

August 22, 2002

FINDINGS AND DECISION
DESIGN REVIEW APPLICATION NO. 02-62 (Y02066)
ALPINE SQUARE SIGN PROGRAM AMENDMENT
1777 BOTELHO DRIVE

Section 1. Findings.

1. On August 20, 2002, an application was filed by Cranbrook Group, Inc., owner, in which it was requested that a new tenant identification sign be approved at 1777 Botelho Drive, APN 184-080-038, to accommodate a new tenant.

2. On September 3, 1986, the Design Review Commission approved Resolution No. 1367 delegating Design Review approval of certain types of projects to staff. This project is delegated to staff under Section 2(1), "minor revisions to approved projects where the change does not appreciably alter the character and appearance of the project's design."

3. On August 23, 1995 the Design Review Commission approved Resolution No. 2057 delegating review and approval authority of selected signs applications to the Sign Subcommittee.

4. This project is categorically exempt from the requirements of CEQA under Class II of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek.

5. This project is consistent with the General Plan and Zoning and other City development standards which regulate development on this site.

6. The current master sign program was approved by the Design Review Commission on October 6, 1993 per Resolution No. 1939 of SR 93-66 (0571). This program consists of two separate cabinets and a building identification sign. The tenant signs are located on the trellis equidistant from the courtyard entrance and more or less centered in front of their respective portions of the building. The signs are non-illuminated, with 6" deep cabinets which are identical in size, shape, materials and color. The 24" x 15'4 metal cabinets have a dark turquoise background with affixed, polished, 1/4" thick, aluminum letters. The building identification sign and address sign panel are read as one, thirteen square foot, non-illuminated sign.

7. The proposed sign will be located on the trellis equidistant from the adjacent tenant's space. The sign will consist of one 24" x 15'4 metal cabinet, have a dark turquoise background with affixed, polished, 1/4" thick, aluminum letters. Because of the design of the building, a third tenant identification sign will balance the appearance of the front façade.

8. The proposed sign is in keeping with the scale and design of the building. It is also compatible to the existing approved tenant identification signs in terms of design, materials, coloring, placement and size.

9. The total building sign area would be 112 square feet.

10. Based on the evidence presented above, staff finds that the purpose of design review as set forth in Section 10-2.4.1201, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code is fulfilled.

Section 2. Decision. Based on the findings as set forth above, staff grants approval of Design Review Application No. 02-62 (Y02066) as shown on the plans labeled "Exhibit A of Design Review No. 02-62 (Y02066)" subject to the following conditions:

1. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission shall apply as conditions of approval for this project.
2. A building permit must be issued or a request for a one-year extension must be filed with the Community Development Department by August 22, 2003 or this approval shall become null and void on that date.

Section 3. Effective Date. This resolution shall take effect immediately upon its adoption.

SANDRA MEYER, Secretary
Walnut Creek Design Review Commission

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 1939
SIGN REVIEW APPLICATION NO. 93-66

Section 1. Findings.

1. On October 6, 1993, the Walnut Creek Design Review Commission held a hearing to consider a request for Commission review and approval of a sign program consisting of two new tenant signs and an existing building identification sign on the Alpine Square office building located at 1777 Botelho Drive (adjacent to the freeway.) The zoning is R-O (Retail - Office.)

2. The proposal was presented to the Sign Subcommittee on September 14, 1993. The subcommittee supported the size, coloring, materials and location of the sign as presented. The subcommittee's larger concern regarded the need for signage to be "balanced" on this building. The subcommittee recommended that a sign program be presented to the full Commission which should include another, identical tenant sign added to the other end of the trellis for the purposes of balance. The idea of a replacement for the building identification sign was discussed at the subcommittee meeting, however, no drawings were submitted for review. The subcommittee recommended that all signs proposed be brought before the Commission and considered as a sign program.

3. This project is categorically exempt from the requirements of CEQA under Class 11 of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek.

4. This project is consistent with the General Plan and Zoning and other City development standards which regulate development on this site.

5. Northwestern Title Company will be locating in a 7,270 square foot office space to the left of the courtyard which also fronts on Botelho. Two, smaller, currently vacant tenant spaces to the right of the courtyard also front on Botelho.

