

WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 2421  
DESIGN REVIEW APPLICATION NO. Y03-107  
500 Ygnacio Office Building Master Sign Program  
500 Ygnacio Valley Road

**Section 1. Findings.**

1. On January 21, 2004 the Walnut Creek Design Review Commission held a meeting to consider a request to approval a master sign program for a multi-story office building located at 500 Ygnacio Valley Road in the O-C (Office Commercial) zoning district.
2. The Design Review Commission Sign Subcommittee reviewed this project on November 19, 2003 and January 7, 2004, and made recommendations for revisions to the project as it was originally proposed. The applicants have revised the project consistent with those recommendations and the Sign Subcommittee recommends approve of the master sign program as currently proposed.
3. This project is categorically exempt from the requirements of CEQA under Class 1 (Minor Alteration of Existing Structures) 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 land use designation of Office, and zoning and other City development standards which regulate development on this site.
5. This project will create an attractive and updated appearance to the existing office building with new signage which compliments the building architecture and materials.
6. The master sign program will provide improved directional and informational signage, improving convenience to both the tenants and other visitors to the building.
7. The master sign program focuses on providing building identification, with only minor tenant identification, consistent with the direction of the Walnut Creek Sign Ordinance. Major signage is focused at the building entries.
8. The architectural design of the 500 Ygnacio building naturally limits the appropriate exterior signage locations to the spaces immediately adjacent to the entries.
9. Based on the evidence presented at the meeting the Design Review Commission hereby resolves that this Commission makes the findings as outlined under Section 10-2.4.1206, Chapter 2 (Design Review), Title 10 of the Walnut Creek Municipal Code for the reasons stated in numbers 5 through 9 above.

**Section 2. Decision.** Based on the findings as set forth above, this Commission hereby grants approval of Design Review Application No. Y03-107 as shown on the plans labeled "Exhibit A" of Design Review No. Y03-107 submitted October 3, 2003 subject to the following conditions:

1. The master sign program shall be developed substantially the same as shown on the plans labeled "Exhibit A" of Design Review Application No. Y03-107 and the material palette labeled "Exhibit B" of Design Review Application No. Y03-107.
2. One set of a color and material palette shall be submitted to the City project planner prior to issuance of a building permit.
3. A building permit shall be required, prior to the installation of any signs.
4. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission shall apply as conditions of approval for this proposal.
5. Except as modified herein, any proposed changes to the approved colors, materials, locations or other sign master plan considerations shall be submitted in writing to the planning staff for review and approval as an amendment to the design review approval, prior to inclusion in any subsequent building permit
6. Building permits must be issued or a request for a one-year extension must be filed with the Community Development Department by January 21, 2005 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 construction shall have commenced prior to the expiration of the building permit.

**Section 3. Effective Date.** This resolution shall take effect on February 4, 2004 unless appealed.

PASSED AND ADOPTED ON January 21, 2004 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Harriman and seconded by Commissioner Becker.

Ayes: Bassett, Becker, Cothorn, Harriman  
Noes: Kilian  
Absent: None  
Abstain: None

  
VICTORIA WALKER, Secretary  
Walnut Creek Design Review Commission



MASTER SIGNAGE PROGRAM FOR  
500 YGNACIO, WALNUT CREEK, CA

Submitted on 1.15.04 for Design Review

naylor&chu

1 of 8

DESIGN REVIEW COMMISSION  
CITY OF WALNUT CREEK  
D.R. NO. Y03-107

REFER TO P.C.  
 STUDY SESSION  
 CONDITIONALLY APPROVED  
 DENIED

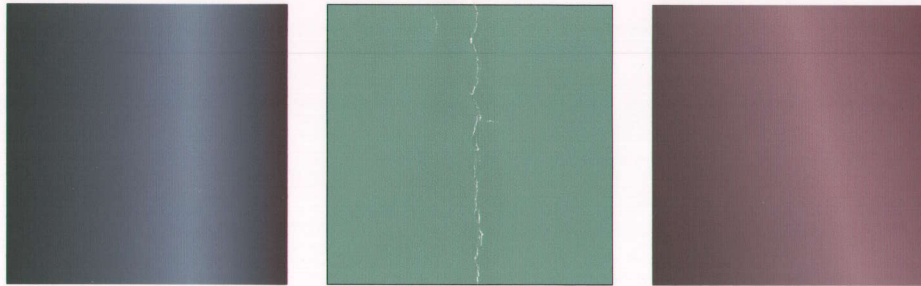
RESOLUTION NO. 2421  
EXHIBIT A . DATE 1/21/04

RECEIVED

JAN 15 2004

PLANNING DIVISION  
CITY OF WALNUT CREEK

## COLOR SCHEME



Bronze (to match existing sculpture),  
patina and mauve ( to match exterior  
building's granite color.)

