

**MASTER SIGN PROGRAM**  
**2441 E. Channel Islands Boulevard**  
**Retail Center**

PZ 03-500-32  
PC RE50 #2004-50  
(April 19, 2006)

**I. GENERAL**

1. The purpose of these 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. 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, crossovers, conduits, conductor, transformers, etc., shall be permitted.
13. Sign contractor shall provide necessary fastenings and bracings to securely install the sign.

14. Banners, pennants, flags, and captive balloons (oversized cold air balloons prohibited) are not permitted unless a temporary use permit is issued by the City Planning Division.

15. Window signs shall not cover more than 20% of any window.

## **II. SPECIFICATIONS**

### **Type "A" Attached Sign (see Exhibit A)**

Type "A" Condition #1 - Major Tenants shall install one (1) sign 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 18" in height and overall sign area shall not exceed 18 square feet.

Type "A" Condition #2 - Secondary Tenant shall install one (1) sign 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 14" in height and overall sign area of each sign not to exceed 14 sq. ft.

### **Type "B" Sign -Ground Sign (see Exhibit B)**

Type "B1" Major- Tenant shall be required to install two (2) signs comprised of internally illuminated channel letters per the attached drawing. Letter edges to match the color of the ground pedestal. Face to be plexiglass color as selected by Tenant subject to approval by Landlord. Letters and graphics to be a maximum of 14" in height and length is not to exceed 8'. The entire sign design shall be reviewed and approved by Landlord before submission to the City of Oxnard for sign permit.

Type "B2" Secondary- Tenant shall be required to install two (2) signs comprised of internally illuminated channel letters per the attached drawing. Letter edges to match the color of the ground pedestal. Face to be plexiglass color as selected by Tenant subject to approval by Landlord. Letters and graphics to be a maximum of 5 3/4" in height and length is not to exceed 4'. 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.

**III. SIGN AREA DISTRIBUTION**

**a. ATTACHED WALL SIGNS - TENANTS**

Area Description	Wall Elev. Façade SF.	Max Number Of Signs	Each Sign Size, max.	Total Sign Area
Condition-1-facing Ch.Isl. Blvd	900SF	3	1.5'x12'	54 SF
Condition-2-facing Ch.Isl. Blvd	1,800SF	6	1.17'x12'	84 SF
Condition-2-facing court	600SF	2	1.17'x12'	28 SF

**Total Attached Signs.....166 SF**

**b. GROUND SIGN**

Ground Sign Base overall 5.5'High by 9' Long ..... 50 sq. ft. Ea Side

Tenant/Area Description	Position of sign.	Max Number Of Signs	Each Sign Size, max.	Total Sign Area
Major Tenant	Top, EA side	1	1.2'x8'	9.6 SF
Secondary Tenant	Below, EA side	8	.48'x4'	15.4F

