

APPROVED  
BY: \_\_\_\_\_  
DATE: Aug. 28, 2000  
CITY OF OXNARD  
PLANNING



# 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. Sub 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.

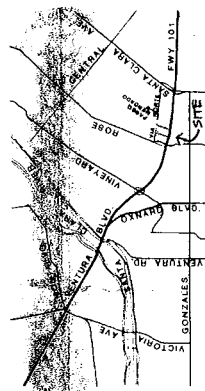
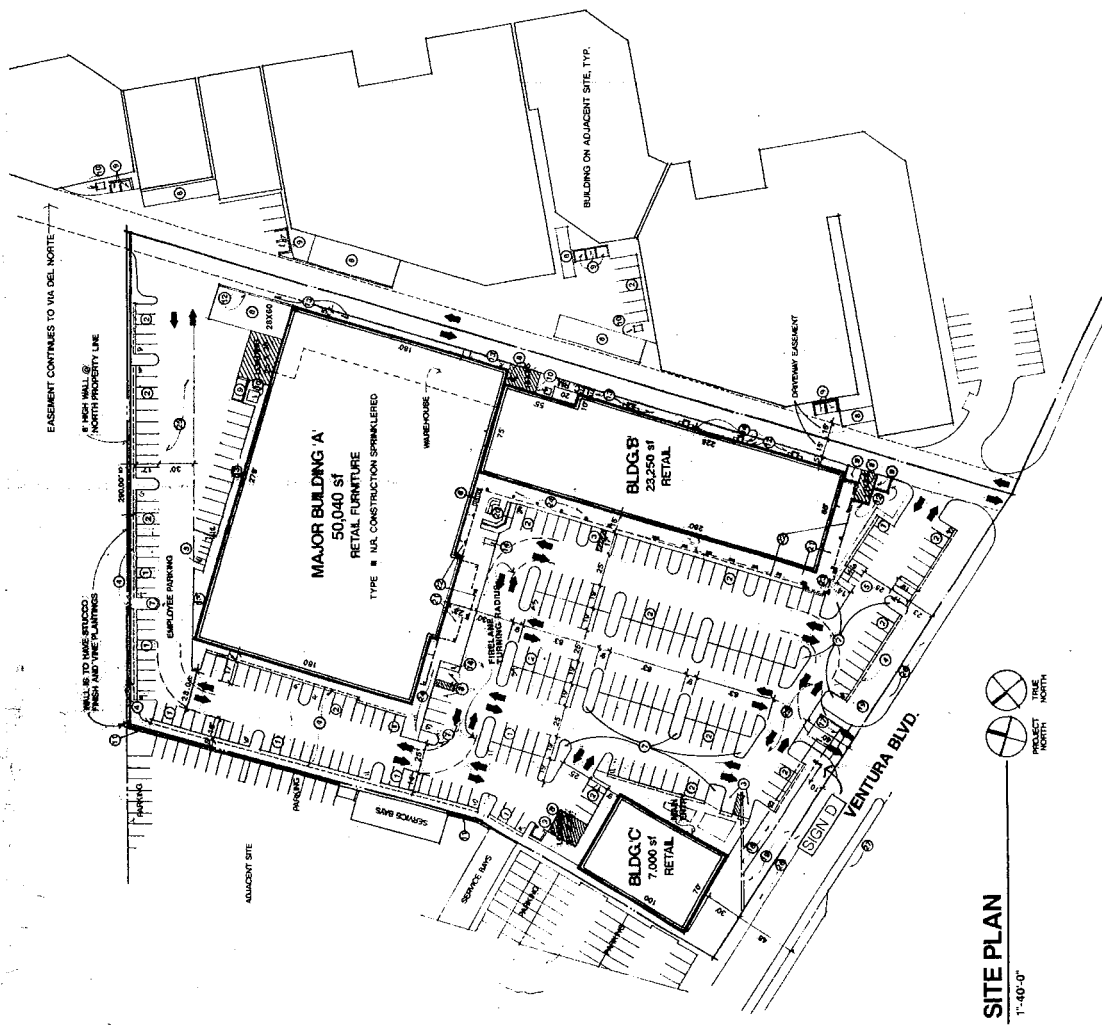
Building "C" .....70 lin. ft.  
.....

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.



Vicinity Map  
NTS

**SITE PLAN**  
1"=40'-0"



**M G A**

Mark G. Anderson, Inc.  
19777 Westchester Boulevard  
Suite 100  
Folsom, CA 95630  
916.437.7000  
916.437.7000

**Site Plan**

Project: Plaza Del Norte, Home Improvement Center  
Location: 1096 Coast Village Road, Santa Barbara, CA 93109  
Developer: Laguna Pacific Development  
Date: 10/15/2004  
Scale: 1"=40'-0"

Developer:  
**Laguna Pacific Development**  
1096 Coast Village Road  
Santa Barbara, CA 93109  
Ph. 805-565-8989

**Plaza Del Norte, Home Improvement Center**

Project:  
Oxnard, California  
Developer:  
**Laguna Pacific Development**