

**ANTIOCH CITY DESIGN REVIEW BOARD  
RESOLUTION NO. 2002-17**

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**WHEREAS**, the Design Review Board of the City of Antioch did receive a request from ROBERT EDELMAN requesting design review approval of architectural elevations, signage and landscaping for an automotive service center on the south side of West 10<sup>th</sup> St., approximately 1,263 feet west of Somersville Rd. (APN 074-051-004) (UP-02-18/A); and

**WHEREAS**, this project is Categorically Exempt from the provisions of CEQA – Class 32, In-Fill Development Projects; and

**WHEREAS**, the Design Review Board on October 23, 2002, duly held a hearing, received and considered evidence, both oral and documentary.

**NOW THEREFORE BE IT RESOLVED** that the Design Review Board of the City of Antioch does hereby APPROVE architectural elevations, signage and landscaping for UP-02-18/A subject to the following conditions:

**STANDARD CONDITIONS**

1. That the City of Antioch Municipal Code be complied with.
2. That City staff inspect the site for compliance with conditions of approval prior to the issuance of certificates of occupancy.
3. That conditions required by the Design Review Board, which call for a modification or any change to the site plan submitted, be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permits will be issued unless the site plan meets the requirements stipulated by the Design Review Board and standards of the City.
4. That City staff inspect the site for compliance with conditions of approval prior to final inspection approval.
5. Any revisions to the building exterior materials, paint colors, and/or overall color scheme shall require a new application and shall be subject to Design Review approval.
6. That this approval expires one year from date of approval, unless acted upon. (Expires October 23, 2003)
7. That building permits shall be obtained prior to installation of signage.
8. That the monument sign shall not encroach into the public right-of-way.
9. That the proposed signage and building finish colors conform to the plan approved by the Board.

### PROJECT SPECIFIC CONDITIONS

10. That wall signage for the project shall conform to the requirements contained in Municipal Code Section 9-5.514 – Industrial Districts (M-1 and M-2). Each tenant's allowable sign area will be based on lineal measurement of lease frontage.
11. That all signage shall be of individual channel letter construction.
12. That wall signage shall be placed within the sign panel areas as shown on the approved elevation drawings. Signage above the stipulated areas on the parapet is not permitted. That no exposed raceways will not be allowed.
13. That corner tenants are allowed a second sign in the sign panel areas shown on the approved east and west elevation drawings. The sign area calculations shall include only the lineal frontage measurement of the storefront areas and shall not include lineal frontage measurement of service bay areas.
14. Monument signage to be reduced to 7 feet from the lowest point of grade to highest point of sign and width to be reduced proportionality to a 7 foot height limit.
15. That a single letter color be used on the monument sign tenant panels.
16. That the 30 foot front landscape area be bermed to a height of three feet.
17. That the location of the front row parking shall be conditioned on the premise that the grading and drainage to be verified with City Engineering as it pertains to the handicapped walkway.
18. That tree wells shall be inserted periodically in the front parking row and be planted with a tree variety that will mature to a height and width appropriate in close proximity to paving, walkways, and a building.
19. That the fir bark called for on the plan be replaced with small or medium chip bark.
20. In accordance to the City Ordinance that a five-foot landscaping zone be placed in between the property line and paved areas along the east, south and west portion of the project.
21. That the car wash area is to remain to the rear of the building.
22. That the light ray-tinted glass windows located above the manned door on the south elevation are to be reviewed and approved by the City Police Department.
23. That the color scheme is to be reviewed by Staff and finalized by a Board member and a Staff member. Color scheme is to be preferably of earth-tones.

24. That a oil collection system of the surface drainage paved portion of the site is to be added to the front parking area and approved and finalized by the City Engineer.
25. That a detail shall be added to the roof of the trash enclosure and resubmitted for final approval.
26. That shrubs on the north-east and north-west landscaping area and the areas where parking is adjacent to landscaping are to be changed and approved by Staff.
27. A chain link fence will be extended down the east and west property lines to match the south property fencing.

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**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Design Review Board of the City of Antioch, County of Contra Costa, State of California at a regular meeting of said Design Review Board held on the 25<sup>th</sup> day of September, 2002.

**AYES: Chairperson Mosbacher, Board Member Michael, Board Member Reiman and Board Member Holliday**

**NOES:**

**ABSENT: Vice Chairperson Golightly**

**ABSTAIN:**

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Gloria Zamucen, Secretary to the  
Design Review Board