

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 1932
DESIGN REVIEW APPLICATION NO. 0532
SAN MIGUEL CENTER SIGN PROGRAM

Section 1. Findings.

1. On September 8, 1993 the Walnut Creek Design Review Commission held a hearing to consider a new sign program and landscaping plan for an existing shopping center at 1280 Newell Avenue in the R-O, Ret. 1 and Office zoning district.

2. This project had been previously reviewed by the Design Review Commission on August 4, 1993.

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 sign program will give the center an attractive uniform appearance.

6. The new sign program will conform with the Sign Ordinance in terms of sign area allowances, sign location and placement on the building.

7. The new landscaping will upgrade the appearance of the property throughout the project site.

8. 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 5 through 7 above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Design Review Application No. 0532 as shown on the plans labeled "Exhibit A of Design Review No. 0532" and the material palette labeled "Exhibit B of Design Review Application No. 0532" subject to the following conditions:

1. All tenant fascia signs shall be subject to review by staff.

2. Signage for any tenant occupying more than six bays in the building or any exceptions to the approved sign program shall be subject to Design Review Commission approval.

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

4. All site development shall comply with Title 9 Chapter 9 (Site Development) of the Walnut Creek Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required and specific engineering requirements will be made conditions of approval.

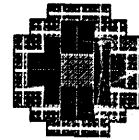
Section 3. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON September 8, 1993 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Johnson and seconded by Commissioner Kaplan.

Ayes: Johnson, Kaplan, Englund, Kimbrell
Noes:
Absent: Kilian



DAVID WALLACE, Secretary
Walnut Creek Design Review Commission



San Miguel Center

FILE COPY

MASTER SIGN PROGRAM

Approved Sign Program

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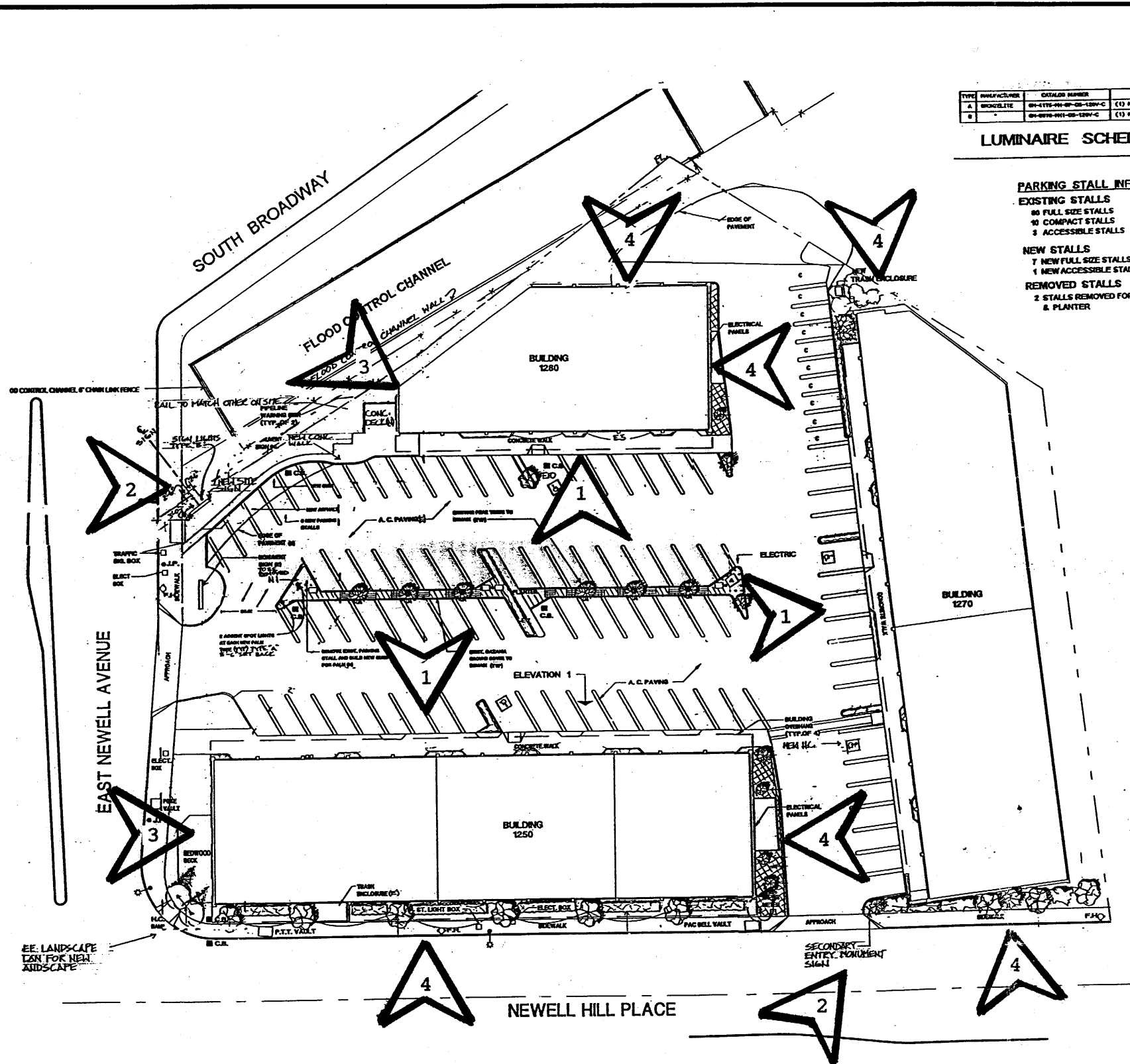
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DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 0532/SR 93-63

- REFER TO P.C.
- STUDY SESSION
- CONDITIONALLY APPROVED
- DENIED

RESOLUTION NO. 1932
EXHIBIT A . DATE 9/8/93

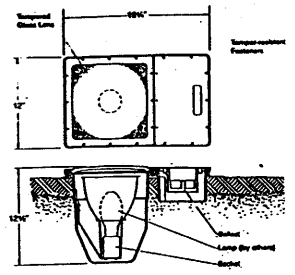
TITLE PAGE		
SCALE:	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER TP-1



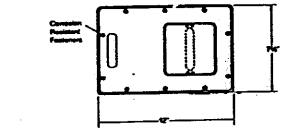
TYPE	MANUFACTURER	CATALOG NUMBER	LAMP(S)	W.H.
A	BRONKHORST	80-4175-00-02-120V-C	(1) MHY/AM	210
B		80-8070-00-02-120V-C	(1) MHY-02-P/2.5	210

