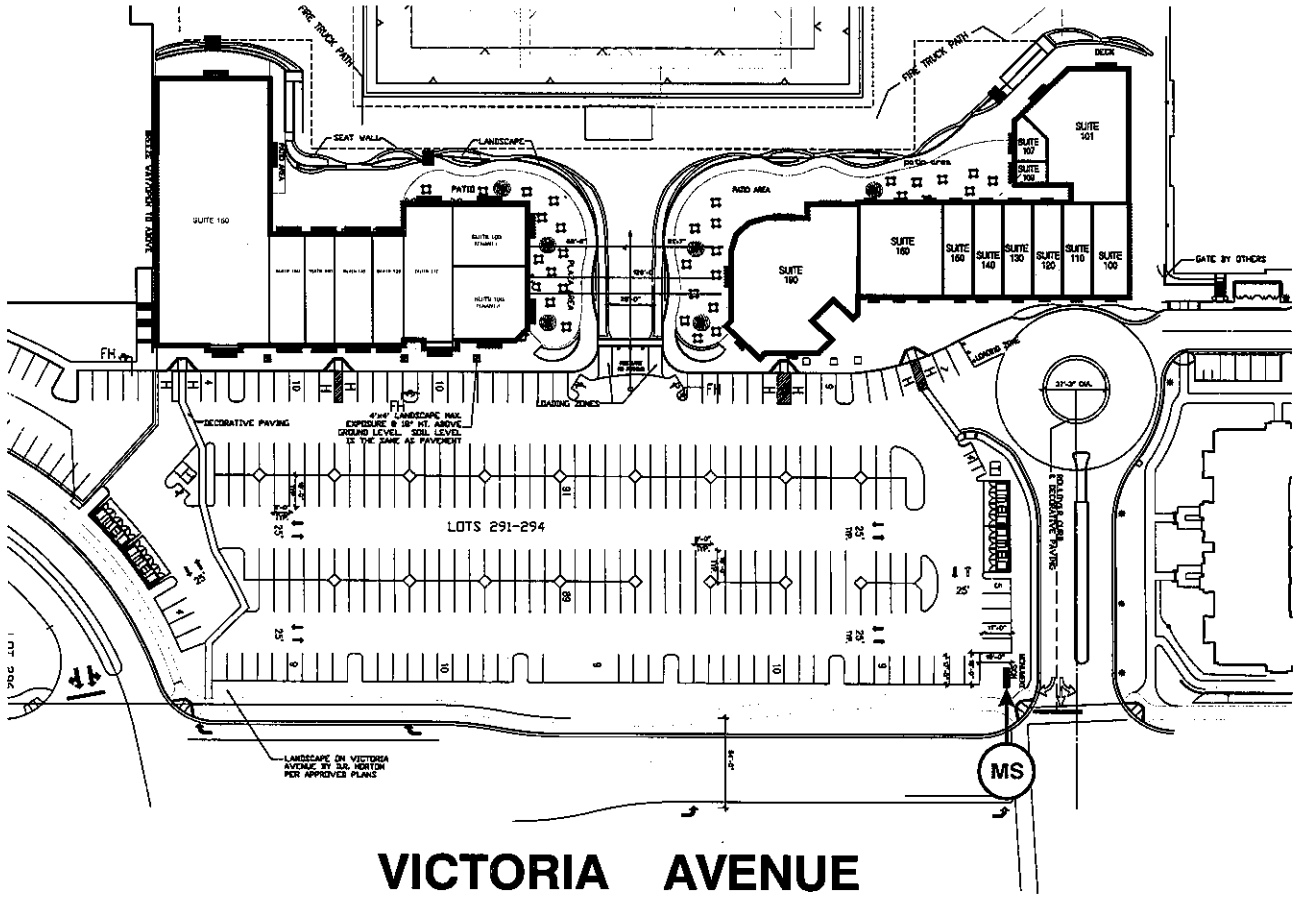
DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

LEGEND:	Item
MONUMENT SIGN.	MS
WALL SIGNS	
SHOPS "A"	
SHOPS "B"	

NOTE: Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. **cannot be combined.*



N

SITE PLAN SCALE: N.T.S.

CENSOURCE
The Central Source for Signage, Graphics & Services

PROJECT SITE PLAN

SHOPS "A" TENANTS *(1ST FLOOR)* SIGNS LOCATIONS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

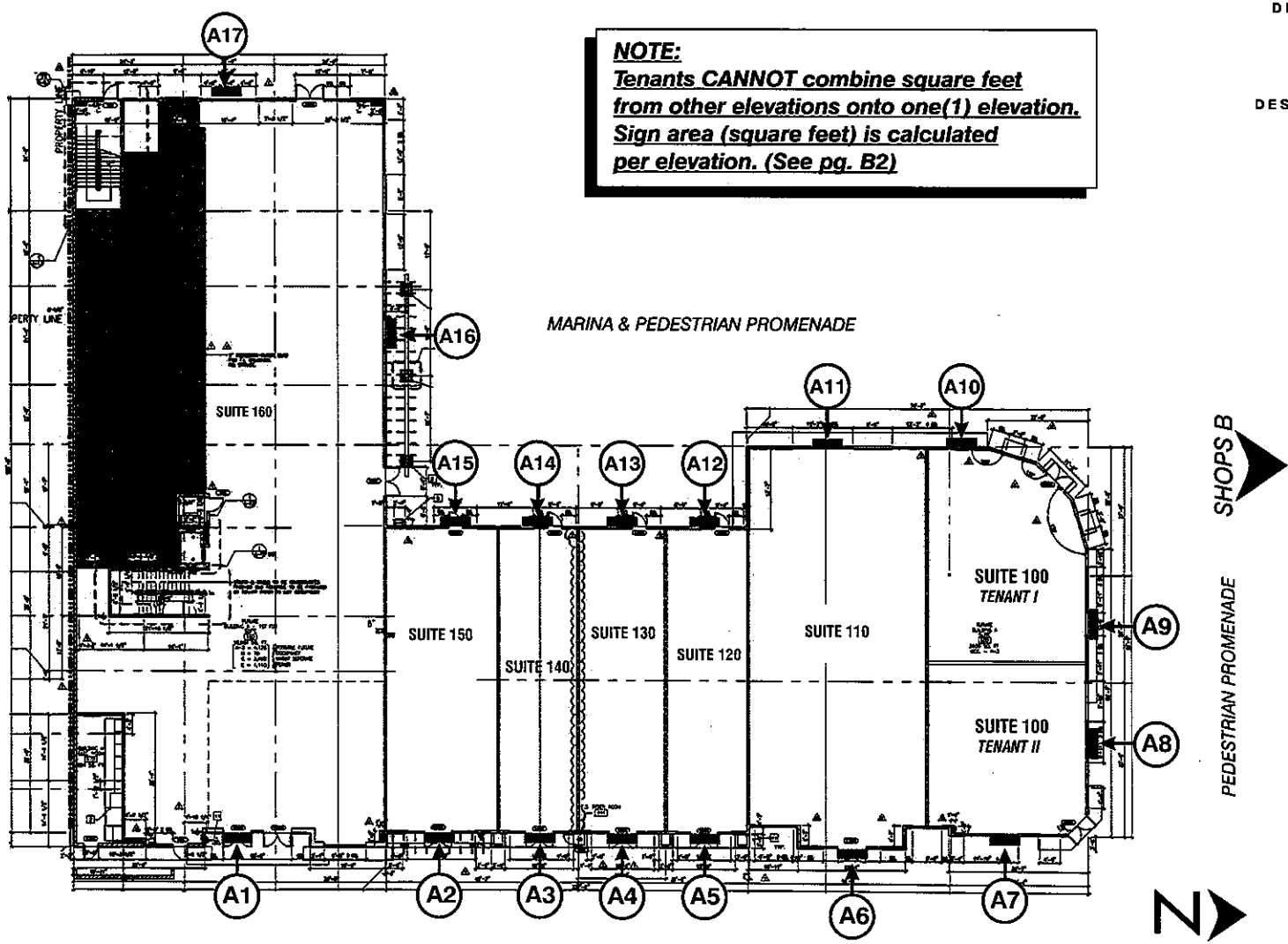
DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE:
EXACT LOCATIONS OF SIGNS TO BE DETERMINED AND APPROVED BY LANDLORD.

NOTE:
Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (See pg. B2)



1ST FLOOR PLAN - *SHOPS A* SCALE: N.T.S.

CENSOURCE
The Central Source for Signage, Graphics & Services

SHOPS "A"
SIGN LOCATIONS

SHOPS "A" TENANTS *(1ST FLOOR)*
ALLOWED SIGN AREA

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE:
Tenants CANNOT combine square feet from other elevations onto one(1) elevation.
Sign area (square feet) is calculated per elevation. (see diagram below)

SHOPS "A"

SEE SITE PLAN FOR REFERENCE

Tenant Suite	Linear Store Front	Factor	Maximum Sign Area Allowed (Per Tenant Per Elevation)	TOTAL Tenant Sign Area	Primary Sign Locations	TOTAL number of signs allowed One(1) per elevation
160	East - 68' - 3"	x 1	East - 50.00 sq. ft.	134 sq. ft.	A1 A16 A17	Three(3)
	North - 159' - 9"	x 0.5	North - 50.00 sq. ft.			
	West - 68' - 3"	x 0.5	West - 34.00 sq. ft.			
150	East - 21' - 8"	x 1	East - 21.66 sq. ft.	32.49 sq. ft.	A2 A15	Two(2)
	West - 21' - 8"	x 0.5	West - 10.83 sq. ft.			
140	East - 20' - 6"	x 1	East - 20.50 sq. ft.	30.75 sq. ft.	A3 A14	Two(2)
	West - 20' - 6"	x 0.5	West - 10.25 sq. ft.			
130	East - 18' - 8"	x 1	East - 18.66 sq. ft.	28.00 sq. ft.	A4 A13	Two(2)
	West - 18' - 8"	x 0.5	West - 9.33 sq. ft.			
120	East - 18' - 6"	x 1	East - 19.00 sq. ft.	38.00 sq. ft.	A5 A12	Two(2)
	West - 18' - 6"	x 0.5	West - 19.00 sq. ft.			
110	East - 43' - 11"	x 1	East - 43.91 sq. ft.	65.86 sq. ft.	A6 A11	Two(2)
	West - 43'-11"	x 0.5	West - 21.95 sq. ft.			
100[1] *TENANT I*	East - 30' - 5"	x 1	East - 30.42 sq. ft.	58.84 sq. ft.	A9 A10	Two(2)
	North - 56' - 10"	x 0.5	North - 28.42 sq. ft.			
TENANT II	West - 42' - 0"	x 0.5	West - 21.00 sq. ft.	33.50 sq. ft.	A7 A8	Two(2)
	North - 25' - 0"	x 0.5	North - 12.50 sq. ft.			

[1]*ACCORDING TO PROJECT SITEPLAN THIS TENANT IS SPLIT. IN THE EVENT THAT THIS SHOULD BECOME ONE(1) SINGLE TENANT SPACE, ONLY* ***ONE(1) SIGN*** *IS ALLOWED ON THE NORTH ELEVATION. OTHERWISE, EACH TENANT IS ALLOWED ONE(1) SIGN PER THE LENGTH OF THEIR LEASE SPACE.*
As regulated by this sign program & must be followed

[2]*Each façade NOT TO EXCEED (NTE) 300 sq. ft. TOTAL*

TOTAL Sq. Ft. each façade direction

North	90.92
East	204.15
West	126.36

CENSOURCE
The Central Source for Signage, Graphics & Services

SHOPS "B" TENANTS *(1ST FLOOR)* SIGNS LOCATIONS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