**Total Ground Signs area (both sides of 25 SF Each).....50 SF**

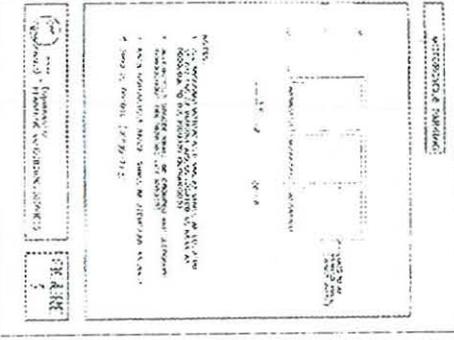
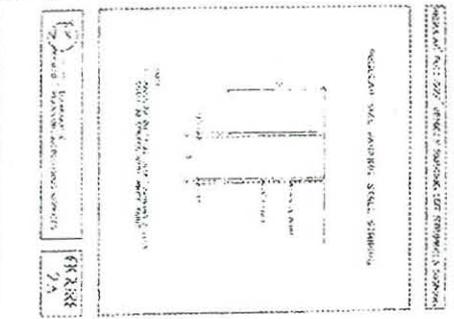
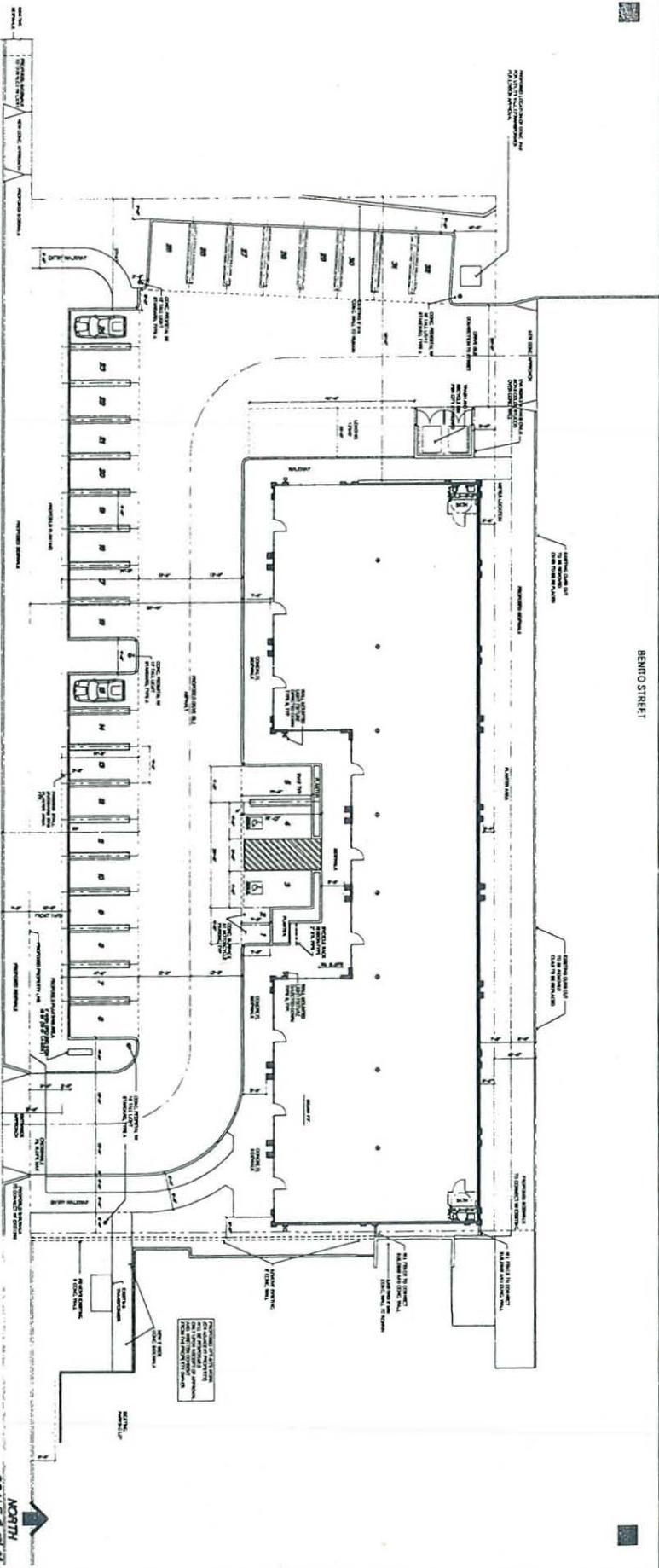
**TOTAL PLANNED SIGN AREA..... 216 SQ. FT.**

**IV. ALLOWABLE SIGN AREA  
FRONTAGE FACING VENTURA BLVD.**

Building Frontage	184.5 LF
Channel Islands Boulevard Frontage	256.0 LF

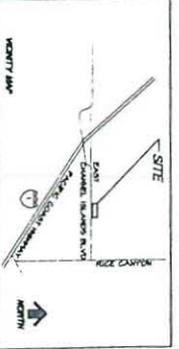
**Total Sign Ares Allowance Per Lineal Foot of Building Frontage 184.5x2= 369SF**

No attached signs shall be placed on Benito Street Frontage.



