

WALNUT CREEK DESIGN REVIEW COMMISSION
Resolution No. 1217
Sign Review Application No. 84-61
Nutri-System

The Walnut Creek Design Review Commission does resolve as follows:

Section 1. Findings.

1. On October 4, 1984 Sign Review Application No. 84-61 was filed by Coldwell Banker seeking Design Review Commission approval for an exception to the sign regulations to allow the installation of a non-adjacent wall sign on the office building located at 1501 North Broadway, being on the northwest corner of Lincoln Avenue and North Broadway.
2. This project is categorically exempt from the requirements of CEQA under Class II of the Guidelines and Processing Procedures for the Review of Projects in the City of Walnut Creek.
3. The P-R zoning district allows retail uses on the ground floor of this four-story office building.
4. The P-R sign regulations require identifications signs be placed on that portion of the building occupied by that business.
5. The subject retail business is located in an area of the ground floor that has no exposed frontage on either North Broadway or Lincoln Avenue.
6. The subject business is permitted up to 30 square feet of sign area.
7. The Planning staff approved Sign Review Applications No. 84-14 and 84-54 allowing wall signs for the two businesses that are adjacent to North Broadway.
8. The proposed sign matches the colors and size of existing signs and is to be placed on a portion of the front elevation occupied by one of the other tenants.
9. The application was continued from the November 7, 1984 Commission meeting due to lack of applicant representation.
10. On November 21, 1984 the Commission reviewed the plans for Sign Review Application No. 84-61.
11. Based on the evidence presented at the meeting, the Design Review Commission finds that:
 - a. The proposed sign is consistent with the sign program previously established.

- b. The proposed and existing signs complement the design and colors of the building.
- c. The size of the proposed sign is less than the maximum allowed sign area for this business.
- d. Placement of the sign is located at the nearest access point to the business.
- e. Pursuant to Section 10-2.1918(j) the Commission can support granting an exception to the sign regulations.
- f. The Commission can make the findings as outlined under Section 10-4.301, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code.

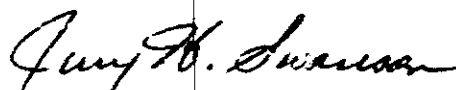
Section 2. Approval. Based on the findings as set forth above, this Commission therefore grants approval of Sign Review Application No. 84-61 subject to the following conditions:

1. The sign shall be designed and placed substantially as shown on the drawings labeled "Exhibit A" and dated November 21, 1984.
2. An additional ground floor tenant sign may be placed on the right side of the front elevation, centered over the window bay. The existing sign centered over the column must be relocated and centered over the adjacent bay.
3. Size, design and colors of the aforementioned sign shall be consistent with the other signs on the building.
4. The existing metal letters reading "Lincoln-Broadway Building" shall be removed.

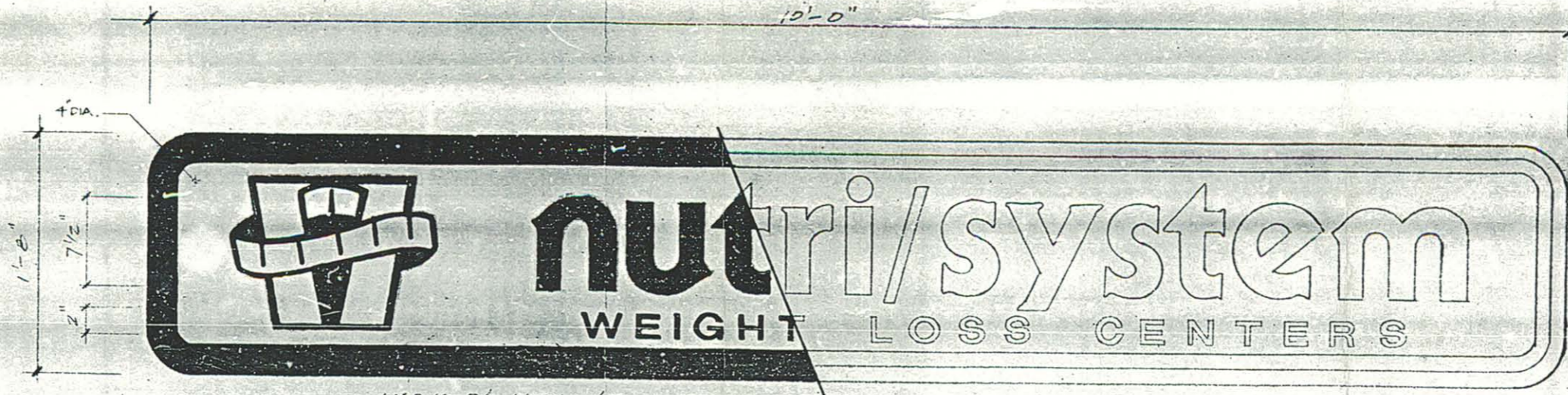
Section 3. Effective Date. This resolution shall take effect immediately upon its adoption.