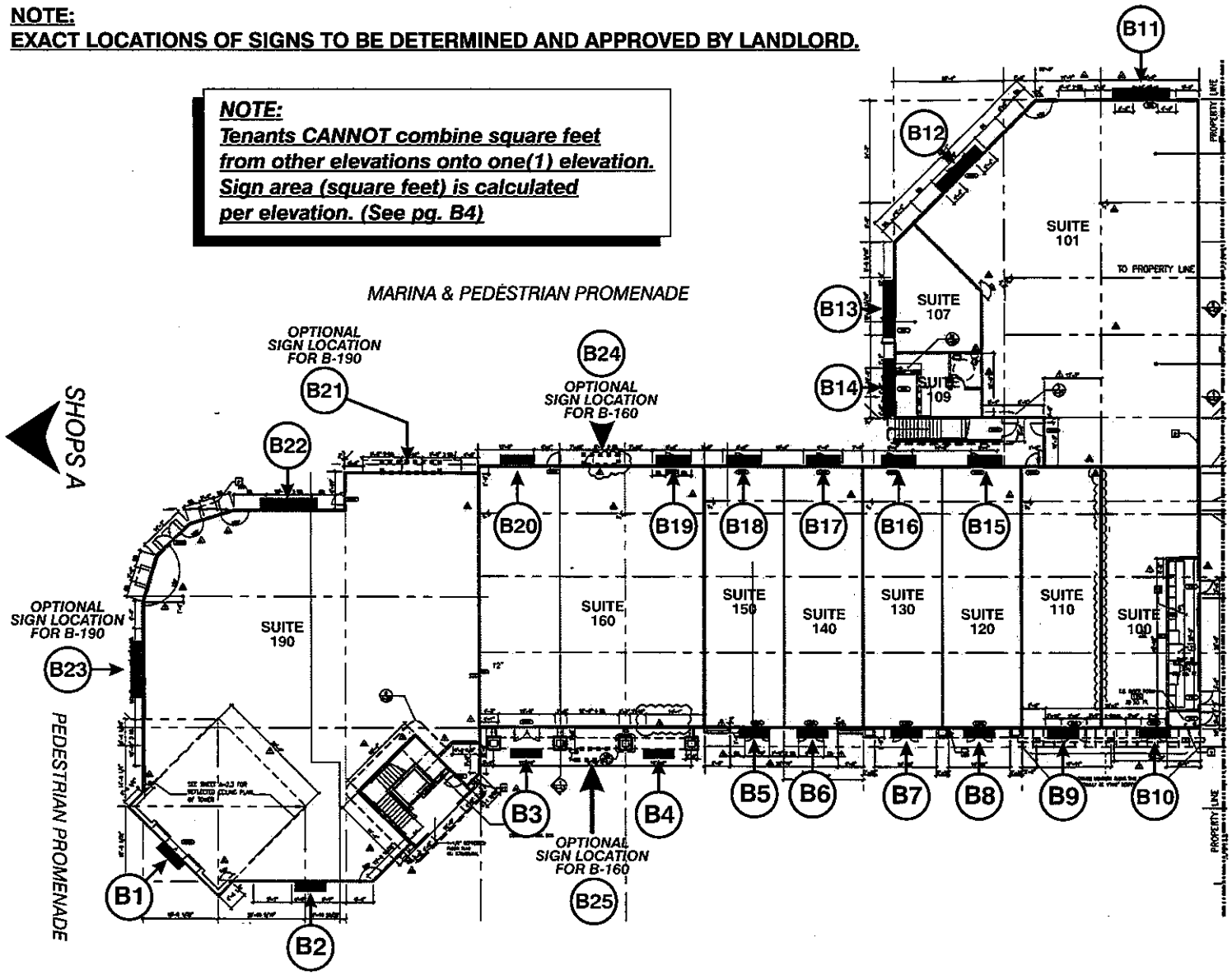
DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE:
EXACT LOCATIONS OF SIGNS TO BE DETERMINED AND APPROVED BY LANDLORD.

NOTE:
Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (See pg. B4)



CENSOURCE
The Central Source for Signage, Graphics & Services

SHOPS "B" SIGN LOCATIONS

SHOPS "B" TENANTS *(1ST FLOOR)* ALLOWED SIGN AREA

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE: Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (see diagram below)

SHOPS "B" *(1ST FLOOR)*

Tenant Suite	Linear Store Front	Factor	Maximum Sign Area Allowed *(Per Tenant Per Elevation)*	TOTAL Tenant Sign Area[2]	TOTAL number of signs allowed *One(1) per elevation*	SEE SITE PLAN FOR REFERENCE: Primary Sign Location	Optional Signs Location[1]
190	West - 78'-4"	x .5	West - 39.16 sq. ft.	108.16 sq. ft.	Three(3)	B1 B2 B22	B23 B21
	South - 36' - 0"	x .5	South - 19.00 sq. ft.				
	East - 78'- 4"	x 1	East - 50.00 sq. ft.				
160	West - 47' - 0"	x .5	West - 23.50 sq. ft.	70.50 sq. ft.	Two(2)	B3 B4 B19 B20	B24 B25
	East - 47'- 0"	x 1	East - 47.00 sq. ft.				
150	West - 19' - 0"	x .5	West - 9.50 sq. ft	28.50 sq. ft.	Two(2)	B5 B18	*NONE*
	East - 19'- 0"	x 1	East - 19.00 sq. ft.				
140	West - 19' - 0"	x .5	West - 9.50 sq. ft	28.50 sq. ft.	Two(2)	B6 B17	*NONE*
	East - 19'- 0"	x 1	East - 19.00 sq. ft.				
130	West - 18' - 0"	x .5	West - 9.00 sq. ft	27.00 sq. ft.	Two(2)	B7 B16	*NONE*
	East - 18'- 0"	x 1	East - 18.00 sq. ft.				
120	West - 18' - 0"	x .5	West - 9.00 sq. ft	27.00 sq. ft.	Two(2)	B8 B15	*NONE*
	East - 18'- 0"	x 1	East - 18.00 sq. ft.				
110	East - 18'- 0"	x 1	East - 18.00 sq. ft.	18.00 sq. ft.	One(1)	B9	*NONE*
100	East - 21'- 0"	x 1	East - 21.00 sq. ft.	21.00 sq. ft.	One(1)	B10	*NONE*
101	South*(1)* - 49' - 0"	x .5	South*(1)* - 24.50 sq. ft.	34.87 sq. ft.	One(1)	B11 *OR* B12	*NONE*
	South*(2)* - 20'- 9"	x .5	South*(2)* - 10.37 sq. ft.				
107	South - 24'- 0"	x .5	South - 12.00 sq. ft.	12.00 sq. ft.	One(1)	B13	*NONE*
109	South - 15'- 0"	x 1	West - 15.00 sq. ft.	15.00 sq. ft.	One(1)	B14	*NONE*

