

SR Y04044



Process hourly and su

FILE CLOSING CHECK LIST

ACTION: _____ WORK ORDER NUMBER: 704-044 *JK* **NG**

hourly rate. The overhead, utilities

SUBDIVISION NUMBER: _____

IDENTIFICATION: CALIF. PLAZA OWN PROGRAM

S

Project

Under

Further the ab be bill. conclu accorc limite

File Pr-eged Jan 6/2/05 Planning Engineering/NA

o.: 704-044

Add docs listed below _____ Planning/Engineering

22.

Keep Acct. Open _____ Planning/Engineering

I shall be charged at in the deposit, I will returned to me at the staff time will va.y include, but is not

Close Acct. Jan 6/2/05 Planning/Engineering

Missing docs added _____ Planning Secretary

is including,

Account Closed: _____ Bookkeeper/NA

Ready to Film 6/2/05

(Check all that apply)

- Film documents from top to bottom
- Film documents from bottom to top

icil

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Notes:

orking Site ionary approvals;

I also apprc Healt of prc

SQUARE PEG



Jonathan Hobbs Senior Project Manager

5515 Doyle Street Suite 15 Emeryville, California 94608
Tel: 510-596-8810 Fax: 510-596-8814
j.hobbs@sqpeg.com

City.

Non-discretionary ry District, County prior to the issuance

; of utilities;

- 7. Filing and microming rees
- 8. Base Map Fee

As applicant, I assume full responsibility for all costs leading to discretionary approvals (as listed above in I. - V.), incurred by the City in processing this application(s).

DATE: 4/20/04

APPLICANT'S SIGNATURE: Lynn Linhares AS AGENT FOR OWNER

(PLEASE PRINT SIGNATURE): LYNN LINHARES

Please sign and return with your application (you may retain the copy for your records).



STATEMENT OF UNDERSTANDING

Processing fees will be assessed and collected for all discretionary applications reviewed by the City based on an hourly rate. The hourly rate is based on the actual cost of employee salaries, benefits, support staff services and associated costs for overhead, utilities and supplies. Every effort will be made to diligently process all applications to keep costs at a minimum.

In signing this Statement of Understanding in conjunction with the attached:

SIGN REVIEW APPLICATION DR
(Tentative Map, Design Review, Use Permit, etc.)

Project Name: CALIFORNIA PLAZA Sign Program Work Order No.: 704-044

I understand that charges for staff time spent processing this application will be based on an hourly rate of \$90.00.

Further, I understand that my initial deposit is a retainer and not a fee. This deposit will set up an account which shall be charged at the above hourly rate for all staff processing time. Further, I understand that should the final costs be more than the deposit, I will be billed monthly for the additional charges. If the final costs are less, the unused portion of the deposit will be returned to me at the conclusion of the process or final inspection of the completed project, whichever occurs later (the necessary staff time will vary according to the complexity of the application and the project.) Also, I understand that staff processing time may include, but is not limited to:

- I. Initial review and ongoing project processing by Planning, Engineering and Transportation Divisions including, but not limited to:
 - A. Reviewing plans/submittal packages
 - B. Routing plans to, and communicating with inter-office departments and outside agencies
 - C. Researching documents relative to site history
 - D. Site visits
 - E. Consulting with applicant and/or other interested parties either in person or by phone
 - F. Preparing environmental documents
 - G. Drafting of staff reports and resolutions
 - H. Preparing pertinent maps, graphs and exhibits
 - I. Attending meetings/public hearings before the Zoning Administrator/Commissions/Council
- II. Plan checking subdivision, parcel and final maps and subdivision improvement plans by Engineering and Planning Divisions subsequent to receiving discretionary approvals;
- III. Plan checking building permits by Planning, Engineering and Transportation Divisions and plan checking Site Development permits by Planning and Transportation Divisions, subsequent to receiving all discretionary approvals;
- IV. Final, on-site inspections of the project by Planning, Engineering and Transportation Divisions;
- V. Enforcement by Planning and Engineering Divisions of any conditions of approval imposed by the City.

I also understand that receipt of all discretionary approvals does not constitute an entitlement to commence work. Non-discretionary approvals may be required from the Building and Engineering Divisions, Consolidated Fire District, Central Sanitary District, County Health Department, Water Districts and other agencies. Refer to the City Fee Schedule for other fees to be assessed prior to the issuance of project permits. These fees may include, but are not limited to:

- 1. Building Permit fees;
- 2. Site Development Permit fees which may include street frontage improvements and undergrounding of utilities;
- 3. Traffic Impact fees;
- 4. Drainage fees;
- 5. Parkland Dedication;
- 6. Fire District, Flood District, Sanitary District, Water District, etc. fees; and,
- 7. Filing and microfilm fees;
- 8. Base Map Fee

As applicant, I assume full responsibility for the cost of all discretionary approvals (as listed above in I. - V.), incurred by the City in processing this application.

DATE: 4/20/04

Signed: Lynn Linhares AS AGENT FOR OWNER
BY: Lynn Linhares

I hereby certify that the above information is true and correct to the best of my knowledge and belief. (you may retain the copy for your records).

SQUARE PEG
 5515 Doyle Street
 Emeryville, California 94608
 Tel: 510-596-8814
 Fax: 510-596-8814
 Email: jhobbs@squarepeg.com
 Jonathan Hobbs
 Senior Project Manager



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 - E. Consulting with applicant and/or other interested parties either in person or by phone
 - F. Preparing environmental documents
 - G. Drafting of staff reports and resolutions
 - H. Preparing pertinent maps, graphs and exhibits
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- V. Enforcement by Planning and Engineering Divisions of any conditions of approval imposed by the City.

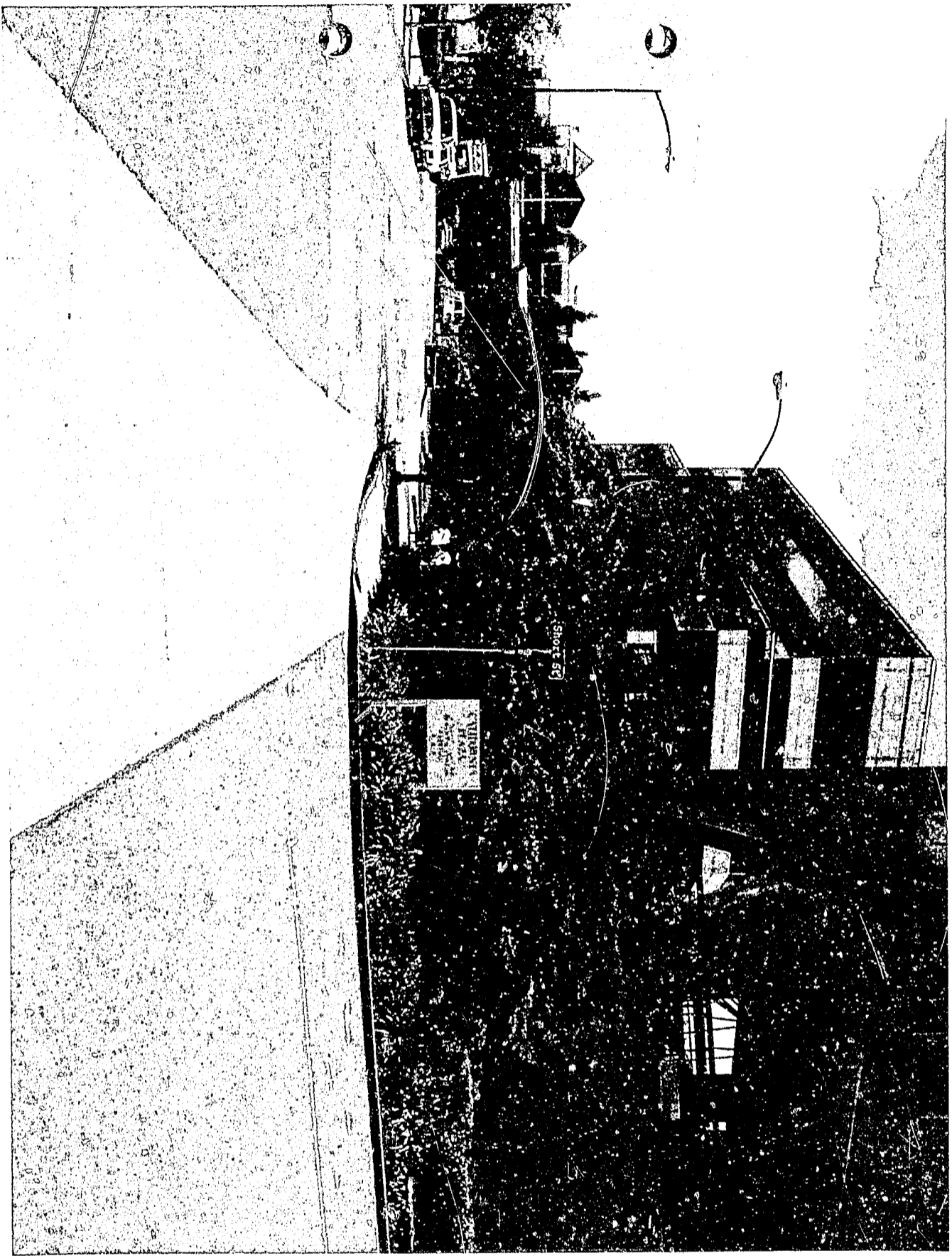
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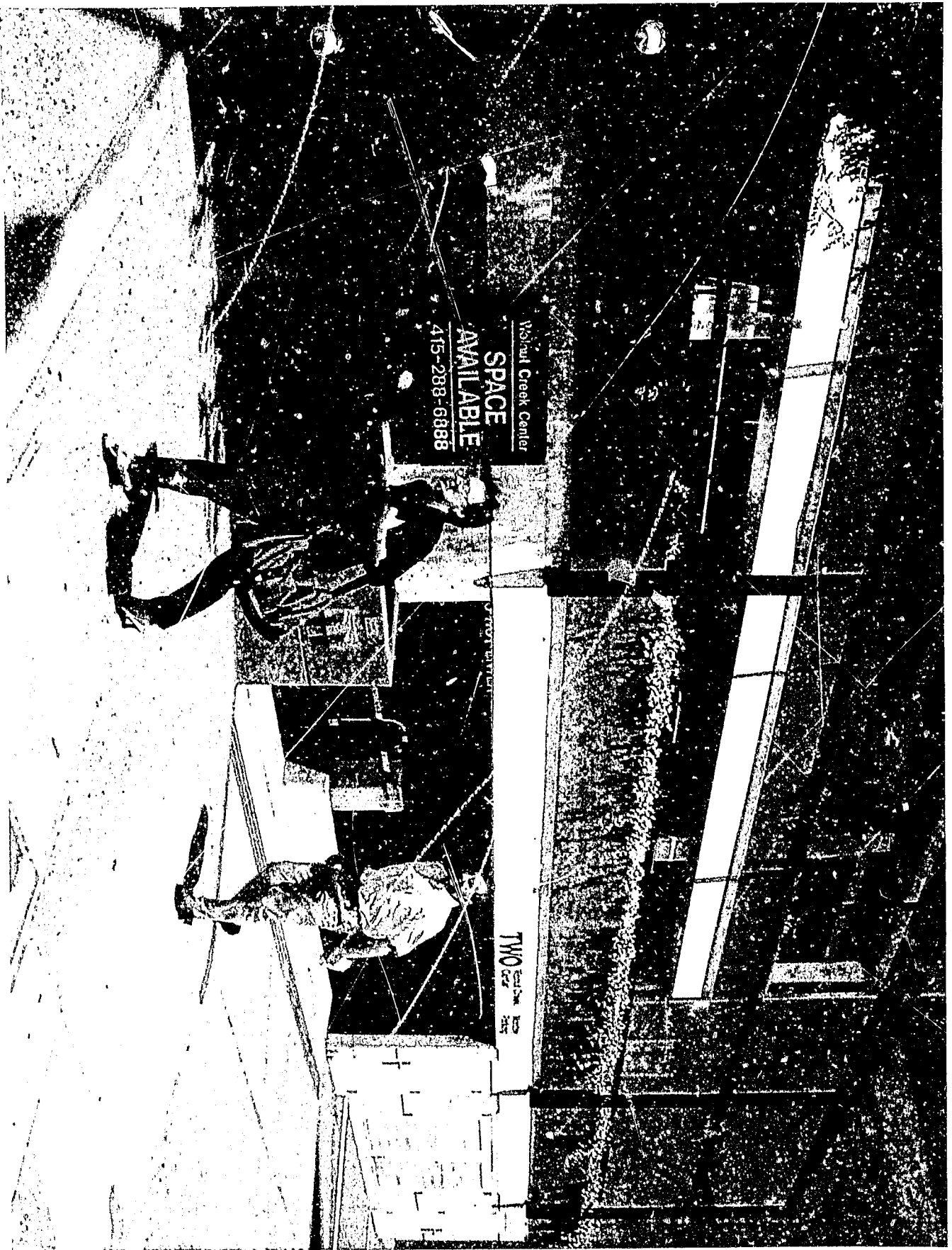
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- 2. Site Development Permit fees which may include street frontage improvements and undergrounding of utilities;
- 3. Traffic Impact fees;
- 4. Drainage fees;
- 5. Parkland Dedication fees;
- 6. Fire District, Flood Control District, Sanitary District, Water District, etc. fees; and,
- 7. Filing and microfilming fees
- 8. Base Map Fee

As applicant, I assume full responsibility for all costs leading to discretionary approvals (as listed above in I. - V.), incurred by the City in processing this application(s).