## LETTERING

ABCDEFGHIJKLMNOPQRSTUVWXYZ

ABCDEFGHIJKLMNOPQRSTUVWXYZ 12340

The Mix semi-bold, caps

ABCDEFGHIJKLMNOPQRSTUVWXYZ

ABCDEFGHIJKLMNOPQRSTUVWXYZ 12340

Scala, caps

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz 12340

Scala, regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz 12340

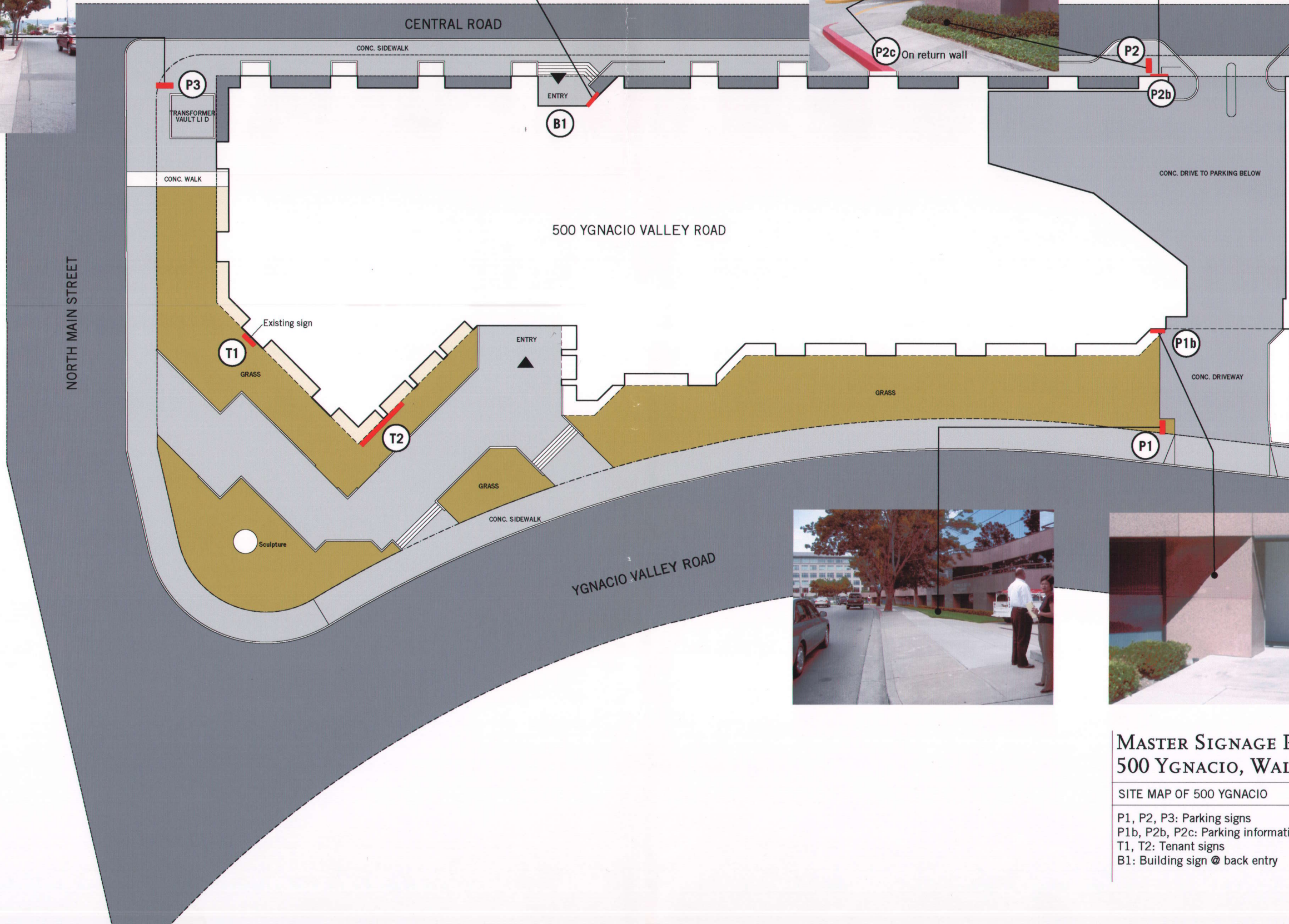
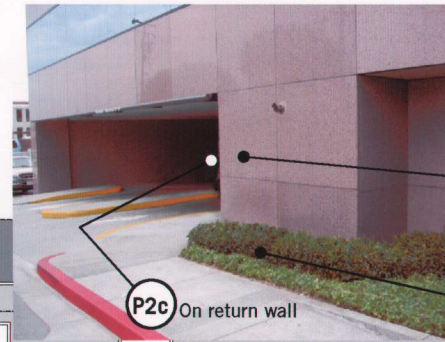
The Mix plain