6. The sign program consists of two, proposed tenant signs and an existing building identification sign. The identification sign consists of 6", silver lettering painted onto the glazing over the front entry doorway. The sign's copy reads "Alpine Square", is 13' in length for a total sign area of 6 1/2 square feet. Of the two tenant signs, one sign would identify Northwestern Title, the other would identify a future tenant to be determined. Each sign would be oriented toward Botelho and attached to the trellis element out front. Northwestern Title's sign would be located to the left of the courtyard entrance, and the other

sign to the right. Each sign would be located equidistant from the courtyard entrance and more or less centered in front of their respective portions of the building. The signs are non-illuminated, 6" deep cabinets which are identical in size, shape, materials and color. The 24" x 15'-4" metal cabinets will have a dark turquoise background with affixed, polished, 1/4" thick, aluminum letters. The Northwestern Title lettering would be 10 1/4" in height. The second tenant sign would be similar, and lettering height would depend on the tenant name. Both signs are 30.67 square feet in size. Total sign area for all three signs is just under 68 square feet.

7. The tenant signs' coloring, materials, size and placement will complement the architecture of the building. The two signs tend to balance each other on the trellis element, but any more than two signs would result in a cluttered appearance for the building frontage.

8. The existing, building identification sign is simple, non-obtrusive and compatible with the proposed tenant signs as well as with the architecture and coloring of the building.

9. Based on the evidence presented at the meeting the Design Review Commission hereby resolves that:

- a. This Commission makes the findings as outlined under Section 10-4.301, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code for the reasons stated in numbers 5 through 8 above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. 93-66 as shown on the plans labeled "Exhibit A of Sign Review No. 93-66" and the material palette labeled "Exhibit B of sign Review Application No. 93-66" subject to the following conditions:

1. No further tenant signs shall be permitted on this building;
2. The height of all tenant sign lettering shall be limited to 15".

Section 3. Effective Date. This resolution shall take effect immediately upon its adoption.

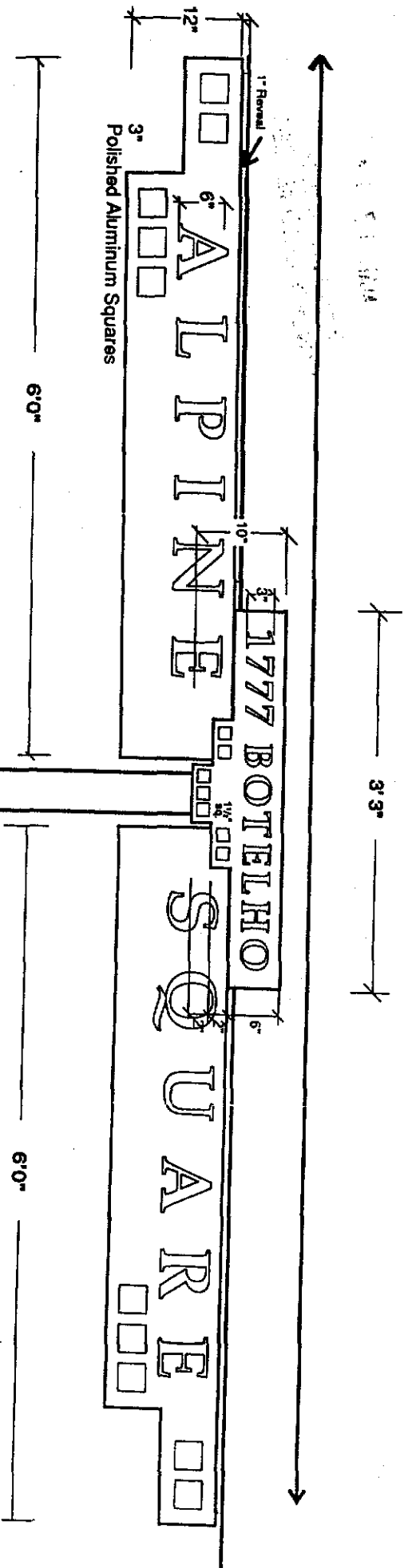
PASSED AND ADOPTED ON October 6, 1993 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Johnson and seconded by Commissioner Kilian.

