

SIGN MASTER PROGRAM

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506 Cooper Road Mixed -use

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-- APPROVED --	
CITY OF OXNARD	
<input type="checkbox"/>	City Council
<input type="checkbox"/>	Planning Commission
<input type="checkbox"/>	Development Services Director
<input checked="" type="checkbox"/>	Planning Manager
EXHIBIT _____	
Reso/Ord No. _____	
Permit #	<u>MNMD 06-140-46</u>
Date	<u>6-4-07</u>

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Section 1

Project Overview & Purpose

PROJECT OVER VIEW AND PURPOSE

The project at, 506 Cooper Road, is a mixed use 3-commercial and 4-residential unit complex in the heart of the "La Colonia" neighborhood. The project provides three commercial units at the ground floor level along Cooper Road with secondary access from the parking at the rear of the building (at the alley). The four residential units are located on the second floor with access from the parking lot.

The purpose of this sign program is to provide a standard for signage throughout the building for the various uses. There are three primary areas for signage; a) the primary commercial area along Copper Road, b) the secondary commercial access from the parking lot, and c) the residential access from the parking/ internal sidewalk area. Each should have a distinct scale and materials related to its purpose.

The second purpose for this document is to provide a guide for the owner and tenants to refer to at the time of acquiring sign permits, and provides city guidelines for future maintenance.

Section 2

Permits

SEC. 16-600. SIGN PERMITS REQUIRED.

(A) No sign shall be painted, placed, pasted, posted, printed, tacked, fastened, or maintained, except as provided in this article.

(B) Except for election signs, no sign shall be erected, re-erected, constructed, altered or maintained without a sign permit approved by the development services manager as well as by the manager; provided, however, that signs painted or letters pasted on a window or wall do not require approval by the development services manager.

(C) On receiving an application for a sign permit, the development services manager shall determine whether to approve the permit in accordance with article X of chapter 14 of the city code.

(D) On receiving an application for a sign permit, the manager shall determine whether the application contains all information and items required to determine whether the proposed sign complies with the provisions of the city code, an approved sign program, or an applicable specific plan. If the manager determines that the application is not complete, the manager shall notify the applicant in writing within 30 calendar days of the date of receipt of the application that the application is not complete and the reasons for such determination, including any additional information or items necessary to render the application complete. The applicant shall have 30 calendar days to submit such additional information and items. Failure to do so within such period renders the application void.

(E) Within 30 calendar days following receipt of such required additional information or items, the manager shall again determine whether the application is complete in accordance with the same procedures until the manager finds the application to be complete ('the application date').

(F) The manager shall not accept a sign permit application if:

(1) The applicant has installed one or more other signs in violation of the provisions of the city code at the same location or at other locations and, at the time the application is submitted, each such illegal sign has not been legalized, removed or included in the application;

(2) Another violation of the city code exists on the site of the proposed sign (other than an illegal sign that is not owned or controlled by the applicant and is located at a different business location on the site from that for which the sign permit is sought) that has not been cured at the time the application is submitted;

(3) The application is substantially the same as an application previously denied, unless 12 months have elapsed since the date of the previous denial or new evidence or proof of changed conditions is provided in the new application; or

(4) The applicant has not obtained any required use permit or downtown design review permit.

(G) Within 30 calendar days of the application date, the manager shall notify the applicant in writing that the application is approved or denied. If the application is denied, the written decision shall specify the grounds for denial. The manager shall approve the application if the proposed sign conforms to all design, size, height and other sign standards imposed by the city code, an approved sign program, or an applicable specific plan. An application for more than one sign or location may be granted or denied in whole or in part.

(H) Approval of a sign permit does not relieve the permit holder of the duty to obtain any other required permits and approvals, including but not limited to a downtown design review permit for a sign in the CBD zone.

(I) The manager may revoke any sign permit on failure of the permit holder to comply with the provisions of the city code, an approved sign program or an applicable specific plan, after the manager gives the permit holder written notice of noncompliance and at least 15 calendar days to cure the noncompliance. If the manager revokes the permit, the manager shall adopt a written decision stating the reasons for revocation and shall mail or deliver a copy thereof to the permit holder, along with a statement of the permit holder's right to appeal.

(J) Any person may appeal to a hearing officer a decision of the manager approving or denying an application for a sign permit or revoking a sign permit. The appeal shall be in writing, shall state the grounds for appeal, and shall be filed with the city clerk within 15 calendar days of the date of the manager's decision, together with the appeal fee adopted by resolution of the city council.

(K) The city clerk shall schedule the appeal for hearing no later than 30 days thereafter, unless the appellant requests or concurs with a later date, and shall notify the appellant and the manager of the date, time and place of hearing. The hearing may be continued to a later date on the request of or with the concurrence of the appellant.

(L) The hearing officer shall render a decision on the day of the hearing and shall adopt a written decision on that day or within 15 calendar days thereafter. The hearing officer's decision is final and is not subject to administrative appeal. The manager's decision shall be stayed during the pendency of the time to appeal and, if an appeal is filed, the time before the hearing officer renders a written decision.

(M) All written notices and decisions required to be given to the applicant or permit holder may be prepared on forms or otherwise and may be given by personal delivery to the applicant or permit holder; by depositing the notice and/or decision in the United States mail, first class postage prepaid, addressed to the applicant or permit holder at the address stated on the application; or by e-mail to the applicant or permit holder at the e-mail address stated on the application.

(N) An applicant or permit holder dissatisfied with the decision of the hearing officer may seek judicial review of that decision in accordance with applicable provisions of Sections 1094.5, 1094.6 and 1094.8 of the Cal. Code of Civil Procedure.

(O) All rights, duties and responsibilities related to signs attach to the property on which the sign is placed and run with the land. The city may demand compliance with this chapter and with the terms of any sign permit from the permit holder, the owner of the sign, the property owner, the person in control or possession of the property, or the person placing the sign.

(64 Code, Sec. 34-181) (Ord. No. 1573, 2687)

SEC. 16-601. SIGN AREA.

(A) Sign area shall include the spaces between the components of the sign as well as the area of the sign components themselves. Where components of a sign are not parallel, the sign area shall be the surface of the regular geometric shape which most nearly encloses the components.