## MATERIALS

Bronze painted metal  
Painted aluminum  
Acrylic (for cut-out letters)



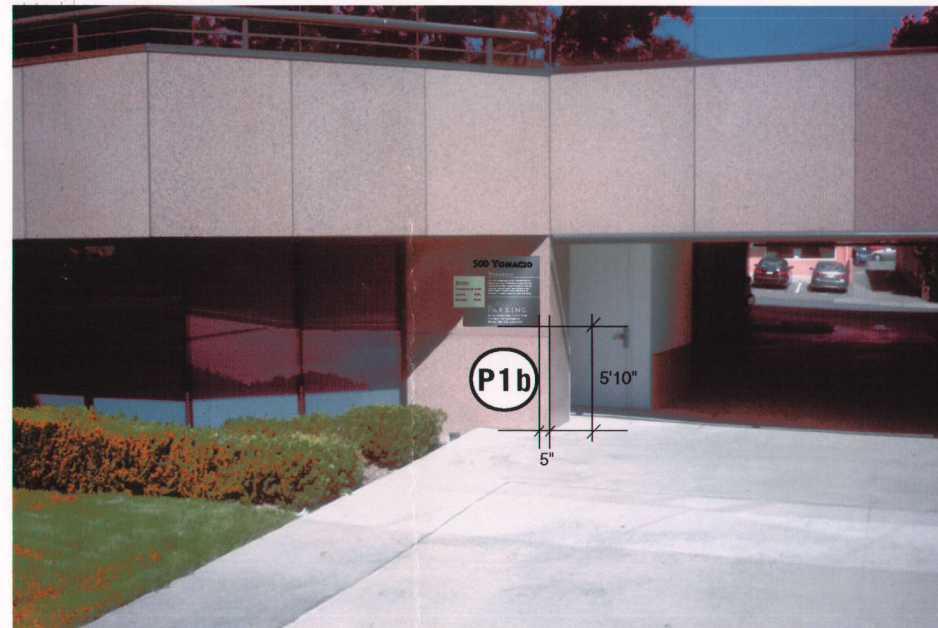
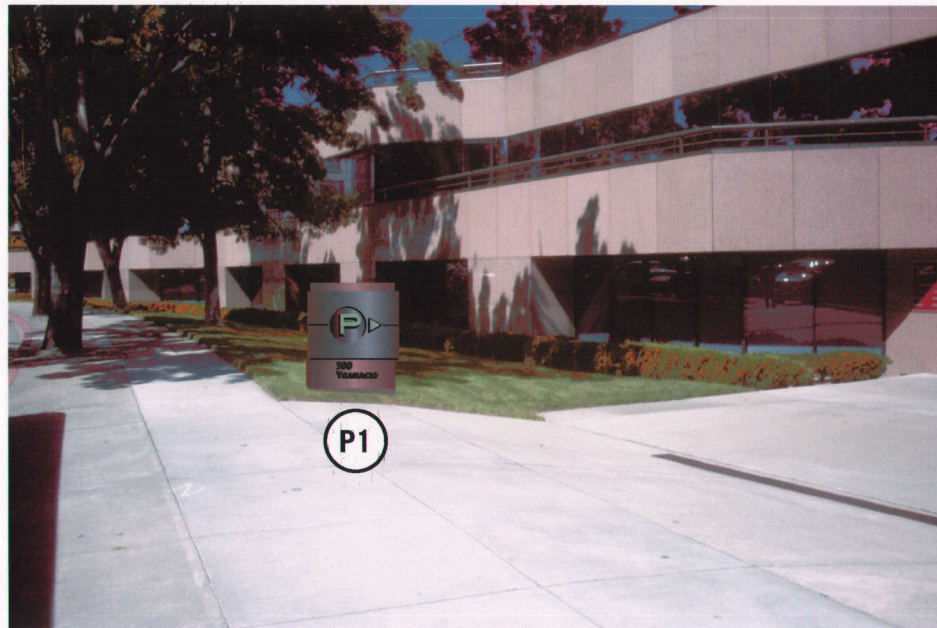
MASTER SIGNAGE PROGRAM FOR  
500 YGNACIO, WALNUT CREEK, CA