# CHANNEL ISLANDS RETAIL CENTER

## SITE PLAN



241 E CHANNEL ISLANDS  
 CASE # 17-00-00-02 (SFP)

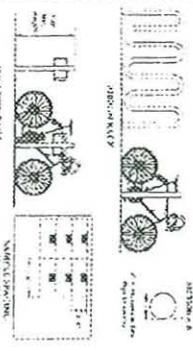


05.18.2004

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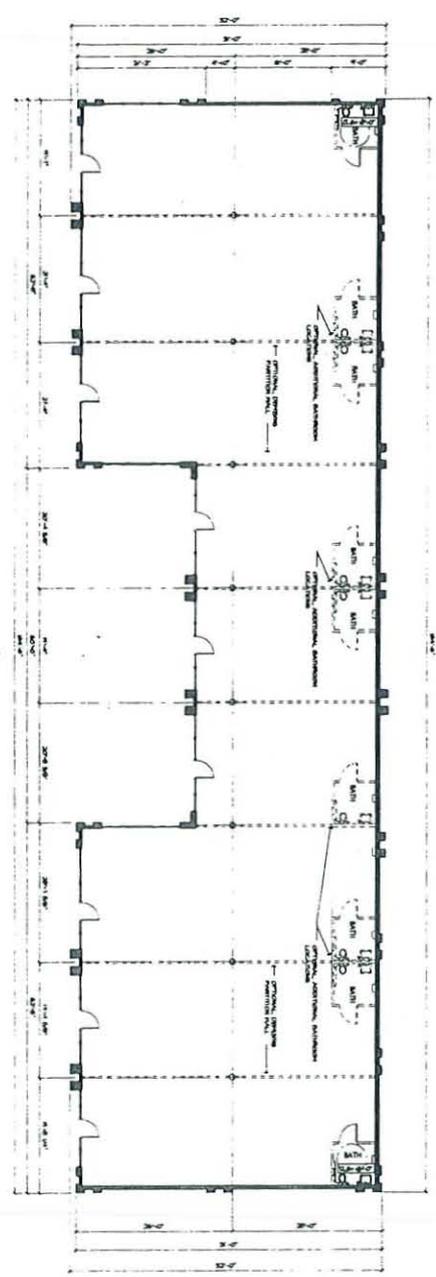
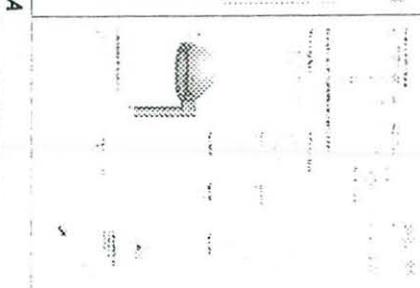
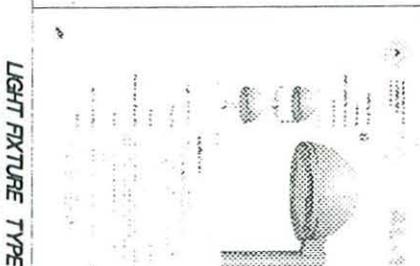
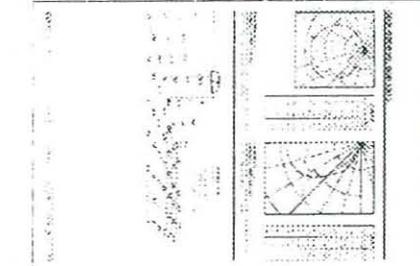
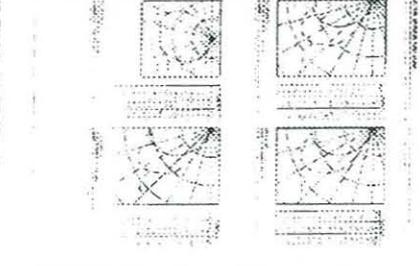
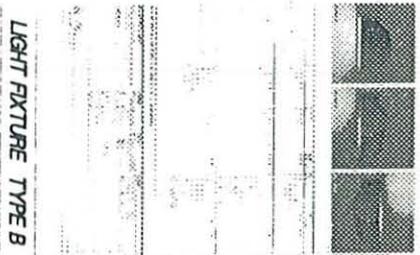
**BICYCLE RACK DESIGN STANDARD**