[1]Optional sign location is designated as an optional *placement* for One(1) sign, only if Primary Sign location(s) is not suitable to Tenant and/or Landlord. *"Optional"* locations for signs is NOT an additional signage space for that tenant. *Quantity of signs & sign areas regulated by this sign program must be followed.*

[2]*Each façade NOT TO EXCEED 300 sq. ft. TOTAL* ***Including*** *2nd floor tenants on each façade (2nd floor tenants on separate sign criteria)*

TOTAL Sq. Ft. each façade direction

South	65.87
East	210.00
West	114.66

CENSOURCE
The Central Source for Signage, Graphics & Services

PROJECT SITE PLAN
SHOPS B 2ND FLOOR TENANTS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

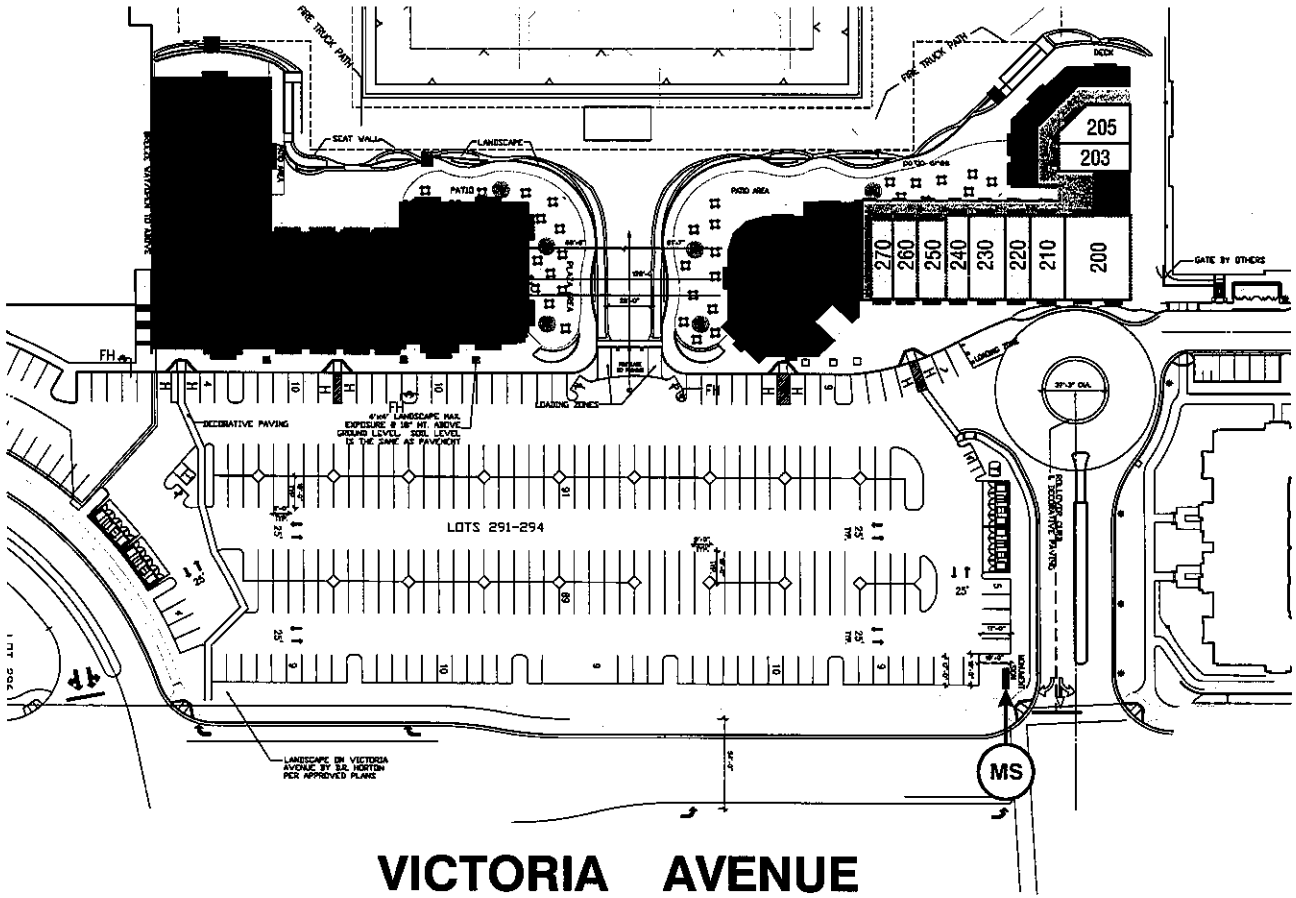
DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