LUMINAIRE SCHEDULE

PARKING STALL INFORMATION
EXISTING STALLS
 80 FULL SIZE STALLS
 10 COMPACT STALLS
 3 ACCESSIBLE STALLS
NEW STALLS
 7 NEW FULL SIZE STALLS
 1 NEW ACCESSIBLE STALL
REMOVED STALLS
 2 STALLS REMOVED FOR H.C. & PLANTER



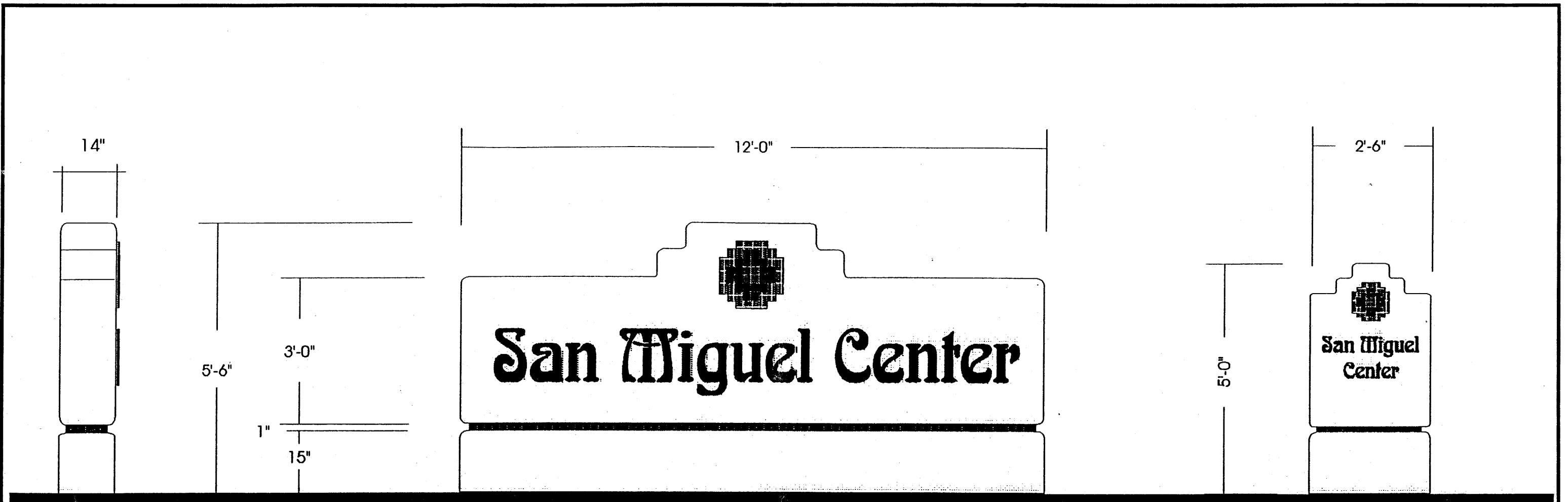
TYPE "A" LUMINAIRE



TYPE "B" LUMINAIRE

- 1) **FASCIA SIGNS**
Edge-lit, push-through plexiglass letters with translucent vinyl faces.
- 2) **MONUMENT SIGNS**
Free-standing frame and stucco construction monument signs. The large monument sign on the corner of Broadway and Newell is lit from light fixtures mounted in the ground in front of the sign.
- 3) **INDIVIDUAL LETTER SIGNS**
Individual internally-illuminated pan channel letters. Returns and trim caps to match building color.
- 4) **SIGNAGE ON THESE ELEVATIONS SUBJECT TO THE APPROVAL OF THE CITY OF WALNUT CREEK DESIGN REVIEW COMMISSION**

SIGNAGE IDENTIFICATION PLAN		
SCALE:	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER SI-1



S/F NON-ILLUMINATED STUCO MONUMENT DISPLAY

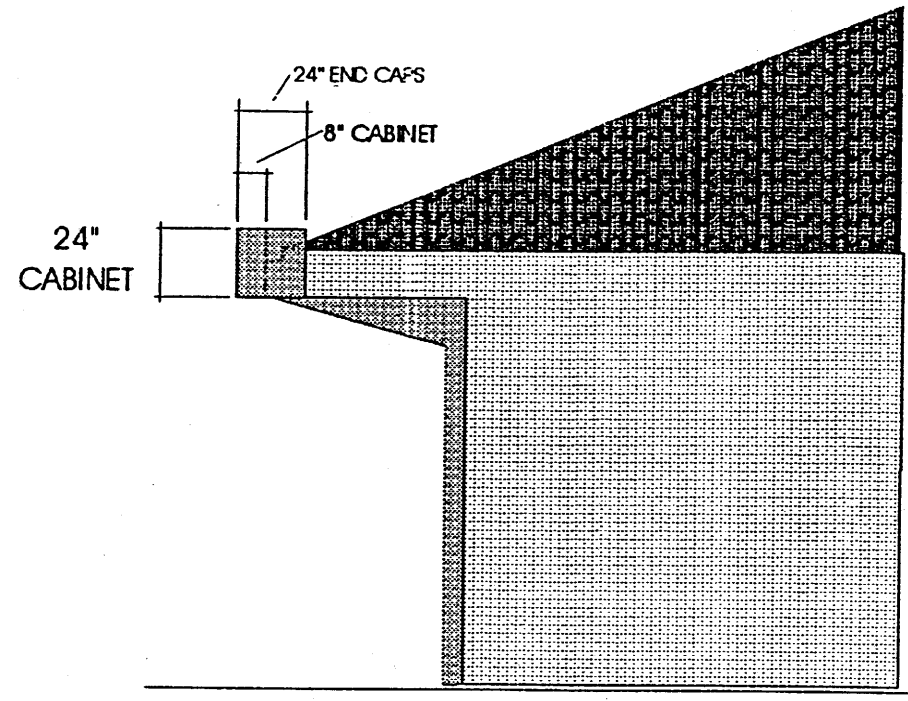
1/2" = 1'-0"

