

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 1665
SIGN REVIEW APPLICATION NO. 89-55
M & N AUTO FREESTANDING SIGN SIZE EXCEPTION

2652 N. Main

F.S. SIGN
Which identifies
4 tenants
situated to the
back area.

Section 1. Findings.

1. On November 15, 1989 the Walnut Creek Design Review Commission held a hearing to consider a request for an exception to the 25 sq. ft. freestanding sign maximum size allowance to allow for an existing 24 sq. ft. freestanding sign to be expanded to 32 sq. ft. on property located at 2652 N. Main Street in the C-G (General Commercial) zoning district.
2. On May 24, 1977 the Design Review Commission approved the existing 24 sq. ft. freestanding sign which proposed for expansion to 32 sq. ft.
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. This project is consistent with the General Plan and Zoning and other City development standards which regulate development on this site.
5. The existing sign identifies 3 auto service businesses which are located at the end of a private access drive off of the main street. The business requesting the expansion of the sign has recently located at the end of the access drive.
6. The business requesting the exception is completely obscured from view of N. Main Street by both distance and a change in elevation from the street.
7. The business requesting the exception is not able to obtain any signage exposure to a public street under the normal provisions of the Sign Ordinance. A freestanding sign is the only means by which the subject business can obtain exposure to a public street.
8. The Sign Ordinance requires that only one freestanding sign be employed for businesses which are in close proximity to one another. The four businesses which will be identified on the sign are all located at the end of the private access drive and are obscured from view of N. Main Street.
9. The project involves adding an additional 8 square foot nameplate to the existing 24 square foot sign. The additional nameplate will exactly match the existing sign in terms of colors, materials and lettering style and size.
10. The 8 sq. ft. of sign area per business on the freestanding sign is much less sign area than would be allowed for a wall sign for a business fronting on a public street in the same zoning district.

11. The design and color scheme of t
does not substantially visually stand out
existing signs employed in the immediate

12. Based on the evidence presented
Review Commission hereby resolves that:

- a. This Commission makes the fi
Section 10-4.301, Chapter 4
the Walnut Creek Municipal C
numbers 6 through 11 above.

Section 2. Decision. Based on the find
Commission hereby grants approval of Sign
as shown on the plans labeled "Exhibit
subject to the following conditions:

1. A building permit must be issued
extension must be filed with the Communit
November 26, 1990 and subsequently approv
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.

PASSED AND ADOPTED ON November 15, 1989 by the Walnut Creek Design
Review Commission at a regular meeting thereof upon motion by
Commissioner Rambo.

Ayes: Rambo, Boyd, Craig, Johnson, Englund
Noes: None
Absent: None



PAUL RICHARDSON, Secretary
Walnut Creek Design Review Commission