



HILLCREST CROSSROADS

Hillcrest Avenue & Larkspur Drive
Antioch, California

SIGN CRITERIA

Multi Tenant & Freestanding
Commercial

*Prepared By ******

Mark Gonzales
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YOUNG ELECTRIC SIGN COMPANY
SACRAMENTO BRANCH
4105-C South Market Court
Sacramento, California 95834
(916) 925-5185 Fax (916) 927-2741

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SIGN CRITERIA GUIDELINES

The goal of this sign program is to insure the uniformity and consistency of the signage for the entire center. A sign program shall be included with each individual project and submitted to the City Planning staff for review and approval prior to issuance of sign permit. Any sign application not in compliance with sign criteria will require a modification to the overall sign criteria approved by the Planning Commissions.

The following criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the shopping center development, safeguard and enhance property values, and will encourage the use of quality signage which if integrated with and is harmonious to the building and sites that it occupies.

A. GENERAL REQUIREMENTS

- 1** Lessee shall submit before fabrication four (4) copies of the proposed signs, including one (1) copy which is to be colored to the Lessor for approval. These drawings must include total number location, size and style of lettering, material, type of illumination, installation details, color selection, logo design and wall graphics, and must comply with the City of Antioch Sign Requirements.
- 2.** All permits for signs shall be obtained and paid for by the Lessee. The Lessee shall pay for all signs and their installation and maintenance.
- 3.** Lessee shall be responsible for the fulfillment of all requirements and specifications.
- 4.** The size, location, design, color, texture, lighting and materials of these signs shall in no detract from the design of the shopping center and the surrounding properties.
- 5.** All signs, permits, drawings and related expenses to be at Lessee's sole cost and expense.

B. RETAIL SHOP (see Exhibit A)

- 1** Each tenant is permitted one wall sign area not to exceed 2 square feet for each one (1) linear foot per tenants footage with a maximum height of 24". Secondary frontage for corner tenants will equal one (1) square foot for each one (1) linear foot of retail shops frontage.
- 2.** Fascia signs shall be made up of individual channel letters with internally illuminated colored neon tubes to match plexi color of letters. Letter returns shall be black 20 guage sheet metal 5 -inches deep, with 3/4 -inch black trim cap.
- 3.** Sign length, including logo, shall not exceed 65 to 70 percent of shop front, consistent with City standards. When store frontage is greater than 20 linear feet a maximum of 70% of store frontage is allowed.

4. Maximum letter height not to exceed 24" inches. Lessor may allow tenant two lines of copy based upon the center's sign criteria and / or length of business name, minimum 12" letter height with a maximum height of 24".
5. Approved Lessee sign color are as follows:
(Additional colors must be approved by landlord in writing)

Red	Green	Raspberry
Yellow	White	Magenta
Mustard	Blue	Teal
Tangerine	Plum	
6. Lessee shall keep fascia sign illuminated daily from dusk throughout the night, so as to provide advertising to potential customers.
7. Exposed neon will be permitted.

C. UNDER CANOPY SIGNS (refer to Exhibit B)

Lessee shall be allowed to install one (1) under Canopy sign over the walkway in front of the premises, this sign can be exempt from sign permit but must be included in the plan check for compliance (see exhibit B for manufacturing specifications).

D. BUILDINGS PAD SIGN A thru E

Free standing pad building are permitted signage on all four (4) elevations. Primary frontage sign area shall not exceed 2 square feet of sign area per one (1) linear foot of frontage. Secondary frontage sign area shall not exceed 1 square feet of sign area for each one (1) linear foot of secondary frontage.

2. Sign shall be constructed of individual illuminated letters with a maximum height of shall 24".

E. MONUMENT DISPLAY (refer to Exhibit C

1. Where deemed appropriate by the City of Antioch Planning Department. There will be two (2) monument signs installed to identify the tenants with three (3) identification panels each. One of these signs shall be located at the main Hillcrest Avenue entrance and the other at the main entrance on Larkspur Drive.
2. Monument display is permitted with a maximum height of 10' - 0" over all height and a maximum sign area of 51 square feet. Copy is limited to identity that tenants name only.
3. The monument display shall be designed to match overall architectural and color of the center.

F. PLYON DISPLAY (refer to Exhibit D)

- 1 One (1) site indication pylon display is permitted with a sign area of 380 square feet reserved for tenants copy and a height of 60 over all height. Shopping Center I.D. copy to indicate centers name "HILLCREST CROSROADS" and four (4) tenants.

G. RESTRICTIONS

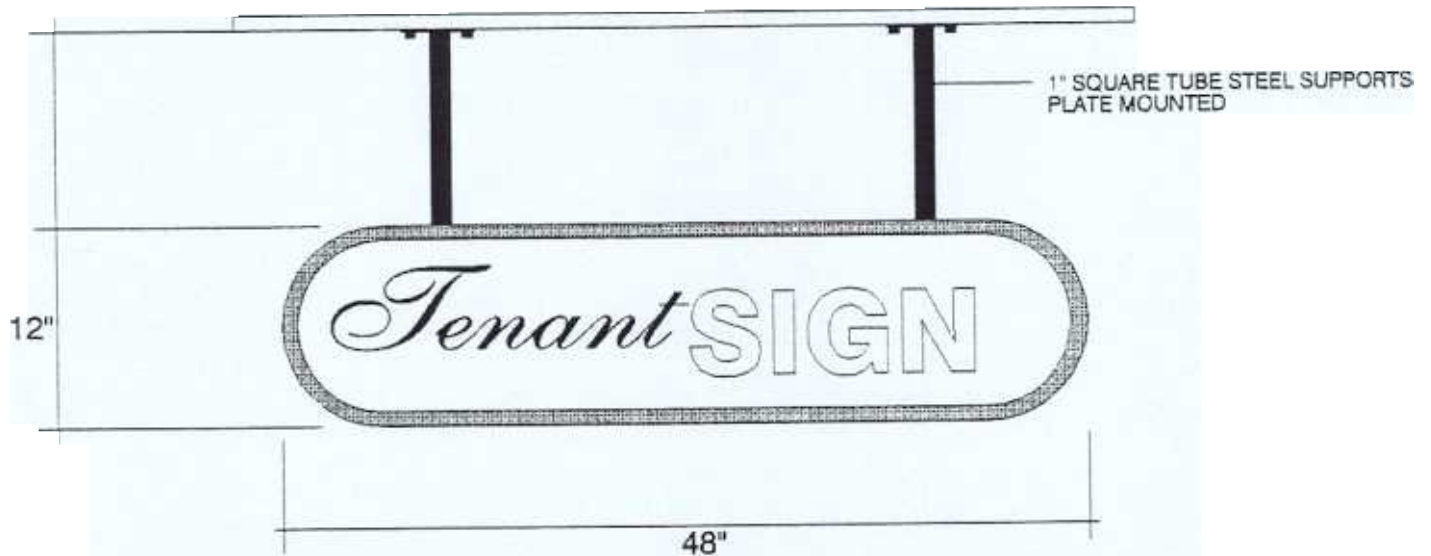
- 1 Vertical copy of signs projecting perpendicular to the building are not permitted.
2. Logos or manufacture's decals, hours of business, telephone numbers and etc. are limited to a total of 144 square inches per single door entrance. All "sales" signs, special announcements, etc. are not permitted on exterior or interior glass. Such advertising materials must be set back 24 inches from glass surface and all window signs are not to exceed a maximum total of 25% of total window area.
3. Advertising devices such as posters and banners will both be permitted. Promotional banners to be utilized on a temporary basis and to be approved by the majority property owner of the retail center and consistent with the City Sign Ordinance. Flag or flag poles may be allowed if integral to the structure (Corporate Identification Flags).
4. Painted, flashing, animated, audible, revolving or other signs that create the illusion of an animation are not permitted.
5. Exposed bulb signs are not permitted.
6. No exposed junction boxes, lamps, tubing, conduits, raceways of any type will be permitted.
7. There shall be no roof tops signs or signs which extend above the parapet wall of the roofline of the building to which they are attached.

H. CONSTRUCTION REQUIREMENTS

- 1 Lessee is required to obtain from the City of Antioch Building Department any and all building and electrical permits.
2. Location of all openings for conduit in sign panels of building walls shall be indicated by the sign contractor on drawings submitted to owner.
3. Each sign contractor must seal off and touch up all mounting holes and leave premises free of debris after installation. The general contractor or Lessor is authorized to correct all such work at the expense of Lessee.
4. All signs must bear the "U.L." labels, and the installation must comply with the City of Antioch Building Department.

INSURANCE

Sign company shall carry worker's compensation and public liability insurance against all damage suffered or done to any and all persons and or property while engaged in the construction or installation of signs in the amount of one million dollars (1,000,000.00).



DOUBLE FACED NON ILLUMINATED UNDER CANOPY SIGNS

- 1/8" WHITE LEXAN FACE MATERIAL WITH VINYL COPY**
- COPY STYLE AND COLOR TO BE TENANTS CHOICE**
- 4" DEEP, SHEET METAL CABINET CONSTRUCTION, 1" X 1/2" BOX RETAINERS**
- CABINET & SUPPORTS PAINTED TO MATCH BUILDING**
- 3 DRAWINGS OF PROPOSED SIGN TO BE PROVIDED TO LANDLORD FOR APPROVAL**

HILLCREST CROSSROADS

SEC Hillcrest Avenue and Larkspur Drive
Antioch, California

Development Standards

Multi-Tenant &
Free Standing Commercial

Prepared for:

PMB DEVELOPMENT COMPANY

765 Baywood Drive, Suite 339
Petaluma, California 94954

Prepared by:

Nadel
Architects Inc

1760 Creekside Oaks Drive, Suite 140
Sacramento, California 95833
Phone No: 916.567.3000
Fax: 916.567.3030

APPROVED
GUIDELINES

~ April 14, 1997 ~

1 PURPOSE AND INTENT

Purpose and Intent: The purpose of these Development Standards is to establish standards for the subject property and its mix-use commercial parcels, which will insure the development of a visually attractive, well-maintained, and functional commercial development consistent with the character of Antioch and the surrounding area.

The intent of these standards is to insure that phased development will be harmonious in design, materials, and color. It is also the intent that each development have some flexibility implied within the overall guidelines, but not at the expense of a unified, consistent, and attractive center. Each project shall be compatible with common design features such as signage, light standards, landscape, hardscape and architecture. However, differences in product type, use, tenant preferences and other factors necessitate the need for a separate identity for each individual parcel. Certain sections of these Development Standards apply only to specific parcels of the development.

The following Development Standards and Guidelines shall apply to all nine (9) parcels and shall be made part of the conditions of approval by the city of Antioch. The property ownership shall be controlled and governed by covenants, conditions and restrictions agreement (CC&R's) that will include the Development Standards.

2. APPLICABILITY

The master site plan titled Sheet "1 of 1" (as shown in Exhibit A) dated April 5, 1997, ALTA Survey Plan Exhibit A-1 and tentative parcel map plan, (Exhibit A-2) shall be made part of these guidelines.

The proposed mixed-use site is approximately 10.89 acres, consisting of twelve existing lots located on the SEC of Hillcrest Avenue and Larkspur Drive. On the north side of the project is existing vacant land owned by Cal-Trans. On the west at the SWC of Hillcrest Avenue and Larkspur Drive is an existing Exxon Service Station. South of the station is vacant commercial property and existing single family residential. Also, to the west across Wildflower Drive, is existing single family residential and to the very south end of the site is also existing residential. The proposed project site is intended to support nine (9) separate parcels of mixed-use commercial; service station, office building, restaurants, and multi-tenant retail service building, and a free-standing retail service building.

3. PERMITTED USES

Project is zoned C-2/B-4 Neighborhood/Community Commercial District
Refer to Antioch Zoning Code for permitted uses.

4. **DEVELOPMENT PARAMETERS:**

- A. Building set-back requirements for the C-2 zone must meet any City required minimum setbacks as well as the Uniform Building Code regulations as shown on the site plan (Exhibit A)
- B. No requirements for lot area, lot width, building coverage, or front yard.
- C. No side yard requirements except as required by building codes or other regulations. (Section 9-5.601).
- D. Rear yard: See reciprocal drive easement previously submitted to the Planning staff.
- E. Parking Requirements:
 - 1. Retail commercial uses generally require one space per two hundred square feet of gross floor area.
 - 2. Offices, businesses and professional uses generally require one space per two hundred, fifty square feet of gross floor area.
 - 3. Gas station/service stations require two spaces per service bay plus one space per employee on the largest shift, with no less than four spaces provided.
 - 4. If pad buildings are used as restaurant operations, they will require one space per every three seats based on the capacity of fixed and movable seating.
 - 5. If fast-food is used, one space per 50 square feet of gross floor areas for public seating, plus queue space for eight cars if drive-up service is provided.
- F. Building Height: (Section 9-5.601) building height limit for G-2 Zone is maximum height of 35 feet. Towers, domes and spirals are exempt. Buildings over the maximum height limit will be required to file for a variance with the city of Antioch.
- G. Loading Areas - refer to Section 9-5.1720 and the current (latest edition) of the City of Antioch Zoning Codes.

5. LANDSCAPE DEVELOPMENT STANDARDS

The Master Landscape Plan, titled Sheet "L" (Exhibit B-1 and B-2) and dated February 10, 1997, shall be made a part of these guidelines.

The Landscape Construction Documents for each phase of this project shall conform to the concepts delineated on the Master Landscape Plan and shall meet all applicable codes and the 'Water Efficient Landscape Guidelines' of the City of Antioch. Reasonable deviations from the Master Landscape Plan which are deemed necessary to meet future site conditions and layouts will be allowed, subject to review and approval by the City of Antioch.

The development of on-site landscape areas shown on landscape Exhibit 'B' for future phases of project will be completed in conjunction with the phase under construction.

The Planning Department of the City of Antioch shall review all Construction Documents for this project. If, in the Planning Department's judgment, the plans have deviated from the original concept to an unreasonable extent, re-approval by the Planning Commission and/or the Design Review Board may be required. The following is a brief summary of the City's minimum landscaping standards.

- A. Front and Side Yards: All front and side yards occurring adjacent to street right-of-way shall be landscaped. Street frontage shall include lawn and/or ground cover areas with a city approved five foot wide sidewalk. Parking lots shall have a minimum interior perimeter planting area of twenty-five feet (25') width adjacent to a residential district and thirty feet (30') adjacent to other districts.

Trees shall be planted at an equivalent of one for every 30 feet minimum of frontage. Approved street tree along Hillcrest Avenue is Platanus Acerifolia 'Yarwood'. The same species shall be continued along Larkspur Drive and Wildflower Drive.

Parking areas shall be screened from adjacent streets with berming and/or landscaping having a minimum height of three feet (3') above the adjacent grade of the parking area.

B. Free-standing Tenant Pad Edges:

- 1 All tenant pads shall be landscaped along at least two sides with a minimum width of five feet. Landscaping shall occur at either the pad perimeter or adjacent to building walls at street frontages. The above is assuming two sides accommodate parking, otherwise all sides of the building shall be landscaped.
2. Additional landscaping over and above dimensions given for front, side and rear yards and tenant pads in the master landscape plan is encouraged as long as it is consistent with Antioch Codes and Water Efficient Guidelines.
3. Plant material next to buildings shall complement the other aspects of the Center's overall landscape. Accent plantings are encouraged at small key locations to provide contrast and interest. Same tree species shall be planted in groupings or an individual box specimen tree may be planted for impact to emphasize a certain area.

