

ISLAND PLAZA

MASTER SIGN PROGRAM

-- 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>PZ06-140-18 (U661)</u>	
Date <u>3-12-07</u>	

PREPARED FOR:
Ostrow & Wolf
115 N. Doheny Drive
Los Angeles, CA 90048

PREPARED BY:
Vogue Sign Company
721 Commercial Ave.
Oxnard, CA 93030

RECEIVED

MAR 07 2007

PLANNING DIVISION
CITY OF OXNARD



March 7, 2007

OBJECTIVE

The purpose of this sign criteria is to establish standards that assure tenant signage is harmonious, integrates with the architecture of the center and provides coordinated proportional exposure for all tenants. This sign criteria also describes the responsibilities of the tenants with respect to sign review, approval and installation. All work shall meet or exceed the minimum requirements shown in this document. A diversity of sign types within the parameters of these criteria is encouraged to allow for creative tenant signage. Any non-conforming signs that have been installed will be removed at tenant's expense.

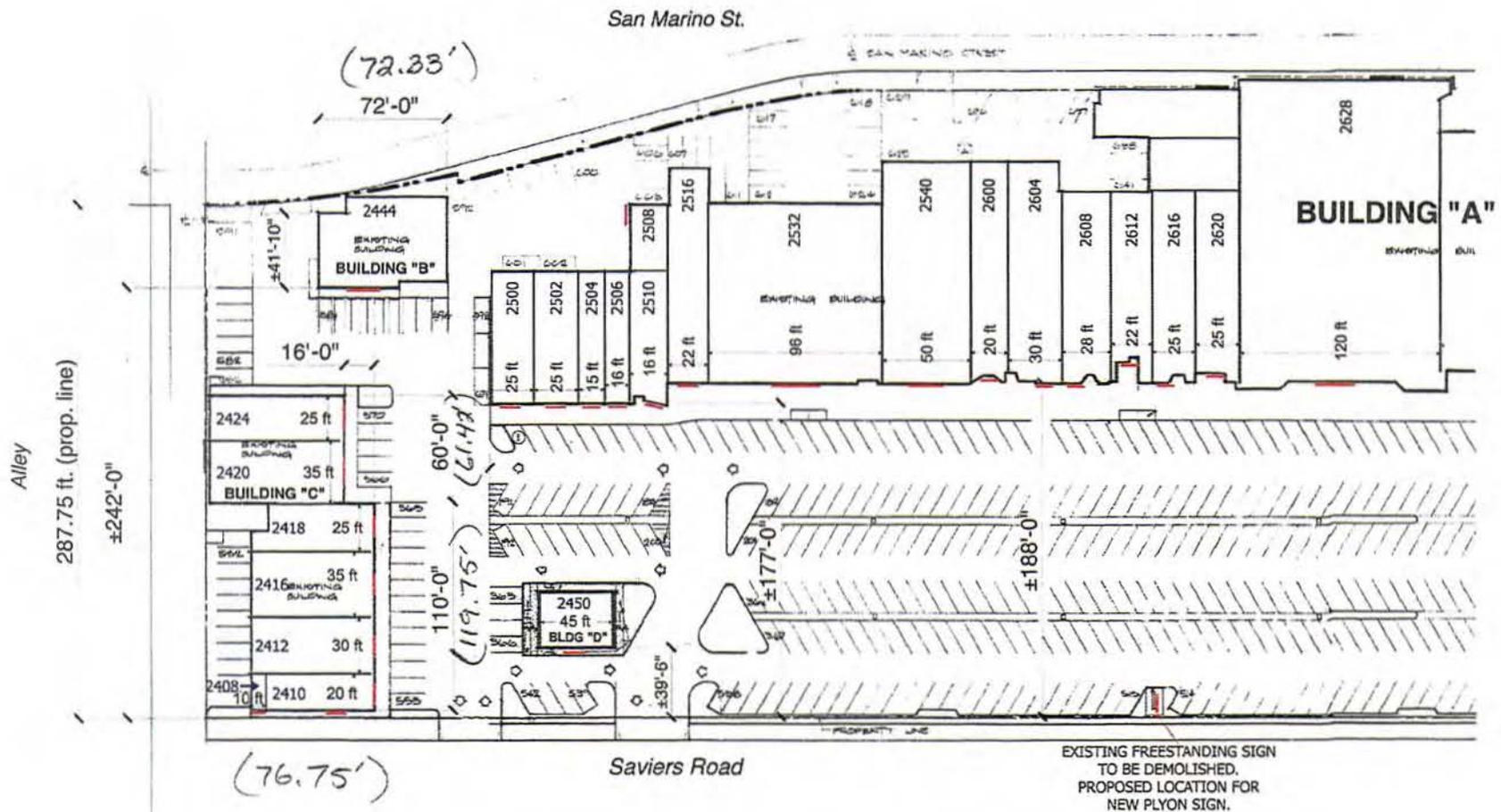
APPLICATION PROCEDURE

The tenant shall submit two copies of the proposed sign to the landlord and/or its agent for review. Upon receiving landlord's stamped approval, the tenant shall then submit 3 copies to the City of Oxnard. Drawings shall include scaled elevations of proposed sign(s) at tenant location with dimensions of tenant frontage and length of architectural surface on which the sign is installed. Additionally, a detailed, fully dimensioned, shop drawing showing colors and materials, along with a section of the sign showing illumination source and method of attachment as required by the City of Oxnard shall be included with submittal.

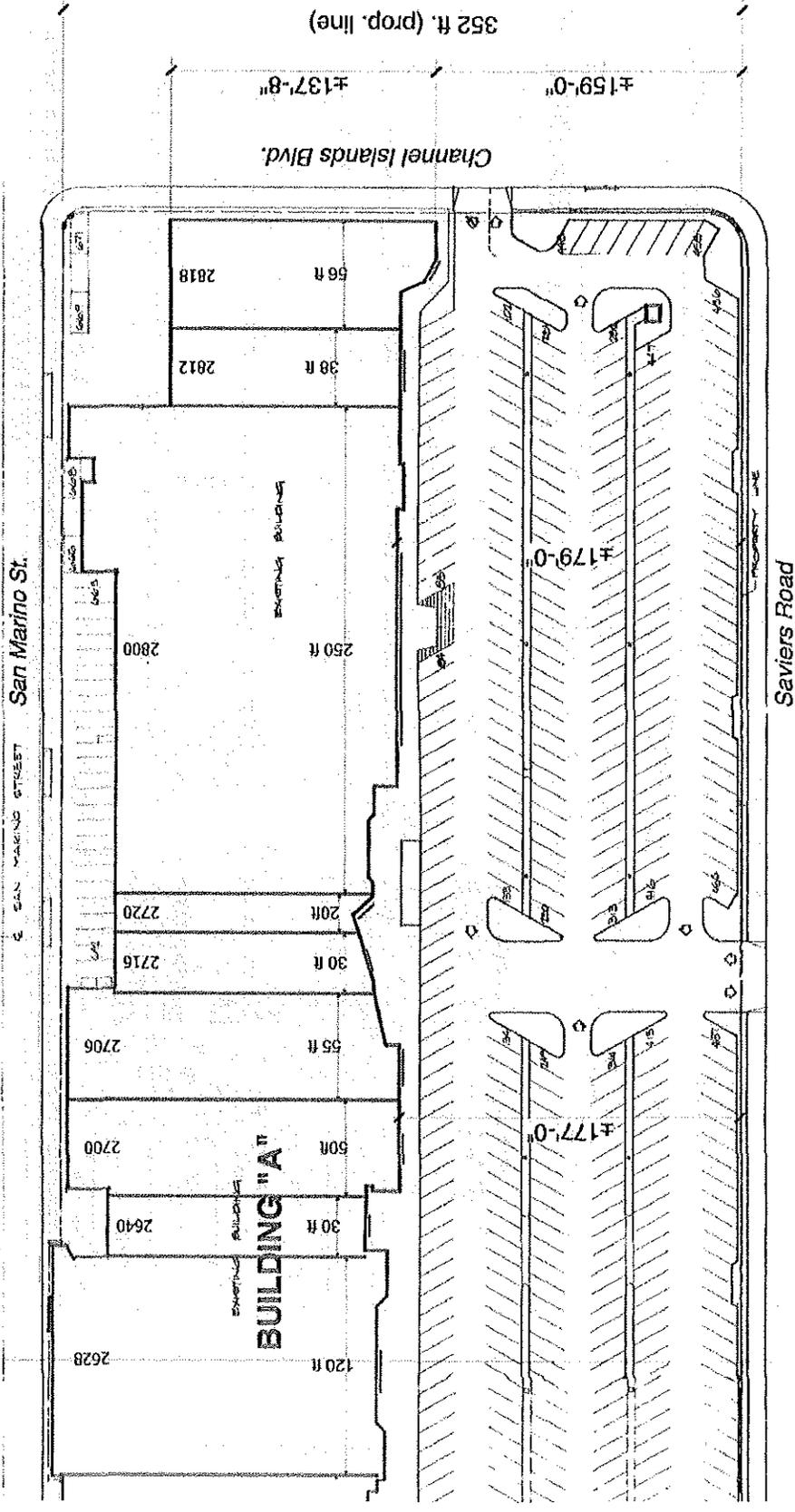
Upon receipt of permits, tenants shall forward copies of permits to landlord prior to installation of signs. All costs associated with the procurement, fabrication and installation of signage are the sole responsibility to the tenant. Finally, any sign contractor working at **Island Plaza**, must be fully licensed, bonded and have liability insurance. Proof of aforementioned shall be forwarded to landlord before commencement of any work on premises.

Landlord Address: Ostrow & Wolf
 115 N. Doheny Drive
 Los Angeles, CA 90048
 Ph: 310-274-5727

ISLAND PLAZA SITE PLAN:



ISLAND PLAZA SITE PLAN:



GENERAL SIZE REQUIREMENTS

TENANT SIGNAGE:

Tenants are allowed up to 1.5 sq ft of sign area per linear foot of primary frontage and ½ sq ft of sign area per linear foot of secondary frontage, subject to landlord review. Sign areas are not transferable and can only be used on elevations from which the measurements are derived. The primary frontage is the elevation containing the public access. The secondary elevation is applicable only to those tenants having two or more exterior walls designated as sign locations. Sign length is restricted to 70% of the tenant's frontage or the architectural surface on which it is installed. **Maximum allowable signage includes all building and window signage.**

Sign area is determined by the aggregate total of boxes that contain all letter forms and logo (graphic elements) comprising the sign.

Maximum letter/logo heights shall not exceed 24" as measured by the largest upper case letter in the sign. 36" heights may be considered on gable or tower elements and/or for tenant spaces' 2628, 2700, 2706 & 2800, subject to landlord review. Stacked copy may have an aggregate height of up to 30" on standard soffit locations. Taller aggregate heights on towers and gables will be considered on a case by case basis. Letters shall have returns not exceeding 5" in depth.

These represent the maximums, the landlord reserves the right to deny any submissions where these parameters are overstated in the context of the architecture (i.e. too crowded).

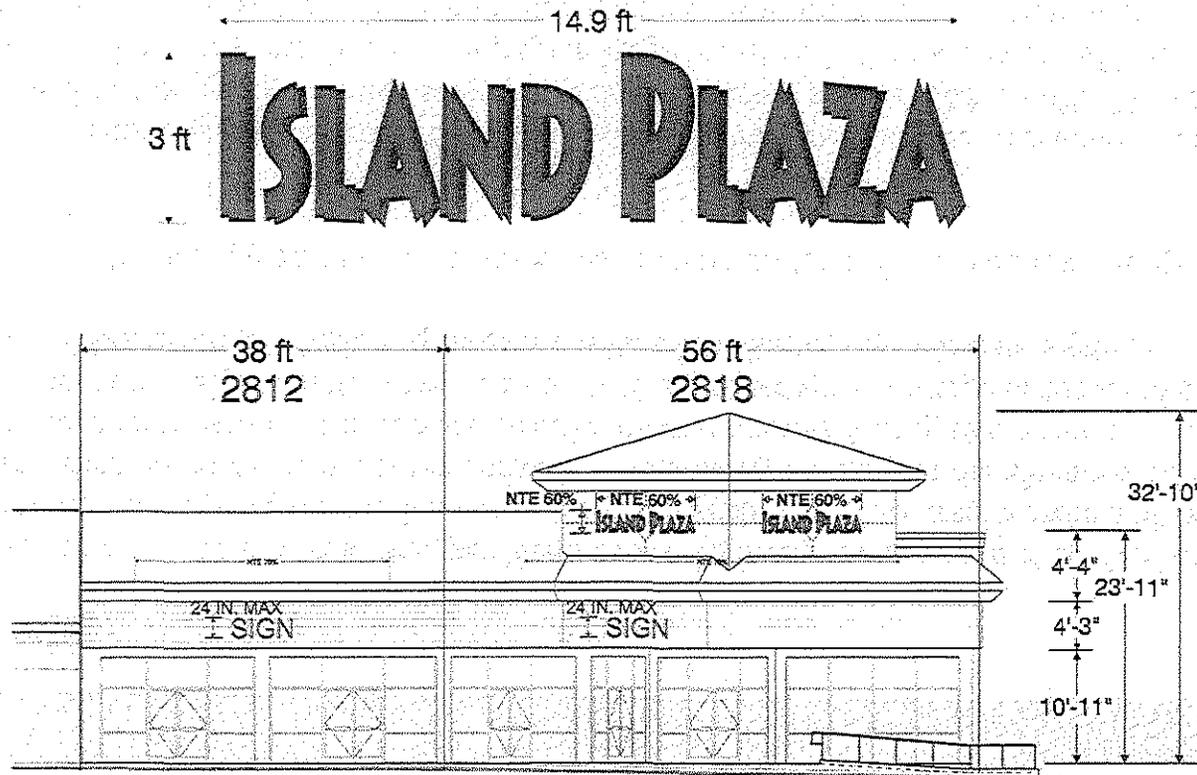
Signs/letters are required to fit the soffit/fascia of the building upon which they are to be installed.

All signs shall comply with the requirements of Article IX, Advertising Signs, of the Oxnard Municipal Code Book, as well as with the requirements of this sign program.

GENERAL SIZE REQUIREMENTS:

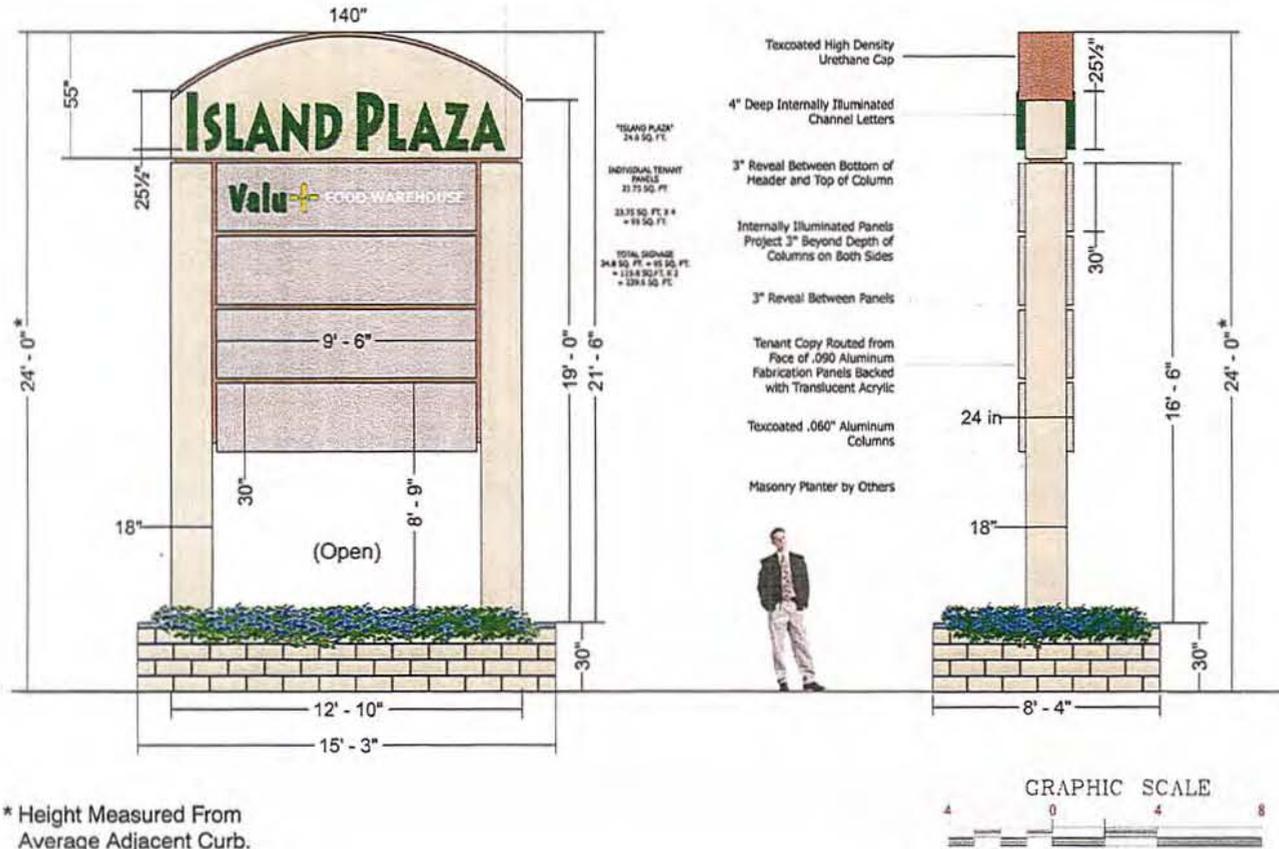
PLAZA IDENTIFICATION SIGNAGE:

To help identify the shopping center, two (2) signs shall be allowed on the tower section of 2818 Saviers Road facing west. Each sign shall not exceed 45 sqft in total sign area, nor exceed 60% of the overall height and width of the tower face. This sign shall be used solely to identify the shopping center. Tower signage shall consist of individually mounted illuminated channel letters and shall comply with the shopping centers General Fabrication Requirements as described within this sign program.



One (1) double-faced multi-tenant pylon sign shall be permitted, identifying the shopping center and a maximum of eight (8) tenants, four (4) on each side. **The landlord shall be the sole determiner of Tenant eligibility for this sign type, including the locations and number of signs which a tenant's name may be displayed.**

Maximum panel size shall be 30" x 9'-6". All tenant copy shall routed from .090 aluminum fabricated panels backed with translucent acrylic. Letter color and type style are at the discretion of the Tenant but shall not exceed the confines of the area allotted by the Landlord.



* Height Measured From Average Adjacent Curb.

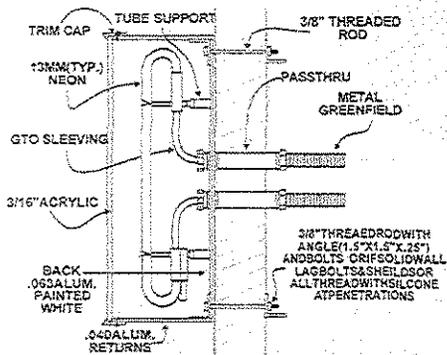
GENERAL FABRICATION REQUIREMENTS

Individual channel letters are the primary sign format for Island Plaza. Letters are to be constructed from sheet metal or aluminum with 4" to 5" deep returns for standard or face and halo lit channel letters and 3" to 4" deep for reverse channel letters. Illumination to be provided by internal neon or argon tube with double back electrodes and U.L. approved housings. Light Emitting Diodes (LED's) are also acceptable as a light source.

Tenants may choose any letter face, trim-cap and return color(s) subject to landlord review. Letters shall be securely fastened with 3/4" or 1" trim cap and returns shall have an oil base or urethane painted finish.

No exposed raceways are permitted.

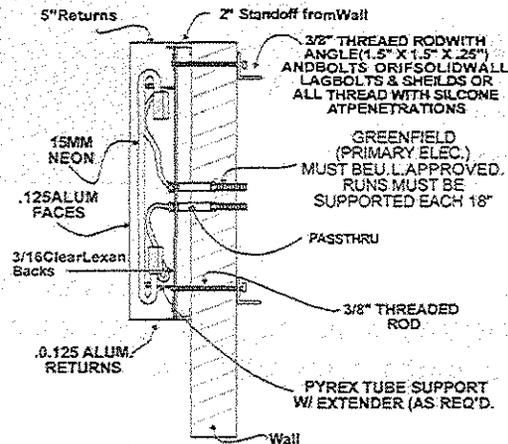
Remote Channel Letters Specs



NOTE: ALL HIGH VOLTAGE CONNECTIONS TO BE MADE AT TRANSFORMER OR FK-103 CONNECTORS (W/GRND. STRAP)

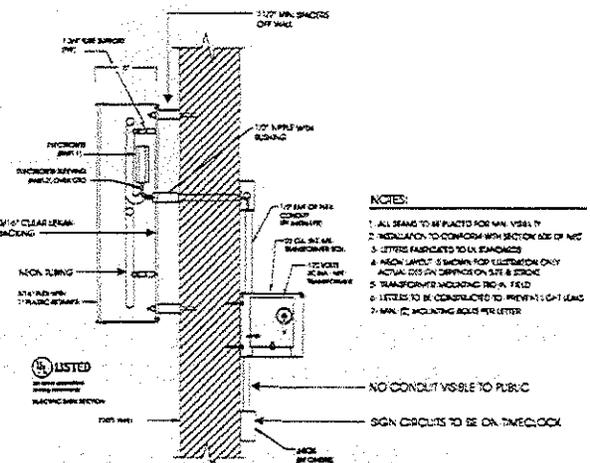
TYPICAL CROSS SECTION - N.T.S.
(ILLUMINATED CHANNEL LTRS.
DOUBLE BACK NEON w/ REMOTE TRANS.)

Remote Channel Letters Specs
REVERSE PAN CHANNELS



TYPICAL CROSS SECTION - N.T.S.
(ILLUMINATED CHANNEL LTRS.
DOUBLE BACK NEON w/ REMOTE TRANS.)

CONSTRUCTION DETAILS FOR HALO-LIT CHANNEL LETTER
WITH ILLUMINATED PLEX FACE

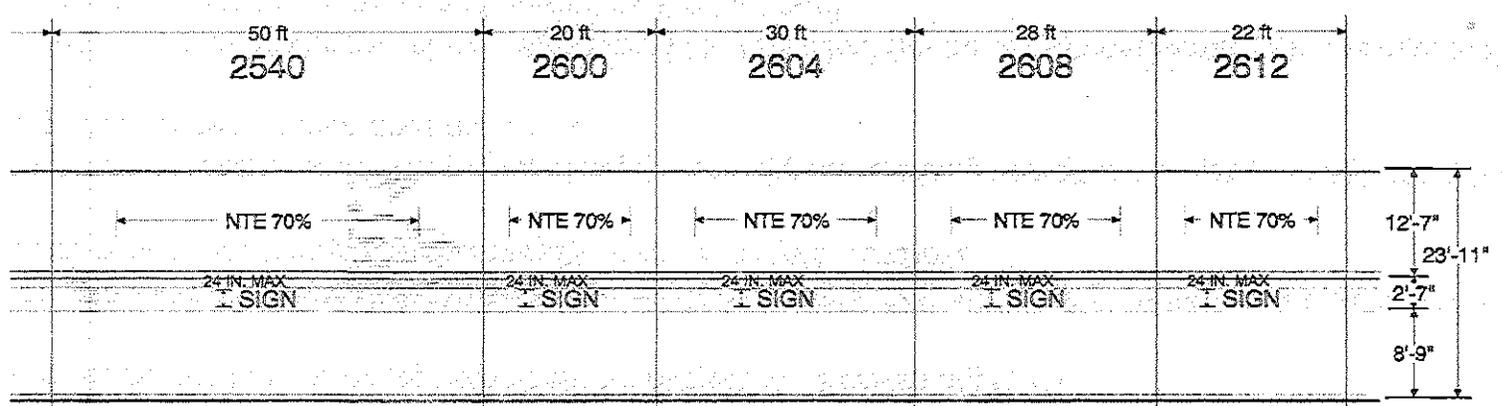
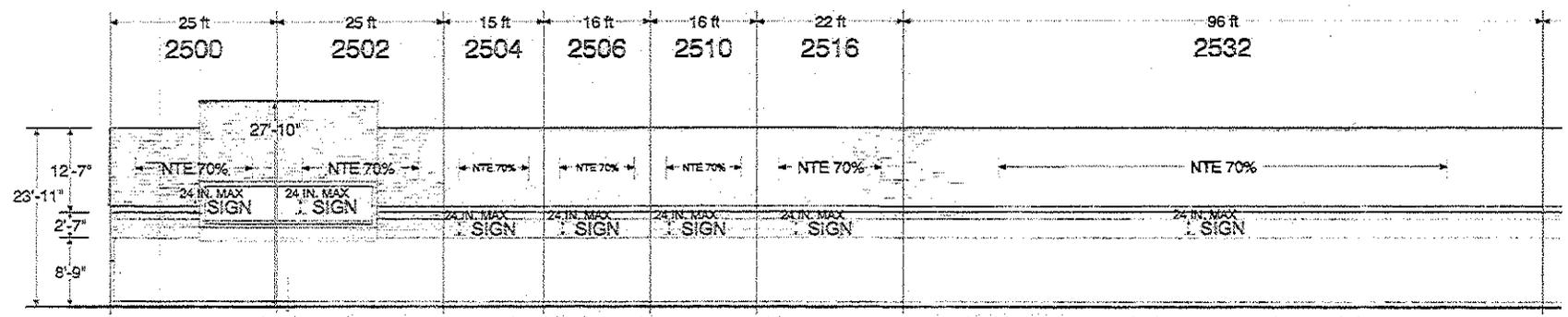


TYPICAL CROSS SECTION - N.T.S.
NOTE: ALL HIGH VOLTAGE CONNECTIONS TO BE MADE AT
TRANSFORMER OR FK-103 CONNECTORS (W/GRND. STRAP)

NON-PERMITTED SIGNS

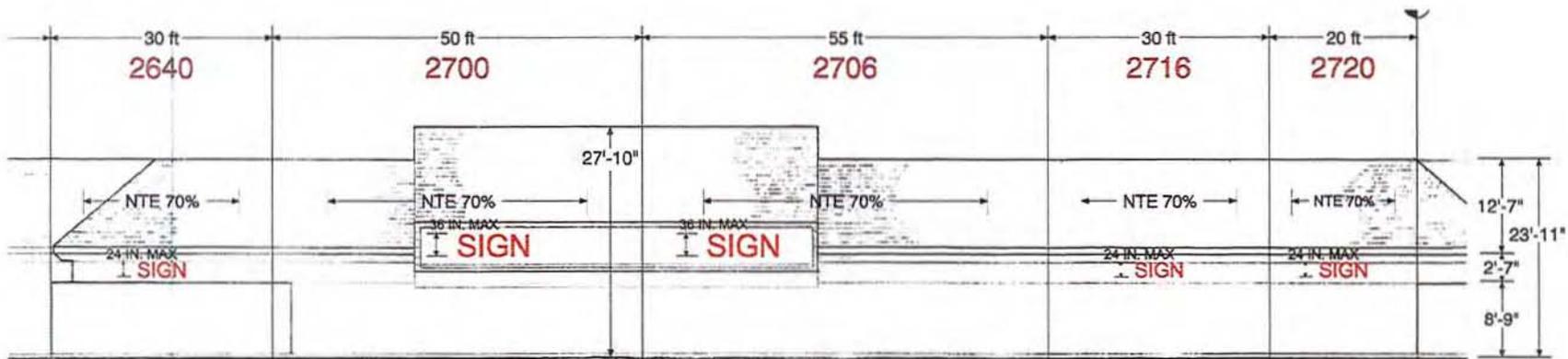
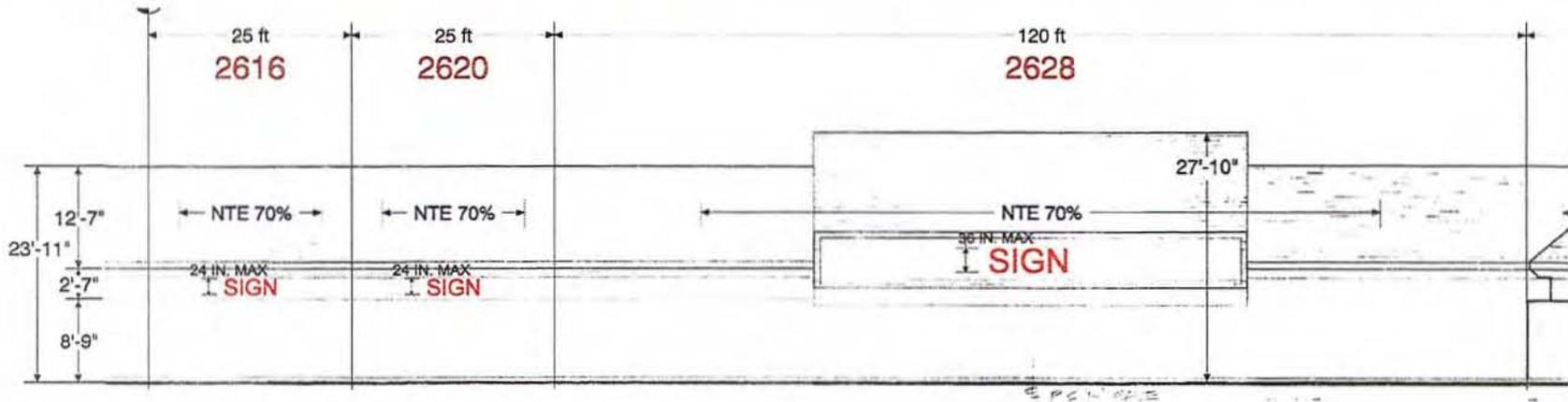
1. Letters painted directly onto the building.
2. Non-illuminated letters or sign elements are subject to Landlord approval.
3. Illuminated sign cabinets are not allowed, unless an integral part of the sign design, and/or are a part of the tenant subordinate copy, and specifically accepted by the Landlord.
4. No sign shall flash, scintillate, move, change color, appear to change color or change intensity or contain any part or attachment which does the same.
5. Banners, posters or window signs, temporary in nature, shall not be considered permanent signage, and shall be removed by the tenant when requested by the Landlord.
6. Signs shall not be installed or suspended from the ceiling or anywhere not approved by the Landlord.

BUILDING "A" PARTIAL WEST ELEVATION



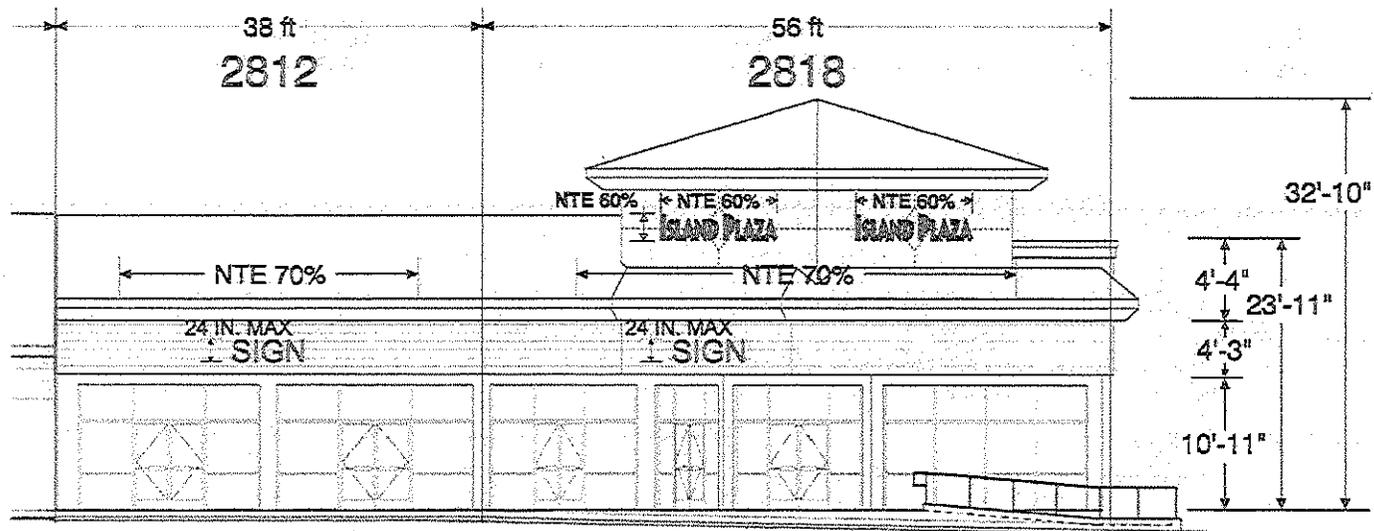
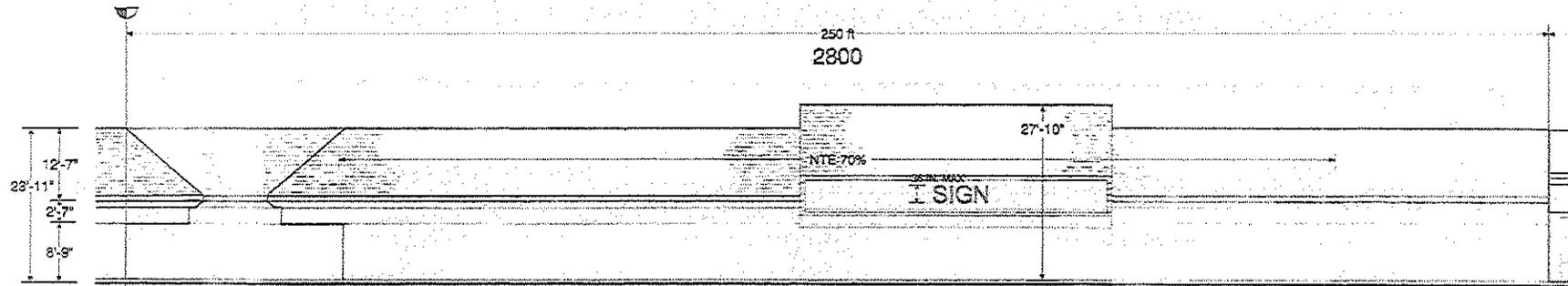
- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
- SIGNS CANNOT EXCEED 70% OF TENANTS LEASE SPACE OR THE ARCHITECTURAL SURFACE ON WHICH IT IS INSTALLED