STUCO CABINET, & BASE - PAINT

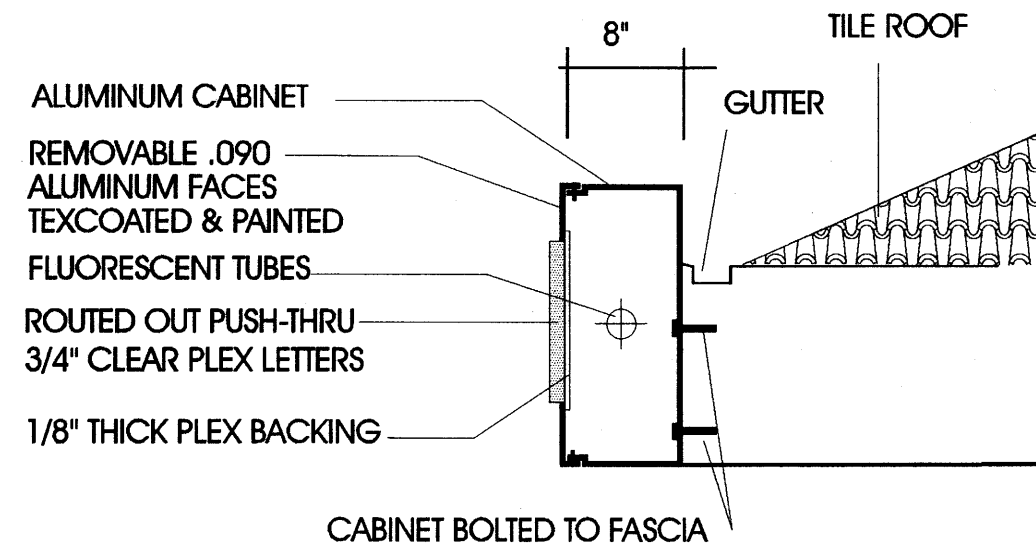
SAN MIGUEL CENTER - 1/2" FLAT CUT PLEX LETTERS TO BE PAINTED BURGUNDY TO MATCH TILES.

MEDALION TO BE CERAMIC TILES AS SHOWN.

MONUMENT SIGNS		
SCALE:	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER MS-1



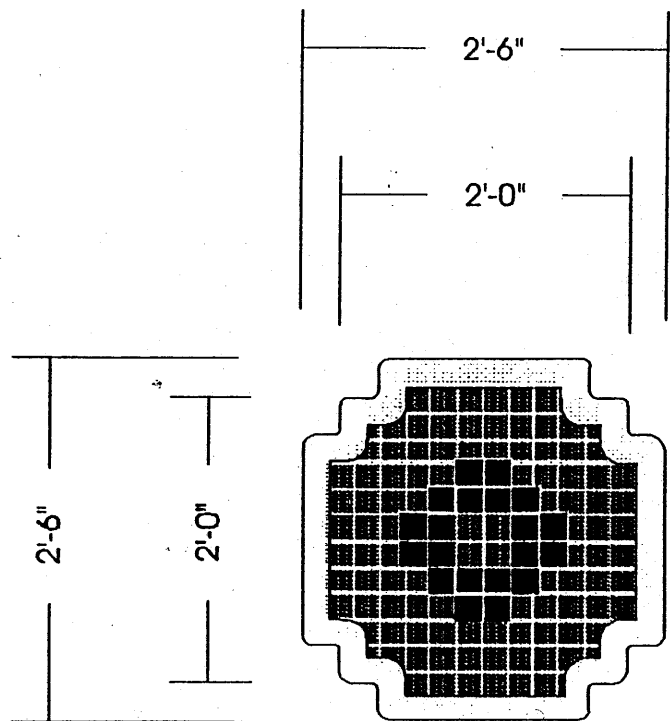
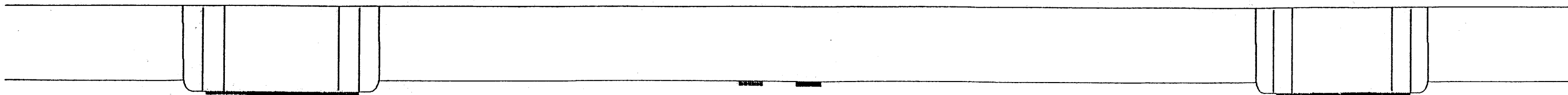
BUILDING PARTIAL SIDE ELVATION



SECTION DETAIL

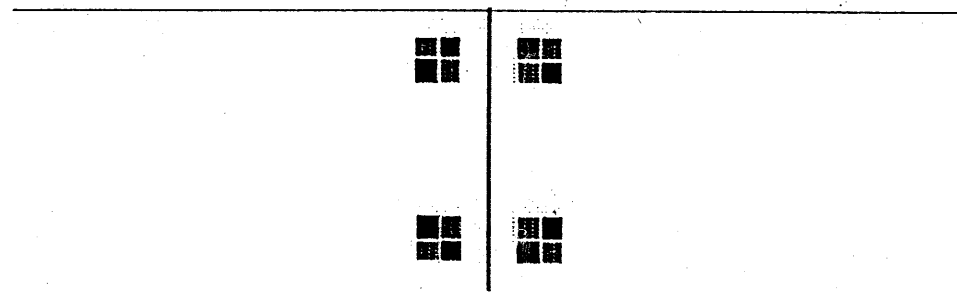
NTS

FASCIA SIGN DETAILS		
SCALE:	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER FS-1



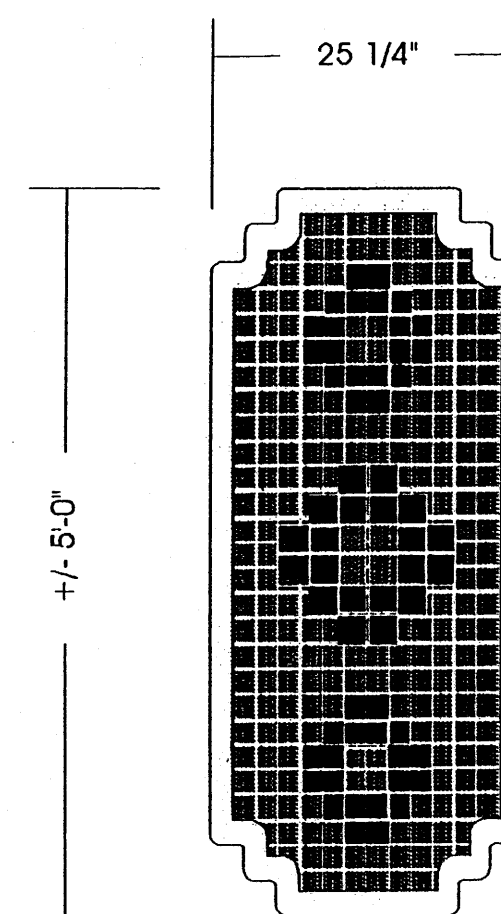
END MEDALLIONS DETAIL 3/4"=1'-0"

2'-6" BY 2'-6" ALUMINUM PANEL TO BE PAINTED TO MATCH BUILDING (TEXCOAT) W/ 2"X2" CERAMIC MOSAIC TILES.



