

SIGN PROGRAM INFORMATION SHEET

Name: Tice Valley Shops
Location: 1800 Tice Valley Blvd.
S.R. No.: 85-11
Reso. No.:
General Plan:
Zoning:

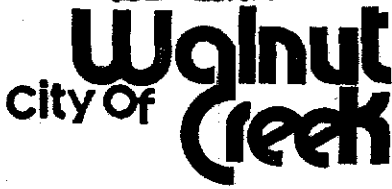
No. of Tenant Signs: 30
No. of Master Signs: 0
**Signs Not Conforming
To Program Criteria:** Stewart Title

Conditions of Approval

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

***Master Sign(s):**

***Tenant Sign:**



May 20, 1985

Tice Valley Development, Ltd.
P. O. Box 417
Walnut Creek, CA 94596

Gentlemen:

The Walnut Creek Design Review Commission took the following action on your item on May 15, 1985:

~~Design~~ ^{Sign} Review No. 85-11

Approved

Approved with Conditions XX

Denied (without prejudice)

Denied

Held Over To _____

If the Design Review Commission took final action on your application, Resolution No. 1251 setting forth the Commission's decision and findings in regard to this item will be enclosed.

For additional information regarding disposition of this application, please refer to the reverse side of this letter.

Very truly yours,

LESTER R. FOLEY
Senior Planner

LRF/mr
enclosure

cc: Haugaard Elrod
221 E. Walnut St.
Pasadena, CA 91101

WALNUT CREEK DESIGN REVIEW COMMISSION
Resolution No. 1086
Design Review Application No. 8444
Tice Valley Shops

WHEREAS the Walnut Creek Design Review Commission on January 21, 1981, reviewed a proposal for 40,000 square feet of commercial space in a two-story structure with surface parking, on a 2.25 acre parcel at the northeast corner of Tice Valley Boulevard and Rolling Hills Drive; and

WHEREAS the proposal is made pursuant to the provisions of P-D (Planned Development) Ordinance No. 1573; and

WHEREAS the Design Review Commission reviewed the preliminary plans for the P-D on December 1, 1982 and February 2, 1983 and found them to be well designed; and

WHEREAS a negative declaration was prepared for the proposed project on February 25, 1983 which finds that the project has no significant environmental impacts; and

WHEREAS the proposal conforms to the approved P-D plans.

NOW THEREFORE BE IT RESOLVED by the Walnut Creek Design Review Commission that:

1) The Design Review Commission hereby finds and 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 in the negative declaration prior to making a decision on the project; and

BE IT FURTHER RESOLVED that the Walnut Creek Design Review Commission makes the findings as outlined under Section 10-4.301, Chapter 4 (Design Review), Title 10 of the Walnut Creek Municipal Code; and

BE IT FURTHER RESOLVED that the proposal as shown on the drawings labeled "Exhibit A" and dated May 18, 1983 be approved subject to the following conditions:

1. Final landscape plans shall be submitted to the Design Review Commission for review and approval prior to the issuance of any construction permits.
2. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission by Resolution No. 420 and amended by Resolution Nos. 746 and 1013 shall apply as conditions of approval for this proposal.

3. Project signage shall generally conform to the sign standards of the S-C (Shopping Center) zone, except that any signs on the second level of the commercial building shall be limited to:
- a) One square foot of sign for each one and one-half lineal feet of approved, grade-level frontage of building occupied by the business such sign identifies;
 - b) Eighteen inches maximum height;
 - c) Non-internal illumination;
 - d) A maximum height no greater than the roof.

The foregoing resolution was adopted on May 18, 1983 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Holzwarth; second by Commissioner O'Boyle.

Ayes: Holzwarth, O'Boyle
Noes: None
Absent: Martin, Davis
Abstain: Gates



JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission

DG/mr
RE8444.DR

WALNUT CREEK DESIGN REVIEW COMMISSION
Resolution No. 1252
Modifying Design Review Commission Resolution 1086
Tice Valley Shops (D.R. 8444)

The Walnut Creek Design Review Commission does resolve as follows:

Section 1. Findings.

1. On May 18, 1983 the Design Review Commission adopted Resolution No. 1086 approving the design of the subject shopping center and placing certain conditions on the yet unproposed sign program.

2. On March 25, 1985 Sign Review Application No. 85-11 was filed by Tice Valley Development seeking Design Review Commission approval of a shopping center master sign and sign program for the shopping center located at the northeast corner of Tice Valley Boulevard and Rolling Hills Drive.