(B) After calculating permitted sign area, the following rules for allocation shall apply:

(1) For single ownership or ground leases, sign area shall be based on the ownership or lease. Where more than one building is owned or leased, sign area may be allocated to one or all buildings. Where property is divided by sale or lease, signs which are no longer conforming shall be eliminated as provided elsewhere in this article.

(2) For building leases as in a shopping center, the sign area allocated to each building or business within a building shall be based on building frontage. Sign area calculated from one building or business frontage, even if unused, shall not be allocated to another building or business unless a master sign program is submitted for all signs in the shopping center and approved by the commission as provided in sections 16-530 to 16-553. Where property is divided by sale or lease, signs which are no longer conforming shall be eliminated as provided elsewhere in this article.

(C) The commission may approve by special use permit the installation of a nonconforming sign to provide uniform signs among contiguous commercial development in a shopping center or multiple use commercial buildings where the majority of existing businesses have nonconforming signs; provided, however, that such sign shall be substantially similar in size, type and location and shall be abated within the time period applicable to existing nonconforming signs in the development. The commission shall consider the relative type, size, location and economic advantage of the sign proposed to be installed and existing signs in the development.

(64 Code, Sec. 34-181.1) (Ord. No. 173)

Section 3

Safety, Maintenance & Installation of Signs

SEC. 16-602. SAFETY AND MAINTENANCE.

(A) Every sign and all parts, portions, units and materials comprising the same, together with the frame, background, supports or anchorage therefor, shall be manufactured, fabricated, assembled, constructed, and erected in compliance with all applicable ordinances of the city.

(B) Materials as permitted by the Uniform Building Code governing structural materials and equipment or as approved by the building official as complying with standard engineering practices only shall be used in the manufacturing and erection of on-premise signs. All electrically or electronically energized signs shall bear the seal or signification of approval of an approved testing laboratory. Every sign shall be kept in good condition, maintenance and repair. Any improperly maintained conforming or nonconforming sign (temporary or permanent) shall be repaired or removed within a period of 30 days from the receipt of a written notice by the building official.

(C) The display surface of all signs shall be kept legibly painted or posted. Conforming signs pertaining to enterprises or occupants that are no longer using the premises to which the sign relates shall be removed by permittee or owner of the premises within six months after the enterprise or occupant has vacated the premises, except that painted conforming signs shall be removed within 60 days.

(D) Temporary signs shall be removed within 60 days after installation or within 10 days following the occurrence or completion of the event or other purpose served by the sign, whichever comes first; provided, however, that election signs shall be removed within 10 days following the election. In the case of construction signs for new buildings, issuance of a certificate of occupancy shall be deemed completion of the event.

(64 Code, Sec. 34-182) (Ord. No. 1573, 2687)

DIVISION 3. SIGN REGULATIONS IN SPECIFIC ZONES

SEC. 16-605. SIGNS IN RESIDENTIAL ZONES.

(A) The following signs are permitted in the C-R, R-1, R-B-1, R-W-1, R-W-2, and R-2 zones:

(1) One temporary unlighted single- or double-faced free-standing sign not more than six square feet in area per side or one temporary attached sign not more than six square feet in area, and not located closer than 10 feet to any property line, pertaining to the sale or lease of the property or premises upon which displayed. A noncommercial sign may be substituted for either such sign, subject to the same criteria.

(2) Signs not more than one square foot in area, identifying the property, owner, or tenant; prohibiting trespassing or solicitation or like activities; or a noncommercial sign not more than one square foot in area.

(3) Churches and other related uses allowed by special use permit in the foregoing residential zones may be allowed free-standing, attached or wall signs as part of a special use permit, provided that said signs do not exceed 8 feet in height and 24 square feet in area. Such signs shall not project above the top of the building face or wall.

(4) Subdivision signs as permitted in section 16-612.

(5) One unlighted or softly backlighted sign attached to the building no larger than one square foot per dwelling unit, and in no case exceeding a total of 25 square feet for each project, identifying the name and address of an apartment or condominium project and containing no other information.

(6) Where walls or solid fences are permitted by this chapter for residential projects of five or more units, unlighted or backlighted wall signs may be attached to such walls provided that such signs do not project above the top of the wall and the total area of the signs does not exceed one square foot per dwelling unit or a total of 35 square feet. Such signs may display only the name and address of the residential project.

(B) Only the following signs are permitted in the MH-PD, R-3 and R-4 zones:

(1) All signs permitted in subsection (A) above.

(2) One unlighted or softly backlighted sign attached to the building no larger than one square foot per dwelling unit, and in no case exceeding a total of 50 square feet, identifying the name and address of an apartment or condominium project and containing no other information.

(3) Where walls or solid fences are permitted by this chapter for residential projects of five or more units, unlighted or backlighted wall signs may be attached to such walls or fences, provided that signs do not project above the top of the wall or fence and that the total area of the signs does not exceed an area equal to the sign area permitted in subsection (A)(6) above. Such signs may display the name and address of the residential project only.

(4) One unlighted "rental information" sign per street frontage, attached to the building face, no larger than one square foot per unit and not exceeding 15 square feet of total sign area.

(C) Monument signs which meet the following standards are permitted in the R-2, R-3, R-4 and M-H-PD zones:

(1) One sign for each street frontage or two signs per major entrance to the development are permitted for townhouse, condominium and apartment projects containing at least 12 residential units.

(2) The maximum height of the sign shall not exceed five feet as measured from grade level. The sign shall be located a minimum of five feet from any property line and in a landscaped area.

(3) The total aggregate sign area shall not exceed 24 square feet. The sign copy shall be limited to the name and address of the proposed residential development.

(4) The style and building materials of the sign shall be compatible with the building and shall be subject to approval by the director.

(64 Code, Sec. 34-183) (Ord. No. 1573, 1861, 1914, 2687)

SEC. 16-606. SIGNS IN COMMERCIAL OFFICE ZONE.

