

**WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 2806  
DESIGN REVIEW APPLICATION NO. Y11-082  
INVISION COMMUNICATIONS BUILDING MASTER SIGN PROGRAM  
1280 CIVIC DRIVE  
APN 178-352-019**

**EFFECTIVE DECEMBER 22, 2011 UNLESS APPEALED PRIOR TO THAT DATE**

**Section 1. Background.**

1. On December 7, 2011, the Walnut Creek Design Review Commission considered an application filed by Massoud Nazeri, architect, on November 1, 2011, to establish a new Master Sign Program (MSP) for an office building at the corner of Civic Drive and Carlback Avenue.
2. The 0.75-acre property contains a 38,000 square-foot building over a below-grade parking area. The site is designated Office (OF) land use by the General Plan and located within the Office-Commercial (O-C) zoning district. Completed in 1988, the building is modern in appearance with large expanses of tinted glass, spandrel glass, and granite veneer.
3. In accordance with Municipal Code §10-8.109, business or office buildings with six or more tenants require an approved master sign program prior to the installation of any new signs on the project. The applicant is seeking approval of a master sign program for existing signs and a newly proposed sign at the project site.
4. The building currently has two business identification signs: 1) The main sign is mounted on a landscape planter wall facing Civic Drive that reads, "Invision Communications." Its blue, pin-mounted, metal letters are illuminated by ground-mounted spotlights; 2) An unused, 12 square-foot unused sign cabinet which faces the surface parking lot. City records show no permit was ever issued for the sign cabinet. The applicant wishes to establish a master sign program in order to install a 42 square-foot identification sign for Bay Commercial Bank above the second floor of the building's south elevation.
5. On November 16, 2011, the Design Review Commission Sign Subcommittee reviewed the proposed Master Sign Program which requests two exceptions to the Sign Ordinance §10-8.104(2)(c). (Ground Floor Identification): 1) To identify an existing tenant located above the ground floor who is not eligible for an exterior identification sign; 2) To place a business identification sign in a location other than immediately above the occupant's space. The Subcommittee suggested minor revisions to the plans and concluded that such revisions, if incorporated, would result in a positive recommendation to the Design Review Commission. The applicant responded by incorporating the suggestions within the proposed plans.
6. In 2004, an identification sign for Bay Commercial Bank was approved and located on the landscape planter wall facing Civic Drive. In 2008, that sign was replaced with sign copy for Invision Communications. At that time, staff supported "Invision Communications" on the planter wall to identify the building rather than a means to identify the individual business.
7. This project is categorically exempt from the requirements of CEQA under Categorical Exemption 15301, Existing Facilities.

8. Public Hearing Notices for the project were mailed to property owners within 300 feet of the property and posted within a 300-foot radius of the subject property at least 10 days prior to the scheduled hearing.

**Section 2. Findings.**

The project is subject to the Design Review requirements of **Walnut Creek Municipal Code Section 10-2.4.1206. Findings.** Required findings below are shown in **bold** type and the reason(s) the project is consistent, is shown in regular type:

- A. **The plan is consistent with the General Plan and any applicable Specific Plan and this Chapter.**

The project conforms to General Plan (GP) Goal 13 of the "Built Environment" which seeks to maintain and enhance high quality building design and urban design. The proposed master sign program is consistent with Policy 13.1 in that the scale, appearance, and compatibility of the development is enhanced by the format and allowable sign copy and materials.

- B. **The approval of this plan is in the best interest of the public health, safety and general welfare.**

The proposed Master Sign Program will enhance the building façade and office/retail space to attract and maintain tenants, contributing to the overall vibrancy of the property. The new tenant sign program will improve the visibility and viability of businesses eligible for identification signs and communicate the availability of goods and services. Therefore this project is in the best interest of the public health, safety and general welfare.

City records show no record of a building permit issued for the sign cabinet facing the main parking area. The Commission finds it is necessary to substantiate that its installation meets the minimum requirement of current building codes. In the interest of public safety, a condition of approval will require the applicant to obtain the necessary permits to verify its proper installation.