TYPICAL JOINT DETAIL 3/4"=1'-0"

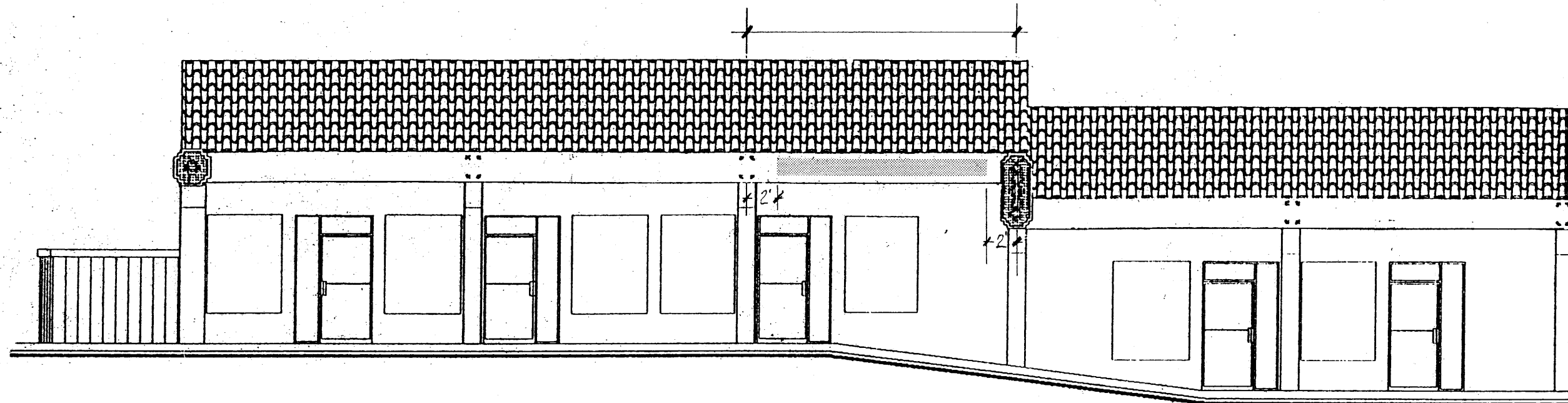
2" BY 2" CERAMIC MOSAIC TILES TO BE MOUNTED AS SHOWN



TRANSITION MEDALLIONS DETAIL 3/4"=1'-0"

2'5 1/4" BY 5'-0" ALUMINUM PANEL TO BE PAINTED TO MATCH BUILDING (TEXCOAT) W/ 2"X2" CERAMIC MOSAIC TILES.

FASCIA SIGN DETAILS		
SCALE:	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER
		FS-2



SIGN SPECIFICATIONS FOR ONE BAY TENANT SIGNAGE

Fascia Signage Specifications

Maximum Linear Feet of Signage Allowed: 14'
 Maximum Height of Tenant Signage Allowed: 14"

Restrictions on Tenant Signage

No descriptors may be added to business name for fascia signage.

Signage Repetition

One-bay Tenants shall be permitted to display their signage once on the fascia signage in the area allowed.

Horizontal Placement

Tenant signage shall be centered within the shaded area shown on this sheet.

Vertical Placement:

Tenant Signage shall be centered vertically.

Color

Tenant may choose any color available in the San Miguel Center Sign Color Palette.

Typestyle

Tenant may use any typestyle.

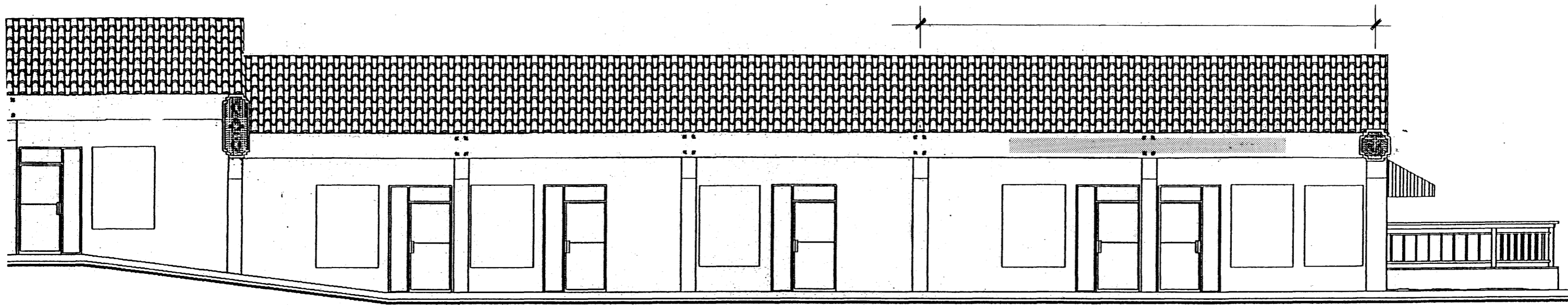
Window Signage

No more than 15% of the surface area of any window may be covered with signage. A maximum of 4 sq ft of exposed neon or other illuminated signage shall be permitted per frontage per Tenant which shall be included in the 15% total window signage permitted. Illuminated window signage larger than 4 sq ft in area shall require approval by the City of Walnut Creek Design Review Commission.

Leasing Signs

Signs advertising space for lease in the center shall comply with the Sign Ordinance.

ONE BAY TENANT SIGNAGE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER TS-1



SIGN SPECIFICATIONS FOR TWO BAY TENANT SIGNAGE

Fascia Signage Specifications

Maximum Linear Feet of Signage Allowed: 22'
 Maximum Height of Tenant Signage Allowed: 14"

Color

Tenant may choose any color available in the San Miguel Center Sign Color Palette.

Restrictions on Tenant Signage

No descriptors may be added to business name for fascia signage.

Typestyle

Tenant may use any typestyle.

Signage Repetition

Two-bay Tenants shall be permitted to display their signage once on the fascia signage in the area allowed.

Window Signage

No more than 15% of the surface area of any window may be covered with signage. A maximum of 4 sq ft of exposed neon or other illuminated signage shall be permitted per frontage per Tenant which shall be included in the 15% total window signage permitted. Illuminated window signage larger than 4 sq ft in area shall require approval by the City of Walnut Creek Design Review Commission.

Horizontal Placement

Tenant signage shall be centered within the shaded area shown on this sheet.

