

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 alluminum 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.

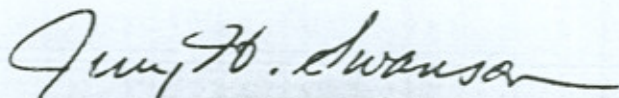
Section 2. Approval. Based on the findings as set forth above, this Commission approves revision to the Sign Program as part of Design Review Application No. 8650. The program approved is described as follows:

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 alluminum 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. 1323
Sign Review Application No. 85-78
Pella Window & Door Center

The Walnut Creek Design Review Commission does resolve as follows:

Section 1. Findings.

1. On December 12, 1985, Sign Review Application No. 85-78 was filed by William Dixon seeking Design Review Commission approval of a wall sign to be placed on the Stoll commercial building located at 2225 N. Main Street.

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 Design Review Commission adopted Resolution No. 1227 on February 20, 1985 approving the remodeling of the front elevations of the two one-story commercial buildings.

4. Condition No. 5 of said resolution requires all signing to be on the awning or in the window.

5. Condition No. 6 of the same resolution allows no roof signs.

6. Condition No. 4 of said resolution allows signing to be placed on the parapet of the southern half of the northerly building.

7. The northern position of the southerly building has a 36 inch high parapet that can adequately accept an individual letter sign.

8. On February 5, 1986 and February 19, 1986, the Design Review Commission reviewed the plans for Sign Review Application No. 85-78.

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

- a. The architectural design and placement of the sign is acceptable.
- b. 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 Sign Review Application No. 85-78 subject to the following conditions:

1. Signing shall be constructed substantially as shown in the drawings labeled "Exhibit A" and dated February 19, 1986, except as hereby modified.
2. The individual letters shall be no higher than 18". The length of the sign shall be reduced proportionately.
3. Signing shall not be permitted on the awning.
4. All letters should be blue - 605-0 as presented to the Commission.
5. This approval shall serve as the a basis of a new sign program for 2221 - 2235 North Main Street.

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

LETTERS TO BE #605 (BLUE TO MATCH 'PELLA')



TOP LETTER ROOM BOUND 14'3"

CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT DEPARTMENT

SIGN APPROVED

AS CORRECTED

PLANNING

Zone: *SA* Date: *7-14-86*

Design Review Date

PER CONDITIONS OF: STAFF DEC RESO. No *1323*

3 MA OKAY

CODING ENFORCEMENT: *SA* Date: *7-15-86*

Inspector Date

Permit No. *191162-5*

1/4" = 1'
SCALE

2221 N. MAIN

COMMUNITY DEVELOPMENT DEPARTMENT
WALNUT CREEK, CALIFORNIA 94596

BUILDING PERMIT NO. 291625

OWNER	NAME Box World	PLANNING INFORMATION	VALUATION	REC BY	R/C #
	ADDRESS 2221 N. MAIN ST		JOB ADDRESS 2221 N. MAIN	1500	2
ARCH	CITY Walnut Creek	ASSESSOR # 174-150-004	FEES	DATE	CASH/CHQ
	NAME	SUBDIVISION		PERMIT	7/16/86
CONTR	ADDRESS	ZONING P-D-C	PLAN CHECK	2 @ 41.500	82-
	NAME George Winters	RESIDENTIAL	M/TOTAL	2 @ .50	82
DESCRPT	EL NO	NO OF UNITS	DEV FEE		
	DESCRIPTION OF WORK Signs for 2221 N Main	TYPE SF 0 TIN 0 MULT 0 DUP 0	REDEV FEE		
LICENSED CONTRACTORS DECLARATION		POOL 0 GARAGE 0 ACCESSORY 0	PLBG FEE		
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.		RETAILER 0 OFFICE 0 INDUSTRIAL 0 NO OF BLDGS	ELEC PERMIT		
Lic. No. 418748 Lic. Class C-45		OTHER SIGN	MECH PERMIT		
Contractor GEORGE WINTERS Date 7/13/86		TOTAL LOT AREA	POOL COMM		
OWNER-BUILDER DECLARATION		GROSS	POOL PRIV		
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than the hundred dollars (\$100).		FLOOR AREA OF ADDITION	SPA		
I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7004, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.		FRONT	OTHER		
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7004, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor licensed pursuant to the Contractor's License Law.		REAR	TOTAL		83.5
I am exempt under Sec. _____ S.P.C. for this reason _____		LEFT SIDE	CLASS OF WORK		
Date _____ Owner _____		RIGHT SIDE	NEW 0	ADDITION 0	ALTER 0
WORKERS COMPENSATION DECLARATION		BUILDING HEIGHT	REPAIR 0		
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of workers' Compensation Insurance, or a certified copy thereof (Sec. 2600, Labor Code) State Fund		PARKING SPACES	BLDG TYPE		
Certified copy is hereby furnished		UP NO	OCC CLASS		
Certified copy is filed with the county building inspection department or county clerk		DATE APPROVED	MISC		
Date 7/13/86 Applicant George Winters		DR NO	OTHER CONDITIONS		
CERTIFICATE OF EXEMPTION FROM WORKERS COMPENSATION INSURANCE		OTHER SIGN REPAIR 45-78 RELA	AS SUBMITTED		
(This section need not be completed if the permit is for use hundred dollars (\$100) or less)		ENGINEERING REQUIREMENTS	APPROVED		
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.		STREET WIDENING	CHIEF OF CODE ENFORCEMENT		
Date 7/13/86 Applicant George Winters		NIGHT OF WAY DEDICATION	DATE 7-15-86		
Date _____ Applicant _____		SIDEWALK - CURB AND GUTTER	INSPECTION RECORD		
CONSTRUCTION LENDING AGENCY		STORM DRAINS	RESP		
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2207, Civil Code).		STREET TREES	DATE		
Lender's Name _____		STREET LIGHTS	FORMS		
Lender's Address _____		UNDERGROUND UTILITIES	PIERS		
I have read the specifications and plans and the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the county to enter upon the above-mentioned property for inspection purposes.		SOILS REPORT	SLABS		
Signature of Applicant or Agent George Winters 7/13/86		DRAIN DISTRICT FEE	GRND PLBG		
Signature of Applicant or Agent		PAD CERTIFICATION	GIRDERS		
Date		SOILS CERTIFICATION	FRAME		
		W/2 DEVELOPMENT PERMIT	ROUGH ELEC		
		FLOOD HAZARD ZONE	HEATING		
		OTHER CONDITIONS	FLUES		
			EXTER LATH		
			SHEAR WALLS		
			INSULATION		
			GAS SERV		
			ELEC SERV		
			OTHER		
			GAS TEST		
			FINAL		

I hereby agree to save, indemnify and keep harmless, the issuing agency and its officials from and against all liabilities, judgments, costs, and expenses which may in any wise accrue against said agency and its officials or either of them in consequence of the granting of this permit and will in all things, strictly comply with the conditions of this permit and applicable ordinances.

Date 6/17/86 SIGNED George Winters

OWNER CONTR ARCH OTHER

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 or 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