LEGEND:	Item
MONUMENT SIGN.	MS
WALL SIGNS	
SHOPS "B" 2ND FLOOR.	

NOTE:* *Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft.* ***cannot be combined* *.*



SITE PLAN SCALE: N.T.S.

CENSOURCE
The Central Source for Signage, Graphics & Services

PROJECT SITE PLAN

SHOPS "B" TENANTS *(2ND FLOOR)* SIGNS LOCATIONS

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

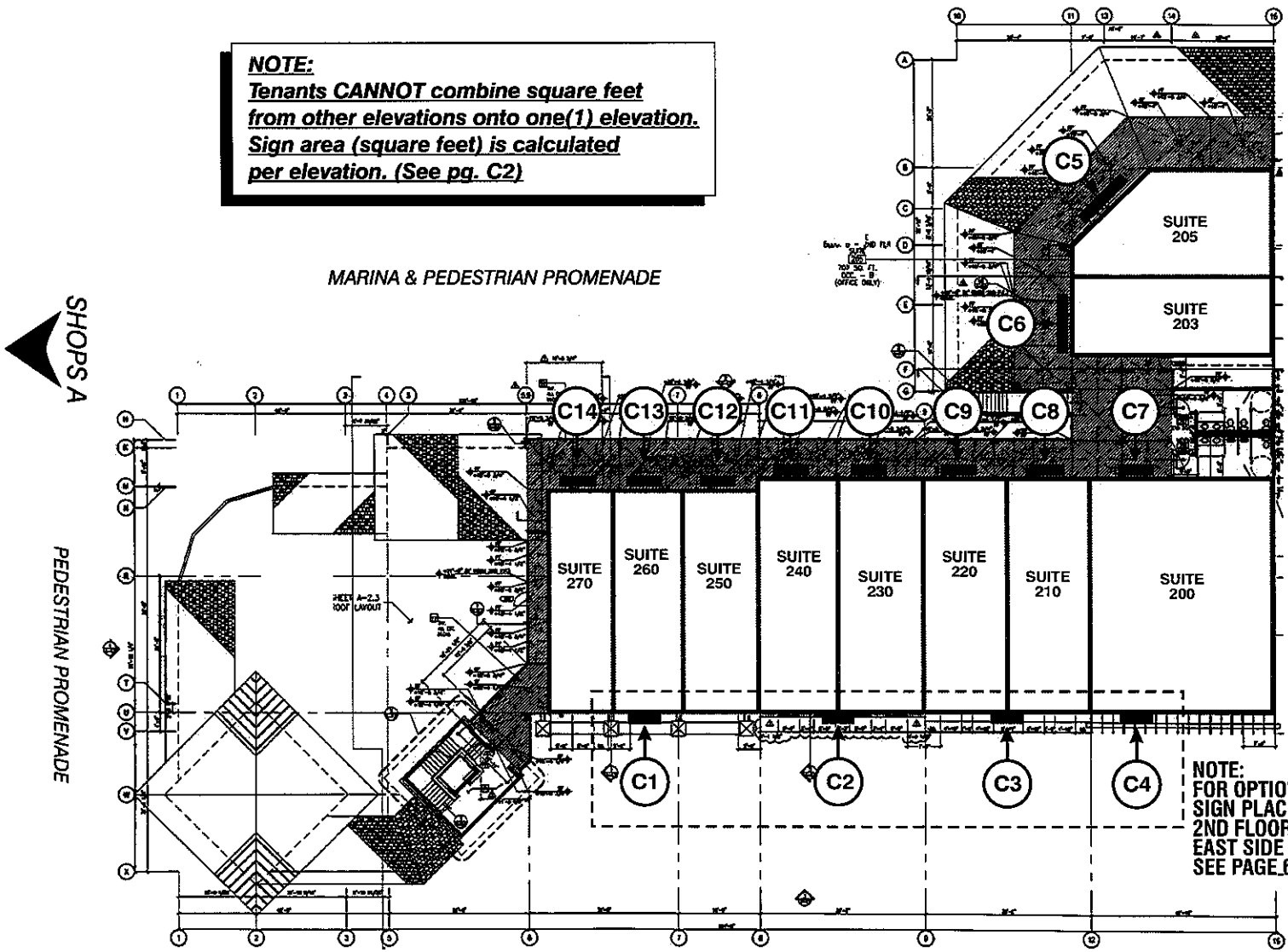
DESIGN NO.: 07.1006

NOTES:

EXACT LOCATIONS OF SIGNS TO BE DETERMINED AND APPROVED BY LANDLORD.

Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined .

NOTE:
Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (See pg. C2)



CENSOURCE

The Central Source for Signage, Graphics & Services

SHOPS "B" SIGN LOCATIONS

SHOPS "B" TENANTS *(2ND FLOOR)* ALLOWED SIGN AREA

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE: Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (see diagram below)

Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined .

NOTE: Allocation of EAST ELEVATION sign(s) placement(s) must be approved by Landlord & the City.
MAXIMUM of 90 sq. ft. is allotted for 2nd floor EAST ELEVATION.

SHOPS "B" *(2ND FLOOR)*

Tenant Suite	Linear Store Front	Factor	Maximum Sign Area Allowed *(Per Tenant, Per Elevation)*	TOTAL number of signs allowed *One(1) per elevation*	SEE SITE PLAN FOR REFERENCE: Primary Sign Location	Optional Sign Location[1]
200	West - 19'-0"	x .5	West - 9.50 sq. ft.	Two(2)	C7	*NONE*
203	West - 33' - 0"	x .5	West - 16.50 sq. ft.	One(1)	C5	*NONE*
205	West - 17' -10"	x .5	West - 8.92 sq. ft	One(1)	C6	*NONE*
210	West - 19' - 0"	x .5	West - 9.50 sq. ft	Two(2)	C8	*NONE*
220	West - 19' - 0"	x .5	West - 9.50 sq. ft	Two(2)	C9	*NONE*
230	West - 19' - 0"	x .5	West - 9.50 sq. ft	Two(2)	C10	*NONE*
240	West - 19' - 0"	x .5	West - 9.50 sq. ft	Two(2)	C11	*NONE*
250	West - 18' - 0"	x .5	West - 9.00 sq. ft	Two(2)	C12	*NONE*
260	West - 18' - 0"	x .5	West - 9.00 sq. ft	Two(2)	C13	*NONE*
270	West - 18' - 0"	x .5	West - 9.00 sq. ft	Two(2)	C14	*NONE*

[1]Optional sign location is designated as an optional *placement* for One(1) sign, only if Primary Sign location(s) is not suitable to Tenant and/or Landlord. *"Optional"* locations for signs is NOT an additional signage space for that tenant. *Quantity of signs & sign areas regulated by this sign program must be followed.*

[2]*Each façade NOT TO EXCEED 300 sq. ft. TOTAL* ***Including*** *1st floor tenants on each façade (1st floor tenants on separate sign criteria)*

TOTAL Sq. Ft. each façade direction

East	90.00
West	99.92

CENSOURCE
The Central Source for Signage, Graphics & Services

SHOPS "B" TENANTS *(2ND FLOOR) EAST ELEV.* ALLOWED SIGN AREA

DATE: 03.01.07

REVISION NO.: (8) 01.05.09

DESIGNER: JR

SCALE: N/A

DESIGN NO.: 07.1006

NOTE: Tenants CANNOT combine square feet from other elevations onto one(1) elevation. Sign area (square feet) is calculated per elevation. (see diagram below)

Where two(2) or more tenant lease spaces are combined, to make a single tenant; Sign area sq. ft. cannot be combined .