The foregoing resolution was adopted on November 21, 1984 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Zinov; seconded by Commissioner Rambo.

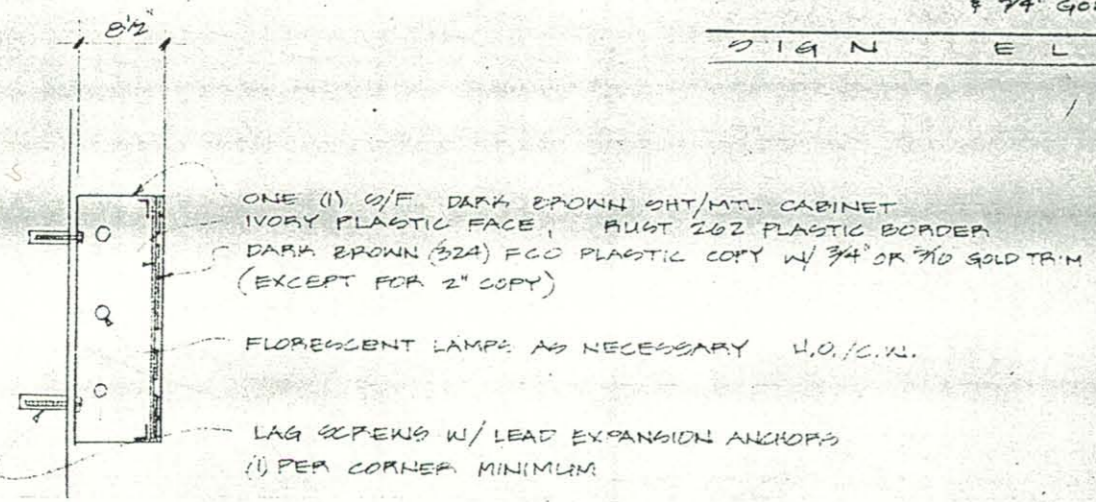
Ayes: Zinov, Rambo, Martin, Viets, Camp
Noes: None
Absent: None



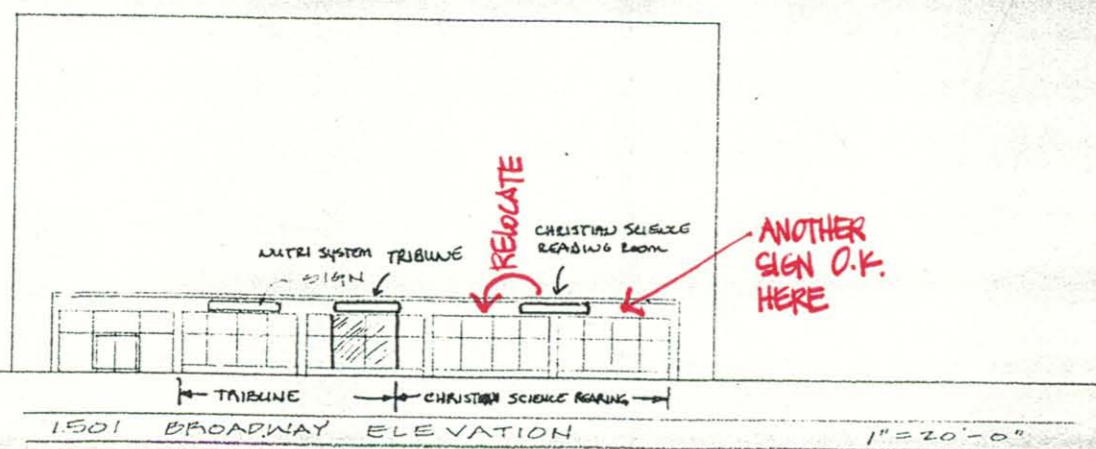
JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission



SIGN ELEVATION 1 1/2" = 1'-0"



CABINET CROSS SECTION



1501 BROADWAY ELEVATION 1" = 20'-0"

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 84-61

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 1217
EXHIBIT A DATE 11/21/84

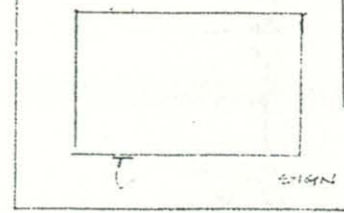
LINCOLN

CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT DEPARTMENT
SIGN APPROVED
AS CORRECTED

PLANNING: [Signature] 3/12/85 Date

INSPECTOR: [Signature] 3/12/85 Date

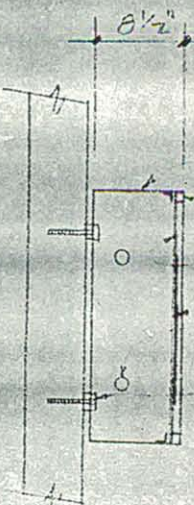
PERMIT No. _____



LOCATION MAP NO SCALE

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CUSTOMER'S APPROVAL	JOB NAME <u>NUTRI/SYSTEMS</u>	SCALE <u>AS NOTED</u>	DESIGN NO <u>4131</u>
DATE	JOB LOCATION <u>WALNUT CREEK</u> PHONE	DESIGNER	DATE <u>8-27-84</u>
CAL CONTRACTORS LICENSE 385665	JOB ADDRESS <u>1501 LINCOLN & BROADWAY</u>	DRAWN BY <u>[Signature]</u>	REVISION
	CUSTOMER NAME PHONE	SALES REP. <u>[Signature]</u>	SHEET OF
	CUSTOMER ADDRESS	JOB NO	

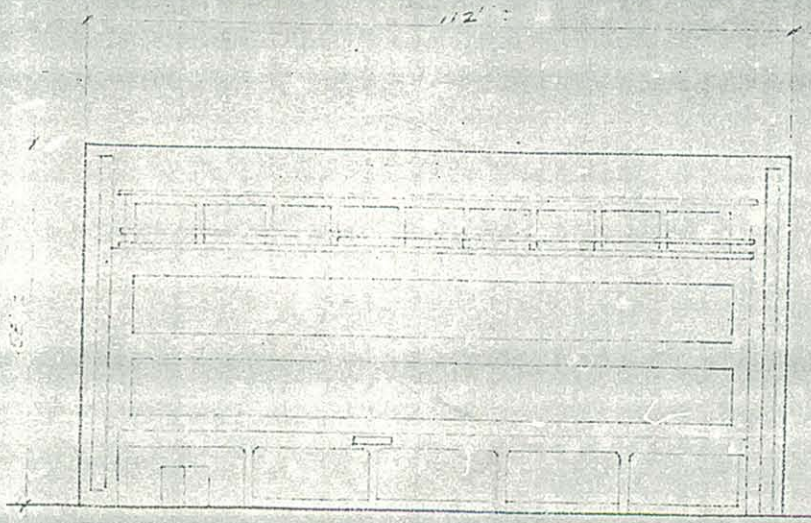


ONE (1) SINGLE FACE INT. ILLUM. CABINET
 DARK BROWN SHEET METAL CABINET
 IVORY PLASTIC FACE # 200 ST. PLAST. RUST # 202 F.O.D. BORDER
 BROWN PLASTIC # 700 ST. F.O.D. COPY
 FLORESCENT LAMPS AS NECESSARY
 TOGGLE BOLTS LENGTH AS REQUIRED MIN. (4) PLACES

CROSS SECTION VIEW THRU CABINET



SIGN ELEVATION



BROADWAY ELEVATION

CITY OF WALNUT CREEK
 COMMUNITY DEVELOPMENT DEPARTMENT
SIGN APPROVED
 AS CORRECTED

PLANNING
 [Signature] Date 9-11-84

Design Review Date
 PER CONTRACTOR'S USE
 CODE ENFORCEMENT
 Inspector Date
 PERMIT No.



SITE PLAN

CAL NEON
 1577 ALMADEN ROAD SAN JOSE, CA 95125 (408) 289-1883

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CUSTOMER'S APPROVAL	JOB NAME	SALES REP	DESIGN NO.
DATE	JOB LOCATION	DESIGNER	DATE
CAL CONTRACTORS LICENSE 385665	JOB ADDRESS	DRAWN BY	REVISION
	CUSTOMER NAME	SALES REP	SHEET
	CUSTOMER ADDRESS	JOB NO.	