C. Parking Lot/ Internal Landscaping:

1 Parking Lot Planters:

- a. The end of each row of parking stalls shall be separated from driveways by a landscaped planter, sidewalk or other means.
- b. Continuous landscape strips shall be a minimum of five feet (5') wide excluding curbing.
- c. Where standard spaces are adjacent and perpendicular to landscaping, the required planting area shall be increased two feet (2') in depth by decreasing the length of the parking stall by two feet (2'). Where autos will overhang into both sides of an interior landscaped strip or well, the minimum curb-to-curb interior planter dimension shall be six feet (6'). Compact spaces are not eligible for this provision.
- d. All landscaped areas shall be designed so that plant materials are protected from vehicle damage or encroachment.

2. Tree Planting Requirements:

- a. No more than ten (10) consecutive parking spaces should be allowed in any row of parking without a tree well or tree well finger from a landscape strip.
- b. Minimum tree size shall be 15 gallon.

3. Landscape Material Selection:

- a. At least 90 percent of the plants selected in non-turf areas shall be appropriate to the climate of the region and require minimal water once established. Up to ten percent of the plants may be of a non-drought tolerant variety as long as they are grouped together and can be irrigated separately.
- b. Specifying of alternative drought tolerant ground cover in planters is encouraged. Use of turf shall be minimized and limited to use along the street frontage at back of walk, if grades will not exceed 4:1 slope. Turf area shall not exceed 20 percent of the total landscaped area and shall not be allowed in areas less than eight (8') wide, unless otherwise approved by the City.

4. Trash Enclosures & Utilities:

- a. Trash enclosures shall have vegetation such as shrubs, vines or trees planted next to them to minimize visual impact from the street as well as within the project site.
- b. Utility boxes located within landscape planters shall be hidden with vegetation; however, future adequate access should be considered when screening.

5. Drive-Thru Screening:

- a. Drive thru lanes at street frontages shall have 30-inch high minimum shrubs to screen headlights from street traffic.

- D. Future Building Areas: All undeveloped and non-landscaped land area that is planned for future building expansion or other purposes shall be maintained and kept free of weeds, other unsightly plant growth, rubbish and debris by the property owner. Areas not dedicated to parking or building area will be kept clear of all debris, vegetation in compliance with the City of Antioch Standards.
- E. Irrigation: A fully operational automatic underground irrigation system shall be provided over all landscaped areas as part of the landscape improvement. Either low precipitation rate pop-up spray, rotor, or on-grade drip systems are encouraged for water conservation as well as coordination with the local environmental factors to minimize water usage. Irrigation methods, practices and components shall be in compliance with the City of Antioch 'Water Efficient Landscape Guidelines' for water conservation.
- F. Other Site Improvements:
 - 1 Landscaping plans shall include, in addition to landscaping and planters noted above, other public improvements such as pedestrian benches and waste receptacles conveniently located for pedestrian traffic.
 - 2. "Crosswalks" at frontage access points, and within the center shall be enhanced pavement. Enhanced pavement can be integral colored concrete pavement or integral colored aggregate gravel wash. Final material selection shall be approved by the City Planning Department.
- G. Pacific Gas & Electric Easement (P.G.&E.):
 - 1 Plant material specified within the P.G.&E. easement shall adhere to size guidelines set by P.G.&E. for trees and shrubs under powerlines. Trees and shrubs shall not exceed 20' in height at maturity.

6. ARCHITECTURAL GUIDELINES

The intent of these architectural guidelines is not to limit individual creativity, but rather to create a framework for a strong collective statement. Color and materials, architectural form, roof lines and other details are intended to provide continuity. The City Design Review Board (DRB) will approve all individual building design.

Multi-Tenant Retail, Free Standing Commercial and Office Building:

A. Design Intent:

- 1 Upon arrival at the Antioch Mixed-Commercial site, this building type presents an opportunity for pedestrian oriented development. Adaptations of aesthetically pleasing contemporary architectural styles shall be incorporated into the design of this product type. See elevation exhibit (Exhibit C) enclosed for an example of related style. All future buildings on this site shall incorporate similar design elements for each individual project.
2. Building forms should have architectural elements such as gable or hipped roofs incorporated in the design. All pad building designs along Hillcrest Avenue shall be responsive to view from all four sides. The retail shop building front elevation should face Hillcrest and the rear of the building should be facing the back slope area of the site. The rear of the shop building should have foam shape architectural elements to break-up and to enhance the design, as well as incorporate occasional gable or hip forms similar to those used in front. The front elevation should have large scale canopy tower elements so that the building can be seen from Hillcrest Avenue, and also to break-up the long linear building allowing for acceptable signage areas.

The office building should provide a "four-sided" design. The two-story maximum height should be designed to be sensitive to the adjacent residential neighbors by the use of architectural elements to break-up the regularity of the linear building.

3. The requirement listed below will result in both the primary and secondary elevations of buildings to be consistent in materials, colors, and design expression. Buildings visible from Hillcrest Avenue, Larkspur Drive and Wildflower Drive shall exhibit a level of design and detailing consistent with the design elevation of our retail shop building elevation as shown in Exhibit 'B'.

B. Building Materials:

- 1** Primary materials: Cement plaster walls or split-face concrete block walls will be the primary material for vertical wall surface for all buildings with the use of smooth face concrete block walls as accent.
- 2.** Secondary materials: Acrylic foam shapes, plaster reveals and accent color tiles will be secondary material and must be used throughout buildings to produce a variation in material on building surfaces.

"Tile Accents" shall be integral part of the building. They should be applied to the building walls, canopy columns, and canopy fascia areas, so that they will not compete with the tenant signage. Accent tile colors should be selected to complement the building accent colors.

C. Building Colors:

- 1** Overall plaster, split-face and smooth concrete block.
Example colors: Dunn Edwards:
Galaxz Series #152 "Cashmere"
- 2.** Brighter "accent" colors shall be limited to foam shapes, signs, parking lot light poles, window trim accents, plaster reveals and other related detailed areas which contribute to consistent overall building design and interplay with main field colors.
Example colors: Fuller O'Brien
#E-73 "Ponte Verde"
#B-59 "Romantique"
#C-61 "Rosewood Glaze"
#D-89 "Abbey Slate"
- 3.** Tile accent colors shall be compatible with each building in the mixed-development area.
Example color: Spec Ceramics, Inc.
* Rosa
* Turchese
* Blu Avio
* Bordeaux

Note: Colors listed above are for reference only. The developer has the option to use equal paint manufacturers and colors, must be approved by the property owner, planning department and architectural review committee.

4. Storefront Windows and other upgraded high quality detailing could help add distinctiveness to multi-tenant buildings which are often focal points in the overall project. Storefront window color shall initially be "*Dark Bronze Anodized*". Storefront color may change with future developments, however, colors shall remain consistent throughout the center and be approved by the Design Review Board (DRB).
5. Other colors which are standard to a tenants overall Franchise/corporate design will be allowed as approved by the property owner, but shall not overpower the accent colors of the shopping center as a whole.

Note: Tenant colors will be reviewed by the Planning Department to assure the color is in conformance with these guidelines.

D. Roof Material:

Roofs shall be a high performance, structural standing seam system. All future buildings will match color of existing buildings. Standing, seam metal, roof color shall be approved by the property owner and the Antioch Architectural Review Board.

Manufacturer:	ASC Pacific Sacramento, CA 1-800-726-2727 916/372-6851
Specification	The Design Span System Assemblies on 12" to 18"
Color:	Jade Green

E. Roof Equipment:

All mechanical equipment located on roof shall be screened from public view with an architecturally integrated structure, with materials and colors to match building.

Simple horizontal parapets on flat roofs that are high enough to hide rooftop equipment are required. Roof equipment which projects above parapets or roofs shall be screened with materials and colors which are consistent with the shopping center design. Variation of parapet wall heights and building elevations is required to avoid flat unbroken wall planes to create visual interest and focal elements at entries and corners.

