

Plaza Del Norte Home Furnishings Center Oxnard, Ca

I. GENERAL

1. The purpose of this criteria is to establish the minimum sign standards necessary to insure coordinated, proportional exposure for all tenants. Performance shall be strictly enforced and any non-conforming signs shall be removed by the tenant or his sign contractor at their expense.
2. Each tenant shall submit to the landlord for approval five (5) copies of detailed shop drawings of proposed sign indicating conformance to these criteria. Submittals shall include but not be limited to pertinent dimensions, details, materials and colors.
3. Landlord must indicate written approval and initial one (1) copy and submit to City of Oxnard.
4. The tenant shall submit landlord-approved drawings to all agencies requiring approval and shall pay for the required approvals and permits.
5. Tenant shall submit three (3) copies of landlord-approved plans to City of Oxnard Department of Building and Safety; one (1) copy shall be retained by Planning Division.
6. The tenant shall pay for all signs and their installations and maintenance.
7. All work shall be of excellent quality. Landlord reserves the right to reject any work determined to be of insufficient quality by landlord or the project architect.
8. All signs and their installation must comply with local; building and electrical codes. Local sign ordinances should be consulted for requirements not covered in this criteria.
9. Tenant shall be responsible for penetrations, leaks, and/or defacement caused by his sign contractor.
10. No animated, flashing, or audible signs will be permitted.

11. No exposed tubing lamps will be permitted.
12. No exposed raceways, cross overs, conduits, conductor, transformers, etc., shall be permitted.
13. Sign contractor shall provide necessary fastenings and bracings to securely install the sign.

II. SPECIFICATIONS

Type "A" Sign

Type "A" Condition #1 – Major Tenants shall install one (1) comprised of internally illuminated metal letters with plexiglass faces per the attached drawings, letter edges to match the color of the storefront. Sign faces to be plexiglass, color selected by Tenant subject Landlord's approval. Letters to be a maximum 36" in height and overall sign area shall not exceed 102 square feet.

Type "A" Condition #2 – Major Tenant shall install two (2) signs comprised of internally illuminated channel letters with plexiglass faces per the attached drawing. Letter edges to match the color of the storefront. Sign face to be plexiglass color as selected by the Tenant and approved by the Landlord. Letters to be a maximum of 25" in height and overall sign area of each sign not to exceed 68 sq. ft.

Type "B" Sign

Type "B" – Tenant shall be required to install one (1) sign comprised of internally illuminated channel letters per the attached drawing. Letter edges to match the color of the storefront. Face to be plexiglass color as selected by Tenant subject to approval by Landlord. Letters and graphics to be a maximum of 24" in height and length is not to exceed 40% of Tenant's leased space. The entire sign design shall be reviewed and approved by Landlord before submission to the City of Oxnard for sign permit.

Type "C" Sign

Type "C" – Window signage: Tenant shall be allowed to place in the upper window panel adjacent to the door, not more than 144 square inches of hand painted, decal or stick-on lettering or graphics, indicating hours of business, telephone numbers for emergencies,

approved credit cards, etc. No other window signage shall be allowed, including but not limited to temporary signs, sale banners, posters, and product information, without written approval of Landlord.

Type "D" Sign

Type "D" – Rear Service Door: Tenant may identify service door for delivery and emergency purposes only. Sign shall be 8 inches high by 18 inches long, sheet metal plaque affixed to the rear door with a minimum of 4 self-tapping sheet metal screws. Plaque shall be painted to match building. Letters may be 4 inches high, black block print.

III. SIGN AREA DISTRIBUTION

MAJOR TENANT

Building "A"

Condition #1 (Storefront)..... 102 sq. ft.
Condition #2 (Tower)..... 135 sq. ft.
.....
Total Building "A" 237 sq. ft.

SECONDARY TENANTS

Building "B"

West Elevation
280' X 40% x 24" 224 sq. ft.

South Elevation
85' X 40% x 24" 68 sq. ft.

Building "C"

East Elevation
100' X 40% x 24" 80 sq. ft.

South Elevation
70' X 40% x 24" 56 sq. ft.

.....
Total Secondary Tenants 428 sq. ft.

MONUMENT SIGN

Total Monument Sign 75 sq. ft.

TOTAL PLANNED SIGN AREA..... 740 SQ. FT.

IV. ALLOWABLE SIGN AREA

FRONTAGE FACING VENTURA BLVD.

Building "A"193 lin. ft.

Building "B".....85 lin. ft.

Building "C".....70 lin. ft.
.....

Total Ventura Blvd. Frontage:..... 348 lin. ft.

Allowance Per Lineal Foot of Frontage X2

TOTAL.....696 sq. ft.

No allowance is made for frontage into parking lot in accordance with determination by Planning Commission February 16, 1989.

EXISTING CONTIGUOUS
TO THE S.W. CORNER

TYPE 'A'
COND. # 2
EN

MAJOR
BUILDING 'A'
50,040 SF
RETAIL FURNITURE
TYPE B & A CONSTRUCTION EXHIBITED

TYPE 'A'-COND. # 1

BLDG. 'C'
7,000 SF
RETAIL

BLDG. 'B'
23,250 SF
RETAIL

TYPE 'B'
COND.
#1 & #2

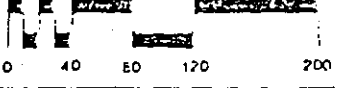
BUILDINGS ON ADJACENT BILE. TRP

PROPOSED
MONUMENT 50 SQ FT
SET BACK 10' FROM
R.O.W.

ABBREVIATIONS

- C COMPACT STALL
- B BICYCLE STALL
- M MOTORCYCLE STALL
- T- TRASH ENCLOSURE
- TR TRANSIT DRIVE

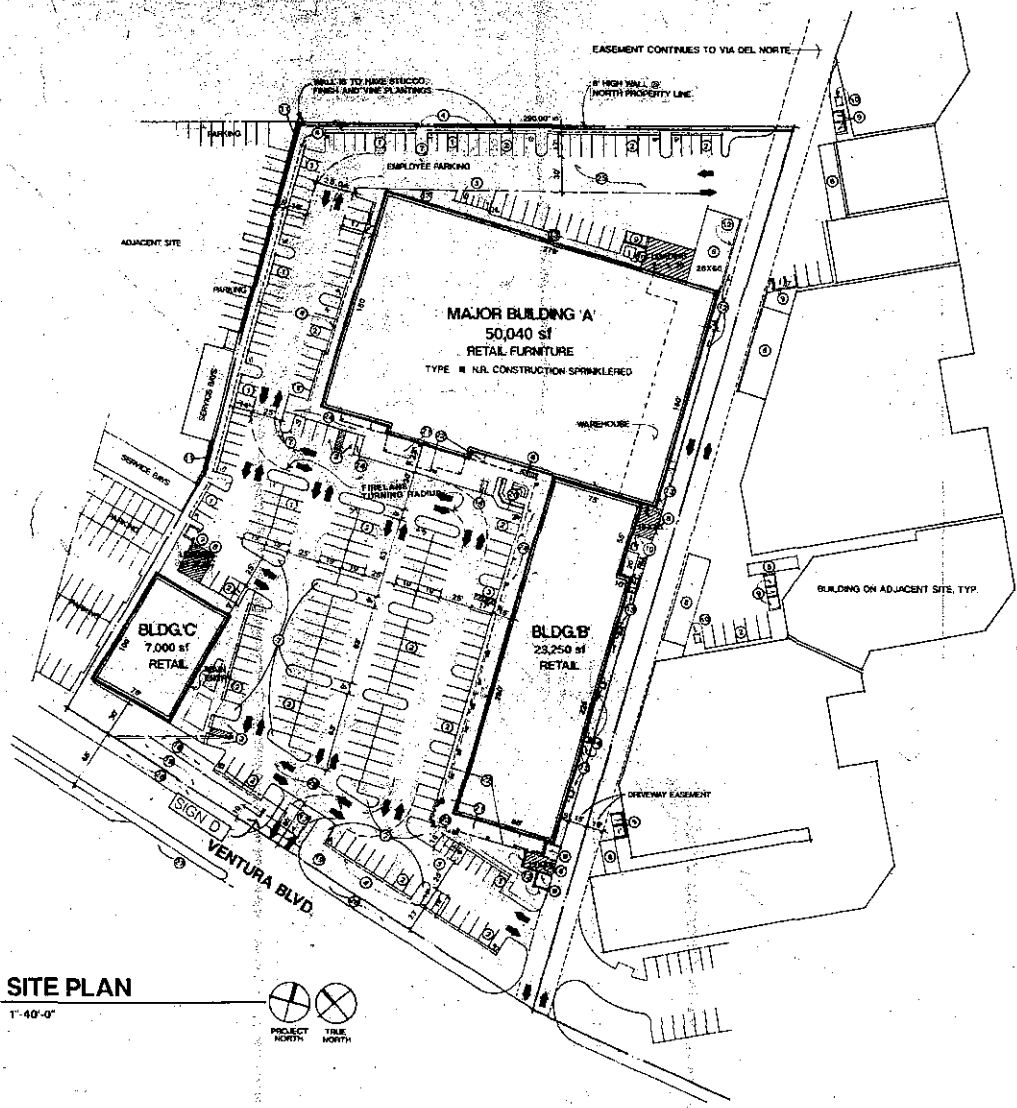
SCALE 1" = 40'-0"



DIAN

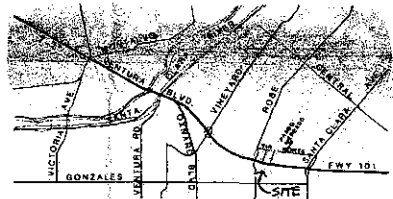


1



SITE PLAN
1"=40'-0"

PROJECT NORTH TRUE NORTH



Vicinity Map
NTS

architecture
planning
interiors

M G A

Multi Group Architects, Inc.
12712 Manzanita Boulevard
Suite 100
Irvine, CA 92612
Tel: 817-6500

Site Plan

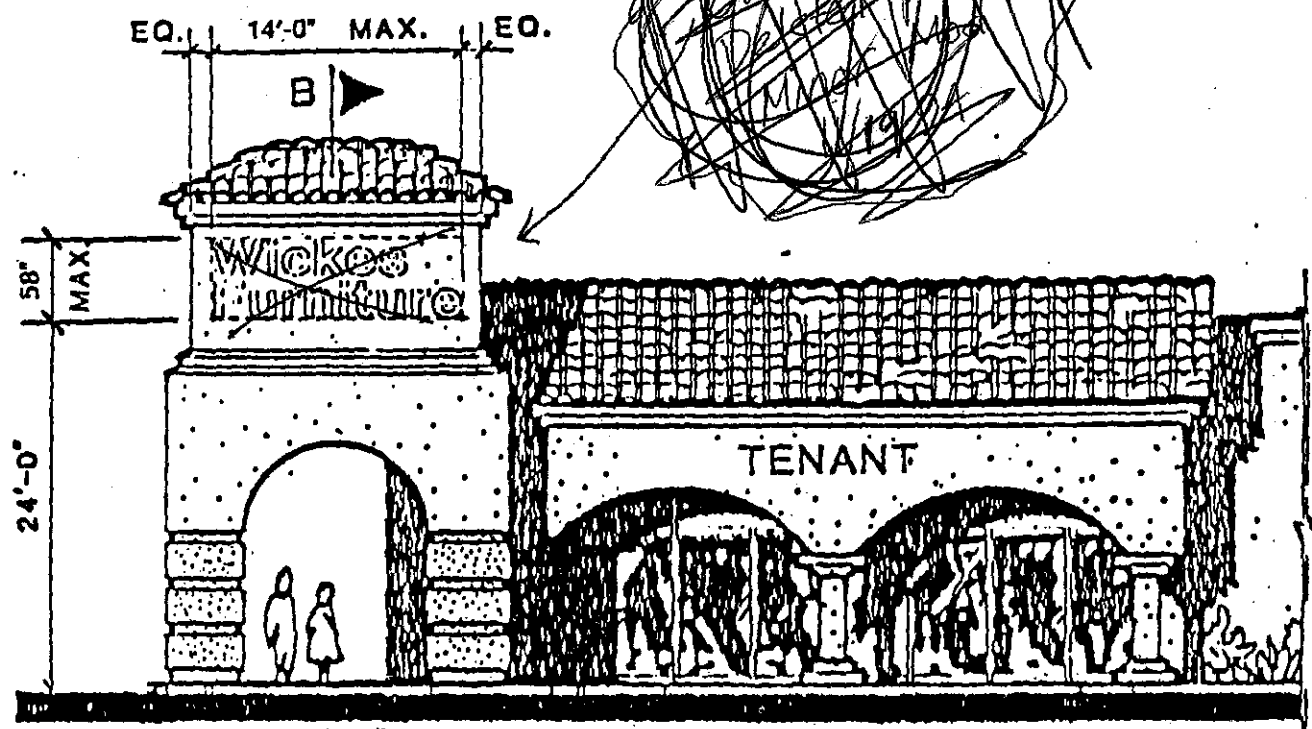
No. of Sheets: 3 of 3
 Date: 06.23.84
 Scale: AS SHOWN
 Project: Plaza Del Norte Home Improvement Center

Plaza Del Norte, Home Improvement Center

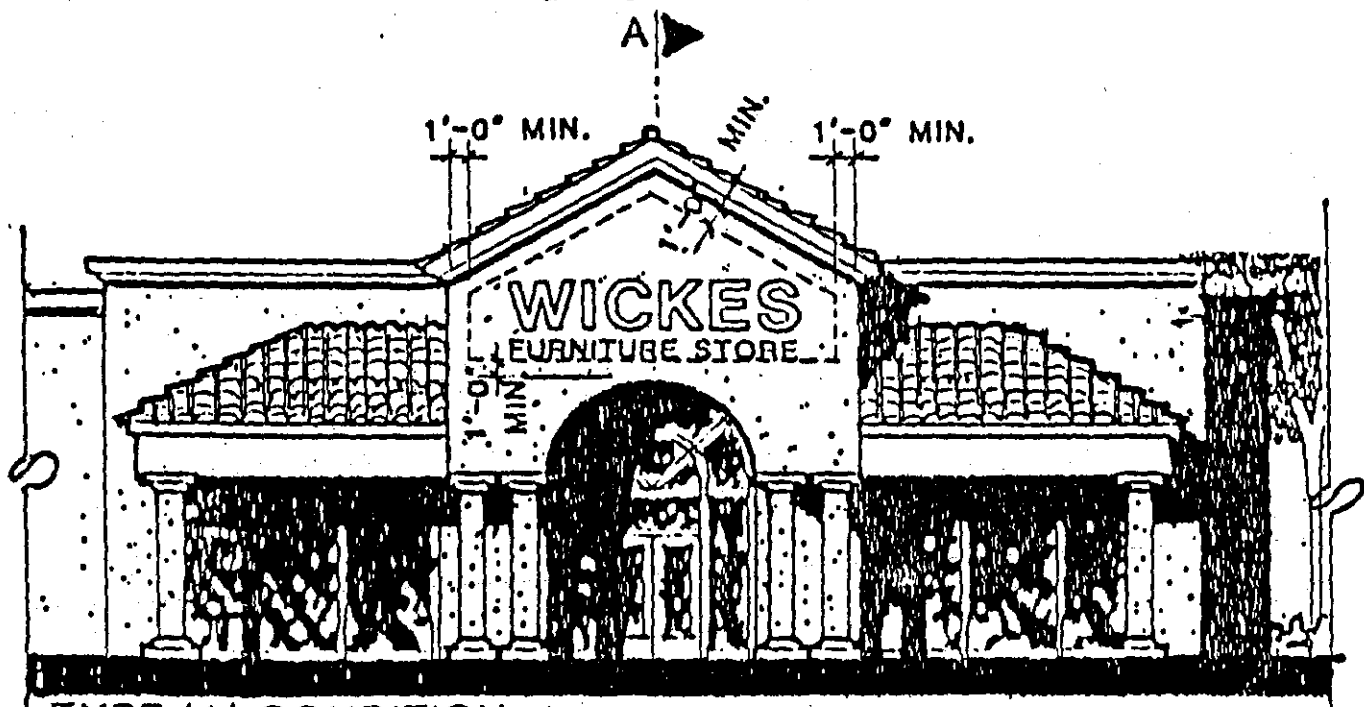
Project:
Oxnard, California
Developer:
Laguna Pacific Development

