

TOWER SQUARE SHOPPING CENTER

65. Continuous maintenance of all landscaped areas, as required by City Code and as specified by Parks Division shall be provided. (PK)
66. All trees shall be 24 inch box size (minimum), all shrubs and vines shall be 5 gallon size (minimum) except as specified by the Parks Division. (PK/PK)

SIGNS

67. No signs shall be erected, constructed, painted or printed without a sign permit issued by the Building Division. Sign area, size, and location shall be in accordance with the city ordinance and the approved elevations. Any change in copy shall conform to the original sign in terms of material and sign area. (PL, B/B)
68. Prior to the issuance of a building permit, the developer shall prepare a master sign program for the proposed project. The master sign program shall indicate on the site plan and elevations the size, placement, material, and color of all proposed monument and building signs. The square footage of all signs for the proposed project shall not exceed 350 square feet as determined by the City Code. Building signs shall not exceed 18 inches in height and shall not exceed an area equal to 1.5 times the linear frontage of each business. Final location of signs shall be in accordance with City Code and shall be subject to review and approval of the Community Development Director. (PL, B/B)

APPURTENANT STRUCTURES

69. No lighting shall be of the type or in a location such that it constitutes a hazard to vehicular traffic, either on private property or on abutting streets. The height of light standards shall not exceed 30 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected. Under canopy lighting elements shall be recessed or concealed in such a manner as not to be directly visible from a public street. A lighting plan shall be submitted for review and approval of the Community Development Department. (PL/B)
70. All roof heating and/or cooling systems shall be recessed and/or screened from adjoining property to the approval of the Community Development Director. The roof equipment shall be shown on building plans at the appropriate scale to determine it is properly screened. (PL/B)
71. Outdoor storage and display shall not be permitted. (PL/B)

FIRE SAFETY CONDITIONS

72. On-site and/or boundary water mains, fire hydrants, and services shall be installed subject to the specifications of the Water Service Division and the Fire Department. Two fire hydrants shall be installed on the site, with the final location subject to approval by the Fire Department. (PW, FD/PW, FD)

Tower Square Square Footage of Existing Signage

Oxnard Computer Center	L 250" x H 13" = 22.6 sq. ft.
Computer	L 168" x H 18" = 21.0 sq. ft.
Oxnard	L 70" x H 11" = 5.4 sq. ft.
Computer	L 151" x H 18" = 18.9 sq. ft.
Center	L 64" x H 11" = 4.9 sq. ft.
Tower Square (on-back)	L 115" x H 32" = 25.6 sq. ft.
Carme's	L 123" x H 17.5" = 15.0 sq. ft.
Market & Deli	L 108" x H 12" = 9.0 sq. ft.
Estebans	L 120" x H 16" = 13.3 sq. ft.
Cleaners	L 120" x H 19" = 15.8 sq. ft.
Allstate	L 94" x H 18.5" = 12.1 sq. ft.
Coin-Op Laundry	L 263" x H 18.5" = 33.8 sq. ft.
Q Club	L 96" x H 18.5" = 12.3 sq. ft.
North American Mortgage Company	L 235" x H 36" = 58.8 sq. ft.
Tower Square (monument sign)	L 84" x H 24" = 14.0 sq. ft.

> vacant

> proposed to be removed

- vacant

- proposed to be removed

← must be removed

Total Signage Sq. Ft.

