



August 28, 2000

Michael Heinrich
MGA, Inc.
19712 Mac Arthur Blvd.
Irvine, Ca. 92612

Subject: *Minor Modification to Special Use Permit 1359, Plaza Del Norte, Home Furnishings Center. Sign Program revision.*

The City of Oxnard Planning and Environmental Services Division, received an application for a modification to Special Use Permit 1359, dated August 8, 2000 I have reviewed your request to modify the sign program for Plaza Del Norte Home Furnishings Center.

The requested changes consist of the following:

1. An amendment to the sign area for the major tenant building "A" condition #2 (Wicks rear wall... 48 sf.) to read as condition #2 (tower....135 sf.), an increase of 87 sf.
2. Revising the total monument sign area allowed from 50 sf. to 75 sf.

The Planning and Environmental Services Division approves the requested minor modification with the following findings.

Findings

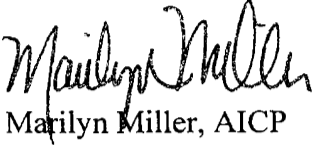
1. The minor modification is consistent with the General Plan, Rose-Santa Clara Specific Plan and zoning on the property.
2. The minor modification is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under section 15303.

Planning & Environmental Services
305 West Third Street, Oxnard, CA 93030 ♦ (805) 385-7858 ♦ FAX (805) 385-7417

MGA, M. Heinrich
Minor Modification to SUP1359
August 28, 2000
Page 2

This letter serves as official approval of your minor modification request, and pertains only to the modifications described herein. Enclosed are three (3) approved copies of the plans and sign program. Please note that you must apply for necessary building permits and other approvals separately. If you have any questions about this letter, please call Lauren Barr at (805) 385-7882.

Sincerely,



Marilyn Miller, AICP
Planning and Environmental Services Manager

enclosures

- Site Plan
- Sign Program

cc w/o encl: Matthew Winegar, Development Services Director
Steve Newman, Development Services

sign rev 1359 HF.wpd

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COMMUNITY DEVELOPMENT DEPARTMENT • 305 W. THIRD ST. • OXNARD, CA 93030 • (805) 385-7857
FAX • (805) 385-7417

RICHARD J. MAGGIO, DIRECTOR

November 17, 1994

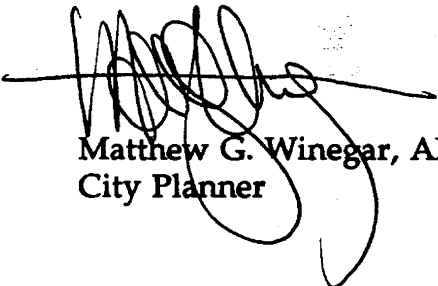
Mr. Darrel W. Wright
Oxnard Redhill Partners
1096 Coast Village Road
Santa Barbara, CA 93108

Subject: Minor Modification to Special Use Permit No. 1359 (Marketplace Home
Furnishings Center)

Thank you for your request for a modification to Special Use Permit No. 1359, a
request to revise the sign program.

The modification consists of removing the "Wickes Furniture" sign letters from the
tower and placing one set of these letters on the north elevation of the Wickes
Furniture store, as shown in the enclosed sign program. The second set of letters
would not be used for this project. The monument sign currently located on the site
would be removed and replaced with a new monument sign, as shown in the
enclosed sign program.

This letter serves as official approval of your modification. I have enclosed signed
copies of the plans and the revised sign program with this letter and placed a copy of
the plans in our files. This approval is for minor modification of Special Use Permit
No. 1359 only. You must apply for your building permits and other approvals
separately. This approval will expire one year from the date of this letter, but its
approval does not affect the expiration date of Special Use Permit No. 1359. If you
have any questions about this permit, please call Linda Windsor of this office at
(805) 385-7858.



Matthew G. Winegar, AICP
City Planner

cc: Richard J. Maggio, Community Development Director

Enclosure



COMMUNITY DEVELOPMENT DEPARTMENT • 305 W. THIRD ST. • OXNARD, CA 93030 • (805) 984-4657

RICHARD J. MAGGIO, DIRECTOR

August 7, 1991

Planning Division 984-4658
Building Division 984-4659
Code Enforcement Division 984-4660
FAX 487-5940

Mr. Jin Chang
c/o Channel Islands Cleaners
505 South Ventura Road
Oxnard, California

Subject: *Minor Modification to Special Use Permit No. 1359*

Dear Mr. Chang,

Thank you for your request for a modification to Special Use Permit No. 1359. I have reviewed your request to modify the sign program for the Building C of the Wickes Center, located at 1701 Ventura Boulevard.

Your application requested that the tallest portion of your logo be six feet tall, with an overall height of 10 feet 6 inches for the entire sign on the east elevation. Based on the "crowded" proportion between the sign and the building wall it is mounted upon, and the adopted sign program for this property, I cannot approve this request. The tallest portion of your logo sign may be as much as four feet tall, one foot more than that allowed by the sign program for this center. Please submit new drawings to the permit center showing (to scale) this new dimension. The south elevation signs are acceptable as proposed.

I have enclosed a signed copy of the plans (with the dimension change noted) with this letter and placed a copy of the plans in our files. This approval is for minor modification of Special Use Permit No. 1359 only. You must apply for your building permits separately. Approval of this minor modification will expire one year from the date of this letter. If you have any questions about this permit, please call Linda Windsor of this office at (805)984-4658.