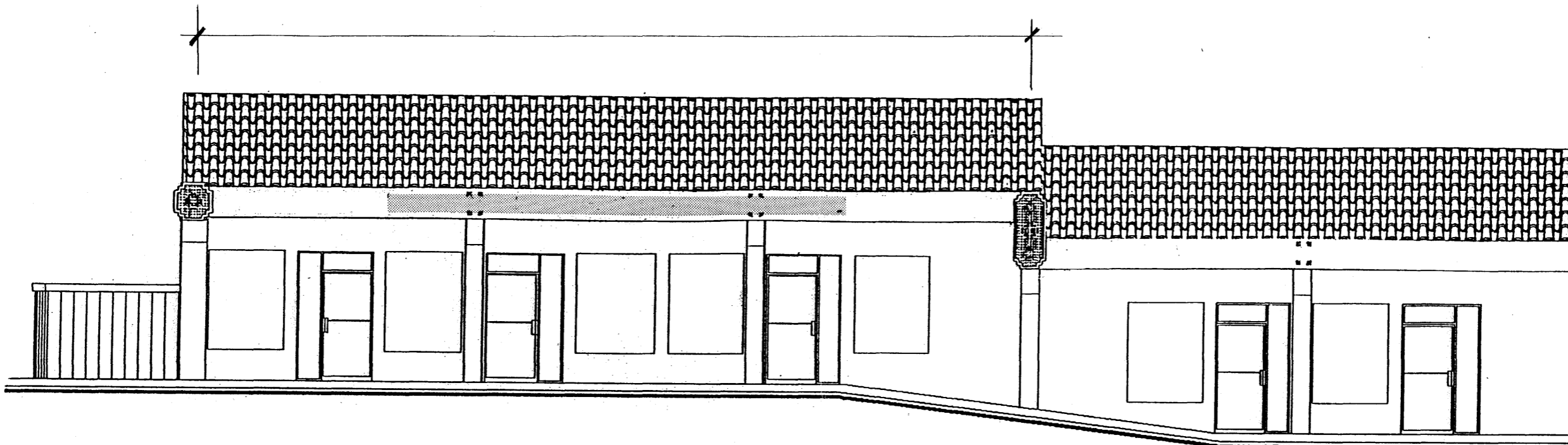
Leasing Signs

Signs advertising space for lease in the center shall comply with the Sign Ordinance.

Vertical Placement:

Tenant Signage shall be centered vertically.

TWO BAY TENANT SIGNAGE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER TS-2



SIGN SPECIFICATIONS FOR THREE BAY TENANT SIGNAGE

Fascia Signage Specifications

Maximum Linear Feet of Signage Allowed: 30'
 Maximum Height of Tenant Signage Allowed: 14"

Restrictions on Tenant Signage

No descriptors may be added to business name for fascia signage.

Signage Repetition

Three-bay Tenants shall be permitted to display their signage once on the fascia signage in the area allowed.

Horizontal Placement

Tenant signage shall be centered within the shaded area shown on this sheet.

Vertical Placement:

Tenant Signage shall be centered vertically.

Color

Tenant may choose any color available in the San Miguel Center Sign Color Palette.

Typestyle

Tenant may use any typestyle.

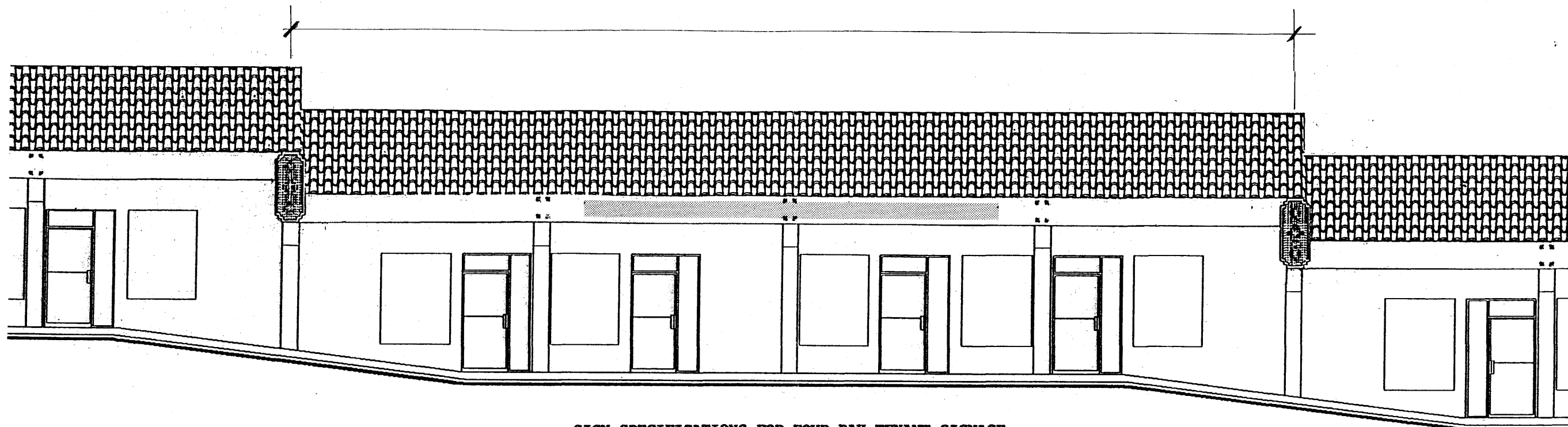
Window Signage

No more than 15% of the surface area of any window may be covered with signage. A maximum of 4 sq ft of exposed neon or other illuminated signage shall be permitted per frontage per Tenant which shall be included in the 15% total window signage permitted. Illuminated window signage larger than 4 sq ft in area shall require approval by the City of Walnut Creek Design Review Commission.

Leasing Signs

Signs advertising space for lease in the center shall comply with the Sign Ordinance.

THREE BAY TENANT SIGNAGE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER TS-3



SIGN SPECIFICATIONS FOR FOUR BAY TENANT SIGNAGE

Fascia Signage Specifications

Maximum Linear Feet of Signage Allowed: 30'
 Maximum Height of Tenant Signage Allowed: 14"

Restrictions on Tenant Signage

No descriptors may be added to business name for fascia signage.

Signage Repetition

Four-bay Tenants shall be permitted to display their signage once on the fascia signage in the area allowed.

Horizontal Placement

Tenant signage shall be centered within the shaded area shown on this sheet.

Vertical Placement:

Tenant Signage shall be centered vertically.

Color

Tenant may choose any color available in the San Miguel Center Sign Color Palette.

Typestyle

Tenant may use any typestyle.