- C. **General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development.**

The new tenant sign program will promote visibility for vehicular traffic and pedestrian uses with sign copy to promote business identification and wayfinding. The existing and proposed signs are compatible with the building design and landscaped setting.

- D. **General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings.**

The Master Sign Program has been structured to provide business identification opportunities and consistency with the modern building. The pre-existing sign on the landscape planter wall was approved in 2004 in accordance with the Sign Ordinance and the Walnut Creek Design Guidelines. The proposed wall sign to identify Bay Commercial Bank is consistent with the scale and composition of the building's façade elements.

- E. **General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.**

The Master Sign Program addresses only building mounted signs. No landscaping is affected and no additional landscaping is proposed.

- F. **Compliance with all provisions of Chapter 8 (Preservation of Trees on Private Property) of Title 3 (Public Safety) of this code.**

No trees are affected by the proposed project.

- G. **Where fine art work has been proposed, general consideration of category, form, scale, durability, siting and similar elements have been incorporated to complement the surroundings.**

The project is not subject to the City's Fine Art requirements.

**Section 3. Decision.**

Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. Y11-082, as shown on the plans labeled "Exhibit A of Design Review No. Y11-082 – Master Sign Program," subject to the following conditions:

1. The property shall be developed substantially in compliance as shown on the plans labeled "Exhibit A of Design Review No. Y11-082 – Master Sign Program."
2. The applicant shall obtain and receive final inspection of a building permit to certify that the sign cabinet mounted at rear of the building meets current building codes. Completion of this task is required prior to installation of any new business identification signs.
3. Any damaged or illegible signs shall be repaired in a timely manner.
4. Any significant deviations to the parameters of the Master Sign Program shall be reviewed by the Design Review Commission for approval.
5. All sign alterations onsite are subject to the standards of the Master Sign Program and shall be subject to staff level sign review and permit approval prior to issuance of a building permit.


6. An encroachment permit is required for all work within the public right-of-way. The encroachment permit is required prior to the issuance of the building permit. The applicant/owner should contact the Engineering division to discuss submittal requirements.
7. A separate building permit shall be obtained for the construction of the signs included in the project. The applicant/owner should contact the Building division to discuss submittal requirements.
8. The developer shall comply with all requirements of the Contra Costa Co. Fire Protection District, Contra Costa Water District, Central Contra Costa Sanitary District, East Bay Municipal Utility District, Pacific Gas and Electric Company, AT&T, Comcast and Astound Broadband.
9. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, indemnify, defend with counsel selected by the City, protect, release, and hold harmless the City and any agency or instrumentality thereof, including any of its officers, employees, commissions, and agents, from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of this Project, the purpose of which is to attack, set aside, void, or annul the approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the indemnitees, arising out of or in connection with the approval of this Project, whether or not there is concurrent, passive, or active negligence on the part of the indemnitees. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the City may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the City for all such court costs, attorney fees, and time referenced herein.
10. In the event that any condition imposing a fee, exaction, dedication, or other requirement is challenged by the applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
11. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full prior to the issuance of a site development permit or building permit.

**Section 4. Effective Date.**

This resolution shall take effect on December 22, 2011 unless appealed prior to that date.

PASSED AND ADOPTED on December 7, 2011 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Lopez and seconded by Commissioner Crawford.

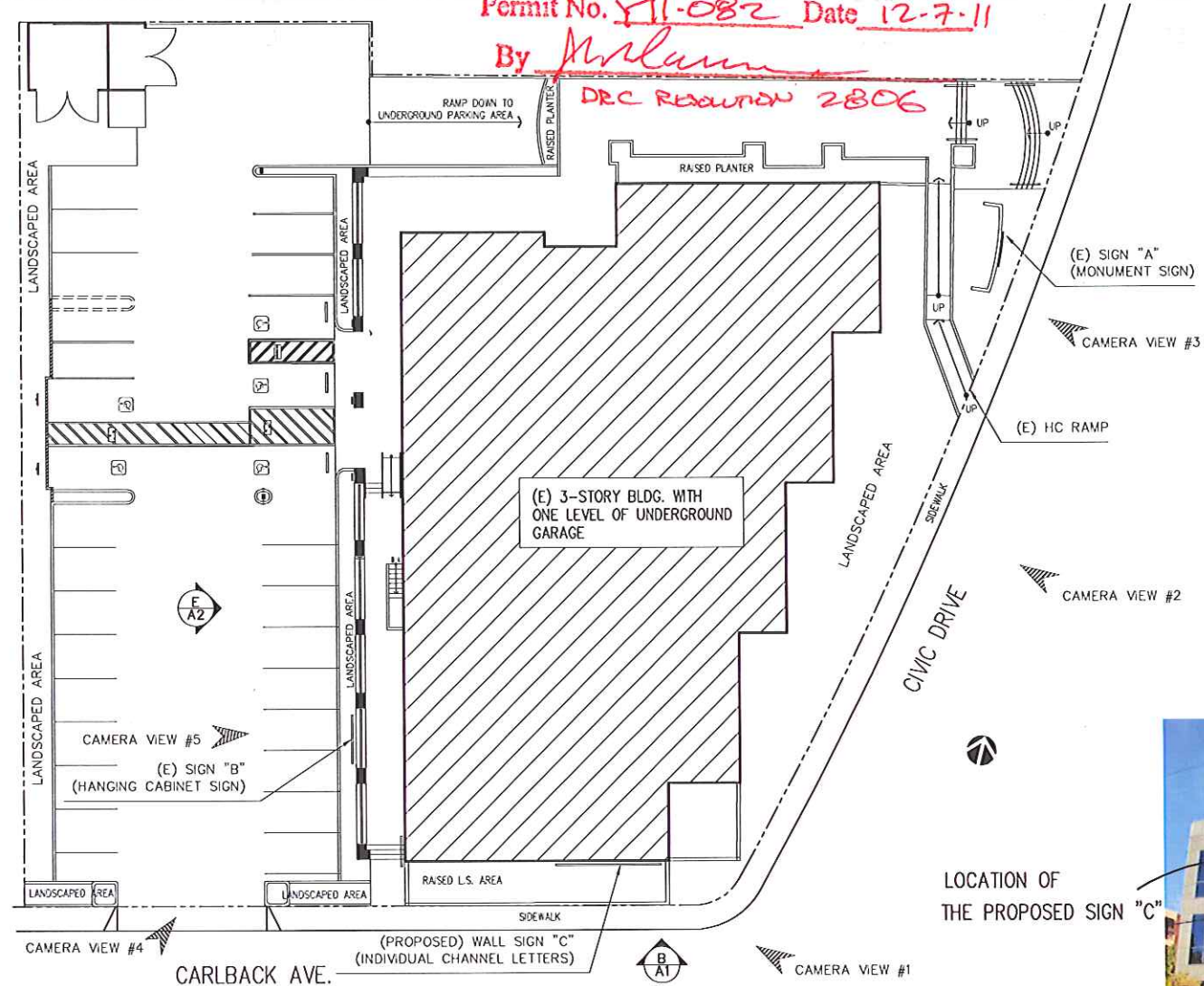
Ayes: Lopez, Crawford, Fotheringham, McDonald, Volkmann  
Noes: None  
Absent: None  
Abstain: None  
Recused: None

  
\_\_\_\_\_  
Ethan Bindernagel, Acting Secretary  
Walnut Creek Design Review Commission

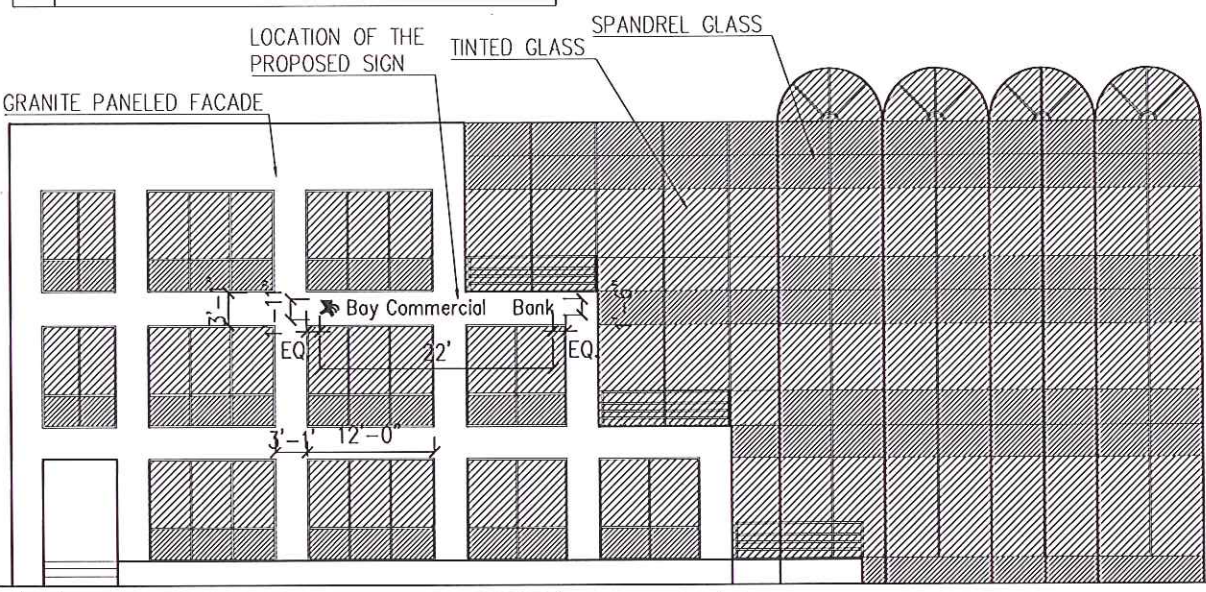


**CITY OF WALNUT CREEK  
PLANS APPROVED  
AS CORRECTED**

Permit No. Y11-082 Date 12-7-11  
By M. Nazeri  
DRC REVISION 2806



**A OVERALL SITE PLAN** SCALE: 1/32" = 1'-0"



**B SOUTH ELEVATION** SCALE: 1/16" = 1'-0"

**1 SIGN DESIGN AND DETAILS**



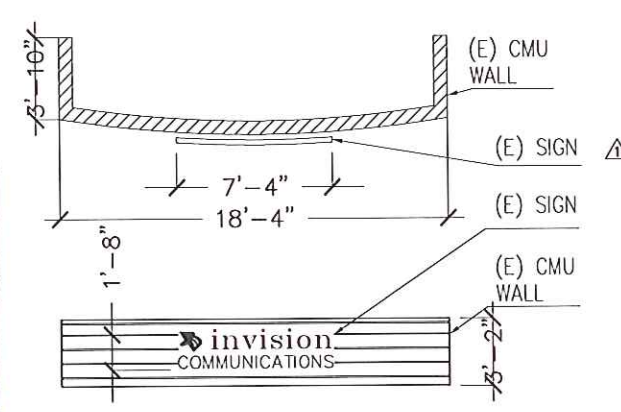
**2 SOUTH ELEVATION @ PROPOSED SIGN** VIEW #1



**3 EAST ELEVATION @ (E) MONUMENT SIGN** VIEW #2



**4 VIEW @ (E) MONUMENT SIGN** VIEW #3



**5 PLAN & ELEV. @ (E) MONUMENT SIGN** 1/4"=1'-0"

**N A Z E R I + ASSOCIATES ARCHITECTS, INC**  
ARCHITECTURE ■  
PLANNING ■  
INTERIOR ▲  
2125 WOODBURY WAY, SUITE 200  
WALNUT CREEK, CA 94598  
TELEPHONE (925) 938-1020  
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**SIGN PROPOSAL  
BAY COMMERCIAL BANK**  
1280 CIVIC DRIVE, WALNUT CREEK, CA



**PROPOSED SIGN PLAN, ELEV. AND DETAILS**

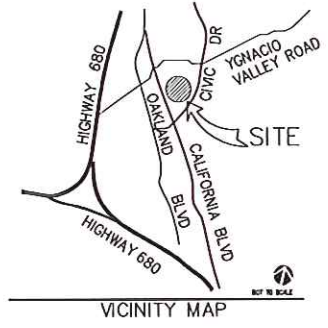
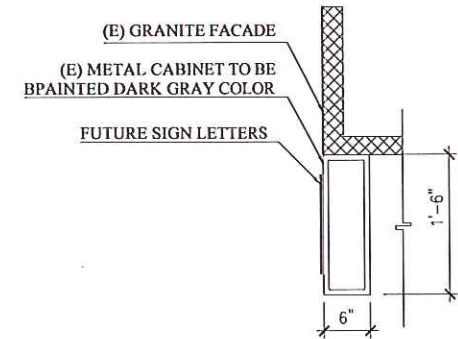
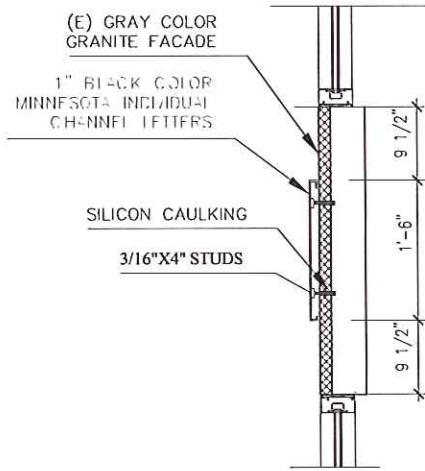
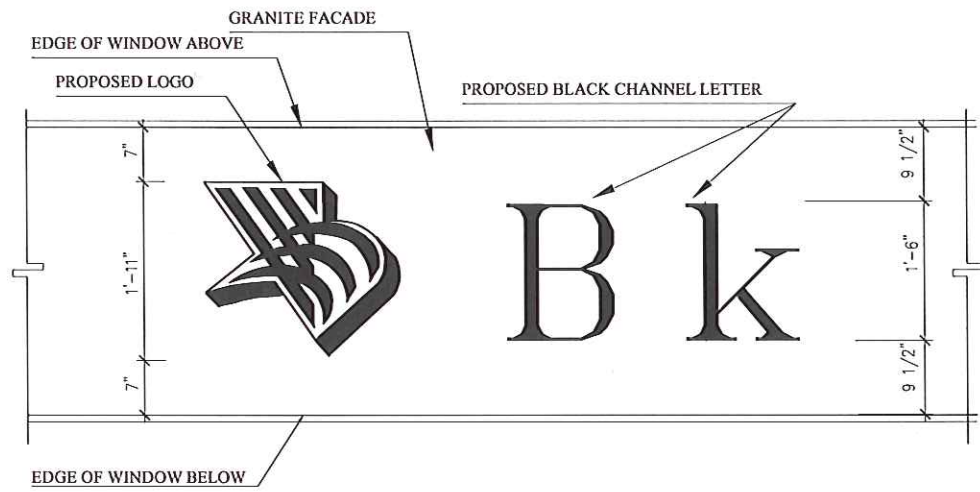
REVISIONS	
Date	Description
11-28-2011	MODIFIED
10-26-2011	AS SHOWN
2011.21	YGH-EB

SHEET NUMBER  
**A-1**



TYPE:	SIGN NAME	SIZE	SIGN MATERIAL	SIGN COLOR	BACKGROUND COLOR/MATERIAL	MISCELLANEOUS
(E) MONUMENT SIGN	"A"	7'-4" L X 1'-8" H	1" CHANNEL LETTERS	BLUE	(E) CMU/GRAY	ILLUMINATED BY EXTERNAL SPOTLIGHTS
(E) CABINET SIGN	"B"	8'-0" L X 1'-6" H X 6" D	FLAT LETTERS	OFF WHITE	DARK GRAY/CABINET	NOT TO BE ILLUMINATED
(N) CHANNEL LETTERS	"C"	22'-0" X 1'-6"	CHANNEL LETTERS	BLACK	LIGHT GRAY/GRANITE	NOT TO BE ILLUMINATED

**A (E) AND PROPOSED SIGN INFORMATION**



LOCATION OF THE (E) SIGN CABINET "B" & FUTURE TENANT'S SIGN

**B PARTIAL ELEV. AT PROPOSED SIGN "C"**

SCALE: 1" = 1'-0"

**C SECTION THRU PROPOSED SIGN "C"**

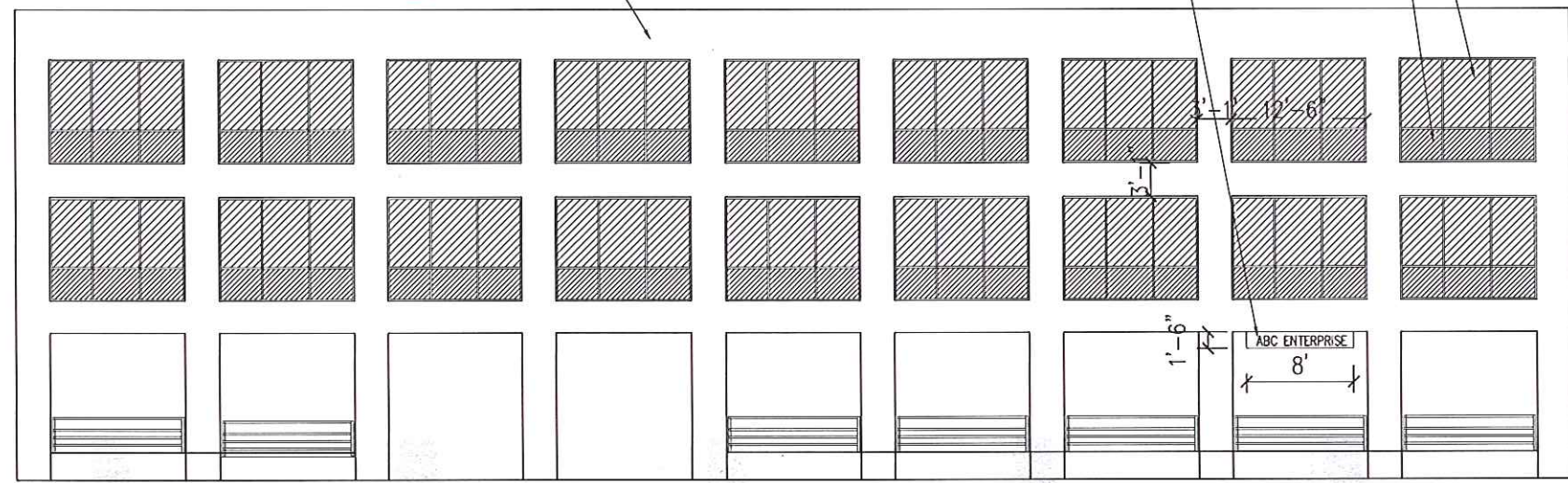
SCALE: 1" = 1'-0"

**D SECTION THRU CABINET SIGN "B"**

**CITY OF WALNUT CREEK  
PLANS APPROVED  
AS CORRECTED**  
Permit No. Y11-082 Date 12-7-11  
By J. Blum GRANITE paneled facade  
DRC Resolution # 2806

(E) CABINET SIGN "B"  
THE (E) CABINET SIGN TO BE DARK GRAY  
AND LETTERS FOR FUTURE TENANT  
SHALL BE OFF WHITE COLOR

TINTED GLASS  
SPANDREL GLASS



**E WEST ELEVATION**

SCALE: 1/8" = 1'-0"

**SCOPE OF WORK:**

THE M&H CORPORATION, THE OWNERS OF THE 1280 CIVIC DRIVE ARE PROPOSING TO ESTABLISH A SIGN PROGRAM FOR THIS BUILDING. IN THIS SIGN PROGRAM, THEY ARE ALSO INTERESTED TO PROPOSE INSTALLATION OF A NEW SIGN FOR THEIR TENANT "BAY COMMERCIAL BANK" ON THE FASCIA OF THE SECOND FLOOR FACING SOUTH AND KEEPING THE (E) CABINET SIGN FACING WEST TOWARD THE PARKING LOT FOR THEIR FUTURE TENANT.

**HISTORY OF EXISTING SIGNS:**

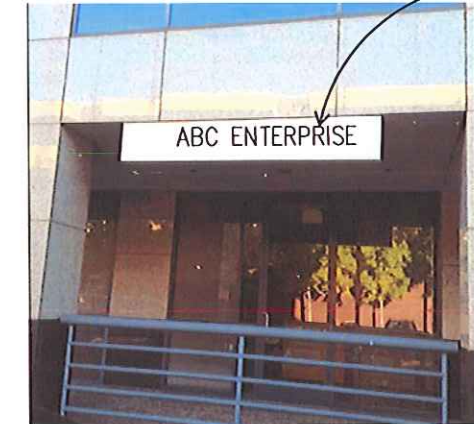
EXISTING SIGN "A": A MONUMENT SIGN LOCATED AT THE EAST SIDE OF THIS BUILDING, BETWEEN THE HC RAMP AND THE BUILDING'S MAIN ENTRY. THE PLAN VIEW DIMENSIONS OF THIS SIGN ARE: 1'-8" H X 7'-4" L. THIS SIGN IS ATTACHED TO A 3'-2" H X 18'-4" W CEMENT-MASONRY-UNIT (CMU) WALL. THIS SIGN IS ILLUMINATED BY (E) EXTERNAL SPOT LIGHTS.

(E) SIGN "B": A CABINET SIGN HAS BEEN INSTALLED FOR A LONG TIME AT THIS LOCATION, BELOW THE EDGE OF THE SECOND FLOOR SLAB FACING THE PARKING LOT (WEST SIDE) FOR THE PREVIOUS TENANT THAT HAS A DIRECT ACCESS TO THIS SPACE FROM THE EXTERIOR WALKWAY OFF OF THE PARKING LOT. THIS SIGN CABINET MEASURES APPROX. 1'-6" H X 8'-0" L X 6" D AND WILL NOT BE INTERNALLY ILLUMINATED. THE OWNERS WOULD LIKE TO USE THIS CABINET SIGN FOR THE FUTURE TENANT, SHOULD THE FUTURE TENANT OCCUPYING THIS SPACE REQUESTED FOR A SIGN. THE EXISTING CABINET WILL BE PAINTED DARK GRAY COLOR AND THE FUTURE LETTERS WILL BE OF OFF WHITE OR GRAY MATTE COLORS.

PROPOSED SIGN "C": A PROPOSED SIGN FOR EXISTING FIRST FLOOR TENANT (BAY COMMERCIAL BANK) THAT OCCUPIES MORE THAN 60% OF THE FIRST FLOOR, WILL BE LOCATED ON THE GRAY GRANITE BAND OF THE SECOND FLOOR OF THIS BUILDING FACING SOUTH AT APPROXIMATELY 25'-0" ABOVE THE GROUND. THE PROPOSED SIGN SHALL HAVE 1" MATTE BLACK PLASTIC CHANNEL (MINNESOTA FONTS) LETTERS AND WILL BE SURFACE MOUNTED. THE SIGN SHALL NOT BE ILLUMINATED, SEE DETAIL ON THIS SHEET. THE PROPOSED SIGN MEASURES; 1'-11" H X 22'-0" L X 1" D.

**OTHER PROVISIONS:**

- A. LOGOS: TENANTS SHOULD BE ALLOWED TO INCORPORATE THEIR LOGO IN THEIR PROPOSED SIGNS.
- B. ALL RETURNS OF THE LETTERS SHALL BE BLACK.
- C. SLOGAN'S AREA NOT PERMITTED WITH THE SIGNS OR THE LOGOS.



1 CLOSE UP VIEW OF (E) SIGN "B" VIEW #5



2 PLAN & ELEV. @ (E) MONUMENT SIGN VIEW #4

**N A Z E R I +  
ASSOCIATES  
ARCHITECTS, INC**  
ARCHITECTURE  
PLANNING  
INTERIOR

**SIGN PROPOSAL  
BAY COMMERCIAL BANK**  
1280 CIVIC DRIVE, WALNUT CREEK, CA



SECTION THRU SIGN AND DETAILS

REVISIONS	
Date	Description
11-28-2011	MODIFIED
10-26-2011	Date
AS SHOWN	Scale
WJH-EB	Drawn
2011.21	Date

SHEET NUMBER  
**A-2**