## MASTER SIGNAGE PROGRAM FOR 500 YGNACIO, WALNUT CREEK, CA

SITE MAP OF 500 YGNACIO

P1, P2, P3: Parking signs  
 P1b, P2b, P2c: Parking information signs  
 T1, T2: Tenant signs  
 B1: Building sign @ back entry



Existing sign @ P1b's location

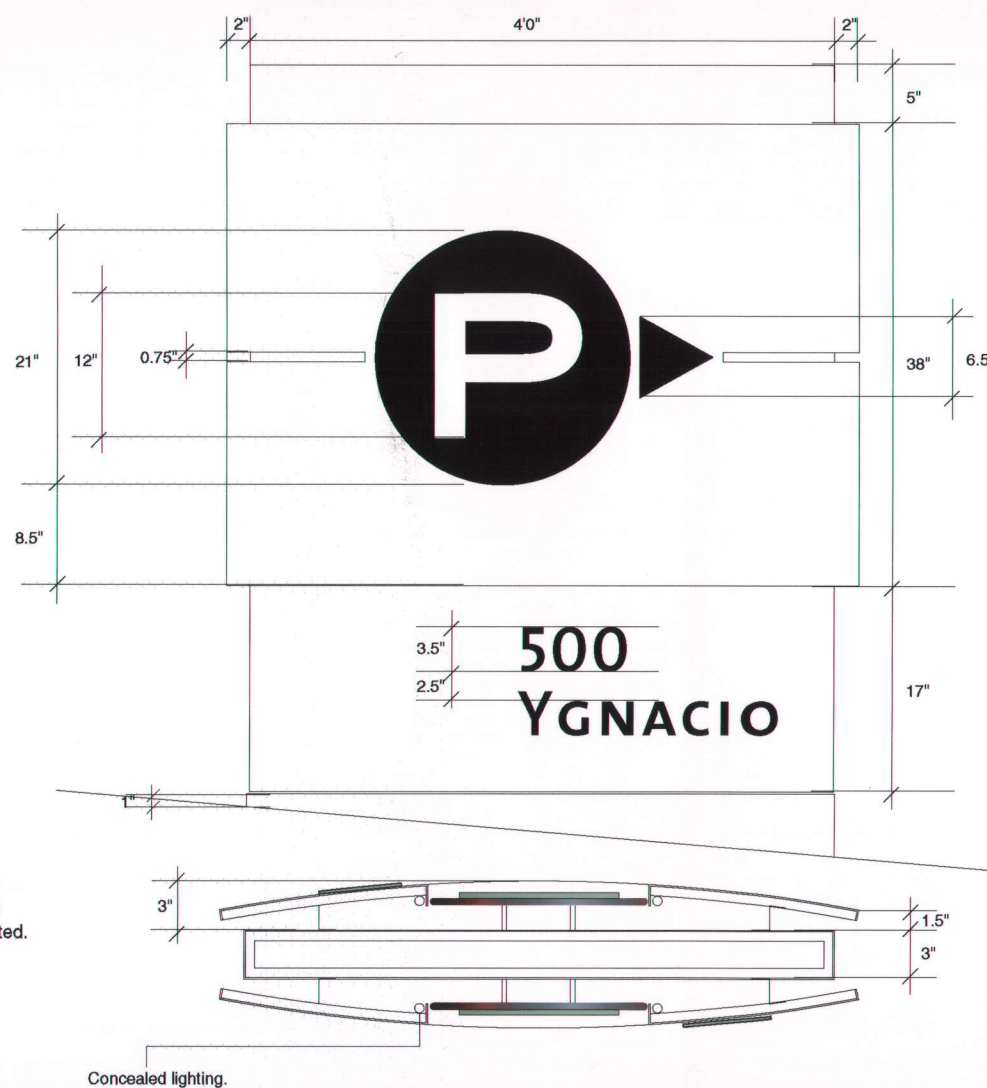
P1: No existing sign at this location.



Graphics on both sides.

P1

Option: .125" scores (recessed) and painted.



Concealed lighting.



P1b

33" sq.

500 YGNACIO

**INSTALLATION**  
P1: Signs to be mounted on concrete curb or on a concrete base with concealed fasteners.  
Power source discussed. Install 2' from the side walk.  
P1b: Install directly onto concrete with silicone at 5'10" A.F.F.