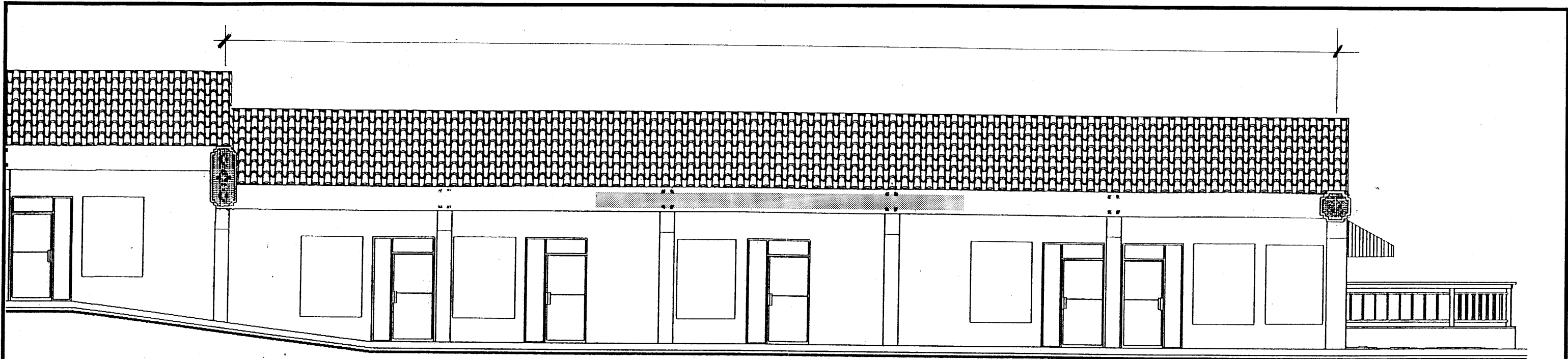
Window Signage

No more than 15% of the surface area of any window may be covered with signage. A maximum of 4 sq ft of exposed neon or other illuminated signage shall be permitted per frontage per Tenant which shall be included in the 15% total window signage permitted. Illuminated window signage larger than 4 sq ft in area shall require approval by the City of Walnut Creek Design Review Commission.

Leasing Signs

Signs advertising space for lease in the center shall comply with the Sign Ordinance.

FOUR BAY TENANT SIGNAGE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER
		TS-4



SIGN SPECIFICATIONS FOR FIVE BAY TENANT SIGNAGE

Fascia Signage Specifications

Maximum Linear Feet of Signage Allowed: 30'
 Maximum Height of Tenant Signage Allowed: 14"

Color

Tenant may choose any color available in the San Miguel Center Sign Color Palette.

Typestyle

Tenant may use any typestyle.

Restrictions on Tenant Signage

No descriptors may be added to business name for fascia signage.

Window Signage

No more than 15% of the surface area of any window may be covered with signage. A maximum of 4 sq ft of exposed neon or other illuminated signage shall be permitted per frontage per Tenant which shall be included in the 15% total window signage permitted. Illuminated window signage larger than 4 sq ft in area shall require approval by the City of Walnut Creek Design Review Commission.

Signage Repetition

Five-bay Tenants shall be permitted to display their signage once on the fascia signage in the area allowed. Additional displays require approval of the City of Walnut Creek Design Review Commission.

Horizontal Placement

Tenant signage shall be centered within the shaded area shown on this sheet.

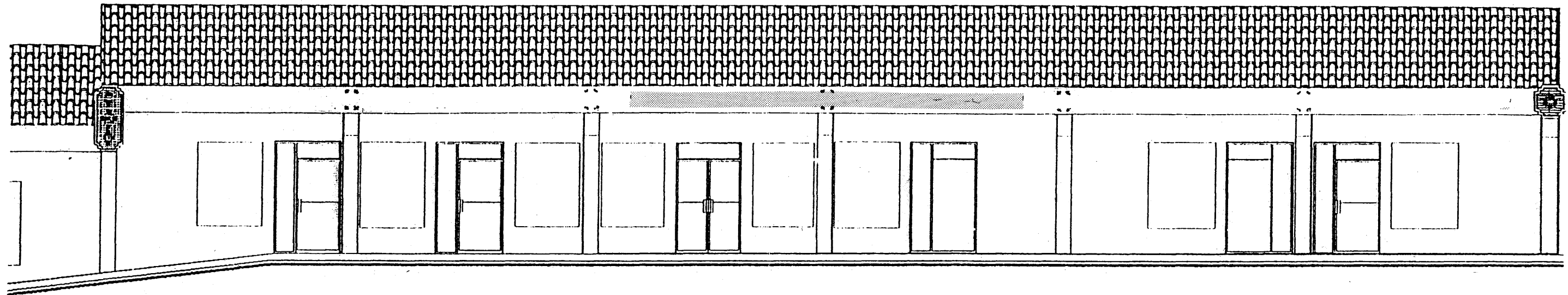
Leasing Signs

Signs advertising space for lease in the center shall comply with the Sign Ordinance.

Vertical Placement:

Tenant Signage shall be centered vertically.

FIVE BAY TENANT SIGNAGE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER TS-5



SIGN SPECIFICATIONS FOR SIX BAY TENANT SIGNAGE

Fascia Signage Specifications

Maximum Linear Feet of Signage Allowed: 30'

Maximum Height of Tenant Signage Allowed: 14"

Color

Tenant may choose any color available in the San Miguel Center Sign Color Palette.

Typestyle

Tenant may use any typestyle.

Restrictions on Tenant Signage

No descriptors may be added to business name for fascia signage.

Window Signage

No more than 15% of the surface area of any window may be covered with signage. A maximum of 4 sq ft of exposed neon or other illuminated signage shall be permitted per frontage per Tenant which shall be included in the 15% total window signage permitted. Illuminated window signage larger than 4 sq ft in area shall require approval by the City of Walnut Creek Design Review Commission.

Signage Repetition

Six-bay Tenants shall be permitted to display their signage once on the fascia signage in the area allowed. Additional displays require approval of the City of Walnut Creek Design Review Commission

Leasing Signs

Signs advertising space for lease in the center shall comply with the Sign Ordinance.

Horizontal Placement

Tenant signage shall be centered within the shaded area shown on this sheet.

Vertical Placement:

Tenant Signage shall be centered vertically.

SIX BAY TENANT SIGNAGE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER TS-6