F. Trash Enclosures:

Free standing trash enclosure materials shall be "*split face concrete block*" painted to match building color in order to minimize visual impact from within the site, as well as from the street. If the building is a stucco finish, the trash enclosure material shall be a stucco finish over concrete block. This can be accomplished through using materials and colors of adjacent buildings. Vegetation such as shrubs, vines or trees should be used to soften edges and minimize visual impact from street and within the site. (See Exhibit H for details).

G. Interconnections:

- 1 Pedestrian protection from the weather is required to allow window shopping at shop retail buildings through covered canopies.
2. Recesses that create interplay of light and shadow, covered walkways colonnades, arcades, and openings are required at pad areas, outdoor areas, and front of retail shops. Specific areas such as between shop buildings will be required to be an outdoor pedestrian area with hardscape features. Landscaping with potted plants will be required in this area.
3. Lighting should be configured on and around building to accent buildings forms and elements. Fixture brightness and intrusion of these light sources shall be limited to the project elements being illuminated. See lighting requirements.

7 SIGN CRITERIA

- A. Refer to separate attachment for requirements of sign criteria for Antioch dated April 14, 1997, which shall be part of these Guidelines.

8. SITE LIGHTING

- A. Special Style Lighting Fixtures, either attached to the building or along pedestrian areas are required where consistent with architectural theme and where located within public view.
Example; See Light Exhibit D and E.
- B. Wall-Pak Lighting with Shielding for Glare shall be used on elevations facing east for retail shop building.
Example; Lithonia TWH-2005 or equal. See light Exhibit F.
- C. Recessed Lights can be used in canopy ceilings or in soffits of building overhangs in lieu of special style light fixtures if required to meet minimum lighting requirements. See light Exhibit F.
Example; Halo WM700 or equal.
 Lithonia LH100M or equal.
- D. Free Standing Parking Lights placed throughout site will be the same manufacturer and model. Color to be Dark Bronze Baked enamel finish on head and pole. See Light Exhibit G.
Example; Lithonia - KAS2-4005
Note: Any lights along Hillcrest Avenue, Larkspur Drive and Wildflower Drive will have house side shield to prevent glare into street.
- E. All lighting on site shall be consistent in design unless hidden from direct public view. Lighting on buildings constructed on site will be consistent in color, type and manufacturer.
- F. All parking lot and security lighting be directed on site away from adjacent residential areas. Light standards in the area within and adjacent to Parcel 9 (Office Site) shall be the minimum height necessary to provide adequate lighting. The lighting Plan for this project shall be subject to approval by Staff.
- G. Seasonal Lights
- 1 Electrical outlets may be placed along common area walkways and perimeter of shop buildings and pad buildings for hook-up of seasonal lighting.

2. Waterproof outlets may be installed on the inside of parapet walls at roof level of all buildings for seasonal lights to run along perimeter of parapets as well as for roof maintenance. (Season lighting use, to be determined and approved by the landlord and will be consistent in color of light and type throughout the center.

9. APPLICATION FOR BUILDING PERMITS

After the landlord has approved the drawings for new buildings, two copies of Preliminary Site Plans shall be submitted to the City of Antioch Planning Department for Site Design Review. Upon approval by the Planning Department for compliance with the approved site plan and development standards, (12) twelve sets of the below listed information will need to be submitted to the Planning Department for scheduling a hearing by the City's Design Review Board (DRB). Upon approval of the DRB, the plans will be forwarded to the Building Department for plan check.

- A. Detailed site plan (refer to City's site plan checklist).
- B. Landscape and irrigation plans, including parking lot shading calculations.
- C. Details of fencing and screening devices.
- D. Grading, drainage, and paving plan.
- E. Soils and foundation report.
- F. Building elevations (including color chips).
- G. Structural plans per UBC and Title 24.
- H. Sign plans, elevations and colors.

Comparison of the number of parking spaces proposed on the applying parcel relative to the total center parking.

- J. Site lighting plan

10. AMENDMENTS

Any proposal not in "substantial compliance" with the development standards or the approved site plan requires approval of a Planned Development Permit Modification by the Planning Commission.

- END -

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