Ayes: Johnson, Kilian, Englund, Kimbrell
Noes: none
Absent: Kaplan


DAVID WALLACE, Secretary
Walnut Creek Design Review Commission

03/23/94

EXHIBIT A
S.P. 94-8

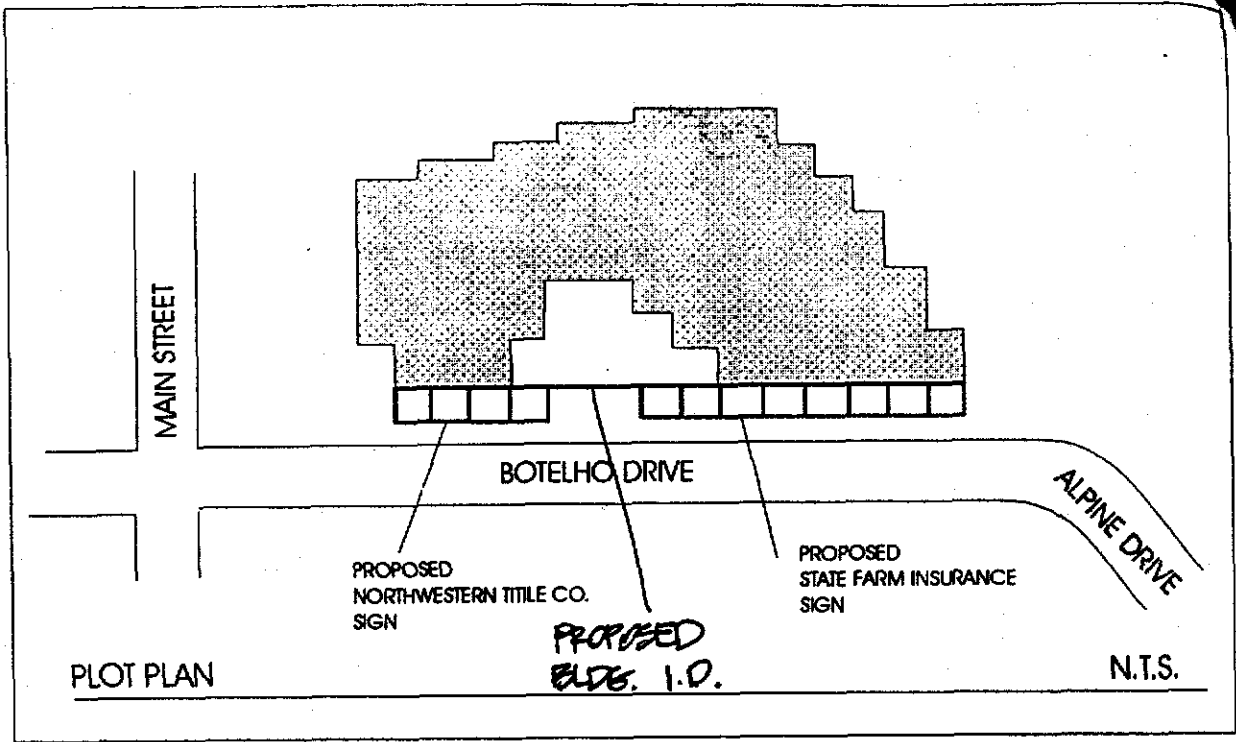


DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
S.P.R. NO. 94-8 (0613)

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 1962
EXHIBIT A DATE 3/23/94

Scale 3/4" = 1'0"



MAIN STREET

PROPOSED
NORTHWESTERN TITLE CO.
SIGN

BOTELHO DRIVE

PROPOSED
ELDg. I.D.

PROPOSED
STATE FARM INSURANCE
SIGN

ALPINE DRIVE

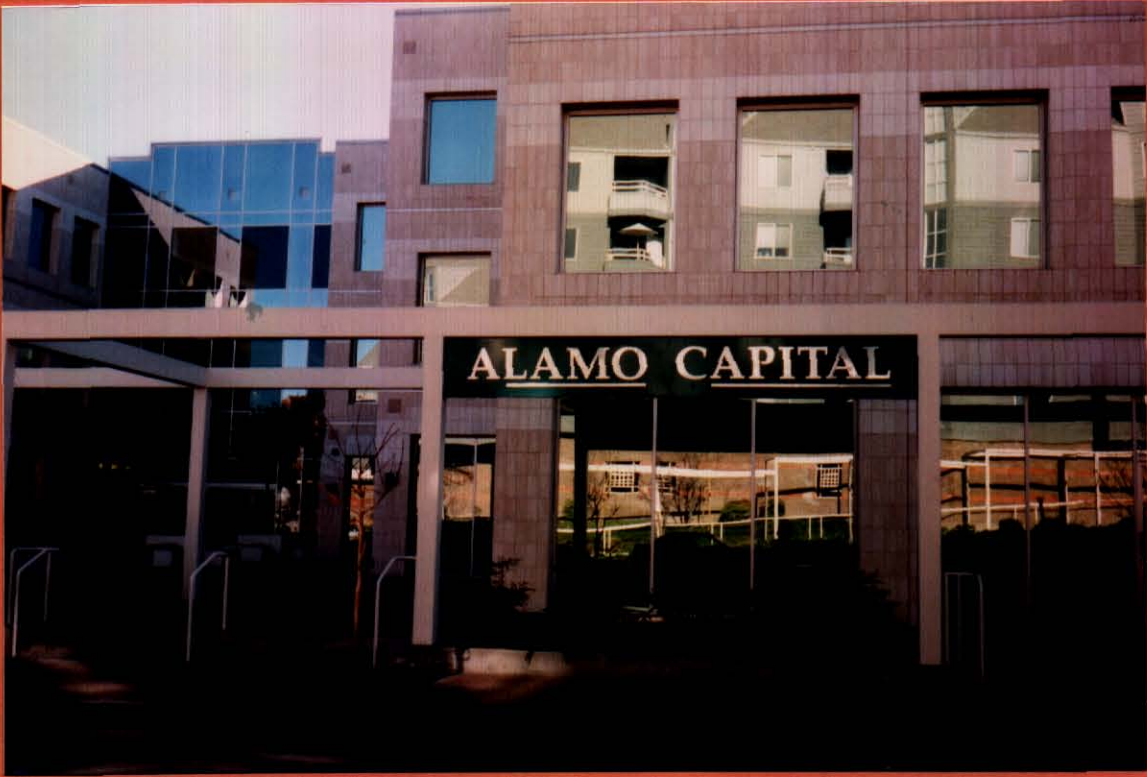
PLOT PLAN

N.T.S.

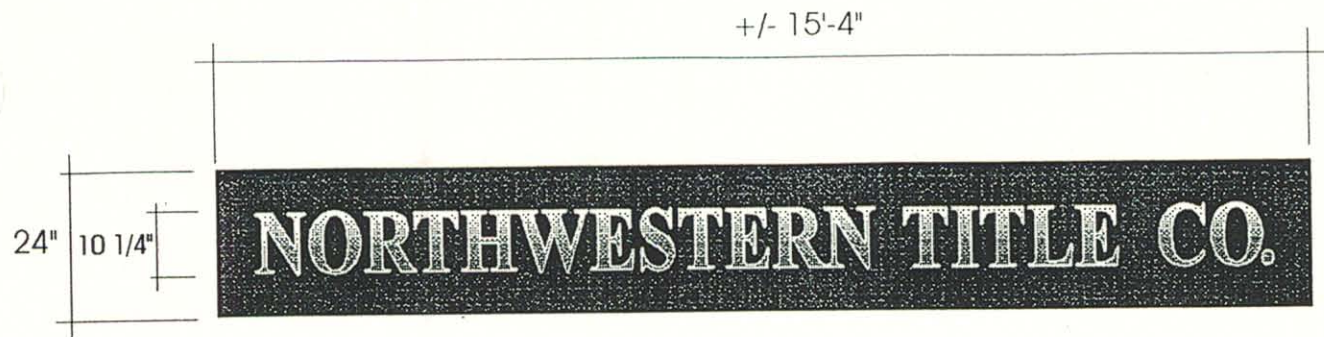
WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 1962
SIGN REVIEW APPLICATION NO. 94-8 (0613)
ALPINE SQUARE SIGN PROGRAM MODIFICATION

Section 1. Findings.