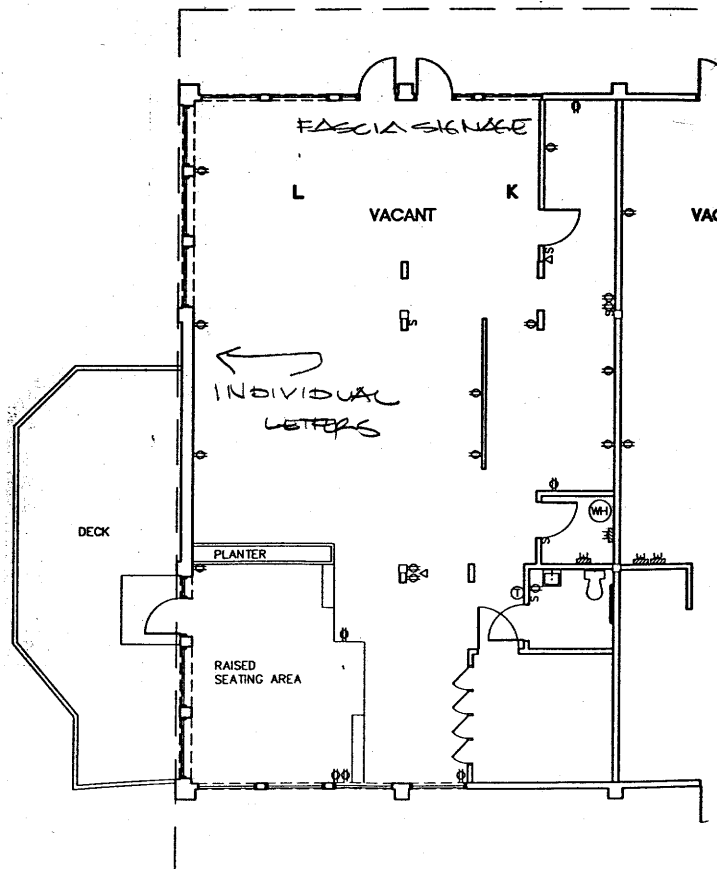
SIGN AREA CALCULATIONS

FOR SOUTHERNMOST SUITE OF 1250 NEWELL AVENUE

Southernmost Suite of 1250 Building: (Two Frontages)	2100 sf
Sign Area Calculation:	
Linear Feet of Primary Frontage:	36
Square Footage of Suite (2100sf/200)	+10.5

Sub-total Sign Area	46.5 sf
Additional Allowed for Two Frontages (46.5 sf x 160%)	74.4 sf
Equivalent Linear Feet of Signage Allowed with 14" Letters	63.7 lf
Deduct Signage Allowed on West Fascia Signage	-22.0 lf

REMAINING TOTAL ALLOWABLE ON SOUTH ELEVATION	41.7 LF
Reduced to suit proportion of elevation to:	30.0 LF



Scale 1/16" = 1'-0"

SIGN AREA CALCULATIONS

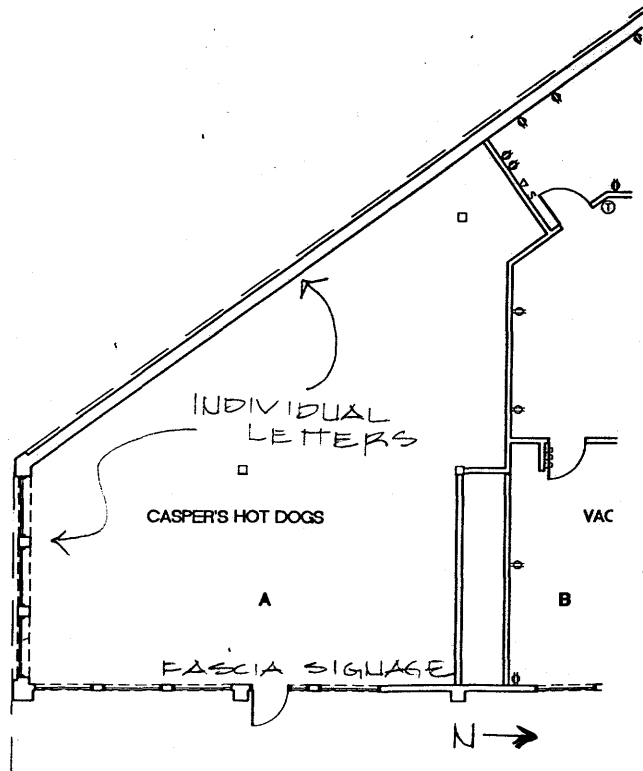
FOR SOUTHERNMOST SUITE OF 1280 NEWELL AVENUE

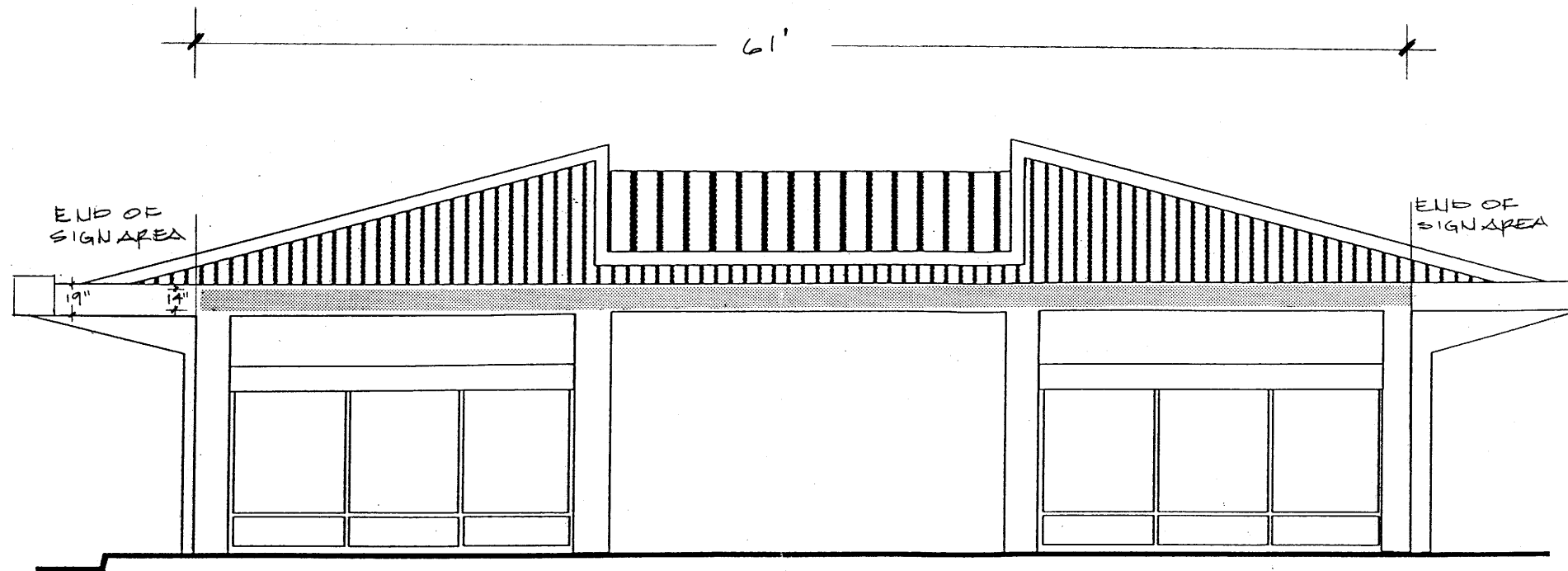
Southernmost Suite of 1280 Building: (Two Frontages)	1300 sf
Sign Area Calculation:	
Linear Feet of Primary Frontage:	47.0
Square Footage of Suite (1300sf/200)	+ 6.5

Sub-total Sign Area	53.5 sf
Additional Allowed for Two Frontages (53.5 sf x 160%)	85.6 sf
Equivalent Linear Feet of Signage Allowed with 14" Letters	73.3 lf
Deduct Signage Allowed on East Fascia Signage	-14.0 lf

REMAINING TOTAL ALLOWABLE ON SOUTH AND SOUTH WEST ELEVATIONS	59.3 LF
Reduced to suit proportion of elevation to:	40.0 LF
South Elevation	20 LF
South West Elevation	20 LF

Scale 1/16" = 1'-0"





SOUTH ELEVATION - BUILDING 1250

1/8" 1'-0"

SIGN SPECIFICATIONS FOR 1250 SOUTH ELEVATION

Sign Type

14" individual internally illuminated pan channel letters. Returns and trim caps to be match building fascia color.

