

**SIGN PROGRAM INFORMATION SHEET**

**Name:** Waterford  
**Location:** 1860 Tice Creek Road  
**S.R. No.:** 90-26  
**Reso. No.:** Sign Design Review No. 90-26  
**General Plan:** MFL (Multi-family Low)  
**Zoning:** P-D (Planned Development)

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**Conditions of Approval**

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

**\*Project Identification Sign:**

The entry identification and lobby directional signs would be stucco pillars with brass caps and letters, and green painted aluminum trim

The entry identification signs would have recessed lighting in caps and ground lighting of the column

None of the other signs would be illuminated

The stucco columns would be painted to match the building color (off-white)

**\*Directional Signs:**

The directional signs would be a multi-layered wood construction mounted on wood supports, with trim detailing between the support posts

These signs would also be off-white, and have green letters and burgundy trim

**\*Parking and Traffic Control Signs:**

The traffic control signs would meet state standards for these types of signs

WALNUT CREEK DESIGN REVIEW COMMISSION  
STAFF REPORT

August 15, 1990 AGENDA

CONSENT CALENDAR (c)

ORIGINATED BY: COMMUNITY DEVELOPMENT DEPT. - PLANNING

SUBJECT: SIGN REVIEW APPLICATION NO. 90-26, WATERFORD SIGN PROGRAM (FINAL). Review and consideration of the proposed sign program for the Waterford congregate living facility on the Del Valle site at 1840-60 Tice Creek Drive.

ZONING: P-D 1668

GENERAL PLAN LAND USE: Multi-family Residential

OWNER/APPLICANT: UDC Homes

DESIGNER: Bill Englund and Assoc.

CEQA STATUS: Categorically Exempt Class 11(a).

**BACKGROUND:**

Phase I of the 300 unit Waterford congregate living facility has been completed and is partially occupied. Phase II construction is well underway. The applicant is requesting approval of a sign program that will encompass both Phases I and II.

**PROJECT DESCRIPTION:**

The proposed sign program is entirely on-site, and includes freestanding project identification and directional signs, address designations, and parking and traffic control signs (see attached plans for sign designs and locations). The application packet delineates the individual sign types and the location on the site of each sign.

The entry identification and lobby directional signs would be stucco pillars with brass caps and letters, and green painted aluminum trim. The entry identification signs would have recessed lighting in the caps and ground lighting of the column. None of the other signs would be illuminated. The stucco columns would be painted to match the building color (off-white).

The directional signs would be a multi-layered wood construction mounted on wood supports, with trim detailing between the support posts. These signs would also be off-white, and would have green letters and burgundy trim.

The traffic control signs would meet state standards for these type of signs.

**GENERAL PLAN CONSISTENCY AND CODE COMPLIANCE:**

The proposed signs are consistent with general plan and zoning requirements.

**ANALYSIS:**

Staff believes the proposed sign program is a high quality proposal. The columnar entry signs will have an elegant appearance, especially the entry sign with the recessed lighting in the cap. The directional signs have a solid construction and interesting detailing in the design. The proposed colors for the signs are attractive.

The identification and directional signs are well placed without being overbearing. The traffic control signs meet functional requirements.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission adopt the attached resolution approving the proposed sign program subject to conditions.

**ATTACHMENTS:**

1. Signs design and location program

**COMMISSION ACTION REQUIRED:**

Adopt the attached resolution approving the proposed sign program,

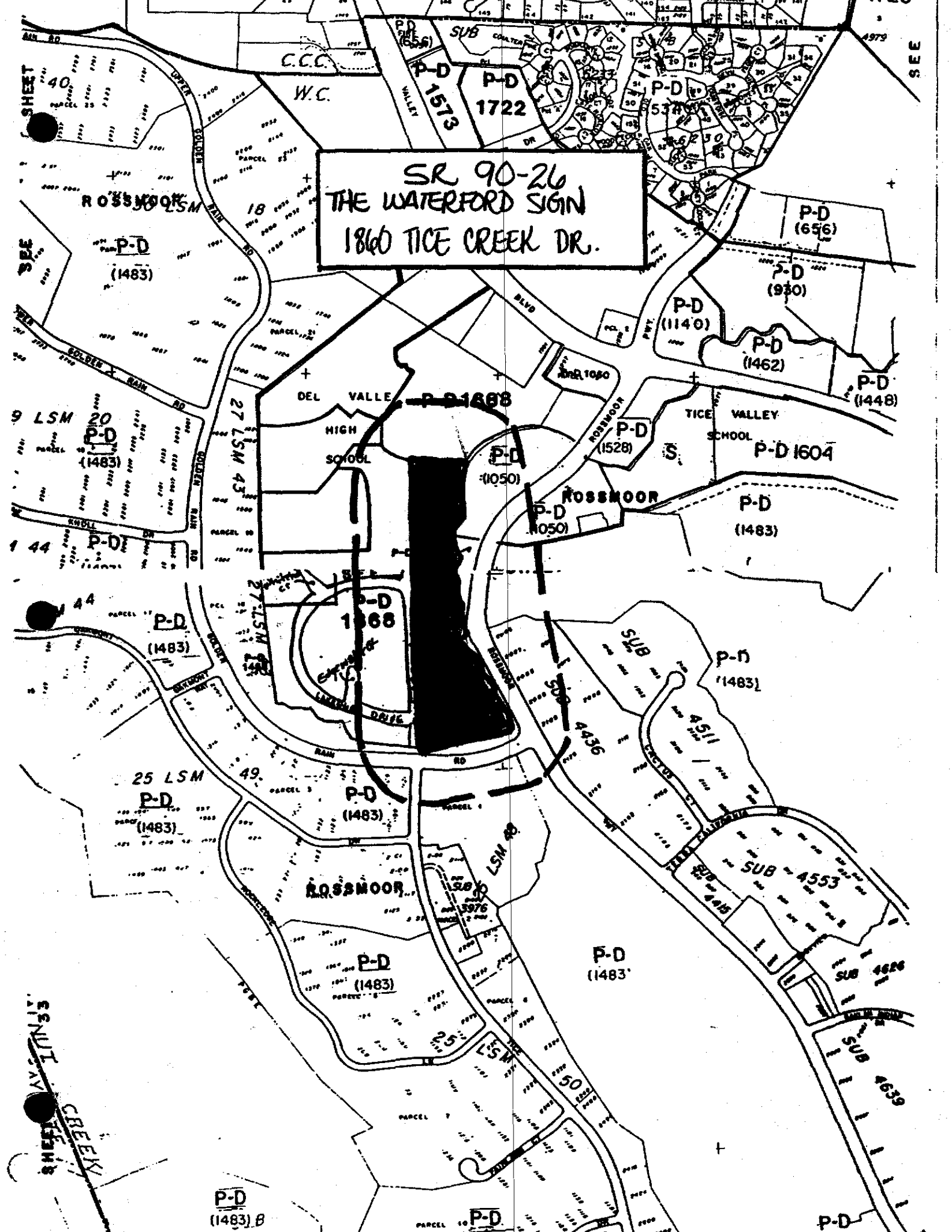
OR;

