

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2482
SIGN REVIEW APPLICATION NO. Y05-052
BUONANGELO PLAZA
1330 N. BROADWAY

Section 1. Background.

1. On August 3, 2005, the Walnut Creek Design Review Commission held a public hearing to consider a request for approval of a new master sign program for the BuonAngelo Plaza, located at 1330 N. Broadway, zoned PD (Planned Development).
2. On July 20, 2005, the Sign Subcommittee met with the sign company representative, reviewed the proposal and recommended approval of the proposed master sign program to the Design Review Commission.

Section 2. Findings.

1. 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.
2. The project is consistent with the General Plan, the Zoning Ordinance and other City development standards, which regulate development on this site.
3. The master sign program is in the best interest of the public health, safety and general welfare because it is consistent with all applicant City regulations and is an improvement from the existing sign program.
4. The new master sign program provides guidelines that enhance the design and compatibility of the signs to the existing building. The shingle signs permitted under this master sign program will enhance the pedestrian experience.
5. The new master sign program allows internally illuminated pan channel letters and shingle signs, which are of a high quality. Undesirable colors such as white, or extremely bright colors will be prohibited.
6. 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 10-2.4.1206, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code for the reasons stated in numbers 1 through 6 above.

Section 3. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. Y05-013 as shown on the plans labeled "Exhibit A of Sign Review No. Y05-052" subject to the following conditions:

-
1. The choice of copy font shall be at the discretion of the tenant and shall be approved by BuonAngelo plaza owners and the City of Walnut Creek. White channel letters are prohibited. Extremely bright colors are discouraged.
 2. The total sign length is limited to 80% of the storefront that is occupied by a tenant or 25 ft, whichever is less.
 3. The maximum letter height for the fascia sign shall be 14-inches. Logos may be 16-inches tall.
 4. The number of shingle signs permitted is one (1) per entryway and no more than two (2) per tenant.
 5. All window signage must occupy no greater than 15% of the total window area. Window signage shall not be incorporated in the total sign area allowed.
 6. Staff has the authority to deny signage that is inconsistent with the intent of the master sign program or the City's Sign Ordinance.
 7. All signage shall be consistent with the master sign program and the City's Sign Ordinance.
 8. Building permits must be issued or a request for a one-year extension must be filed with the Community Development Department by August 18, 2006 and subsequently approved by the Design Review Commission or this approval will become null and void on that date. Approval shall be valid for no more than six (6) months from the date of building permit issuance unless construction shall have commenced prior to the expiration of the building permit.

Section 3. Effective Date. This resolution shall take effect on August 18, 2005, unless appealed.

PASSED AND ADOPTED ON August 3, 2005 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Gorny and seconded by Commissioner Kilian.

Ayes: Gorny, Kilian, Bassett and Lopez

Noes: None

Absent: Becker



SCOTT HARRIMAN, Secretary
Walnut Creek Design Review Commission

BuonAngelo Plaza

1330 North Broadway
Walnut Creek, CA

SIGN CRITERIA

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CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT



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DESIGN REVIEW COMMISSION

CITY OF WALNUT CREEK

D.R. NO. Y05 052

- REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2482

EXHIBIT AB . DATE 8/5/05

General Criteria:

Purpose:

The BuonAngelo Plaza Signage Criteria has been established for the purpose of assuring a functional, coordinated graphics program that will provide center and Tenant identification, while encouraging creativity, compatibility, and enhancement of the professional center in the City of Walnut Creek.

Design Intent:

The guidelines of this program are designed to coordinate the type, placement, and physical dimensions of signs within the professional business and retail environment and thereby appearing as an integral part of the project and not appearing as an after thought.

In cases not covered by BuonAngelo Plaza Signage Criteria, the prevailing criteria will follow the City of Walnut Creek Sign Ordinance in force.

Approvals and Permit:

Each Tenant will be provided with a copy of the Signage Criteria as their first step in obtaining signs within the BuonAngelo Plaza. Compliance with this signage program will be strictly enforced. Any non-conforming or unapproved sign installed by Tenant must be brought into compliance at Tenant's expense.

These criteria shall not imply that any governmental approval will be automatically granted. Tenant is solely responsible for obtaining any and all required approvals from governmental agencies and shall obtain all permits from the City of Walnut Creek Planning Department and Building Department.

