May 4, 2006

Mr. Roy Ramirez
Superior Electrical Advertisings
1700 W Anaheim Street
Long Beach, CA 90813-1195

RE: Minor Modification (PZ 05-140-44) to Special Use Permit PZ 99-5-8
Modifications to Approved Sign Program located at 501 & 511 South Rose Ave.

The City of Oxnard has reviewed your request to modify the above-referenced permit. The requested minor modification includes changes to the approved sign program (PZ 04-140-5).

Existing Land Use: The site contains a gasoline station, oil/lube, car wash, mini-market with off-sale wine and beer, fast food restaurant with a drive thru and other ancillary commercial uses.

General Plan & Zoning Conformity: The City’s 2020 General Plan designates the subject site General Commercial and the zoning designation for this site is General Commercial Planned Development. The proposed modifications to the sign program are consistent with the goals and policies of the General Plan and zoning requirements for this site.

Environmental Determination: In accordance with Section 15301(e) of the California Environmental Quality Act (CEQA) Guidelines, projects involving “minor alteration of existing...structures” may be found to be exempt from the requirements of CEQA. The project includes changing the dimensions and copy of approved signs. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

Background: On November 2, 1999 the City Council approved a General Plan Amendment from Central Industrial Area to General Commercial, a zone change from M-3 to C-2-PD and a special use permit for construction of a gasoline station and other related commercial uses (PZ 99-5-8). In October 2003, a minor modification (PZ 03-140-59) was approved to extend the service canopy to accommodate the installation of two additional gas pumps. As part of the original project, a sign program was approved for the subject site that allowed for a total of 419.25 square feet of sign area. On March 16, 2004 the Planning Manager approved a minor modification (PZ04-140-5) to change the configuration of the drive through lanes and amendments the sign program.
Analysis: Below is a summary of the changes to the sign program:

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Allowed Required</th>
<th>Previously Submitted (PZ 04-144-5)</th>
<th>New Submitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Signs</td>
<td>300 square ft; 50sq/ft per sign</td>
<td>161.9 square feet</td>
<td>161.39 square feet.</td>
</tr>
<tr>
<td>Free Standing</td>
<td>300 sq.ft</td>
<td>158.2 sq.ft.</td>
<td>159 square feet.</td>
</tr>
<tr>
<td>Monument/Ground Signs</td>
<td>50 square feet 6 feet 2 allowed</td>
<td>50 square feet 6' tall 18 square feet 3'6&quot; tall 8 square feet 3'6&quot; tall (conditioned to be removed)</td>
<td>43.6 square feet 6' tall 18 square feet 3'6&quot; tall</td>
</tr>
<tr>
<td>Directional Sign Exempt</td>
<td>3 square feet per side at each entrance</td>
<td>2.86 square feet exempt</td>
<td>5.72 square feet exempt</td>
</tr>
<tr>
<td>Misc. drive thru-Exempt</td>
<td>95.82 square feet exempt</td>
<td>99.2 square feet exempt</td>
<td>5.72 square feet exempt</td>
</tr>
<tr>
<td>Drive thru non-exempt</td>
<td>18.5 square feet</td>
<td>18.5 square feet</td>
<td>18.5 square feet</td>
</tr>
<tr>
<td>Gas Price Signs</td>
<td>2 double sided signs, 5'x5' 80 square feet</td>
<td>2 double sided signs - exempt 50 square feet (12.5 per side)</td>
<td>2 double sided signs: 32 square feet exempt 10.69 square feet non exempt (2.65 per side)</td>
</tr>
<tr>
<td>Total Sign area</td>
<td>457 sq.ft</td>
<td>406.65 sq.ft.</td>
<td>411.18 sq.ft.</td>
</tr>
</tbody>
</table>

CHANGES TO APPROVED SIGN TYPES

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Change</th>
<th>Area square feet</th>
<th>Qty</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>McDonald's</td>
<td>None</td>
<td>22.2</td>
<td>1</td>
<td>22.2</td>
</tr>
<tr>
<td>B</td>
<td>McDonald's</td>
<td>None</td>
<td>36</td>
<td>1</td>
<td>36</td>
</tr>
<tr>
<td>C</td>
<td>Do Not Enter</td>
<td>None</td>
<td>3</td>
<td>1</td>
<td>3 (Exempt)</td>
</tr>
<tr>
<td>D</td>
<td>Free Standing double sided</td>
<td>Removed “Lube” added Jiffy Lube</td>
<td>79.5 (per side)</td>
<td>1</td>
<td>159</td>
</tr>
<tr>
<td>E</td>
<td>Menu Boards</td>
<td>None</td>
<td>43.3</td>
<td>2</td>
<td>86.6 (Exempt)</td>
</tr>
<tr>
<td>F</td>
<td>Speakers</td>
<td>New design</td>
<td>6.86</td>
<td>2</td>
<td>13.7 (Exempt)</td>
</tr>
<tr>
<td>G</td>
<td>Clearance</td>
<td>None</td>
<td>18.5</td>
<td>1</td>
<td>18.5</td>
</tr>
<tr>
<td>H</td>
<td>Directional Monument double sided</td>
<td>None</td>
<td>2.86 (per side)</td>
<td>1</td>
<td>5.72 (Exempt)</td>
</tr>
<tr>
<td>I</td>
<td>Flag Pole</td>
<td>None</td>
<td>--</td>
<td>1</td>
<td>Exempt</td>
</tr>
<tr>
<td>J</td>
<td>Monument double sided</td>
<td>Replaced “Lube &amp; oil” with “Jiffy Lube”</td>
<td>21.8 (per side)</td>
<td>1</td>
<td>43.6</td>
</tr>
<tr>
<td>K</td>
<td>Double sided gas price sign</td>
<td>Added logo</td>
<td>8 (per side exempt) 2.65 (per side non exempt)</td>
<td>2</td>
<td>32 (Exempt) 10.69</td>
</tr>
<tr>
<td>L</td>
<td>Double sided Directional</td>
<td>None</td>
<td>9 (per side)</td>
<td>1</td>
<td>18</td>
</tr>
<tr>
<td>M</td>
<td>Circle K Logo</td>
<td>None</td>
<td>25</td>
<td>2</td>
<td>50</td>
</tr>
<tr>
<td>N</td>
<td>Jiffy Logo</td>
<td>None</td>
<td>6.25</td>
<td>3</td>
<td>18.75</td>
</tr>
<tr>
<td>O</td>
<td>Express Car Wash</td>
<td>Decreased size</td>
<td>11.7</td>
<td>1</td>
<td>11.7</td>
</tr>
<tr>
<td>P</td>
<td>Lube</td>
<td>“Express Lube” to “Jiffy Lube”</td>
<td>22.74</td>
<td>1</td>
<td>22.74</td>
</tr>
</tbody>
</table>

Grand Total

411.18
The subject site is permitted by code to have 457 square feet of sign based on building lineal frontage; however, a condition of this approval limits the sign program to 420 square feet of sign area because that was the amount of sign area shown with the original approval of SUP 99-5-8 (419.25 square feet).

The freestanding sign area is determined by calculating the closest geometric shape around the sign within each panel. Each panel is allowed to have a specific square footage of sign area, as listed in the conditions below. In addition, the background area of the freestanding sign area shall remain the color of the building and may not be used for advertising. Conditions of approval require that the total sign area of the freestanding sign will not exceed 159 square feet for the subject site, nor will the freestanding sign exceed 79.5 square feet per side.

The Planning and Environmental Services Division approves the requested minor modifications, based upon the following findings and conditions:

**FINDINGS**

1. As approved, the minor modification is consistent with the 2020 General Plan and zone designation on the property.
2. The minor modification is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15301.