Developer:
Laguna Pacific Development
1096 Coast Village Road
Santa Barbara, CA 93108
Ph: 805-565-6969

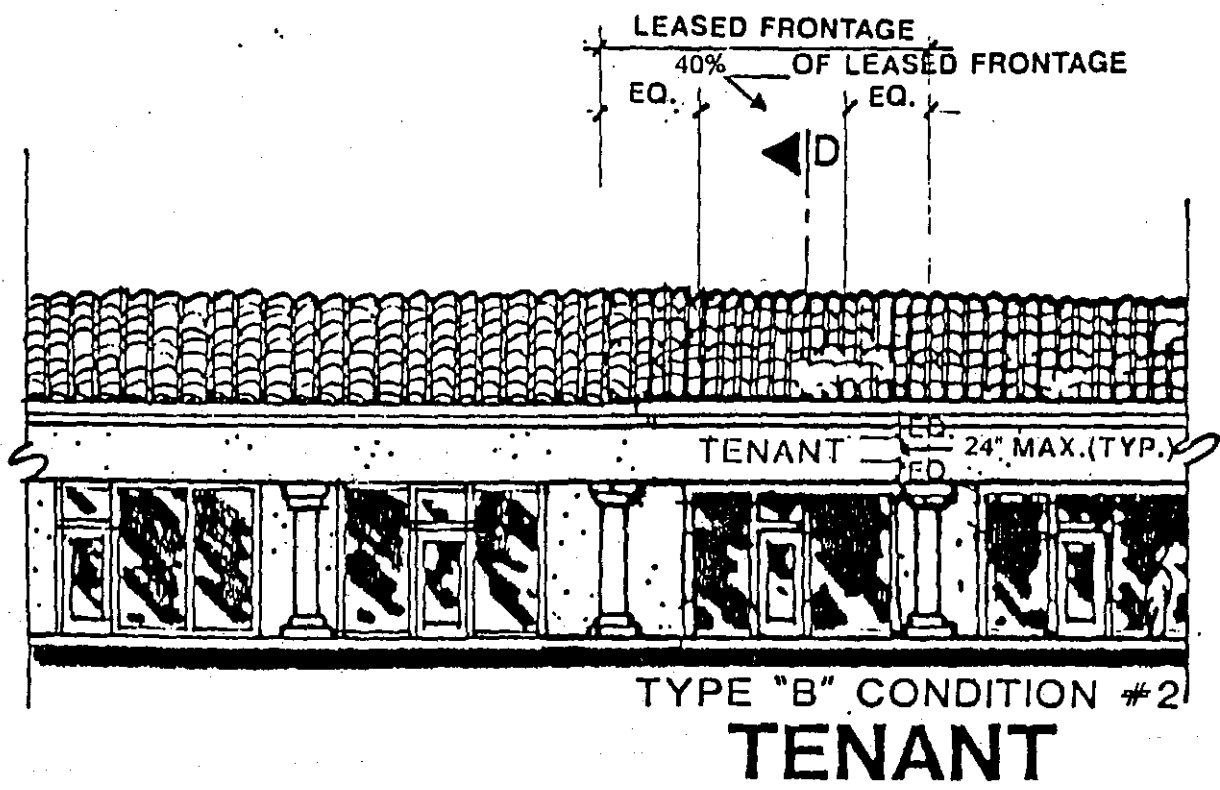
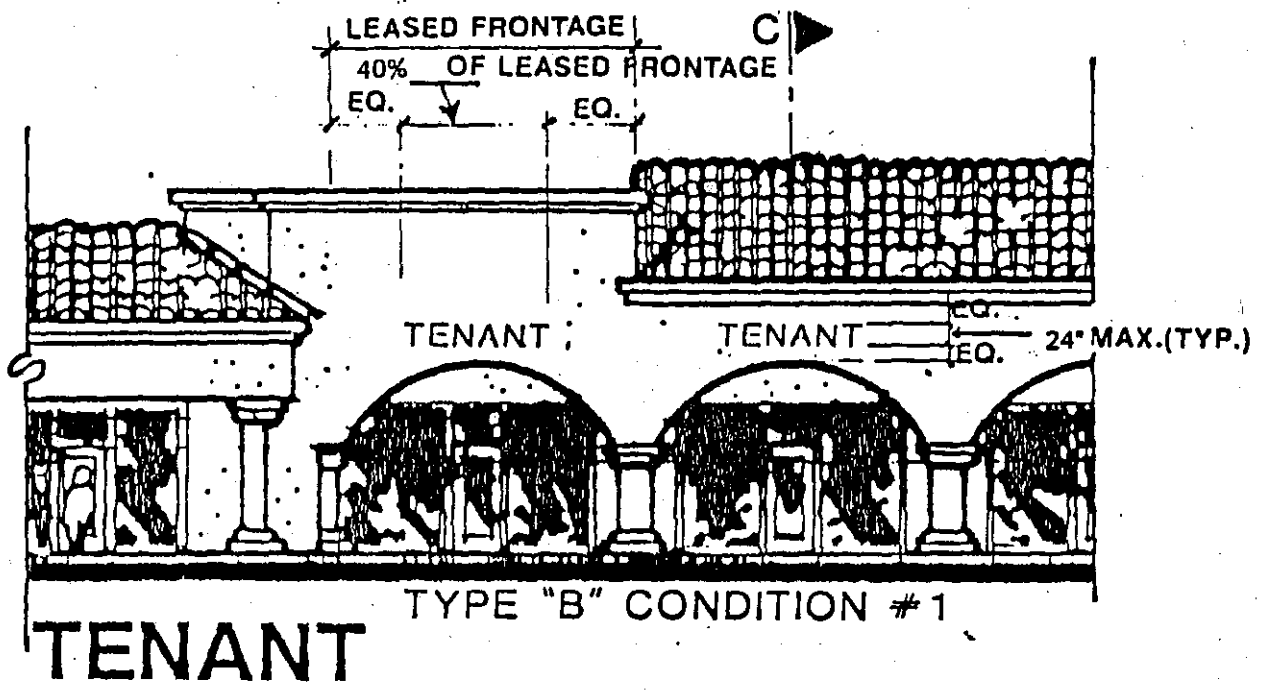
WV
8/18/24

