

ANTIOCH CITY DESIGN REVIEW BOARD

RESOLUTION NO. 90-15

WHEREAS, the Design Review Board of the City of Antioch did receive a request by KEN RODRIGUES ASSOCIATES/HILLCREST PLAZA for major tenant signage and a minor tenant sign program at the Hillcrest Plaza (S-90-4); 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 11, 1990 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 signage for Hillcrest Plaza, generally located at Hillcrest Avenue and Wildhorse Road, 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. Proposals shall also include pedestrian oriented signage consisting of sandblasted wood signs one foot by three foot-six inches.
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, to the fascia.
 - b. Tenants will be allowed one sign, except the tenant on the north end of Building "B" and the tenant closest to Hillcrest Avenue on Building "A", which may have two signs.
 - c. Logos are encouraged and will be considered on a case-by-case basis. Logos shall be limited to no more than 18 inches high by 36 inches long.
 - 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 letters will be 18 inches, and the lower case letters, if used, will be in proportion. The capital letter height for script signage may be allowed to go to 21 inches. These shall be considered on a case-by-case basis.

- 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 line, signage be allowed. All stacked signage shall be limited to ten inch high letters with a two inch space between lines.
- g. The overall length of signs will not exceed 65 percent of the width of the storefront.
- h. The letter style for all tenants shall be considered on a case-by-case basis and to be compatible to each other.
- 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 canopy fascia band and not on the tower elements. Signage in the rear of the building is strictly prohibited.
- 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 inches in height, for which will be provided by the landlord prior to completion of construction.

Miscellaneous:

- m. Flashing, moving or audible signs will not be permitted.
- n. No exposed neon lighting shall be used on signs, symbols or decorative elements except with Design Review Board approval.
- o. No exposed conduit, tubing or raceways will be permitted.

- p. All conductors, transformers and other equipment shall be concealed.
- q. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- r. Sign contractor shall repair any damage caused by his work and tenant shall be fully responsible for the operations of his sign contractor(s).
- s. No signmaker's labels, trademark symbols, or other identification will be permitted on the exposed surface of the signs.
- t. 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.
- u. 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.
- v. 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 contractor shall provide for installation of tenant's sign within 30 days after tenant's opening for business. In such event, tenant may open for business with landlord's consent.
- w. Tenant shall not have the right to place, construct, or maintain any other sign, advertisement, awning, banner and other exterior decoration without landlord's consent and City approval, other than within the first 30 days of opening. All signs shall conform to the City sign ordinance.
- x. 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 square feet shall be considered in the calculation approval of the tenant sign by the City of Antioch.

- y. Tenant shall not without City and landlord's consent place, construct, or maintain on the premises any advertisement media, including without limitation, search lights, flashing light, loudspeakers, phonographs, or other similar visual or audio media other than in the first 30 days of opening. Distribution of solicitation of business or advertising by businesses shall be in accordance with the Antioch Municipal Code.
- 3. That neon signage in storefront glazing areas is to be approved by staff; maximum illumination to be under 400 milliamps.
- 4. That the monument signs be no more than five feet in height and not include the name of 7-Eleven or any other tenant.

STANDARD CONDITIONS

- 5. Compliance with the City of Antioch Municipal Code.
- 6. That the City staff inspect the site for compliance of conditions prior to final inspection approval.
- 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. This approval expires one year from date of approval.
(Expires April 11, 1991)
- 9. All signage be in compliance with existing sign ordinances.

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TENANT SIGN CRITERIA FOR
HILLCREST PLAZA
WILDHORSE ROAD, FOLSOM DRIVE AND HILLCREST DRIVE
ANTIOCH, CA.

1. Each tenant will be allowed the following types of signs:

- (a) Storefront Signs. Type I
- (b) Under Canopy Signs. Type II

2. Signs shall conform to criteria set forth herein. The use of all sign shapes, colors, details and materials will be subject to Landlord's approval.

