



PD
357

PLANNING DEPARTMENT • 305 W. THIRD STREET • OXNARD, CA 93030 • (805) 486-4311 EXT. 2230

June 30, 1983

Mr. Randall Cohen
Martin V. Smith and Associates
500 Esplanade Drive
Oxnard, California 93030

Re: Ventura County Airport Center

Dear Mr. Cohen:

As Linda Hamel of my staff suggested to you on Wednesday, June 29, 1983, it is desirable that an informal sign program be prepared for the Ventura County Airport Center. In accordance with this request, this letter serves to lay out the basic restraints on areas, types and locations of signs for this project. What is requested is a letter indicating to us how the actual sign area will be allocated between future tenants and where attached signs will be located on the building in a general manner. Following are the basic parameters from which you may devise your sign program:

A. Sign Area

1. Total Sign Area = 1,200 Square Feet
(Section 34-186(A))
2. Freestanding Signs = 300 Square Feet Maximum Area
(Per Sign)
3. Monument (Ground Signs) - 50 Square Feet Maximum Area
(Per Sign)

B. Regulations by Type of Sign

1. Freestanding Signs
 - a. Number Permitted: 2
 - b. Separate First Freestanding Sign from Second by 300 feet
 - c. Maximum Height = 24 Feet

d. Must be located within center 80% of property, measured from side property lines.

e. Must be located in a landscaped planter equal to the sign area but not necessarily larger than 200 square feet.

2. Ground Signs

a. Number Permitted: 1

b. Must be separated from any freestanding sign(s) by 150 feet.

c. Maximum Height = 42" (unless at least 35 feet from the center of any curb cut; then maximum height is 6 feet)

C. Sign Area Allocation

1. Freestanding Signs = 600 Square Feet
(Maximum 300 Square Feet Per Sign)

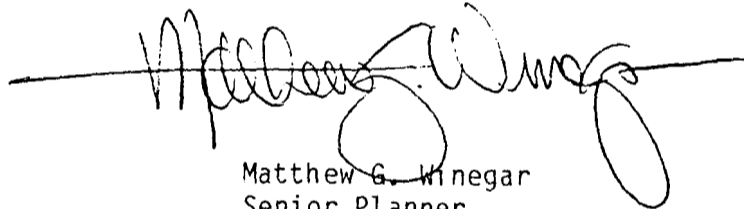
2. Ground Sign = 50 Square Feet (Maximum)

3. Building Signs may use balance of sign area.

4. Total = 1,200 Square Feet

Please indicate at your earliest convenience how you will be allocating sign area to tenants, and where, on the buildings and site, the signs will be located. If you have further questions please contact Linda Hamel or myself at 486-4311, extension 3554.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matthew G. Winegar", written over a horizontal line.

Matthew G. Winegar
Senior Planner



March 28, 1986

To: Matthew Winegar, Principal Planner
From: Cynthia Daniels, Associate Planner *CD*
Subject: Freestanding Sign for Airport Self Storage (PD 357)

I reviewed the file again to check for a sign program on this property. The staff report, attached, discusses a sign program of building and monument signs only. The City Council resolution 7760, however, allows the Director to approve signs subject to the M-1 zoning requirements. Is there a conflict between these two provisions?

As you know, a sign permit was issued for a freestanding sign at 3351 W. Fifth St. The Code Enforcement Division tells me there is a problem with the footing of the sign.

What options do we want to offer the applicant to correct the sign?
I foresee the following options:

1. Enforce the sign program and revoke the permit for the sign, or
2. Require the sign's relocation to the center 80% of the lot with the Director's approval (disregarding the sign program), or
3. Require a modification to PD 357 to decide the fate of the sign, or
4. Require a variance to allow the sign to remain in its current location, which appears to violate the City Code.

In any event, the location of the sign appears to be illegal. This issue could be separated from the legitimacy of the sign itself.

Attachments.