Only the following signs are permitted in the C-O zone:

(A) Unlighted or softly backlighted attached signs not to exceed one square foot in area for each lineal foot building frontage on the principal street and not exceeding 50 square feet of total sign area. Such signs shall display only the name and address of the office building and/or the tenants therein and shall not project above the top of the building face.

(B) Where walls or solid fences are permitted by this chapter for commercial office projects, one unlighted or backlighted wall sign may be attached to such wall or fence, provided that the sign does not project above the top of the wall or fence and that the total area of the sign does not exceed the sign area permitted in subsection (A) above. Said sign may display only the name and address of the commercial office project.

(C) Where buildings in excess of one story are allowed by a special use permit, a sign exceeding 50 square feet in area may be permitted as part of the special use permit, provided the sign area does not exceed ten percent of the area of the building face upon which the sign is located.

(D) One unlighted sign not more than six square feet in area per side, pertaining only to the sale or lease of the property or premises upon which displayed, provided that the sign is not located closer than ten feet to any property line.

(E) Subdivision signs as permitted in section 16-612.

(F) Monument signs which meet the following standards are permitted in the C-O zone:

(1) One sign on the principal street frontage, provided that the parcel or parcel group has at least 100 lineal feet of frontage. The sign shall be located in the center 80 percent portion of the frontage of the subject property.

(2) The height of the sign shall not exceed four feet. However, if the sign is located more than 35 feet from curb return area, the height shall not exceed six feet.

(3) The total sign area shall not exceed 50 square feet.

(4) The sign shall be located no closer than ten feet from the established property line and in a landscaped area.

(5) The sign copy shall be limited to identification of the building and tenants and shall contain no other advertising.

(6) The style and building materials of the sign shall be compatible with the building and shall be subject to approval by the director.

(64 Code, Sec. 34-184) (Ord. No. 1573, 1861, 1914)

Section 4

Restriction & Limitations of Signage

SEC. 16-610. GENERAL RESTRICTIONS.

(A) General requirements and limitations for all zones are as follows:

(1) A sign shall not flash, scintillate, move, change color, appear to change color or change intensity, or contain any part or attachment which does the same; provided, however, this subsection shall not apply to public service time and temperature signs in commercial and industrial zones.

(2) (a) Banners, pennants, flags and captive balloons are not permitted except pursuant to a temporary use permit as authorized by the director for a period not to exceed one month for grand opening purposes.

(b) Grand opening purposes allow promotional signs or devices displayed only when an existing permanent business changes ownership or a new permanent business opens. Grand opening purposes arise only within three months of the issuance of a city business license.

(3) Except as otherwise provided herein, portable or movable signs are not permitted, and paper, cloth or similar temporary signs are not permitted on the exterior of any building unless placed within a glass showcase or permanent framed area designed for that purpose.

(4) Flood lighting used for illumination of any sign is permitted only when such lighting is installed on private property and is hooded or shielded so that the light source is not visible from the public streets, alleys, or highways of any residentially zoned property.

(5) The director shall permit one double-faced permanent directional sign per vehicular entrance, provided such signs do not exceed three square feet in area each, in addition to signs permitted elsewhere in this article, if such signs are needed for traffic safety.

(6) Two construction signs not exceeding 32 square feet in area each are permitted on a parcel of property, providing that such signs are located and regulated in accordance with this chapter.

(7) Where the public convenience and necessity require, the commission may grant a special use permit allowing identification signs along major thoroughfares entering the city within 1,000 feet of the city boundary showing the name of the city and the names of nonprofit, civic organizations such as the Chamber of Commerce, provided the overall size of the sign, including all riders, is not larger than 50 square feet.

(8) No sign shall be permitted in or over a public street right-of-way except that signs constructed on the face of a building that is located on the property line and parallel to a public street may project over such right-of-way a maximum of 12 inches.

- (9) Roof signs are not permitted in any zone.
- (10) Any attached sign which projects over a public right-of-way or any driveway or walkway shall have a minimum vertical clearance of eight feet above said right-of-way, driveway or walkway.
- (11) No attached sign or wall sign shall project more than 12 inches from the building face, canopy face or wall upon which it is displayed.
- (12) No illuminated signs shall be permitted within 100 feet of and facing residentially zoned property.
- (13) In addition to any signs permitted by other sections of this article, gasoline service stations may be permitted the following signs:
- (a) A red, yellow or green availability flag;
 - (b) Gasoline price panels on gasoline pumps provided that the panels do not exceed 8 inches by 12 inches in size; and
 - (c) Not more than two signs which are either a portable, ground-mounted or landscaped monument type sign. The total combined sign area for all such signs shall not exceed 80 square feet. Such signs shall be used exclusively for displaying grades of motor fuel, prices and hours of operation. No such sign shall have a greater width than five feet or a greater height than five feet as measured from the ground.
 - (d) The signs referred to in subsection (c) above shall be made of weather-resistant materials and not of paper, cloth or similar materials. The permitted portable ground-mounted, or landscaped ground monument sign shall not be located so as to create an obstruction to traffic visibility, shall be adequately anchored or supported to prevent overturning, and shall not be located upon or within any public right-of-way. A ground-mounted or monument sign requires building permit approval.
- (B) Signs permitted by this section shall not be included in determining the total allowable sign area permitted by this article, nor shall permits be required for such signs.

(64 Code, Sec. 34-187) (Ord. No. 1573, 1633, 1861, 1945)

SEC. 16-611. NONCONFORMING SIGNS; ABATEMENT REQUIRED; TERMS OF ABATEMENT.

(A) The purpose of this section is to provide for the continuity of display property rights in existing nonconforming advertising signs by continuing in effect the former abatement removal requirement applicable to nonconforming advertising signs erected or displayed prior to May 10, 1968. This section is intended to preserve the existing display property rights in other nonconforming advertising signs by ensuring full return of

investment to owners or lessees who are required by this article to conform or remove advertising signs in the future. The abatement procedure of this section has been considered by the commission and the city council at public hearings, and both bodies find the classification and methods of this section to be reasonable after weighing and considering the public interest to be served with the private property rights to be affected.

(B) Every owner or lessee of a nonconforming advertising sign shall terminate the nonconformity of the sign within the following terms of abatement:

(1) Banners, pennants, flags, captive balloons, and similar portable, moveable or temporary signs not treated by section 16-610 shall be removed within six months.

(2) Signs with nonconforming attachments or parts which are not integral parts of the sign structure or message (e.g., flashing beacons, flashing arrows, wind activated devices, and similar attachments or parts) shall be brought into conformance with the article within six months.

(3) Any nonconforming sign erected or displayed prior to May 10, 1968, shall be conformed to the requirements of this article or shall be removed by May 10, 1978.

(4) Other nonconforming signs shall be conformed to the requirements of this article or removed by April 1, 1992.

(C) (1) The commission may grant the owner or lessee of a nonconforming sign permission to abate the nonconformity within an extended period greater than that limited by this section; provided, however, the extended abatement period shall not exceed 15 years in any case. Applications for extended sign abatement shall be made and granted by special use permit. The commission, in establishing the extended abatement period, shall consider the depreciation schedule initially computed or calculated and actually employed for the purpose of taxation by the owner or lessee during the display life of the sign.

(2) The following criteria shall also be considered in the consideration of any application for a special use permit or an appeal therefrom:

- (a) Cost of the sign structure;
- (b) The age of the sign in place and the date of its construction;
- (c) Secondary meaning of the sign;
- (d) The degree of the sign's deviation from the standards of this article;
- (e) Encroachment and potential hazard to safety; and
- (f) The remaining economic value of the sign.

(D) A nonconforming sign shall not be structurally altered, reconstructed, expanded in area or moved unless it conforms to the requirements of this article, nor shall a damaged, nonconforming sign be repaired without conformance to this article if the cost of repair exceeds 50 percent of the sign's depreciated book value immediately prior to damage. Sign panels of nonconforming signs may be replaced, repainted or changed in copy, provided that a permit is issued by the building official. Such replacement or change will not be used as justification to prolong a nonconforming sign as provided in subsections (B) or (C) above.

(E) Cessation of a nonconforming sign's use or purpose exceeding 30 days, regardless of the owner's or lessee's intent not to abandon or of intent to resume the sign's use or purpose, shall require the sign's conformance or removal; provided, however, that damage or destruction due to an act of God or cessation required by a public agency (other than for financial problems of the business) shall not require a sign's removal or conformance under this section.

('64 Code, Sec. 34-188) (Ord. No. 1673)

Section 5

Signs in General Commercial & Industrial Zones

SEC. 16-608. SIGNS IN GENERAL COMMERCIAL AND INDUSTRIAL ZONES.

Only the following signs are permitted in the C-2, C-P-D, CBD, C-M, M-L, M-1, M-2, BRP and M-P-D zones, with or without planned development additive zones:

(A) The total aggregate sign area shall be as follows:

(1) Except as otherwise provided below, the total aggregate sign area shall not exceed two square feet for each lineal foot of building on the principal street or one square foot of sign area for each lineal foot of lot frontage on the principal street, whichever is larger, provided that the maximum sign area for any individual business shall be 1,200 square feet.

(2) When a business has a second or third building frontage and an entrance facing a pedestrian arcade or mall, the business may have an additional ½ square foot of sign area per linear foot of building frontage facing said arcade or mall, to be used only on such frontage and subject to all other conditions contained herein, provided no other sign appears on said frontage.

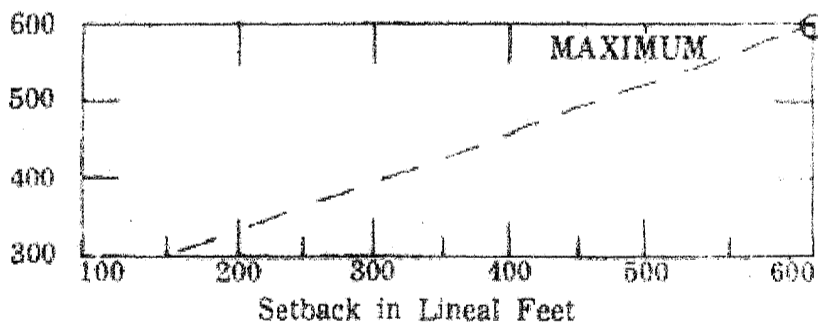
(3) In a shopping center, businesses having no frontage on a public road, street, or highway, may provide signs as allowed in subdivision (2) above.

(4) The foregoing notwithstanding, a building with four or more stories shall be allowed an additional one square foot of sign area per lineal foot of building frontage on the principal street.

(B) Attached signs are subject to the following conditions:

(1) No individual sign or group of signs on one building face or canopy face of any business shall exceed 300 square feet except as provided below.

(2) Attached signs may exceed 300 square feet in accordance with the graph below where the major buildings have in excess of 40,000 square feet of floor area; where such building is set back more than 150 feet from the street; and where the bottom of the attached sign is at least 16 feet above the average finished grade.



(3) Notwithstanding any other provision of this chapter, signs on any one elevation of a building shall not exceed 10 % of the total wall surface of that elevation.

(4) All signs for multi-story buildings shall be located on 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. Notwithstanding the previous sentence, building or primary tenant identification signs may also be located on the uppermost story, or as provided below.

(5) An under canopy sign is permitted for each business, as long as the sign does not exceed five feet in length or one foot in height. Such under canopy signs may be located either perpendicular to the face of the building or parallel to the face of the building under the canopy. There shall be at least an eight-foot clearance between the bottom of the sign and the sidewalk or other pedestrian way.

(6) Window signs placed entirely within a building shall not cover more than 20 % of any window of the ground floor. No window signs shall be permitted above the ground floor.

(7) Wall signs are permitted subject to the following conditions:

(a) Where a single parcel or a group of abutting parcels are enclosed by a solid wall or fence along a public street, one unlighted sign may be permitted thereon.

(b) Sign area shall be as determined in subsection (A) above but not to exceed 50 square feet per sign.

(C) On-site, freestanding signs in accordance with the overall area limitations of subsection (A) above and pursuant to the following requirements:

(1) On-site, free-standing signs shall be located within the center 80 % of the property frontage as measured from the side property lines. On a corner lot, the 80 % may be measured from the corner to one side line or from the respective side lines and around the corner, at the option of the property owner.

