

**WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2662
DESIGN REVIEW APPLICATION NO. Y09-084
LENNON OFFICE PARK MASTER SIGN PROGRAM
500-590 LENNON LANE
APNs 143-120-001, -002, -003, -004, -005, -006, and -007**

EFFECTIVE DATE JUNE 14, 2010, UNLESS APPEALED PRIOR TO THAT DATE

Section 1. Background.

1. On June 2, 2010 the Walnut Creek Design Review Commission held a public hearing to consider a request to update a master sign program for the Lennon Office Park complex located at 500-590 Lennon Lane. The property is zoned Business Park (BP-200).
2. On December 16, 2009, the Design Review Commission Subcommittee consisting of Commissioners Lopez and McDonald reviewed the proposed project and provided input on the sign program including the monument sign, directory sign, fascia signs, and tenant identification signs. The Subcommittee felt that the proposed master sign program would preserve the look and feel of the Shadelands Business Park as a professional employment center, improve wayfinding, and promotes the appearance and viability of the Lennon Office Park.
3. On November 17, 2009, the Community Development Department received an application for Design Review from Sid Aslami, DSIGNART, and Brian Smith, California Retirement Plans, representing the Lennon Office Park Owners Association requesting to establish a new master sign program for the Lennon Office Park. The proposed sign program would replace an existing sign program that was adopted by the Design Review Commission in 1980 (Resolution No. 892, Sign Review Application No. 80-50). The 4.6-acre property contains six commercial condominium ownerships within five buildings.
4. 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 hearings

Section 2. Design Review Findings, Section 10-2.4.1206 No design review approval may be granted unless the following findings (where applicable) are made:

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

The Lennon Office Park Sign Program is consistent with the General Plan and Specific Plan No. 2. Administrative, professional, and medical office uses are consistent with the General Plan Business Park (BP) land use designation and the BP-200 zoning land use regulations. Specific Plan No. 2 restricts access to and from the Shadelands Business Park to the surrounding residential areas. The proposed project does not involve alterations to the existing street and vehicular circulation patterns. The new sign program provides business identification and directional information that are visually attractive and will enhance the site and buildings.

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

The Lennon Office Park Sign Program will provide a unified well-designed sign program which will enhance the building façades, provide reasonable business identification opportunities, and provide directional information to visitors and patrons. Therefore, it is in the best interest of the public health, safety and general welfare.

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 location of the new 64-inch tall, 22.2 square-foot monument sign will replace an existing address plate located at the entry driveway. The location has been approved by the City's Traffic Engineer and will not interrupt circulation. The existing directory sign will be replaced by new directory sign will contain a site map with building footprints and address numbers to assist visitors and patrons to their desired location. The new directory sign will not block views or visibility for pedestrians or drivers and therefore provides a desirable environment for the development.

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 sign program will provide a unified design theme and maintain the appearance of the Lennon Office Park as a professional center. The sign program has been prepared to establish equity between single-tenant and multi-tenant. Each condominium unit will be entitled to two signs consisting of fascia (brow) signs, tenant/owner monument signs, or any combination thereof.

The sign program will maintain a consistent design theme and provide detailed guidance for sign fabrication. The tenant fascia (brow) will consist of individual cut-out letters with no illumination. Small freestanding tenant/owner identification signs will be located at the primary entrance to the building in which they are located and, if desired, illuminated by ground-mounted lights.

The sign program will also provide directional signs at or near the main pedestrian walkways to the buildings. The directional signs will assist visitors and patrons to locate their destination and therefore ensures compatibility with the center and surrounding buildings.

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 project will not substantially alter any existing landscaping other than minor tree and shrub removals to accommodate the future installation of the small owner/tenant monuments signs. The future locations of these signs shall be in direct proximity to the businesses identified on the signs and reviewed and approved by staff on a case-by-case basis. The project therefore maintains an attractive environment.

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.

H. This project is categorically exempt from the requirements of the California Environmental Quality Act under Class 1, Existing Facilities, of the Guidelines and Processing Procedures for the Review of Projects for the City of Walnut Creek.