Three (3) complete sets of shop drawings indicating the exact location, dimensions, materials, colors and installation details must be submitted to Landlord for written approval prior to manufacture and installation. Signs must be approved by City of Antioch and comply with local codes including an Underwriters Laboratories (UL) label. Various to this criteria may occur with written approval by Landlord and the City of Antioch.

3. Number of signs:

One storefront sign and one under canopy sign is allowed for each business frontage which faces a mall or parking lot. A store with more than one frontage will be allowed one storefront and one under canopy sign per side, but in no case will there be allowed signs on more than two sides.

Buildings with double frontages may have a sign on the smaller frontage equal to but no greater than the primary frontage. Logos or other signing may be installed other than the standard sign band fascia but only by approvals of Landlords and Architect.

4. Sign Colors:

(a) Storefront Signs:

All Type I signs shall be individual letters with dark bronze returns (sides) w/face color as desired by tenant. Letters to be maximum 24" high. The use of more than one color is acceptable on faces when tenant logo style warrants same.

(b) Under Canopy Signs:

Type II sandblasted redwood/colors optionals (see typical drawings for general sign requirements for under canopy signs.)

5. Sign Sizes:

(a) Storefront Signs:

Each sign shall be limited to a maximum height of 24". The maximum height for block letters (capitals) is 24" and the maximum height for logo and capital script characters is twenty-seven (27) inches, except for script when the area is significantly under a one-to-one ratio. Signs shall not encroach closer than twenty-four (24) inches from the lease line, except where specifically allowed by Landlord. Copy shall be on one line, with all copy in-line with typical criteria drawings. Signs located on storefront must be located entirely on fascia wall surface and not attached to glass or plexiglas materials.

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Tenant Sign Criteria For
HILLCREST PLAZA

(b) Under Canopy Signs:

The maximum sign area is + 3.5 square feet. The bottom of the sign must be a minimum of eight (8) feet clear from walkway below. This signs must be located beneath canopy without projecting beyond the edge of the canopy framing and shall be mounted perpendicular to the storefront line. All under canopy signs to be installed in-line with each adjacent tenant.

6. General Requirements:

(a) Storefront Signs:

All signs shall be single faced channel construction with plastic face and with four (4") inch minimum returns. Internally illuminated.

All storefront signs whether, individual letter or connected script shall be installed with the wire ways concealed behind architectural surfaces of building facade. No exposed neon crossovers will be allowed between letters.

Signs may be allowed to have two lines of copy but must be retained within the 24" maximum height limitations. (see drawing)

(b) Under Canopy Signs (non-illuminated)

Under canopy signs are intended for pedestrian scale identification and must follow size and shape of sign II design. Signs must be constructed of wood, sandblasted.

All wood shall be sealed with a chemical water barrier. Painted wood shall have two coats exterior primer and at least one coat of bulletin enamel. All stains to be "Olympic" or equal. Exposed fastening devices such as screws, nails, or staples will not be allowed. All glue for lamination of wood shall be waterproof or water resistant. Metal hardware shall be chemically etched and primed with metal primer and sprayed with satin black automotive lacquer.

All wood panel signs shall be a minimum to two and one half (2-1/2) inches thick. All wood routing shall be a minimum of three-eighths (3/8ths) inch deep.

7. Miscellaneous:

(a) Tenant's sign contractor will repair any damage caused by its work. Tenant shall be responsible for actions of its sign contractor.

(b) All penetration of the building structure required for sign installation shall be neatly sealed in a water tight condition.

(c) No Sign maker label or other identification will be permitted on any exposed sign surface, UL labels and city permit numbers, if required shall be affixed to top of letters.

(d) When any sign is removed, either for replacement or on termination of the Lease, Tenant shall leave the building exterior in good condition, normal wear and tear excepted, and with any holes-caused by the sign filled and stained to match the building exterior or the canopy.

(e) No decals (other than security service warning labels not to exceed three (3) inches by five (5) inches will be permitted on storefronts and doors. Charge card decals are prohibited.

(f) Monument signs with center identification limited to designated major tenants.