Provide the applicant with direction for revision of the sign program in order to obtain Commission approval,

Prepared by David Wallace

314[10]





SR 90-26  
THE WATERFORD SIGN  
1860 TICE CREEK DR.

P-D 1868

P-D 1868

P-D (1483)

P-D (1483)

P-D (1483)

P-D (1483) B

P-D

P-D

R-20

E.S.S.

SHEET 40

ROSSMOOR

W.C.

P-D 1573

P-D 1722

P-D 5380

P-D (656)

P-D (930)

P-D (1140)

P-D (1462)

P-D (1448)

DEL VALLE HIGH SCHOOL

TICE VALLEY SCHOOL

P-D 1604

ROSSMOOR

P-D (1483)

P-D (1483)

25 LSM P-D (1483)

P-D (1483)

ROSSMOOR

LSM

SUB - 4553

SUB 4639

TICE CREEK

SUNRISE

WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 1707  
SIGN DESIGN REVIEW APPLICATION NO. 90-26  
WATERFORD SIGN PROGRAM

Section 1. Findings.

1. On August 15, 1990 the Walnut Creek Design Review Commission held a public hearing to consider a request for approval of the sign program for the Waterford congregate living facility at 1840-60 Tice Creek Drive, zoned P-D 1668.

2. This project is categorically exempt from the requirements of CEQA under Class 11(a) of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek.

3. This project is consistent with the General Plan and Zoning and other City development standards which regulate development on this site.

4. The proposed sign program includes freestanding project identification and directional signs, address designations, and parking and traffic control signs.

5. The entry identification and lobby directional signs would be stucco pillars with brass caps and letters, and green painted aluminum trim. The entry identification signs would have recessed lighting in the caps and ground lighting of the column. None of the other signs would be illuminated. The stucco columns would be painted to match the building color (off-white).

6. The directional signs would be a multi-layered wood construction mounted on wood supports, with trim detailing between the support posts. These signs would also be off-white, and would have green letters and burgundy trim.

7. The traffic control signs would meet state standards for these type of signs.

8. The proposed sign program is a high quality proposal. The columnar entry signs will have an elegant appearance, especially the entry sign with the recessed lighting in the cap. The directional signs have a solid construction and interesting detailing in the design. The proposed colors for the signs are attractive.

9. The identification and directional signs are well placed without being overbearing. The traffic control signs meet functional requirements.

10. Based on the evidence presented at the meeting the Design Review Commission hereby resolves that:

- a. This Commission certifies that the project is categorically exempt from CEQA requirements.
- 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.
- c. No trees would be removed for installation of the requested signs.

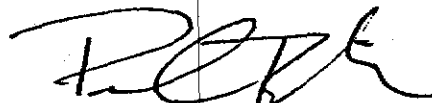
Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Design Review Application No. 90-26 as shown on the plans labeled "Exhibit A of Sign Design Review No. 90-26", the sign locational program labeled "Exhibit B of Sign Design Review Application 90-26" and the color palette labeled "Exhibit C of Sign Design Review Application No. 90-26" subject to the following conditions:

1. Up-lighting for the entryway signs shall be reviewed and approved by the Chief of Planning prior to approval of construction plans.

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

PASSED AND ADOPTED ON August 15, 1990 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Craig, seconf by Commissioner Lilian.

Ayes: Craig, Kilian, Kimbrell  
Noes:  
Abstain: Englund  
Absent: Rambo



PAUL RICHARDSON, Secretary  
Walnut Creek Design Review Commission