



Development Services Department
Planning Division
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October 1, 2012

Diana Mohler
Southwest Sign Company
1852 Pomona Road
Corona, CA 92880

**RE: *Minor Modification (PZ 12-140-44) to Special Use Permit No 1379
1000 Town Center Drive; Modifications to Master Sign Program***

The City of Oxnard has reviewed your request to modify the above-referenced permit. The requested minor modification includes modifications to the building's master sign program (MSP).

Existing Land Use: The 5.5 acre project site is developed with a six-story, 145,000 square foot office building.

General Plan & Zoning Conformity: The 2030 General Plan designation for the site is Commercial Regional. The zoning refers to the Riverpark Specific Plan which denotes the property for Commercial Office. The project consists of changes to the master sign program for an existing office building and therefore is consistent with the General and Specific Plan designations on the property.

Environmental Determination: In accordance with Section 15301 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 consists of minor changes to sign criteria for an existing office building. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

Background: On August 22, 1989, the City Council upheld Planning Commission approval of SUP 1379 for the development of the 145,000 square foot commercial office building. In 2006, a minor modification to this permit was approved which permitted the installation of a glass storefront on the façade of the building. This approval granted a total of 864 square feet of signage on the building and ground signs.

In 2006, the Planning Division approved Building Permit Nos. 06-1639 and 07-2118 for face lighting on the "Nordman Cormany Hair & Compton" and a first-floor building sign and monument sign for the California Welcome Center, respectively. These permits were issued in error as the signs proposed did not comply with the Master Sign Program at the time.

On July 7, 2008, the Planning Manager approved Minor Modification Permit No. 08-140-34 for changes to the master sign program. Similarly, on August 16, 2011, the sign program was amended by Staff to relocate Sign "A" to the east elevation of the building.

Analysis: City Code and the underlying SUP allow for 864 square feet of sign area based on 804 square feet of lineal lot frontage and an additional 60 square feet for ground signs granted via SUP 1379. With the subject requests and a condition of approval to remove non-conforming signage when the California Welcome Center vacates the premise, the site will have 860 square feet of sign area. The project request consists of:

- Allowing additional illumination methods, including face lit, plex face channel letters, and face lit/halo lit letters for Sign "A"s.
 - *Currently the sign program only allows for halo illumination. The additional lighting types will not negatively affect the aesthetics of the building.*
- Clarifying that Sign "A" on the east elevation will be mounted directly to the building's spandrel glass.
 - *The graphics associated with MNMD 08-140-34 showed that the letters would be attached to a panel similar to the existing building signage. Allowing the letters to be attached directly to the glass will not negatively affect the aesthetics of the building.*
- Allowing two additional Sign "B"s to the north elevation
 - *This will increase the sign area to 140 square feet, which is within the allowed sign area for the site..*
- Increasing the maximum sign area for Sign "B" at the south elevation by 10 square feet.
 - *This will increase the sign area to 70 square feet, which is within the allowed sign area for the site.*
- Increasing the maximum sign area for Sign "B" at the west elevation by 10 square feet.
 - *This will increase the sign area to 70 square feet, which is within the allowed sign area for the site.*
- Allowing black aluminum letters on Sign "D" to be consistent with the color and materials used in the field.
 - *This is consistent with letter color and materials installed in the field.*
- Acknowledgement of the California Welcome Center signs as legal-nonconforming and requiring the signs to be removed upon the tenant's vacation of the building.

The square footage proposed is compared to the Code and previous MSP in the following tables:

West	70 square feet	804 square feet
East	200 square feet	
North	140 square feet	
South	270 square feet	
On-Site ground/directory	120 square feet	60 square feet part of original SUP approval

A	400 square feet	400
B	280 square feet	120
C	80 square feet	80
D	40 square feet	40

The Planning Division approves the requested minor modifications, based upon the following findings and subject to compliance with the following conditions:

FINDINGS

1. The minor modification is consistent with the 2030 General Plan, the Riverpark Specific Plan, the land use and zone designations on the property, and SUP No. 1379
2. The minor modification is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15301.

CONDITIONS

1. Applicant shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit.
2. Before the City issues building permits, Developer shall include a copy of this approval letter with all sets of construction documents and specifications for the project.
3. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases.
4. Prior to issuance of building permits, Applicant 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.

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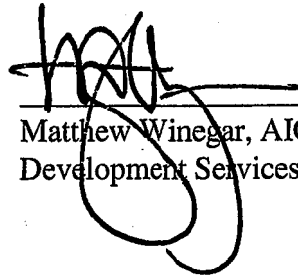
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5. Except as modified by this request, all permit conditions of SUP No. 1379 shall remain in full force and effect.
6. The property owner shall remove the nonconforming monument and building signage for the California Welcome Center within 30 days of the tenant vacating the property.

This letter serves as official approval of your minor modification request, and pertains only to those modifications described herein. Enclosed is a copy of the approved master sign program, for your use and/or your records. If you have any questions about this approval, please call Douglas Spondello at (805) 385-3919.

10/2/2012

Date



Matthew Winegar, AICP
Development Services Director

cc: Sue Martin, Planning Manager
Paul Wendt, Supervising Civil Engineer
1000 Town Center, LLC c/o Tom Bosley, property owners