General Requirements:

- a) Each Tenant is required to submit to BuonAngelo Plaza Owners for approval before fabrication, at least four (4) copies of detailed design drawings indicating total sign area proposed (including under canopy and neon sign), location, size, copy layout, colors, materials, finishes, and method of attachment.
- b) All permits for signs and installation of thereof shall be obtained by the Tenant, at Tenant's sole expense, prior to installation.
- c) All signs shall be constructed, installed and maintained at Tenant's sole expense.
- d) All signs shall be designed consistent with the City of Walnut Creek's adopted sign design guidelines for signs.

- e) Tenant shall be responsible for fulfillment of all governmental requirements and specifications, including those of the City of Walnut Creek and Uniform Electric Code.
- f) All signs shall be reviewed for compliance with the above mentioned criteria, as well as processed through a secondary review concerning overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of BuonAngelo Plaza Owners and the City of Walnut Creek.

Specific Design Criteria:

- a) All signs shall meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc)
- b) Signage shall meet all requirements of the State of California and the City of Walnut Creek.
- c) Sign content shall be limited to business identification signs only; Tag line (where applicable) can only state type of service rendered, and the principal brand names or classification of merchandise for sale.
- d) Brand names cannot occupy more than 25% of the permitted sign area. Phone numbers, phrases or slogans are not permitted.
- e) The choice of copy font and colors shall be at discretion of the Tenant and shall be approved by BuonAngelo Plaza Owners and by City of Walnut Creek. White channel letters are prohibited. Extremely bright colors are discouraged.
- f) All exterior signs shall be secured by stainless steel, nickel, or cadmium plated fasteners.
- g) All exposed fasteners to be painted to match the background surface.
- h) All exterior signs exposed to the weather shall be flush mounted, unless otherwise specified.
- i) All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- j) All identification labels shall be concealed, except where required by code.
- k) Sign contractors shall repair any damage caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant's responsibility to correct.
- l) Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the BuonAngelo Plaza Owners harmless from damages or liabilities on account thereof.

- m) Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- n) The general location of wall signs shall be centered vertically and horizontally on facades and above main entry door, or as close as possible. Signs shall not cover or interrupt major architectural features.

Under Canopy Signs:

- a) All under canopy signs shall be subject to approval by the Community Development Department.
- b) Tenants are allowed one (1) sign per entry and no more than two (2) signs per tenant.
- c) The under canopy sign shall be no larger than 44 inches in length and 11 inches tall. The maximum area is 3.36 sq. ft.
- d) The under canopy sign shall be at least 8 ft above any pedestrian walkway.
- e) Any illumination of an under canopy sign is prohibited.
- f) An under canopy sign shall maintain a 10ft separation from another under canopy sign.
- g) Under canopy signs shall be located as close as practical to the storefront entrance.
- h) Under canopy sign shall not be mounted in such manner as to obstruct vehicular traffic in any passageway, alleyway or designated loading/unloading area.
- i) No portion of an under canopy sign shall project above the top of an eave or parapet.
- j) All under canopy signs shall be maintained in good condition.
- k) Under canopy signs shall be designed as to be compatible with the business or the architectural façade where they are placed. The design, including materials and color, should contribute to the legibility of the sign.
- l) The bracket of the under canopy sign shall be made of durable material and attached directly to the building.
- m) Under canopy signs shall be limited to no more than (2) sign faces.
- n) Under canopy signs shall not be placed within the sight triangle as determined by the City's Traffic Engineer and shall not obstruct the view of traffic control devices.
- o) Under canopy signs shall not display the business phone number, address, website or merchandise pricing information on the sign. Symbols or Logos used to identify the business are encouraged.

- p) In calculating the total sign area of the overall frontage for the purpose of applying the limit on amount of signage, only one-half of the area of a under canopy sign shall be counted.
- q) Corporate logos shall be discouraged unless such logo is an integral part of the store identification.
- r) Prior to the placement of a under canopy sign. A Sign Permit shall be issued by the Community Development Department.
- s) The applicant shall submit an application for building permit to the City of Walnut Creek's Building Department for installation of under canopy signs.

Window Signs:

Window signage may occupy no more than 15% of the total window area per tenant. Window sign area shall not be included in the total allowable sign area.

Neon Signs:

The City will consider the use of neon on a limited basis. If appropriate for the type of business it identifies, or if it contributes to the design statement of the building.