Sincerely yours,

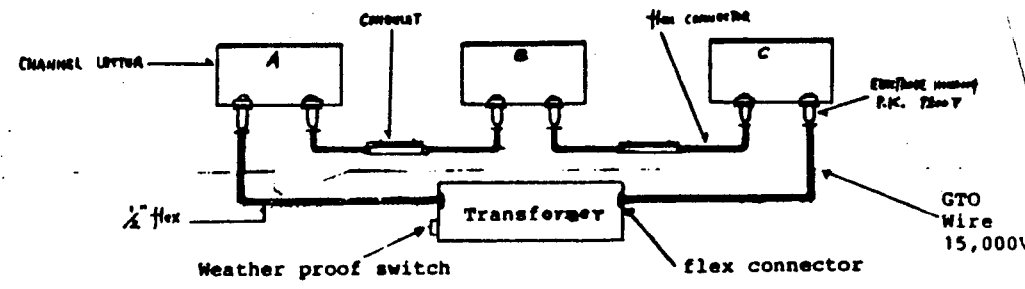
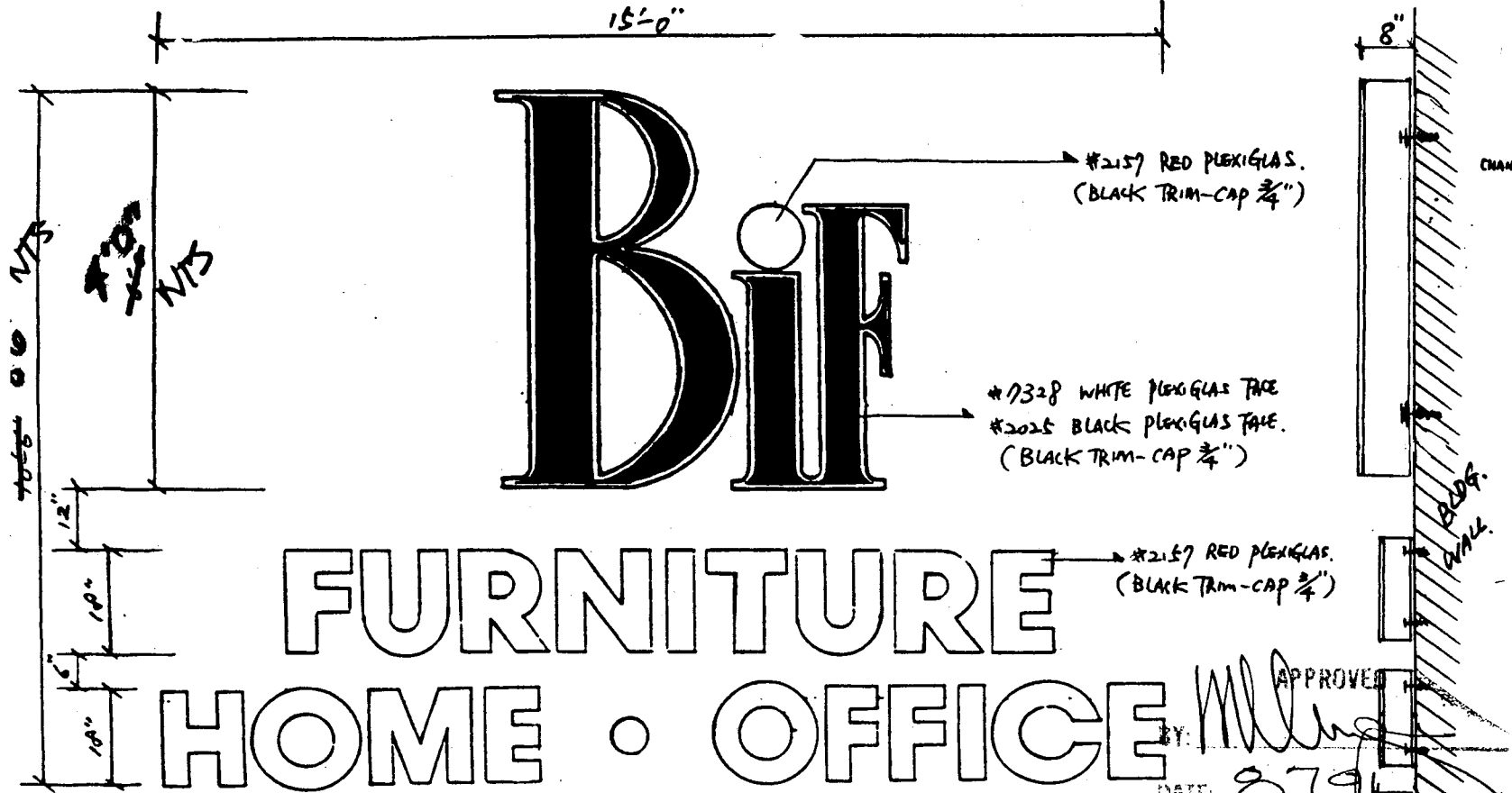


Matthew G. Winegar AICP
City Planner

MGW:LJW:idm

cc: Richard J. Maggio, Community Development Director
Bob Fowler, Laguna Pacific Development Company

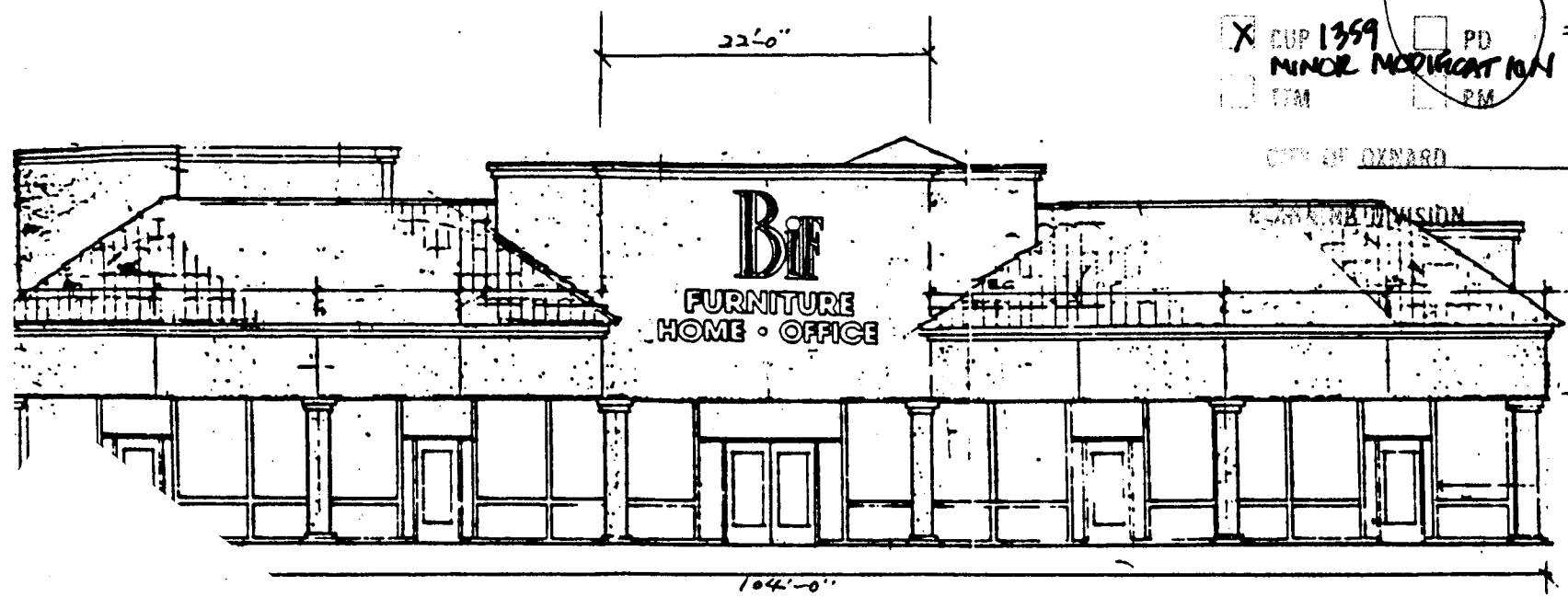
Enclosure



Methods of all installations shall abide by methods set forth by the National Electric Code.

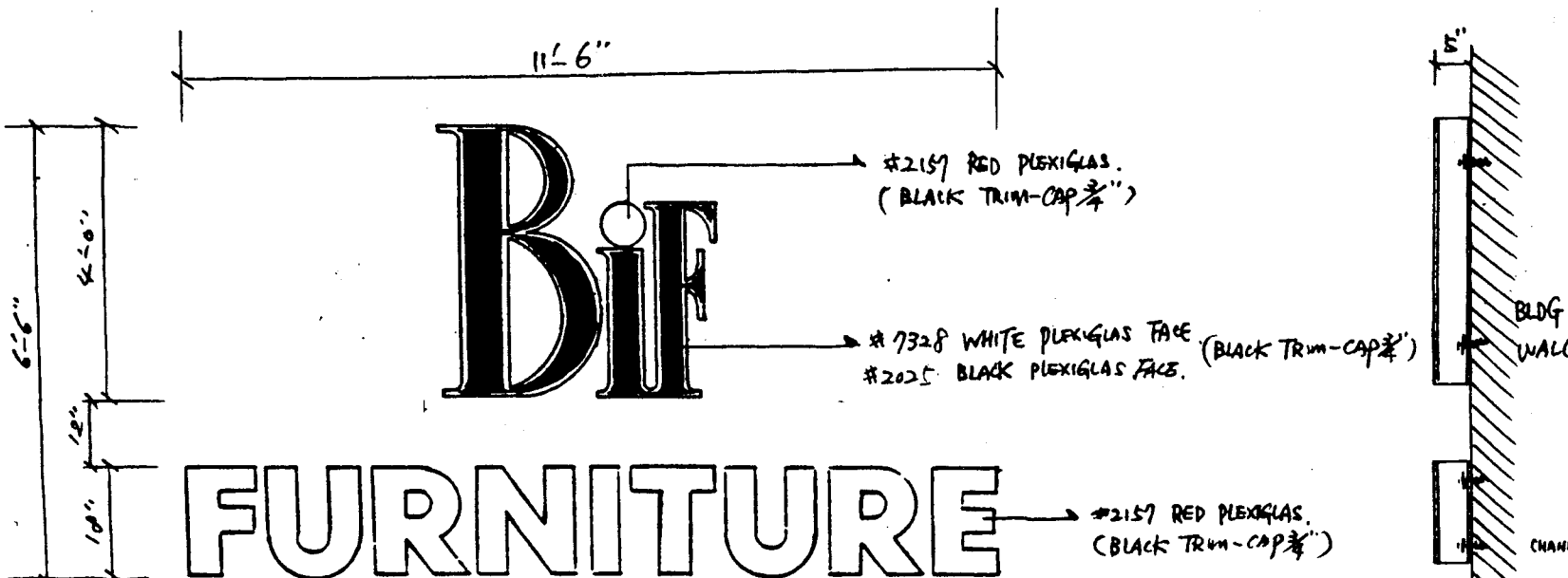
- Neon tubing 13mm, 60MA high power factor transformer
- When combined distance of conduit runs between letters and transformer box exceed 6', additional means of bonding must be provided between ground and letters.
- Neon tubes must be at least 1/4" from grounded metal.
- Electrical spacings between high voltage wiring and grounded metal must be at least 1 1/2"
- Spacing between low voltage wiring (600v) and high voltage wiring must be at least 1" gap.
- Insulated high voltage wiring and ground metal should be not less than one inch.