(2) For those businesses not located in a shopping center, one on-site free-standing sign shall be permitted for any one parcel or group of abutting parcels having 300 lineal feet of continuous street frontage. One additional free-standing sign shall be permitted for parcels with more than 500 lineal feet of continuous street frontage. The second free-standing sign shall be no closer than 300 feet to the first sign, measured along the street frontage.

(3) In a shopping center, one free-standing sign shall be allowed for each street upon which the shopping center fronts, where each street frontage exceeds 300 lineal feet. Such signs shall be 300 feet apart.

(4) The height of a free-standing sign shall not exceed 24 feet except that a special use permit may allow a height of up to 32 feet for freeway-oriented businesses. The area of a free-standing sign shall not exceed 300 square feet except as provided by the size bonus figure below. In no case shall a single-faced free-standing sign exceed 50 percent of the total permitted sign area provided by the figure above.

(5) On-site free-standing signs shall be located in a planted, landscaped island which is at least equal in area to the sign, but need not exceed 200 square feet.

(D) For sale or lease signs not exceeding six square feet in area, and not more than two such signs per business.

(E) Subdivision directional signs, as permitted in section 16-612.

(F) Auxiliary signs identifying trading stamps, charge plans, promotional events or State authorized service emblems (but excluding advertising for products or other services sold on the premises) shall be permitted in locations specified in this section without regard to the area requirements specified in subsection (A). Auxiliary signs shall be limited to one sign for each auxiliary event not to exceed three square feet in area. The total area of all such auxiliary event signs shall not exceed 12 square feet in area. Auxiliary signs shall be made of rigid materials such as metal, plastic or wood; paper, cardboard or cloth signs are not permitted. Auxiliary signs shall not be located on light standards.

(G) Off-site advertising signs, also known as billboards and outdoor advertising, where conditionally permitted by this chapter, may be approved, subject to the following provisions:

(1) The maximum height of any portion of an off-site sign shall be 32 feet along any major thoroughfare or highway, except for areas adjacent to residential neighborhoods. In those areas and in any other location, the maximum height shall be 24 feet. All heights shall be measured from adjacent street grade.

(2) The maximum size of advertising panels shall be 12 feet by 25 feet and shall not exceed 300 square feet per face.

(3) No off-site sign shall be located closer than 1,000 feet from any other off-site sign or public park.

(4) No off-site sign shall be located within 1,000 feet of any street or route designated as a scenic highway in the general plan; provided, however, that one advertising structure may be permitted on Assessor's Parcel No. 149-0-021-13, subject to approval of a special use permit.

(5) No off-site sign shall be permitted in the coastal zone.

(6) No off-site sign shall be permitted within 300 feet of any structure or property designated as a cultural or historic landmark or a site of historic or cultural interest or significance.

(7) No off-site sign shall be permitted within 500 feet of any residentially zoned property.

(8) All lighting shall be shielded from view from any public right-of-way, park, or residentially zoned property and shall not spill over beyond the sign face.

(9) The commission may impose additional conditions on a special use permit, including, but not limited to, internal lighting, landscaping, and reductions in size or height.

(10) No portion of any off-site sign shall be closer than 30 feet to any public street, right-of-way, or publicly owned property.

(11) Signs may be illuminated only between the hours of 6:00 p.m. and midnight.

(12) All outdoor advertising structures shall utilize a painted or architecturally treated monopole support structure.

(13) Outdoor advertising which does not conform to the provisions of this chapter shall be considered for acquisition by the city, subject to such State and federal regulations as may apply.

(H) Ground signs subject to the following conditions:

(1) Sign area shall be determined as set out in subsection (A) above, but shall not exceed a total sign area of 50 square feet.

(2) For businesses not located in a shopping center, one ground sign shall be permitted for any parcel having 100 feet of contiguous street frontage or greater.

(3) For businesses located in a shopping center, one ground sign shall be permitted for each street frontage on different streets if each frontage is 100 lineal feet or greater.

(4) Ground signs shall be located within the center 80 percent of the property frontage as measured from the side property lines. On a corner lot, the 80 percent may be measured with the corner representing the center of the property, at the option of the property owner.

(5) For any one parcel or group of abutting parcels permitted a free-standing sign, a ground sign may be permitted in lieu of but not in addition to the free-standing

sign, unless the ground sign is located on a street frontage of 500 lineal feet or more and separated by 150 feet or more from the free-standing sign.

(6) Sign height shall not exceed 42 inches except that a sign not exceeding six feet in height shall be permitted if located 35 feet or more from the center of a curb return at any street intersection or intersection of a private drive, alley or street.

(I) In the M-L zone, the following provisions shall apply in addition to the other requirements of this article:

(1) Only such signs as serve to identify a use or group of uses permitted by this chapter shall be allowed;

(2) Signs on the walls of buildings shall not be placed 20 feet or more above the adjacent finished grade elevations;

(3) Monument or ground signs and freestanding signs shall be set back from the public right-of-way a minimum of ten feet;

(4) All signs shall be approved as part of the special use permit to assure architectural conformance;

(5) Billboards or off-site signs are not permitted; and

(6) Pole signs which are not architecturally similar to the main structure are not permitted.

(J) (1) As part of a special use permit for master planned commercial and industrial projects, the commission may approve master sign programs that include sign types and configurations not otherwise permitted by this chapter, provided the projects involve mixed uses or several buildings in a planned development zone or master-planned environments, or development in specific plan areas.