- a) Exterior neon lettering covered with clear plexiglass (plastic) is prohibited.
- b) Only one Level 1 neon sign is allowed per tenant.
- c) Request for a neon sign shall be submitted with the sign permit for the fascia and/or the under canopy sign.
- d) Maximum area for any neon sign is 4 sq. ft.

Administration:

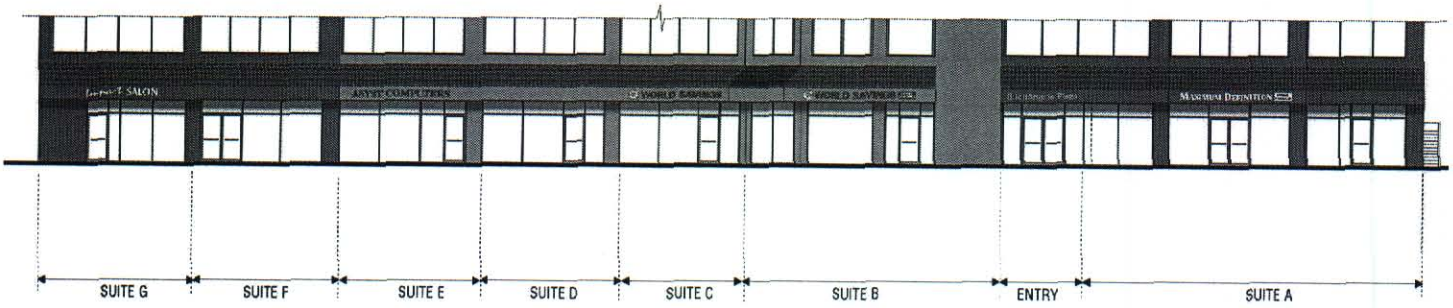
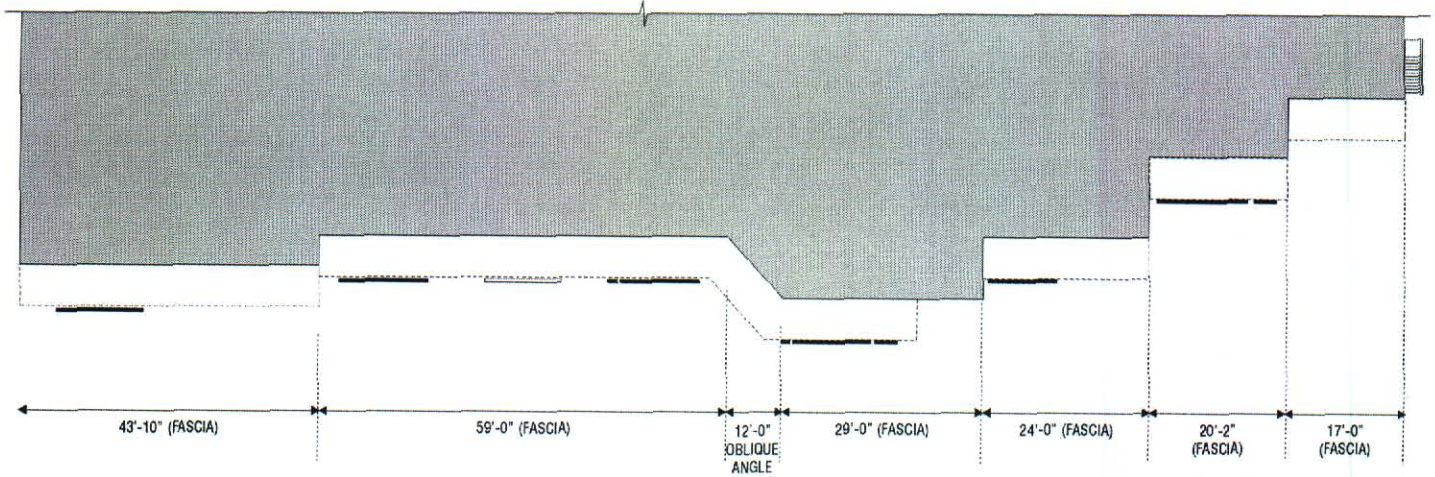
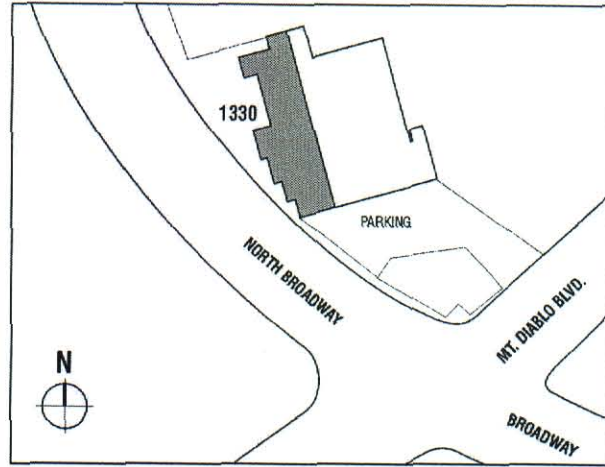
- a) BuonAngelo Plaza Owners reserve the right to hire an independent sign consultant or engineer (at Tenant's sole expense) to inspect the installation of all signs, and reserves the right to require that any discrepancies and/or code violations be corrected at Tenant's expense.
- b) The sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.
- c) At the expiration, or early termination of Tenant's lease term, Tenant shall be required to remove their signs, patch the fascia and paint the entire fascia area to match the surrounding areas at Tenant's expense within seven (7) days.
- d) Sign contractors shall be advised (by Tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by BuonAngelo Plaza Owners. Any deviation from these specifications may result in the rejection of the sign by BuonAngelo Plaza Owners. In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the BuonAngelo Plaza Owners decision shall be final and binding upon the Tenant.

