



ANTIOCH CA 94509

(415) 778-3491

CITY HALL THIRD AND H PO 130

February 19, 1988

Dan Fivey  
RALPH GOODELL & ASSOCIATES  
39355 California St., #201  
Fremont, CA 94538

Dear Dan:

Enclosed is a copy of the corrected resolution from the January 27, 1988 Design Review Board hearing. Condition #7b, which was incorrectly changed on the previous resolution, has been corrected to provide for the corner tenant signage.

As a reminder, please be aware that conditions number 2 and 3 of Resolution No. 87-83 have not yet been satisfied, (see attached resolution). As per the wording of the resolution, this is to be done prior to issuance of building permits. Please take care of this immediately since it would not be in anyone's best interest to withhold the issuance of building permits.

If you have any questions, please feel free to contact me at 778-3491.

Sincerely,

JOHN KNIGHT  
Planning Technician

JK/ds  
Attachments

## ANTIOCH CITY DESIGN REVIEW BOARD

### RESOLUTION NO. 88-5

WHEREAS, the Design Review Board of the City of Antioch did receive a request by GOODELL/FIVEY for architectural design approval for construction and signage for a retail-commercial center on property generally located at the southwest corner of Sunset Drive and Hillcrest Avenue (Sunset Plaza) (P/ARCH/V-87-42); and

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, a negative declaration has been recommended for this project; and

WHEREAS, the Design Review Board on January 27, 1988 duly held a public hearing, received and considered evidence, both oral and documentary; and

NOW THEREFORE BE IT RESOLVED that the Design Review Board of the City of Antioch does hereby APPROVE the construction and signage program as presented for a retail-commercial center on property generally located at the southwest corner of Sunset Drive and Hillcrest Avenue, subject to the following conditions:

#### PROJECT SPECIFIC CONDITIONS

1. That final approval of colors be left up to staff.
2. That the compact space at the northeast corner of the site be eliminated.
3. That the gable height be reduced to a maximum of 30'.
4. That a final landscape and irrigation plan be resubmitted for staff review and approval prior to issuance of building permits.
5. That the height of the monument sign be reduced to 6'
6. That the applicant comply with all conditions of the previous Design Review Board approval on November 12, 1987.
7. 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) Tenant adjacent to the freeway will be allowed two signs, one fronting the parking lot and the other fronting the freeway. All others will be allowed one sign except for corner tenants. Corner tenants shall be allowed one sign per "store frontage". "Store frontage" shall be defined as an elevation having the appearance of a customer access point.

- c) Logos 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. Letters to be monochromatic within a sign.
- e) The capital height of letters shall be eighteen (18") inches for non-stacked signage and eight (8") inches for stacked signage. Stacked signage may be no more than two rows and must fit within a twenty-four (24") inch high space.
- f) The overall length of signs will not exceed 65% of the width of the storefront.
- g) The letter style will be considered on a case-by-case basis.
- h) To assure architectural integrity to the building facade, the use of all sign colors, details and materials will be subject to the Landlord's and City's 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.
- i) 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.
- j) 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.
  - 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 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 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.
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.

14. Tenants shall be limited to only one (1) neon window sign and this sign shall not advertise any products.
15. That signage be limited to no greater than 400 milliamp.
- k) Freeway signs shall be mounted in a horizontal band, letter style and color to be uniform, chosen by applicant and approved by staff

STANDARD CONDITIONS

8. 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.
9. That the City staff inspect the site for compliance of conditions prior to final inspection approval.
10. Compliance with the City of Antioch Municipal Code.
11. This approval expires within one year from date of approval.  
(Expires January 27, 1989)

\* \* \* \* \*

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 27th day of January, 1988 by the following vote:

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

NOES: Chairman Jackson.

ABSENT: None.



DEBBIE SMITH  
Secretary to the Design Review Board

# ANTIOCH CITY DESIGN REVIEW BOARD

## RESOLUTION NO. 87-83

WHEREAS, the Design Review Board of the City of Antioch did receive a request by GOODELL/FIVEY for architectural design approval for construction of retail-commercial center on property generally located at the southwest corner of Sunset Drive and Hillcrest Avenue (Sunset Plaza) (P/ARCH/V-87-42); and

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, a negative declaration has been recommended for this project; and

WHEREAS, the Design Review Board on October 28 and November 12, 1987 duly held a public hearing, received and considered evidence, both oral and documentary; and

NOW THEREFORE BE IT RESOLVED that the Design Review Board of the City of Antioch does hereby APPROVE the architectural design plan as presented for a retail-commercial center on property generally located at the southwest corner of Sunset Drive and Hillcrest Avenue, subject to the following conditions:

### PROJECT SPECIFIC CONDITIONS

1. That should the parking variance not be approved with the number of spaces proposed by the applicants, revised drawings depicting the required amount of spaces be resubmitted for Design Review Board approval.
2. That prior to issuance of building permits, the applicants explore the possibility of obtaining a five (5') foot wide landscape easement within the CalTrans right-of-way along the southern property line adjacent to building "C" and the parking area and that this area be landscaped and irrigated by the developer.
3. That prior to issuance of building permits, a five (5') foot wide landscape easement be obtained along the entire western property line on the property immediately adjacent to the west and that this area be fully landscaped and irrigated by the developer.
4. That a turn-around area be provided at the end of the aisle way at the western end of the site.
5. That revised elevations be submitted to staff for review and approval for building "C" showing metal canopies or a roof element along the entire south elevation.
6. That elevations for building "A" be submitted for Design Review Board approval.