1. On March 23, 1994, the Walnut Creek Design Review Commission held a hearing to consider a request for Commission review and approval of a sign program modification which would allow a building identification sign and address to be attached to the trellis element of the Alpine Square office building located at 1777 Botelho Drive. The zoning is R-O (Retail - Office.)
2. The sign subcommittee reviewed the proposal prior to the beginning of the Design Review Commission meeting on March 2, 1994. The proposal was supported as submitted.
3. This project is categorically exempt from the requirements of CEQA under Class 11 of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek.
4. This project is consistent with the General Plan and Zoning and other City development standards which regulate development on this site.
5. The current master sign program was approved by the Commission on October 6, 1993 per Resolution No. 1939 of SR 93-66 (0571). The program consists of two tenant signs and an existing building identification sign.
6. The proposed sign consists of two separate cabinets and a third, address sign panel arranged to read as one, thirteen square foot, non-illuminated sign. Two 6'-0" x 1'-0" x 3" deep cabinets will be placed on either side of a central trellis support post and a smaller 3'-0" x 6" address panel will be attached directly above. The two lower cabinets would match the approved tenant signs with 6" high, polished aluminum letters on a turquoise aluminum background reading "ALPINE SQUARE." The address sign panel above would contain 3" high, polished aluminum letters on a turquoise and multicolored aluminum panel reading "1777 BOTELHO." The signs will be accented with polished aluminum squares.
7. The total building sign area would be 81 square feet.
8. The proposed sign is in keeping with the scale and design of the building. It is also compatible with and complementary to the approved tenant identification signs in terms of design, materials, coloring, placement and size.

