

CITY OF ANTIOCH DESIGN REVIEW BOARD

RESOLUTION NO. 2000-20

WHEREAS, the Design Review Board of the City of Antioch did receive a request from TAYLOR PROPERTIES requesting design review approval of the sign criteria and signage for construction of a retail/office/commercial shopping center containing 7 buildings for a total of 105,500 sq. ft. located on the northerly side of Lone Tree Way and west of Hillcrest Avenue (UP-00-15/A); and

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, a Mitigated Negative Declaration has been prepared for this project (MND-00-7); and

WHEREAS, the Design Review Board on September 13, 2000, duly held a hearing, received and considered evidence, both oral and documentary; and

WHEREAS, the Design Review Board continued the public hearing to further review the Staples signage.

NOW THEREFORE BE IT RESOLVED that the Design Review Board of the City of Antioch does hereby APPROVE the plan as presented, 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 of conditions prior to final inspection approval.
3. That conditions required by the Design Review Board, which call for a modification or any change to the submitted application, 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 amended plan meets the requirements stipulated by the Design Review Board and standards of the City. Future changes to the plan shall require Design Review Board approval.
4. That this approval expires one year from date of approval, unless acted upon. (Expires September 13, 2001)
5. That approved premises identification shall be provided. Such numbers shall contrast with their background and be readily visible from the street.

PROJECT SPECIFIC CONDITIONS

1. That all applicable conditions of the final development plan, use permit, design review and subdivision approvals for this project be complied with (PD-00-2, UP-00-15/A, and PW 650).
2. That all provisions of the Mitigated Negative Declaration (MND-00-7) be complied with including impacts resulting from construction (air and water quality) and operation (noise).
3. That the building design be as submitted by the applicant for the August 23, 2000, Design Review Board hearing except as modified below.
4. That no illegal signs, pennants, banners, flags, etc. be used on the building or the project site.
5. All signage shall comply with the Signage Criteria adopted for this development. Individual signs shall be subject to Planning Division approval prior to issuance of a sign permit.
6. That the name of the center ("Williamson Ranch Plaza") be added to the base of the pylon sign, with the wording to be done in an appropriate "Prairie Style" script. Only three other tenant panels shall be allowed. The panels shall be finished in an appropriate textcoat material to match/complement the sign structure and the existing pylon sign to the east shall be designed so that only the sign copy is illuminated at night. That the new sign be of the same design as shown on page 11 of the sign criteria standards booklet. Final sign plans shall be subject to Design Review Board approval prior to issuance of a sign permit. The Design Review Board requests that the Phase I and II multi-tenant pylon sign shall incorporate the design as presented in the proposed sign criteria at this evening's meeting in lieu of the previously approved conditions on the sign.
7. The "Staples" sign area shall be the width and height as presented at tonight's meeting and the total signage area shall be calculated as the perimeter of the red background element and shall not exceed 274 square feet
8. The under canopy signs dimension shall be reduced to 1 foot tall x 4 feet wide.
9. Under "Primary Entry Sign Element" for the major and minor tenants, the maximum allowable sign length shall be limited to 65% of the building entry element length. The sign criteria shall be revised and submitted to the Planning Division for approval.

10. That the multi-tenant pylon signs match the design for Phases I and II, including but not limited to the shopping center identification location, tenant panels, and lighting. Should Phase I and II choose not to adopt specific condition #6, the Phase 3 and 4 multi-tenant pylon sign shall conform to the previously approved condition on the Phase I and II sign.

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 13th day of September, 2000, by the following vote:

AYES: Chairperson Mosbacher, Vice Chairperson Golightly and Board Member Guarino

NOES:

ABSENT:

ABSTAIN:


TAMARA LEACH, Secretary to the
Design Review Board

