



ANTIOCH CA 94509

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CITY HALL THIRD AND H PO 130

March 1, 1989

Daniel Briner  
1850 Mt. Diablo Boulevard, Suite 230  
Walnut Creek, CA 94596

NOTICE OF DECISION: REQUEST FOR DESIGN APPROVAL OF A MINOR TENANT  
SIGN PROGRAM AND MAJOR TENANT SIGNAGE  
(S-88-17)

Mr. Briner:

At a regular meeting of the Design Review Board held on February 8, 1989, your request design approval of a minor tenant sign program and a major tenant signage at Somersville Plaza generally located on the northeast corner of Somersville Road and Sycamore Drive, was APPROVED subject to conditions. Following the public hearing, the Design Review Board adopted Resolution No. 89-11, 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, Deputy Director Development Services.

Sincerely,

SUSAN SAINS, Secretary  
to the Design Review Board

/sjs

Attachments

Planning Commission  
Engineering  
Building  
Police  
Fire  
Finance  
Code Enforcement Officer  
County Assessor (Parcel No. 074-370-001 & 014)  
Ability Lighting

**ANTIOCH CITY DESIGN REVIEW BOARD**

**RESOLUTION NO. 89-11**

**WHEREAS**, the Design Review Board of the City of Antioch did receive a request by SOMERSVILLE PLAZA/PICWAY SHOES for approval of a minor tenant sign program and "major" tenant signage (S-88-17); and

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

**WHEREAS**, the Design Review Board on February 8, 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 APPROVE the plan as presented for a minor tenant sign program and "major tenant signage for Somersville Plaza generally located on the northeast corner of Somersville Road and Sycamore Drive, subject to the following conditions:

**PROJECT SPECIFIC CONDITIONS**

1. All minor tenants shall follow the minor tenant sign program as submitted as attachment "A", with the following revisions:
  - a) Item 2 be modified to refer to both buildings.
  - b) Item 2e be modified to delete the words "maximum". capital letters of single line signage shall be 24 inch on the Somersville elevation, 18 inch for all others.
2. That the white background of the logo module for Picway be opaque (non-illuminated).
3. Wording of the sign shall generally be limited to one item of project or service description regardless of how the business name was filed. All requests for supplemental copy in excess of the one description allowed shall be reviewed by the Design Review Board for appropriateness.
4. All conditions of AR/V-86-15 be complied with.

**STANDARD CONDITIONS**

5. All signage be in compliance with existing sign ordinances.
6. Compliance with the City of Antioch Municipal Code.

7. That the City staff inspect the site for compliance of conditions prior to final inspection approval.
8. This approval expires one year from date of approval. (Expires February 8, 1990, unless acted upon.)
9. 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.

\* \* \* \* \*

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 8th of February 1989, by the following vote:

AYES: Board Members Adams and Ginocchio, Vice Chairman Seelinger and Chairman Callahan

NOES:

ABSENT: Board Member Jackson



**SUSAN SAINS**  
Secretary of the Design Review Board

# ATTACHMENT A

## PROPOSED SIGN CRITERIA

### SYCAMORE PLAZA, ANTIOCH

Be it proposed that the individual tenants comply with the following 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: (two tenant building.)
  - 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 one (1) sign per elevation
  - 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 3/16" plexiglass or similar material; 5" returns, bronze; 13mm neon for internal illumination.
  - e. For single line signage, the height of any capital letter will be *maximum* twenty-four (24") inches, and the lower case letters in proportion on Somersville Road elevation. Signs facing parking elevation and Sycamore will have capital letters maximum height of eighteen (18") inches and 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") inch space between lines.
  - g. The overall length of signs will not exceed 65% of the width of the elevation.
  - h. The letter style for all tenants shall be considered on a case-by-case basis.
  - 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
  - j. Signage shall be placed only on the fascia band.
  - 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 by the Antioch City Planning Department.

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. It is the Tenant's responsibility to maintain their individual signage to be safe and in good condition, including the replacement of any defective parts or necessary cleaning. Service is to be ordered on any malfunctioning signs within 24 hours. Failure to do so will result in Landlord ordering service at Tenant's expense.
6. 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 and conduit.

m. Construction requirements and restrictions:

Tenant shall be fully responsible for the operations of its sign contractor.

2. Each letter and logo unit shall bear the U.L. label and installation must comply with all local building and electrical codes.
3. Location of all openings for conduit and sleeves in fascia panels and/or building walls shall be indicated by the sign contractor on drawings (2) submitted to the Landlord. All penetrations of the building structure required for sign installation shall be neatly sealed in a water tight condition.
4. Sign contractor shall repair any damage caused by his work and Tenant shall be fully responsible for the operations of his sign contractor(s).
5. No signmaker's labels or other identification will be permitted on the exposed surface of signs, except on 1st letter.
6. Guarantee -- The entire display shall be guaranteed for one (1) year against defects in the material and workmanship. Defective parts shall be replaced without charge.

7. Insurance -- Sign company shall carry workmen's compensation and public liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$100,000/300,000. Workmen's compensation certificate to be submitted to Landlord with presentation of drawings.
8. Erection -- Sign company shall completely erect and connect sign display at approved sign location. Electrical to within 2 feet of sign location to be arranged by Tenant.

I HAVE READ, APPROVE, AND AGREE TO ABIDE BY THE ABOVE SIGN PROGRAM

DATE: \_\_\_\_\_

TENANT: \_\_\_\_\_

ABILITY LIGHTING AND SIGNS  
701 Fulton Shipyard Road  
Antioch, CA 94509  
Contact person: Retta Smith  
415/778-2121 or 825-9070  
Cont. Lic. 305 695 C45