**CONDITIONS**

1. Developer shall limit the total sign area for the subject site to 420 square feet.
2. Developer shall ensure the background areas of the freestanding sign remain the color of the building and are not used for advertising purposes. The sign area for the freestanding sign shall not exceed 79.5 square feet per side.
3. Developer shall ensure that the double-sided freestanding sign shall not exceed 20'6" in height, nor shall the sign area for said sign exceed a maximum total sign area of 159 square feet (79.5 per side), calculated by the following method:
   a. Panel 1 is allowed a maximum of 19.5 sq.ft (Currently a 76 logo)
   b. Panel 2 is allowed a maximum of 22 sq.ft (Currently a McDonalds logo)
   c. Panel 3 is allowed a maximum of 8.5 sq.ft (Currently says Car Wash)
   d. Panel 4 is allowed a maximum of 8.5 sq.ft (Currently says Jiffy Lube)
   e. Panel 5 is allowed a maximum of 21.0 sq.ft (Currently a Circle K logo)
4. Developer shall not install additional signs or make changes to the existing signs without an approved building permit, and a determination by the Planning Manager that such signs are consistent with the approved sign program.
5. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications.
6. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property.
7. Prior to issuance of building permits, Developer shall pay a document imaging fee for the Planning files in an amount calculated by Planning staff at the time of building permit review based on fees then in effect.
Except as modified by this request, all permit conditions of PZ 99-5-8 shall remain in full force and effect.

This letter serves as official approval of your minor modification request, and pertains only to those modifications described herein. You must apply for your building permits and other approvals, including signs separately. Approval of this minor modification will expire one year from the date of this letter. If you have any questions about this letter, please call Ashley Golden at (805) 385-7882.

Sincerely,

Susan L. Martin, AICP
Planning and Environmental Services Manager

cc: Ben Nikfarjam, Rose Plaza Development
ELEVATION (A-1) (FOR REFERENCE ONLY)
Scale: 1/32" = 1'-0"
McDonald's Partial Elevation (A-1)

McDonald's Elevation (A-1)

Revisions:
- R.12/30/04: Change height of sign M
- R.12/5/04: Review reveals on sign M, N, O
- R.12/17/04: Change planter & add city stuff
- R.12/31/04: Replace express lube with jiffy lube
- R.1/20/04: Move sign B
- R.1/20/04: Change sign data on an already completed store
- R.1/20/04: Change to already completed sign
- R.1/20/04: Change sq. footage on chart

Notes:
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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.
**McDonald's**

**Illuminated Vacuum-Formed Channel Letters and Arch**

**Scale:** 3/8" = 1'-0"

**Quantity:** One (1) Required

**Specifications:**
- **Logo & Letters** are custom aluminum pan channel construction with 5" deep returns that are finished in thermoset enamel over primer undercoat.
- **Faces** are vacuum-formed to create prismatic effect.
- **Colors:**
  - Letter faces - Red
  - Letter returns - Bronze
  - Logo face - #2037 yellow
  - Logo returns - McD's Yellow
  - Logo trimcap - 3/4" Gold

**Note:**
InCREASE FROM 18"
McDonald's

**ILLUMINATED VACUUM-FORMED CHANNEL LETTERS AND ARCH**

- **LOGO & LETTERS ARE CUSTOM ALUMINUM PAN CHANNEL CONSTRUCTION WITH 5” DEEP RETURNS THAT ARE FINISHED IN THERMOSET ENAMEL OVER PRIMER UNDERCOAT.**
- **COLORS: LETTER FACES - RED**
- **LETTER RETURNS - BRONZE**
- **LETTER TRIMCAP - 3/4” RED**
- **LOGO FACE - #2037 YELLLOW**
- **LOGO RETURNS - McC’S YELLLOW**
- **LOGO TRIMCAP - 3/4” GOLD**

**SPECIFICATIONS:**

**NOTE:**
- INCREASE FROM 18”

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**CHANNEL LETTER SECTION DETAIL - ELECTROBITS**

**APPROVED**

**DATE: 5/17/06**

**CITY OF OXNARD PLANNING**

**SIGN TYPE**

**DESCRIPTION**

- **PLANTER**: BRICK SHEET METAL, PLASTERED AND PAINTED
- **CHANNEL LETTERS**: ALUMINUM PAN CHANNEL LETTERS

**SCALE**: 1/4” = 1'-0”

**TOTAL SIGN AREA**: 16.25 SQ. FT

**NOTE:** The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.
1. ILLUMINATED SINGLE FACE WALL SIGN
   Scale: 1/2" = 1'-0"
   Quantity: Two (2) Required
   Specifications:
   - ILLUMINATED SINGLE FACE CHANNEL LOGO WALL SIGN

2. ILLUMINATED SINGLE FACE WALL SIGN
   Scale: 1/2" = 1'-0"
   Quantity: Three (3) Required
   Specifications:
   - ILLUMINATED SINGLE FACE CHANNEL LOGO WALL SIGN

SPECIFICATIONS:
- ILLUMINATED SINGLE FACE CHANNEL LOGO WALL SIGN

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This is an original, unedited drawing created by Superior Electrical Advertising. It is submitted for your approval. All colors depicted here are for graphic representation. Actual colors may vary. See color specifications.
ILLUMINATED CHANNEL LETTERS

Scale: 1/2" = 1'-0"

Quantity: One (1) Required

SPECIFICATIONS:

- REMOVE EXISTING "EXPRESS" ILLUMINATED CHANNEL LETTERS
- REPAIR AS NEEDED

NOW:

ILLUMINATED CHANNEL LOGO AND LETTERS

Scale: 1/2" = 1'-0"

Quantity: One (1) Required

SPECIFICATIONS:

- ILLUMINATED CHANNEL LOGO AND LETTERS
- INTERNAL ILLUMINATION TO BE UL LISTED NEON
- LOGO AND LETTERS TO BE MANUFACTURED PER JIFFY LUBE SPECS
**SIGN SCHEDULE - POLE SIGN**

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Illum. Area</th>
<th>Panel</th>
</tr>
</thead>
<tbody>
<tr>
<td>76</td>
<td>LOGO</td>
<td>Y 19.5</td>
<td>1</td>
</tr>
<tr>
<td>38</td>
<td>ARCH LOGO</td>
<td>Y 20.0</td>
<td>1</td>
</tr>
<tr>
<td>22</td>
<td>CAR WASH</td>
<td>Y 8.5</td>
<td>3</td>
</tr>
<tr>
<td>21</td>
<td>JIFFY LUBE</td>
<td>Y 10.0</td>
<td>4</td>
</tr>
<tr>
<td>59</td>
<td>CIRCLE K</td>
<td>Y 20.0</td>
<td>1</td>
</tr>
</tbody>
</table>

*Background area to remain the color of the building*

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**SIGN TYPE 1**

**159.0 TOTAL**

**Quantity:** Make One (1) Sign

**BACKGROUND OF SIGN AREA TO REMAIN COLOR OF BUILDING AND NOT TO BE USED FOR SIGN DISPLAY**

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1700 West Abraham Street
Long Beach, California 90813
Phone: 562.435.1808
Fax: 562.435.1867

www.superiorsigns.com
design@superiorsigns.com

---

**Address:**
511 South Rose Ave.,
Oxnard, CA

---

**Account Manager:**
Stan Janocha

**Design:**
L. Ramirez

**Scale:**
AS NOTED

**Design No.:**
02-07-3001

**Date:**

**Reg. No.:**

**Authorization to use this design in any fashion must be obtained in writing from Superior Electrical Advertising.**

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Note: The Colors depicted here are a graphic representation. Actual colors may vary.

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**Revisions:**

R81J21J04LR Changed the height of logo

R91125J84LR Changed the reveal of sign M, N, O

R102J09J4LR Changed the planter and added city stuff

R123/16/14LR Replaced Jiffy lube with Jiffy lube

R134/19/04LR Moved to B

R156J11/04LR Changed color and materials on already completed store

R165J21/05LR Changed to a ready completed store

R171J24/06LR Changed square footage on chart

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**Page:**
Of: 08 13
NEW VINYL FOR EXISTING DOUBLE FACE ILLUMINATED MONUMENT SIGN

Sucnle: 3/4" = 1'-0"

SPEECIFICATION:

• REMOVE "McDONALD'S" VINYL COPY
  APPLY NEW VINYL

• COLORS: MCDONALD'S FACE - #3630-53 RED VINYL OVERLAY
  ARCH - #3630-15 YELLOW VINYL OVERLAY
  "DRIVE-THRU" AND ARROW - WHITE

NOTE: MOVE NORTH
DOUBLE FACE ILLUMINATED PRICE SIGN - EXEMPT

Scale: 3/8" = 1'-0"
Quantity: Make Two (2) Signs

SPECIFICATIONS:
- MANUFACTURE FACES FOR DOUBLE FACE ILLUMINATED MONUMENT ALREADY MANUFACTURED
- FACE IS FLAT CLEAR PLEX WITH VACUUM-FORMED 76 LOGO
- FACE TO BE BACKSPRAYED
- FACE TO HAVE FAST AD TRACK FOR 6" CHANGEABLE COPY
- FAST TRACK TO HAVE SOME TYPE OF STOPPER AT THE END OF THE TRACK, SO THE COPY STAYS IN PLACE
- FACE TO BE PAINTED WHITE BEHIND THE CHANGEABLE COPY

DOUBLE FACE ILLUMINATED DIRECTIONAL SIGN

Scale: 3/8" = 1'-0"
Quantity: Make One (1) Sign

SPECIFICATIONS:
- REMOVE "MCDONALD'S" VINYL COPY
- APPLY NEW VINYL
- COLORS: MCDONALD'S FACE - #3530-53 RED VINYL OVERLAY
  - ARCH - #3530-18 YELLOW VINYL OVERLAY
  - "DRIVE-THRU" AND ARROW - WHITE
- REMOVE "McDONALD'S" VINYL COPY
- APPLY NEW VINYL
- COLORS: MCDONALD'S FACE - #3630-53 RED VINYL OVERLAY
  - ARCH - #3630-15 YELLOW VINYL OVERLAY
  - "DRIVE-THRU" AND ARROW - WHITE

Account Manager: Stan Janocha
Designer: L. Ramirez
Scale: AS NOTED
Design No.: 02-07-3001
Date: 02-07-2001
Reg. No.: 10 13

Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.
**ALL FOOTINGS BY THE GENERAL CONTRACTOR**

**SIGN E**

Do Not Enter

- Sign background is #182 Aluminum finished in Automotive Enamel over primer undercoat. Background is painted red.
- COO provided by others and installed by others.
- 3/4" thick steel plate.
- Specifications:
  - Load for 3 column section 3.2 amps.
  - Load for single column section 1.6 amps.
- Circuits:
  - (1) 110/60 Hz dedicated sign circuit.
- Note: Sign E, G, I, & J are exempt.

**SIGN G**

- Single pole lit.
- 3.0 sq. ft.
- Scale: 1/4" = 1'-0".
- Metal = 5.72 tons.
- Note: The colors depicted here are graphic representation. Actual colors may vary. See color specifications.

**SIGN J (SINGLE/FACE) / NEW**

- Double face illuminated directional sign.
- 2.86 sq. ft.
- Scale: 1/4" = 1'-0".
- Note: The colors depicted here are graphic representation. Actual colors may vary. See color specifications.

**SIGN K / NEW**

- Double face illuminated directional sign.
- 7.61 sq. ft.
- Scale: 1/4" = 1'-0".
- Note: The colors depicted here are graphic representation. Actual colors may vary. See color specifications.

**SIGN L**

- Single pole.
- 1.72 sq. ft.
- Scale: 1/4" = 1'-0".
- Note: The colors depicted here are graphic representation. Actual colors may vary. See color specifications.

Note:

- All footings by the General Contractor (for signs on this page).
454'-6"

(1) 120v Dedicated Circuit
(1) Data Cable (1/2" Conduit)

6' High Block Wall
Refer to Sheet A-11
See Det. 3 & 4

Concrete Paving

(1) 120v Circuit
(1/2" Conduit)

(1) 120v Circuit
(1/4" Conduit)

(1) 120v Circuit
(1/2" Conduit)

Two Menuboard Are Tied Together

SITE PLAN

Scale: N.T.S.

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