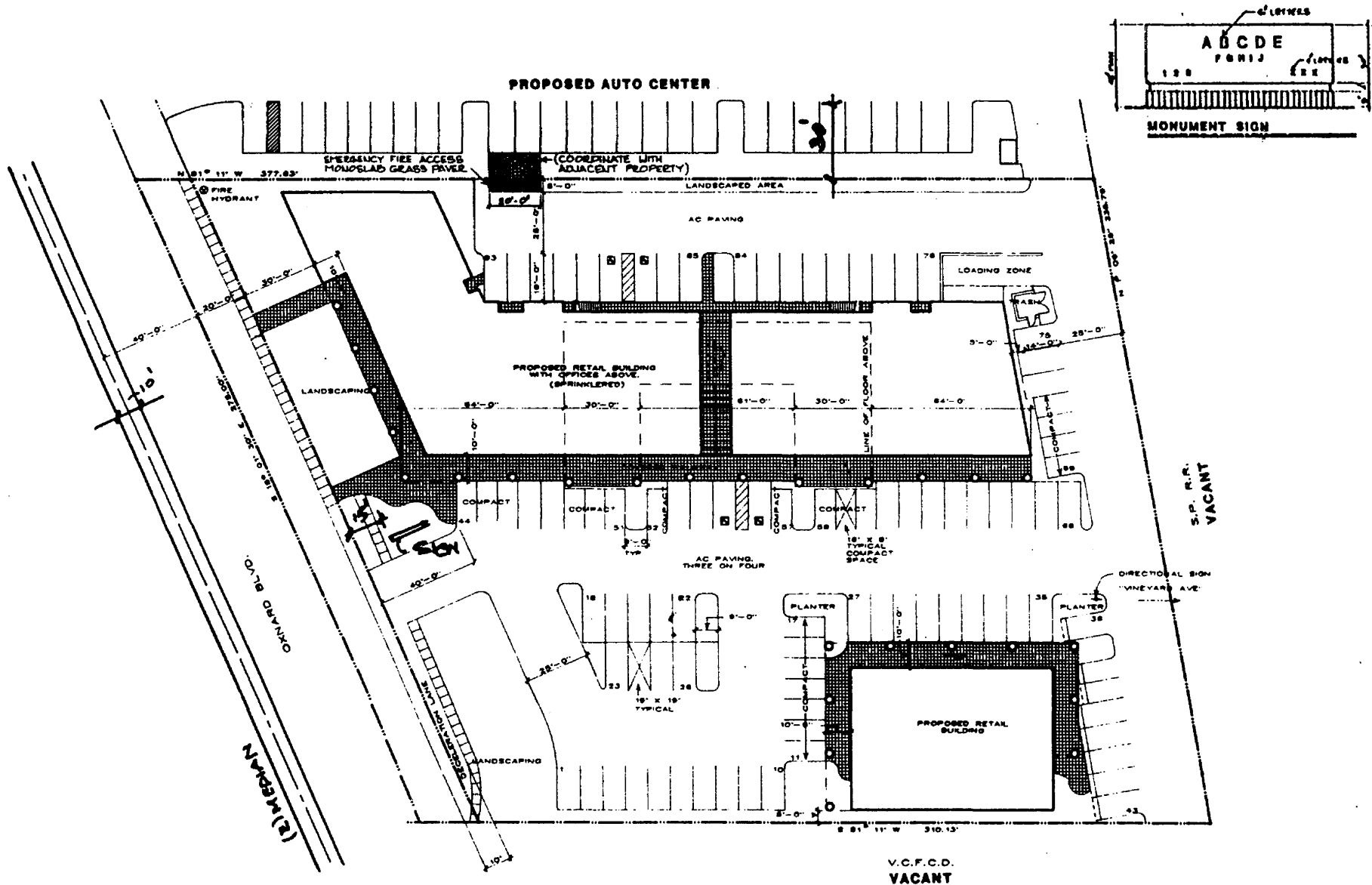
282.5 sq. ft.

264 sq. ft. (n) sign

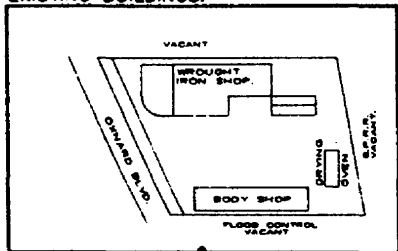
546.5

Since 546.5 > 496
applicant to remove
above to be in
compliance.

Total 496 allowed by code
Monument 14 to be removed
rest sign (n) 120 + 12 = 132 x 2 = 264



EXISTING BUILDINGS.



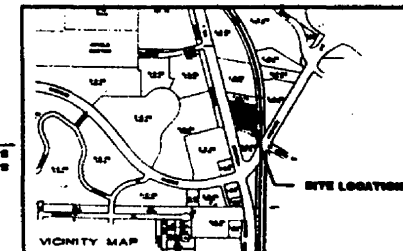
SITE ANALYSIS

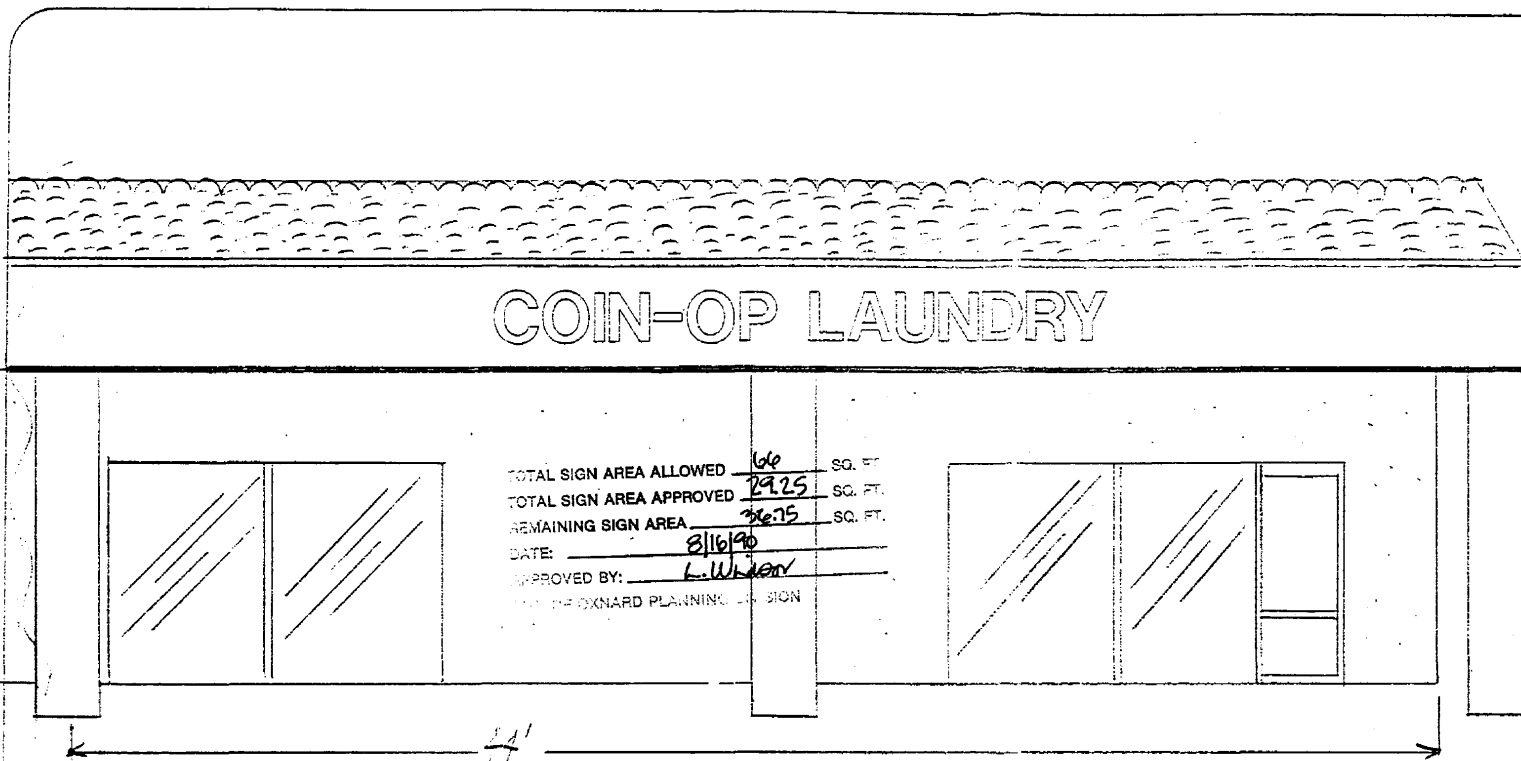
APN # 142-0-021-070
 EXISTING ZONE O-2-PD

TOTAL SITE AREA	1.88 ACRES OR	80,597 S.F.	100.0%
BUILDING COV.		21,079 S.F.	26.15%
PAVING AREA		39,874 S.F.	49.60%
LANDSCAPE AREA		19,644 S.F.	24.25%

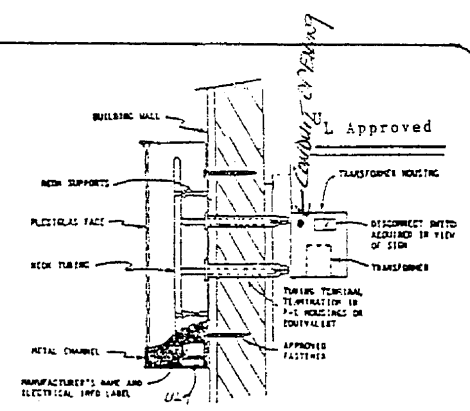
BUILDING AREA	1ST.	20,594 S.F.	
	2ND.	5,304 S.F.	
PARKING REQUIRED	TOTAL	25,998 S.F.	86.33 SPACES
PARKING PROVIDED			93 SPACES

SITE PLAN





TOTAL SIGN AREA ALLOWED 166 SQ. FT.
 TOTAL SIGN AREA APPROVED 29.25 SQ. FT.
 REMAINING SIGN AREA 136.75 SQ. FT.
 DATE: 8/16/90
 APPROVED BY: L. Wilson
 FOXNARD PLANNING DEPT. SIGN



18" COIN-OP LAUNDRY

19'-5"

COIN-OP LAUNDRY

1- SET OF 18" ILLUMINATED CHANNEL LETTERS, TO READ, COIN-OP LAUNDRY. COLORS TO BE: ~~RED~~ FACES, GOLD TRIMCAP, DARK GREEN SIDEWALLS.

Norm's Signs
 (805) 648-5011

WHITE
 8/13/90
 CDY