Section 3. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Design Review Application No. Y09-084 as shown on the plans labeled "Exhibit A of Design Review No. Y09-084" subject to the following conditions:

1. Excluding the fascia/brow signs, all sign copy shall utilize the font style "Optima".
2. The material finish and edge treatment of the offset face plate used on the ground-mounted and ADA-compliant suite signs shall be subject to clarification and final approval by the Design Review Sign Subcommittee.
3. Applicants for sign permits at the Lennon Lane Office Park shall demonstrate compliance with the limitation of two signs per condominium unit that the proposed sign(s) is to be located.
4. The owner of 500 Lennon Lane shall obtain a sign and building permit for the fascia sign proposed by the applicant that was used to physically demonstrate the proposed design, fabrication, and installation of said sign as described by the Lennon Office Park Sign Program.
5. The Lennon Office Park Master Sign Program (Exhibit A) shall be subject to review and amendment if any condominium unit is further subdivided or aggregated.
6. 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.
7. 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

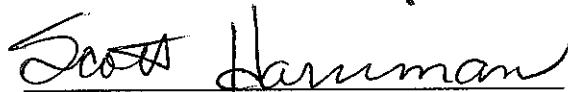
final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.

8. 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 June 14, 2010, unless appealed prior to that date.

PASSED AND ADOPTED ON June 2, 2010 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Fotheringham and seconded by Commissioner Lopez.

Ayes: Fotheringham, Lopez, Kilian, McDonald
Noes: None
Abstain: None
Absent: None



Scott Harriman, Secretary
Walnut Creek Design Review Commission

CONDITIONALLY APPROVED

Design Review Commission
Resolution No. 2662
June 2, 2010



Lennon Office Park

500 – 590 Lennon Lane
Walnut Creek, California

SIGNAGE GUIDELINES



DSIGNART

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1. General

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- 1.2 Design Intent
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- 3.3 Tenant/Owner Window or Door Signage

General Criteria:

Purpose:

The Lennon Office Park Signage Guidelines have been established for the purpose of assuring a functional, coordinated graphics program that will provide project and Tenant/Owners identification, while encouraging creativity, compatibility, and enhancement of the project in the City of Walnut Creek.

Design Intent:

These guidelines are designed to complement architectural elements of the buildings and coordinate the type, placement, and physical dimensions of signs within the project thereby appearing as an integral part of the project and not appearing as an after thought.

In cases not covered by Lennon Office Park Signage Guidelines, the prevailing criteria will follow the City of Walnut Creek Sign Ordinance in force.

Approvals and Permit:

- a) Each Tenant/Owner will be provided with a copy of the Signage Guidelines as their first step in obtaining signs within the Lennon Office Park. Any new or proposed signage should comply with these Signage Guidelines
- b) Each Tenant/Owner is required to submit to Cul de Sac Association for approval before fabrication, at least four (4) copies of detailed design drawings indicating the location, size, copy layout, colors, materials, finishes, and method of attachment.
- c) This Signage Guidelines shall not imply that any governmental approval will be automatically granted. Tenant/Owner is solely responsible for obtaining any and all required approvals and permits from governmental agencies.
- d) All permits for signs and their installation shall be obtained by Tenant/Owner, at Tenant's/Owner's sole expense prior to installation.

General Requirements:

- a) All signs shall be constructed, installed and maintained at Tenant/Owner's sole expense.
- b) All signs shall be designed consistent with the City of Walnut Creek's adopted sign design guidelines for signs.
- c) Tenant/Owner shall be responsible for fulfillment of all governmental requirements and specifications, including those of the City of Walnut Creek and Uniform Electric Code.

- d) All signs shall be reviewed for compliance with the above mentioned criteria, as well as overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of Cul de Sac Association.
- e) All signs should meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc)
- f) Signage should meet all requirements of the State of California and the City of Walnut Creek
- g) Sign content shall be limited to business identification signs only; products or service shall not be displayed on any signage.
- h) All exterior signs shall be secured by non-corrosive fasteners.
- i) All exposed fasteners to be painted to match the background surface.
- j) All penetrations of the building structure by Tenant/Owner's sign contractor required for sign installation shall be neatly sealed and watertight.
- k) All identification labels shall be concealed, except where required by code.
- l) Sign contractor shall repair any damage caused by their work. Damage to structure that is not repaired by the sign contractor shall become the Tenant/Owner's responsibility to correct.
- m) Tenant/Owner shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Cul de Sac Association harmless from damages or liabilities on account thereof.
- n) Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- o) All exposed welded seams end joints shall be finished smooth.
- p) The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified. Signs shall not cover or interrupt major architectural features.

Administration:

- a) The sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of sign.
- b) Sign contractors shall be advised (by Tenant/Owner) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by Cul de Sac Association. Any deviation from these specifications may result in the rejection of the sign by Cul de Sac Association.
- c) In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Cul de Sac Association decision shall be final and binding upon the Tenant/Owner.

Prohibited Signs:

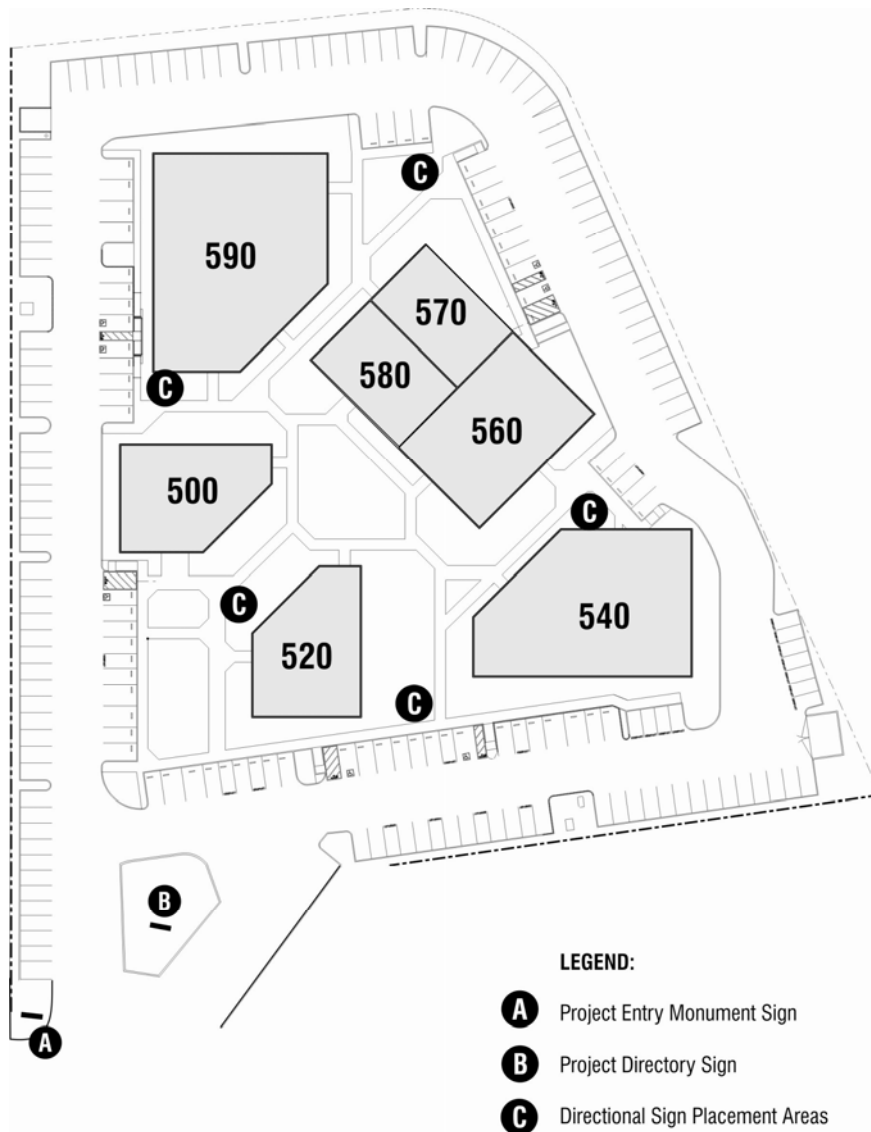
- a) No sign shall be installed, relocated or maintained so as to prevent entry or exit out of any door.
- b) No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
- c) No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
- d) No sign shall obstruct access to fire hydrants, fire department connections, or fire department access roads.
- e) Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
- f) It is unlawful for any Tenant/Owner to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or of immoral nature or unlawful activity.
- g) Painted wall signs are prohibited.
- h) Cabinet wall signs are prohibited
- i) Permanent advertising devices such as attraction boards, posters, banners and flags, except with an approved temporary sign/grand opening permit issued by the City of Walnut Creek.
- j) Window signs except where approved by Cul de Sac Association.

Temporary Signs:

All temporary signs shall be approved by Cul de Sac Association and shall be consistent with the provisions (Sections 10-8.108.1.(a) Business Opening and 10-8.108.1.(e) Temporary Banners) in the City of Walnut Creek Sign Ordinance. Any required fees shall be paid by the Tenant/Owner.

2. Project Signage

2.1 Project Signage Plan



2.2 Project Entry Monument Sign:

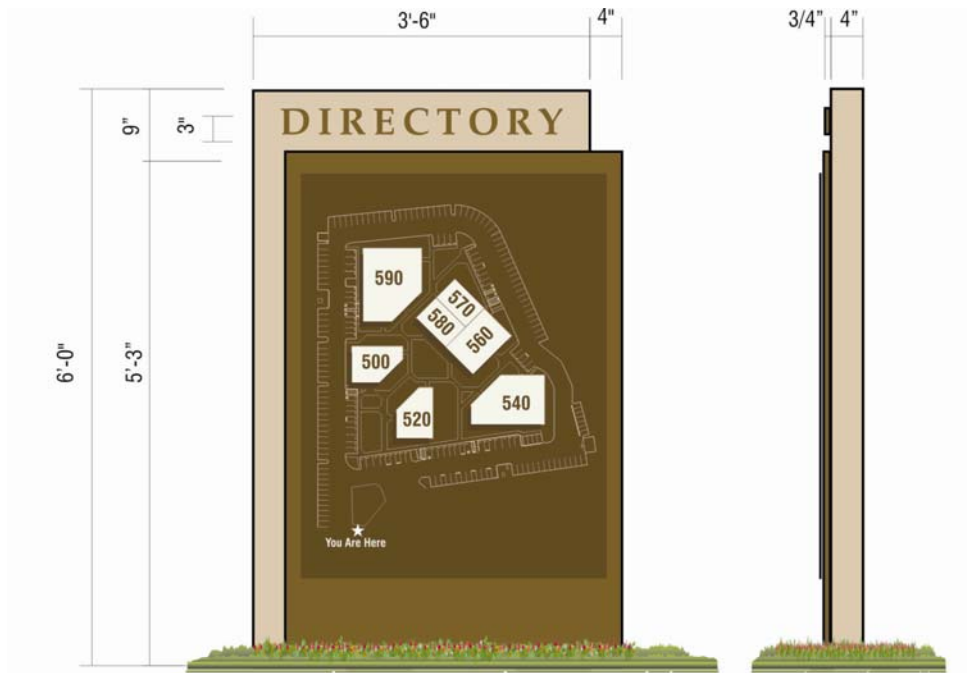


PROJECT ENTRY MONUMENT SIGN

1/2" = 1'-0"

FABRICATED ALUMINUM MONUMENT TO BE PAINTED ICI#541 DESERT CASTLE (LIGHTER TONE) AND ICI#458 CANVASBACK (DARKER TONE), SATIN FINISH
 1/2" ACRYLIC NUMERALS TO BE PAINTED ICI#458 CANVASBACK, SATIN FINISH
 1/2" ACRYLIC PROJECT NAME LETTERS TO BE PAINTED TO MATCH 3M#220-100 OYSTER, SATIN FINISH.
 ALL DIMENSIONAL COPY TO BE MOUNTED FLUSH.
 EXTERNAL ILLUMINATION BY GROUND LIGHTS (OPTIONAL)

2.3 Project Directory Sign

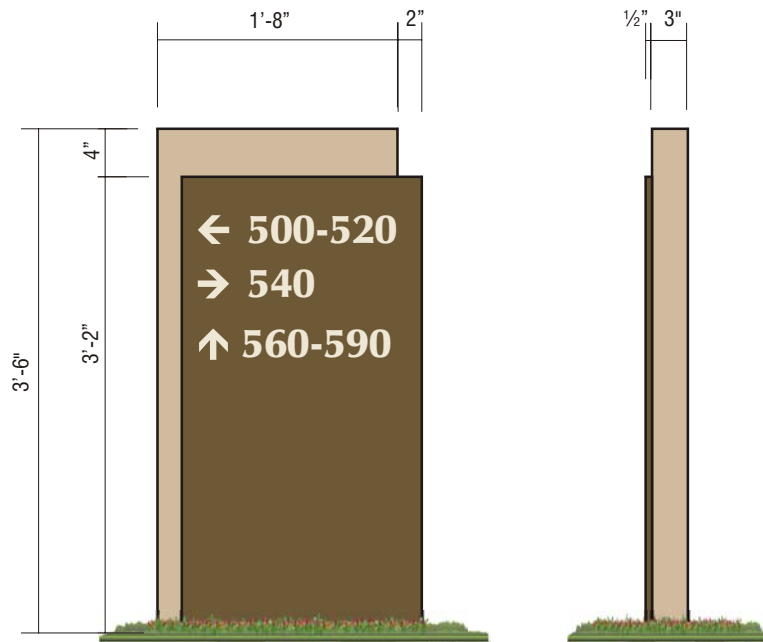


PROJECT DIRECTORY SIGN

1/2" = 1'-0"

FABRICATED ALUMINUM MONUMENT BODY TO BE PAINTED ICI#541 DESERT CASTLE (LIGHTER TONE)
AND ICI#458 CANVASBACK (DARKER TONE), SATIN FINISH
1/4" ACRYLIC HEADER COPY TO BE PAINTED ICI#458 CANVASBACK, SATIN FINISH, MOUNTED FLUSH
MAP PANEL WITH DIGITALLY PRINTED MAP
EXTERNAL ILLUMINATION BY GROUND LIGHTS (OPTIONAL)

2.4 Project Directional Sign



DIRECTIONAL FREE STANDING SIGN

3/4" = 1'-0"

FABRICATED ALUMINUM MONUMENT TO BE PAINTED ICI#541 DESERT CASTLE (LIGHTER TONE) AND ICI#458 CANVASBACK (DARKER TONE), SATIN FINISH
COPY AND ARROW TO BE 3M 220-100 OYSTER VINYL
EXTERNAL ILLUMINATION BY GROUND LIGHTS (OPTIONAL)

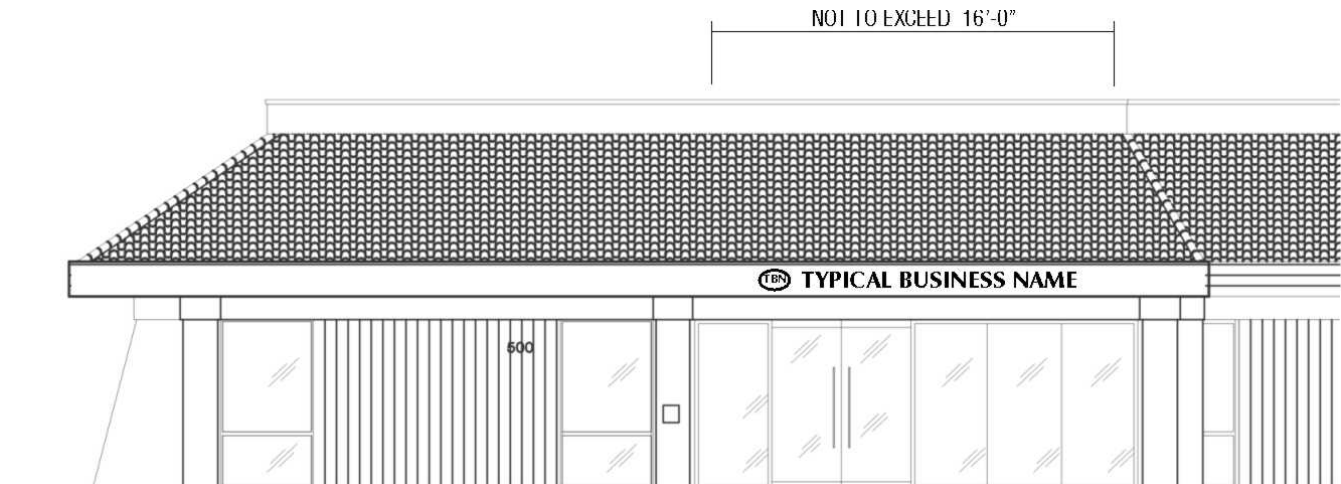
3. Tenant/Owner Signage

Each condominium unit is permitted to have up to two (2) tenant/owner identification signs in the form of a free standing monument sign and/or a brow sign. The condominium unit which contains #570/#580, as shown in section 2.1 of this document, is considered a single condominium unit for the purpose of determining the two (2) sign limit. A free standing monument sign can list owners and/or tenants of condominium unit and in either instance shall only constitute one sign. If a condominium unit elects to use a brow sign, only one owner or tenant can be listed on that particular brow sign and it shall constitute one sign for the purpose of determining the two (2) sign limit per condominium unit.