3. The applicant wishes to use internally-illuminated signs on the second floor of the development.

4. Condition No. 3(c) of Design Review Commission Resolution No. 1086 specifically disallows internally-illuminated signs on the second level of the building.

5. On April 3, 1985 and again on May 15, 1985 the Commission reviewed the plans for Sign Review Application No. 85-11.

6. Based on the evidence presented at those meetings, the Design Review Commission finds that:

- a. Condition 3(c) of Resolution No. 1086 should be deleted.
- b. That all other provisions and restrictions of Resolution No. 1086 shall remain in effect.
- c. The Commission makes 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 therefore amends Design Review Commission Resolution No. 1086 to delete condition 3(c), thereby allowing internally-illuminated signs on the second level of the building. All other provisions and restrictions of Design Review Commission Resolution No. 1086 shall remain in effect.

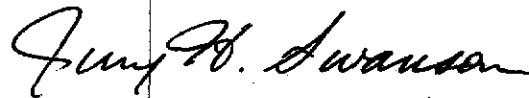
Section 3. Effective Date. This resolution shall take effect immediately upon its adoption.

Walnut Creek Design Review Commission
Resolution No. 1252
Modifying Design Review Commission Resolution No. 1086
Tice Valley Shops (D.R. 8444)

Page 2.

The foregoing resolution was adopted on May 15, 1985 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Martin; second by Commissioner Zinov.

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



JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission

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WALNUT CREEK DESIGN REVIEW COMMISSION
Resolution No. 1251
Sign Review Application No. 85-11
Tice Valley Shops

The Walnut Creek Design Review Commission does resolve as follows:

Section 1. Findings.

1. On March 25, 1985 Sign Review Application No. 85-11 was filed by Tice Valley Development seeking Design Review Commission approval of a shopping center master sign and sign program for the shopping center located at the northeast corner of Tice Valley Boulevard and Rolling Hills Drive.
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. On May 18, 1983 the Design Review Commission adopted Resolution No. 1086 approving the design of the subject shopping center and placing certain conditions on the yet unproposed sign program.
4. The size and location of the tenant signs are in compliance with the standards of the S-C (Shopping Center) district and with Condition #3 of Resolution No. 1086.
5. The size of the shopping center master sign is greater than the area allowed by the S-C sign regulations.
6. On April 3, 1985 and again on May 15, 1985 the Commission reviewed the plans for Sign Review Application No. 85-11.
7. Based on the evidence presented at those meetings, the Design Review Commission finds that:
 - a. The design of the master sign and the center sign program can be in architectural harmony with the shopping center.
 - b. Minor adjustments in the maximum dimensions of the master sign are necessary to allow flexibility of design.
 - c. The Commission makes 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 therefore grants approval to Sign Review Application No. 85-11 subject to the following conditions:

1. The tenant signs shall be constructed substantially as shown on the drawings labeled "Exhibit A" and dated May 15, 1985 except that no sign above the first floor shall be internally illuminated.
2. The total sign area for each business shall not exceed the maximum allowed by the S-C sign regulations nor Design Review Commission Resolution No. 1086, whichever is more restrictive.

