

SIGN PROGRAM INFORMATION SHEET

Name: Terrace Shops
Location: 1455-1479 Newell Ave.
S.R. No.: 85-27
Reso. No.:
General Plan:
Zoning:

No. of Tenant Signs: 4
No. of Master Signs: 1
Signs Not Conforming
To Program Criteria: Delices Pastries & Deserts

Conditions of Approval

(1) Design, Size, Colors, Copy, and Illumination:

*Master Sign(s):

*Tenant Sign:

WALNUT CREEK DESIGN REVIEW COMMISSION
Resolution No. 1269
Sign Review Application No. 85-27
Terrace Shops

The Walnut Creek Design Review Commission does resolve as follows:

Section 1. Findings.

1. On May 21, 1985 Sign Review Application No. 85-27 was filed by Marta Thomson seeking Design Review Commission approval of a sign program for the shopping center located at 1455-1479 Newell Avenue, being on the south side of Newell Avenue adjacent to San Ramon Creek.

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. 566 on May 24, 1977, and Resolution No. 839 on November 27, 1979, granting exceptions for non-adjacent roof signs for two businesses located in the rear courtyard of the shopping center.

4. There exists another shop facing the interior courtyard with entry by way of a covered walkway from Newell Avenue but with no frontage on the street.

5. The existing "Main Course" and "De'lices" roof signs were previously approved by staff and generally conform to the proposed sign program.

6. There is no adequate location on the building to mount a master identification sign.

7. On August 7, 1985 the Design Review Commission reviewed the plans for Sign Review Application No. 85-27.

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

- a. The interior courtyard businesses in this center cannot obtain signing exposure under the signing provisions of this chapter.
- b. The architectural style and elements of construction are such that a master sign attached to the building would be in conflict with the provisions of Section 10-4.301 of this title.
- c. The architectural design and placement of the signs are acceptable as conditioned.

- d. The Commission can support the granting of an exception pursuant to Section 10-2.1918(j) of the Zoning Ordinance allowing the non-adjacent roof signs for the interior courtyard shops.
- e. 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 approves Sign Review Application No. 85-27 subject to the following conditions:

1. The master and individual tenant signs shall be constructed substantially as shown on the drawings labeled "Exhibit A" and dated August 7, 1985.
2. With the exception of the existing "Main Course" and "De'lices" roof signs, all existing exterior signing shall be removed.
3. Except as otherwise approved, all signs shall conform to the size and placement regulations of the Zoning Ordinance.
4. All signs shall remain non-illuminated.
5. Any new or replacement tenant signs shall be approved by staff and be consistent with the design and color scheme of the approved sign program.
6. The placement of the freestanding sign shall not encroach on the public right-of-way.
7. Roof-top mounting brackets shall be installed so as not to be visible from the street.

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

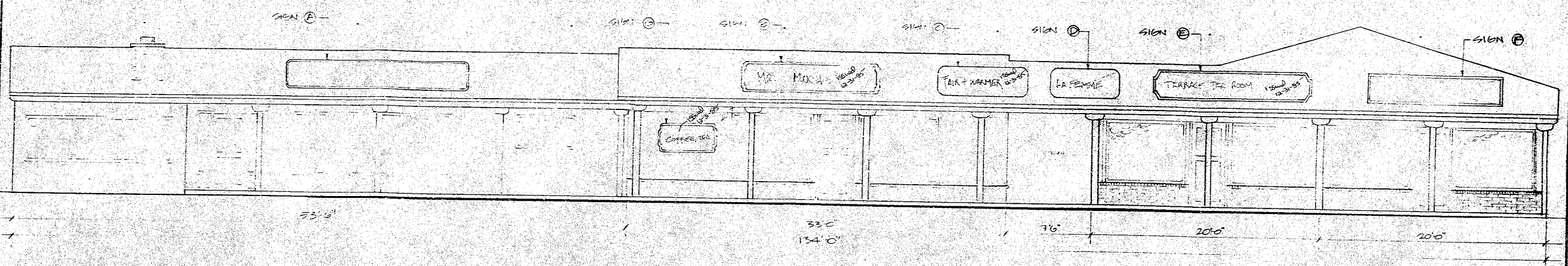
The foregoing resolution was adopted on August 7, 1985 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Rambo; second by Commissioner Martin.

