

**ANTIOCH CITY DESIGN REVIEW BOARD
RESOLUTION NO. 98-19**

WHEREAS, the Design Review Board of the City of Antioch did receive a request from POTTER-TAYLOR & COMPANY for design review approval of development standards and sign criteria for an approximately 245,100 square foot retail shopping center ("Williamson Ranch Plaza") located at the northwesterly corner of Lone Tree Way and Hillcrest Avenue (PD-98-1, UP-98-9/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-98-10); and

WHEREAS, the Design Review Board on May 27, 1998 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, 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 May 27, 1999)

PROJECT SPECIFIC CONDITIONS

5. That all conditions of the final development plan and use permit approvals for this project be complied with (PD-98-1, UP-98-9/A).
6. That all project buildings be subject to Design Review Board approval.
7. That the overhang element proposed for the garden center area of the Major "A" building be added to the building permit set of plan for this structure. This element shall be as shown in Attachment "B" to this Staff Report and shall be of materials which match those used for the Major "A" building.
8. That a final landscape plan be submitted for Staff review and approval. This plan shall show the following:
 - a. That the final alternative tree be subject to staff approval.
 - b. That additional tree wells be placed one per row and staggered in the parking areas so as to increase the amount of shade provided and to give the site a lush appearance.
 - c. All of the frontage plantings shall be installed with the first phase of development, so as to give the site a more attractive appearance from area rights-of-way.
9. That scheme "C" as presented at the Design Review Board meeting be installed as the signature element at the major entrance at Indian Hill and Lone Tree Way.
10. That a detail be provided in the sign criteria for "Under Canopy Signs," subject to Staff review and approval.
11. That the sign criteria provisions for "Primary Entry Sign Element" for the major and minor tenants be amended so that the maximum allowable sign length is limited to 65 % of the building entry element length.

12. That the name of the center ("Williamson Ranch Plaza") be added to the upper panel of the pylon sign design, with the wording to be done in an appropriate "Prairie Style" script. In addition, only two (2) other tenant panels shall be allowed beneath the center name panel and these shall be reserved for major tenant use. Lastly, the panels shall be finished in an appropriate texcoat material to match/complement the sign structure and shall be designed so that only the sign copy is illuminated at night.
13. That the easterly Lone Tree Way monument sign be relocated to the westerly side of the driveway, so as to not create a sight distance problem.
14. That the definition for "Center Monument Sign" (Page 6 of the Sign Criteria booklet) be amended to reflect the above modifications.
15. That the definition for "Pad Monument Sign" (Page 6 of the Sign Criteria booklet) be eliminated, as such a sign is not to be permitted.
16. That all landscaping be maintained at a Class "A" level.
17. That all signage electrical equipment be screened from public view.
18. That any temporary signage be subject to Staff review and be in compliance with the Antioch Municipal Code.
19. That the final design of the "signature element" be subject to staff review and approval.

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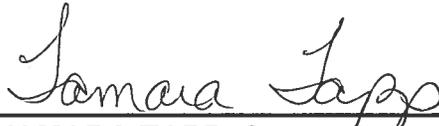
I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Design Review Board of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Design Review Board held on the 27th day of May, 1998, by the following vote:

AYES: Board Members Barcenas, Golightly, Spink, Chairperson Mosbacher

ABSTAIN: None

NOES: None

ABSENT: None



TAMARA TAPP, Secretary
to the Design Review Board