CHANNEL LETTERS SIGN
SCALE 3/8" = 1'-0"

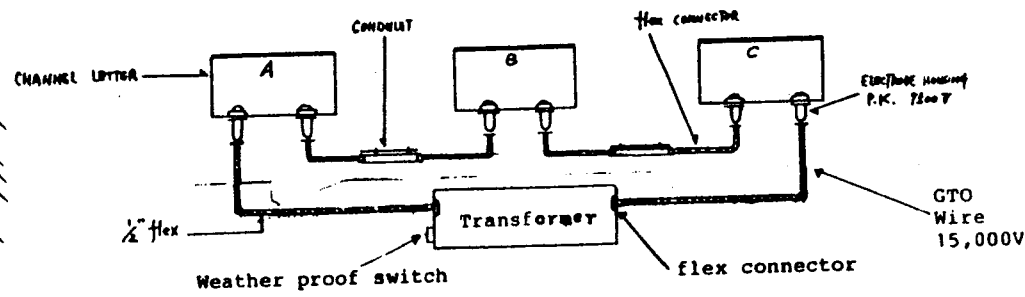


EAST SIDE
FRONT ELEVATION
NOT SCALE.

BIF FURNITURE HOME • OFFICE		
SCALE:	APPROVED BY:	DRAWN BY: M.
DATE: JULY 1991		REVISED:
RAINBOW SIGN CO. 6812 SQ. WESTERN AVE. LOS ANGELES, CA 90047		DRAWING NUMBER:
TEL: (213) 753-6072. FAX: (213) 752-0222.		