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

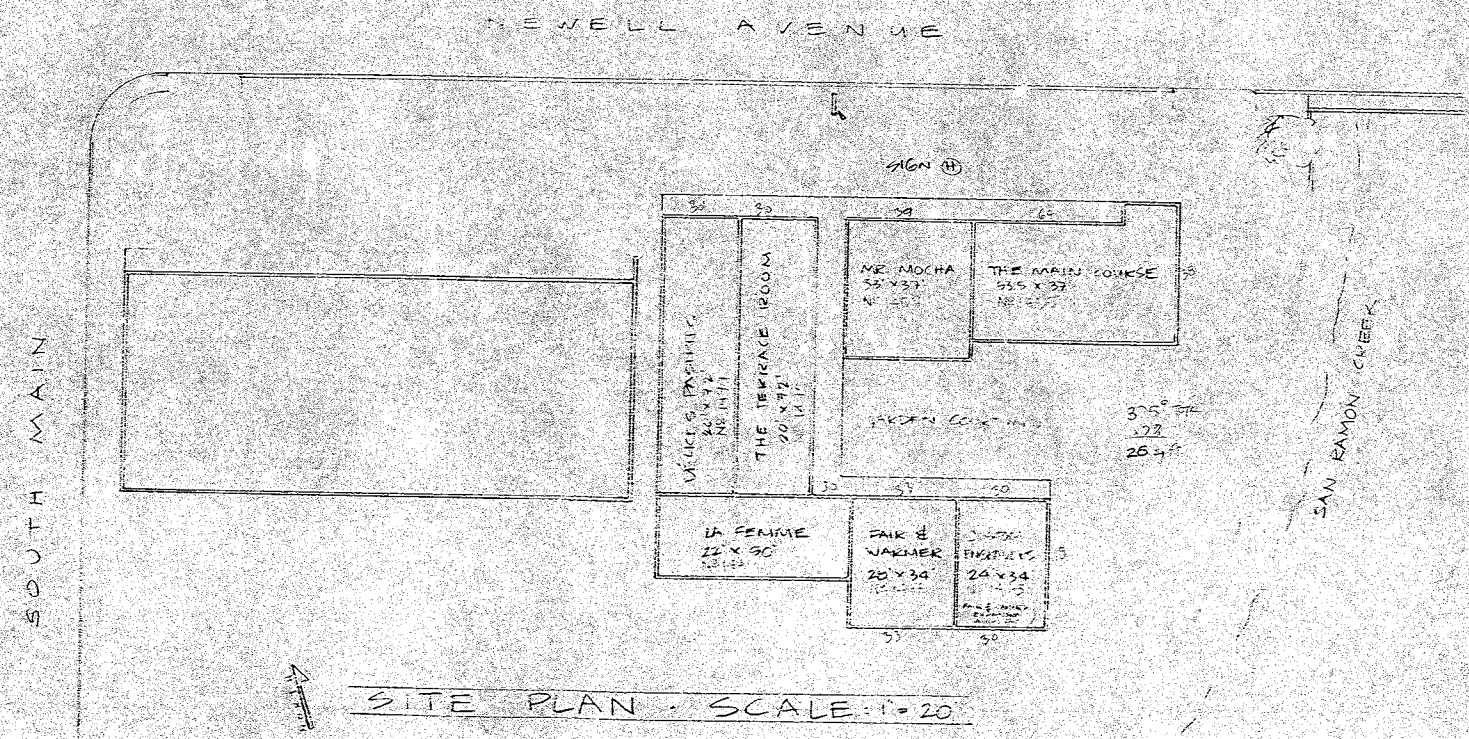


JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission

THE TERRACE SHOPS - EXISTING AND PROPOSED SIGNAGE



THE TERRACE SHOPS - STORE FRONTS ELEVATION - NEWELL AVENUE - SCALE: 1/4" = 1'-0"