Individual Letter Signage Specifications:

Linear Feet of Frontage: South Elevation	61'
Maximum Linear Feet of Signage Allowed:	30'
Minimum Margins from Center Line of Column:	As shown
Maximum Height of Tenant Signage Allowed:	14"

Color

Tenant may choose any color available in the San Miguel Center Sign Color Palette.

Typestyle

Tenant may use any typestyle.

Restrictions on Tenant Signage

No descriptors may be added to business name for fascia signage.

Window Signage

Total Tenant window signage shall not exceed 15% of the total window area of the Tenant space per frontage.

Signage Repetition

Tenants shall be permitted to display their signage once on the elevation shown.

Neon Signs

Neon window signage larger than 4 sq ft in area shall be subject to City of Walnut Creek Design Review Commission approval. Neon window signage shall be included in the 15% maximum window signage area per frontage.

Horizontal Placement:

Tenant Signage may be placed within the shaded area shown on this sheet. It shall be centered over the elevation or over the windows as is appropriate for the use of the Tenant.

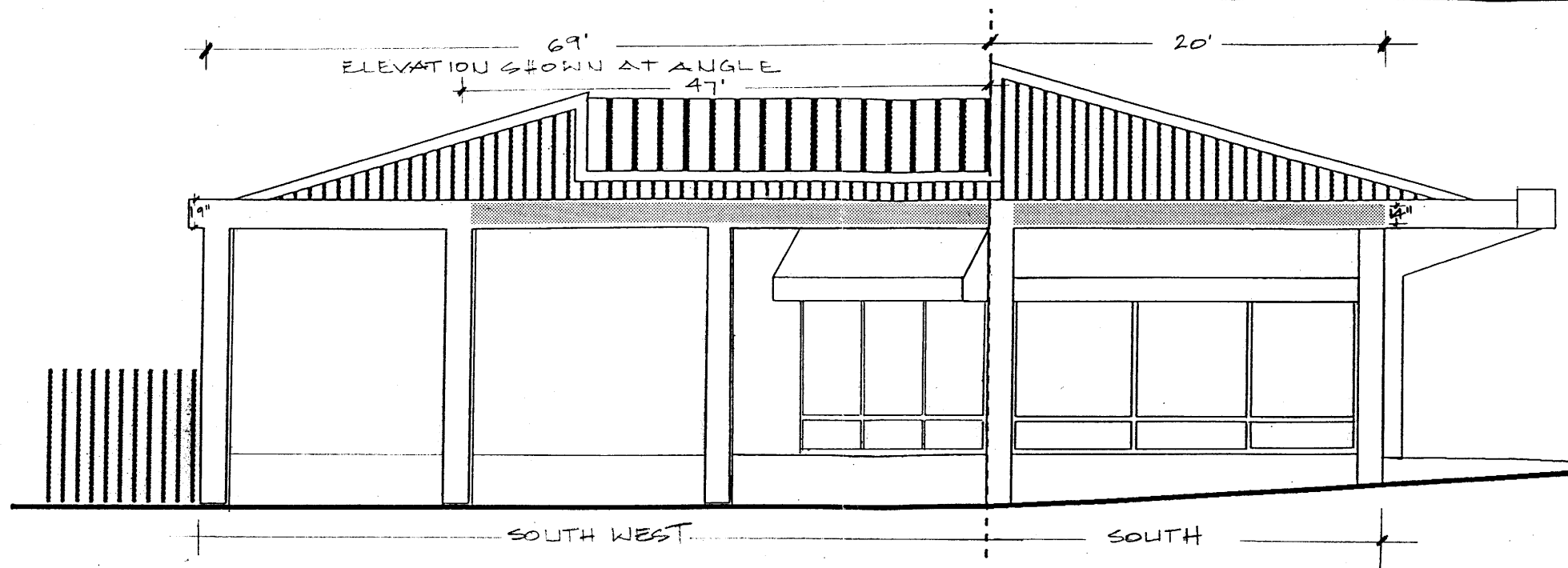
Vertical Placement:

Tenant Signage shall be centered vertically.

Leasing Signs

Signs advertising space for lease in the center shall comply with the Sign Ordinance.

INDIVIDUAL LETTER SIGNAGE SOUTH SIDE OF 1250 BUILDING		
SCALE:	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER ILS-1



SOUTH ELEVATION - BUILDING 1280

1/8" 1'-0"

SIGN SPECIFICATIONS FOR 1280 SOUTH ELEVATION

Sign Type

14" individual internally illuminated pan channel letters. Returns and trim caps to be match building fascia color.
(Existing Signage Exempt)

Individual Letter Signage Specifications:

Linear Feet of Frontage: South and South West Elevation: 67'
 Maximum Linear Feet of Signage Allowed South Elevation: 20'
 Maximum Linear Feet of Signage Allowed South West El.: 20'
 Maximum Height of Tenant Signage Allowed: 14"

Color

Tenant may choose any color available in the San Miguel Center Sign Color Palette.

Typestyle

Tenant may use any typestyle.

Restrictions on Tenant Signage

No descriptors may be added to business name for fascia signage.

Window Signage

Total Tenant window signage shall not exceed 15% of the total window area of the Tenant space per frontage.

Signage Repetition

Tenants shall be permitted to display their signage once on each elevation shown.

Neon Signs

Neon window signage larger than 4 sq ft in area shall be subject to City of Walnut Creek Design Review Commission approval. Neon window signage shall be included in the 15% maximum window signage area per frontage.

Horizontal Placement:

Tenant Signage may be placed within the shaded area shown on this sheet. It shall be centered over the elevation or over the windows as is appropriate for the use of the Tenant.

Vertical Placement:

Tenant Signage shall be centered vertically.

INDIVIDUAL LETTER SIGNAGE SOUTH SIDE OF 1280 BUILDING		
SCALE:	APPROVED BY:	DRAWN BY
DATE: 8/20/93		REVISED
SAN MIGUEL CENTER		
MASTER SIGN PROGRAM		DRAWING NUMBER ILS-2

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK

Approved
Sign Face
Colors

D.R. NO. 0532-12-93-63

San Miguel Center

CONDITIONALLY APPROVED

DENIED

RESOLUTION NO. 1932

EXHIBIT B . DATE 9/8/93