

Palm Court Retail Center  
Revised Sign Program  
Project Description

June 4, 2003

Objective: To replace dated, ripped awnings; and paint the buildings of Palm Court.

Awnings

1. Awning framing is to remain the same.
2. Awning material to be canvas: Manufacturer-"Sunbrella" Firesist 8606, Black
3. The back-lit portion of the awning will be eliminated.
4. Tenant signage will remain the same.
5. 18" white lettering will remain the same.
6. The existing grid on the underside of the awnings will be replaced by a polyester mesh fabric: Manufacturer- Twitchell Co., Texilene 80, Beige
- 7) The number of awnings to remain the same.

Building Paint colors

- 1) Main body of Palm Court Retail Center will be SW6114 "Bagel".
- 2) The vertical & horizontal columns will be SW6108 "Latte".

conditions from DRC sign subcommittee  
meeting of 6/4/03

1. Awnings to be maintained in a clean, and visually attractive manner.
2. Birdguards shall be installed if roosting birds visually detract from the appearance of the awning.
3. Separate sign review shall be required for the anchor tenant, if such proposed signs do not comply with this program.
4. Any new or replacement awning sign shall obtain authorization from the property manager and be approved by the City Planning Dept prior to installation.

CITY OF WALNUT CREEK COMMUNITY DEVELOPMENT DEPARTMENT	
<b>SIGN APPROVED</b> AS CORRECTED	
PLANNING:	
<u>Revision to Sign Program</u>	
Zoning	Date
<u>Scott Harrison</u>	<u>6/4/03</u>
Design Review	Date
PER CONDITIONS OF: STAFF <input checked="" type="checkbox"/> via Sign Subcommittee DRC RESO. No. _____	
CODE ENFORCEMENT:	
Inspector	Date
PERMIT No. _____	

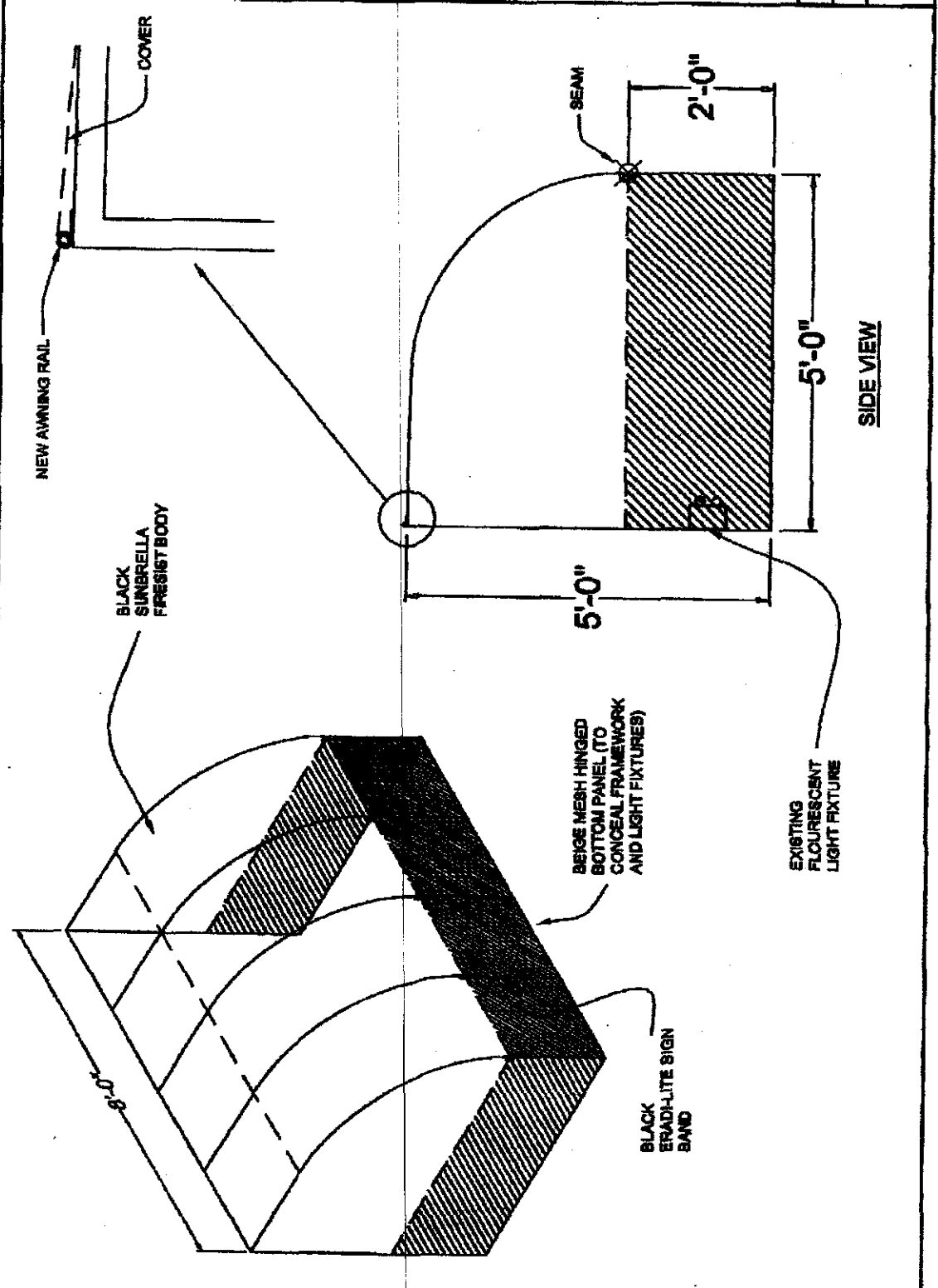
5. A number of the existing architectural tiles shall be painted or replaced to match the color of the awnings. The pattern to be approved by city staff.

REVISIONS	DATE	BY

**GPS SPECIALTY CONSTRUCTION INC.**  
 200 S. BERRY LANE, HUNTSVILLE, CA 95720  
 TELEPHONE: 916-282-2200 FAX: 916-282-0204  
 CONTRACTOR LICENSE #15181 B.B.-03

**PALM COURT**  
 1651 BOTTELHO DR  
 WALNUT CREEK, CA

DATE: 02/24/03  
 JOB: NOTED  
 SCALE: NOTED  
 DRAWING: J.C.  
 SHEET: 1  
 OF 1 SHEETS



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# SUNBRELLA FIRESIST®

GLEN RAVEN MILLS, INC.

<b>Generic Classification</b>	Solution Dyed Modacrylic	<b>Flame Resistance (FR)</b>	Fabric does not melt, drip and is inherently flame retardant passing the following FR requirements:
<b>Description</b>	Woven fabric made of 100% SEF/FR® Self-extinguishing fibers. These are modacrylic solution dyed fibers with a fluorocarbon finish.		•California State Fire Marshall's Test Procedure #801, Title 19, Registration #F368.01
<b>Weight</b>	Approximately 9.25 oz. per square yard, 314 grams per square meter.		•NFPA 701.
<b>Width</b>	60 inches or 152.4 cm.		•ASTM E-84-84 - Values for flame spread and smoke density is Class A or Class 1 building material.
<b>Color</b>	Very resistant to ultraviolet rays and color degradation (see warranty). Most colors tested up to 1500 hours in fadeometer with minimal or no change. Fade resistant to most chemicals.		•F.A.A. 25.853(b) interior aircraft seatles and furnishings.
<b>Durability/ Average Life Span</b>	5-10 years. (Depends on climate and proper use of fabric.)		•FMVSS302: Auto, bus, train.
<b>Underside</b>	Same as top surface, both sides alike.		•CPAI-84: Tent walls and roof.
<b>Surface</b>	Plain Weave. Excellent breathability.	<b>Mildew Resistant</b>	•New York Board of Standards 294-40-SR.
<b>Transparency Level</b>	Light shades translucent for good illuminated use.		•UFAC: Upholstered furniture.
<b>Abrasion Resistance</b>	Good.	<b>Chemical Resistance</b>	•NFPA 1975 - Fireman's station uniform (FTMS 5903-191) and institutional blankets.
<b>Flexibility</b>	Excellent in both hot and very cold conditions. Will not crack or peel.		•UL 214 Certification (U.S.)
<b>Fabric Identification</b>	Contrasting marker yarn in selvage gives positive identification.	<b>Water Repellency</b>	•CAN/UL 5109 Certification (Canada).
		<b>Oil Resistance</b>	•Outside North America - Consult Glen Raven for Specifications.
		<b>Sewability</b>	Excellent. Fabric will not support growth of mildew. Mildew growing on foreign matter attached to fabric is easily removed.
		<b>Heat Sealing</b>	Fabric highly resistant to acids, alkalis, and solvents.
			Excellent.
			Good.
			Excellent.
			Can be heat sealed using sealing tape and heat source such as radio frequency bar type welder.

## FIVE YEAR LIMITED WARRANTY FOR SUNBRELLA FIRESIST®

This warranty is valid only if its accompanying certificate is completed and mailed within 18 days of installation.

### What is Covered?

This warranty covers the fabric becoming unserviceable because of loss of color or strength from normal exposure conditions including sunlight, mildew, rot and atmospheric chemicals. It does not cover labor and installation supplied by the dealer.

### How Long is the Coverage Period?

The warranty coverage runs for 5 years from the date of original installation.

### What Will Glen Raven Do?

Glen Raven will supply new fabric free to replace the fabric which becomes unserviceable.

### How Can I Get Service?

Call the dealer from whom you purchased the product to inspect the installation. The dealer will contact Glen Raven and secure replacement fabric for you.

### How Does State Law Apply?

This warranty gives you specific legal rights and you may also have other rights which vary from state to state.



FR87-545



Glen Raven Mills, Inc.  
1831 N. Park Avenue  
Glen Raven, NC 27217  
910-227-6211  
Fax: 910-229-4030

**SEF-FR**

WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 1490  
DESIGN REVIEW APPLICATION NO. 8927  
PETTICOAT LANE SHOPPING CENTER RENOVATION  
(PALM COURT)

Section 1. Findings.

1. On October 7, 1987 The Design Review Commission held a public hearing to consider a request to renovate the existing Petticoat Lane Shopping Center located at the corner of California and Botelho in an area zoned R-O (Retail Office). The item was continued to the meeting of December 2, 1987 to allow the applicant an opportunity to incorporate revisions in the project as directed by the Design Review Commission.

2. On December 2, 1987 the Design Review Commission reconsidered the item with the revisions to the project as directed.

3. On August 5, 1987 the Design Review Commission approved a request to remove two cypress trees from the Petticoat Lane Shopping Center site located at the corner of California Blvd. and Botelho.

4. On July 17, 1987 staff approved the installation of seven mature palms to be located on the subject site.

5. This project is categorically exempt from the requirements of CEQA under class 1 of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek. Any subsequent application which anticipates alterations within the stream bed or channel shall be subject to focused environmental documentation.

6. This project is consistent with the General Plan and Zoning and other City Development Standards which regulate development on this site as modified by the attached conditions.

7. The project will significantly improve the parking layout, on-site landscaping, and will upgrade existing buildings on the property which are in a state of disrepair.

8. The architectural design is appropriate given that this is a renovation project, and the proposal is a compatible neighbor with other projects in the vicinity specifically Cal Place across the street.

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 9 above.

- b. This Commission finds that a freestanding sign including tenant directory is necessary to identify shops located next to the creek which have limited exposure to the traveling and shopping public because they are substantially set back from the street and partially obscured due to building placement. However, the number of tenants proposed for identification is visually disruptive.

**Section 2. Decision.** Based on the findings as set forth above, this Commission hereby grants approval of Design Review Application No. 8927 as shown on the plans labeled "Exhibit A of Design Review No. 8927" and the material palette labeled "Exhibit B of Design Review Application No. 8927" subject to the following conditions:

1. Building face awnings shall have dual illumination with the sign on the valance portion somewhat brighter than the upper portion. The upper portion of the awning shall not exceed a footlambert reading of .24 in illumination. Downlighting from within the awnings to provide security lighting will be permitted. The awnings shall be subject to review on or before six months at which time the Design Review Commission may require the upper portion of the awning to be non-illuminated.
2. Scream or reveal lines separating the horizontal color bands and running along the top of the building parapet shall be painted black as shown on the material sample.
3. Specific fountain design and details shall be submitted for staff approval prior to applying for a building permit.
4. Accent paving material as indicated on the approved material palette shall be a non skid surface .
5. The Master Sign Program is approved as follows except that the Botelho Dr. freestanding tenant I.D. sign which shall be brought back to the Design Review Commission as a consent calendar item:
  - a. The Palm Court sign on the corner tower shall not exceed an approximate height of 25 feet.
  - b. The Botelho Avenue freestanding sign shall not exceed 25 sf in total sign area including tenant directory and shopping center identification. This sign shall be significantly reduced in size, mass and height, and remain compatible with the architecture and materials common to this project. The number of tenants identified on this sign shall be significantly reduced, and only those tenants substantially setback and obscured from public street frontage may be identified on this sign.
  - c. Tenant signs shall be a maximum 18" high, white, backlit letters located on the awning valance with a green field to match the existing awning.
  - d. All tenant signs shall be subject to City staff review prior to installation.

- e. Tenant sign requirements shall be included in tenant lease packages.
  - f. The flags or pennants surmounting the towers and gables shall be omitted from the project design.
  - g. The existing Punchline sign may remain with this tenant but any new occupant at this location shall conform to the adopted sign program.
  - h. Future Restaurant signage shall be reviewed and approved by the Design Review Commission when considering that application.
6. Exterior lighting shall be left on during hours of darkness and controlled by automatic sensing device. The design of light standards and their location shall be reviewed and approved by staff prior to applying for a building permit.
7. It is recommended that interior lighting be left on during non-business hours for security purposes.
8. The applicant shall meet Police Department requirements for striker plates, service doors, skylights, vents and roof accessibility.
9. Any new habitable floors shall be constructed above the 100 year flood level which is 152.00 feet.
10. All damaged curb, gutter and sidewalk shall be removed and replaced.
11. Any new structures, permanent features, or building and construction of any type encroaching into the creekside area shall be subject to city review.
12. Prior to any re-landscaping or work within the creek area the applicant shall submit an application for Design Review and provide written certification from the Contra Costa Flood Control District and the Department of Fish and Game specifying any and all streambed alteration requirements.
13. Four sets of final landscape and irrigation plans and structural plans, where appropriate, shall be submitted to the Chief of Planning for approval prior to issuance of either a site development or building permit. These plans shall include all existing and proposed street lights, transformers, parking meters, street signs, underground utility lines, utility poles, retaining wall details, fence designs, and any other facilities which will affect the design of the final landscape plans.
14. Two sets of color and material palette shall be submitted to staff for review and approval prior to issuance of a building permit.

15. The developer shall submit two (2) sets of construction plans and specifications to the Contra Costa Consolidated Fire District prior to the issuance of any building permits to ensure acceptable emergency access, water supply and compliance with the Uniform Fire Code as adopted by the City of Walnut Creek.

16. The developer shall submit two (2) sets of construction plans to the Central Contra Costa Sanitary District for approval prior to submitting same plans to City for review and issuance of any building permits.

17. All site development shall comply with Sec. 9-1.05 (Prontage Improvements) and Sections 9-9.01 through 9-9.13 (Grading Ordinance) of the Walnut Creek Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made conditions of approval.

18. A building permit must be issued or a request for a one-year extension must be filed with the Community Development Department by December 22, 1988 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 active construction shall have commenced prior to the expiration of the building permit.

19. The applicant shall provide inlaid tile on the panels above the awnings and below the horizontal band and between the stucco pilasters. Details, elevation and material samples of this application shall be considered by the Commission on a Consent Calendar basis.

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

PASSED AND ADOPTED ON December 2, 1987 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Martin and seconded by Commissioner Camp.

Ayes: Martin, Camp, Johnson, Rambo  
Noes: None  
Absent: Englund

*Charlotte Flynn*  
CHARLOTTE FLYNN, Secretary  
Walnut Creek Design Review Commission

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Walnut Creek Design Review Commission  
Resolution 1870  
Travex Sign Exception

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Section 2. Decision. Based on the findings as set forth above, this Commission hereby approves Sign Review Application No. 92-32/0434 as shown on the plans labeled "Exhibit A of Sign Review No. 92-32/0434" 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 September 24, 1993 and subsequently approved or this approval shall become null and void on that date. The approval shall be valid for no more than 6 months from the date of building permit issuance unless active construction shall have commenced prior to expiration of the building permit.

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

PASSED AND ADOPTED ON September 23, 1992, by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Kimbrell, second by Commissioner Kaplan.

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

  
DAVID WALLACE, Secretary  
Walnut Creek Design Review Commission

doc#459[Plq\_4]



WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 1870  
SIGN REVIEW APPLICATION NO. 92-32/0434  
TRAVEX SIGN EXCEPTION

Section 1. Findings.

1. On September 23, 1992 the Walnut Creek Design Review Commission held a hearing to consider an exception to the Palm Court Sign Program at 1651 Botelho Drive within the R-O (Retail-Office) zone.

2. The Palm Court sign program approved by the Design Review Commission allows tenant signs to be a maximum 18 inches high, white, backlit letters located on the awning valances with a green field to match the existing awning. A master sign has been approved which identifies several tenants of the shopping center.

3. On August 2, 1989, the Walnut Creek Design Review Commission adopted resolution 1638 which approved improvements to a restaurant located within the Palm Court Shopping Center. In addition, the resolution approved an exception to the shopping center sign program to allow the restaurant a backlit sign to be mounted against the front court yard entry.

4. This project is categorically exempt from the requirements of CEQA under Class 1 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 word "Travex" with maximum letter height of 10 inches and the words "The Travel Experts" with maximum letter height of 4 inches shall be applied to a stretched canvas material which matches the color and material elements of the adjacent awnings. The 2 ft. by 11 ft. canvas shall be installed directly below the word "Restaurant" and above the court yard entry.

7. Tenant Travex Travel is located toward the rear of the shopping center with no frontage to the parking lot on Botelho Drive.

8. The existing Szechwan Garden Restaurant sign occupies a portion of the front wall which should have been reserved for Travex.

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 8 and 9 above.