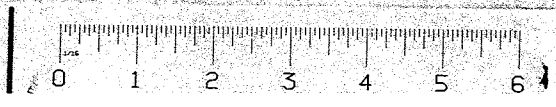


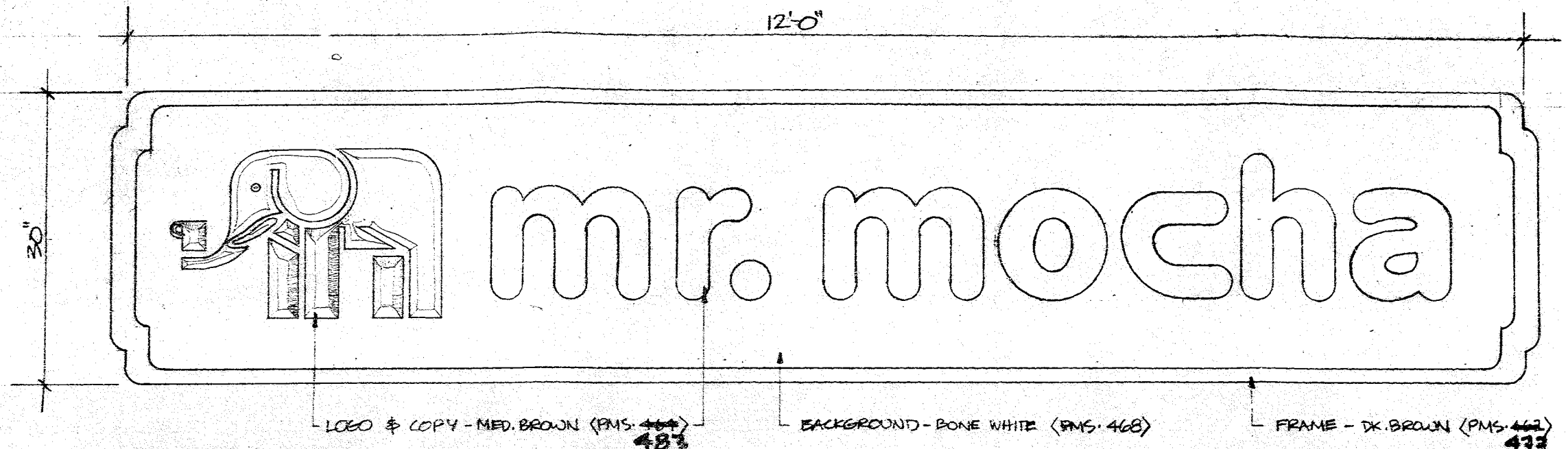
SITE PLAN - SCALE: 1" = 20'

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 85-17
 REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED
RESOLUTION NO. 1269
EXPERT A DATE 9/1/85

TENANT/SIGN INFORMATION			
ADDRESS	TENANT	EXISTING SIGNS	PROPOSED SIGNS
# 1455	MAIN COURSE COOKWARE	A) 30' x 16' 0"	A) NONE
# 1459	MR. MOCHA	24' x 16' 0" (TO BE REPLACED) 24' x 43" (TO BE REPLACED)	B) 30' x 120" C) 24' x 50"
# 1463	CUSTOM ENGRAVERS (FAIR & WARNER EXPANSION AND DS)	NONE	NONE
# 1467	FAIR & WARNER	34' x 20" (TO BE REPLACED)	C) 30' x 30"
# 1471	LA FEMME	NONE	D) 30' x 60"
# 1475	THE TERRACE ROOM	24' x 125" (TO BE REPLACED)	E) 30' x 140"
# 1479	DELICES PASTRIES	36' x 10' 0" (CORRESPONDENCE TO DE LANCEY'S D)	E) 30' x 12' 0"
	THE TERRACE SHOPS	NONE	H) 40' x 6' 0" DF

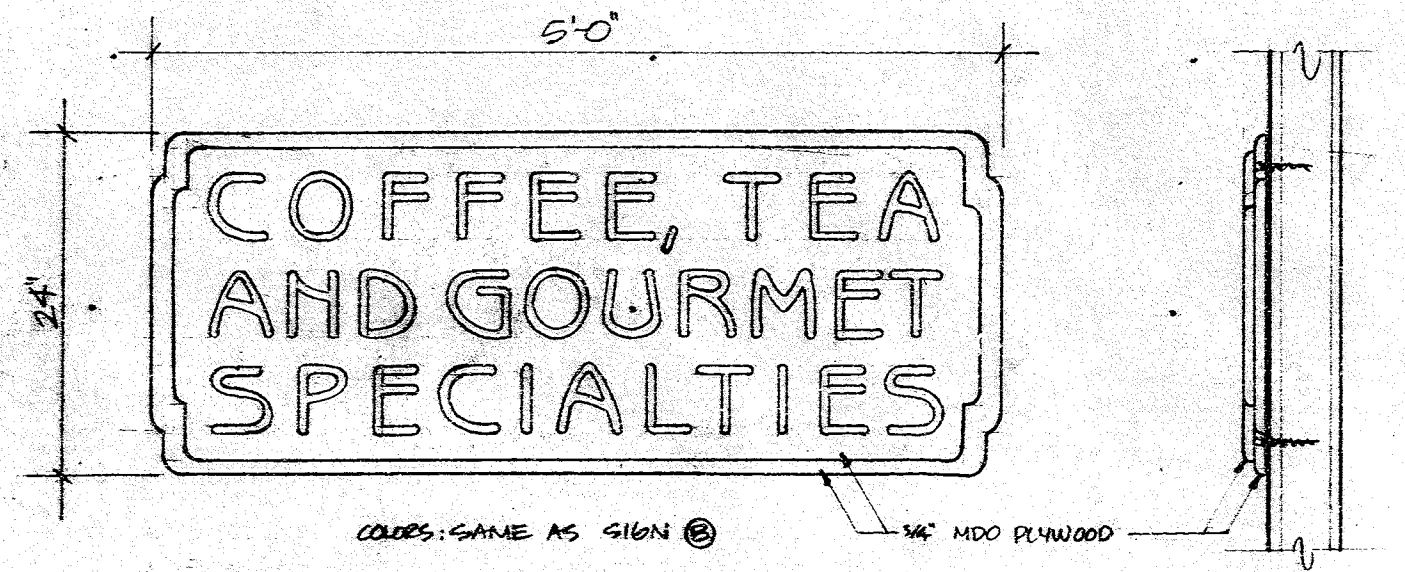
OWNER	ROBERT V. H. & SIFE 15137	JOB SITE	THE TERRACE SHOPS 1455-479 NEWELL AVENUE WALNUT CREEK CA 94596	DESIGNER	DE LANCEY DESIGN 1430 ALPINE ROAD WALNUT CREEK, CA 94596 415-939-8435	APPROVAL	DRAWN	H. DELANCEY
					DATE		23 MAY 84	
					REVISED		14 AUG 84	
					DWG. NO		01.9055	
					PAGE NO			