(2) In approving a master sign program that includes unique or alternative advertising forms, the commission shall find that:

(a) 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;

(b) The amount of sign area does not exceed that which would be allowed by this chapter and otherwise meets the intent of the sign provisions of this chapter;

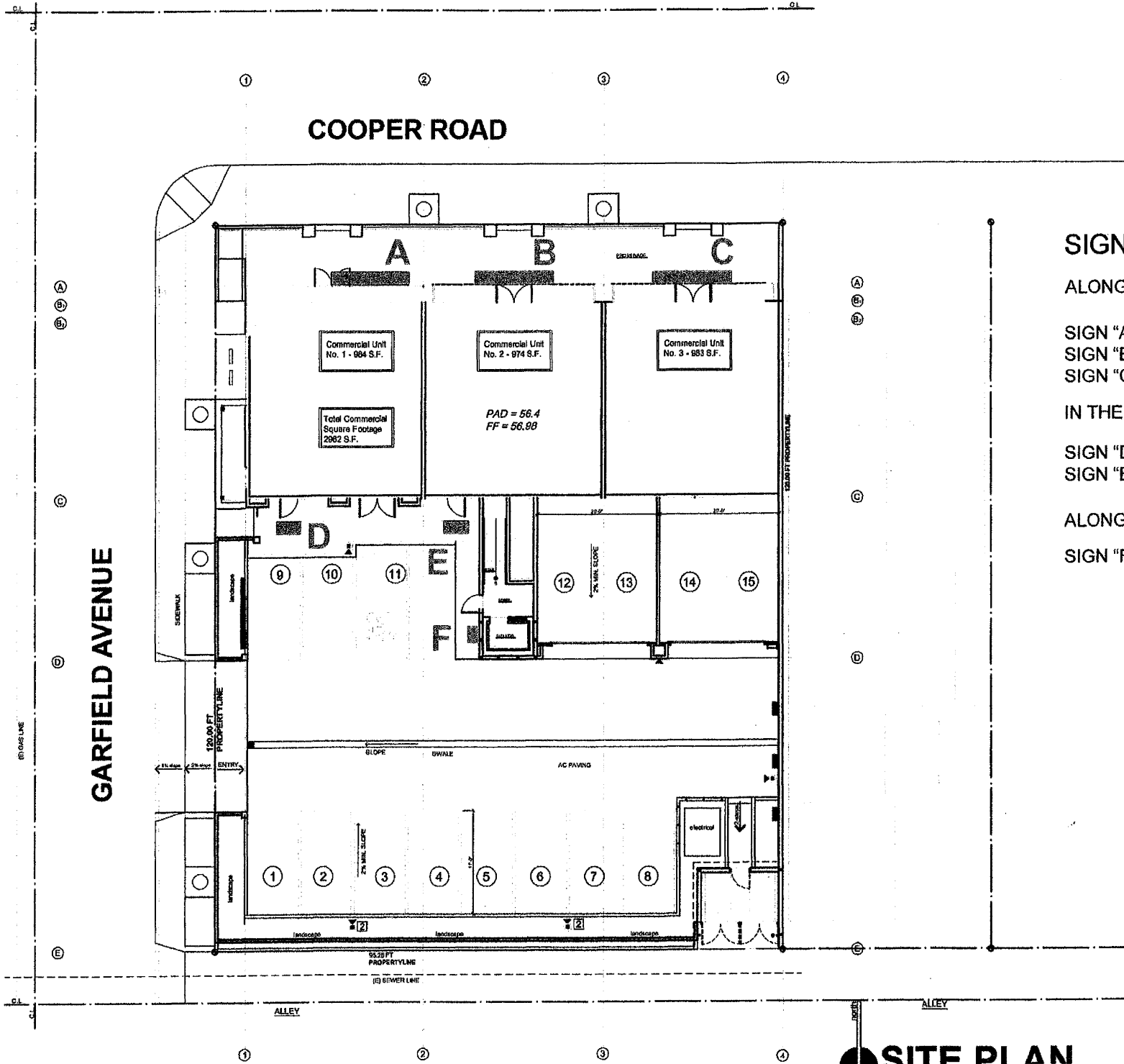
(c) The type and appearance of the proposed signs is consistent with the design guidelines or architectural character of the development; and

(d) The master sign program provides for a unique and unified sign program that cannot be accommodated through strict application of the provisions of this chapter.

(64 Code, Sec. 34-186) (Ord. No. 1573, 1861, 1867, 2152, 2408, 2687)

Section 6

Plans & Diagrams



COOPER ROAD

GARFIELD AVENUE

SIGN LOCATION & SIZE BREAKDOWN

ALONG COOPER ROAD

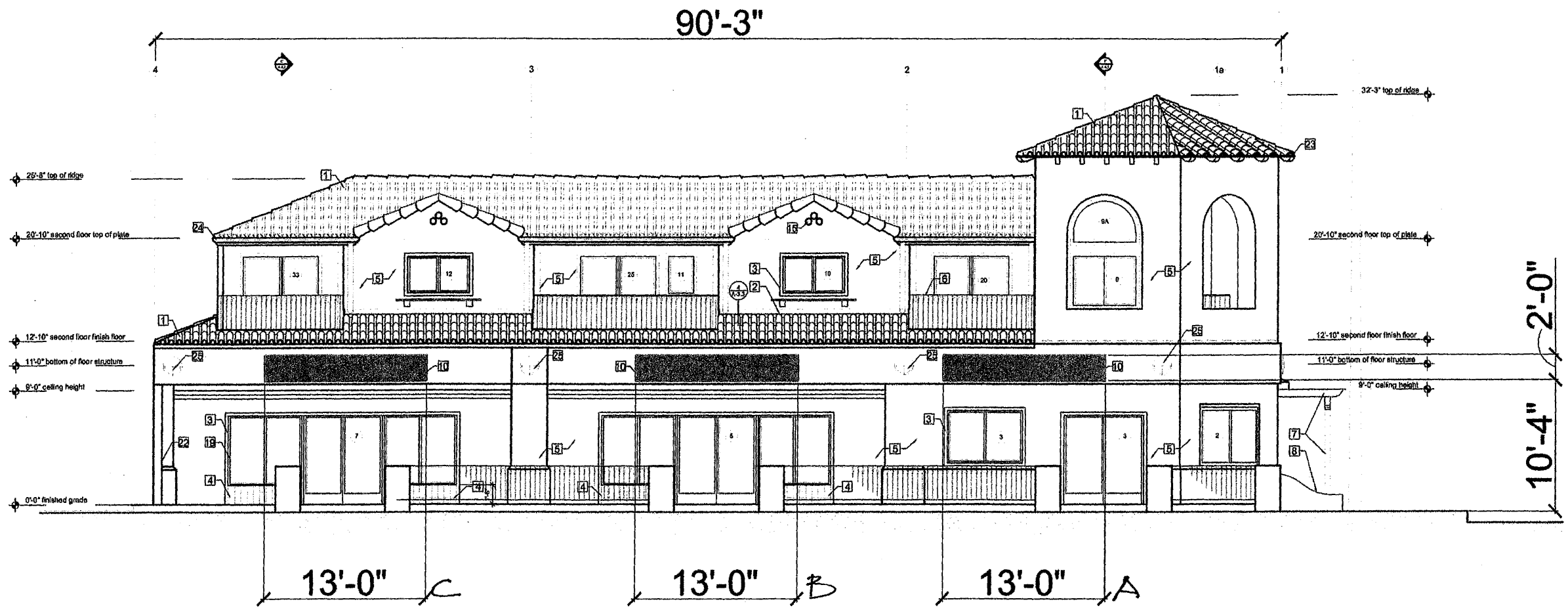
- SIGN "A" 2'x13' = 26 SQUARE FEET
- SIGN "B" 2'x13' = 26 SQUARE FEET
- SIGN "C" 2'x13' = 26 SQUARE FEET