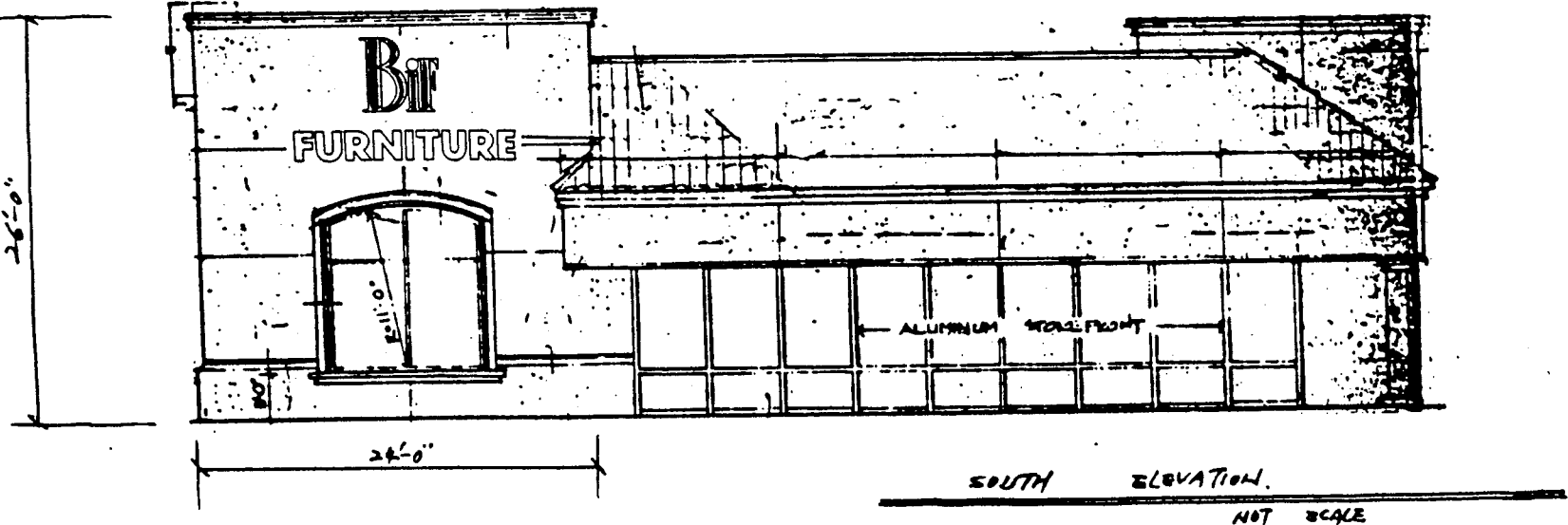


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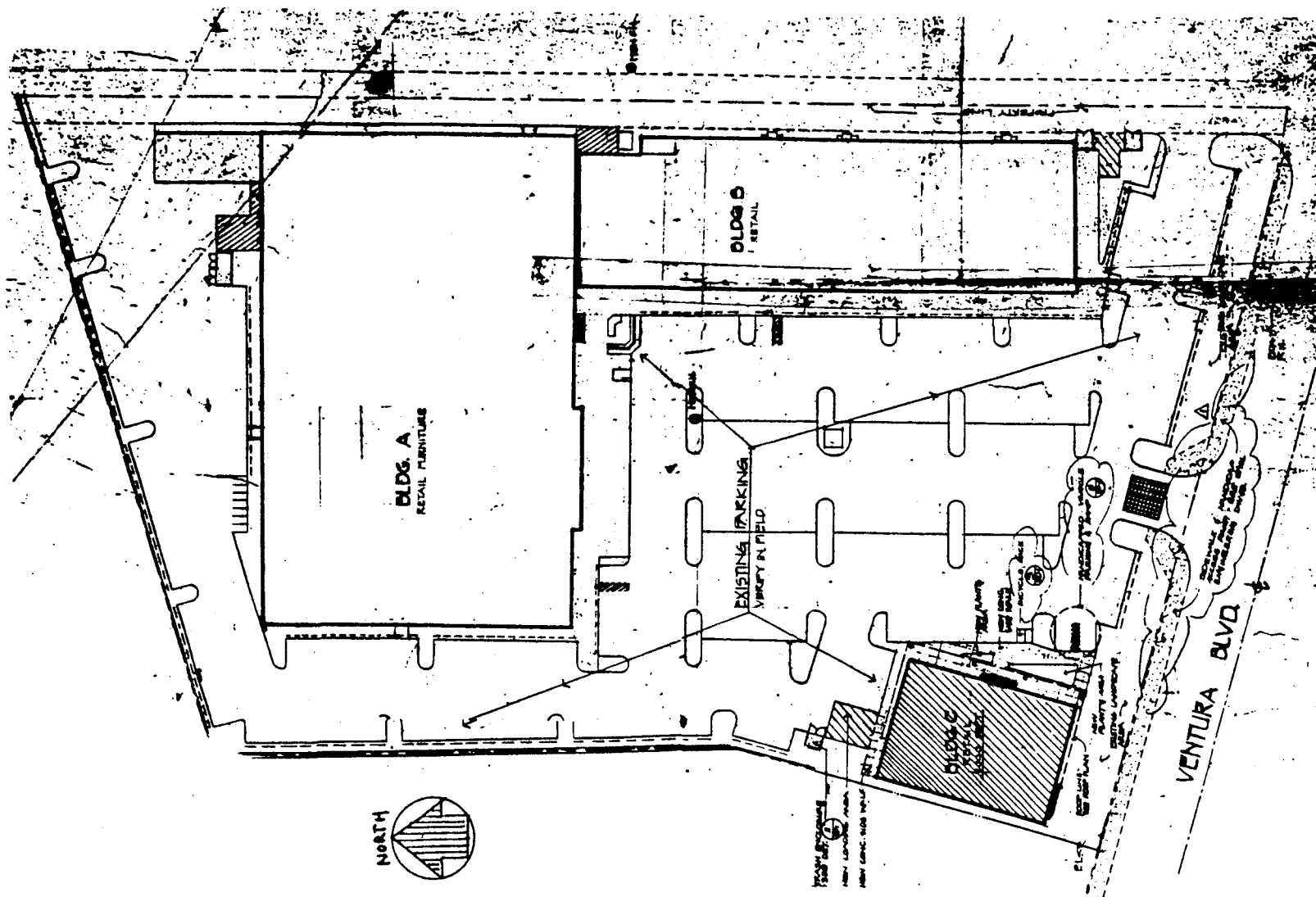
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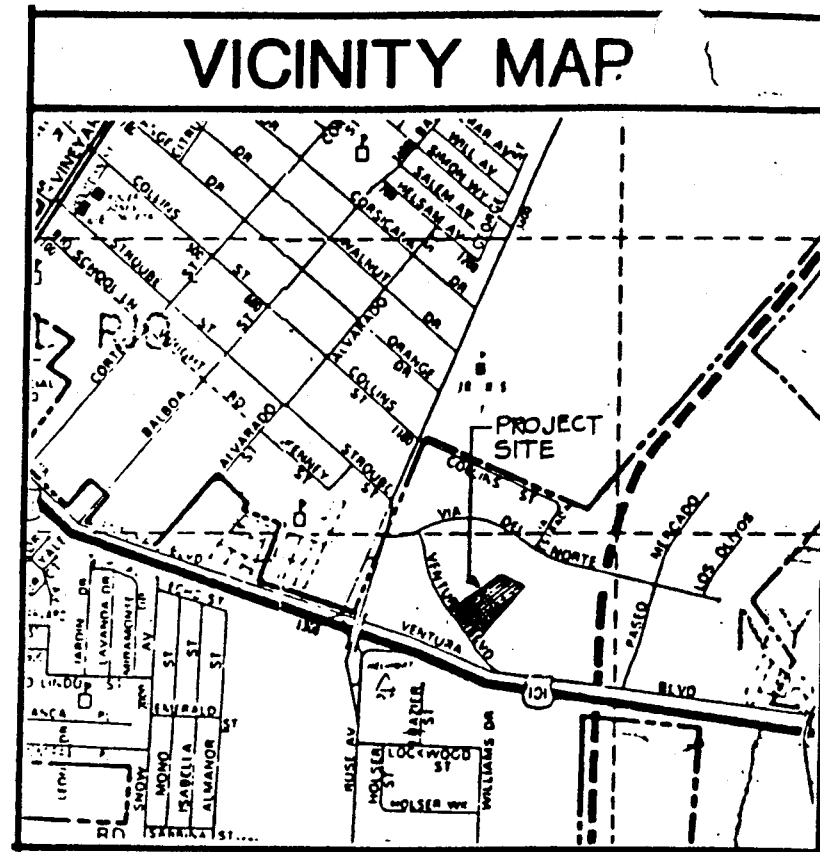


