

5. Comprehensive Sign Plan

- a. The permittee shall prepare and submit, to the Planning Director, a Comprehensive Sign Plan designed to provide a uniform sign arrangement and appearance. *Prior to the issuance of a Zoning Clearance for Use Inauguration*, said Comprehensive Sign Plan must be approved by the Planning Director.
- b. All signs on the property over the life of this permit shall be in accordance with the Planning Director approved Comprehensive Sign Plan and Chapter 1, Article 10 of the Ventura County Zoning Ordinance Code. All signs not currently in conformance with Article 10 shall be removed *prior to the issuance of a Zoning Clearance for Use Inauguration*.
- c. The entrance to the project site shall be posted with a sign providing information regarding hours of operation, including the telephone numbers for the Contact Person (refer to Condition 12).
- d. One or more smaller signs shall be posted so as to direct restaurant patrons to the portable toilets.

6. Parking Area Regulations

- a. Parking areas shall be designed and maintained at all times for safe, convenient, and easy use by vehicles and pedestrians in accordance with Article 6 of the Coastal Zoning Ordinance.
- b. *Within 90 calendar days of the issuance of a Zoning Clearance for Use Inauguration*, parking spaces shall be clearly striped, or otherwise marked, so as to provide a minimum of 49 (forty-nine) parking spaces, at least 2 (two) of which shall be handicapped parking spaces.
- c. Handicapped parking spaces and ramps shall be provided to serve all buildings serving the public and they shall be appropriately marked.
- d. No portion of a parking space shall be located within ten (10) feet of a driveway entrance or exit.
- e. One-lane curb cuts and driveways shall be a minimum of 16 feet wide.
- f. Parking lots shall be surfaced and maintained with an all weather surface, and shall include striping, directional arrows, and wheel blocks or curbs in parking areas adjacent to landscaped areas.
- g. Loading ramps, docks, etc. shall be clearly marked.

7. Miscellaneous Property Regulations

- a. The property area covered by this permit shall be maintained in a neat and orderly manner at all times during the life of the permit. All uses and facilities not explicitly permitted in Condition 1 (Permitted Uses), shall be removed from the site *prior to the issuance of a Zoning Clearance for Use Inauguration*. Only those buildings and facilities which comply with Condition 1 (Permitted Uses), or are authorized by any