NOTE: Allocation of EAST ELEVATION sign(s) placement(s) must be approved by Landlord & the City.
MAXIMUM of 90 sq. ft. is allotted for 2nd floor EAST ELEVATION.

SHOPS "B" *(2ND FLOOR) - EAST ELEVATION*

	Linear Store Front	Factor	Maximum Sign Area Allowed[2] *(Per Tenant Per Elevation)*	TOTAL number of signs allowed *One(1) per elevation*
C1	East - 49' - 0"	x .5	East - 24.50 sq. ft.	One(1)
C2	East - 38' - 0"	x .5	East - 19.00 sq. ft	One(1)
C3	East - 38' - 0"	x .5	East - 19.00 sq. ft.	One(1)
C4	East - 43' - 0"	x .5	East - 21.50 sq. ft	One(1)

[1]Optional sign location is designated as an optional *placement* for One(1) sign, only if Primary Sign location(s) is not suitable to Tenant and/or Landlord. *"Optional"* locations for signs is NOT an additional signage space for that tenant. *Quantity of signs & sign areas regulated by this sign program must be followed.*

[2]*Each façade NOT TO EXCEED 300 sq. ft. TOTAL* ***Including*** *1st floor tenants on each façade (1st floor tenants on separate sign criteria)*

TOTAL Sq. Ft. each façade direction

East	84.00

MAXIMUM of 90 sq. ft. is allotted for 2nd floor EAST ELEVATION.

CENSOURCE
The Central Source for Signage, Graphics & Services

ATTACHMENT C

Notice of Exemption

NOTICE OF EXEMPTION

Project Description:

PLANNING & ZONING PERMIT NO. 08-500-6 (Special Use Permit), a request to establish a master sign program for an existing shopping center, located on the southwest corner of Leeward Way and Victoria Avenue (1601 South Victoria Avenue), within the South Seabridge Marina Shopping Center. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Andy Stavros, 250 Brooks Street, Laguna Beach, CA 92651.

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
- X Categorical Exemption
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving "minor alteration of existing...structures" may be found to be exempt from the requirements of CEQA. The request is for entertainment and on-site consumption of beer and wine. There is no new development or expansion of development associated with this request. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

Date

Susan L. Martin, AICP
Planning Division Manager

Planning Division
214 South "C" Street, Oxnard, CA 93030 ♦ (805) 385-7858 ♦ FAX (805) 385-7417

ATTACHMENT E

Resolution

RESOLUTION 2009 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 08-500-6 (SPECIAL USE PERMIT), TO MODIFY AN APPROVED MASTER SIGN PROGRAM TO ALLOW SIGNS FOR SECOND FLOOR TENANT'S AT AN EXISTING COMMERCIAL SHOPPING CENTER LOCATED AT 1601 AND 1651 SOUTH VICTORIA AVENUE, (APN's 188-0-272-205, 188-0-310-045), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ANDY STAVROS, 250 BROOKS STREET, LAGUNA BEACH, CA 92651.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 08-500-6, a special use permit to modify an approved master sign program to allow signs for second floor tenants at an existing commercial shopping center located at 1601 and 1651 South Victoria Avenue, filed by Andy Stavros, in accordance with sections 16-530 through 551 of the Oxnard City Code ; and

WHEREAS, section 15301 of the California Code of Regulations exempts the project from the requirements for the preparation of 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. That the proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.

2. That 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 project subject to the master sign program has been approved subject to a specific plan, development plan, planned development permit, or special use permit.

5. The amount of sign area does not exceed that which would be allowed by city code and otherwise meets the intent of the sign provisions of chapter 16.

6. The type and appearance of the proposed signs is consistent with the design guidelines or architectural character of the development.

7. The master sign program provides a unique and unified sign program

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 16-530 through 551 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 and Environmental Services Division ("Planning Division"), and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated December 4, 2008 ("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 and Environmental Services Manager ("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. 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*)

6. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

7. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

8. 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*)

9. 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*)

PLANNING DIVISION STANDARD CONDITIONS

10. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees.(PL, *PL-2*)

11. If the project property is already occupied or use has already been initiated, Developer shall comply with all conditions of this permit within 30 days of approval thereof. (PL/B, *PL-6*)

PLANNING DIVISION SPECIAL CONDITIONS

12. Within 30 days of approval of this permit, 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*).

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 15th day of January, 2009, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

_____
Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary