

WALNUT CREEK DESIGN REVIEW COMMISSION
Resolution No. 1324
Amendment to Sign Program
Design Review Application No. 8650

The Walnut Creek Design Review Commission does resolve as follows:

Section 1. Findings.

1. On February 20, 1985, the Design Review Commission approved Design Review Commission Resolution No. 1227 approving the remodeling of the Stoll Commercial Building located at 2221-2235 North Main Street in the P-D-C, Core Area Plan Development District.
2. Approved plan showed remodeling of the building to include new awnings across the top of the building with the exception of the space occupied by Tile Town for which there was also a parapet above the awnings.
3. The Sign Program approved at the February 20, 1985 meeting limited signing to the awnings and/or window signing consistent with City regulations with the exception of the Tile Town space. Tile Town was allowed signing on the Parapet above the awning upon a finding that it was the only space that could aesthetically place signing in that location.
4. Subsequently, the owner has completed the remodeling of these buildings and installed a parapet wall on the south building as well as above Tile Town.
5. On February 5, 1986, the Design Review Commission considered Sign Review Application No. 85-78 requesting to amend the Sign Program for these buildings. In order to allow a sign on the parapet of the south building for a new tenant at 2225 North Main Street.
6. The Item was continued to February 19, 1986 for further consideration. The applicant was requested to limit the size of the sign to 18 inches and the color of the letters to blue. The applicant agreed.
7. The sign as revised is designed to complement the building colors and building scale.
8. Signing on the parapet is easier to light and easier to read from vehicles passing by than would be signing on the awnings or windows.
9. A combination of signing on the awnings and parapet would be confusing to the eye, inharmonious with the building and not in keeping with sound design principles.
10. Based on the evidence presented at the Design Review Commission meetings listed above, the Design Review Commission hereby finds that:

- a. Signing for these buildings is most appropriately placed on the parapet wall above the awnings.
- b. Signing on the awnings is not appropriate in combination with parapet signing on these buildings based on the findings noted above.
- c. Business identification for tenants consisting of 18 inch high, internally illuminated, blue letters with five inch polished aluminum returns placed on the parapet wall above the awnings is the most aesthetically pleasing way to identify tenants of these buildings.
- d. The Commission makes the findings as outlined under Section 10-4.301, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code for a Sign Program as described in "c" above.

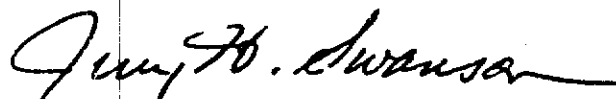
Section 2. Approval. Based on the findings as set forth above, this Commission approves revision to the Sign Program as part of Design Review Application No. 8650. The program approved is described as follows:

1. All tenant spaces located at 2221-2235 North Main Street which have parapet walls above the awning shall be identified by 18 inch high blue (605-0) channel letters with five inch polished aluminum returns. Each sign shall be centered on the parapet above the tenant space the sign will identify. Signs shall be internally illuminated.
2. The tenant space without a parapet shall be limited to window signing consistent with City Codes unless a parapet consistent with the other parapets on this building is provided, in which case signing would be permitted on the parapet as provided in condition one above.
3. There shall be no roof or awning signs.
4. This approval supercedes signing provisions of Design Review Commission Resolution No. 1227. Specifically, Condition No. 5 of Design Review Commission Resolution No. 1227 is hereby repealed.

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 Soffa, seconded by Commissioner Rambo.

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



JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission

WALNUT CREEK DESIGN REVIEW COMMISSION
Resolution No. 1227
Design Review Application No. 8650
Stoll Commercial Building Remodeling

The Walnut Creek Design Review Commission does resolve as follows:

Section 1. Findings.

1. On January 29, 1985 Max Stoll filed Design Review Application No. 8650 seeking design review approval of a proposal to remodel the front elevations of two one-story retail buildings located at 2221-2235 North Main Street.

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 in the City of Walnut Creek.

3. On February 20, 1985 the Design Review Commission reviewed the plans for Design Review Application No. 8650.

9. Based on the evidence presented at that meeting, the Design Review Commission finds that:

- a. The architectural design and materials are acceptable subject to certain modifications.
- b. The Commission can make 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 therefore grants approval to Design Review Application No. 8650 subject to the following conditions:

1. The project shall be constructed substantially in conformity with the drawings labeled "Exhibit A" and dated February 20, 1985.
2. Canvas awnings, as indicated on the plans, except with a curved shape, shall be installed in lieu of metal awnings.
3. A cabinet or channel-letter sign may be attached to the parapet above the awning on the southern half of the northerly building. The existing "Tile Town" cabinet sign shall be removed at the end of its lease.

5. Street elevation signing for businesses on the remaining portions of the buildings shall be sewn or attached to the canvas awnings and/or placed inside the windows as permitted by the sign regulations.
6. No roof sign shall be permitted.
7. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission by Resolution No. 420 and amended by Resolution Nos. 746 and 1013 shall apply as conditions of approval for this proposal.
8. A building permit must be issued on a request for a one-year extension must be filed with the Community Development Department by February 20, 1986 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.

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

The foregoing resolution was adopted on February 20, 1985 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Viets; second by Commissioner Rambo.

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



JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission

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