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

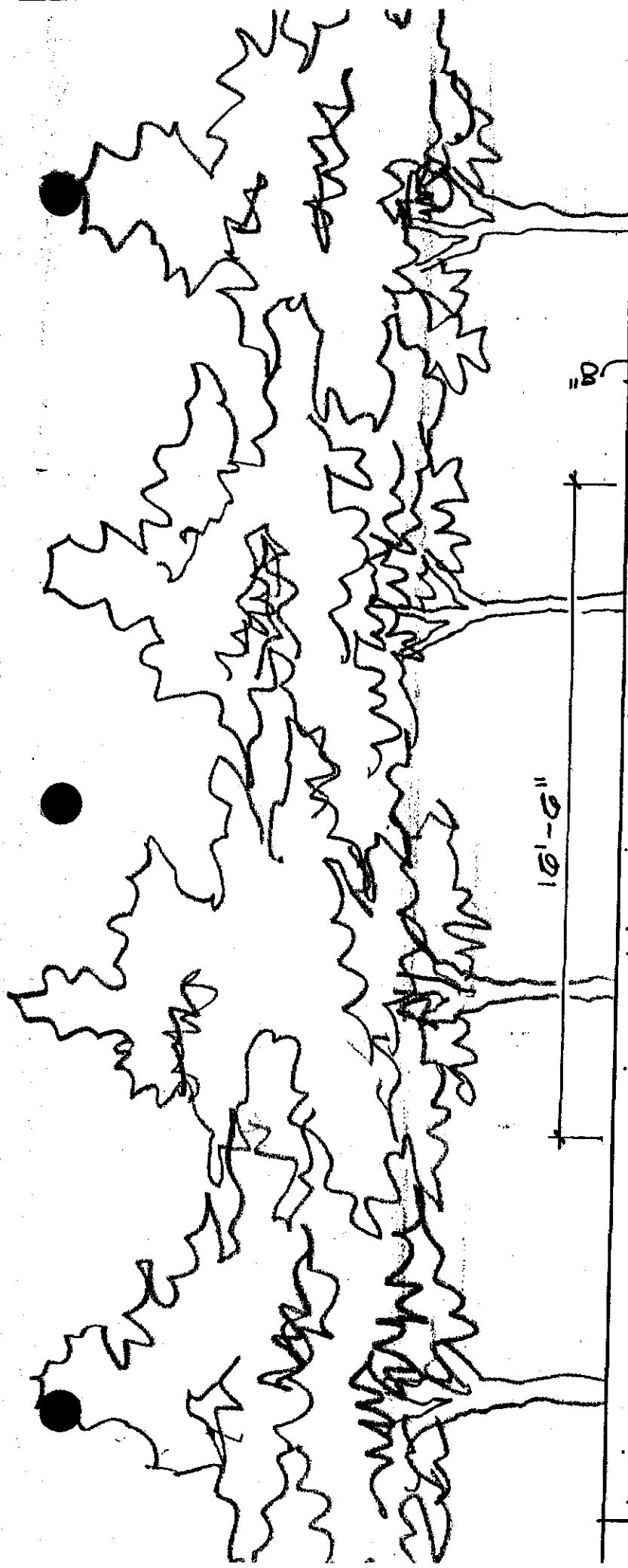
The foregoing resolution was adopted on May 15, 1985 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Martin; second by Commissioner Zinov.