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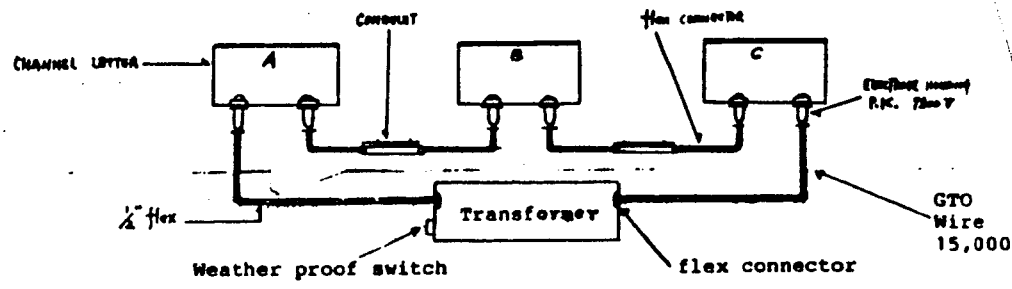
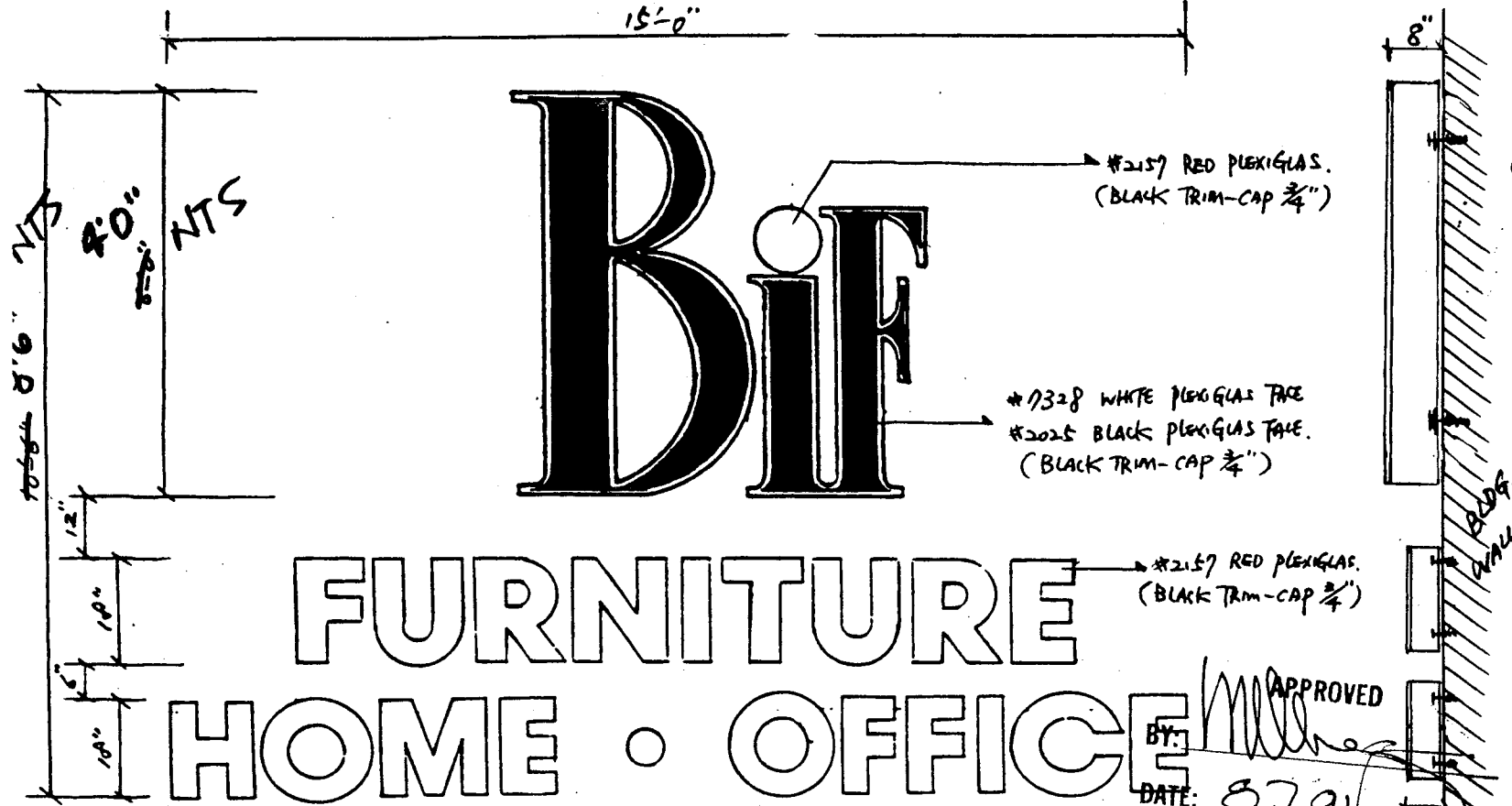
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SITE PLAN