IN THE PARKING LOT/ALLEY

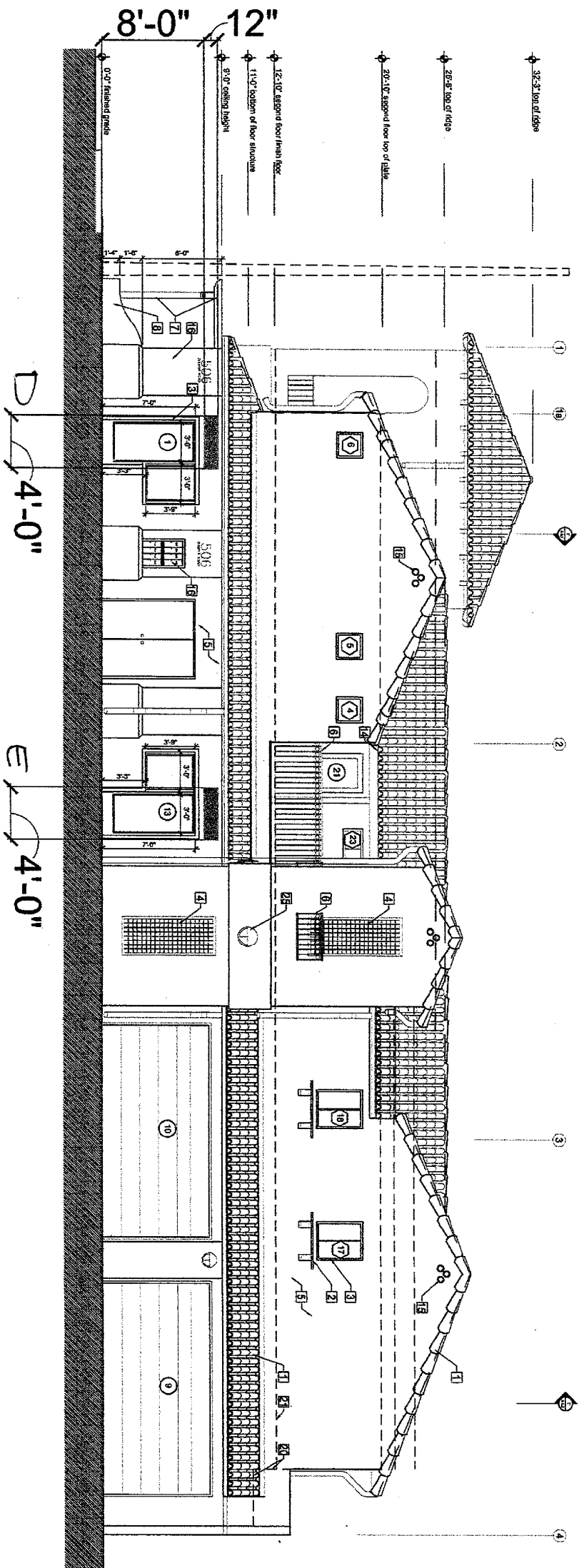
- SIGN "D" 1'x4' = 4 SQUARE FEET
- SIGN "E" 1'x4' = 4 SQUARE FEET