Prohibited Signs:

- a) No sign shall be installed, relocated or maintained so as to prevent entry or exit out of any door.
- b) No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
- c) No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
- d) No sign shall obstruct access to fire hydrants, fire department connections, or fire department access roads.
- e) Signs on/ or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the center.
- f) Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
- g) It is unlawful for any Tenant to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or of immoral nature or unlawful activity.

- h) Painted wall signs are prohibited.
- i) Permanent advertising devices such as attraction boards, posters, banners and flags are prohibited, except where approved by BuonAngelo Plaza Owners and the City of Walnut Creek.
- j) Tenant's sign on glass entry door are not to exceed one (1) square feet of white vinyl decal application. Lettering not to exceed 2 inches in height, indicating tenant's name, hours of operation...etc. The number and letter type shall be the tenant's choice and shall be approved by the Landlord.
- k) Tenant's sign on any store window are not to exceed 15% of the window's square area. Such window sign shall be made of high performance vinyl decal. Colors and designs shall be the tenant's choice and shall be approved by the Landlord.
- l) No electronic messaging ornamentation will be permitted.

Signage Plan:

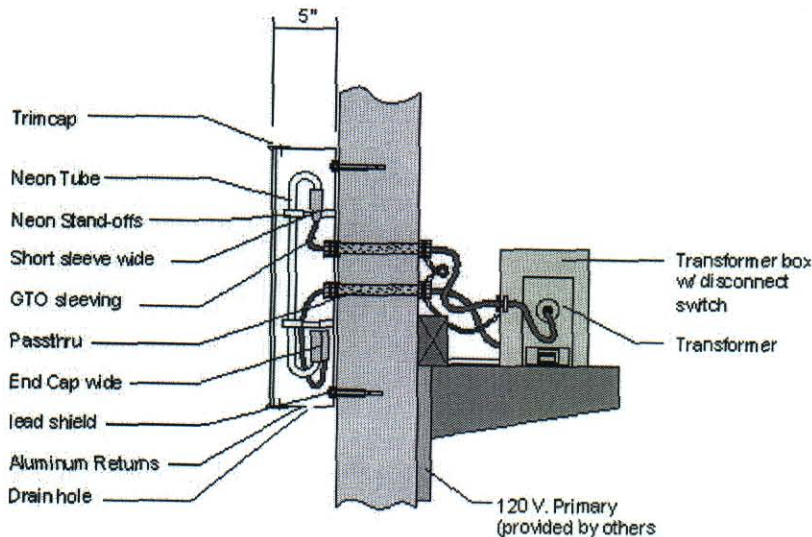


Signage Standards:

Letters:	Internally illuminated pan channel letters
Letter Height:	14" max.
Icon Height:	16" max.
Tag Line:	Not to exceed 14" high x 30" wide
Overall Length:	Not to exceed 80% of store front or 25ft (whichever is less)
Font:	Per Tenant, subject to Landlord's approval
Construction:	Aluminum fabricated, with 5" returns, 1" trim-caps and acrylic faces
Face Color:	Per Tenant, subject to Landlord's approval (No white or extremely bright colors)
Returns Color:	Returns and trim caps color subject to Landlord's approval
Illumination:	12mm neon tubes (color per tenant), remote 30mA/120V transformers
Mounting:	Flush on the wall, centered on fascia

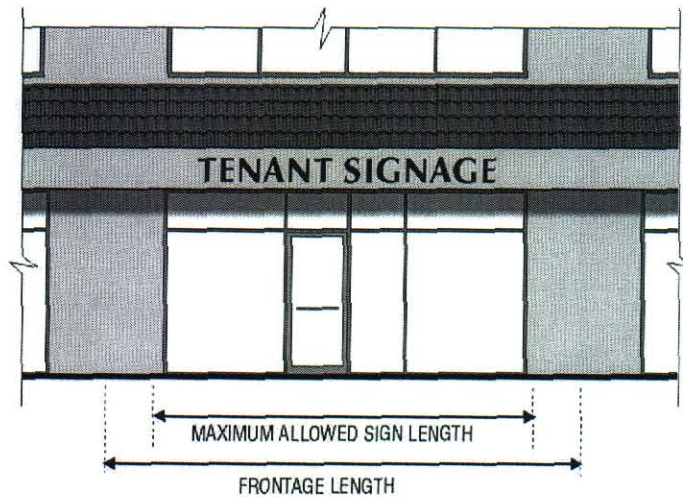
Font Specifications:

Fonts and colors to be selected per Tenant's sign standards.
Some fonts and/or characters may not be suitable for the type of construction.
Custom fonts will be subject to Landlord and Fabricator's approval.



Letters Section Detail - Typical

Tenant Signage (with no logo / tag line)

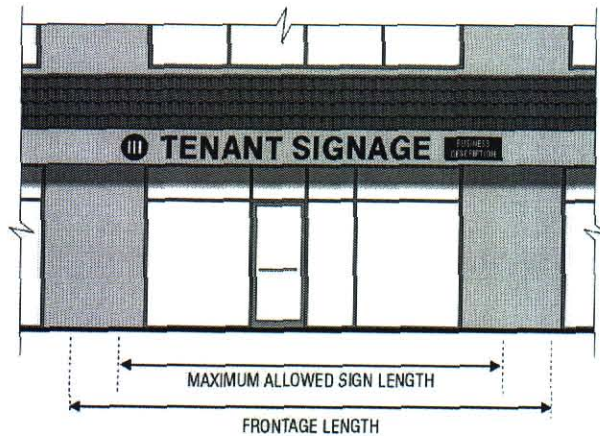


Notes:

Total sign length is limited to 80% of the storefront that is occupied by a tenant, or 25 ft, whichever is less.

Tenant Signage (with logo / tag line)

NOT TO EXCEED 80% OF STORE FRONTAGE OR 25 SQ.FT. (WHICHEVER IS LESS)



Notes:

Total sign length is limited to 80% of the storefront that is occupied by a tenant, or 25 ft, whichever is less.

Tag line can only state type of service rendered, and the principal brand names or classification of merchandise for sale.

Brand names cannot occupy more than 25% of the permitted sign area. Phone numbers, phrases and slogans are not permitted.

Under Canopy Signage:

Description:

Sign Body

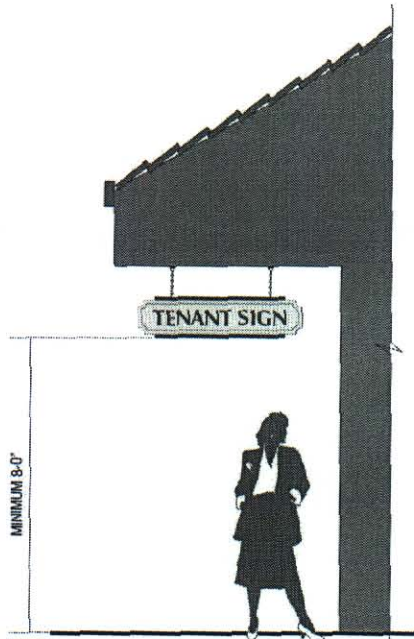
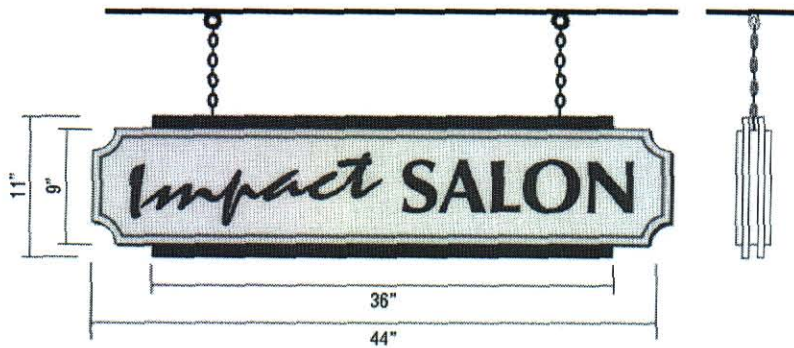
Non-illuminated double-sided sign
1/2" sintra panels overlay as shown below, painted on all surfaces.
Sign shall not be more than 6" or less than 1" thick. (Brackets and decorative mounting features may exceed the thickness requirements as reasonably required to create an attractive graphic or design element.)

Colors

Graphics

Mounting:

Dark Bronze back panel, Antique White front panel, Terra Cotta border
Per tenant colors, subject to landlord approval
Black chain and eye-hooks



Note: Tenants are allowed one (1) sign per entry and no more than two (2) per tenant.

BuonAngelo Plaza

1330 North Broadway
Walnut Creek CA

Exterior Signage



DSIGNART

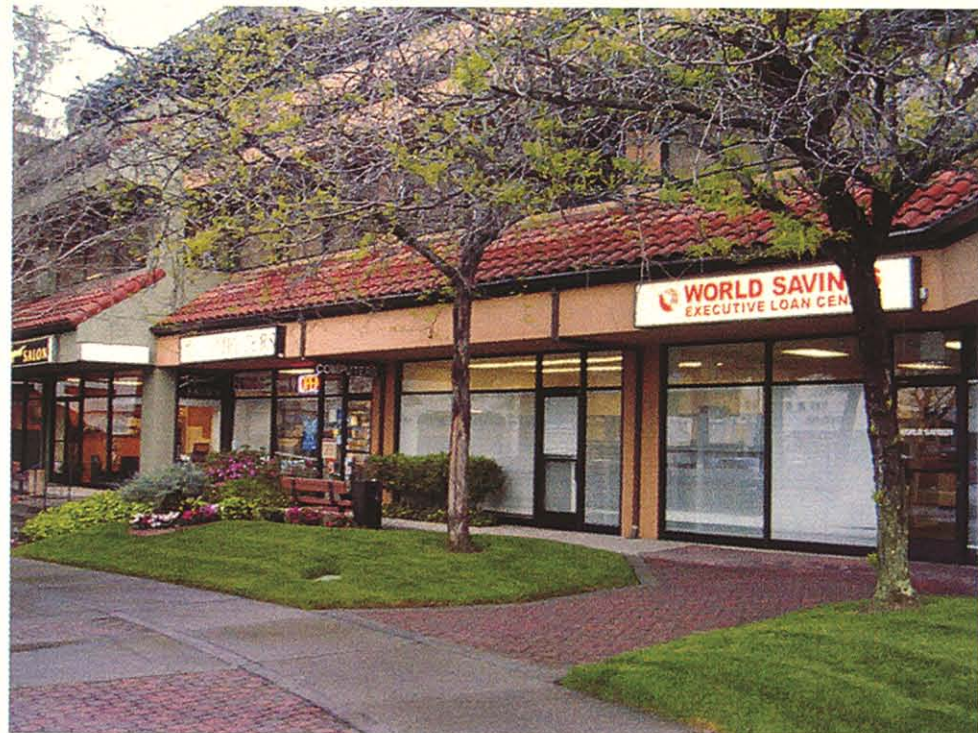
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<http://www.dsignart.com>

DESIGN REVIEW COMMISSION	
CITY OF WALNUT CREEK	
D.R. NO. <u>Y05-052</u>	
<input type="checkbox"/>	REFER TO...
<input type="checkbox"/>	STUDY...
<input checked="" type="checkbox"/>	CONDITIONAL...
<input type="checkbox"/>	DENIED
RESOLUTION NO.	<u>2482</u>
EXHIBIT <u>A</u>	DATE <u>8/5/05</u>

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CITY OF
COMMISSION



1330 NO BROADWAY - CURRENT CONDITIONS

N. T. S.



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BuonAngelo Plaza

**1330 N. Broadway
 Walnut Creek, CA**

Project:

- Phase:
- Conceptual
 - Design Development
 - Construction Drawing

Date: 7-26-05

Drawn by: P.S.

Scale: As Noted

Dwg #: _____

Revision: _____

Title: _____

Page #: **G.1**



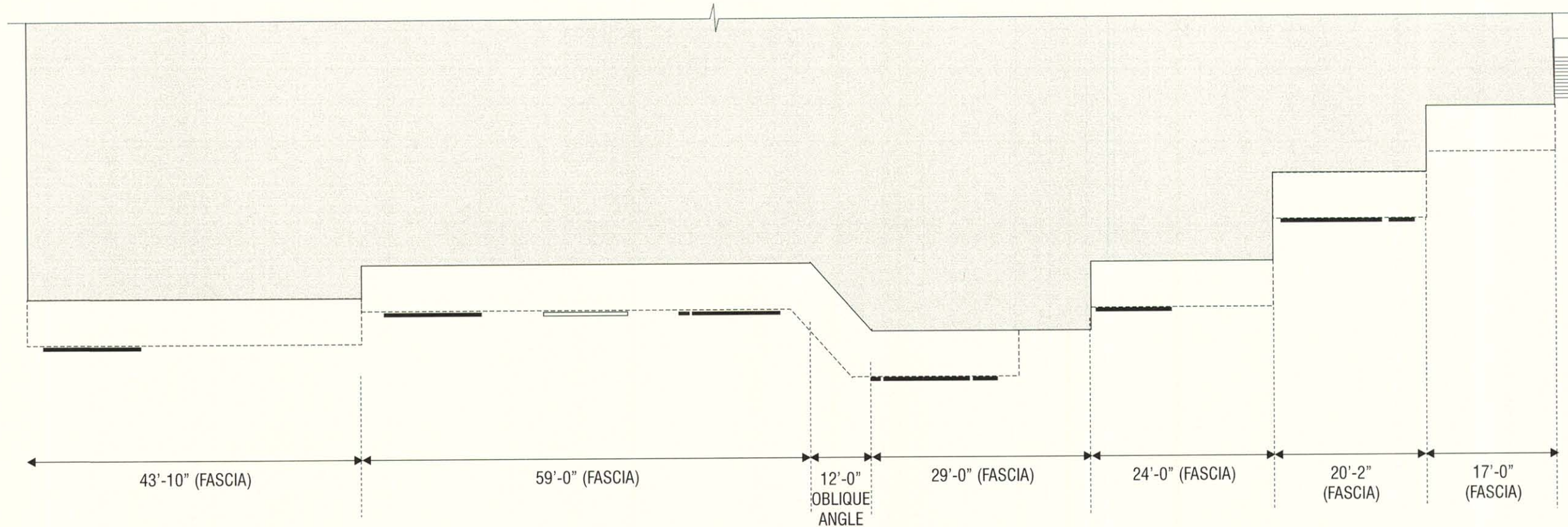
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Project:
BuonAngelo Plaza
1330 N. Broadway
Walnut Creek, CA

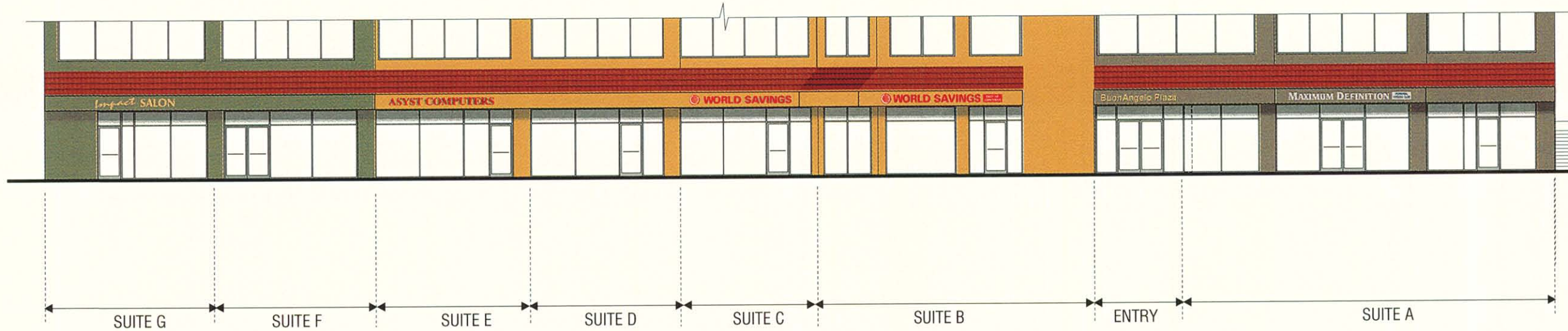
Phase:
 Conceptual
 Design Development
 Construction Drawing