RESOLUTION NO. 7760

PD 357
3301 W. 5th St.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD, GRANTING AN APPEAL FROM THE DECISION OF THE PLANNING COMMISSION IN DENYING PLANNED DEVELOPMENT PERMIT NO. 357 (VENTURA COUNTY AIRPORT CENTER), AND APPROVING PLANNED DEVELOPMENT PERMIT NO. 357, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Planning Commission Resolution No. 5913 denied Planned Development Permit No. 357 to permit construction of airport-related industrial and warehouse facilities encompassing 160,400 square feet of building area, located south of the Oxnard Airport, north of West Fifth Street, and east of Victoria Avenue, and

WHEREAS, the applicant, Ventura County Airport Center, appealed the decision of the Planning Commission in denying said Planned Development Permit No. 357, and

WHEREAS, the City Council has held a hearing and received evidence in favor of and opposed to the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES HEREBY RESOLVE AS FOLLOWS:

That the appeal of the decision of the Planning Commission in denying Planned Development Permit No. 357 is granted, and said permit is approved, subject to the following conditions:

1. The planned development permit is granted for the land as described in the application and shall not be transferable.
2. The planned development permit shall become null and void within eighteen months from the date of its issuance, unless the proposed development or use has been substantially developed or diligently pursued.
3. Any contracts, conditions and restrictions shall be subject to the approval of the City Attorney and the Planning Director.
4. 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.
5. 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.
6. The final design of buildings and masonry walls, including materials and colors, is subject to the approval of the Planning Director.
7. Any minor changes may be approved by the Planning Director, but any substantial revision will require the filing of an amended planned development permit for consideration by the Planning Commission.
8. Trash pickup areas shall be screened with a solid masonry enclosure and located as per approval of the Public Works Director.

9. Underground utilities shall be required and installation shall conform to existing City policy.
10. A landscaping plan shall be submitted for the approval of the City Council, prior to issuance of a building permit. Landscaping shall be installed prior to occupancy and maintained in accordance with the approved landscape plan.
11. Parking lot landscaping shall be provided as required in Section 34-9.2 of the Oxnard City Code.
12. All off-street parking spaces, including number, size, paving, striping, location and access, shall comply with Sections 34-5 and 34-6 of the Oxnard City Code.
- 13. Building signs may be approved by the Planning Director, subject to standards of the M-1 zone of the Sign Ordinance.
14. On-site lighting, if provided, shall be shielded from abutting properties so as to produce no nuisance or annoyance. 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 spacing and height of the standards and luminars shall be such that a maximum of seven foot candles and a minimum of one foot candle of illumination are obtained on all vehicle access ways and parking areas. The height of light standards shall not exceed 25 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
15. All roof heating and/or cooling systems shall be recessed and/or screened from adjoining property to the approval of the Planning Director.
16. All of the conditions of this planned development permit shall be complied with prior to occupancy or use of planned improvements.
17. No burning of combustible refuse on the subject property is permitted.
18. Outdoor storage is not permitted.
19. Noise generated by any use on the site shall not exceed 65 dbA at the south property line.
20. A permit shall be obtained from the Oxnard Fire Department for the handling, storage, and use of all flammable, combustible, and hazardous materials.

Adequate fire hydrants shall be installed in accordance with requirements of the Oxnard Fire Department.

For boundary water mains, fire hydrants, and service and Water Department design and specifications

ations shall be in conformance
and Combustible Liquids Code",
Protection Association.

the Fire Chief,
building per-
tion, shall
be integ-

25. The total number of employees for the project shall be limited to 300. Such limitation shall be included within the CC&R's.
26. The Planning Director retains the right to review all potential tenants of Buildings "A" and "B", and shall make a determination of conformance with the requirements for airport related uses as provided in the Oxnard General Plan. Said finding shall be subject to appeal to the Planning Commission and City Council.

Passed and adopted this 23rd day of October, 1979, by the following vote:

AYES: Takasugi, Kato, Lopez, Maxwell, Miller

NOES: None

ABSENT: None

Dr. Tsujio Kato, Mayor

ATTEST:

Mabi Covarrubias
Deputy City Clerk