ALONG GARFIELD AVENUE

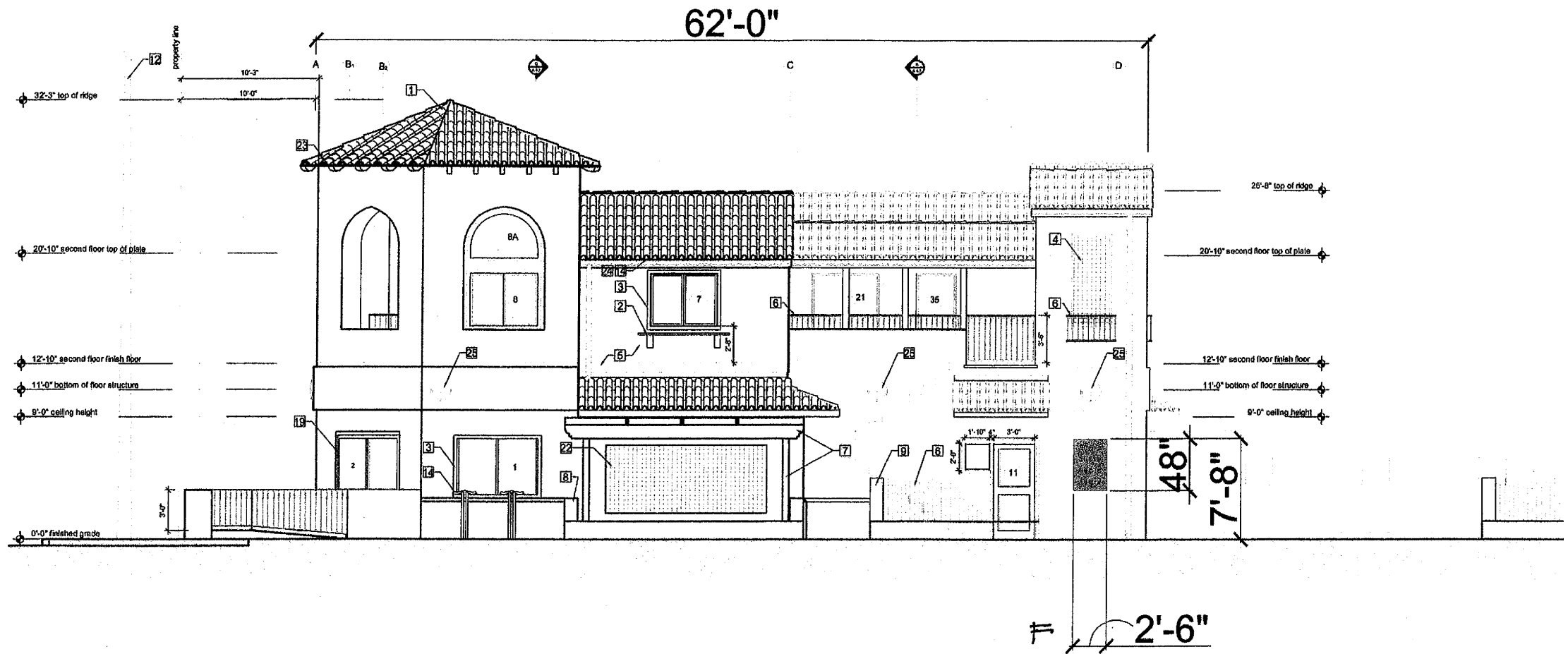
- SIGN "F" 2.5'x4' = 10 SQUARE FEET



ELEVATION ALONG COPPER ROAD



ELEVATION ALONG THE PARKING LOT/ ALLEY



ELEVATION ALONG GARFIELD AVENUE

DIVISION 5: CALCULATIONS OF PROPOSED SIGNAGE AREA						
For 506 Cooper Rd. Oxnard, CA						
SIGN	Size of Sign(s)	Type	Type of Sign (s)	Location of Sign(s) installation	Frontage Measurement	Arcade Measurement
A	13'-0" x 2'-0"	aa	Electrical wall mount	Along Cooper Road Façade	26 sq.ft	
B	13'-0" x 2'-0"	aa	Electrical wall mount	Along Cooper Road Façade	26 sq.ft	
C	13'-0" x 2'-0"	aa	Electrical wall mount	Along Cooper Road Façade	26 sq.ft	
D	1'-0" x 4'-0"	bb	Wood and ceiling mounted	Along Parking Arcade		4 sq. ft
E	1'-0" x 4'-0"	bb	Wood and ceiling mounted	Along Parking Arcade		4 sq. ft
F	2'-5" x 4'-0"	cc	Wood and metal wall mount	Along Garfiel Avenue		10 sq. ft
					97 sq.ft.	18 sq.ft.

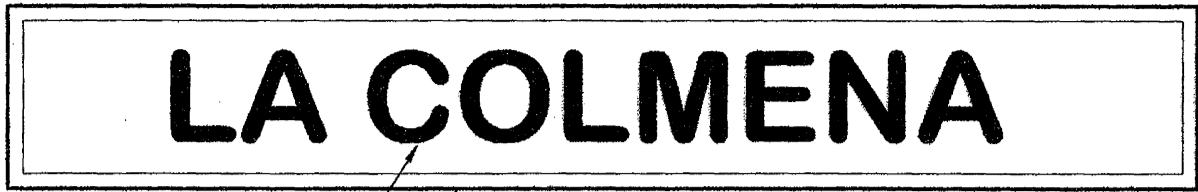
DIVISION 5: CALCULATIONS FOR ALLOWABLE SIGNAGE AREA

For 506 Cooper Rd. Oxnard, CA

Façade	Linear Feet	Type	Allowable Formula	Allowable	Proposed Square Footage
Cooper Road	90.25 Lr. Ft.	Principle Façade	2 Square Feet for every Linear Foot	180.5 Sq. Ft.	97 Sq. Ft.
Garfield	62 Lr. Ft.	Secondary Façade	Half a Foot for every Linear Foot	31 Sq. Ft.	18 Sq. Ft.

Section 7

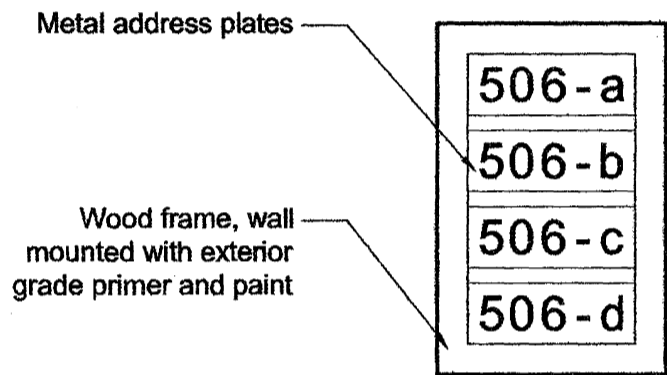
Sign Size & Design



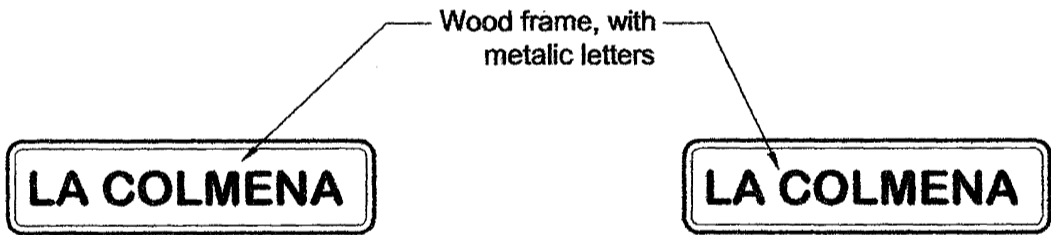
Backlit electrical sign
wall mounted

Aluminum frame

Primary Commercial Signs



Primary Residence Sign



Secondary Commercial Signs