Date: 7-26-05
Drawn by: P.S.
Scale: As Noted
Dwg #:
Revision:
Title:
Page #: **G.2**



1330 NO BROADWAY - PLAN VIEW

1/16" = 1'-0"



1330 NO BROADWAY - ELEVATION

1/16" = 1'-0"

NOT TO EXCEED 80% OF STORE FRONTAGE OR 25 SQ.FT. (WHICHEVER IS LESS)

TENANT SIGNAGE

TYPICAL TENANT SIGN

- LETTERS: INTERNALLY ILLUMINATED PAN CHANNEL LETTERS
 LETTER HEIGHT: 14" MAX.
 FONT: PER TENANT, SUBJECT TO LANDLORD'S APPROVAL
 CONSTRUCTION: ALUMINUM FABRICATED, WITH 5" RETURNS, 1" TRIM-CAPS AND ACRYLIC FACES
 FACE COLOR: PER TENANT, SUBJECT TO LANDLORD'S APPROVAL
 RETURNS COLOR: ANODIZED DARK BRONZE RETURNS AND TRIM CAPS
 ILLUMINATION: 12MM NEON TUBES (COLOR PER TENANT), REMOTE 30MA/120V TRANSFORMERS
 MOUNTING: FLUSH ON THE WALL, CENTERED ON FASCIA

1/2" = 1'-0"



UNDER CANOPY SIGN

1" = 1'-0"

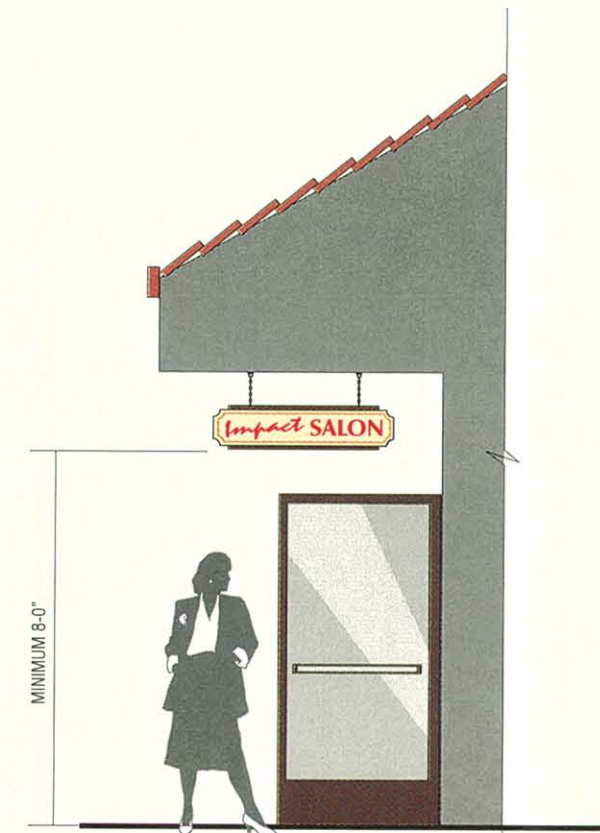
1/2" SINTRA SIGN PANELS PAINTED ON ALL SURFACES
 DARK BRONZE BACK PANEL, ANTIQUE WHITE FRONT PANELS, TERRA COTTA BORDER.
 TENANT GRAPHICS AS PER TENANT STANDARDS.
 MOUNTED WITH CHANS AND EYE-HOOKS.

NOTE:
 CENTER THE SIGN OVER TENANT ENTRANCE DOOR, PERPENDICULAR TO BUILDING FASCIA



TYPICAL TENANT ELEVATION

3/16" = 1'-0"



UNDER CANOPY SIGN - ELEVATION

1/4" = 1'-0"



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Project:

BuonAngelo Plaza

**1330 N. Broadway
 Walnut Creek, CA**

Phase:

- Conceptual
- Design Development
- Construction Drawing

Date: 7-14-05

Drawn by: PS.

Scale: As Noted

Dwg #: _____

Revision: _____

Title: _____

Page #: **G.3**