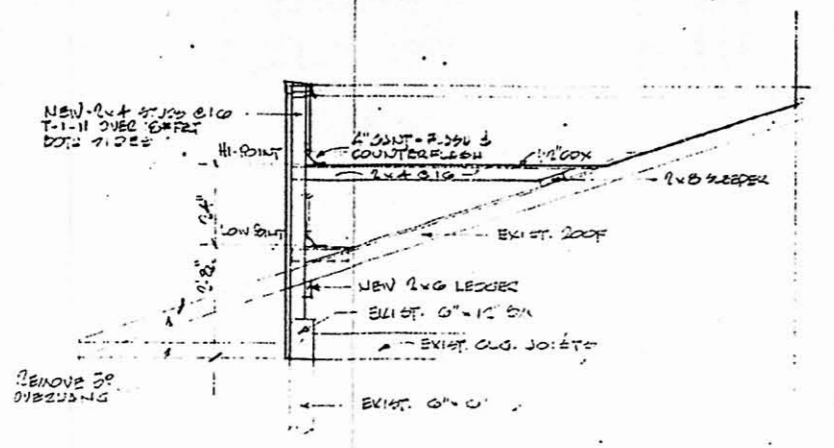
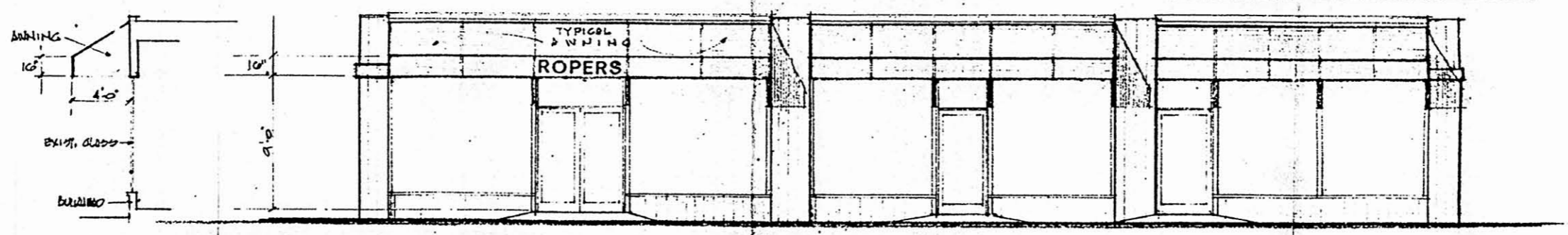
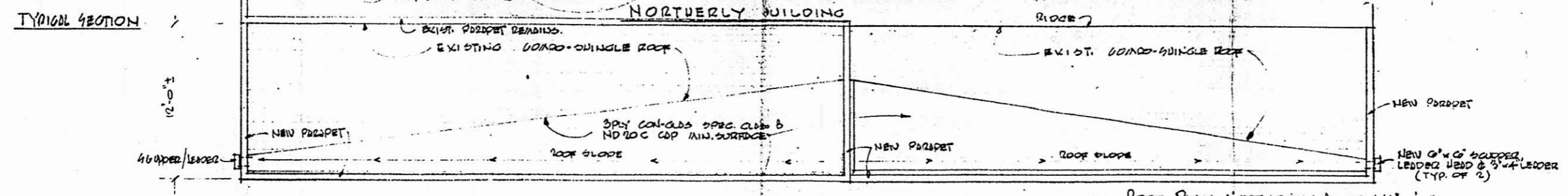
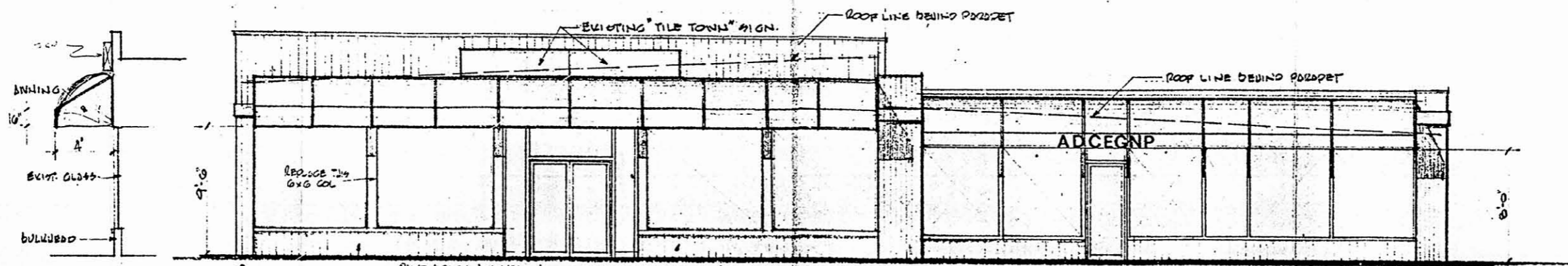


JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission

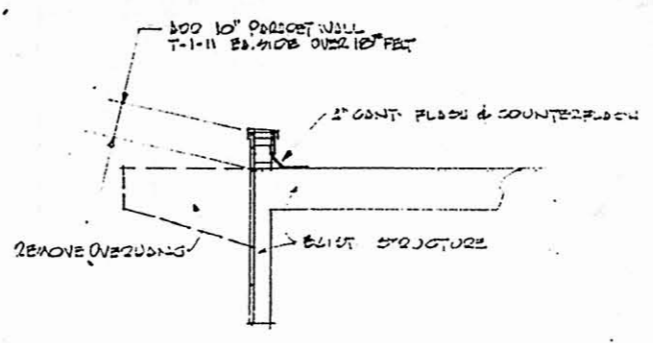
RJ/mr
doc 164
<20,29>

REVISIONS	BY

SHAW & PETERSEN
ARCHITECTS PLANNERS
1281 BLVD. WAY WALNUT CREEK, CALIFORNIA 94596-0414



NORTHWELY BUILDING SECTION 1/2"=1'-0"



SOUTHWELY BUILDING SECTION 1/2"=1'-0"

1. ALL SIDING TO BE T-1-11-8 DOUG. FIR. STAIN 2 COATS
2. BRINKING SHALL BE FABRIC SAMPLE.
3. POINT BUTTZE EXTERIOR OF BOTH BLDGS.