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

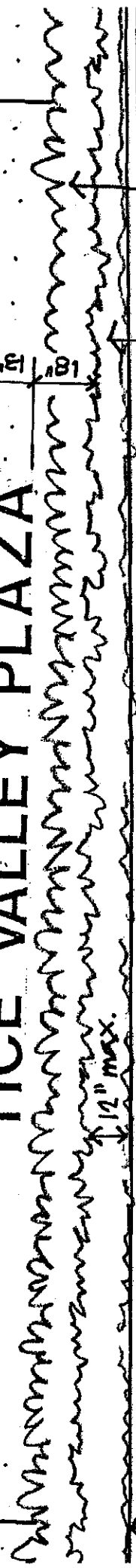


JERRY H. SWANSON, Secretary
Walnut Creek Design Review Commission

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TICE VALLEY PLAZA



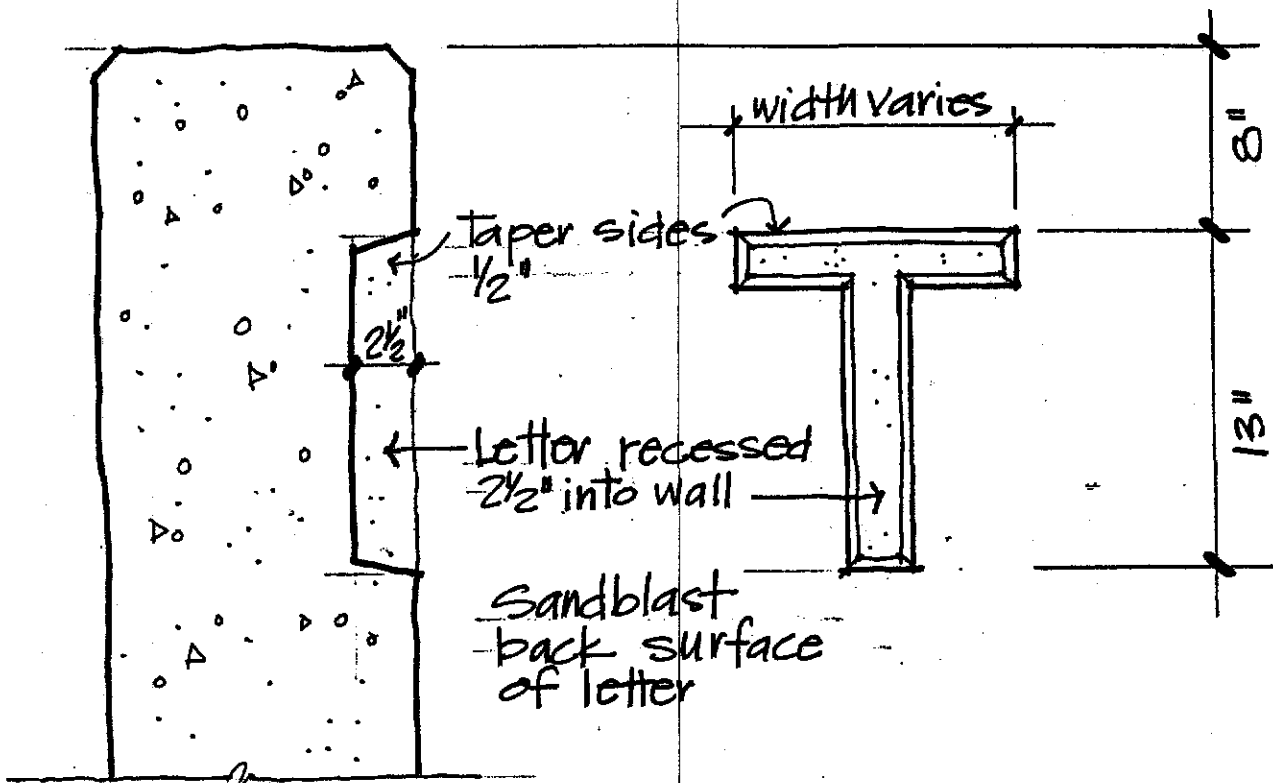
—approx. Top of curb

low groundcover on slope

medium groundcover (12" high max)

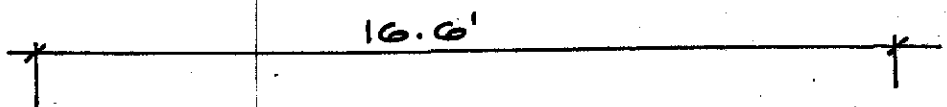
TICE VALLEY PLAZA

ELEVATION FROM CORNER OF TICE VALLEY BLYD. AND ROLLING HILLS DRIVE 1/4" = 1'-0"



note: letters to be Helvetica Medium

SECTION



TICE VALLEY PLAZA

ELEVATION

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 1996
SIGN REVIEW APPLICATION NO. 94-43/0660
A.G. EDWARDS SIGNS

Section 1. Findings.

1. On September 7, 1994, the Walnut Creek Design Review Commission held a hearing to consider a request by A.G. Edwards & Sons Inc., to approve three additional cabinet signs within the Tice Valley Shopping Center located at 1880 Tice Valley Blvd. within the P-D 1573 (Shopping Center) zoning district.
2. On July 28, 1994, the Design Review Commission Sign Subcommittee met to review the proposal. The subcommittee supported the two signs attached to the west frontage and the one sign attached to the south frontage. On the west frontage the subcommittee believed the signs were set apart and could only be seen at different angles. However, the subcommittee did not support two signs on the east frontage. The subcommittee believed the signs on the east frontage were too close together and could be seen simultaneously. Accordingly, the subcommittee's recommendation was to require removal of one sign on the east frontage (either sign "B" or "C" as shown on the site plan).
3. On May 15, 1985, the Design Review Commission adopted resolution 1251 approving the Tice Valley Shopping Center Sign Program. The sign program requires uniform design and colors for all tenant signs. The sign program does not specify the maximum number of signs per tenant but staff has consistently allowed one tenant sign per building frontage.
4. On May 12, 1986, staff approved two cabinet signs for A.G. Edwards. At the time, A.G. Edwards occupied the second floor area with two frontages. Recently A.G. Edwards expanded floor space within the center. The former tenant of this space (American Savings Bank), installed the three cabinet signs. A.G. Edwards refaced the cabinet signs to identify A.G. Edwards.
5. This project is categorically exempt from the requirements of CEQA under Class 11 of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek.
6. This project is consistent with the General Plan and Zoning and other City development standards which regulate development on this site.
7. A.G. Edwards colors and cabinet styles are consistent with other tenant signs in the shopping center. A.G. Edwards occupies 8,872 sq. ft. within the center. The cabinet signs are spaced at least 20 feet apart and will be attractive within the center.
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 2 through 7 above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. 94-43/0660 as shown on the plans labeled "Exhibit A of Design Review No. 94-43/0660" subject to the following conditions:

1. The applicant shall remove one cabinet with sign facing the parking lot on the east side (either sign "B" or "C" as shown on the site plan). The sign shall be removed on or before October 17, 1994.