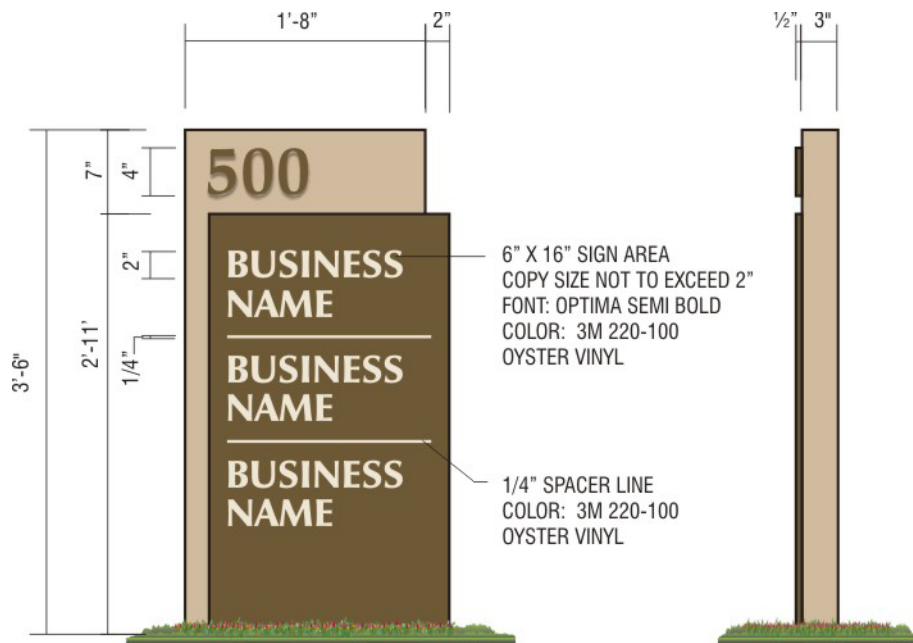
The size of the existing condominium unit address numbers will be increased from their current height of 6 inches not to exceed 9 inches and will be placed on the fascia at locations most visible from the drive aisles. Each building will have two address numbers posted.

3.1 Tenant/Owner Building Signage

Construction:	½" thick, individual dimensional letters
Content:	Tenant/Owner's business name
Copy Height:	Not to exceed 8" height for capital letters
Logo/Icon	Not to exceed 10" in height.
Sign Length:	Not to exceed 16 ft
Sign Area:	Not to exceed 12.5 sq.ft.
Colors/Finishes:	To match ICI 454 Cordwood (satin finish)
Font:	Tenant/ Owners are allowed to use their own fonts
Illumination:	None



3.2 Tenant/Owner Free Standing Sign



TENANT/OWNER FREE STANDING SIGN

3/4" = 1'-0"

FABRICATED ALUMINUM MONUMENT TO BE PAINTED ICI#541 DESERT CASTLE (LIGHTER TONE) AND ICI#458 CANVASBACK (DARKER TONE), SATIN FINISH
 1/2" THICK ADDRESS NUMBER TO BE PAINTED ICI#458 CANVASBACK, SATIN FINISH
 TENANT COPY TO BE 3M 220-100 OYSTER VINYL
 EXTERNAL ILLUMINATION BY GROUND LIGHTS (OPTIONAL)

3.3 Tenant/Owner Window or Door Signage

- Construction:** Self adhesive vinyl graphics
Content: Address number & Tenant/Owner business name, hours of operations
Size: Overall size not to exceed 15% of area of each window
Copy Color: 3M # 220-10 white vinyl copy
Illumination: None
Note: Sign area of the window/door signage shall not be counted towards tenant's total sign area allowance