BUILDING "A" PARTIAL WEST ELEVATION:



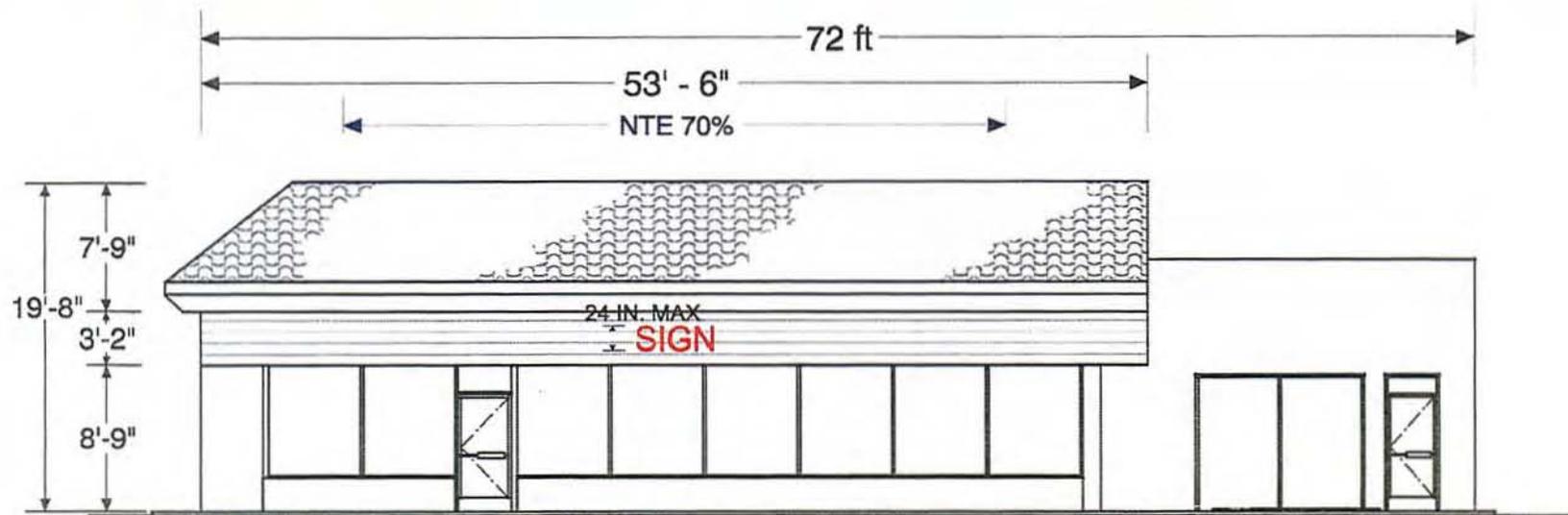
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BUILDING "A" PARTIAL WEST ELEVATION:



- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
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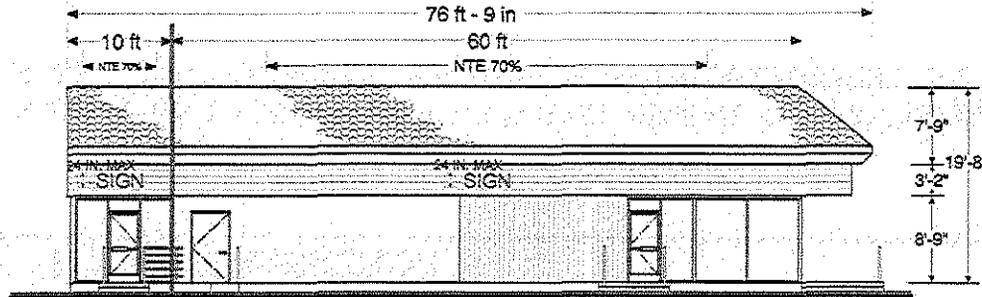
BUILDING "B" WEST ELEVATION:



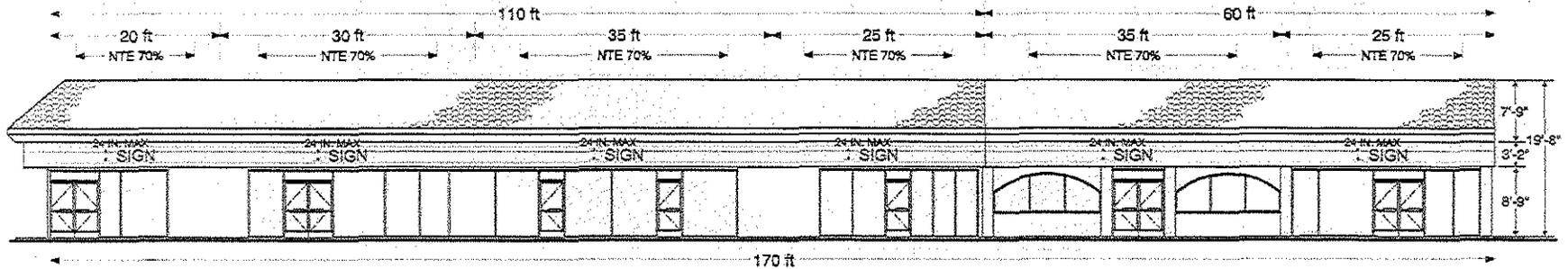
Building "B" West Elevation

- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
- SIGNS CANNOT EXCEED 70% OF TENANTS LEASE SPACE OR THE ARCHITECTURAL SURFACE ON WHICH IT IS INSTALLED

BUILDING "C" WEST & SOUTH ELEVATIONS:



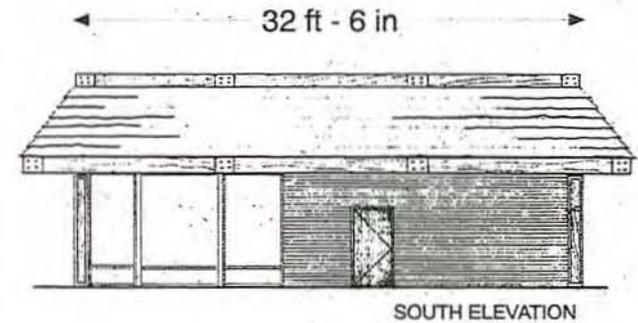
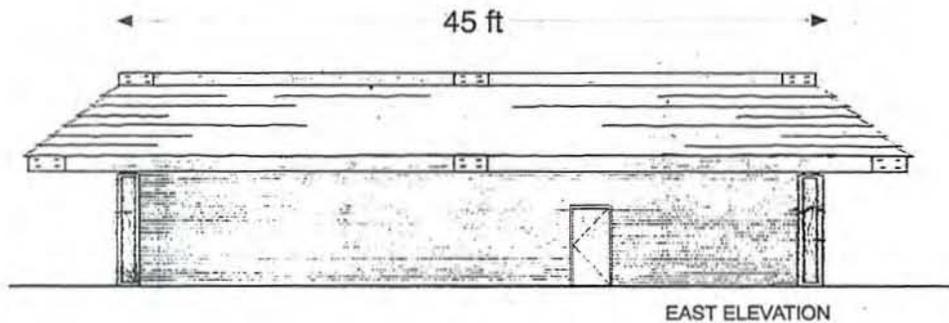
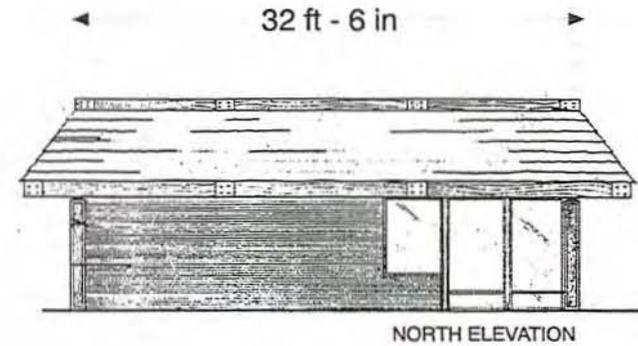
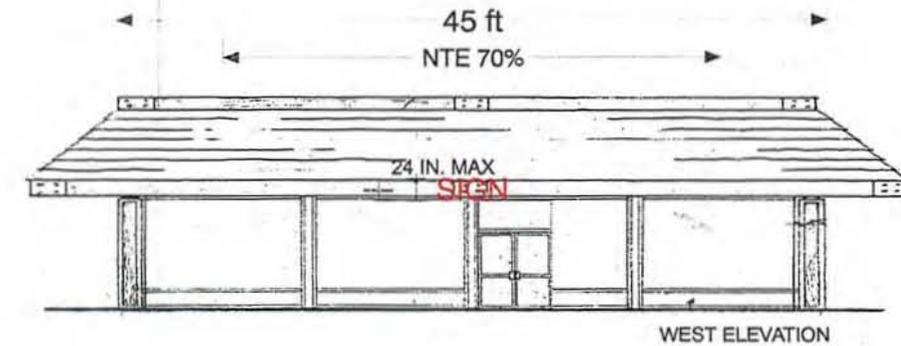
Building "C" West Elevation



Building "C" South Elevation

- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
- SIGNS CANNOT EXCEED 70% OF TENANTS LEASE SPACE OR THE ARCHITECTURAL SURFACE ON WHICH IT IS INSTALLED

BUILDING "D":



- TOTAL SIGN AREA BASED ON 1.5 SQUARE FEET FOR EACH LINEAR FOOT OF PRIMARY FRONTAGE
- SIGNS CANNOT EXCEED 70% OF TENANTS LEASE SPACE OR THE ARCHITECTURAL SURFACE ON WHICH IT IS INSTALLED

ALLOCATION TABLE			
ADDRESS	FRONT ELEVATION (Square Ft)	SIDE ELEVATION (Square Ft)	ALLOCATED SIGN AREA (Square Ft)
2408	15.00		15.00
2410	100.35	30.00	130.35
2412		45.00	45.00
2416		52.50	52.50
2418		37.50	37.50
2420		52.50	52.50
2424		37.50	37.50
2444	108.00		108.00
2450	67.50		67.50
2500	37.50		37.50
2502	37.50		37.50
2504	22.50		22.50
2506	24.00		24.00
2508		54.30	54.30
2510	24.00		24.00
2516	33.00		33.00
2532	144.00		144.00
2540	75.00		75.00
2600	30.00		30.00
2604	45.00		45.00
2608	42.00		42.00
2612	33.00		33.00
2616	37.50		37.50
2620	37.50		37.50
2628	180.00		180.00
2640	45.00		45.00
2700	75.00		75.00
2706	82.50		82.50
2716	45.00		45.00
2720	30.00		30.00
2800	375.00		375.00
2812	57.00		57.00
2818	84.00		84.00
ALLOCATED SIGNAGE (Square Ft)			2196.15
CENTER IDENTIFICATION SIGNAGE			
On-building (45 Square Ft x 2)			90.00
Freestanding (120 Square Ft x 2)			240.00
Future Ground Sign (46.375 Square Ft x 2)			92.75
Total Center Identification signage (Square Ft):			422.75
TOTAL SIGNAGE PROPOSED (Square Ft):			2618.90
MAXIMUM ALLOWABLE SIGNAGE (Square Ft):			2618.90
REMAINING ALLOWABLE SIGNAGE (Square Ft):			0.00
NOTE: Calculations represent Maximum Allowable Signage per Tenant per Elevation. Maximum Allowable Signage includes Building and Window Signage.			

ADDRESS	ALLOCATED SIGN AREA			MAXIMUM ALLOWABLE SIGNAGE CALCULATIONS				
	FRONT ELEVATION (Square Ft)	SIDE ELEVATION (Square Ft)	ALLOCATED SIGN AREA (Square Ft)	PRIMARY FRONTAGE (P) (Linear Ft)	SECONDARY FRONTAGE (S) (Linear Ft)	ALLOWABLE PRIMARY (P x 2) (Square Ft)	SECONDARY (S x .05) (Square Ft)	MAXIMUM ALLOWABLE SIGN AREA (Square Ft)
2408	15.00	30.00	15.00	10.00	0.00	20.00	0.00	20.00
2410	100.35	45.00	130.35	66.90	20.00	133.80	10.00	143.80
2412		45.00	45.00	0.00	30.00	0.00	15.00	15.00
2418		52.50	52.50	0.00	35.00	0.00	17.50	17.50
2418		37.50	37.50	0.00	25.00	0.00	12.50	12.50
2420		52.50	52.50	0.00	35.00	0.00	17.50	17.50
2424		37.50	37.50	0.00	25.00	0.00	12.50	12.50
2444	108.00		108.00	72.00	0.00	144.00	0.00	144.00
2450	67.50		67.50	45.00	0.00	90.00	0.00	90.00
2500	37.50		37.50	25.00	0.00	50.00	0.00	50.00
2502	37.50		37.50	25.00	0.00	50.00	0.00	50.00
2504	22.50		22.50	15.00		30.00		30.00
2506	24.00		24.00	16.00		32.00		32.00
2508		54.30	54.30	0.00	36.20	0.00	18.10	18.10
2510	24.00		24.00	16.00		32.00		32.00
2516	33.00		33.00	22.00		44.00		44.00
2532	144.00		144.00	96.00		192.00		192.00
2540	75.00		75.00	50.00		100.00		100.00
2500	30.00		30.00	20.00		40.00		40.00
2504	45.00		45.00	30.00		60.00		60.00
2508	42.00		42.00	28.00		56.00		56.00
2512	33.00		33.00	22.00		44.00		44.00
2516	37.50		37.50	25.00		50.00		50.00
2520	37.50		37.50	25.00		50.00		50.00
2525	180.00		180.00	120.00		240.00		240.00
2540	45.00		45.00	30.00		60.00		60.00
2700	75.00		75.00	50.00		100.00		100.00
2706	82.50		82.50	55.00		110.00		110.00
2716	45.00		45.00	30.00		60.00		60.00
2720	30.00		30.00	20.00		40.00		40.00
2800	37.50		37.50	25.00		50.00		50.00
2812	57.00		57.00	38.00		76.00		76.00
2818	84.00		84.00	56.00		112.00		112.00
ALLOCATED SIGNAGE			2196.15					2618.90
CENTER IDENTIFICATION SIGNAGE (Square Ft):								
On-building (45 Square Ft x 2)			90.00					
Freestanding (120 Square Ft x 2)			240.00					
Future Ground Sign (48,375 Square Ft x 2)			92.75					
Total Center Identification signage:			422.75					
TOTAL SIGNAGE PROPOSED:			2618.90					
MAXIMUM ALLOWABLE SIGNAGE:			2618.90					
REMAINING ALLOWABLE SIGNAGE:			0.00					