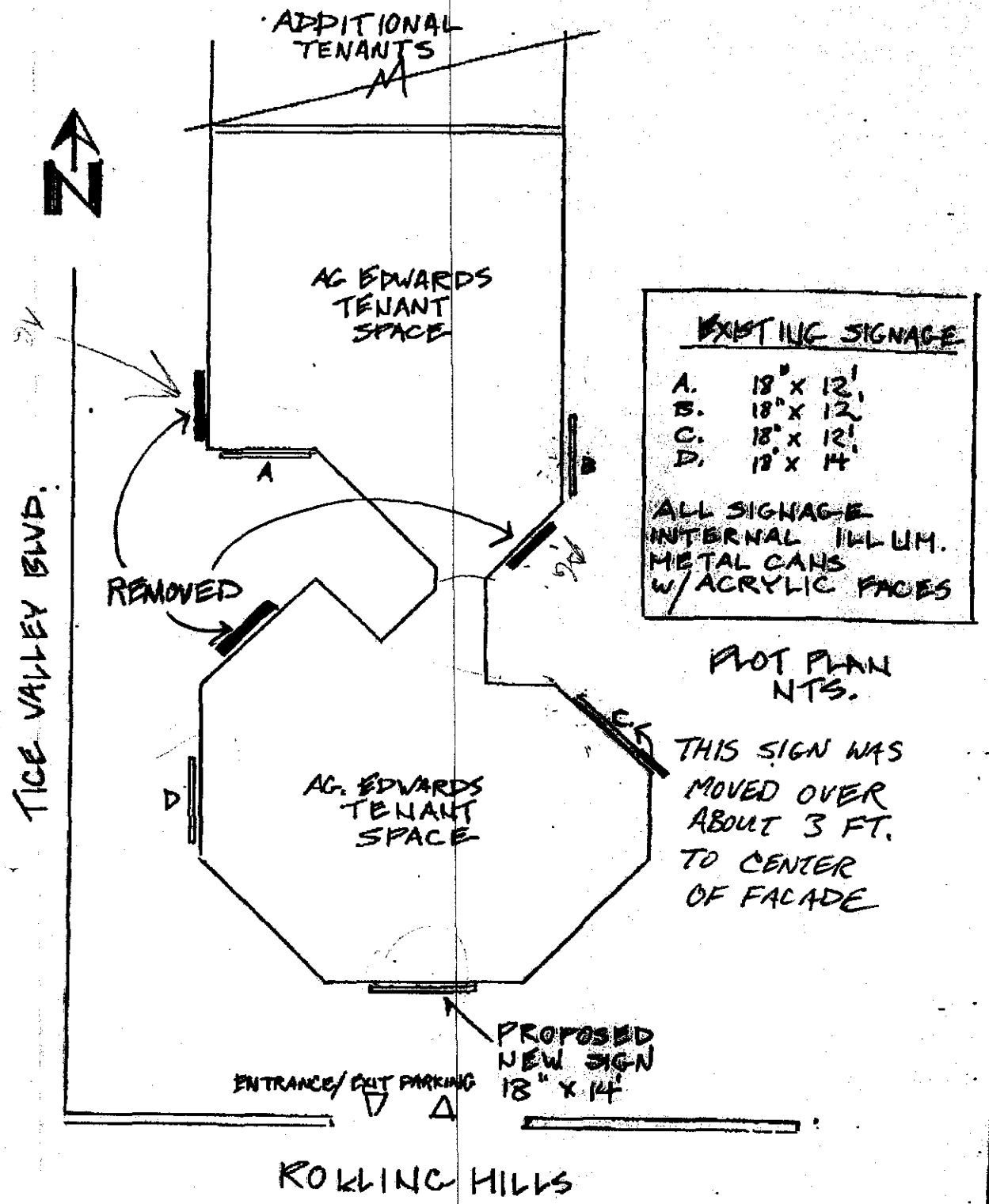
Section 3. Effective Date. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON September 7, 1994, by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Cortese and seconded by Commissioner Kilian.

Ayes: Kilian, Cortese, Kaplan
Noes: none
Absent: Kimbrell
Abstain: Bologna


DAVID WALLACE, Secretary
Walnut Creek Design Review Commission

Mark Ryan
FAX 686-0775



Scott; By our records we removed 3 signs, see above we installed no new signs.