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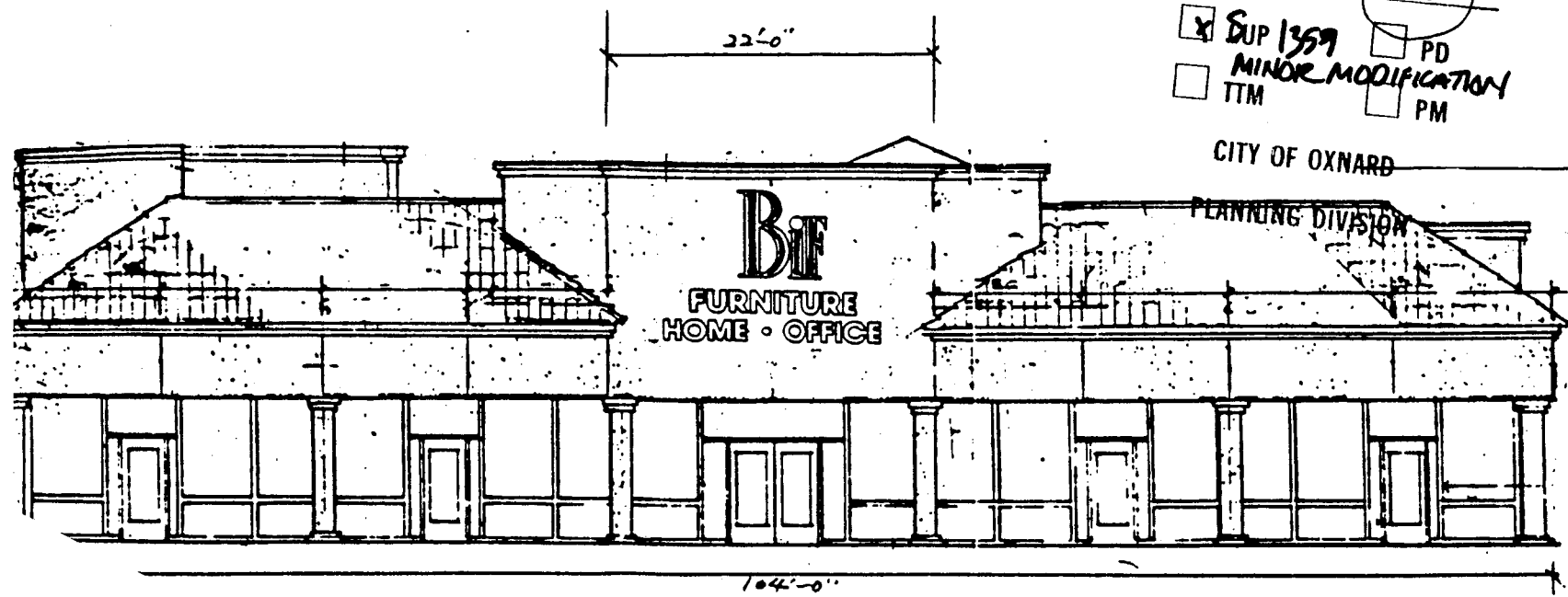
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FURNITURE
HOME • OFFICE

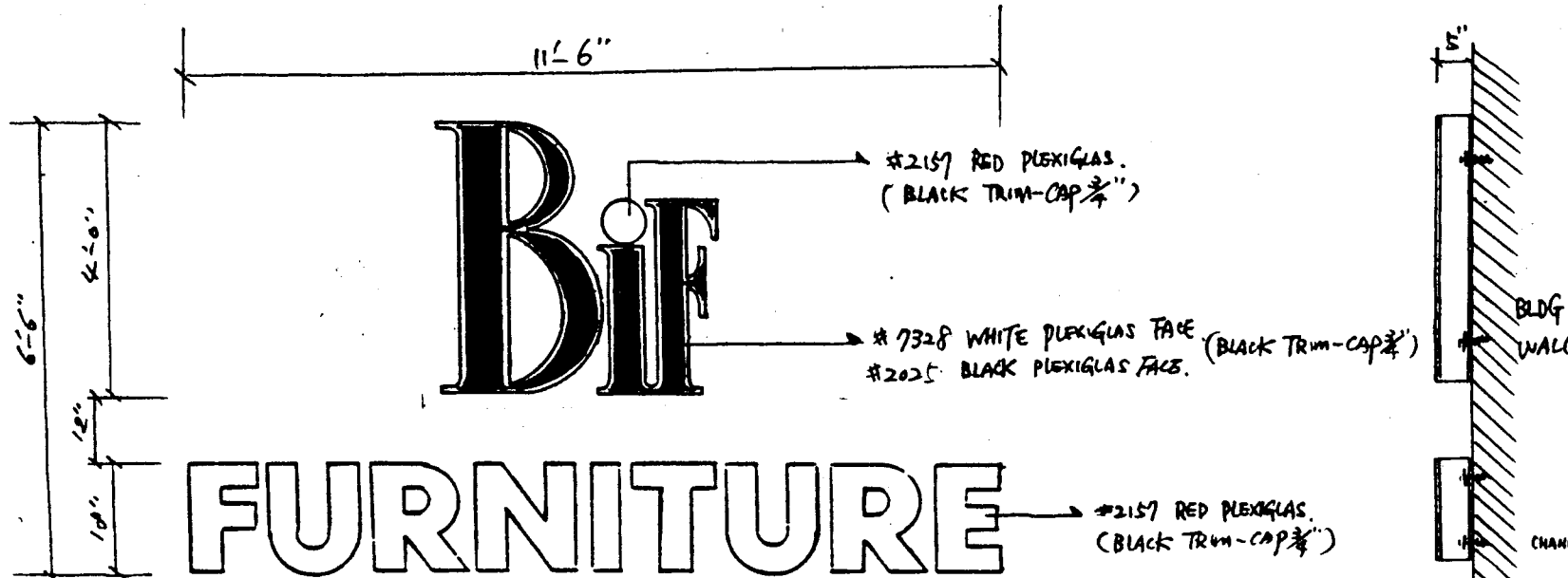
APPROVED
BY: *[Signature]*
DATE: 8.7.91
 SUP 1359 PD
 MINOR MODIFICATION PM
 TTM

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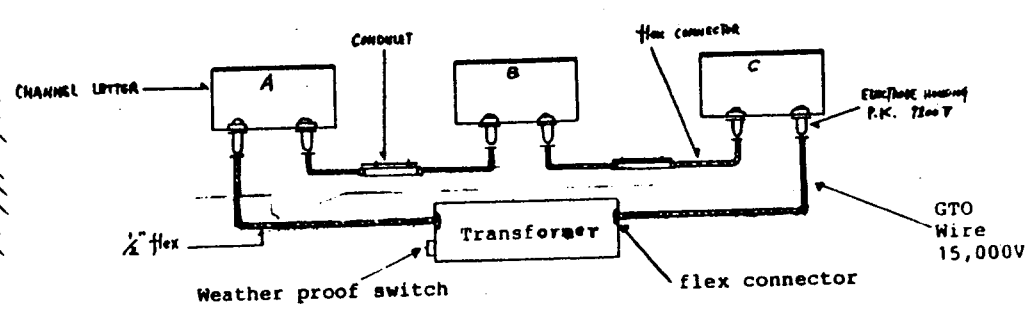


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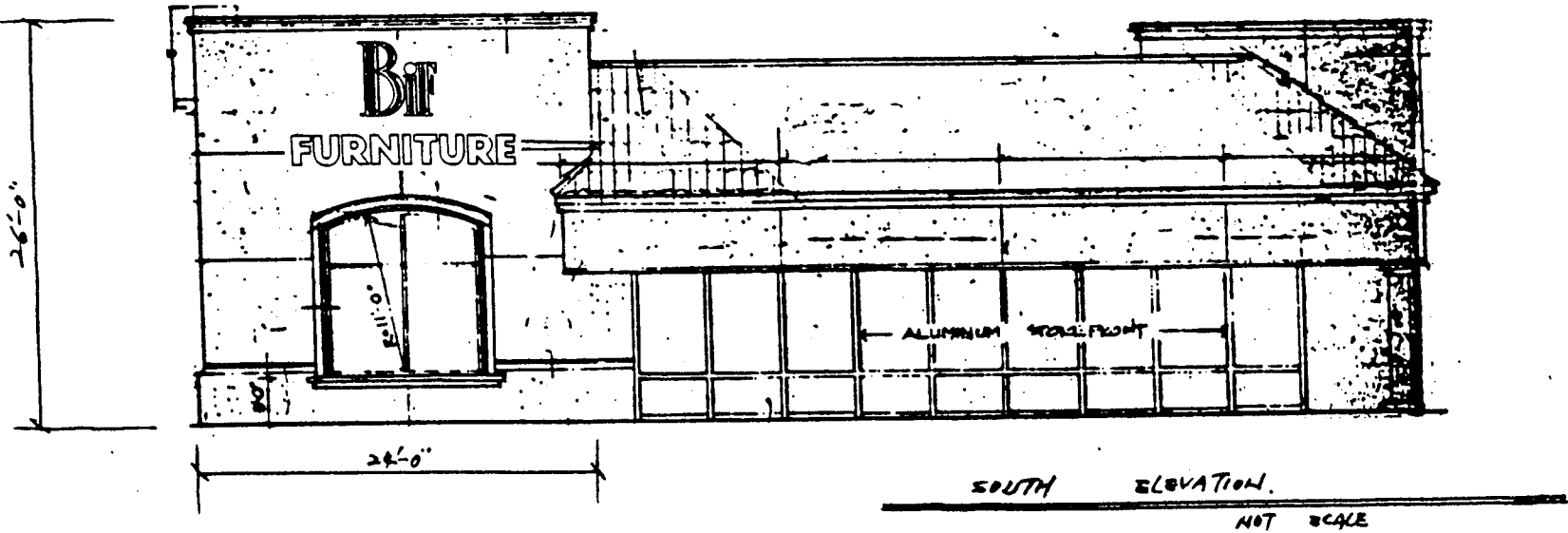


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