



Walnut City of Creek

December 5, 1991

Dan Fivey
61 Moraga Way, Suite 1
Orinda, CA 94563

missing
sign program
criteria
but contains
staff report (includes
some sign regulations
and tenant signs)
**SEE SIGN PROGRAM
FILE FOR PLANS.**

The Walnut Creek Design Review Commission took the following action on your item on December 4, 1991.

Design Review No. SR 91-55

Approved

Approved with Conditions XXX

Denied (Without Prejudice)

Denied

Held over to _____

If the Design Review Commission took final action on your application, Resolution No. 1815 setting forth the Commission's decision and findings in regard to this item will be enclosed. Any action to approve the application also includes Standard Design Review Conditions, which are also enclosed.

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

Very truly yours,

PAUL RICHARDSON, Secretary
Walnut Creek Design Review Commission

PR:jms

enclosure

cc: Superior Sign Systems

Alu-panel plaques (Ivory) with black vinyl lettering

Plaque size = 80" x 12"

Letter size = 4" / 3 1/2"

Font = Helvetica BT Bold +16% letter space, 110 percent word space, drop case

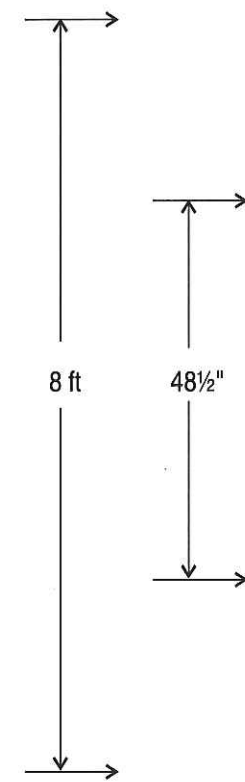
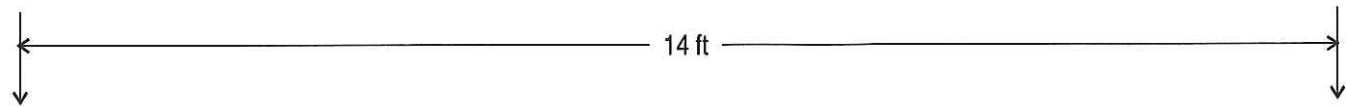
TIA-024

SUBSTANTIAL
COMPLIANCE
w/ EXISTING MSP

DESIGN REVIEW APPROVAL
IS HEREBY GIVEN FOR

- Site Plan
- Architecture
- Landscaping
- Sign

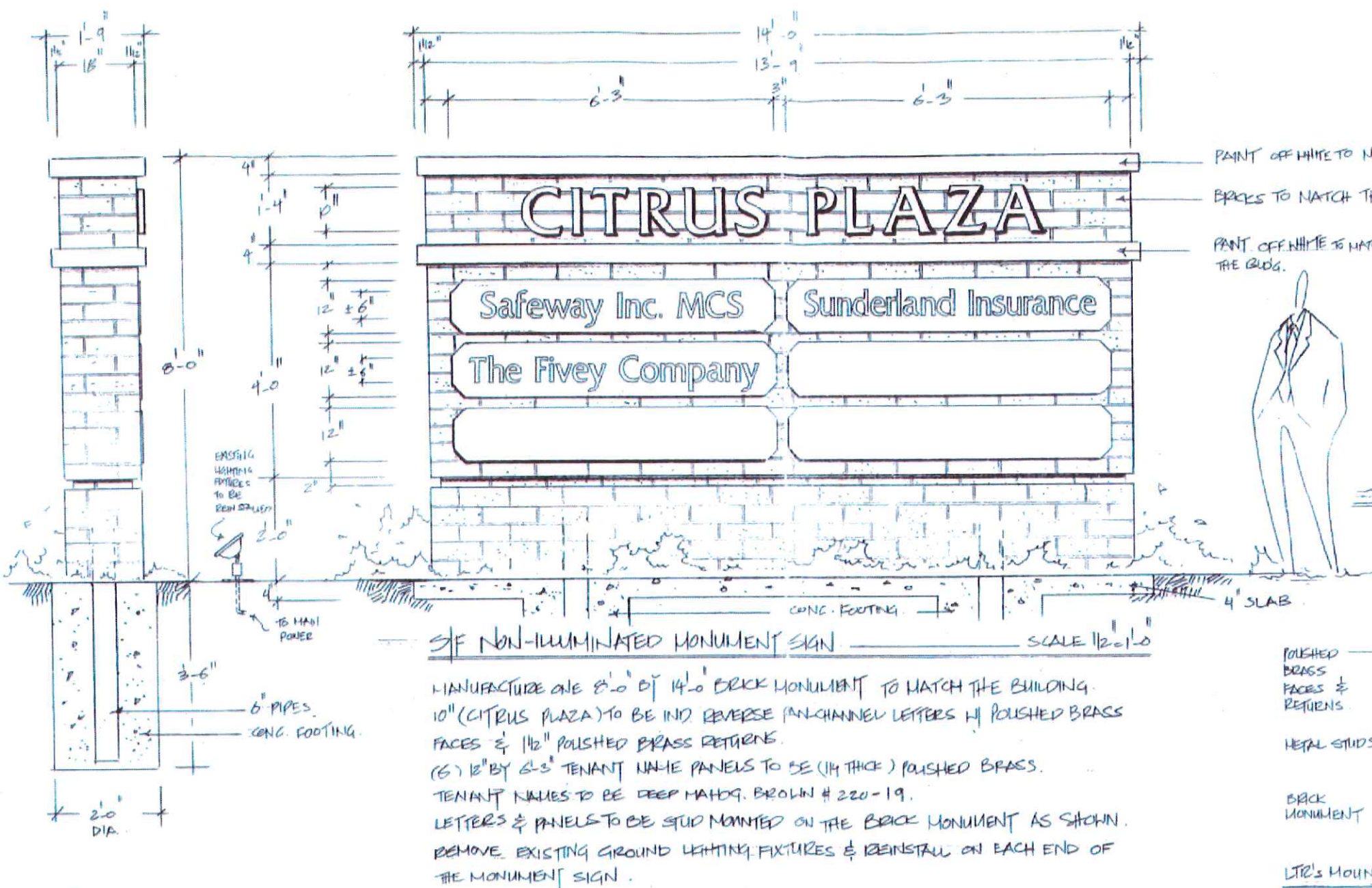
BY [Signature]
DATE 10-24-19



701 Escobar Street, Unit C
Martinez, CA 94553
(510) 919-1573
www.modernsigndesign.com

PROJECT	OWNER	ADDRESS	DRAWN BY	DATE	SCALE	QUANTITY	PAGE	APPROVAL
Monument Sign	The Fivey Company	3021 Citrus Circle Walnut Creek, CA	K. Margis	5/13/14	1/2" = 1'	1	1	

This artwork is prepared by Modern Sign & Design. Distribution or use must be authorized in advance by Modern Sign & Design or their representative.

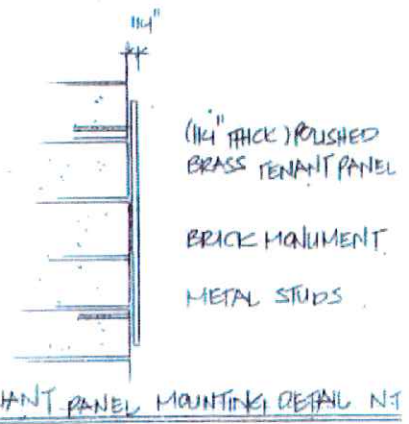


DESIGN REVIEW APPROVAL
IS NECESSARY FOR

- CITY PLAN
- PERMITS
- RECORDING

Robert Schuler
2/27/92

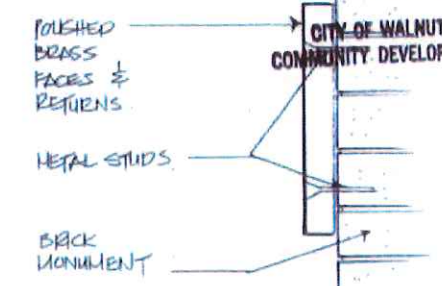
PAINT OFF WHITE TO MATCH THE BRICK
BRICKS TO MATCH THE BLDG.
PAINT OFF WHITE TO MATCH THE BLDG.



RECEIVED

FEB 27 1992

CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT DEPT.



SCALE 1/2" = 1'-0"

MANUFACTURE ONE 8'-0" BY 14'-0" BRICK MONUMENT TO MATCH THE BUILDING.
10" (CITRUS PLAZA) TO BE IN REVERSE CHANNEL LETTERS W/ POLISHED BRASS
FACES & 1/2" POLISHED BRASS RETURNS.
(6) 12" BY 6'-3" TENANT NAME PANELS TO BE (1/4" THICK) POLISHED BRASS.
TENANT NAMES TO BE DEEP HAND. BROWN # 220-19.
LETTERS & PANELS TO BE STUD MOUNTED ON THE BRICK MONUMENT AS SHOWN.
REMOVE EXISTING GROUND LIGHTING FIXTURES & REINSTALL ON EACH END OF
THE MONUMENT SIGN.

SHEET 1 OF 4.

REVISED 2-26-92

	SUPERIOR SIGN SYSTEMS 630A Euban's Court • Vacaville, California 95688 (707) 449-8111 • FAX (707) 449-9095		CUSTOMER CITRUS PLAZA ADDRESS/PH. CITRUS CIRCLE # 3021 NO. 105B PROJECT WALNUT CREEK, CA DATE 12-10-91	NOTE: This is an original unpublished piece of art work created by SUPERIOR SIGN SYSTEMS. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written authorization from Superior Sign Systems. Contractors Lic. # 498796
	Customer Approval	Landlord Approval		

CITRUS PLAZA

WELLS FARGO

GlobeNet, Inc.

Associates in Excellence

Sunderland Insurance Svcs.

Telxon Corporation

The Mortgage Practice

Commonwealth Title

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 1815
SIGN REVIEW APPLICATION NO. 91-55
CITRUS PLAZA SIGN PROGRAM

Section 1. Findings.

1. On December 4, 1991 the Walnut Creek Design Review Commission held a hearing to consider a request for approval of a sign program for an existing commercial office building at 3021 Citrus Circle in the PD District (PD 1539).
2. This two story office building was approved by the Design Review Commission on March 16, 1991.
3. 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.
4. Section 10-2.1707 of the Sign Ordinance states that in the Planned Development (P-D) District, signs are regulated according to the land use district which permits uses most comparable to the uses permitted in the Planned Development District. In this case, the most comparable uses are in the Administrative, Professional, Research (E-R) District.
5. The requested sign program requires exceptions to the following provisions of the Sign Ordinance:
 - a. Section 10-2.1823(d) permits a master sign or directory not exceeding 24 sq. ft. (two master signs are proposed).
 - b. Section 10-2.1823(d) allows the signs identifying individual tenants to be placed on the front wall of the building. In this case, the east elevation is the front of the building because the address and access to the site is from Citrus Circle. An exception is required to approve the proposed signs on the north, south and west elevations of the building.
 - c. Section 10-2.1823(c) permits a total of 28 sq. ft. of signage for the individual tenants. The applicant is proposing 153 sq. ft. (maximum) sign area for the tenant signs.
6. The Commission finds that the findings can be made to approve the exception required for the two building identification signs for the following reasons:
 - a. Due to the fact that the site has frontages on three streets, more than one business identification sign is required for the site to obtain adequate signing exposure.
 - b. Each of the proposed business identification signs are under the maximum allowed sign area (17.3 sq. ft. proposed compared to a maximum sign area of 24 sq. ft.).

- c. The signs have been designed to be architecturally compatible with the existing building.

7. The Commission finds that the findings cannot be made to approve the requested exceptions for the tenant identification signs for the following reasons:

- a. The proposed tenant signs would promote advertising more in keeping with a retail building.
- b. The proposed signs on the stucco panels are not consistent with the design of the building.
- c. As the signs were changed for new tenants, the stucco surfaces could become deteriorated.

8. Based on the evidence presented at the meeting the Design Review Commission hereby resolves that:

- a. This Commission makes the findings as outlined in Section 10-2.1928(j) of the Sign Ordinance for the reasons stated in number 6 above and approves two building identification signs.
- b. This Commission finds that the findings as outlined in Section 10-2.1928(j) of the Sign Ordinance cannot be made for the reasons stated in number 7 above and denies the requested tenant signs.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. 91-55 as shown on the plans labeled "Exhibit A of Sign Review No. 91-55" subject to the following conditions:

1. The tenant signs are not approved.
2. Details of the proposed ground lighting for the freestanding sign facing Oak Grove Road shall be submitted for review and approval by the Planning Division. The other sign shall not be lighted.
3. A building permit must be obtained prior to installation of the signs.

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

PASSED AND ADOPTED ON December 4, 1991 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Englund and seconded by Commissioner Kaplan.

Ayes: Craig, Kilian, Englund and Kaplan.
Noes: None.
Absent: Kimbrell.



DAVE WALLACE, Acting Secretary
Walnut Creek Design Review Commission

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 1826
SIGN REVIEW APPLICATION NO. 91-55
CITRUS PLAZA SIGN PROGRAM

Section 1. Findings.

1. On February 5, 1992 the Walnut Creek Design Review Commission held a hearing to consider a request to revise the approved sign program for an existing commercial office building at 3021 Citrus Circle in the PD District (PD 1539).

2. 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.

3. Section 10-2.1707 of the Sign Ordinance states that in the Planned Development (P-D) District, signs are regulated according to the land use district which permits uses most comparable to the uses permitted in the Planned Development District. In this case, the most comparable uses are in the Administrative, Professional, Research (E-R) District.

4. The requested sign program requires an exception to Section 10-2.1823(d) of the Sign Ordinance which permits a master sign or directory not exceeding 24 sq. ft. (the proposed sign would be the second master sign on the site).

5. The Commission finds that the findings can be made to approve the exception required for the two building identification signs for the following reasons:

- a. Due to the fact that the site has frontages on three streets, more than one sign is required for the site to obtain adequate signing exposure.
- b. Each of the signs are under the maximum allowed sign area.
- c. The sign has been designed to be architecturally compatible with the existing building.

6. Based on the evidence presented at the meeting the Design Review Commission hereby resolves that:

- a. This Commission makes the findings as outlined in Section 10-2.1928(j) of the Sign Ordinance for the reasons stated in number 5 above and approves the proposed freestanding sign.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. 91-55 as shown on the plans labeled "Exhibit A of Sign Review No. 91-55" subject to the following conditions:

1. The overall height of the freestanding sign shall not exceed eight (8) feet above grade.
2. The number of tenants listed on the freestanding sign shall not exceed six (6).
3. Details of the proposed ground lighting for the freestanding sign shall be submitted for review and approval by the Planning Division.
4. A building permit must be obtained prior to installation of the sign.

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

PASSED AND ADOPTED ON February 5, 1992 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Kaplan and seconded by Commissioner Kilian.

Ayes: Johnson, Kaplan and Kilian.
Noes: None.
Absent: Englund and Kimbrell.



DAVE WALLACE, Acting Secretary
Walnut Creek Design Review Commission

WALNUT CREEK DESIGN REVIEW COMMISSION
STAFF REPORT

FEBRUARY 5, 1992 AGENDA

ITEM NO. a

ORIGINATED BY: COMMUNITY DEVELOPMENT DEPT. - PLANNING

SUBJECT: SIGN REVIEW APPLICATION NO. 91-55 - CITRUS PLAZA SIGN PROGRAM. A request for approval of a modification to a previously approved sign program for an existing commercial office building at 3021 Citrus Circle.

ZONING: PD 1539

GENERAL PLAN LAND USE: OF (Office)

APPLICANT: Dan Fivey

SIGN CONTRACTOR: Superior Sign Systems

CEQA STATUS: Categorical Exemption, Class 1

STATEMENT OF ISSUE:

On December 4, 1991 the Design Review Commission approved two building identification signs for the building. A freestanding building identification sign was approved in an existing landscaped area on the west side of the building facing Oak Grove Road. The applicant requests approval to change this sign to a directory sign. The other approved sign is unchanged and will be located on an existing brick surface near the entrance to the building facing Citrus Circle.

RECOMMENDATION:

Staff recommends that the Commission approve the request subject to four conditions.

PROJECT AND SITE DESCRIPTION:

Site Description. The site contains 1.35 acres and has frontage on Oak Grove Road, Ygnacio Valley Road and Citrus Circle. Access to the site is from Citrus Circle. There is 240 feet of building frontage on Oak Grove Road and 110 feet of building frontage on Ygnacio Valley Road.

Proposed Sign. The applicant has submitted plans to replace the approved freestanding sign facing Oak Grove Road with a directory sign with the name of the building and six individual tenants. It would be in the same location as the previously approved sign. The sign would be mounted on a brick wall which would match the existing building. The wall would be eight feet in height and 14 feet length and would be set back 15 feet from the property line. The Citrus Plaza sign would consist of 10" high individual non-illuminated reverse pan-channel letters with polished brass faces and polished brass returns. The six signs for the individual tenants would consist of 6 inch high individual non-illuminated black vinyl letters mounted on polished brass panels. The proposed sign area is 24 sq. ft. The sign would be lit with a ground light.

GENERAL PLAN CONSISTENCY AND CODE COMPLIANCE:

The sign meets the requirements of the Sign Ordinance with one exception. Section 10-2.1823(d) permits only one master sign or directory not exceeding 24 sq. ft. (an exception is required because the proposed sign would be the second business identification sign on the site). It may be a freestanding sign if the Design Review Commission finds that the freestanding sign is in architectural harmony with the premises upon which such sign is to be located. The maximum height of any portion of a freestanding sign is eight feet.

ANALYSIS:

The Sign Ordinance (Section 10-2.1918) states that the Design Review Commission may grant an exception under the following:

- 1) Sign size and placement limitations are followed as closely as practicable.
- 2) The intent and purpose of the regulations are followed as practicable as possible.
- 3) In the case where a business cannot obtain signing exposure under the sign regulations, additional signing may be permitted in the form of a wall, roof or freestanding sign. Such signing shall be located at the nearest access points to the business. In the event several businesses are located in the same proximity, only one freestanding shall be allowed. This provision shall not apply to businesses not on a ground floor.

Due to the fact that the site has frontages on three streets, more than one business identification sign is required for the site to obtain adequate signing exposure. Although vehicular access to the building is from Citrus Avenue, a directory sign is needed facing Oak Grove Road since the majority of the traffic coming to the building is from this direction. The sign has been designed to be architecturally compatible with the existing building.

COMMISSION ACTION REQUIRED:

Adopt the attached resolution approving the sign subject to four conditions;

OR

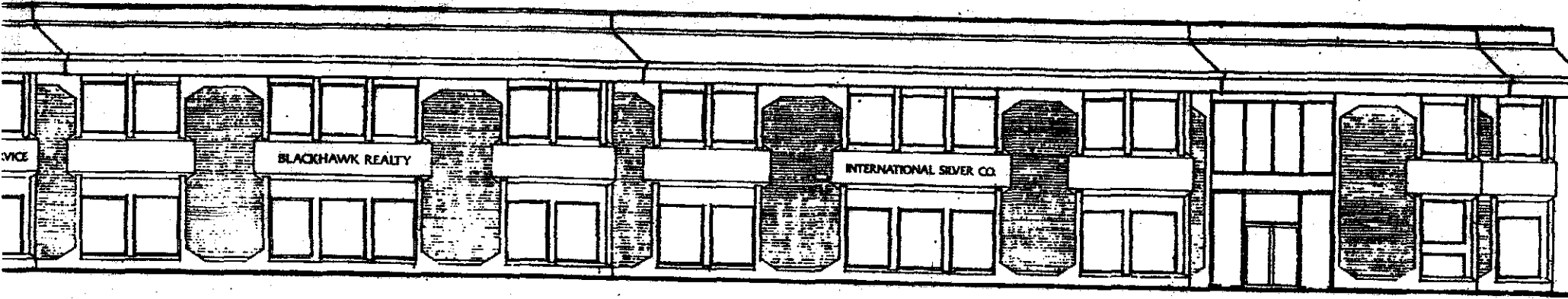
Continue the item and provide direction to the applicant.

ATTACHMENTS:

1. Proposed resolution.
2. Vicinity map.
3. Plans (Commission only).

Prepared by Robert Schubert *RS*
Doc #192

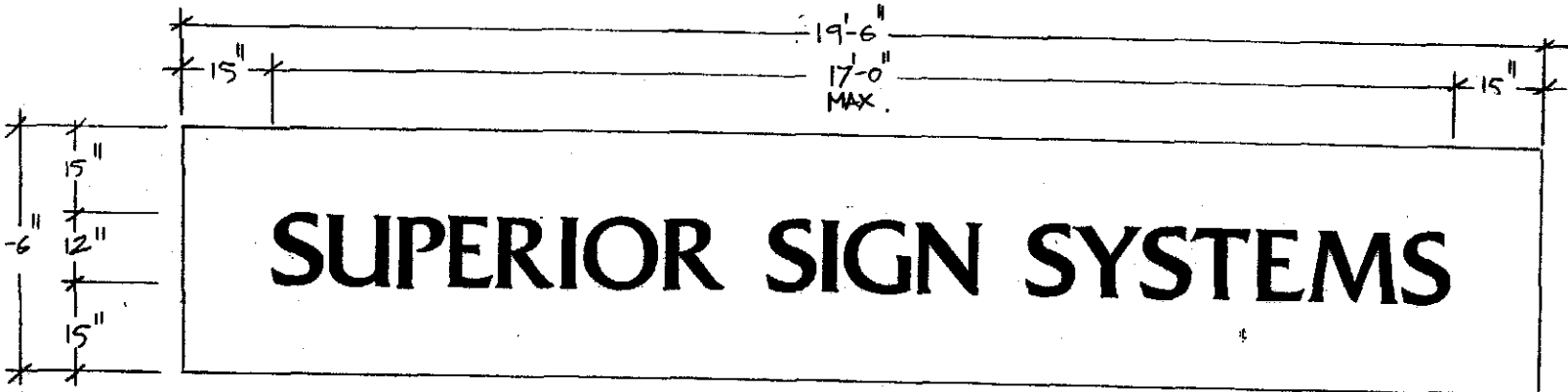
[Handwritten signature]



SCALE 1/16" = 1'-0"

TENANT IDENTIFICATION SIGN:

IDENTIFIES MAJOR TENANT W/ NON-ILLUMINATED SIGNAGE CONSISTING OF INDIVIDUAL REVERSE PAN-CHANNEL LETTERS W/ POLISHED BRASS FACES & 2" POLISHED BRASS RETURNS.
 LETTERS STYLE: _____ FRITZ QUADRADA.
 LETTERS HEIGHT: _____ MAXIMUM OF 12" HIGH.
 LETTERS LENGTH: _____ MINIMUM OF 15" ON EACH SIDE OF THE FASCIA BAND.



TYPICAL FASCIA ELEVATION.

SCALE 3/8" = 1'-0"

RECEIVED

OCT 21 1991

CITY OF WALNUT CREEK
 COMMUNITY DEVELOPMENT DEPT.

SR 91-55

REVISED 10-8-91

SHEET 1 OF 4