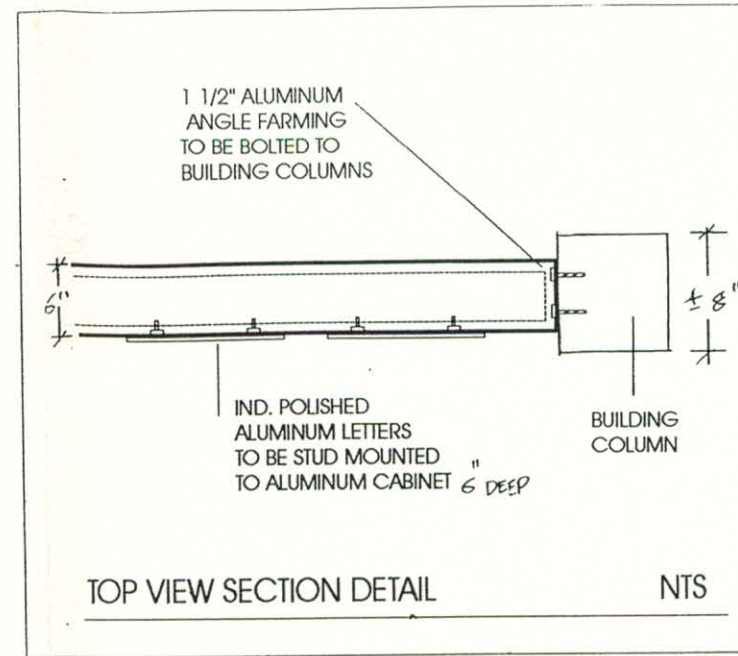


Alpine Square

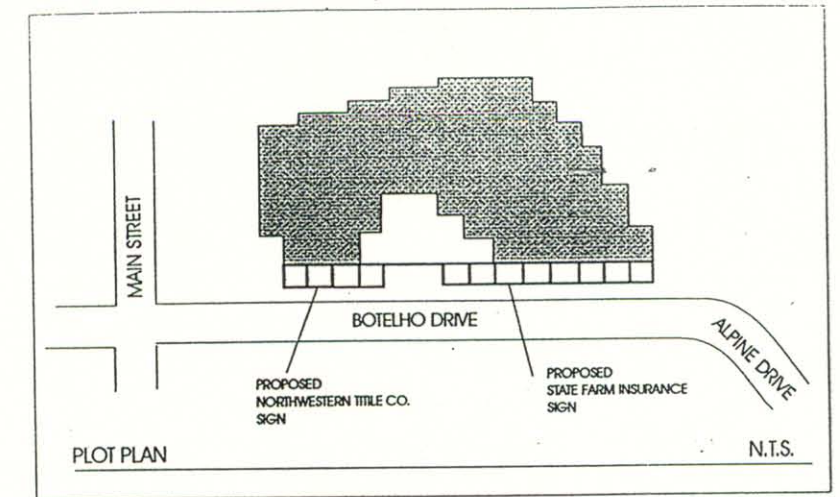


S/F NON-ILLUM. ALUMINUM CABINET W/ IND. POLISHED ALUMINUM LETTERS DISPLAY $3/8" = 1'-0"$

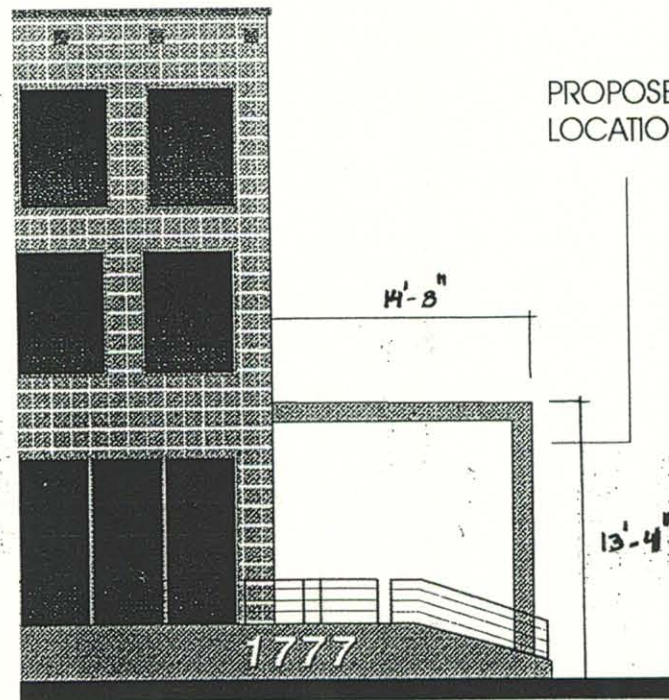
24" BY +/- 15'-4" ALUMINUM CABINET TO BE PAINTED TEAL TO MATCH **SAMPLE**
 10 1/4" LETTERS TO BE 1/4" THICK POLISHED ALUMINUM LETTERS TO BE STUD MOUNTED TO ALUMINUM CABINET.
 CABINET TO BE MOUNTED BETWEEN EXISTING BUILDING COLUMNS AS SHOWN.



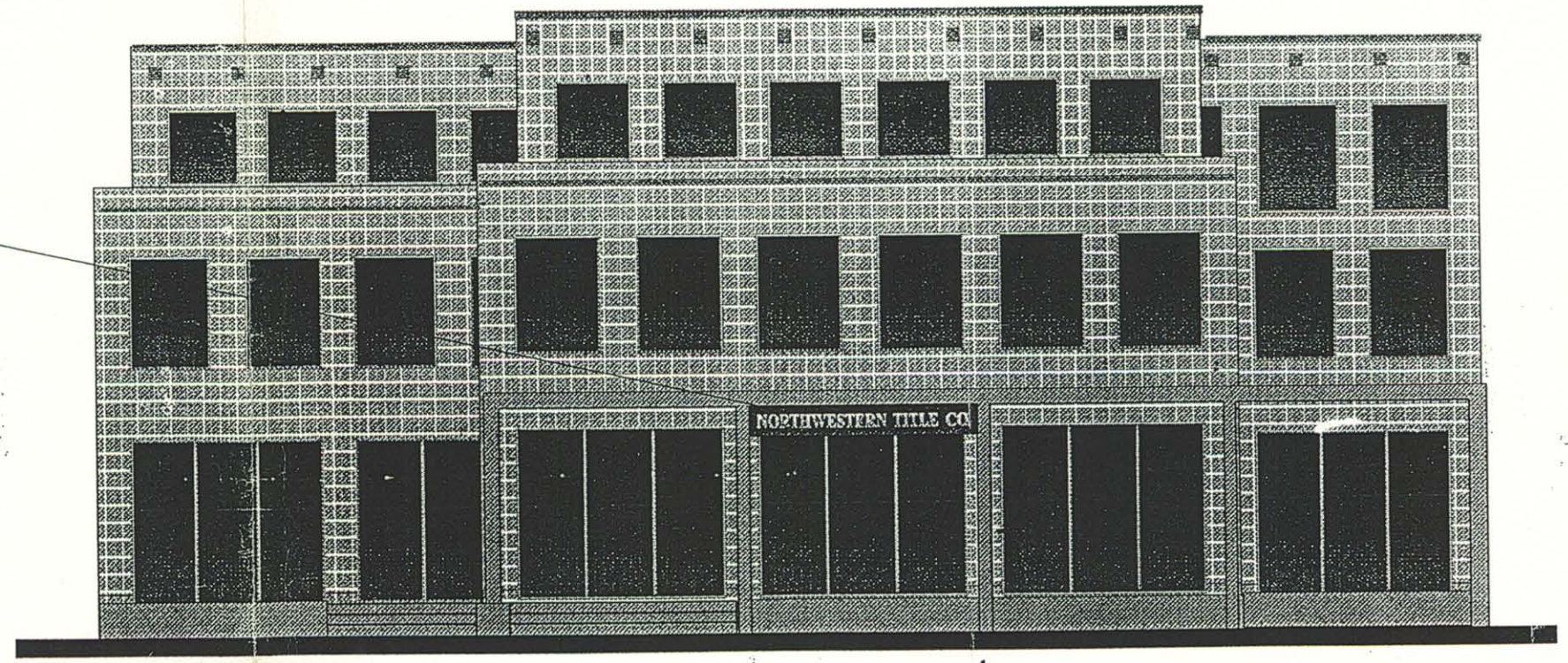
TOP VIEW SECTION DETAIL N.T.S.



