

SIGN PROGRAM INFORMATION SHEET

Name: Tishman
Location: 2175-2185 N. California
S.R. No.: 86-7
Reso. No.:
General Plan:
Zoning:

Conditions of Approval

- (1) **Design:** _____

- (2) **Size:** _____

- (3) **Colors:** _____

- (4) **Copy:** _____

- (5) **Illumination:** _____

- (6) **Mounting:** _____

- (7) **Quantity:** _____

- (8) **Location:** _____

- (9) **Comments:** _____

WALNUT CREEK DESIGN REVIEW COMMISSION
STAFF REPORT
Sign Review Application No. 86-7
Tishman Sign Program

ITEM NO. 7

February 19, 1986

SUBJECT: SIGN REVIEW APPLICATION NO. 86-7 - TISHMAN SIGN PROGRAM. A request for approval of a sign program for the office center located at 2175 and 2185 North California Boulevard (P-D-C, Core Area Planned Development District).
APPLICANT: Craig B. Reynolds, Building Manager
DESIGNER: Thomas-Swan Sign Company, Inc., David Staub

BACKGROUND:

No previous commercial sign program has been approved for the Tishman Office Complex. The project has been completed and the applicant now requests approval for an individual tenant sign program.

SIGNS:

Tenant Program - The individual tenant signing incorporates the same design throughout. There are two types of signs.

Type 1: Single-face - There will be seven signs each two feet tall and ten feet long. The sign mounting will consist of alternate bands of polished chrome and aluminum. The blue lettering will be illuminated from behind on a clear plexiglass panel which extends from the mounting base. This illumination of the letters will be achieved by back-routing the letters and highlighting them with a satin-chrome background panel. These signs will be mounted from the cement ceiling parallel to the tenant space it will identify.

Type 2: Double-face - These signs vary from the type one sign in that their dimensions are two feet by two feet and they will be mounted perpendicular to the tenant space. There will be seventeen of these signs.

ANALYSIS:

Staff feels this is a well-designed and coordinated program which is appropriate for this sophisticated project. These signs are not visible from the adjacent roadway and thus visual impacts are minimal. This project complies with the zoning ordinance for the City of Walnut Creek.

STAFF RECOMMENDATION:

Staff recommends approval of Sign Review Application No. 86-7. This approval is subject to the conditions of the attached resolution.

ATTACHMENTS:

1. Proposed resolution.
2. Plans (Commission only).

DRC ACTION REQUIRED:

Move to adopt the attached resolution approving Sign Review Application No. 86-7; OR

Move to deny Sign Review Application No. 86-7 and direct staff to prepare a resolution accordingly; OR

Move to continue for further study.

Prepared by Kelly Collins/mes
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WALNUT CREEK DESIGN REVIEW COMMISSION
Resolution No. 1325
Sign Review Application No. 86-7
Tishman Office Complex

The Walnut Creek Design Review Commission does resolve as follows:

Section 1. Findings.

1. On January 21, 1986, Sign Review Application No. 86-7 was filed by the Thomas-Swan Sign Co., Inc. seeking Design Review Commission approval of a sign program for the Tishman Office Complex at 2175 and 2185 North California Boulevard.
2. This project is categorically exempt from the requirements of CEQA under Class 11 of the Guidelines and Processing Procedures for the Review of Projects in the City of Walnut Creek.
3. The size of the proposed signs is in compliance with Walnut Creek Municipal Code Section 10.2.3405(e) and (f) concerning the R-O, Retail-Office District.
4. The placement of the signs is in compliance with Walnut Creek Municipal Code Section 10-2.3406(k) concerning the R-O, Retail-Office District.
5. On February 19, 1986, the Design Review Commission reviewed the plans for Sign Review Application No. 86-7.
6. Based on the evidence presented at that meeting, the Design Review Commission finds that:
 - a. The Commission makes the findings as outlined under Section 10-4.301, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code.

Section 2. Approval. Based on the findings as set forth above, this Commission approves Design Review Application No. 86-7 subject to the following conditions:

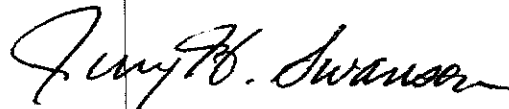
1. The signs shall be constructed substantially as shown on the drawings labeled "Exhibit A", which drawings were displayed at the Design Review Commission meeting on February 19, 1986.
2. Total sign area for each business shall conform to the regulations of the zoning ordinance.
3. The placement of the signs is in compliance with the Walnut Creek Municipal Code Section 10-2.3406(k) concerning the R-O Retail-Office District.

Design Review Commission
Resolution No. 1325
S. R. Application No. 86-7 - Tishman Office Complex

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

The foregoing resolution was adopted on February 19, 1986, by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Martin, seconded by Commissioner Rambo.

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



JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission

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Walnut City Of Creek

February 25, 1986

Craig B. Reynolds
Building Manager
Tishman Building
2175 and 2185 North California Boulevard
Walnut Creek, CA 94596

The Walnut Creek Design Review Commission took the following action on your item on **February 19, 1986.**

Design Review No. 86-7

~~XXXXX~~ Approved

Approved with Conditions

Denied (without prejudice)

Denied

Held over to _____

If the Design Review Commission took final action on your application, Resolution No. 1325 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,

Charlotte Flynn

CHARLOTTE FLYNN
Senior Planner

CF/mr
enclosure
cc:

Thomas-Swan Sign Co., Inc.

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