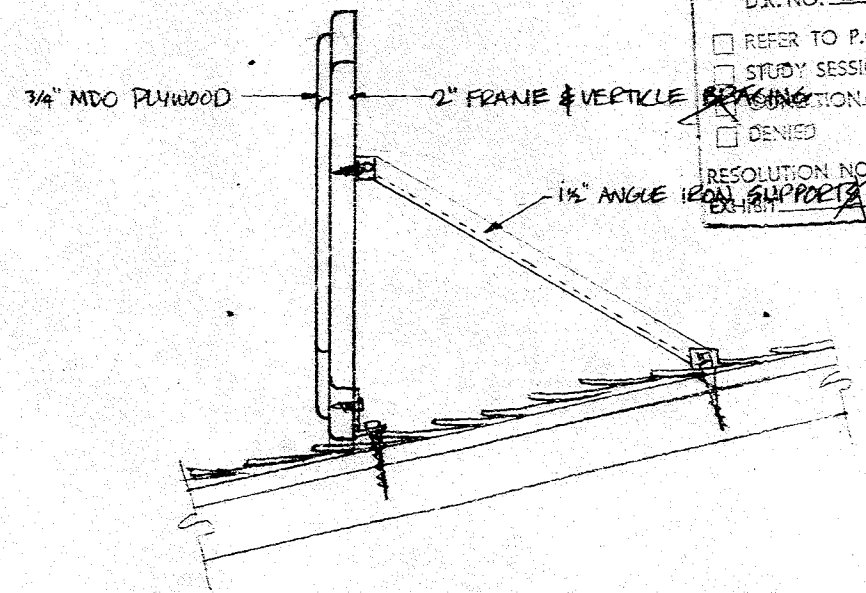


SIGN (B) DETAILS - ROOF MOUNTED - SINGLE FACE
 NON-ILLUMINATED WOOD SIGN

SCALE: 1/2" = 1'-0"
 *ALL COLORS GLOSS ENAMEL



SIGN (C) DETAILS - WALL MOUNTED - SCALE: 1/2" = 1'-0"
 NON-ILLUMINATED WOOD SIGN



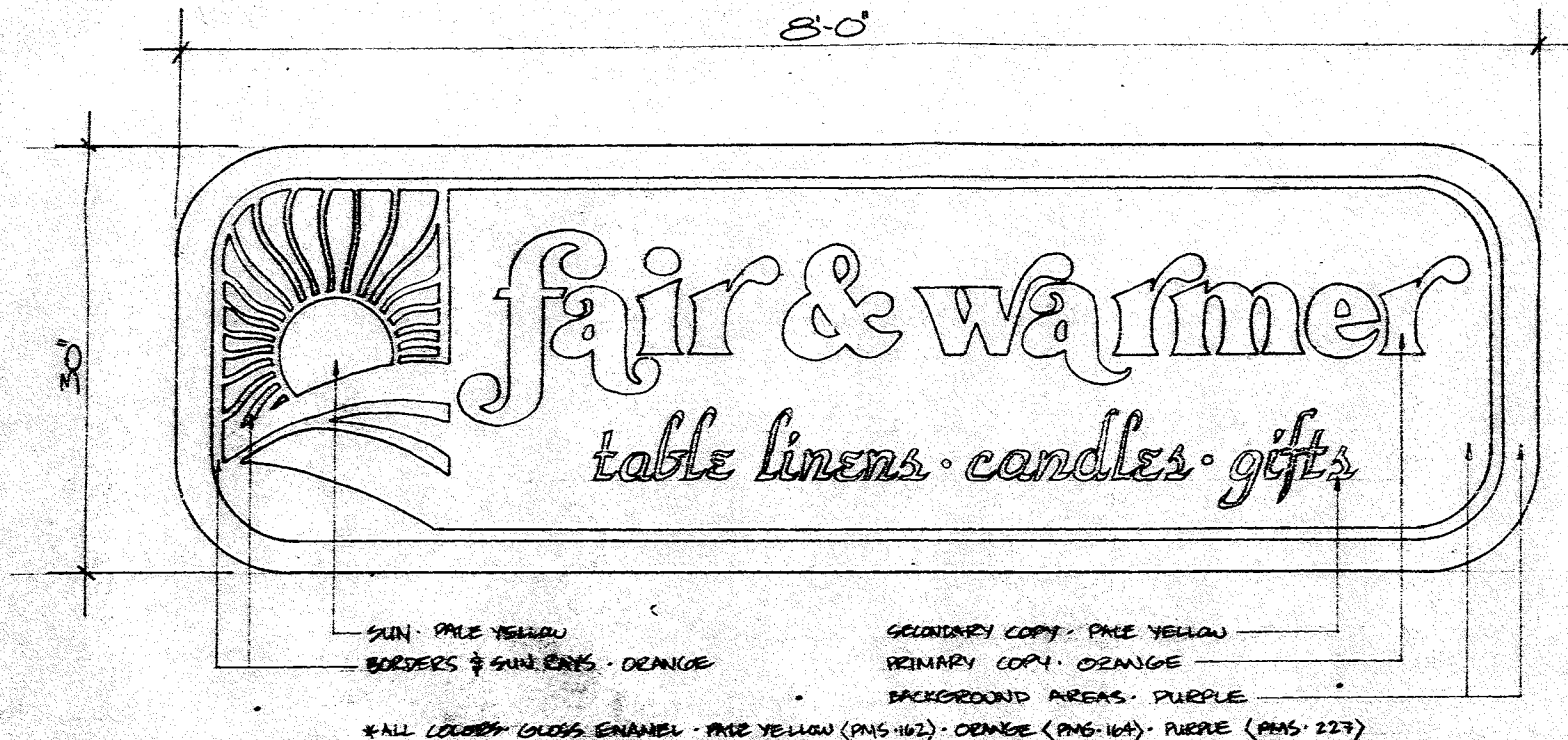
SIDE VIEW - SIGN (C) SCALE: 1/2" = 1'-0"

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. 85-27

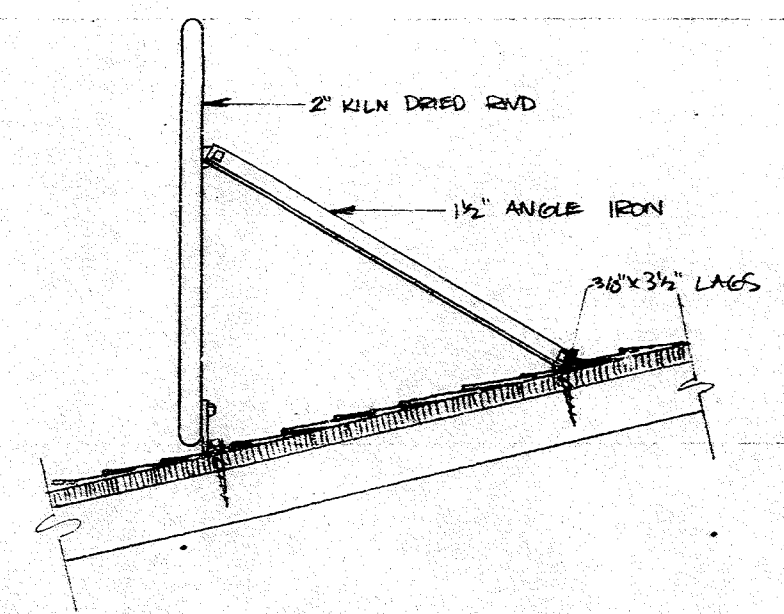
REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 1268
 EX-1111 DATE 7/29/95

OWNER	MARTA THOMPSON	JOB SITE	MR. MOCHA 1459 NEWELL AVENUE WALNUT CREEK, CA 94596 415.937.8888	DESIGNER	DE LANCEY DESIGN 1430 ALPINE ROAD WALNUT CREEK, CA 94596 415.939.8435	APPROVAL	DRAWN	H. DE LANCEY
					DATE		14 AUG 04	
					REVISED			
					DWG. NO.		01.9066	
					PAGE NO.			



FRONT VIEW
SIGN C DETAILS



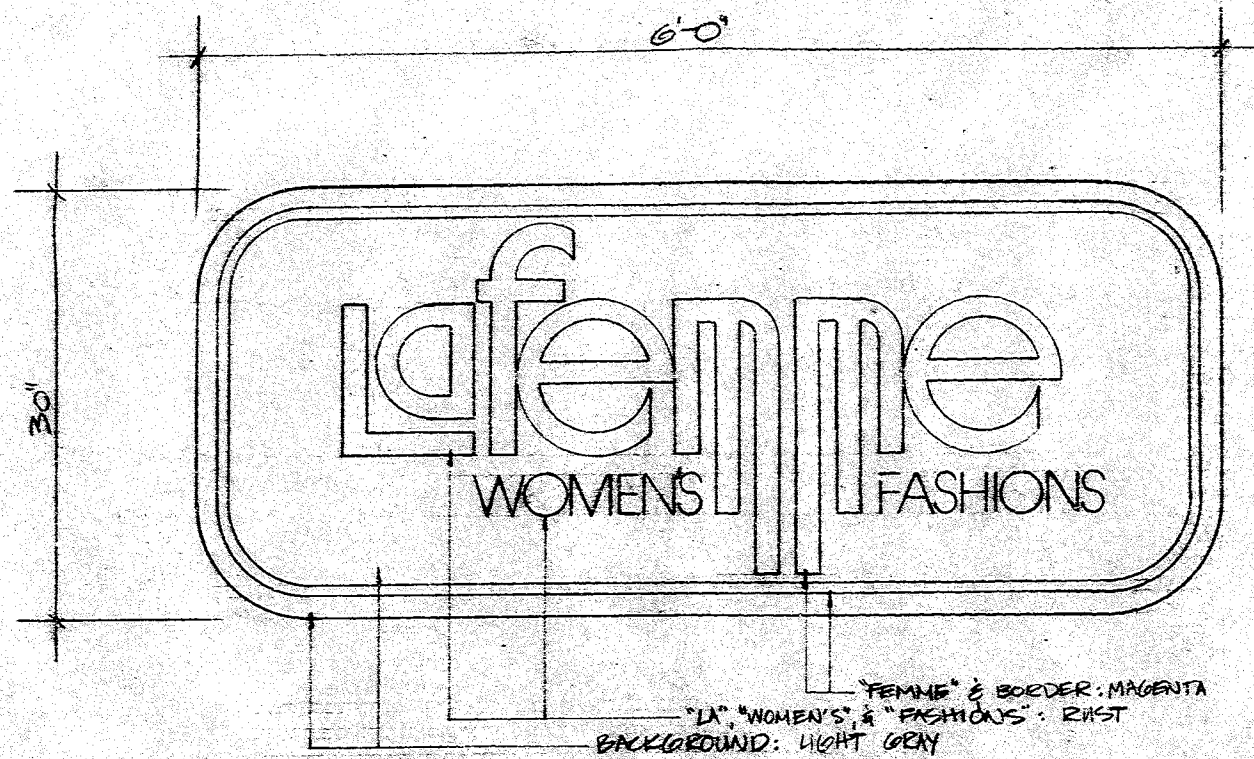
SIDE VIEW
SCALE: 1/2" = 1'-0"

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 85-27

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 1269
SUBMIT. A DATE 5/7/85

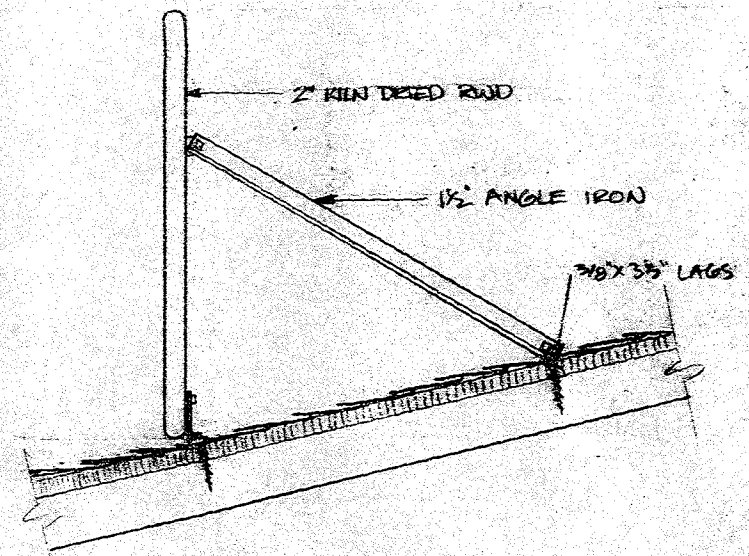
OWNER	MARTA THOMPSON	JOB SITE	FAIR & WARMER	DESIGNER	DE LANCEY DESIGN	APPROVAL	DRAWN	H. DELANCEY
	1467 NEWELL AVENUE		1430 ALPINE ROAD		DATE		01/06/84	
	WALNUT CREEK, CA		WALNUT CREEK, CA		REVISED			
	94596		94596		DWG. NO.		01.9065	
	415.932.1611		415.939.8435		PAGE NO.			



*ALL COLORS GLOSS FINISH: MAGENTA (PMS. 215), RUST (PMS. 173), GRAY (PMS. 442)

FRONT VIEW

SIGN (D) DETAILS



SIDE VIEW

SCALE: 1 1/2" = 1'-0"

DESIGN REVIEW COMMISSION
 • CITY OF WALNUT CREEK
 D.R. NO. 85-27

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 1268
 EXHIBIT A DATE 8/7/15

VIRGINIA & KAMIL ALI

LA FEMME
 1471 NEWELL AVENUE
 WALNUT CREEK, CA
 94596
 415. 934. 0300

DE LANCEY DESIGN
 1430 ALPINE ROAD
 WALNUT CREEK, CA
 94596
 415. 939. 8435

APPROVAL

DRAWN BY	H. DELANCEY
DATE	18 JUNE 14
REVISED	
DWG. NO.	DL-9060
PAGE NO.	

14'0"

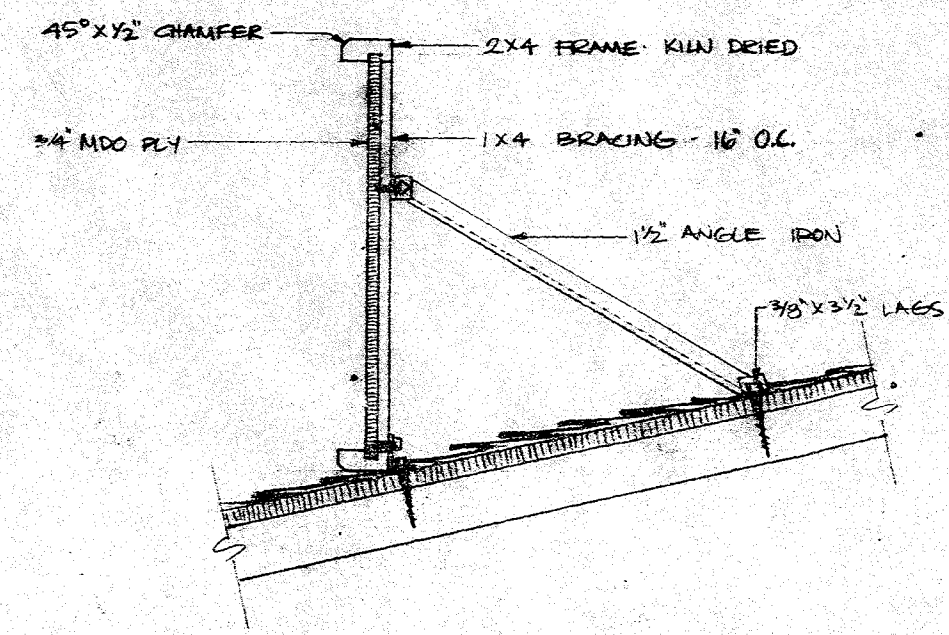
TERRACE TEA ROOM

30"

COPY & FRAME - MAGENTA PMS-228 STRIPE - GRAY PMS-437 / 435 BACKGROUND - PINK PMS-196 *ALL COLORS - GLOSS ENAMEL

SIGN Ⓟ DETAILS

SCALE: 1 1/2" = 1'-0"



SIDE VIEW SCALE: 1 1/2" = 1'-0"

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 85-27

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 129
SHEET A DATE 8/7/85

PER HAZEL JAMES
938-1124
PER BARBARA CAMPBELL
837-3768

JOB SITE
TERRACE TEA ROOM
1475 NEWELL AVENUE
WALNUT CREEK, CA
94596

DESIGNER
DE LANCEY DESIGN
1430 ALPINE ROAD
WALNUT CREEK, CA
94596

APPROVAL

DRAWN	H. DE LANCEY
DATE	7 AUG 84
REVISED	
DWG. NO.	01-9064
PAGE NO.	

OWNER

ROBERT FOHL
40 S.I.F.E.
415.937.3964

JOB SITE

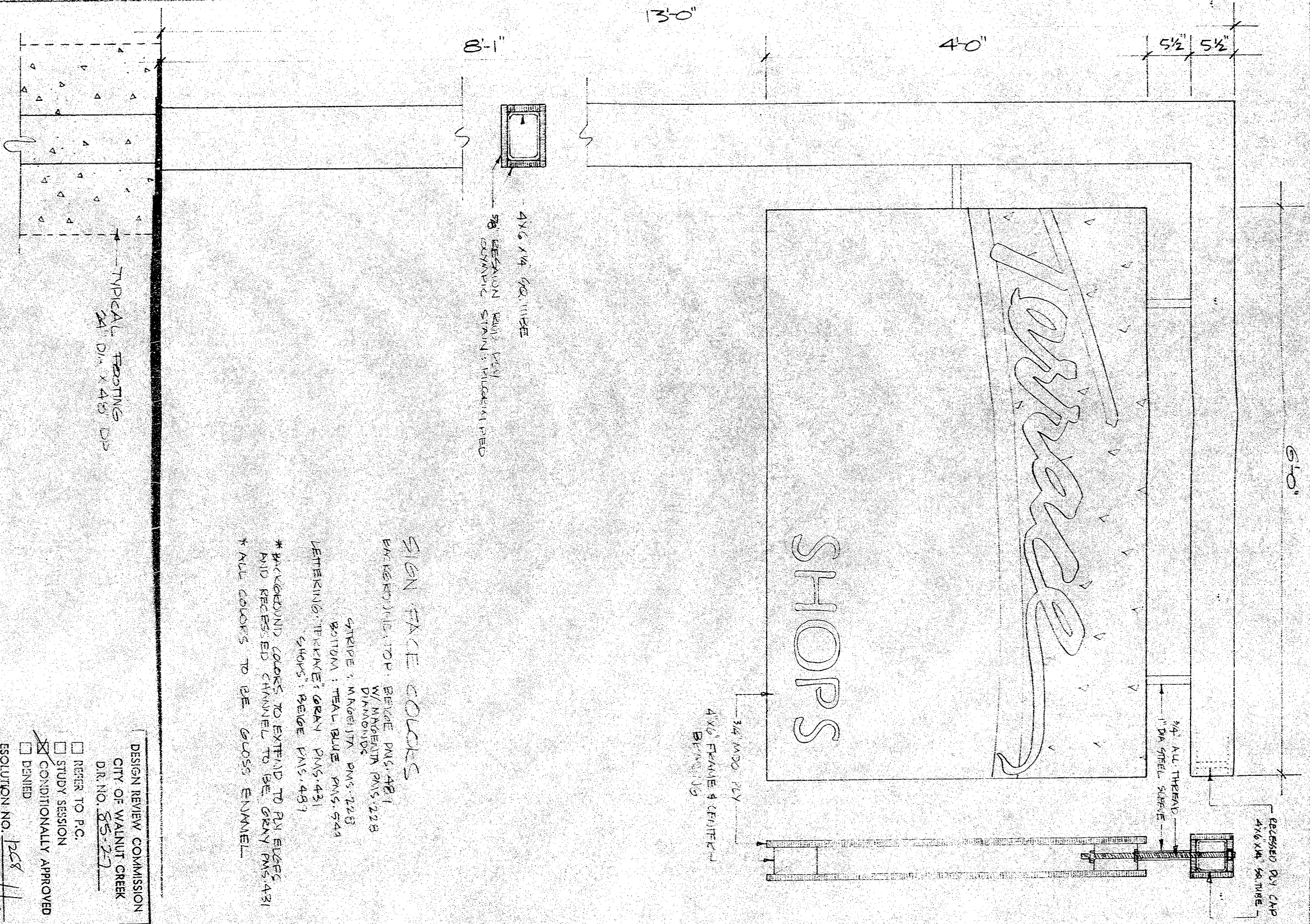
THE TERRACE SHOPS
1455/1479 NEWELL AVENUE
WALNUT CREEK, CA
94596

COORDINATOR

DELANCEY DESIGN
1430 ALPINE ROAD
WALNUT CREEK, CA
94596
415.939.8435

APPROVAL

DRAWN	H. DELANCEY
DATE	17 MAY 05
REVISED	REV. 01.9083 07.12.9075
DWG. NO.	01.9078
PAGE NO.	



SIGN FACE COLORS

- BACKGROUND: TOP: BEIGE PMS 481
W/MOUNTAIN PMS 228
DIAMONDS
- STRIFE: MAGELITA PMS 228
- BOTTOM: TEAL BLUE PMS 544
- LETTERING: 'THE TERRACE' GRAY PMS 431
SHOPS: BEIGE PMS 481
- * BACKGROUND COLORS TO EXTEND TO SIGN EDGES AND RECESSED CHANNEL TO BE GRAY PMS 431
- * ALL COLORS TO BE GLOSS ENAMEL

TYPICAL FOOTING
24" DIA. X 48" DS

FREE, STANDING DOUBLE-FACE SIGN (F) SCALE: 1/2"=1'-0"
NON ILLUMINATED PAINTED WOOD

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 85-27

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

SOLUTION NO. 128
 EXHIBIT A DATE 8/7/05

