

ANTIOCH CA 94509

(415) 778-3491

CITY HALL THIRD AND H PO 130

June 28, 1988

John Scott
TAI ASSOCIATES
655 Bush Street
San Francisco, CA 94108

NOTICE OF DECISION: REQUEST TO AMEND EXISTING MINOR TENANT SIGN
PROGRAM FOR ORCHARD SQUARE [REDACTED]

Dear Mr. Scott:

At a regular meeting of the Design Review Board held on June 22, 1988, your request for an amendment to the existing minor tenant sign program for Orchard Square was APPROVED subject to conditions. Following the public hearing, the Design Review Board adopted Resolution No. 88-29, a copy of which is attached.

Pursuant to Section 9-5.607 (Appeal) of the Antioch Municipal Code, in the event you are not satisfied with the action of the Design Review Board or object to any of the conditions attached to this approval, you may, within five (5) working days, appeal in writing to the Planning Commission. All appeals to the Commission shall be accompanied by a filing fee in the amount of \$25.00, which is not refundable.

If you have any questions, please feel free to contact Mr. Victor Carniglia, Senior Planner.

Sincerely,

DEBBIE SMITH, Secretary
to the Design Review Board

Attachments

CC: Planning Commission
Engineering
Building
Police
Fire
Finance
Code Enforcement Officer
George Britt, Ad /Art Inc.

RESOLUTION NO. 88-29

WHEREAS, the Design Review Board of the City of Antioch did receive a request by TAI ASSOCIATES/AD-ART INC. to amend the existing minor tenant sign program for Orchard Square located on Buchanan Road (S-87-21); and

WHEREAS, the Design Review Board on June 22, 1988 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 the plan as presented for an amendment to the minor tenant sign program for Orchard Square subject to the following conditions:

PROJECT SPECIFIC CONDITIONS

1. That item 2 be amended to include item 2a: "Corner tenants in building C be allowed one sign for each exposed elevation with a maximum of up to three signs.
2. That item 8 be added to read "Illuminated awning with graphics may be considered as an alternative to individual lettered signs in special circumstances. Awnings will not be allowed on elevations with center orientation. Landlord and Design Review Board approvals are mandatory for all awnings. Awning size not to exceed 3'-6" high and 2'-0" projection from building."
3. That the awning is to have only one "Blockbuster Video" copy which is centered on awning.
4. That the degree of internal illumination for awning is to be reviewed by staff after installation. Amount of illumination shall not overpower Center's tower identification nor create an unreasonable visual beacon.
5. That the sign program for the west elevation be located as shown on staff's proposal, Attachment D.
6. That the individual lettered sign over store entry be internally illuminated.

STANDARD CONDITIONS

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. That the City staff inspect the site for compliance of conditions prior to final inspection approval.
9. This approval expires one year from date of approval. (Expires June 22, 1989.)
10. Compliance with the City of Antioch Municipal Code.
11. All signage be in compliance with existing sign ordinances.

* * * * *

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 22nd of June, 1988 by the following vote:

AYES: Board Members Adams, Ginochio and Vice Chairman Callahan.

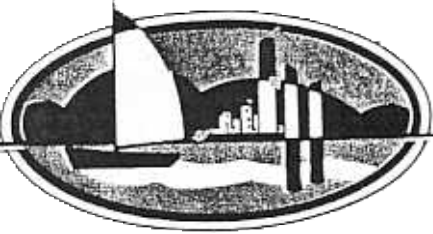
NOES: Chairman Jackson.

ABSENT: Board Member Seelinger.



DEBBIE SMITH
Secretary of the Design Review Board

OSH File



ANTIOCH CA 94509

(415) 778-3491

CITY HALL THIRD AND H PO 130
September 9, 1987

Mr. John Paul Scott
TAI ASSOCIATES
655 Bush Street
San Francisco 94108

Dear Mr. Scott:

Enclosed is a copy of the sign program for the Orchard Square Hardware minor tenant signage in Antioch. The program that was submitted by Tai Associates has been changed to reflect the conditions which were discussed at the Design Review Board hearing on October 8, 1986. Deletions have been crossed out, and additions are shown underlined.

If you have any comments or concerns regarding this, please feel free to call me at (415) 778-3491.

Sincerely,

John Knight

JOHN KNIGHT
Planning Technician

Victor Carniglia, Senior Planner
Craig Maynard, Cal=Neon
Glen Miller, Orchard Supply Hardware

MINOR TENANT SIGN CRITERIA

This criteria has been developed for the purpose of assuring an outstanding shopping center, and for the mutual benefit of all tenants. Conformance will be strictly enforced, and any non-conforming or unapproved signs must be brought into conformance at the expense of the Tenant. The Anchor Tenant and Shopping Center signage approval shall occur by separate submittal to the City of Antioch, Planning Department.

1. The Tenant sign ~~will~~ shall be of individual letter construction and letter, numeral or unit will be attached, ~~the~~ both structurally and electrically, individual to the fascia. Each tenant shall be permitted one (1) sign per tenant space exposure if appropriate for identification, ~~except as noted below. Corner tenants will be allowed a maximum of two signs.~~ Loyos and stacked signage to be considered on a case-by-case basis. The Tenant is allowed one non-lighted under canopy soffit sign per public entry.
2. ~~Minor tenants in Buildings A & C which have window frontage to the inside of the Shopping Center and to the exterior of the center, may have a second sign centered over the exterior window frontage. The sign shall be composed of individual letters. Maximum letter height 8".~~
2. All minor tenants shall have one sign on the fascia band, except upon City approval. Corner stores, or stores which have two "store frontages", may have two signs. Store frontage shall be defined as an elevation which has an appearance of a store front with a major customer access point.
3. The length of signs shall not exceed 65% of the width of the storefront for Item 1 facades. The length of signs per Item 2 shall not exceed 25% of the exterior frontage ~~and a maximum letter height of 8".~~
4. Each letter, numeral or unit may be internally illuminated and will be faced with plexiglass or similar material. Signs shall not be externally illuminated. Letters to be mono-chromatic per ~~work~~ word.
5. The height of any minor tenant sign upper case character, ~~will~~ shall not exceed ~~twenty-four (24)~~ eighteen (18) inches, ~~except as provided for herein and subject to more limiting requirements of appropriate governmental authorities as indicated herein.~~
6. To assure architectural integrity to the building facade, the use of all sign colors, details and materials ~~will~~ shall be subject to the Landlord's approval and City approval. Complete shop Drawings, indicating dimension, materials, and colors must be submitted to the Landlord for written approval prior to Tenant's application for approval by the Antioch City Planning Department.

7. 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~~ shall be of a standard size, ~~and~~ design, and color, specifications shall not exceed six (6) inches in height, for which will be provided by the Landlord prior to completion of construction.

Miscellaneous:

- A. No flashing, moving, or audible signs ~~will~~ shall be permitted.
- B. No exposed neon lighting shall be used on signs, symbols or decorative elements.
- C. No exposed conduit, tubing or raceways ~~will~~ shall be permitted.
- D. No "stacked" signage shall be permitted.
- E. All conductors, transformers and other equipment shall be concealed.
- F. Location of all openings for conduit and sleeves in fascia panels and/or building walls shall be indicated by the sign contractor and drawings submitted to the Landlord's architect. All penetrations of the building structure required for sign installation shall be neatly sealed in a water-tight condition.
- G. Sign contractor shall repair any damage caused by his work and Tenant shall be fully responsible for the operations of his sign contractor (s).
- H. No signmaker's labels, trademark symbols, or other identification will be permitted on the exposed surface of the signs.
- I. Wording of sign shall not include the product sold except as a part of Tenant's trade name.
- J. 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 expected. Without limitation, Tenant shall specifically be required to fill in a workman like manner any holes left in the fascia panel by removal of the sign and conduit.
- K. Tenant shall pay the cost of all signing, permits and fees. 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,

ANTIOCH SHOPPING CENTER
BUCHANAN ROAD
ANTIOCH, CALIFORNIA
Page 3

- L. tenant may open for business with Landlord's consent.
- M. Tenant shall not have the right to place, construct, or maintain any other sign, advertisement, awning, banner, or other exterior decoration without Landlord's consent, ~~or~~ and City approval. All signs shall conform to the City sign ordinances.
- N. 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 without Landlord's consent. Any window sign in excess of four (4) square feet shall be considered in the calculation and approval of the Tenant sign by the City of Antioch.
- O. 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, loudspeakers, phonographs, or other similar visual or audio media. Tenant shall not solicit business in, on, or about the common areas, or distribute handbills or other advertising or promotional media in, on, or about the common areas.

JK/JJ
9-9-87