NOTE: Calculations represent Maximum Allowable Signage per Tenant per Elevation. Maximum Allowable Signage includes Building and Window Signage.

-- APPROVE --
CITY OF FOXN

City Council
 Planning Commission
 Development Services Director
 Planning Manager

EXHIBIT

Reso/Ord No. _____
 Project # P206140-18(UG)
3-12-07

RECEIVED

MAR 07 2007
 PLANNING DIVISION
 CITY OF OXNARD

RESOLUTION NO. 4910

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OKNARD GRANTING SPECIAL USE PERMIT NO. 661, APPLIED FOR BY TOPS DRIVE-IN TO PERMIT THE REFURBISHING OF AN EXISTING DRIVE-IN RESTAURANT FACILITY (TOPS DRIVE-IN) AND A MASTER SIGNING PROGRAM FOR AN EXISTING SHOPPING CENTER IN A C-2 (GENERAL COMMERCIAL) ZONE LOCATED EAST OF SAVIERS ROAD, WEST OF SAN MARINO STREET, NORTH OF CHANNEL ISLANDS BOULEVARD AND SOUTH OF LAUREL STREET ON THAT APPROXIMATE 9.65 ACRE PARCEL KNOWN AS 2420-2824 SAVIERS ROAD, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Special Use Permit filed by Tops Drive-In in accordance with Section 34-146 through 34-157.1 of the Oxnard City Code; and

WHEREAS, the Planning Director has determined that the project covered by this application will produce no substantial impact on the environment, and a declaration to this effect has been duly executed and posted in accordance with the guidelines established by the City Council; and

WHEREAS, the commission finds that after due study, deliberation and public hearing, the following circumstances do exist:

1. That the proposed use is in conformance with the General Plan and other adopted standards of the City of Oxnard.
2. That the proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. That the site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other items as required.
4. That the site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. That the site for the proposed use will be provided with adequate sewage, water, fire protection and storm drainage facilities.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby grants said Special Use Permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 34-155 of the Oxnard City Code.

Drive-In

1. The special use permit is granted for the land as described in the application and shall not be transferable.
2. The special use permit shall become null and void within twelve months from the date of its issuance, unless the proposed development or use has been substantially developed or diligently pursued.
3. The location of buildings and structures shall conform substantially to the plot plan submitted labeled Exhibit "A", except as amended at the time of approval.
4. The elevations of all buildings shall be substantially in conformance with the elevation plan submitted as part of Exhibit "A", except as amended at the time of approval.
5. The final design of buildings and masonry walls, including materials and colors, is subject to approval of the Planning Director.
- ⑥. Any minor changes may be approved by the Planning Director but any substantial revision will require the filing of an amended special use permit for consideration by the Planning Commission.
7. Trash pickup areas shall be screened with a solid masonry enclosure and located as per approval of the Public Works Director.
- ⑧. All signs shall be constructed in accordance with the sign plans submitted as part of Exhibit "A" except as amended at the time of approval. Additional signs will require the filing of an amended special use permit.
9. All roof heating and/or cooling systems shall be recessed and/or screened from adjoining property to the approval of the Planning Director.

10. The proposed facility shall conform to the minimum standards prescribed in Title 19 of the California Administrative Code for "B" Occupancies.
11. All of the conditions of this special use permit shall be complied with prior to occupancy or use of planned improvements.
12. No burning of combustible refuse on subject property is permitted.
13. Outdoor storage and display are not permitted.
14. The operator shall not create any public nuisance as defined in Chapter 19 of the Oxnard City Code.
15. That all nonconforming signs on the drive-in restaurant shall be removed and all new signing on this structure shall be in conformance with the sign ordinance. Maximum sign area for this structure is 110 square feet.

Sign Program

16. That the shopping center signing shall not exceed 2700 square feet of sign area until May 10, 1978 when the Giant "T" roof sign must be removed. After May 10, 1978, the maximum overall sign area for the center shall not exceed 2540 square feet.
17. Allocation of sign area shall be as follows:
 - a. Center Signs
Island Plaza sign and Thrifty sign
at Saviers Road 300 square feet
 - b. 5 Arcade Signs 60 square feet
 - c. 5 Major Tenant signs, gross sign
area total 860 square feet
 - d. 33 small signs below Canopy 132 square feet
 - e. 28 minor tenant signs, maximum
18" tall mounted on fascia 1,000 square feet
 - f. Existing Giant "T" roof sign and Fazio's roof signs,
freestanding sign for Thrifty Coffee Shop, free-
standing sign for Ken's Muffler to be removed on or
before May 10, 1978 in accordance with Section
34-188(b)-3 . (250 square feet)
 - g. The Bank of America freestanding sign has not been
included because they intend to relocate.

18. Major tenant signs shall be located shown on Detail No. 4, Sheet A-7 of the building plans. The area shall be as shown on the elevations (Sheet A-6).
19. Minor tenant signs and arcade signs shall be mounted on a wood fascia as shown on Detail 2 and 6 of Sheet A-7 and Detail 1 and 2 of Sheet A-12 of the building plans. The signs may be interior lighted 10 inches thick, 18 inches high and vary in length based on store front.
20. Small double faced, under canopy signs shall be in conformance with Detail No. 4, Sheet A-8 of the building plans.
21. Sign permits shall be approved by the shopping center owner prior to submission to the City.

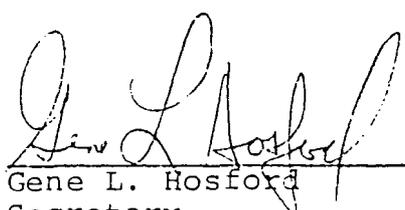
PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 29th day of January, 1976, by the following vote:

AYES: Commissioners: John, Maron, Flores, Stoll, Lopez,
Duff, Takasugi

NOES: Commissioners: None

ABSENT: Commissioners: None

ATTEST:


Gene L. Hosford
Secretary


Nao Takasugi
Chairman