

CITY OF ANTIOCH DESIGN REVIEW BOARD

RESOLUTION NO. 88-20

WHEREAS, the Design Review Board of the City of Antioch did receive a request by ABILITY LIGHTING to amend the sign program for Raley's Shopping Center (S-88-8) on property generally located on the west side of Lone Tree Way at Davison Drive; 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 April 27, 1988 and May 11, 1988 duly held hearings, received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Design Review Board of the City of Antioch does hereby **AMEND** the Raley's Shopping Center sign program, 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.
 - b. Tenants will be allowed only one (1) sign, except for corner tenants which will be allowed one (1) sign per store frontage. Store frontage shall be defined as an elevation having a customer access point.
 - c. Logos and stacked signage will be considered on a case-by-case basis.
 - d. Each letter, numeral, or unit may be internally illuminated and will be faced with plexiglass or similar material.
 - e. For single line signage, the height of any capital letter will be eighteen (18") inches, and the lower case letters in proportion.

- f. Single line signage which conforms to condition 2e shall be used when possible. Only when tenant's business name cannot be accommodated on a single line shall stacked, maximum two (2) lines signage be allowed. All stacked signage shall be limited to ten (10") inch high letters with a two (2") space between lines.
- g. The overall length of signs will not exceed 65% of the width of the storefront, save for those storefronts with less than fifteen (15') feet width. In these instances, the overall length of signs will not exceed 70% of the storefront's width.
- h. The letter style for all tenants shall be considered on a case-by-case basis, to be similar and complimentary to the clarendon style with the intent of maintaining some consistency within the center.
- i. The colors to be used will be approved on a case-by-case basis by the landlord and City staff; colors to be complimentary to adjacent signage. Letters to be monochromatic within a sign.
- j. Signage shall be placed only on the fascia band immediately above the windows.
- k. 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 dimension, materials, and colors must be submitted to the landlord for written approval prior to application for approval by the Antioch City Planning Department.
- l. 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 neon lighting shall be used on signs, symbols or decorative elements except with Design Review Board approval.
- 3. No exposed conduit, tubing or raceways will be permitted.
- 4. All conductors, transformers and other equipment shall be concealed.

5. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
6. Sign contractor shall repair any damage caused by his work and Tenant shall be fully responsible for the operations of his sign contractors(s).
7. No signmaker's labels, trademark symbols, or other identification will be permitted on the exposed surface of the signs.
8. Wording of the sign shall not include the product sold except as a part of Tenant's trade name.
9. If the fascia sign is ever removed for replacement or because of termination of Lease, Tenant shall leave the fascia panel in good conditions, 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.
10. Tenant shall pay for the cost of all signing. 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.
11. 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 City approval. All signs shall conform to the City sign ordinance.
12. 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.

13. 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.

m. Five (5") inch gold returns with gold trim cap^{shall} be used on signs.

3. That neon signage in store front glazing areas is to be approved by staff; maximum illumination to be under 400 milliamps.
4. That prior to the issuance of any new signs under this program (save for Ben Franklin Crafts), the applicant shall submit a proposal for updating tenant signs to comply with the sign program, to be reviewed and approved by staff.

STANDARD CONDITIONS

5. Conditions required by the Design Review Board, which call for a modification or any change to the plans 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 final plans meet the requirements stipulated by the Design Review Board and standards of the City.
6. That the City staff inspect the site for compliance of conditions prior to final inspection approval.
7. This approval expires one year from date of approval if not acted upon (Expires May 11, 1989.)
8. Compliance with the City of Antioch Municipal Code

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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 11th Day of May, 1988 by the following vote:

AYES: Board Members Adams, Seelinger and Chairman Jackson.

NOES: None

ABSENT: Board Member Ginocchio, Vice Chairman Callahan.



DEBBIE SMITH
Secretary to the Design Review Board