

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 1616
DESIGN REVIEW APPLICATION NO. 0121

Section 1. Findings.

1. On April 5, 1989 the Walnut Creek Design Review Commission held a public hearing to consider a request to construct a 9750 square foot retail building with 38 parking stalls at 1930 Mt. Diablo Blvd. in the R-O retail Office district.
2. This developer recently constructed the 10,000 square foot building next door to the property located on the north west corner of Mt. Diablo and ~~Bothele~~ BONANZA.
3. A Negative Declaration was posted for this proposed project on March 24, 1989 and the Community Development Director found that no substantial adverse impacts will occur as a result of this project.
4. This project is consistent with the General Plan and Zoning and other City development standards which regulate development on this site.
5. The Buildings layout will be very similar to the neighboring commercial structures located in this area.
6. The parking and vehicular access will be laid out in an orderly manner and it will be consistent with all of the city's development standards.
7. A stairwell will be provided that will allow pedestrian access from this parcel to the commercial development at the corner of Mt. Diablo Blvd. and Bonanza.
8. The building will aesthetically blend with the surrounding commercial structures along Mt. Diablo Blvd. The lighting will be installed in a manner that will not adversely impact neighboring structures.
9. The landscaping plan will provide additional vegetation on the site that will soften the many features of the building such as the parking lot.
10. Based on the evidence presented at the meeting the Design Review Commission hereby resolves that:
 - a. This Commission certifies that the Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines and that it has reviewed and considered the information contained therein.

- b. This Commission makes the findings as outlined under Section 10-4.301, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code for the reasons stated in numbers 4 through 9 above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Design Review Application No. 0121 as shown on the plans labeled "Exhibit A of Design Review No. 0121" and the material palette labeled "Exhibit B of Design Review Application No. 0121" subject to the following conditions:

1. The Parking and Landscaping Plan must be approved by the Transportation Division and the Chief of Planning for the City of Walnut Creek with particular attention to Stall Nos. 12, 13, 17, 19 and 38.
2. All on-site surface drainage shall be collected and conveyed underground to the nearest storm drainage system in a manner to be approved by the City Engineer.
3. All utilities along the project frontage shall be undergrounded or an in-lieu fee equal to \$70.00 per lineal foot of project frontage shall be paid prior to either site development or building permit issuance.
4. Prior to an issuance of building permit, the developer shall offer for dedication pursuant to section 7050 of the Municipal Code the necessary street frontage required by the City Engineer. This amount shall measure up to 60 feet from center line of Mt. Diablo Blvd. along the full project frontage. The developer can only construct a permanent structure within sixty feet of center line until the offer of dedication has been accepted by the City. Any structures located within the City right-of-way shall be allowed only upon issuance of an encroachment permit.
5. All site development shall comply with Sec. 9-1.05 (Frontage Improvements) and Sections 9-9.01 through 9-9.13 (Grading Ordinance) of the Walnut Creek Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made conditions of approval.
6. Parking lots shall be constructed in conformance with City parking design standards.
7. The city street shall be repaired as directed by the City Engineer.
8. The structural integrity of the pavement along the project frontage on Mt. Diablo Blvd. shall be verified for adequacy. In the event the pavement is inadequate it shall be removed and replaced to the center line of the street.

2. A sign permit must be issued or a request for a one-year extension must be filed with the Community Development Department by January 6, 1989, and subsequently approved 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 sign permit issuance unless active construction shall have commenced prior to the expiration of the sign permit.

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

PASSED AND ADOPTED ON January 6, 1988 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Camp and seconded by Commissioner Johnson.

Ayes: Camp, Johnson, Englund, Martin
Noes: None
Absent: Rambo

Charlotte Flynn
CHARLOTTE FLYNN, Secretary
Walnut Creek Design Review Commission

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9. The developer shall construct and dedicate all street improvements as required by the City Engineer along the projects frontage.

10. The developer shall relocate the buildings main switch to the south/west corner of the building.

11. The developer shall submit two (2) sets of construction plans and specifications to the Contra Costa Consolidated Fire District prior to the issuance of any building permits to ensure acceptable emergency access, water supply and compliance with the Uniform Fire Code as adopted by the City of Walnut Creek.

12. Payment of the in-lieu development fee of \$1.30 per gross square foot of building floor area improvements shall be made prior to issuance of a building permit. The cost of required off-site improvements related to improvements specified in the Walnut Creek Core Area 1990 Plan may be deducted from this fee as determined by the Community Development Department at the time of building permit issuance.

13. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission shall apply as conditions of approval for this proposal.


15. A building permit must be issued or a request for a one-year extension must be filed with the Community Development Department by 4/16/90 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.

16. The proposed metallic columns shall be deleted from the elevation and replaced with a material and design approved by the Chief of Planning.

→ "NO LEFT TURN" SIGNS INSTALLED AT ENTRANCE - ALSO AT D.P. I'S MICHABLO ENTRANCE
Section 3. Effective Date. This resolution shall take effect immediately upon its adoption. EDVANZA?

PASSED AND ADOPTED ON April 5, 1989 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Boyd and seconded by Commissioner Englund.

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


PAUL RICHARDSON, Secretary
Walnut Creek Design Review Commission

WALNUT CREEK DESIGN REVIEW COMMISSION

DESIGN REVIEW APPLICATION NO. 87-49
DIABLO PROMENADE SIGNS PROGRAM

Section 1. Findings.

1. On January 6, 1988 the Walnut Creek Design Review Commission held a hearing to consider a request to develop a sign program for Diablo Promenade located at 1902 Mt. Diablo Blvd.
2. On May 6, 1987 the design Review Commission approved this application allowing the construction of a 10,000 square foot retail building on this site.
3. This project is categorically exempt from the requirements of CEQA under Class II of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek.
4. This project is consistent with the Genstal Plan and Zoning and other City development standards which regulate development on this site.
5. The proposed signage will not exceed the amount allowed for the R-O District. The signage will be consistent with all the development standards controlling signage in this district.
6. The signs have been carefully integrated with the structure creating a very compatible appearance.
7. The building signs have been professionally manufactured and will compliment the existing buildings aesthetic integrity.
8. Wall mounted signs of 21 inches can clearly be seen from Mt. Diablo Blvd. and Sonanza Street.
9. Based on the evidence presented at the meeting the Design Review Commission hereby resolves that:
 - a. This Commission makes the findings as outlined under Section 10-4.301, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code for the reasons stated in numbers 4 through 8 above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. 87-49 as shown on the plans labeled "Exhibit A of Sign Review No. 87-49" subject to the following conditions: