

# CITRUS CENTER SIGN PROGRAM

**MASS MUTUAL**  
1901 AVENUE OF THE STARS  
LOS ANGELES, CA 90067

OCTOBER 1, 1996

Current Program

Note. Pad Bldg. Signage  
is governed by DR C  
Reso. 2090 - attached  
to File

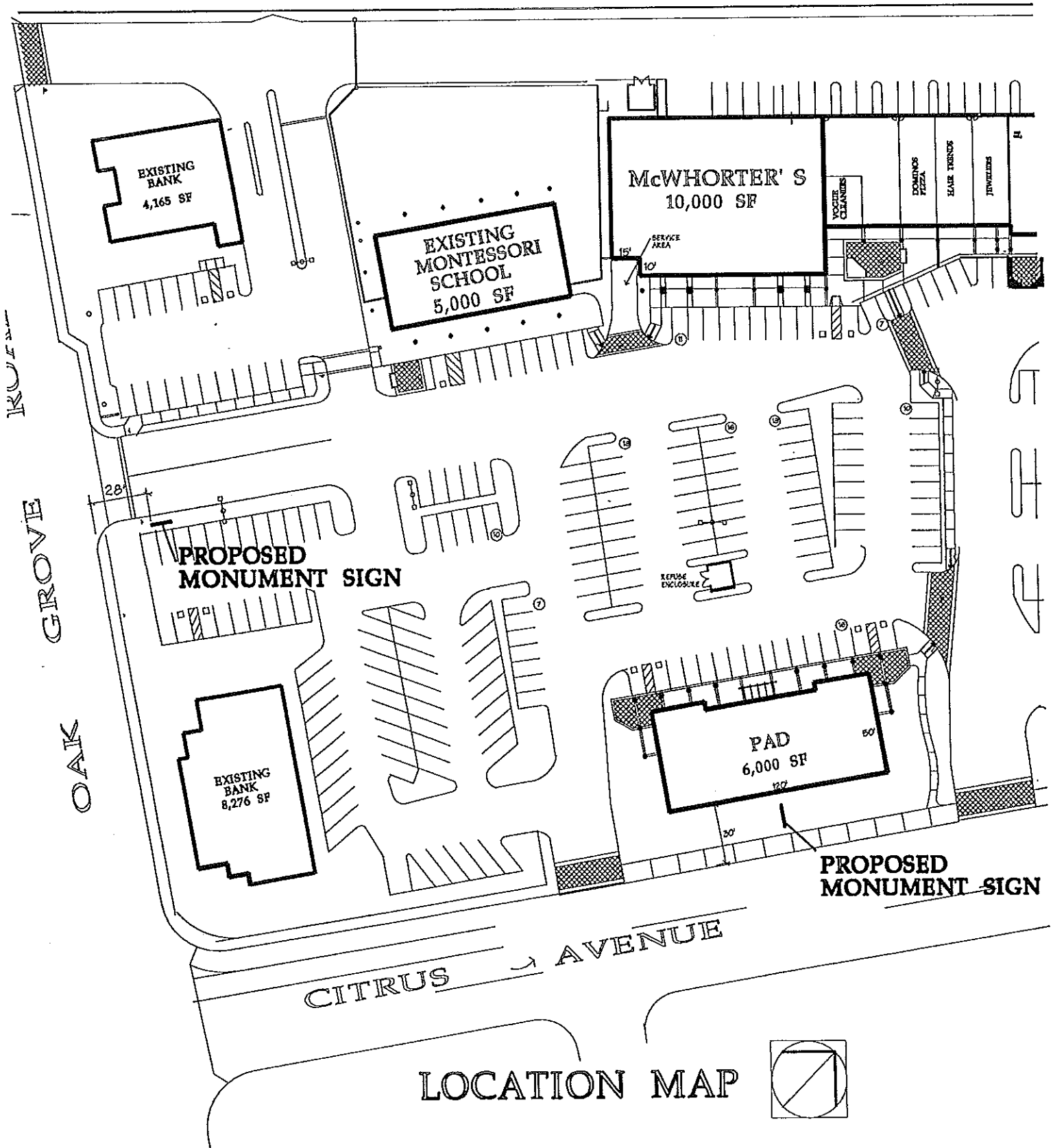
# TABLE OF CONTENTS

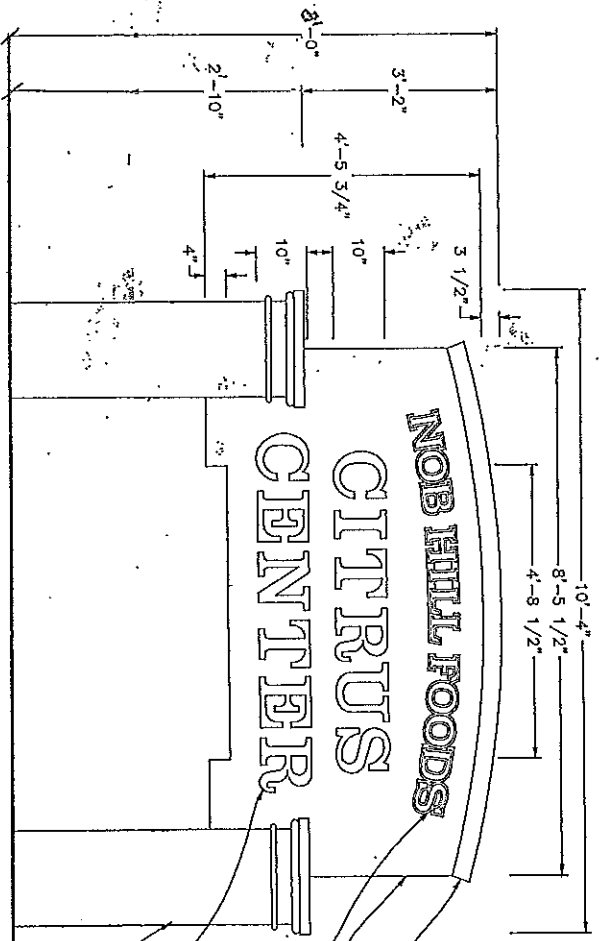
1) MONUMENT SIGNAGE

2) TENANT SIGNAGE

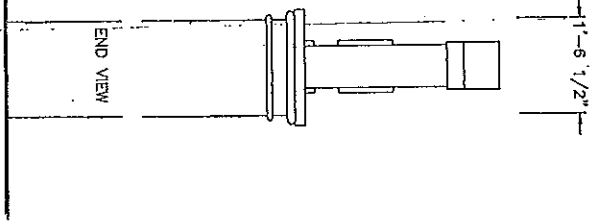
3) SIGN CRITERIA

# MONUMENT SIGNAGE





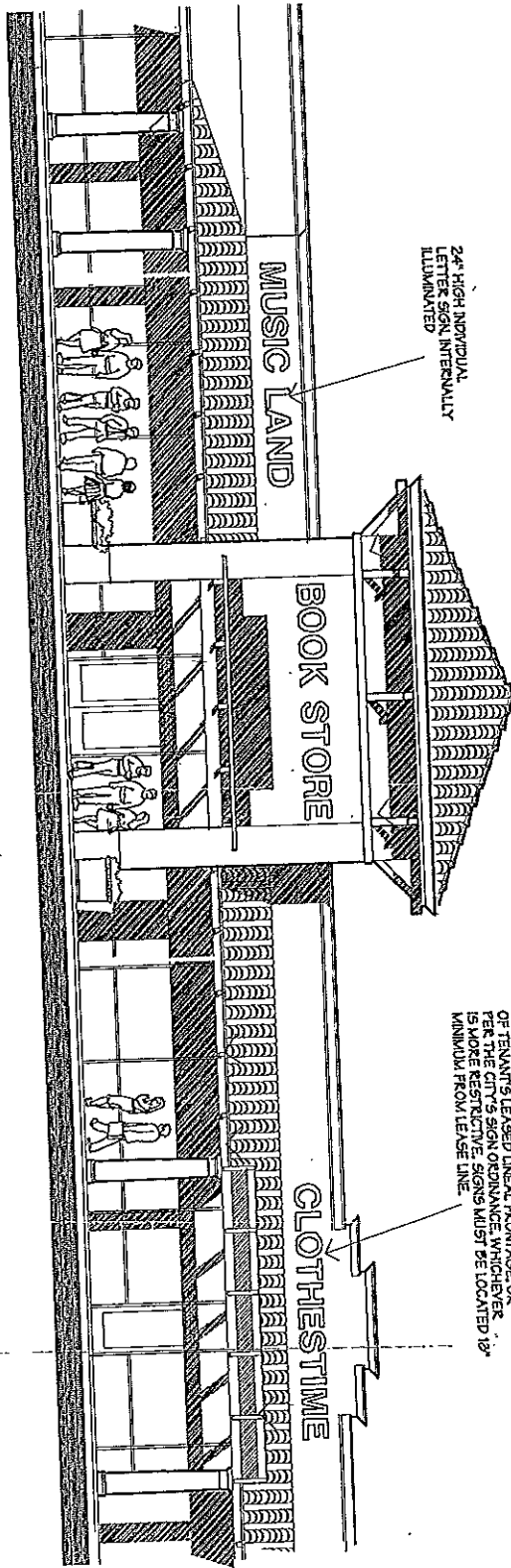
D/F INTERNALLY ILLUMINATED MONUMENT SIGN  
 SCALE: 1/2"=1'-0"  
 CORNICE TO BE TEXCOATED TO MATCH DE 987 LT "MASCOT".  
 BACKGROUND TO BE PAINTED AND TEXCOATED FULLER O'BRIEN B-75 "CAIRO".  
 6" "NOB HILL FOODS" COPY TO BE FORMED, PUSHED THRU ALUMINUM FACE.  
 "NOB HILL FOODS" COPY TO BE FORMED w/ FILM APPLIED BEFORE FORMING, 3630-49 BURGUNDY COPY w/ 3630-005 MORY OUTLINE.  
 10" "CITRUS CENTER" COPY TO BE FORMED, PUSHED THRU ALUMINUM FACE.  
 "CITRUS CENTER" COPY TO BE FORMED w/ GREEN FILM APPLIED BEFORE FORMING.  
 SQUARE COLUMNS TO BE CONCRETE, TEXCOATED TO MATCH DE 988 LS "MAYAN".



MONUMENT SIGN  
 6' HIGH SIGN ON CITRUS AVENUE  
 W/ MOUNTING STEPS COPY IN PAGE  
 OF NOB HILL FOODS

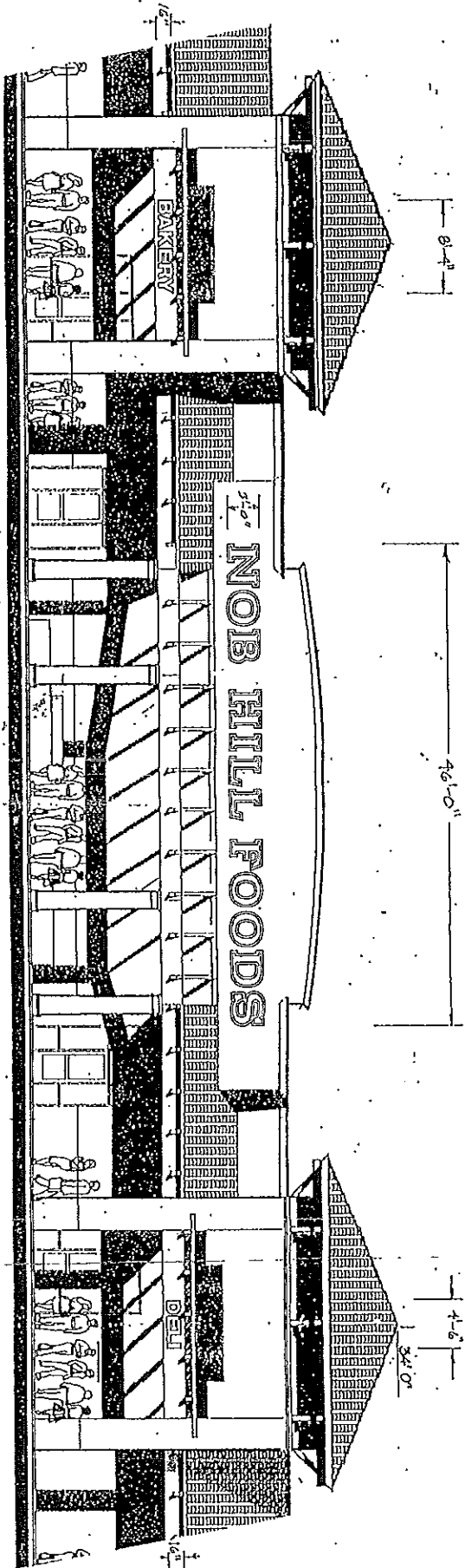
		Note: All signs are fabricated from aluminum, stainless steel, or other materials. All signs are fabricated from aluminum, stainless steel, or other materials. All signs are fabricated from aluminum, stainless steel, or other materials.	
SALES: _____ IN: _____ DES: _____		NO. _____ BY: _____ DATE: _____	
REVISIONS: _____ NO. _____ BY: _____ DATE: _____		APPROVALS: _____ SALES: _____ DATE: _____	
CUSTOMER: _____ NOB HILL FOODS CITRUS CENTER WALNUT CREEK, CA		CUSTOMER APPROVAL: _____ DATE: _____	
JOB NO. 41-31562 SCALE 1/2"=1'-0" DATE 7-19-94			

# TENANT SIGNAGE



# TYPICAL STORES ELEVATION

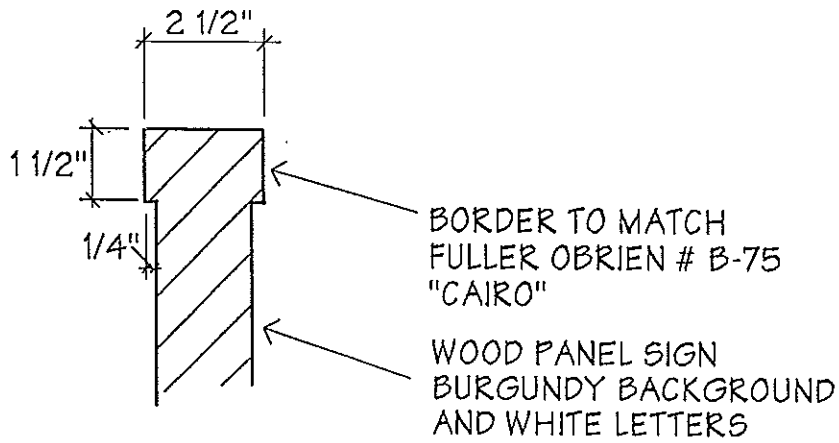
1/8" = 1' 0"



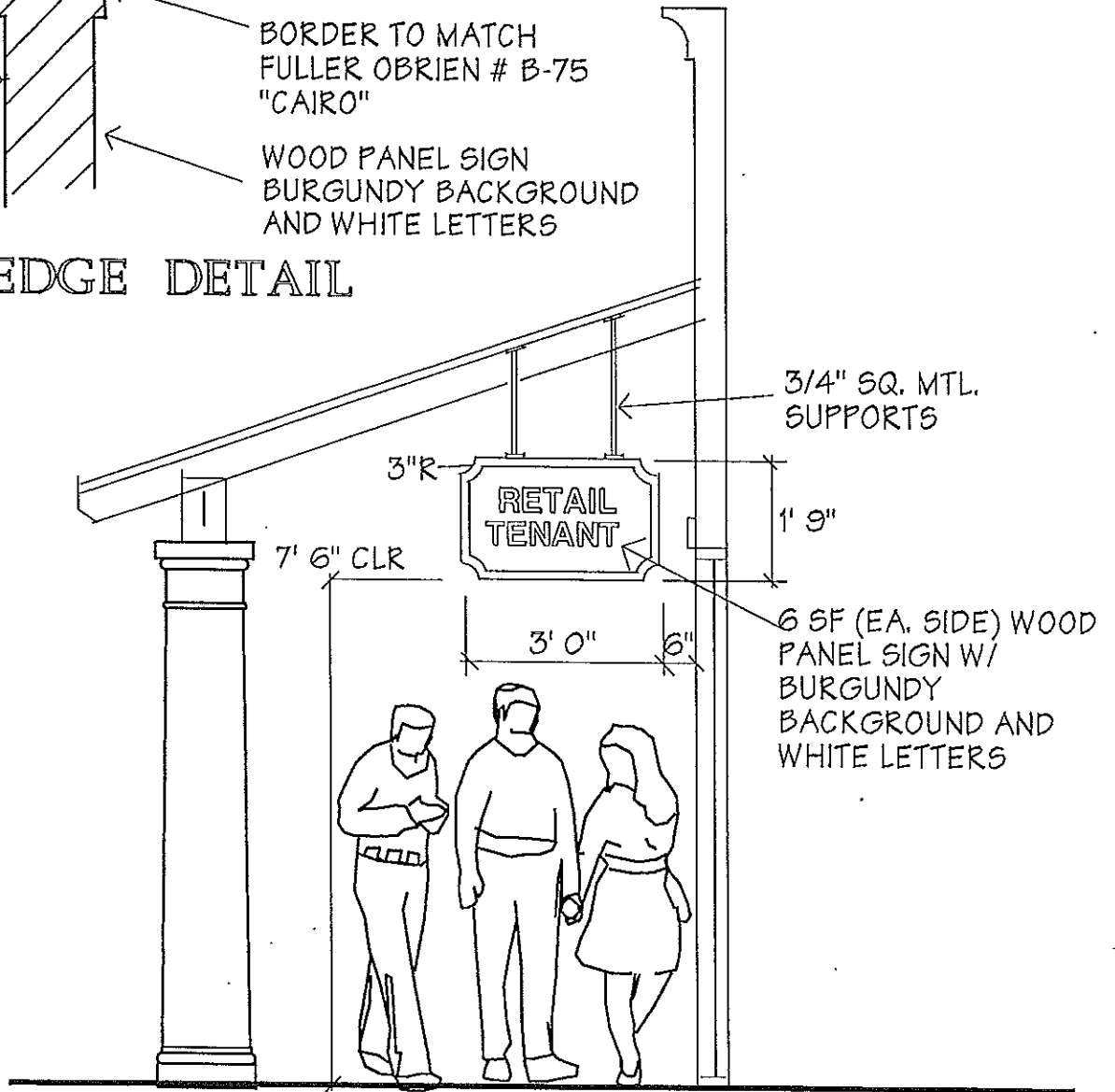
FRONT ELEVATION  
SCALE: 1/4"=1'-0"

ALL SIGNS TO BE INTERNALLY ILLUMINATED INDIVIDUAL LETTER SIGNS  
 NOB HILL FOODS TO BE BURGUNDY VINYL FACE WITH IVORY OUTLINE, WITH IVORY TRIM CAPS AND BRONZE METAL RETURNS. CHIPS WITH EXCEPTION ONLY  
 "BAKERY" AND "DELI" TO BE BURGUNDY VINYL FACE, WITH BURGUNDY TRIM CAPS AND BRONZE METAL RETURNS





## SIGN EDGE DETAIL



## HANGING SIGN

# SIGN CRITERIA

# SIGN CRITERIA

## CITRUS CENTER

2260 OAKGROVE ROAD  
WALNUT CREEK, CA

This criteria has been established for the purpose of maintaining the continuity of quality and aesthetics throughout the center for the mutual benefit of all shops and major tenants to comply with the regulations of the city of Walnut Creek. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs must be brought into conformance at the expense of the tenant.

### 1. GENERAL REQUIREMENTS

- A. Each tenant shall submit four (4) copies of detailed drawings indicating size, layout, design, color, illumination, materials and method of attachment to Owner/landlord for approval prior to fabrication.
- B. All permits for signs and their installation shall be obtained from the City of Walnut Creek by the Tenant or his representative.
- C. All signs shall be constructed and installed at the Tenant's expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the City of Walnut Creek.
- E. All signs shall be reviewed for conformance with this criteria. Approval or disapproval of submitted signs shall remain the right of the owner/landlord, or his authorized representative, base on overall quality of design and aesthetics.
- F. Tenant shall be responsible for the installation and maintenance of this sign. Should maintenance or repair of Tenant's sign be required, Owner shall give thirty (30) days written notice to effect repairs or maintenance. Should Tenant fail to do so, Owner shall undertake repairs and Tenant shall reimburse Owner within ten (10) days from receipt of invoice.
- G. Any window signage shall comply with the City of Walnut Creek Sign Ordinance.  

Tenant may display Store hours and honored credit card decals on entrance door only.

Tenant addresses are to be fabricated and installed using Scotchcal vinyl or equal. Tenant's address shall be located above entry door transom.
- H. Regulations for the approval and installation of blade signs shall comply with hanging sign illustration in Sign Program

2. GENERAL SPECIFICATIONS

- A. No animated, flashing or audible signs will be allowed.
- B. No exposed lamps are allowed. Neon or any other form of gaseous tube lighting is acceptable only in conformance with the City of Walnut Creek Neon Guidelines for the Core Area.
- C. All signs and their installation per City of Walnut Creek guidelines, and shall comply with all local building codes, electrical codes and the approved planned sign permit program for this center.
- D. No portable signs will be allowed.
- E. No exposed crossovers or conduit will be permitted.
- F. All housing, conductors, transformers and flexible conduit shall be contained inside the canopy fascia; and shall be painted to match the building color.
- G. Painted lettering will not be permitted.

All manufacturers are advised that prior to acceptance, each unit will be inspected for conformance by an authorized representative of the Owner. Any signs found not in conformance will be rejected and removed at Tenant's expense.

3. LOCATION OF SIGNS

- A. All signs shall be located as near as possible to the center of Tenants leased space both horizontally and vertically - 18" minimum from tenant lease line, and/or no less than 4' apart between tenant signs. Situations not allowing this placement will be reviewed and advised by the Owner/Landlord.

4. DESIGN REQUIREMENTS

- A. Maximum width of signs shall be equal to 70% Tenant's leased lineal frontage, or per the City's Sign Ordinance, whichever is more restrictive.
- B. Letter size shall not exceed 24" maximum height with a limit of two (2) rows of copy and a maximum letter height of any row 18", not to exceed 2'-4" total. Where all capital letters are used, the City may ask for 20" letters.
- C. Cabinet signage will not be allowed except with regard to logos. Logos will be constructed in the same manner as are the letters.

- D. Colors to be limited to 3M film colors as follows:  
Burgundy,#3630-49  
Ivory #3630-005  
Dark Emerald Green# 3630-126  
Bronze #3630-129.  
Trimcaps shall be required to match color of the letter face. Returns are to be bronze. Alternative colors may be considered by the Design Review Commission on an individual basis.
- E. Sign copy shall be limited to the name and established logo design of the Tenant. Additional copy may be permitted to include products sold or services offered and is at the discretion of the Owner/Landlord and is referred to as SUB-COPY.

5. CONSTRUCTION REQUIREMENTS

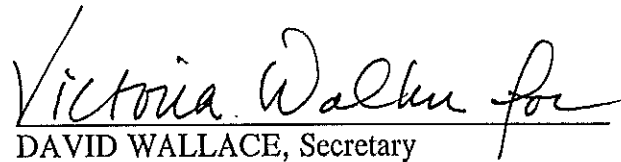
- A. All signs shall be of individual letter design. MAIN COPY shall consist of individually illuminated PAN CHANNEL letters (5" deep) with full-welded metal construction. Sides to be painted bronze to match Lacryl #313.
- B. Illumination shall be of 30 MA neon tubing with standard PK housing installation coupled to conduit extensions for raceway cover on inside of canopy. All transformers and connections to be mounted behind parapet.
- C. All signs shall be secured by using concealed fasteners of stainless steel, nickel or zinc plated typ.
- D. All penetrations of the building required for sign installation shall be neatly sealed in a watertight condition. All sign locations shall have a perimeter expansion joint, such that when a sign is removed, the entire panel can be replaced, at the direction of the City of Walnut Creek, to avoid any unsightly hole penetration marks.
- E. All signs shall be listed with Underwriters Laboratories and bear the U.L. label.
- F. Sign contractor shall repair any damages done by him during the course of his installation. Damage done to building and premises by sign contractor that is not repaired by the contractor will become the Tenant's responsibility to correct.

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WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 2167 (AMENDING RESOLUTION NO. 2090)  
DESIGN REVIEW APPLICATION NO. 0549  
CITRUS CENTER - FREE-STANDING SIGN RELOCATION

Section 1. Findings.

1. On October 1, 1997 the Walnut Creek Design Review Commission held a public hearing to consider relocation of a free-standing shopping center identification sign for Citrus Center shopping center to be located on Citrus Avenue.
2. On March 20, 1996 the Walnut Creek Design Review Commission adopted Resolution No. 2090 approving, among other things, the location for a free-standing shopping center identification sign for Citrus Center shopping center to be located on Citrus Avenue.
3. On August 9, 1995 the Walnut Creek Design Review Commission held a public hearing and adopted Resolution No. 2052 adopting a sign program for the Citrus Center shopping center.
4. A Negative Declaration was posted for the entire Citrus Center shopping center project on December 23, 1993 and the Community Development Director found that no substantial adverse impacts will occur as a result of this project. On March 1, 1994 the Walnut Creek City Council adopted the Negative Declaration as part of Ordinance No. 1836.
5. The sign program, which includes the free-standing sign proposed to be relocated, ensures that the color, location, size and style of the signage of the shopping center is attractive, compatible with the architectural design of the buildings and the character of the center as a whole.
6. A temporary sign of approximately the same size as the sign in question has been installed in the proposed location marking the eastern-most entry to the shopping center along Citrus Avenue and has improved the ability of patrons to locate entry into the center. Staff has received no negative comments from residents regarding signage at this location.
7. The sign meets all Transportation Division traffic safety requirements in the proposed location and will work more successfully to identify the vehicle entrance and direct drivers into the center.
8. On August 26, 1997 the Design Review Commission Sign Subcommittee reviewed the proposed sign relocation and recommended approval to the Design Review Commission.

  
DAVID WALLACE, Secretary  
Walnut Creek Design Review Commission

H:\VW\W00549\DRCRSO.097

WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 2090  
DESIGN REVIEW APPLICATION NO. 0549  
CITRUS CENTER - Pad Building Design and Mini-Major Revisions

Section 1. Findings.

1. On March 20, 1996 the Walnut Creek Design Review Commission held a public hearing to consider a request for approval of revisions to the design of the 10,000 square foot secondary anchor tenant space ("mini-major") located at Citrus Center shopping center addressing the roof top mechanical equipment and adding a single loading bay on the front facade of the storefront for large truck deliveries.
2. At the March 20, 1996 public hearing of the Walnut Creek Design Review Commission referenced above, the Design Review Commission also considered a request for design review approval of a new 6,000 square foot single story free-standing pad building in the Citrus Center which would replace an existing building of the same size in different location.
3. On August 9, 1995 the Walnut Creek Design Review Commission held a public hearing to review proposed revisions to the design of the 118 foot long facade of the "mini-major" storefront located adjacent to the Springfield Montessori School. The Commission adopted Resolution No. 2052 approving the proposed revisions.
4. On August 24, 1995 the Walnut Creek Planning Commission adopted Resolution No. 2792 which established the approved location for a new 6,000 square foot pad building to replace the existing 6,000 square foot free-standing building at Citrus Center and included additional conditions which regulated the building.
5. A negative Declaration was posted for this project on December 23, 1993 and the Community Development Director found that no substantial adverse impacts will occur as a result of this project.
6. On March 1, 1994 the Walnut Creek City Council adopted the Negative Declaration as part of Ordinance No. 1836 finding that: 1) it had been prepared in compliance with CEQA, State and City Guidelines, 2) the information contained therein had been reviewed and studied, 3) public comments received during the review period had been considered, and 4) the project, as conditioned, will not have a significant effect on the environment.
7. This project is consistent with the General Plan and zoning and other city development standards which regulate development on this site.
8. The approval of this project is in the best interest of the public health, safety, and general welfare.
9. The revisions to the roof design and roof top mechanical equipment screen proposed for



the mini-major building will provide the necessary acoustical mitigation from the noise impacts of the roof top equipment, and will visually screen the equipment from view from the ground level.

10. The provisions of the front loading bay on the mini-major building will allow delivery of materials to the mini-major tenant in a location which does not impede vehicular circulation through the interior parking lot and will not create undesirable noise impacts for the residential properties located to the rear of the project site on Banyan Circle.

11. The proposed architecture, reduced height, and landscaping of the pad building, as conditioned by this resolution, is consistent with the character of the remodeled Citrus Center and will complement the facility.

12. The addition of trees to shield and soften the simple facade of the south (rear) elevation of the pad building will improve the appearance of the building from Citrus Avenue.

13. The proposed signage for the remainder of the shopping center (not including the pad building) allows a maximum of two signs for a single tenant, and only where there are two public elevations on the structure.

14. The pad building is located closer to the street than other shopping center buildings and a slightly smaller maximum letter size of 18" (rather than 24") for signage would be appropriate.

15. The location of the trash enclosure should be less visually prominent than is proposed in the center of the front elevation of the pad building. Enclosing the trash facilities within the building or relocating the trash enclosure to the northeast corner of the pad building area would result in less visual and odor impacts at the entry to the project.

16. Based on the evidence presented at the March 20, 1996 public hearing, 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 7 through 15 above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of the revised plans and elevations of the 10,000 square foot "mini-major" tenant space labeled "Exhibit J of Design Review Application No. 0549" and the architectural plans, elevations, and landscape plans for the 6,000 square foot pad building labeled "Exhibit K of Design Review No. 0549" subject to the following conditions:

1. All "Conditions to the Planned Development Permit" contained in Section 4. of Ordinance No. 1836 are hereby referenced into this Resolution for compliance and enforcement.


2. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission shall apply as conditions of approval for this project.
3. All conditions of Design Review Resolution No. 1968 are hereby referenced into this resolution for compliance and enforcement.
4. The 6 foot tall shopping center identification sign shall be located at the mid-point between the two Citrus Avenue entrances.
5. The landscaping adjacent to the pad building shall be revised as follows: three 24 inch box street trees as approved in the original landscape plan along Citrus Avenue adjacent to the pad building shall be included in the revised plan, two additional 15 gallon size flowering trees of a species consistent with the remainder of the landscape plan shall be added to the landscaping setback area along Citrus Avenue, and root barriers shall be installed on all evergreen ash trees with watering sleeves on the portion of the revised landscaping plans governed by this resolution.
6. The height of the pad building at the lowest wall segments shall be reduced to 17 feet in height above grade.
7. The pad building shall be allowed a maximum of four tenant signs, two for the north (front) elevation over the entrances and one each on the east and west elevations, all as shown on Exhibit K. No signage shall be allowed on the south elevation facing Citrus Avenue.
8. The approved signage for the pad building shall be consistent with the approved sign program for Citrus Center except that the maximum letter height for this building shall be 18". If the sign is designed with upper and lower case lettering, the capitals may be 20" letters.
9. The corner arcades on the pad building shall include roof returns on the west and east elevations to match the arcade roof returns as shown on the north (front) elevations.
10. Staff shall work with the applicant to revise the location of the trash enclosure to either be 1) recessed within the pad building with solid doors to conceal the trash enclosure front view or 2) moved to a less prominent location within the parking lot area near the front of the building. The required minimum parking ratio established for the shopping center shall be maintained or additional parking spaces gained as a result of this relocation.
11. The design of the "mini-major" mechanical equipment screen shall be revised such that the east and west screen walls are sloped or stepped down as they extend toward the south (front) of the building wall as much as possible to reduce their prominence but still provide necessary acoustical screening. The revised plan shall be reviewed and approved by planning staff and the acoustical consultant.

12. The developer shall have complied with and installed any necessary equipment as determined and approved by the Design Review Commission regarding the revised Exterior Lighting Plan for Citrus Center prior to the issuance of a building permit for the "mini-major" building or the pad building.
13. All site development shall comply with Title 9 Chapter 9 (Site Development) of the Walnut Creek Municipal Code as determined by the City Engineer.
14. The developer shall submit two (2) sets of construction plans and specifications to the Contra Costa County Fire Protection District prior to 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
15. The developer shall submit two (2) sets of construction plans to the Central Contra Costa Sanitary District for approval prior to submitting the same plans to the City for review and issuance of any building permits.
16. A buildings permit must be issued or a request for a one-year extension must be filed with the Community Development Department by March 21, 1997 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 has 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 March 20, 1996 by the Walnut Creek Design Review Commission at a public hearing thereof upon motion by Commissioner Camp and seconded by Commissioner Kaplan.

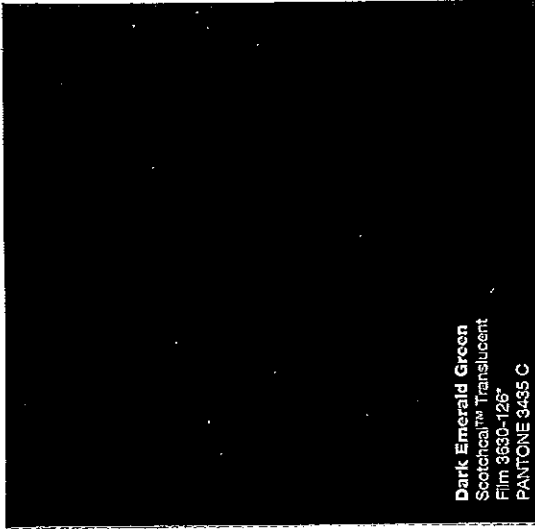
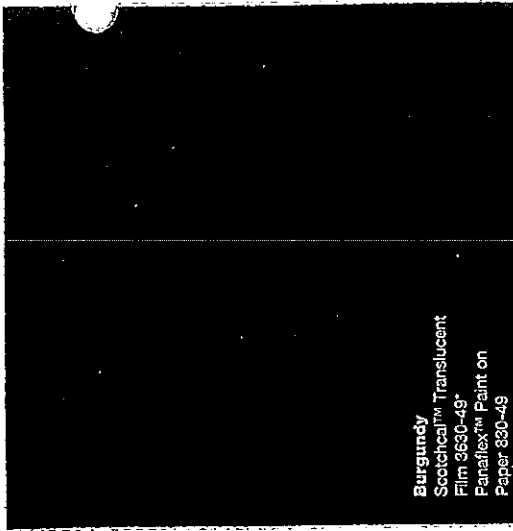
Ayes: Camp, Kaplan, Cortese, Bologna  
Noes: None  
Absent: Kimbrell

  
DAVID WALLACE, Secretary  
Walnut Creek Design Review Commission

Citrus Center  
Sign Program  
Approved Colors

Burgundy - 3630-49  
Dark Emerald Green - 3630-126  
Ivory - 3630-005

Not Hill outline  
only



White  
Scotchcal™ Translucent  
Film 3630-20\*Gerber Film 230-20

\*sample shown Page 161

**3M Image Graphix**

Ivory  
Scotchcal™ Translucent  
Film 3630-005\*  
Panaflex™ Print on  
Paper 330-005