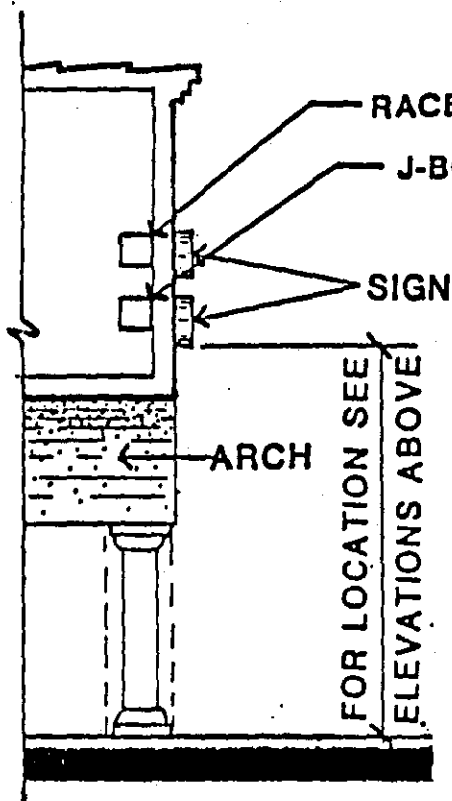


TYPE "A" CONDITION # 2
~~TOWER SIGNAGE~~

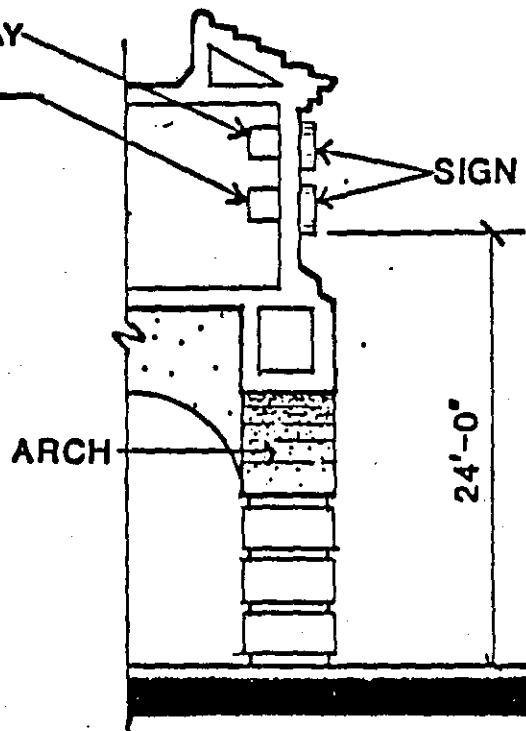


TYPE 'A' CONDITION # 1
WICKES(FRONT)

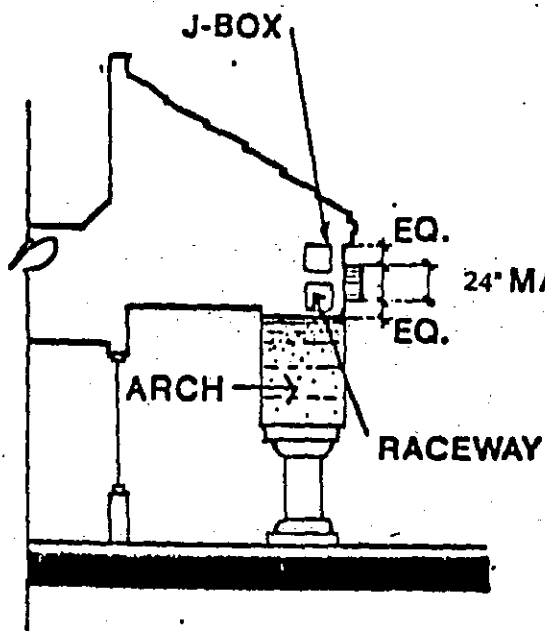




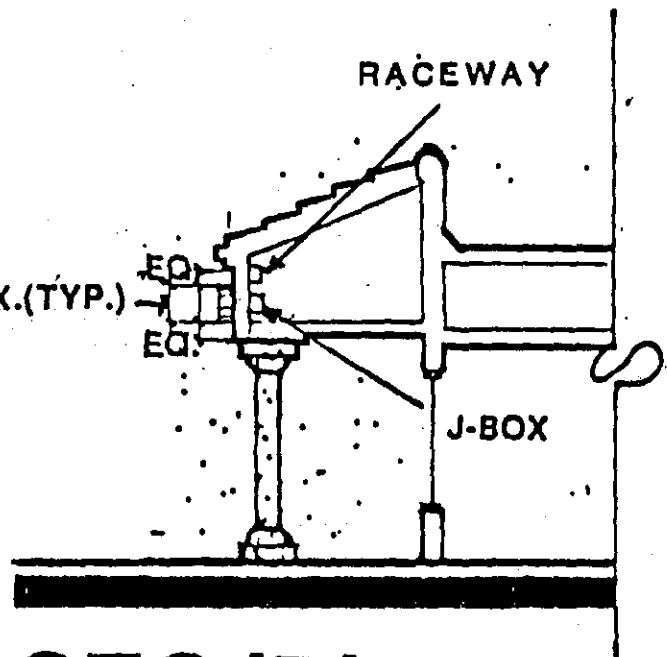
SECT. 'A'



SECT. 'B'



SECT. 'C'



SEC. 'D'



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.

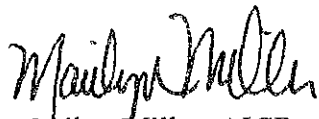
Findings

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.

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



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

RICHARD J. MAGGIO, DIRECTOR

November 17, 1994

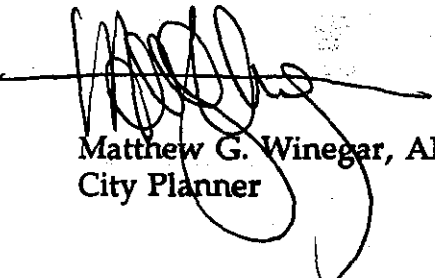
Mr. Darrel W. Wright
Oxnard Redhill Partners
1096 Coast Village Road
Santa Barbara, CA 93108

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