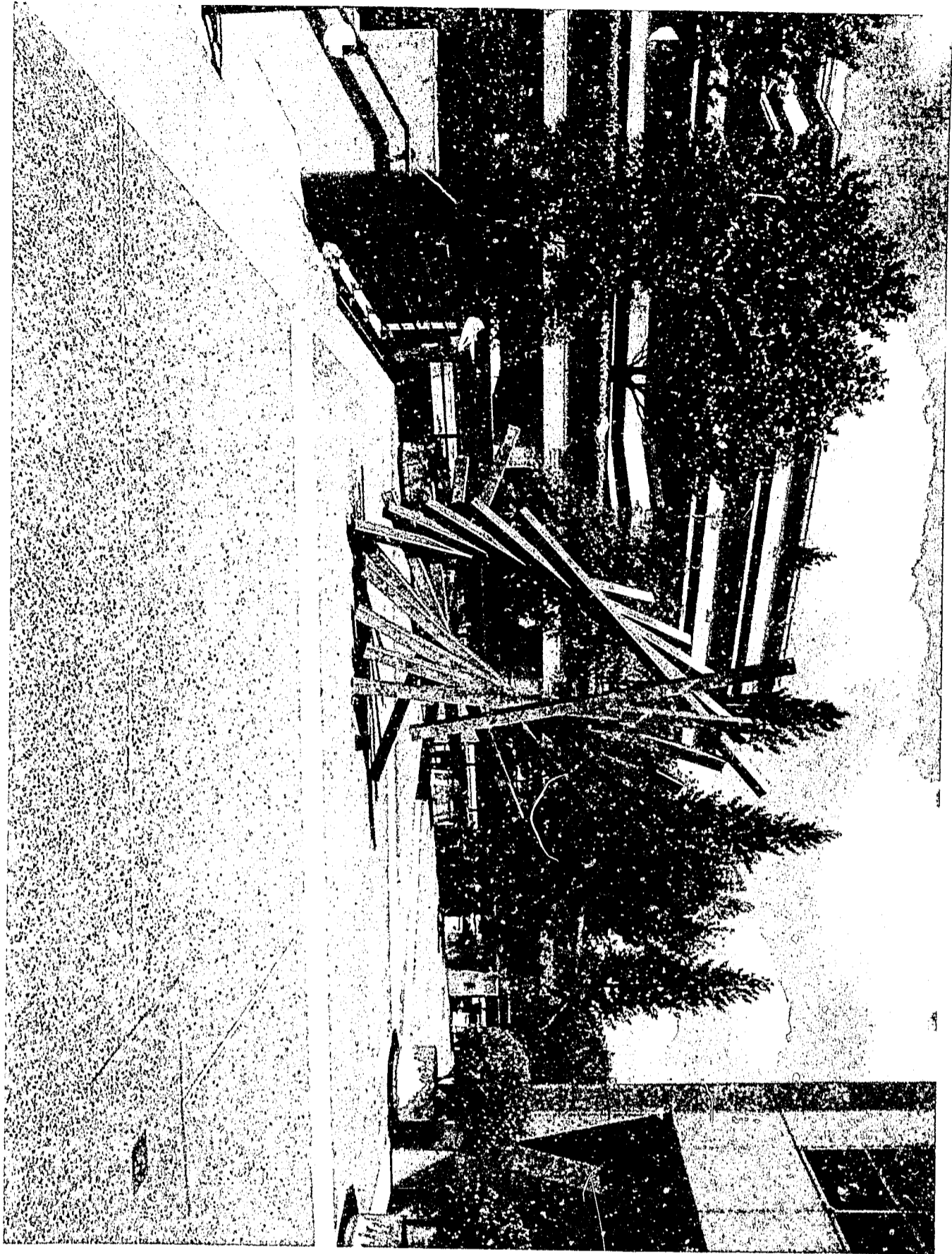
DATE: 4/20/04 APPLICANT'S SIGNATURE: Lynn Linhares AS AGENT FOR OWNER
(PLEASE PRINT SIGNATURE): LYNN LINHARES

Please sign and return with your application (you may retain the copy for your records).

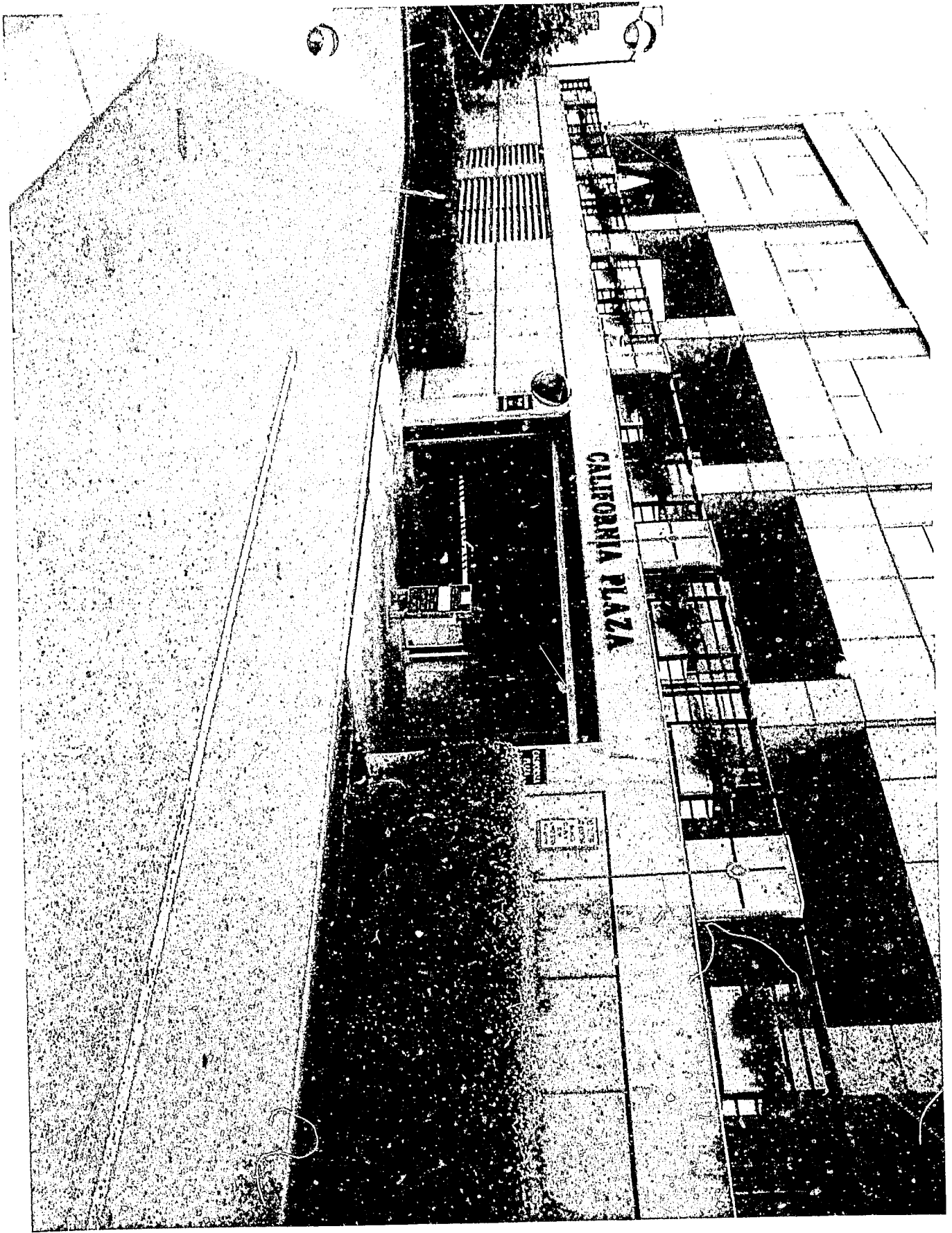


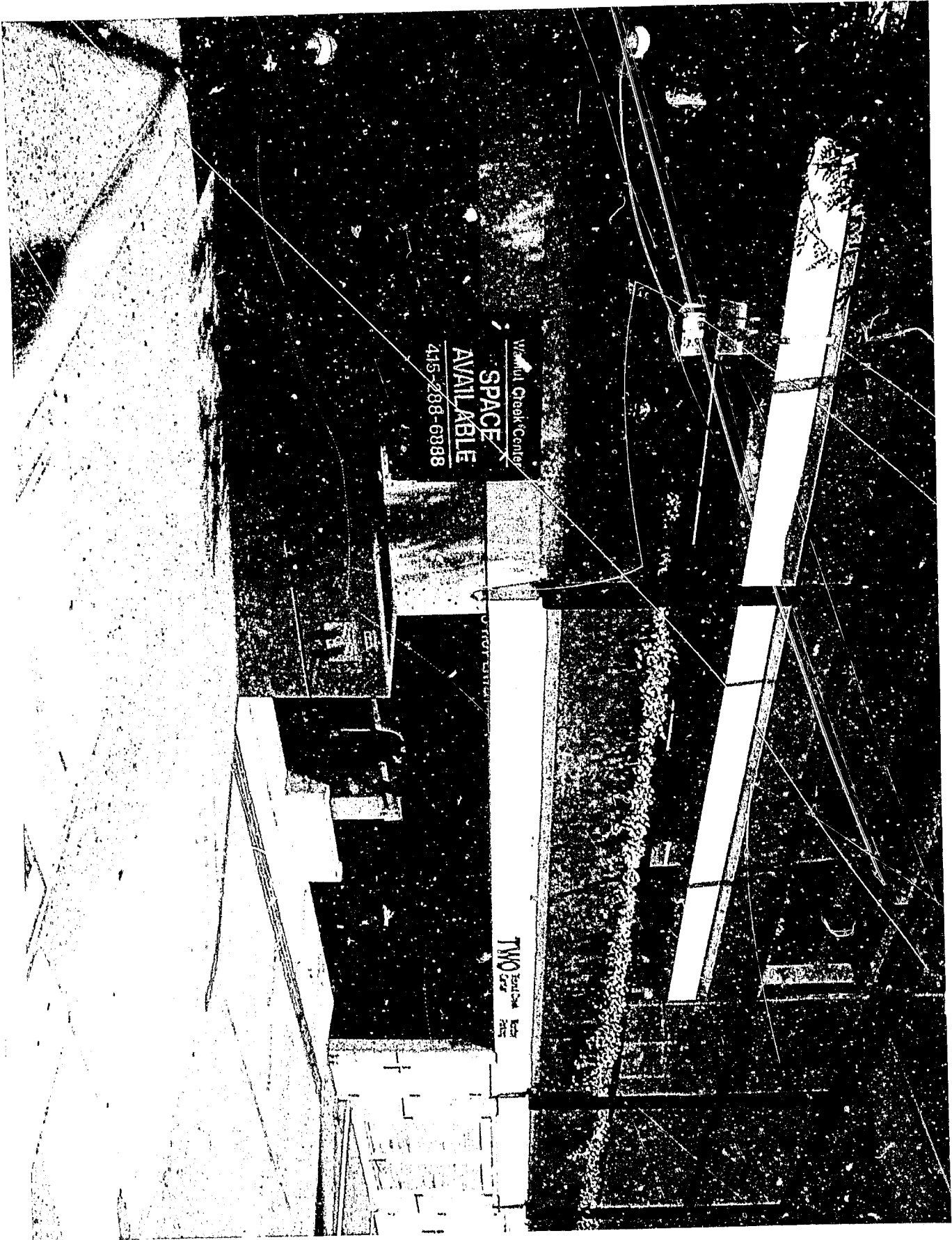












Wash Creek Center
SPACE AVAILABLE
415-238-6888

TWO
[illegible text]



AD3 & AD2
FREESTANDING MONUMENTAL 9/50

APPLICATION FOR SIGN REVIEW

STAFF USE ONLY:

ASSESSOR NO. 174-150-072 SR No. _____
 ZONING DISTRICT MUPD DATE RECEIVED 4/21/04
 ALLOWED SIGN AREA _____ SQ. FT. RECEIVED BY _____
 DESIGN REVIEW FEE \$ 575⁰⁰ BLDG FEE \$ _____ RECEIPT NO. _____

ACTION REQUIRED:

PLANNING DIVISION _____ DESIGN REVIEW COMMISSION _____ CITY COUNCIL _____
 APPROVED _____ MEETING DATE _____ APPEALED _____
 DENIED _____ ACTION _____ HEARING DATE _____
 DATE APPEALED _____ RES. NO. _____ ACTION _____

To the Chief of Planning of the City of Walnut Creek:

Attached hereto are the required submittals for my proposed sign(s) and any other data and information necessary for you to make the required findings for approval of the designs herein requested:

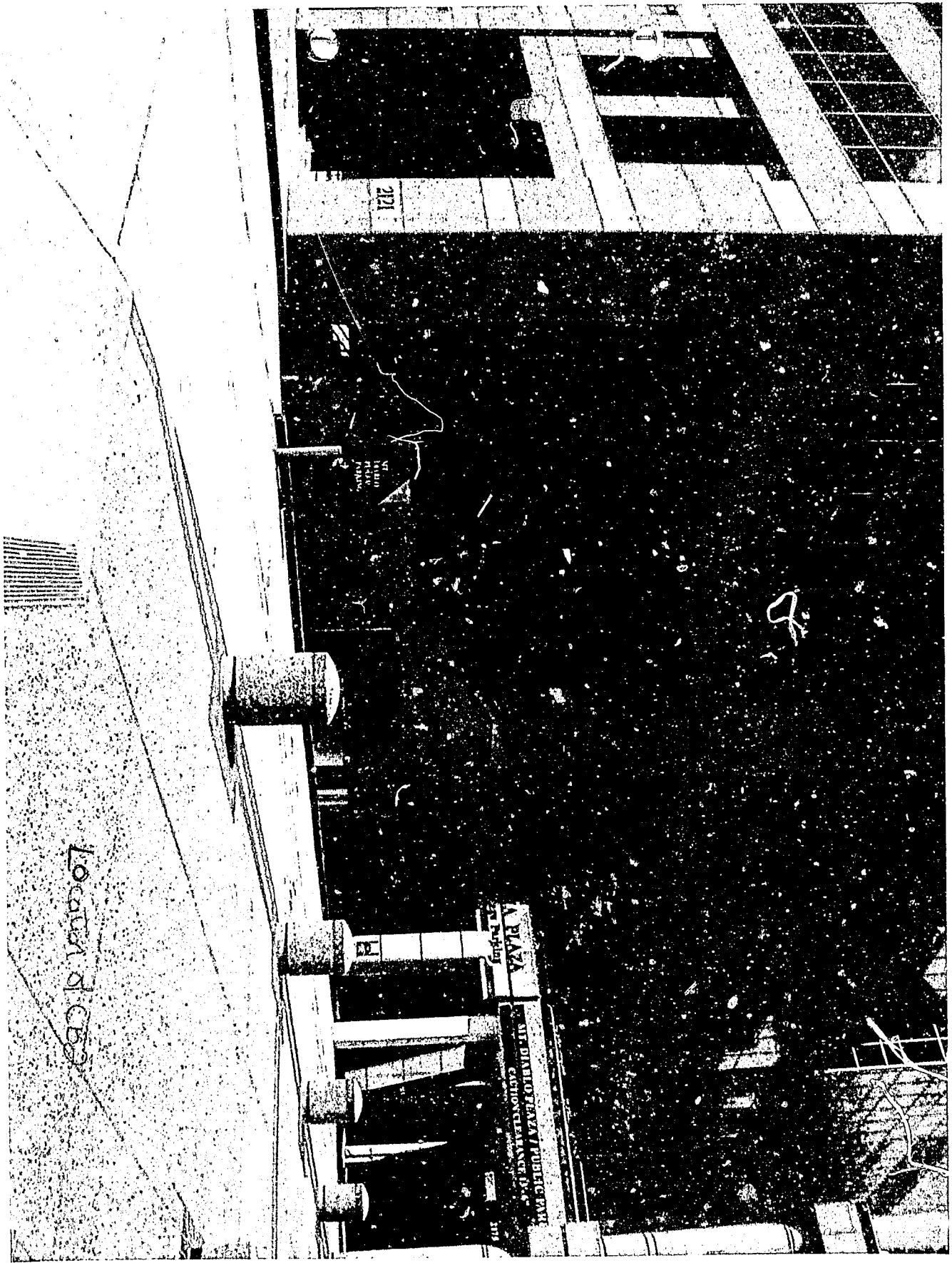
Business or Concern Requesting Sign:	<u>California Plaza @ Walnut Creek, Inc.</u>
Address:	<u>2121 N. California Blvd., Suite 230, Walnut Creek, CA 94596</u>
Phone:	<u>(925) 932-3700</u>
Contact Person:	<u>Lynn Linhares</u>

Sign Contractor or Designer:	<u>SQUARE PEG DESIGN</u>
Address:	<u>5515 DOYLE ST., SUITE 15</u>
Phone:	<u>510-596-8810</u>
Contact Person:	<u>JONATHAN HOBBS</u>

I am the owner of the business or property described herein or the representative of the owner and said owner consents to the filing of this application.

Date 4/20/04 Signature Lynn Linhares
 AS AGENT FOR OWNER
 Owner Representative

(Please complete on reverse side)



SUMMARY SHEET

Please answer the following questions relating to your concern's location and sign(s).
(If not applicable, put "N/A").

I. SITE INFORMATION:

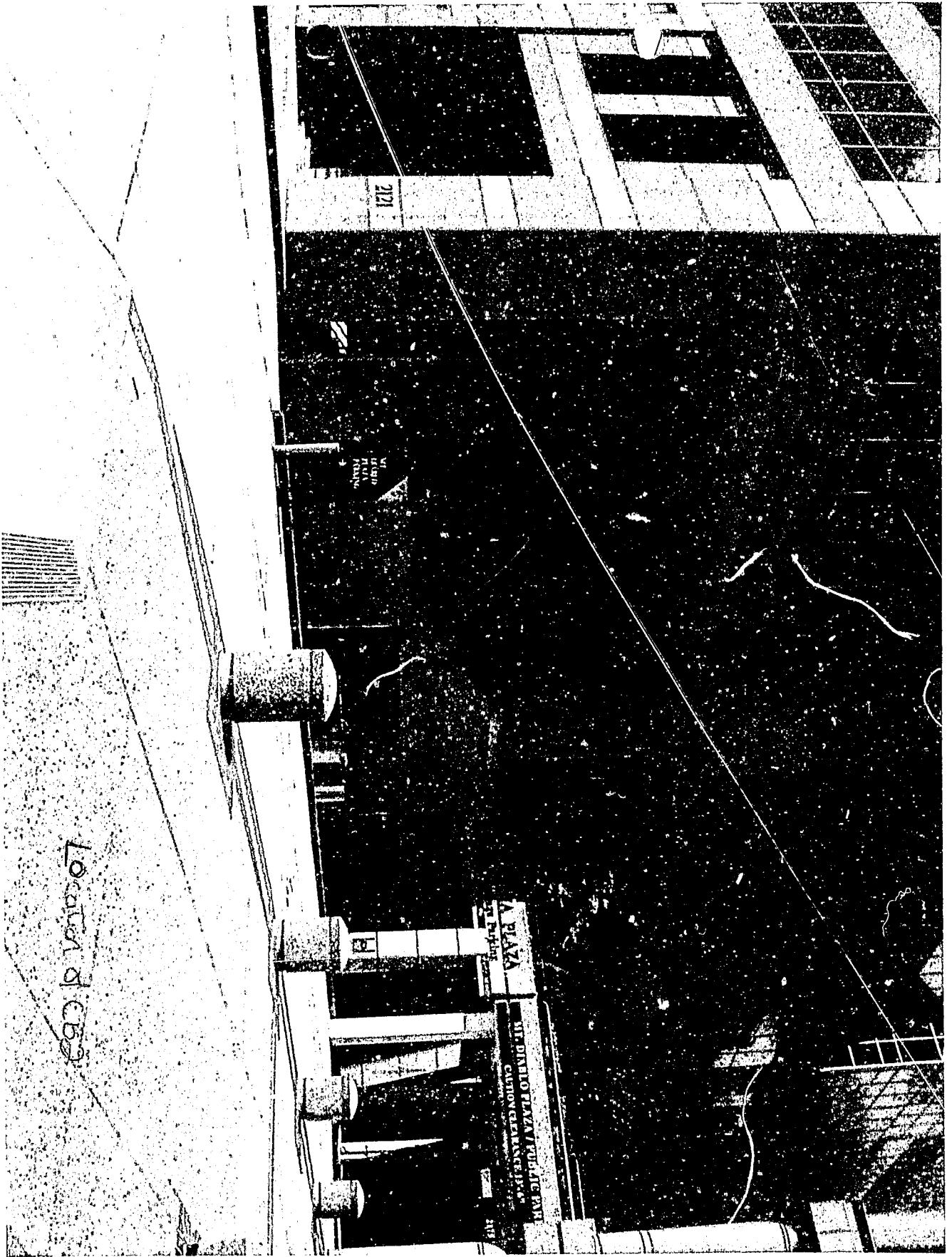
- a) Address of business or location of sign(s): 2721 N. CALIFORNIA BLVD.
- b) Nature of business or use of sign(s): OFFICE BUILDING ID
- c) Ground floor area of business: _____ sq. ft.
- d) Ground floor principal frontage of business: 296 ft.
- e) Area of Property: _____ sq. ft.

II. SIGN INFORMATION:

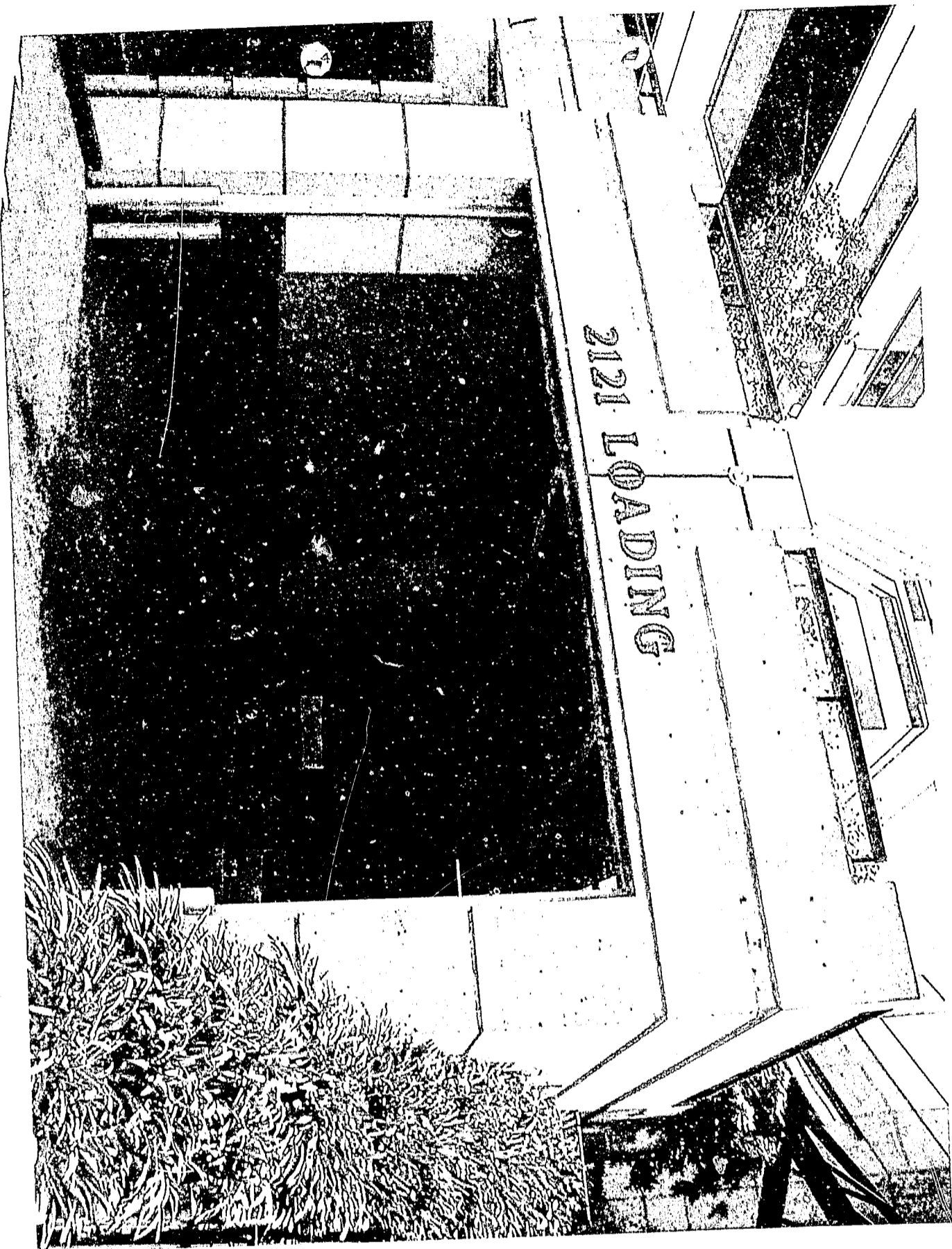
- a) Sign areas of all existing signs to remain: _____ sq. ft. _____ sq. ft.
- b) Total sign area of proposed and existing signs to remain on principal frontage: _____ sq. ft.
- c) Sign area on each other frontage: _____ sq. ft. _____ sq. ft. _____ sq. ft.
- d) Type and number of signs proposed:
Wall 3 Roof _____ Freestanding 4 Suspended _____

e) Answer the following as it relates to each proposed sign:

Sign No.	Dimensions		How is Sign Attached or Supported	Type, Spacing & Specs. of any Illumination	Type of Materials Sign Consists of
	Vert	Horiz.			
CB2	35"	16'-3"	STUD MOUNTED TO CONCRETE WALL	BOLD WHITE COPY NON-ILLUMINATED	PRINTED ALUMINUM PANEL W/ DIM LTRS
AD3	10'-4"	42"	FREE STANDING W/ CONCRETE FOOTING	4" REFLECTIVE WHITE VINYL TEXT, 22" PARKING SYMBOL NON-ILLUMINATED	PRINTED ALUMINUM CABINET W/ VINYL TEXT
AA1	1'	17'	DIMENSIONAL LETTERS STUD-MOUNTED REPLACES EXISTING SIGN	NON-ILLUM. DIM. TEXT PRINTED WHITE	ALUMINUM LETTERS ON PAINTED WALL
AA2	6'	5'	FREE STANDING W/ CONCRETE FOOTING	NON-ILLUMINATED INDIRECT LANDSCAPE ILLUMINATION	ALUMINUM CABINET W/ VINYL LETTERS
AA3	8'-4 1/2"	42"	FREE STANDING W/ CONCRETE FOOTING	NON-ILLUMINATED BOLD, WHITE TEXT	ALUMINUM CABINET W/ VINYL LETTERS
CB3	10"	12'	STUD MTD. LTRS ATTACHED TO CONC. WALL	BOLD, WHITE PRINTED LETTERS W/ FLAG SIGN	ALUMINUM LTRS ON PAINTED WALL
AD1	8'-4 1/2"	42"	PARKING MONUMENT FREE STANDING W/ CONC. FOOTING	NON-ILLUMINATED	ALUMINUM CABINET WITH VINYL LTRS.

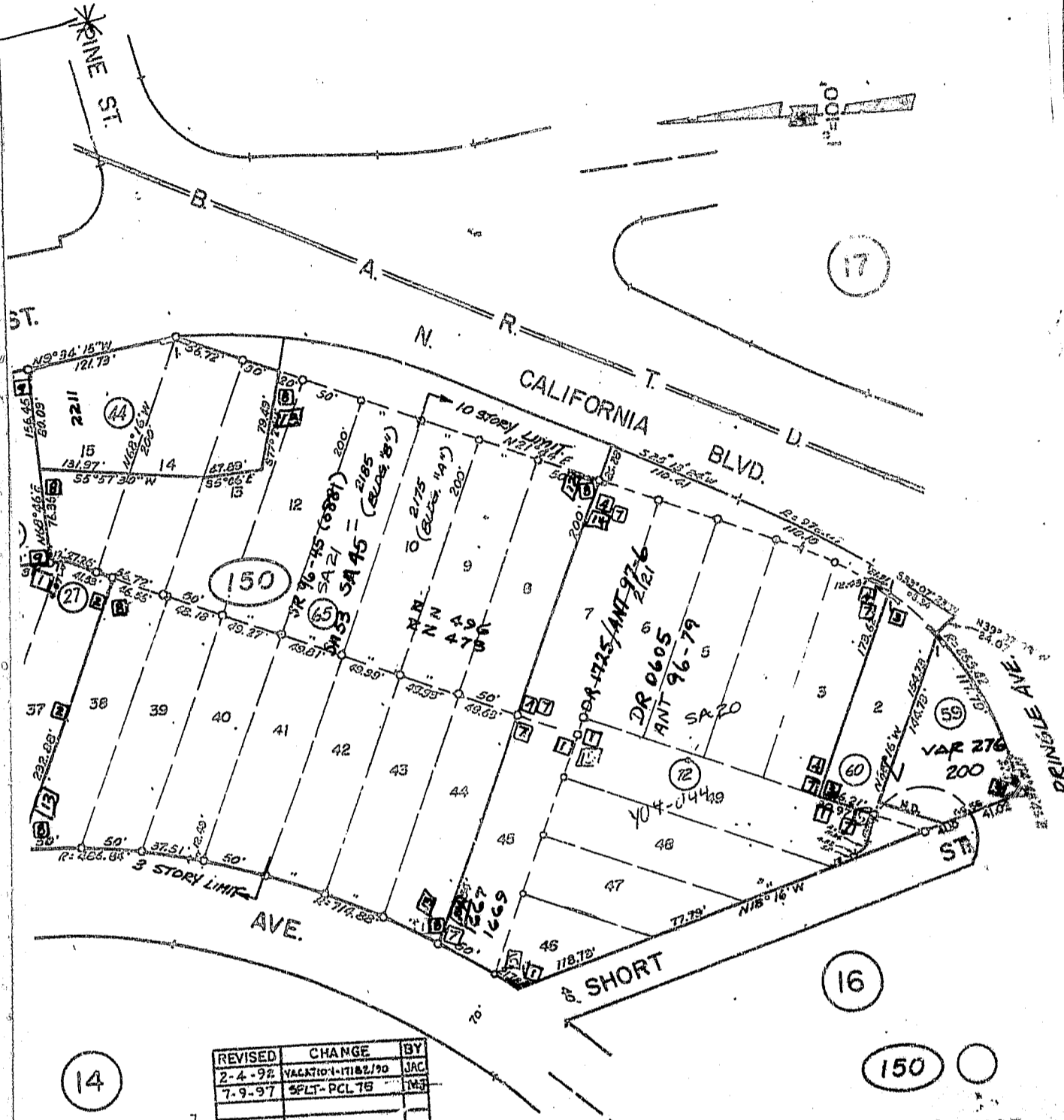


Location of CB3



ADDITION
M. 20 10-4-84

M.B. 7 1074



REVISED	CHANGE	BY
2-4-92	VACATED UNIT 2/90	JAC
7-9-97	SPLIT - PCL 75	MS

ASSESSOR'S MAP
BOOK 174 PAGE 15
CONTRA COSTA COUNTY, CAL.

PRINGLE ADDITION

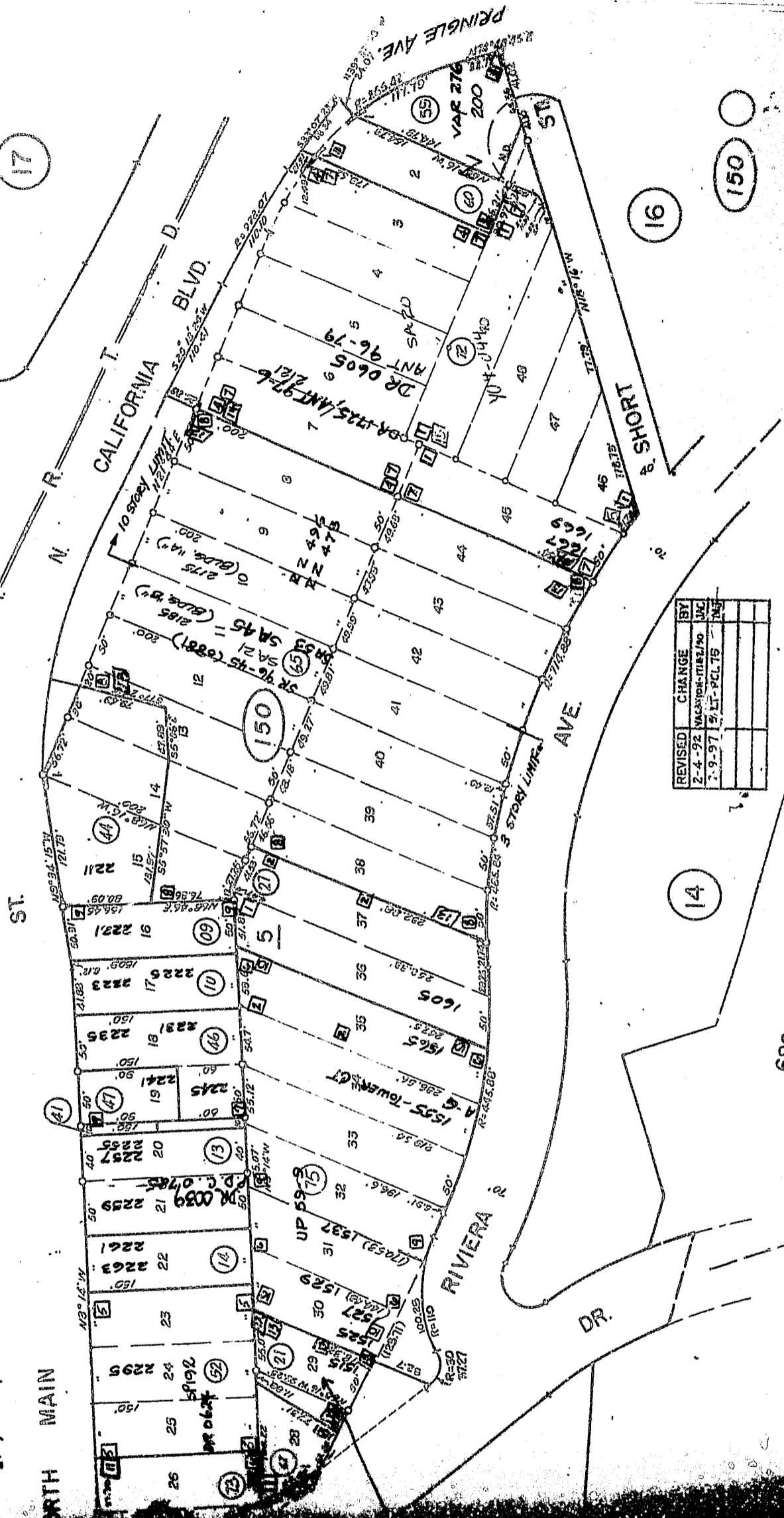
1-73 L.S.M. 20 10-4-84

M.B. 7 4

- POR. OF RZ 333 & 350
- RZ 259
- PDP 8126 (W.C.I.)
- DR 8126
- PDP 8257
- 101 8995
- DR 8257
- UP 67-29
- UP 67-15
- UP 65-15
- PDP/DR 8451 (WILLIAMSON)
- PDP 8408 (CAL PLAZA) SA 20 1/4
- PDP 8250, DR 8250, MERGED 82-1 (TISHMAN)
- UP Y60004

- DR 8650
- PDP 8740
- UP 8740
- PDP, UP, DR, ENV, 2651
- Y9803 (CEDERHEND) P B
- DR Y00045
- UP Y01049
- Y04-011 DR

173



REVISED	CHANGE	BY
2-4-92	VALUATION-TITLE/NO	JVC
2-9-97	3-11-15 PCLTS	MS

680

May 7, 2004

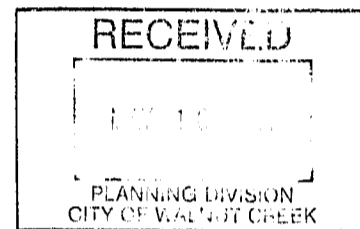
Jeff,
Please find 5 copies of our Sign Proposal and an application for Design Review for Cal Plaza.

Please call me if you have any questions.

Regards,
Jonathan Hobbs
Senior Project Manager

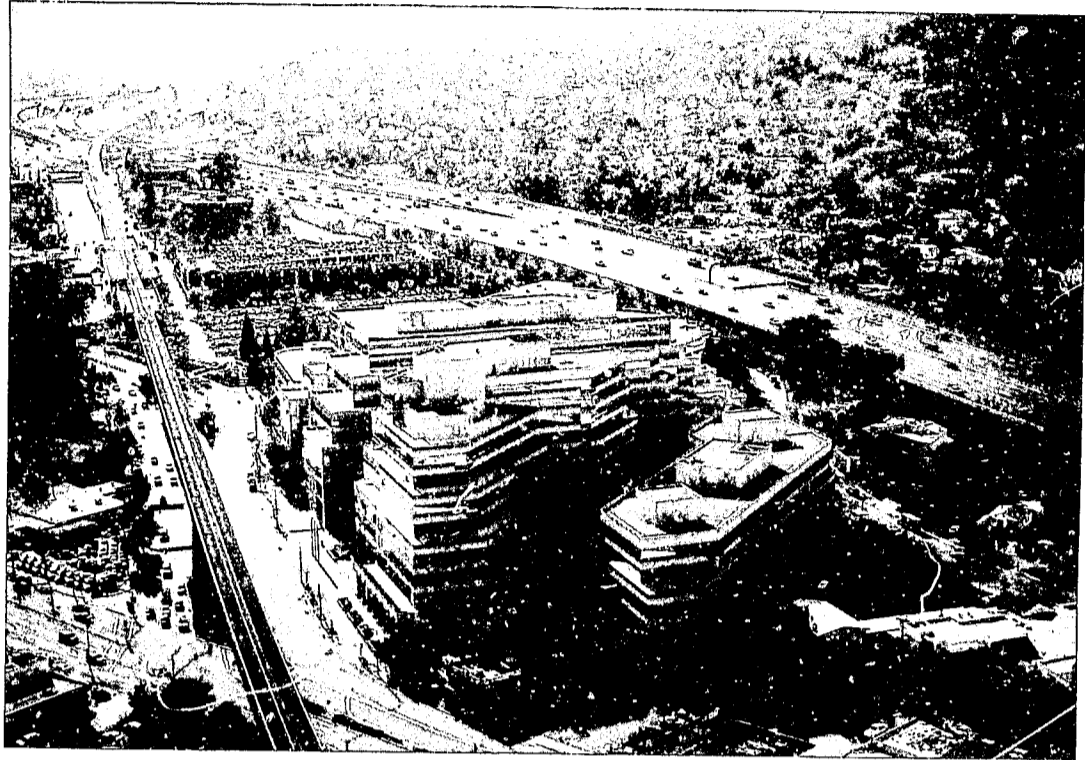
Square Peg Design
5515 Doyle St., Suite 15
Emeryville, CA 94608

510.596.8810
510.596.8814 Fax



SQUARE PEG  design

Photographs of Mt. Diablo Plaza



aerial view of the property and surroundings

From: Yun Na Rhee
To: Jeff Garrigues
Date: 5/20/04 2:48PM
Subject: California Plaza Sign Program--Y04-044

Hi Jeff,

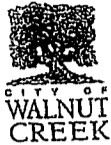
Here are my comments:

1. Please verify that there is clear signage between monthly and daily parkers for California Plaza.
2. Show a scaled drawing of Riviera and Short St with the location of the proposed sign--it will need to be kept clear of the sight distance triangle. (please see attached for sight distance triangle dimensions.)
x: 150'
y: 17'

Thanks,

Yun Na

CC: Rafat Raie



CITY OF WALNUT CREEK, COMMUNITY DEVELOPMENT DEPARTMENT
1666 North Main Street, P.O. Box 8039, Walnut Creek, CA 94596

TRANS

PROJECT REFERRAL SLIP

Date: 5/13/04

Work Order No. 104-044 Tent. Map No. _____

- Design Review Rezoning Planned Development Use Permit Variance
 General Plan Amendment Minor Use Permit Other _____

Enclosed are plans for the following described project. Please review these plans and provide this office with your comments and availability of your services. Please make recommendations on completeness of the plans and on conditions of approval. If you need the plans for your records, feel free to keep them; otherwise, their return would be appreciated.

NAME OF PROJECT: CALIFORNIA PLAZA Sign Program

LOCATION: 2121 North California Blvd A.P.N. 174-150-072

DEVELOPER/APPLICANT: Jonathan Hobbs PHONE: (510) 596-8810

ARCHITECT/ENGINEER: _____ PHONE: _____

BRIEF DESCRIPTION: Proposed freestanding wall signs. Some may have impact on traffic circulation

Please check the appropriate box below and return this notice no later than 5/28/04

to Jess
P.O. Box 8039
Walnut Creek, CA. 94596

If you have questions or comments please contact me at (925) 8254
or _____@walnut-creek.org.

- COMMENTS: There are no aspects of this project that concern our regulations
 The project as shown meets or exceeds our minimum standard regulations.
 Comments or recommended conditions will be made at a later phase of approval.
 Comments or recommended conditions are attached.
 Comments or recommended condition as follows: _____

By: _____ Name _____ Agency _____ Date: _____

MAY 14 2004



CITY OF WALNUT CREEK, COMMUNITY DEVELOPMENT DEPARTMENT
 1666 North Main Street, P.O. Box 8039, Walnut Creek, CA 94596

Building

PROJECT REFERRAL SLIP

Date: 5/13/04

Work Order No. 104-044 Tent. Map No. _____

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NAME OF PROJECT: California Plaza Sign Program

LOCATION: 2121 North California Blvd A.P.N. 174-150-072

DEVELOPER/APPLICANT: Jonathan Hobbs PHONE: (510) 596-8810

ARCHITECT/ENGINEER: _____ PHONE: _____

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 Comments or recommended conditions are attached.
 Comments or recommended condition as follows: _____

By: Y. C. [Signature] Date: 5/17/04
 Name Agency

DESIGN REVIEW APPLICATION CITY OF WALNUT CREEK

FOR DEPARTMENT USE:

PLANNING DIVISION	DESIGN REVIEW COMMISSION	CITY COUNCIL
APN _____	Meeting Date _____	Appealed _____
Amount Received _____	Approved _____ Denied _____	Hearing Date _____
Receipt # _____	Resolution # _____	Action _____

TO THE SECRETARY OF THE DESIGN REVIEW COMMISSION OF THE CITY OF WALNUT CREEK:

Attached hereto are the required submittals for my proposed development (site plan, architecture, landscaping, and/or signs) and any other data and information necessary for you to make the required findings for approval of the designs herein requested.

OWNER OF PROPERTY California Plaza @ Walnut Creek, Inc.

MAILING ADDRESS 2121 N. California Blvd., Suite 230 ZIP 94596

PHONE 925/932-3700

APPLICANT (other than owner) Square Peg Design

MAILING ADDRESS 5515 Jayle Street, Suite 15, Emeryville, CA ZIP 94608

PHONE 510/596-8810

ARCHITECT, DESIGNER, OR ENGINEER Square Peg Design

MAILING ADDRESS (Same as above) ZIP _____

PHONE _____

LANDSCAPE ARCHITECT N/A

MAILING ADDRESS _____ ZIP _____

PHONE _____

LOCATION OF PROJECT 2121 CALIFORNIA BLVD.

DESCRIPTION OF PROJECT SIGN RENOVATION FOR OFFICE BUILDING

NATURE OF DESIGN REVIEW (Site Plan, Architecture, Landscape and/or Sign Review)
Circle type of review(s)

I hereby certify that I am the record owner of the real property described herein.

DATE 5/7/04 SIGNATURE [Signature]
AS AGENT FOR OWNER

I am the representative and/or agent of the owner and said owner consents to the filing of this application.

DATE 5/7/04 SIGNATURE [Signature]
Property Manager
Lynn Linhares

REQUIREMENT FOR FILING

Title 10, Chapter 4, Article 12 of Walnut Creek's Municipal Code sets forth in detail the structure and powers of the Design Review Commission. Reference is hereby made to said Code for more complete information. No application will be received or scheduled for Design Review Commission review unless it is complete in every detail.

Upon receipt of a complete application, the Secretary of the Design Review Commission will schedule a meeting for action by the Design Review Commission.

Any City resident or City landowner, including the applicant, may appeal the Design Review Commission's decision during a ten-day period starting with the date that the Design Review Commission action is mailed to the applicant.

When this application is complete, it may be filed with the Secretary of the Design Review Commission, 1666 North Main Street, Walnut Creek, 94596, together with the required deposit and any maps, plans or other submittals which may be required or pertinent to this application.

The application must be complete in every respect, including the required submittals before it can be received and certified by the Secretary of the Design Review Commission.

2

SUMMARY SHEET

Date 5/7/04

Please provide the following information:

1. Name, address and phone number of person to which correspondence is to be sent.
JONATHAN HOBBS SQUARE PETS DESIGN
510-596-8810 5515 DOYCE ST. SUITE 15
EMERYVILLE, CA 94608
2. Describe the nature of the use(s) of your project.
SIGN RE DESIGN
3. What is the present land use on the project site and adjacent to the project site to its north, south, east and west?
OFFICE BUILDINGS / BART
4. Describe the project site with regard to its present vegetation and land forms.
N/A
5. Describe any proposed structures intended to be constructed on the site, including: N/A
 - a. Site area in square feet
 - b. Individual building areas and total building area
 - c. On grade building coverage as a percent of total site
 - d. Setbacks from property line(s)
 - e. Building height and number of stories
 - f. Total living units (if applicable)
 - g. Size of living units by type (if applicable)
 - h. Number of on-site parking spaces by type of space (i.e. covered or open)
 - i. Type of construction (i.e., wood frame, masonry)
 - j. Type of exterior finish materials to be used on the walls, roofs, paving and fences
 - k. Type and location of mechanical and air conditioning equipment

SUMMARY SHEET

Date 5/7/04

Please provide the following information:

1. Name, address and phone number of person to which correspondence is to be sent.
JONATHAN HOBBS SQUARE PEG DESIGN
510-596-8810 5515 DOYLE ST. SUITE 15
EMERYVILLE, CA 94608
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SIGN RE DESIGN
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 - j. Type of exterior finish materials to be used on the walls, roofs, paving and fences
 - k. Type and location of mechanical and air conditioning equipment



APPLICATION CHECKLIST

Site Plans

- Proposed site plan
- Site boundary and topographical survey
- Existing/proposed structures and uses
- Existing natural features
- Trees
- Proposed building footprint
- Parking spaces
- Landscaped areas
- Circulation
- Contiguous off-site features
- Location of light fixtures, fences, etc.
- Conceptual grading and drainage
- Existing/proposed right-of-way
- Existing/proposed fence locations
- Site lighting plan

Architectural drawings

- Exterior elevations
 - Materials, details, features
 - Heights
 - All sides of building
 - At least one representative colored elevation
- Roof plan
- Floor plans

Preliminary landscape plans

- Plant legend
- Planting plan
- Trees to remain or be removed
- Tree preservation information
- Hardscape features
- Schematic irrigation plans
- Light stanchions
- Trash area and landscaping screening
- Utility transformer locations

Signage plans

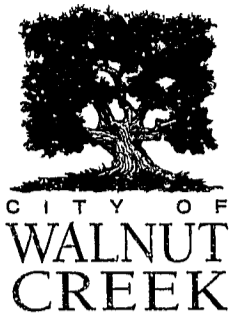
- Site plan
- Table of total site signage square footage
- Signs shown as proposed on architectural elevations
- One colored elevation
- Actual sign copy
- Sign details
- Site directional signs keyed to site plan

Color and material palette

- Optional requirements
 - Perspective drawings
 - Conceptual model
 - Color rendering
 - Sectional drawings
 - Shade diagram

Applicant's signature _____

Date _____



COMMUNITY DEVELOPMENT DEPARTMENT
CERTIFICATE OF APPLICATION STATUS

May 21, 2004

Jonathan Hobbs
5515 Doyle St., Suite 15
Emeryville, CA 94608

The status of Design Review Application No. Y04-044 for California Plaza Sign Program, at 2121 North California Blvd. is as checked below:

COMPLETE. Processing will commence as of the date of this letter.

INCOMPLETE. Upon submittal of the following information, your application will be complete. You will then be mailed another certificate to verify the date when processing will begin.

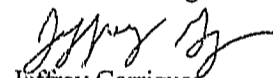
Design Comments (Per Sign Subcommittee 5/19/04):

1. Green railing throughout entire site should be painted silver, red, or black in order to better integrate color scheme of proposed signage with existing architecture.
2. Sign AA3 would block view of public art. Public art would need to be located in order to install freestanding sign at proposed location.

Transportation Division Comments (Yu Nah Rhee: (925) 943-5899 ext.214

1. Show a scaled drawing of Riviera and Short St. with the location of the proposed sign. The sign location will need to be kept clear of the sight distance triangle. (Please see attached for sight distance triangle dimensions.)
2. Additionally, sign location can't block view of existing stop sign. Stop sign is currently located in appropriate spot and cannot be moved.

Please give me a call to discuss these issues at (925) 943-5899 ext. EXTENSION or EMAIL @ walnut-creek.org or fax (925) 256-3500.


Jeffrey Garrigues
Assistant Planner

cc: Lynn Linares, 2121 N. California Blvd. Suite 230, Walnut Creek, CA 94596

H:\Jeffrey Garrigues\PROJECTS 2004\Y04-044\Inc Status Letter 05 21 04.DOT

Post Office Box 8039, 1666 North Main Street, Walnut Creek, CA 94596
tel 925.943.5800 www.ci.walnut-creek.ca.us
printed on recycled paper



CITY OF
WALNUT
CREEK

COMMUNITY DEVELOPMENT DEPARTMENT
CERTIFICATE OF APPLICATION STATUS

July 13, 2004

Jonathan Hobbs
5515 Doyle St., Suite 15
Emeryville, CA 94608


The status of Design Review Application No. Y04-044 for California Plaza Sign Program, at 2121 North California Blvd. is as checked below:

COMPLETE. Processing will commence as of the date of this letter.

INCOMPLETE. Upon submittal of the following information, your application will be complete. You will then be mailed another certificate to verify the date when processing will begin.

This item is on the consent calendar for the July 21, 2004 meeting. You or a representative should be present at the meeting in case the item is pulled for public hearing.

Please call me if you need to discuss any issues prior to the Design Review Commission meeting to discuss these issues at (925) 943-5899 ext. 254 or garrigues@walnut-creek.org or fax (925) 256-3500.


Jeffrey Garrigues
Assistant Planner

H:\Jeffrey Garrigues\PROJECTS 2004\Y04-044 CA Plaza Sign Program\Complete Status Letter 07 13 04.DOT

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**AGENDA
DESIGN REVIEW COMMISSION
SIGN SUBCOMMITTEE
CITY OF WALNUT CREEK**

DATE: WEDNESDAY, MAY 19, 2004

TIME: 6:00 P.M.

PLACE: CDD CONFERENCE ROOM
SECOND FLOOR, CITY HALL
1666 N. MAIN STREET

SUBCOMMITTEE MEMBERS

Thomas Bassett – Design Review Commissioner
Robert Becker – Design Review Commissioner
Victoria Walker, Staff – Assistant Planning Manager

The purpose of the Sign Subcommittee is to review signage proposals that cannot be approved administratively by staff. Approval authority has been delegated to the Sign Subcommittee upon approval of Walnut Creek Design Review Commission Resolution NO. 2057, Delegation of Sign Approval Authority to the Sign Subcommittee.

If you wish to inquire about, or arrange for, accommodations for individuals with disabilities, please contact the ADA Compliance Officer at (925) 943-5819 before noon on the Monday prior to the meeting.

REVIEW ITEMS

Estimated time of consideration: 6:00 p.m

1. **Shell Station – Newell Avenue (Y03-062).** The applicant is requesting to replace the existing signage on site with 55 square feet of new signage. Included in the request is freestanding, building and canopy signage. **APPLICANT:** Andrew Fisher, ARC, Inc. **CONTACT:** 707-745-0502 **Staff Planner:** Jeremy Lochirco

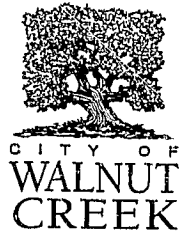
Estimated time of consideration: 6:20

2. **Marshall Monument Sign- 2067 Ygnacio Valley Road (Y04-039).** The applicant is proposing to replace an existing monument sign with a new illuminated monument sign. **APPLICANT:** Peter Duckett, Signature Sign Systems. **CONTACT:** 707-718-5792. **Staff Planner:** Deborah Han.

Estimated time of consideration: 6:40

3. **California Sign Program- 2121 N. California Blvd (Y04-044).** Proposal to install new signage at 7 locations including 4 new freestanding signs. Proposed signage would identify office center and direct vehicle and pedestrian traffic. This proposal requires design review approval from the Walnut Creek Design Review Commission. The applicant is requesting the Sign Subcommittee to make recommendations of approval for the proposed sign program to the Design Review Commission.

ADJOURNMENT



AGENDA
DESIGN REVIEW COMMISSION
SIGN SUBCOMMITTEE
CITY OF WALNUT CREEK

DATE: WEDNESDAY, JUNE 16, 2004

TIME: 6:00 P.M.

PLACE: CDD CONFERENCE ROOM
SECOND FLOOR, CITY HALL
1666 N. MAIN STREET

SUBCOMMITTEE MEMBERS

Thomas Bassett – Design Review Commissioner
Joseph Gorny – Design Review Commissioner
Victoria Walker, Staff – Assistant Planning Manager

The purpose of the Sign Subcommittee is to review signage proposals that cannot be approved administratively by staff. Approval authority has been delegated to the Sign Subcommittee upon approval of Walnut Creek Design Review Commission Resolution NO. 2057, Delegation of Sign Approval Authority to the Sign Subcommittee.

If you wish to inquire about, or arrange for, accommodations for individuals with disabilities, please contact the ADA Compliance Officer at (925) 943-5819 before noon on the Monday prior to the meeting.

REVIEW ITEMS

Estimated time of consideration: 6:00 p.m

1. **L'Occitane Store Remodel Signage.** The applicant is requesting a 19 square foot illuminated building sign and a separate 2 square foot non-illuminated shingle sign. The building sign consists of reverse channel lettering with white illumination. The building is located at 1235 Broadway Plaza and is subject to the Broadway Plaza Master Sign Program. **APPLICANT:** Sargenti Architects; **STAFF CONTACT:** Jeremy Lochirco

Estimated time of Consideration: 6:20 p.m.

2. **Bay Commercial Bank Monument Sign.** The applicant is proposing to install signage on an existing monument. The letters are made of aluminum material with a brushed horizontal finish. The letters are 11-inches in height and extend 10-feet; 13-feet 4-inches including the logo. The applicant is not proposing any illumination for the signage. The monument sign is located at 1280 Civic Dr. **APPLICANT:** Karla Garcia of Bay Bronze Company; **STAFF CONTACT:** Deborah Han

Estimated time of Consideration: 6:40p.m.

3. **California Sign Program- 2121 N. California Blvd (Y04-044).** Proposal to install new signage at 7 locations including 4 new freestanding signs. Proposed signage would identify office center and direct vehicle and pedestrian traffic. This proposal requires design review approval from the Walnut Creek Design Review Commission. The applicant is requesting the Sign Subcommittee to make recommendations of approval for the proposed sign program to the Design Review Commission.

ADJOURNMENT

Proposal for Sign Program

View	Sign Type	Description	Frontage	Sq.Ft.	Sheet Number
A	CB2	Parking Garage Entrance on N. California Blvd. Contemporary graphics will help identify this hidden parking garage entrance, and distinguish it from the Mt. Diablo Plaza garage next door. With renovated signing and a valet program, this garage entrance will go from being the overlooked, Secondary Entrance to becoming the Main Garage Entrance. This will relieve traffic congestion on North California and Riviera.	N. California	48.5	GD09.00
B	AD3	Parking Garage ID monument on corner of site. The short road right after the N. California bend is easily overlooked. This monument will help pull in California Plaza traffic that would otherwise continue South toward BART, adding to congestion. The sidewalk is wide enough to allow this sign without interfering with pedestrian traffic or sight lines.	N. California	36	GD08.00
B	AA2	Monument in landscaping near entrance. This sign identifies the Site Main Entrance, which is not visible from this view. Design and colors work with the Parking Garage ID monument to give the Site more identity on its primary frontage.	N. California	30	GD02.01
C	AA1	Main Site ID above fountain at Entrance. This is currently the only Site ID. It is not visible to N. California traffic (See View B). Site hand rails will be painted in phases to match light gray color of signs.	N. California	17	GD01.00
D	AA3	Monument within building plaza, visible by pedestrian traffic from BART. Sign has been moved away from sculpture in plaza.	None	29	GD03.00
E	CB3	Parking Garage Entrance-dimensional letters with flag sign. Secondary parking garage entrance is hidden down a private road. Renovated graphics will make the entrance more visible to traffic on Riviera.	Short St.	12	GD10.00 GD10.02
F	AD1	Parking Garage Identification & Directional monument. Sign on corner of Riviera and Short St. directs traffic from 3 different directions, into and out of the Parking Garage entrance on Short St. <u>Sign conforms to sight line triangles as described by the City of Walnut Creek.</u>	Riviera	29	GD07.00



California Plaza
2121 N. California Blvd.

Date: 6/16/04
Job #: 3207.00



CITY OF WALNUT CREEK, COMMUNITY DEVELOPMENT DEPARTMENT
1666 North Main Street, P.O. Box 8039, Walnut Creek, CA 94596

ENG

PROJECT REFERRAL SLIP

Date: 5/13/04

Work Order No. 104-044

Tent. Map No.

- Design Review Rezoning Planned Development Use Permit Variance
 General Plan Amendment Minor Use Permit Other _____

Enclosed are plans for the following described project. Please review these plans and provide this office with your comments and availability of your services. Please make recommendations on completeness of the plans and on conditions of approval. If you need the plans for your records, feel free to keep them; otherwise, their return would be appreciated.

NAME OF PROJECT: California Plaza Sign Program

LOCATION: 2121 North California Blvd A.P.N. 174-150-072

DEVELOPER/APPLICANT: Jonathan Hobbs PHONE: (510) 596-8810

ARCHITECT/ENGINEER: _____ PHONE: _____

BRIEF DESCRIPTION: Proposed freestanding wall signs. Some may have impact on traffic circulation

Please check the appropriate box below and return this notice no later than 5/28/04

to Jess
P.O. Box 8039
Walnut Creek, CA. 94596

If you have questions or comments please contact me at (925) 8254

or @walnut-creek.org.

- COMMENTS: There are no aspects of this project that concern our regulations
 The project as shown meets or exceeds our minimum standard regulations.
 Comments or recommended conditions will be made at a later phase of approval.
 Comments or recommended conditions are attached.

Comments or recommended condition as follows: 1) PROPOSED SIGN AT THE CORNER OF RIVIERA A SIGN TO BE MOVED PER TRANS. DEPT COMMENTS
2) A BUILDING PERMIT IS REQUIRED
3) A SITE DEVELOPMENT PERMIT IS NOT REQUIRED

By:

[Signature]
Name

U.S. ENGINEERS
Agency

Date: 6/4/04

WALNUT CREEK DESIGN REVIEW COMMISSION
STAFF REPORT

AGENDA: July 21, 2004

CONSENT ITEM: a

ORIGINATED BY: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING

SUBJECT: DESIGN REVIEW APPLICATION NO. Y04-044, California Plaza - A request for approval of proposed sign program for the California Plaza office building located at 2121 N. California Blvd.

ZONING: Mixed Use Planned Development
GENERAL PLAN LAND USE: Mixed Use (MU)
APPLICANT: Jonathan Hobbs, Square Peg Design

STATEMENT OF ISSUES:

The applicant has requested Design Review Commission approval of a new sign program for the California Plaza Office Center. The proposal is for 7 new signs that include freestanding monument and wall mounted signs located throughout the site. The proposed signage would identify California Plaza and improve vehicle and pedestrian circulation throughout the site.

The Walnut Creek Sign Subcommittee reviewed the sign program on May 19, 2004 and requested some revisions to the proposal. The applicant has addressed the issues raised by the Sign Subcommittee and on June 16, 2004 the Sign Subcommittee made positive recommendations of approval for the proposed sign program.

STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the attached draft resolution approving the proposed sign program subject to findings and conditions recommended by staff.

PROJECT DESCRIPTION:

California Plaza is a multi story office building located at 2121 North California Boulevard adjacent to Mt. Diablo Plaza. The office center is bounded by N. California Blvd., Short Avenue, and Riviera Avenue. The proposed sign program (Attachment 1) includes 7 signs that will provide better identity for the office building, direct traffic to parking garages, and improve overall vehicle and pedestrian circulation throughout the site. Some signage will replace existing signs at certain locations, and additional signs are proposed for new locations.

Summary Table for California Plaza Sign Program:

SIGN DESIGNATION	TYPE	LOCATION	DESCRIPTION
CB2	Wall sign	California Blvd. parking garage entrance	Non-illuminated fabricated aluminum panels identifying California Plaza and parking garage entrance.
AD3	Monument	California frontage	10'-4 1/2" tall freestanding aluminum, non-illuminated cabinet sign. Helps identify parking garage entrance.
AA2	Monument	California frontage landscape planter	7'-3" freestanding aluminum cabinet. Sign identifies California Plaza and address. Can be externally illuminated.
AA1	Individual Letters on Concrete surface	California frontage	Individual 1-inch thick letters stud mounted to existing concrete surface near fountain. Non-illuminated sign with limited visibility from N. California traffic. Maximum capital letter height 12-inches. This sign will replace existing main entry sign.
AA3	Monument	Center Plaza off Short Ave	8'-4 1/2" aluminum cabinet. Non-illuminated sign with copy identifying California Plaza and address.
CB3	Individual Letters on Painted Concrete Surface	Parking Garage entrance and exit off Short Ave	10-inch aluminum painted letters mounted to painted concrete wall. Fabricated aluminum panel sign with parking symbol and address. Both signs are non-illuminated.
AD1	Monument	Corner of Short and Riviera	8'-4" tall freestanding aluminum sign. Directory sign is 3-sided non-illuminated. Will replace existing 4-ft tall directory sign

ANALYSIS:

Staff and the Sign Subcommittee support the proposed sign program. The addition of the freestanding monument signs will provide more visibility than existing signage. The following revisions have been made to the proposed sign program as requested by Sign Subcommittee:

- Green metal railing shall be painted silver or gray to match colors of proposed signage and allow new signage to better integrate with existing architecture.

- Monument sign within building plaza (AA3) has been relocated so as to not obstruct view of public art.
- Directional monument at corner of Riviera and Short Ave. has been relocated to avoid site distance triangles as required by City of Walnut Creek Transportation Division.

COMMISSION ACTION REQUIRED:

Move to approve the sign program based on findings and conditions contained in the attached resolution.

ATTACHMENTS:

1. Proposed Sign Program (Commission only)
2. Proposed Resolution

Prepared by Jeffrey Garrigues

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. >>>>proposed
DESIGN REVIEW APPLICATION NO. Y04-044
CALIFORNIA PLAZA SIGN PROGRAM

Section 1. Findings.

1. On July 21, 2004 the Walnut Creek Design Review Commission held a public hearing on a request to approve the exterior signage for the California Plaza Office Complex located at 2121 N. California Blvd in the Mixed Use Planned Development zoning district.
2. The proposed sign program was reviewed by the Sign Subcommittee on May 19, 2004 and June 16, 2004. The applicant has made revisions to the sign program to address concerns of the subcommittee after the first meeting, and the subcommittee expressed support for the proposed sign program at the conclusion of the June 16th meeting.
3. The proposed signage identifies the office building and parking with a design that is compatible with the existing architecture and landscaping. The proposal includes aluminum cabinet freestanding signs, aluminum panel signs, and individual letters mounted to concrete walls. The proposed signage is designed with colors and a style that integrates well with the architecture of California Plaza.
4. The proposed signage will improve identity for California Plaza and function to direct traffic to parking garage entrances. The signage will also direct vehicle and pedestrian traffic throughout the site.
5. 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 1 through 4 above.

Section 2. Decision. The Design Review Commission hereby approves the sign program for Design Review Application No. Y04-044 as shown in the plans labeled "Exhibit A of Design Review No. Y04-044 - California Plaza Sign Program" subject to the following conditions:

1. A building permit must be issued or a request for a one-year extension must be filed with the Community Development Department by July 21, 2005 or this approval shall become null and void on that date.
2. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission shall apply as conditions of approval for this project
3. A site development permit may be required for this project. Any construction within the public right of way shall require an encroachment permit.

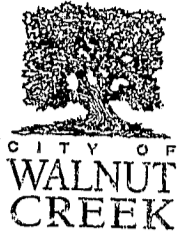
4. All railing throughout the site shall be painted gray to match the color scheme for the proposed signage and integrate the new signs with the existing architecture of California Plaza.
5. Any landscaping damaged by the installation the freestanding monument signs shall be replanted to match existing landscaping.

Section 3. Effective Date. This resolution shall take effect >>>>>2004 unless appealed by that date.

PASSED AND ADOPTED ON July 21, 2004 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner >>>>> and seconded by Commissioner >>>>>.

Ayes: None
Abstain:

Victoria Walker, Secretary
Walnut Creek Design Review Commission



AGENDA

DESIGN REVIEW COMMISSION CITY OF WALNUT CREEK

DATE: WEDNESDAY, JULY 21, 2004

TIME: 7:00 P.M.

PLACE: CITY COUNCIL CHAMBER
CITY HALL, 1666 N. MAIN STREET

DESIGN REVIEW COMMISSIONERS

Robert Becker, Chair – Architectural Illustrator
Thomas Bassett, Vice Chair – Landscape Architect
Joseph Gorny - Architect
Brian Kilian – Landscape Architect
Vacant

If you wish to inquire about, or arrange for, accommodations for individuals with disabilities, please contact the ADA Compliance Officer at (925) 943-5819 before noon on the Monday prior to the meeting. If you wish to address the Commission, please state clearly your name, address and whom you represent. Please fill out a speaker's card (cards are on the rostrum) and bring to the clerk if you are a speaker, or if you wish to be notified of any future meeting or agenda item.

The purpose of a public hearing is to supply the Design Review Commission with information that it cannot otherwise obtain. Because Commission meetings often last until a late hour, please limit your testimony to factual information. In fairness to others, please avoid repeating previous testimony and observe any time limits which may be announced. No new item will be introduced after 11:00 p.m. Thank you for your consideration.

OPENING

ADDITIONS/WITHDRAWALS/CONTINUANCES

PUBLIC COMMUNICATION

This portion of the meeting is reserved for comment on items not on the agenda. Under the Brown Act, the Commission cannot act on items raised during public communications, but may respond briefly to statements made or questions posed; request clarification, or refer the item to staff.

CONSENT CALENDAR

- a. **DESIGN REVIEW APPLICATION NO. Y04-044, CALIFORNIA PLAZA** -- A request for approval of proposed sign program for the California Plaza office building located at 2121 N. California Blvd. **ZONING:** Mixed Use Planned Development. **APPLICANT CONTACT:** Jonathan Hobbs, Square Peg, 510-596-8810

PUBLIC HEARINGS

Estimated time of consideration: 7:05 p.m.

1. **DESIGN REVIEW APPLICATION NO. Y04-046 – TRINITY LUTHERAN CHURCH EXPANSION/REMODEL. PUBLIC HEARING** on a request for a remodel and expansion of a parish hall and educational building along with modifications to the existing landscaping on-site for the Trinity Lutheran Church located at 2317 Buena Vista Avenue in the D3, Duplex Residential District. **ZONING:** D3, Duplex Residential District. **APPLICANT CONTACT:** Robert Davidson 510-658-7010

Design Review Commission Agenda
July 21, 2004

Estimated time of consideration: 7:45 p.m.

2. **DESIGN REVIEW/CONDITIONAL USE PERMIT APPLICATION NO. Y04-051 – EBMUD SERVICE CENTER UPGRADE AND EXPANSION. PUBLIC HEARING** and recommendation to the Walnut Creek Planning Commission on a proposal for seismic and ADA upgrades to an existing structure and construction of a 1,216 square foot addition for the property located at 2551 North Main Street. The project site is zoned SC, Service Commercial and requires a Conditional Use Permit for the expansion of a maintenance/service facility use. **ZONING:** SC, Service Commercial **APPLICANT CONTACT:** Doug Higashi 510-287-1677

Estimated time of consideration: 8:15 p.m.

3. **USE PERMIT/DESIGN REVIEW APPLICATION NO. Y04-050, SPRINGFIELD BUSINESS AND EDUCATIONAL CENTER – Public Hearing** on the preliminary design review and input to the Planning Commission on a request for approval of a development phased plan and for a 4.1-acre site located in the Shadelands Business Park in the PD – 1978 (Planned Development) zoning district at 2780 Mitchell Drive. Phase 1 development would include the construction of an 11,500 sq. ft. multi-purpose building, 15,000 sq. ft. playground, and parking for the Springfield Montessori School licensed for 192 students. Phase 2 would be subject to separate review and action. **ZONING:** PD – 1978 (Planned Development) **APPLICANT CONTACT:** Sanjay Lal 925-952-4300

Estimated time of consideration: 8:45 p.m.

4. **DESIGN REVIEW APPLICATION NO. Y02-087 – STACK SINGLE FAMILY RESIDENCE Public Hearing continued from July 7, 2004.** Reconsideration of previous approval of roofing materials and roof details of new 5,035 square-foot single family residence. **APPLICANT CONTACT:** Carter Stack 925-323-1714

COMMISSION CONSIDERATIONS

CORRESPONDENCE

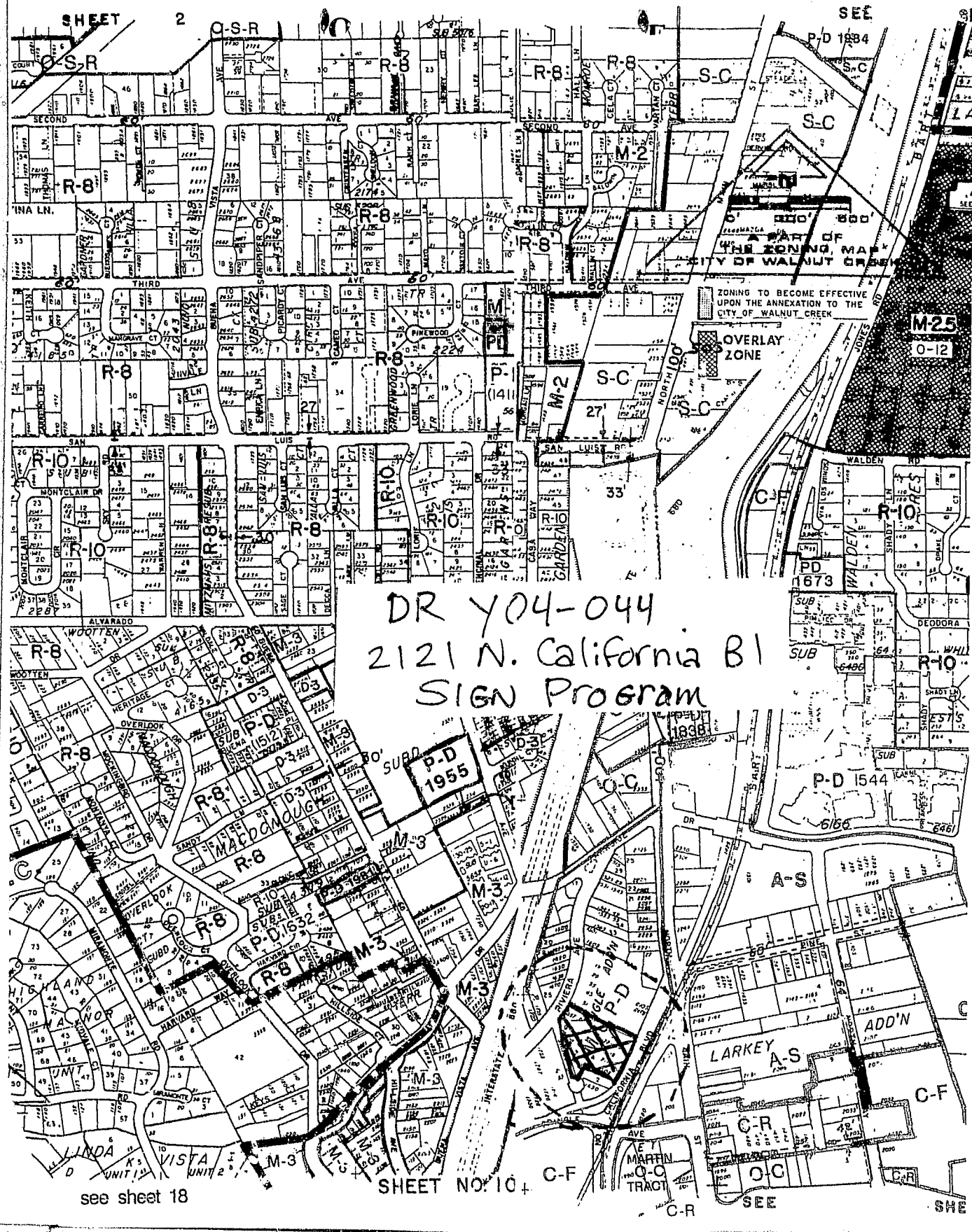
STAFF'S BRIEF ANNOUNCEMENTS OR BRIEF REPORTS ON HIS OR HER ACTIVITIES

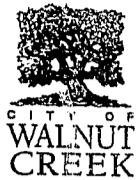
COMMISSIONERS' BRIEF ANNOUNCEMENTS OR BRIEF REPORTS ON HIS OR HER ACTIVITIES

ADJOURNMENT

NEXT MEETINGS: August 4 and 18, 2004
City Hall, City Council Chambers, 1666 N. Main Street

Copies of current agendas and staff reports and a resume of the previous meeting are available on the City's website: www.walnut-creek.org/meetings.html





NOTICE OF PUBLIC HEARING

DESIGN REVIEW APPLICATION NO. Y04-044
CALIFORNIA PLAZA SIGN PROGRAM: 2121 N. CALIFORNIA BLVD

Notice is hereby given that on **Wednesday, July 21, 2004 at 7:00 p.m.** in the Council Chambers of the City Hall, 1666 North Main Street, Walnut Creek, the **Walnut Creek Design Review Commission will hold a public hearing** to consider Design Review Application No. Y04-044 filed April 21, 2004 by Applicant Jonathan Hobbs pursuant to Chapter 2, Title 10 of the Walnut Creek Municipal Code (Zoning and Design Review ordinances).

This item will be on the **Consent Calendar** for the July 21st meeting of the Design Review Commission. The Commission will take a single roll call vote on each item listed on the Consent Calendar. The vote will be on the approval of the staff report in each case. **Members of the Commission or Public may request that any item on the Consent Calendar be singled out for separate discussion and vote.**

Project Description: Signage proposal that includes new free-standing and wall signage. Proposed signage identifies California Plaza office center and serves as directional signage for vehicle and pedestrian traffic.

Property location: 2121 North California Blvd (Assessor Parcel No. 174-150-072)

Present zoning: MUPD

All interested persons are invited to appear and present testimony in regard to this matter. If you wish to inquire about, or arrange for, accommodations for individuals with disabilities, please contact the ADA Compliance Officer at (925) 943-5819 before noon on the Monday prior to the meeting.

If you challenge the design review application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Design Review Commission at, or prior to, the public hearing.

This staff determination is appealable to the Planning Commission pursuant to the provisions of Section 10-2.4.504, Walnut Creek Municipal Code, at any time on or before the public hearing date as specified in this notice.

The precise description of the site and project involved and other technical information may be obtained from **Jeffrey Garrigues** of the Planning Division of the Community Development Department, 1666 North Main Street, Walnut Creek, (925) 943-5834, ex.254 or garrigues@ci.walnut-creek.ca.us.


Jeffrey Garrigues
Project Planner

H:\Jeffrey Garrigues\PROJECTS 2004\Y04-044 CA Plaza Sign Program\dre phnotice 07 21 04.doc

PROOF OF POSTING

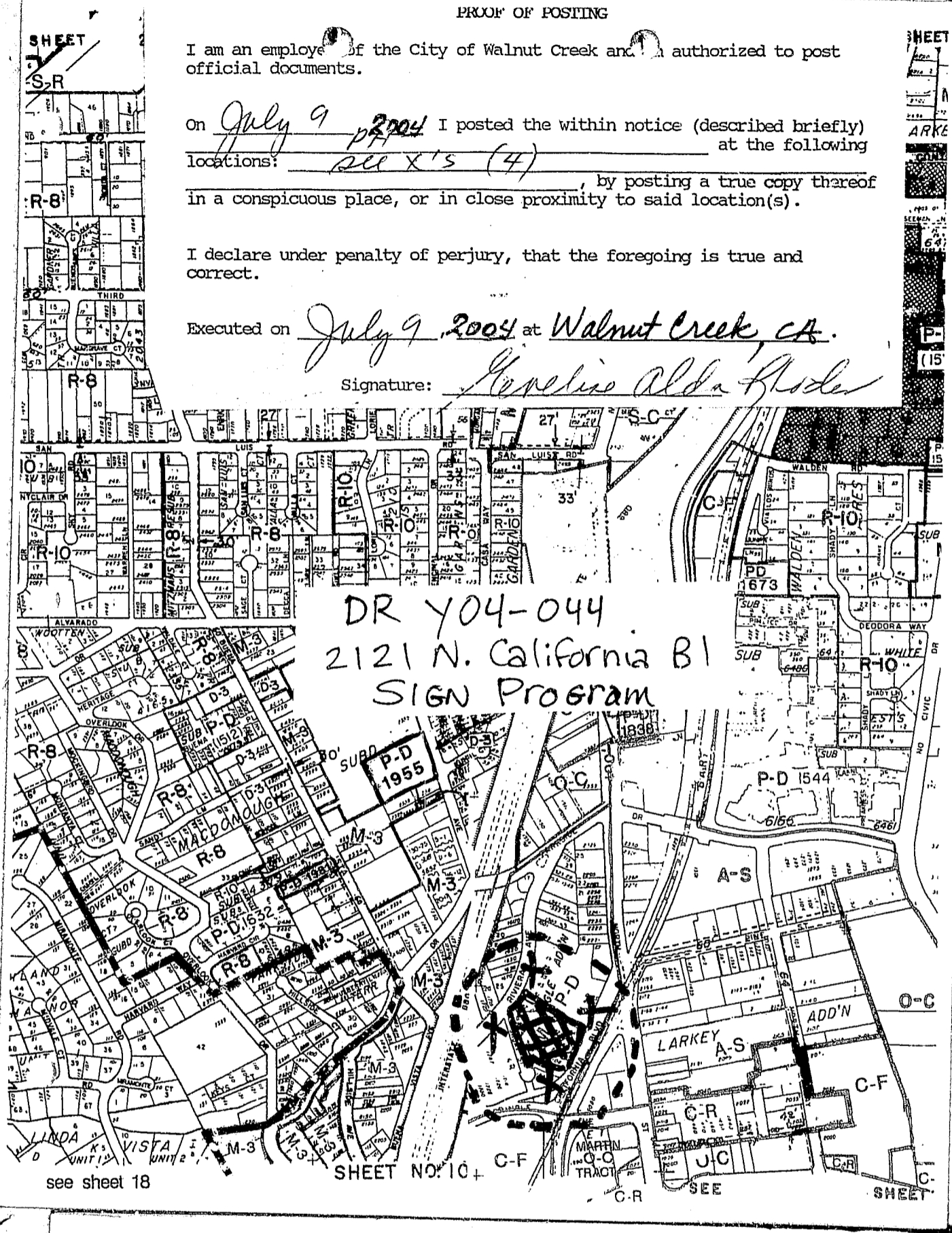
I am an employee of the City of Walnut Creek and am authorized to post official documents.

On July 9 2004 I posted the within notice (described briefly) at the following locations: see X's (4), by posting a true copy thereof in a conspicuous place, or in close proximity to said location(s).

I declare under penalty of perjury, that the foregoing is true and correct.

Executed on July 9 2004 at Walnut Creek, CA.

Signature: Genevieve Alda Roden



DR Y04-044
2121 N. California Bl
SIGN Program

see sheet 18

SHEET NO. 10+

C-R

SEE

SHEET



NOTICE OF PUBLIC HEARING

DESIGN REVIEW APPLICATION NO. Y04-044
CALIFORNIA PLAZA SIGN PROGRAM: 2121 N. CALIFORNIA BLVD

Notice is hereby given that on **Wednesday, July 21, 2004 at 7:00 p.m.** in the Council Chambers of the City Hall, 1666 North Main Street, Walnut Creek, the **Walnut Creek Design Review Commission will hold a public hearing** to consider Design Review Application No. Y04-044 filed April 21, 2004 by Applicant Jonathan Hobbs pursuant to Chapter 2, Title 10 of the Walnut Creek Municipal Code (Zoning and Design Review ordinances).

This item will be on the **Consent Calendar** for the July 21st meeting of the Design Review Commission. The Commission will take a single roll call vote on each item listed on the Consent Calendar. The vote will be on the approval of the staff report in each case. **Members of the Commission or Public may request that any item on the Consent Calendar be singled out for separate discussion and vote.**

Project Description: Signage proposal that includes new free-standing and wall signage. Proposed signage identifies California Plaza office center and serves as directional signage for vehicle and pedestrian traffic.

Property location: 2121 North California Blvd (Assessor Parcel No. 174-150-072)

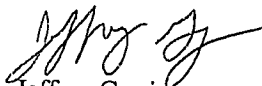
Present zoning: MUPD

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The precise description of the site and project involved and other technical information may be obtained from **Jeffrey Garrigues** of the Planning Division of the Community Development Department, 1666 North Main Street, Walnut Creek, (925) 943-5834, ex.254 or garrigues@ci.walnut-creek.ca.us.


Jeffrey Garrigues
Project Planner

H:\Jeffrey Garrigues\PROJECTS 2004\Y04-044 CA Plaza Sign Program\drc phnotice 07 21 04.doc

1666 North Main Street ♦ Walnut Creek, California 94596 ♦ (925) 943-5834

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2450
DESIGN REVIEW APPLICATION NO. Y04-044
CALIFORNIA PLAZA SIGN PROGRAM

Section 1. Findings.

1. On July 21, 2004 the Walnut Creek Design Review Commission held a public hearing on a request to approve revisions to the master sign program for the exterior signage for the California Plaza Office Complex located at 2121 N. California Blvd in the Mixed Use Planned Development zoning district. This application allows new signage to be installed at four locations where existing signs are located, and approves three freestanding monument signs at new locations.
2. The proposed revisions to the sign program were reviewed by the Design Review Commission Sign Subcommittee on May 19, 2004 and June 16, 2004. The applicant made revisions to the sign program to address concerns of the subcommittee after the first meeting, and the subcommittee expressed support for the proposed sign program at the conclusion of the June 16th meeting.
3. The proposed signage identifies the office building and parking with a design that is compatible with the existing architecture and landscaping. The proposal includes aluminum cabinet freestanding signs, aluminum panel signs, and individual letters mounted to concrete walls. The proposed signage is designed with colors and a style that integrates well with the architecture of California Plaza. In addition metal railing throughout the site will be painted gray or silver to compliment the dark gray color of the new signs.
4. The proposed signage will improve identity for California Plaza and function to direct traffic to parking garage entrances. The signage will also direct vehicle and pedestrian traffic throughout the site.
5. 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 1 through 4 above.

Section 2. Decision. The Design Review Commission hereby approves the sign program for Design Review Application No. Y04-044 as shown in the plans labeled "Exhibit A of Design Review No. Y04-044 - California Plaza Sign Program" subject to the following conditions:

1. A building permit must be issued or a request for a one-year extension must be filed with the Community Development Department by July 21, 2005 or this approval shall become null and void on that date.

2. The Standard Design Review Conditions of approval as adopted by the Walnut Creek Design Review Commission shall apply as conditions of approval for this project.
3. A site development permit may be required for this project. Any construction within the public right of way shall require an encroachment permit.
4. All railing throughout the site shall be painted gray or silver to match the color scheme for the proposed signage and integrate the new signs with the existing architecture of California Plaza.
5. Any landscaping damaged by the installation of the freestanding monument signs shall be replanted to match existing landscaping.

Section 3. Effective Date. This resolution shall take effect August 2, 2004 unless appealed by that date.

PASSED AND ADOPTED ON July 21, 2004 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Gorny and seconded by Commissioner Kilian .

Ayes: Becker, Gorny, Kilian
Noes: none
Absent: Bassett


Victoria Walker, Secretary
Walnut Creek Design Review Commission



CITY OF
WALNUT
CREEK

July 26, 2004

Jonathan Hobbs
Square Peg Design
5515 Doyle Street, Suite 15
Emeryville, CA 94608

Subject: Design Review Application No. Y04-044

The Walnut Creek Design Review Commission took the following action on your item on July 21, 2004

- | | |
|---|--|
| <input type="checkbox"/> Approved | <input checked="" type="checkbox"/> Approved with Conditions |
| <input type="checkbox"/> Denied (without prejudice) | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Held over to _____ | |

If the Design Review Commission took final action on your application, Resolution No. 2450 setting forth the Commission's decision and findings in regard to this item will be enclosed.

For additional information regarding disposition of this application, please refer to the reverse side of this letter.

Very truly yours,

Victoria Walker

VICTORIA WALKER, Secretary
Walnut Creek Design Review Commission

Enclosures: Resolution No. 2450
Standard Design Review Conditions – Exhibit A

cc: CA Plaza Walnut Creek, Inc.

Post Office Box 8039, 1666 North Main Street, Walnut Creek, CA 94596
tel 925.943.5899 www.ci.walnut-creek.ca.us
printed on recycled paper

**WALNUT CREEK DESIGN REVIEW COMMISSION ACTION
AND
GENERAL INFORMATION**

REFERRED TO CITY COUNCIL

If the Design Review Commission approved your project, its decision and findings will automatically be referred to the City Council for Council consideration before any building permits for your project can be issued. The City Council may ask to review your project. If such a review is requested, the matter shall be heard within fourteen (14) days of the request.

APPEALS

All decisions of the Design Review Commission are appealable to the City Council. Within ten (10) days after mailing of this decision by the Design Review Commission, the applicant, any City resident, or any City landholder affected thereby may appeal to the City Council by filing a "Notice of Appeal" in triplicate with the City Clerk. In the event that the tenth day is a Saturday, Sunday or holiday, the appeal period automatically extends to the end of the next working day.

TERMINATION

In the absence of a stated termination date in the approval of any application, such approval shall be terminated and become null and void one year after the effective date of such approval. For further details, see Section 10-2.4.407 of the Municipal Code.

TENTATIVE STAMP

If the Resolution bears a Tentative Stamp, the Design Review Commission has not yet approved the wording of it. If the wording is acceptable to the Design Review Commission, the Tentative copy will become the final approved version and another copy of it will not be sent out. Should the Commission change the wording, you should receive an amended copy within fourteen (14) days.

**CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT DEPARTMENT
WORK ORDER SERIES FORM**

Work Order # 104044 Action(s) SR Date 4.27.04
 PROJECT NAME: Calif Plaza Sign Program
 LOCATION: 2121 N California
 RECEIPT DATE: 4.21.04 RECEIPT # 102664 AMOUNT: \$545
 RECEIVED FROM: Squake Peay Design
5515 Holly St Ste 15 Emeryville 94608

SUPPLEMENTAL DEPOSITS:

	FROM	DATE	RECEIPT #	AMOUNT	ACTION
1.	<u>Squake Peay</u>	<u>9.9.04</u>	<u>103143</u>	<u>\$291.50</u>	<u>Paymt</u>
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

WORK ORDER CLOSING BREAKDOWN:

2604001 \$ 182.50
 2404006 \$ 90.00
 2504006 \$ _____
 Consultants \$ _____
 Total \$ 842.50

Closing Dated: 6.12.05
 Total Deposits \$ 842.50
 Total Charges -\$ 842.50
 Amount Refund \$ 0
 Refund to: _____
N/A

Closed per: S. Meyer
 Staff

Office Supervisor: SL
 Initials

PLANNING PROJECT SUMMARY

CITY OF WALNUT CREEK

PROJECT INFORMATION

Project: Y04-044

Title: California Plaza Sign Program

Project Number: Y04-044

Project Type(s) - Primary: DR
Others:

Public Hearing Required?: Y

Address: 2121 N CALIFORNIA BL WC

APN: 174-150-072

CONTACTS

OWNER CA PLAZA WALNUT CREEK INC 04/21/2004 Phone:
191 N WACKER DR #2500
CHICAGO, IL 60606

License:

APPLICANT SQUARE PEG DESIGNS 04/21/2004 Phone: 510-596-8810 X 104
5515 DOYLE ST, SUITE 15
EMERYVILLE, CA 94608

License:

PROJECT INITIALIZATION

Extra Plans in Annex?: N

Date Received: 04/21/2004

Person Initializing: THP

Date Initialized: 04/21/2004

File Made By: CCC

Date Made: 04/22/2004

PROJECT ASSIGNMENT

Project Planner: JG

Date Assigned: 04/23/2004

Application Status/Required: 05/21/2004

Project Status: APPLIED

Project Description/Notes:

sign program

Date Printed 05-14-2004