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 8650

REFER TO P.C.

STUDY SESSION

CONDITIONALLY APPROVED

DENIED

RESOLUTION NO. 1227

EXHIBIT A DATE 2/20/85

1. REMOVE BROKEN CONC. CURB AT SOUTH REARLINE.
2. PATCH CRACK JOINTS - SEE DRAWING. SEAL CONT. ENTIRE AREA.
3. REPLACE REAR WALL BEHIND SOUTHWELY BLDG. GxG WND GxG COL/3-2x4 ROOF END WALL.

BUILDING ALTERATIONS FOR
MR. MAX STOLL
2255 N. MAIN ST., WALNUT CREEK, CA.

Date 12-18-84
Scale 1/4"=1'-0"
Drawn O.
Job STOLL
Sheet
Of _____ Sheets

8650
PROJECTED
JAN 20 1985

① SET ILLUMINATED WITH NEON TUB HOUSINGS
5" RETLANS POLISHED ALUMINUM

40'-0"

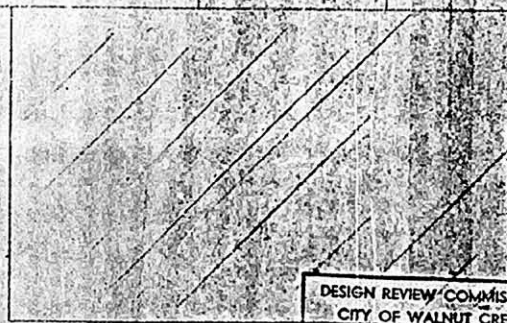
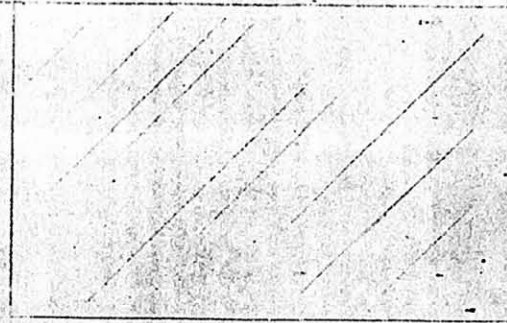
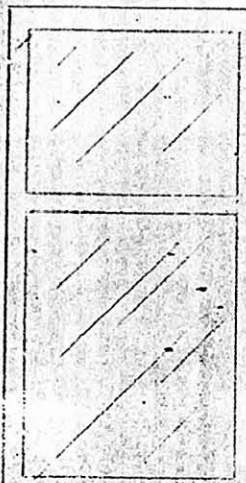
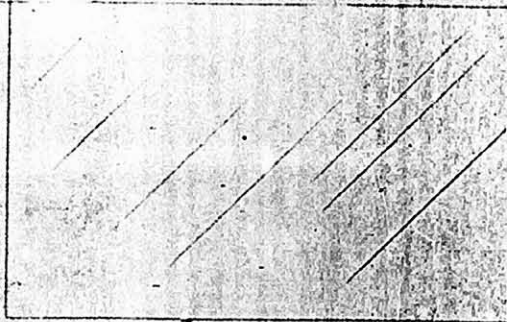
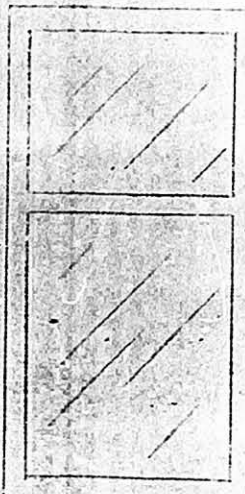
27'-6"

Pella Window & Door Center

BLUE FACES
Acrylic

Blue
Acrylic FACES

BLUE FACES
Acrylic



DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. SR 85-75
 REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED
RESOLUTION NO. 1323
EXHIBIT A DATE 2/11/86

DIXON SIGN COMPANY

383D EAST CHANNEL RD., BENICIA, CALIF. 94510 (707) 748-5800 (415) 686-4498

account PELLA WINDOW & DOOR number 2013-06 date 2/11/86
location WALNUT CREEK scale 3/4" = 1' approved by

THIS IS AN ORIGINAL DRAWING BY DIXON SIGN COMPANY IN A SIGN PROGRAM DESIGNED FOR YOUR BUSINESS. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED NOR EXHIBITED IN ANY MANNER.



MARK LARWOOD COMPANY
364-6333