

ANTIOCH CITY DESIGN REVIEW BOARD

RESOLUTION NO. 89-54

WHEREAS, the Design Review Board of the City of Antioch did receive a request by A.D. SEENO CONSTRUCTION COMPANY for approval of a sign program (S-89-16) for the Crossings Shopping Center; and

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, the project has been deemed categorically exempt; and

WHEREAS, the Design Review Board on September 27, 1989 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 grant APPROVAL of a sign program for the Crossings Shopping Center generally located at the southwest corner of Deer Valley Road and Hillcrest Avenue subject to the following conditions:

PROJECT SPECIFIC CONDITIONS

1. That all new signage for individual tenants be reviewed and approved by City staff prior to installation.
2. That the following shall apply to all new signage for individual tenants:
 - a. The tenant sign will be of individual letter construction and letter, numeral or unit will be attached, structurally and electrically, individually to the fascia. Colors to be complementary to adjacent signage.
 - b. Tenants will be limited to a maximum of one sign except for end tenants. End tenants will be allowed two signs, one on the front elevation and one on the side elevation. No signage will be allowed on the rear of the building except on service doors as stated in Section 2m.
 - c. Tenants with store fronts which incorporate the hip roof architectural elements will be allowed to place one sign, either on the hip roof element or on the main building fascia. If the sign is placed on the hip roof element, the length of the sign may exceed 65 percent of the width of the store front, provided that a minimum of 18 inches separates the end of the sign and the end of the fascia element.

- d. Stacked signage will be allowed only for tenants with store fronts 20 feet or less in width. Letter height for stacked signs shall be a maximum of 12 inches.
- e. The capital letter height for non-stacked signage shall be 18 inches.
- f. Logos are encouraged and will be considered on a case-by-case basis.
- g. The overall width of signs for tenants with store fronts 20 feet or less in width shall not exceed 70 percent of the width of the store front. All other tenant signage shall not exceed 65 percent of the width of the store front, except as provided for in Section 2c.
- h. Each letter, numeral, or unit may be internally illuminated and will be faced with plexiglass or similar material.

The letter style for all tenants shall be compatible with adjacent signage and shall be considered on a case-by-case basis, as approved by City staff.

- j. The colors to be used shall be considered on a case-by-case basis and shall be monochromatic, as approved by City staff.
- k. Signage shall be placed only on the fascia band
- l. To assure architectural integrity to the building facade, the use of all sign colors, details and materials will be subject to the landlord's approval and City approval. Complete shop drawings, indicating dimensions, materials, and colors must be submitted to the landlord for written approval prior to application for approval by the Antioch City Planning Department.
- m. Tenant identification on exterior service or stock room doors and any miscellaneous signs that may be required on the exterior of the demised premises will be of a standard size and design, specifications shall not exceed six (6) inches in height, for which will be provided by the landlord prior to completion of construction.

Miscellaneous:

- 1. Flashing, moving or audible signs will not be permitted.
- 2. No exposed conduit, tubing or raceways will be permitted.

3. All conductors, transformers and other equipment shall be concealed.
4. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
5. Sign contractor shall repair any damage caused by his work and tenant shall be fully responsible for the operations of his sign contractor(s).
6. No signmaker's labels, trademark symbols, or other identification will be permitted on the exposed surface of the signs.
7. Wording of the sign shall not include the product sold except as a part of tenant's trade name.
8. If the fascia sign is ever removed for replacement or because of termination of lease, tenant shall leave the fascia panel in good condition, normal wear and tear excepted. Without limitation, tenant shall specifically be required to fill in a workmanlike manner any holes left in the fascia panel by removal of the sign.
9. Tenant shall not be allowed to open for business prior to the installation of exterior illuminated signing. In the event that tenant is not able to install said signing prior to opening for business, tenant shall provide landlord with a signed contract from the sign contractor. Said contract shall provide for installation of tenant's sign within thirty (30) days after tenant's opening for business. In such event, tenant may open for business with landlord's consent.
10. Tenant shall not have the right to place, construct, or maintain any other sign, advertisement, awning, banner or other exterior decoration beyond 30 days after opening for business.
11. Tenant shall not have the right to place, construct, or maintain on the glass panes and supports of the show windows of the premises, the doors, and the exterior walls or roof of the building in which the premises are located or any interior portions of the premises that may be visible from the exterior of the premises, any signs, advertisements, names, insignia, trademarks, descriptive material, or any other similar item (excepting neon signs under section below).

12. Tenant shall not without City and landlord's consent, place, construct, or maintain on the premises any advertisement media, including without limitation, searchlights, flashing lights, loud-speakers, phonographs, or other similar visual or audio media. Tenant shall not solicit business in, on, or about the common areas, or distribute hand-bills or other advertising or promotional media in, on, or about the common areas.
3. That neon tenant identification signage in store front glazing areas is encouraged. This is considered by the City on a case-by-case basis, and must be approved by Planning Department staff.
4. That details of a pedestrian oriented sign program shall be submitted for staff review and approval prior to occupancy of any of the minor tenant stores. All minor tenants shall be encouraged to have pedestrian oriented signage.

STANDARD CONDITIONS

5. Compliance with the City of Antioch Municipal Code.
6. That the City staff inspect the site for compliance of conditions prior to final inspection approval.
7. Conditions required by the Design Review Board, which call for a modification or any change to the site plan submitted, must 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 permit will be issued unless site plan meets the requirements stipulated by the Design Review Board and standards of the City.
8. This approval expires one year from date of approval.
(Expires September 27, 1990)
9. All signage be in compliance with existing sign ordinances

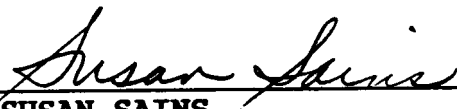
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I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Design Review Board of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Design Review Board held on the 27th of September, 1989, by the following vote:

AYES: Board Members Adams and Ginochio, and Chairman Callahan

NOES: None

ABSENT: Board Member Jackson and Vice Chairman Seelinger



SUSAN SAINS
Secretary to the Design Review Board