1. Bicycle racks shall be designed to hold up to 10 bicycles and be constructed of heavy-duty steel pipe.
2. Bicycle racks shall be constructed of heavy-duty steel pipe (minimum 1.315" diameter) and shall be constructed of heavy-duty steel pipe (minimum 1.315" diameter) and shall be constructed of heavy-duty steel pipe (minimum 1.315" diameter).
3. A rack of 10 bicycles shall be designed to hold up to 10 bicycles and be constructed of heavy-duty steel pipe (minimum 1.315" diameter) and shall be constructed of heavy-duty steel pipe (minimum 1.315" diameter).
4. The design shall include the following:
  - a. A rack of 10 bicycles shall be designed to hold up to 10 bicycles and be constructed of heavy-duty steel pipe (minimum 1.315" diameter) and shall be constructed of heavy-duty steel pipe (minimum 1.315" diameter).
  - b. A rack of 10 bicycles shall be designed to hold up to 10 bicycles and be constructed of heavy-duty steel pipe (minimum 1.315" diameter) and shall be constructed of heavy-duty steel pipe (minimum 1.315" diameter).



**STANDARD BICYCLE RACK DETAIL**

1/2" = 1'-0" (SEE SHEET 05-100-02 FOR DETAILS)  
 1/4" = 1'-0" (SEE SHEET 05-100-02 FOR DETAILS)



**FLOOR PLAN**

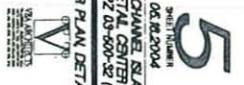
**FLOORPLAN**

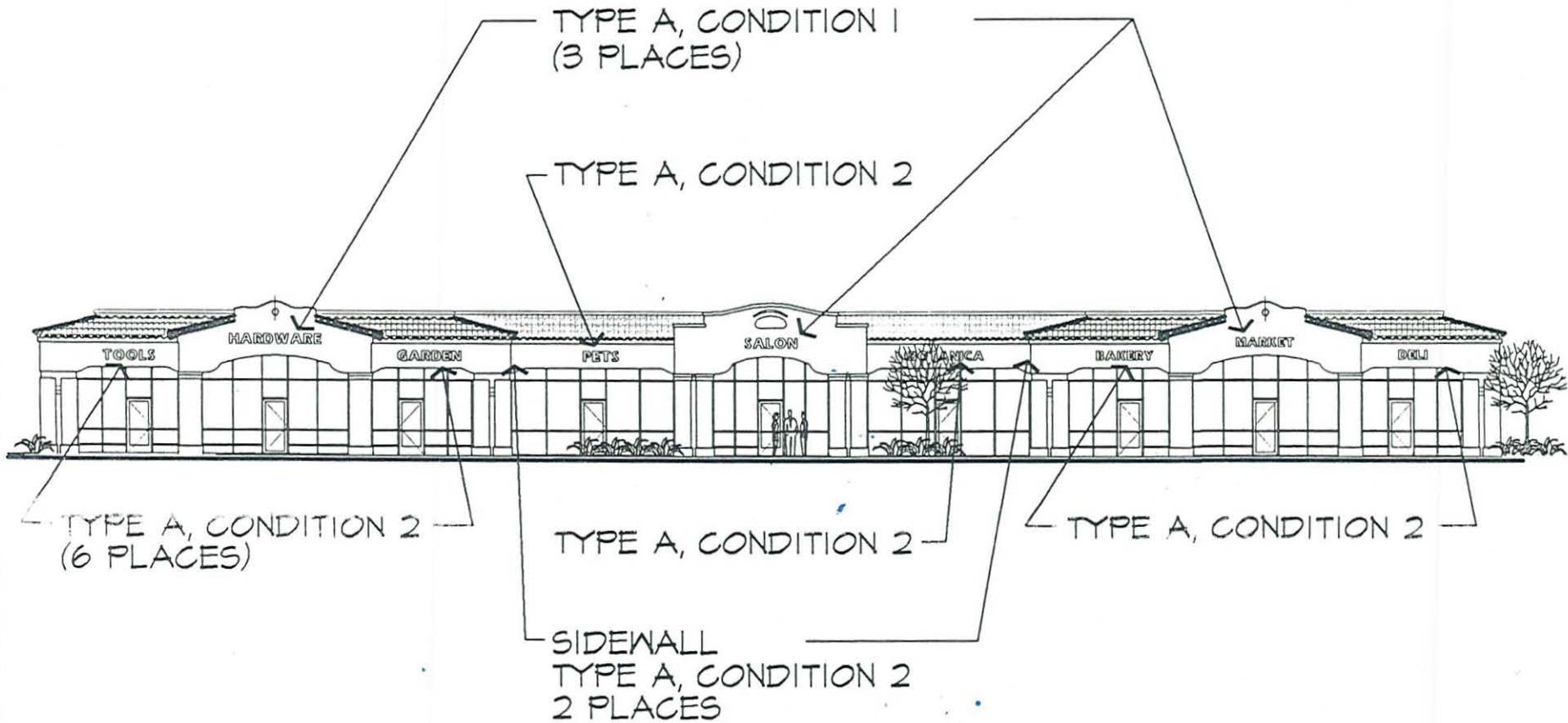
SCALE 1/8" = 1'-0"

**CHANNEL ISLANDS RETAIL CENTER, OXNARD, CA**

241 E CHANNEL ISLANDS  
 RETAIL CENTER (SRP)  
 CASE #2 05-100-02 (SRP)

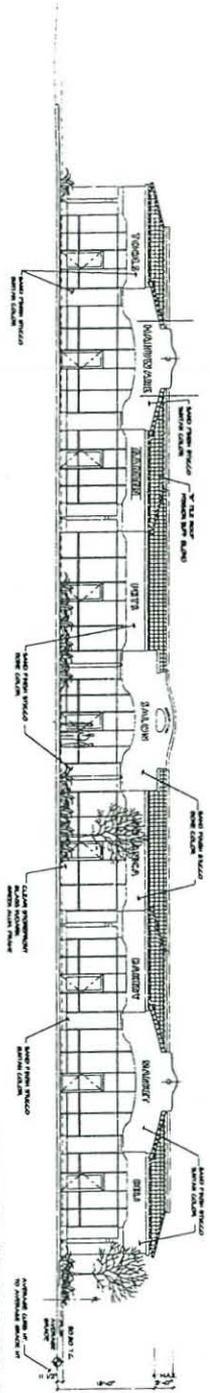
FLOOR PLAN DETAILS



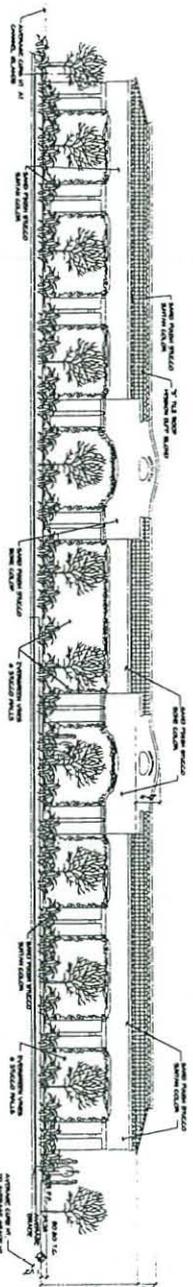


• INCLUDE SITE PLAN TO GO WITH THIS DETAIL.

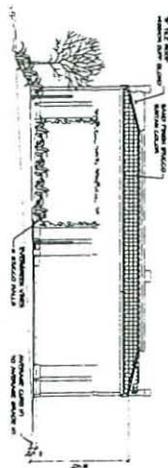
**ATTACHED SIGNAGE - EXHIBIT A  
2141 E. CHANNEL ISLANDS BLVD**



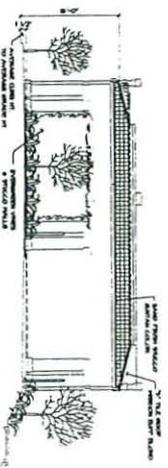
FRONT (SOUTH) ELEVATION



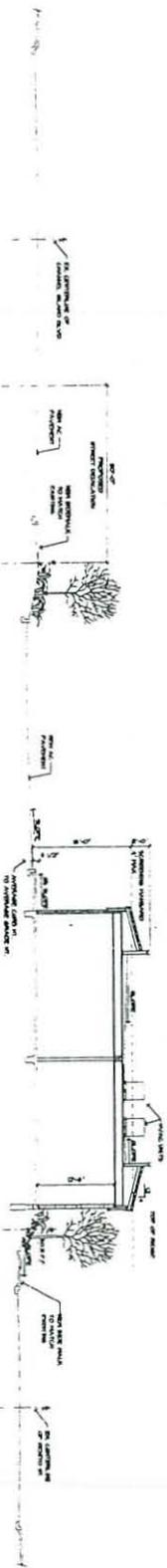
REAR (NORTH) ELEVATION



WEST SIDE ELEVATION



EAST SIDE ELEVATION



SECTION A-A

**ELEVATIONS & SECTION A-A**  
**CHANNEL ISLANDS RETAIL CENTER, OXNARD, CA**

SCALE 1/8"=1'-0"

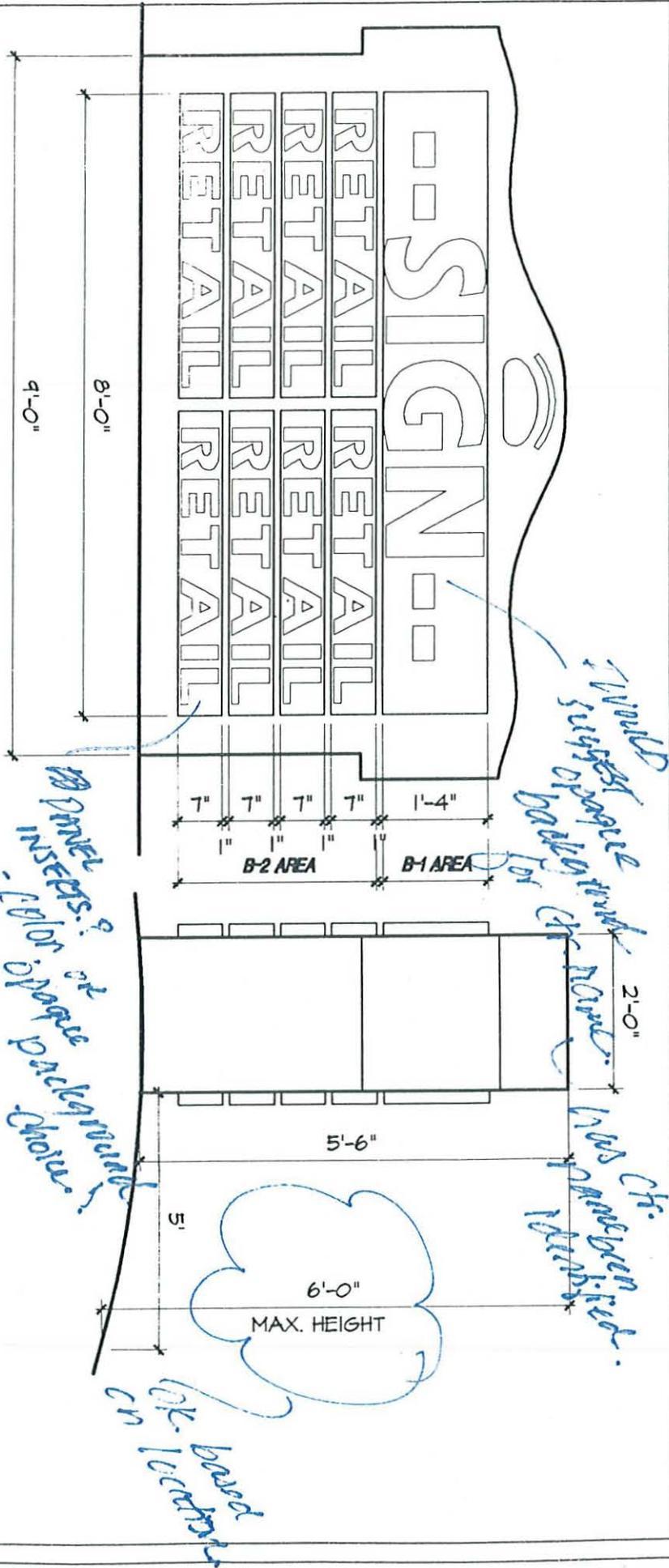
**4**

SHEET NUMBER  
 06.12.2004  
 2MI E CHANNEL ISLANDS  
 RETAIL CENTER  
 CASE PZ 03-600-32 (SAP)  
 ELEVATIONS, SITE SECTION



FRONT ELEVATION

SIDE ELEVATION



**GROUND SIGN - EXHIBIT B**  
**2141 E. CHANNEL ISLANDS BLVD**