COPY



BUILDING SIDE ELEVATION $3/32" = 1'-0"$



BUILDING FRONT ELEVATION $3/32" = 1'-0"$



SUPERIOR SIGN SYSTEMS

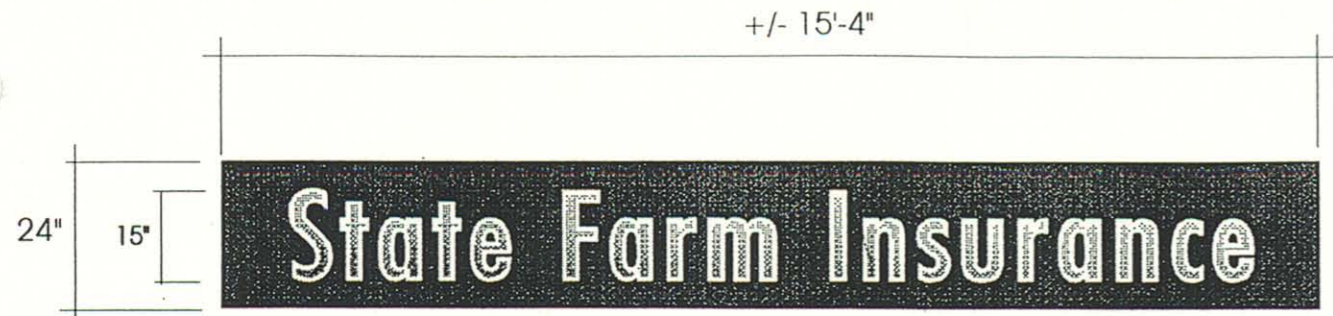
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CLIENT NORTHWESTERN TITLE COMPANY
 ADDRESS 1777 BOTELHO DRIVE
 CITY/STATE WALNUT CREEK, CA ZIP _____
 CUSTOMER APPROVAL _____ LANDLORD APPROVAL _____

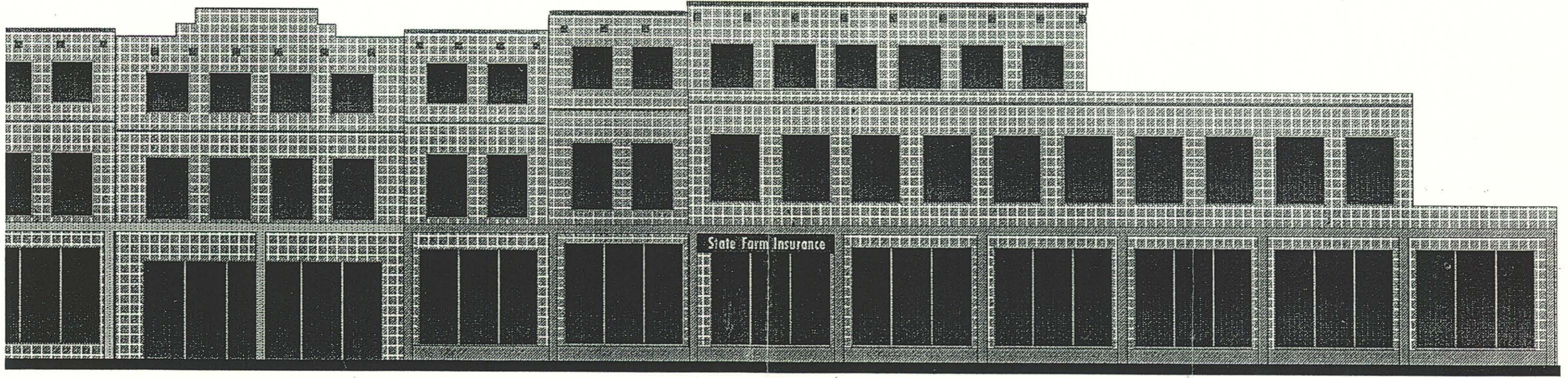
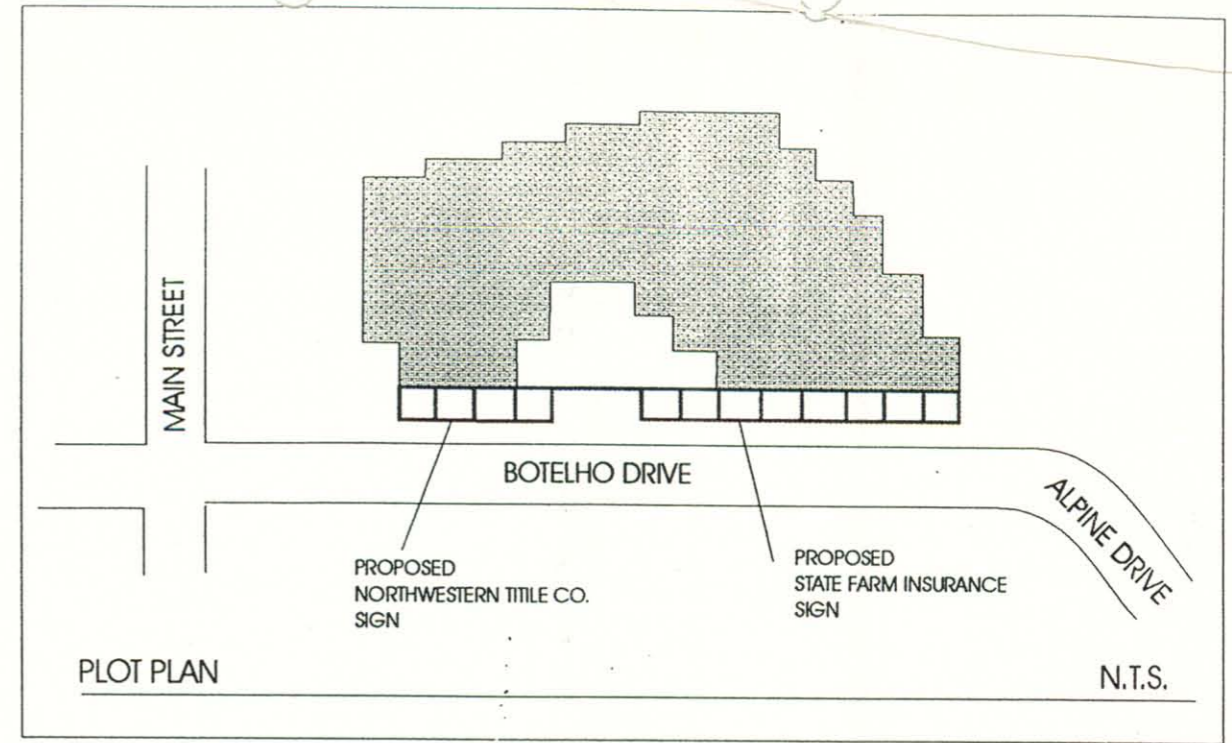
Revision
 8-23-93
 9-1-93

Date: 7-27-93
 Scale: AS NOTED
 Sheet No: 1 OF 1
 Drawing No: 2321



S/F NON-ILLUM. ALUMINUM CABINET W/ IND. POLISHED ALUMINUM LETTERS DISPLAY 3/8" = 1'-0"


24" BY +/- 15'-4" ALUMINUM CABINET TO BE PAINTED TEAL TO MATCH SAMPLE
 15" MAX. ~~10 1/4"~~ LETTERS TO BE 1/4" THICK POLISHED ALUMINUM LETTERS TO BE STUD MOUNTED TO ALUMINUM CABINET.
 CABINET TO BE MOUNTED BETWEEN EXISTING BUILDING COLUMNS (SEE SHT. 1 OF 2)



BUILDING FRONT ELEVATION

+/- 15'-4"

3/32" = 1'-0"

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