**CONSTRUCTION**  
P1: Back panel is painted aluminum box. Front panel is 0.5" curved brushed painted bronze metal w/ cut-out detail, pin-mounted to back panel. Cut-out circle is .25" thick, same material as the curved panel but with different surface treatment, pin-mounted to aluminum box, recessed from surface. 'P' and arrow are acrylic push-thru with color translucent vinyl first side. 500 Ygnacio: .25" thick painted bronze cut-out letters. P1b: Back panel is .5" thick painted bronze metal w/ silk-screened text. Front square panel is .25" thick painted aluminum w/ vinyl letters.  
No visible fasteners on sign faces. Discuss access to inside of sign structures for maintenance.

**ILLUMINATION**  
P1 sign is internally illuminated with concealed white light providing even illumination around circle and 'P'.

**GRAPHICS/ TYPOGRAPHY**  
The Mix semibold caps and Scala.

**COLOR**  
P1: Rectangular box is painted to match exterior granite color. The curved panel is brushed bronze. The circle is the same bronze with different surface treatment. 'P' & arrow are patina. 500 Ygnacio is to match bronze.  
P1b: Back panel is painted patina. Front square panel is painted patina on .25" thick aluminum. Text is white, black and patina.

**SIZE**  
Height: P1:5'-0" P1b: 33"  
Width: P1:4'-0" P1b: 33"  
Depth: P1:6" P1b: .75"  
Total Sign Square Feet: P1:20 s.f. P1b: 8.5 s.f.  
Max. Cap. Height: P1:12" P1b: 3"  
Sign field/sq.ft (graphic area): P1:2.5 s.f. P1b: 8 s.f.

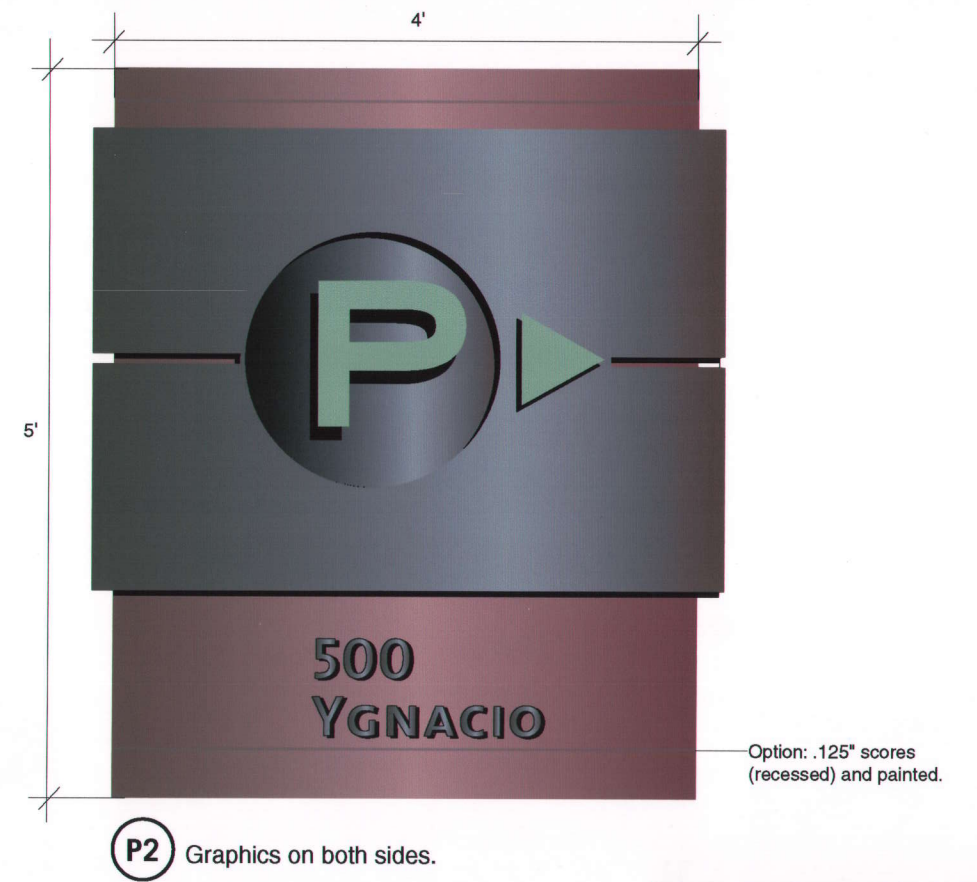
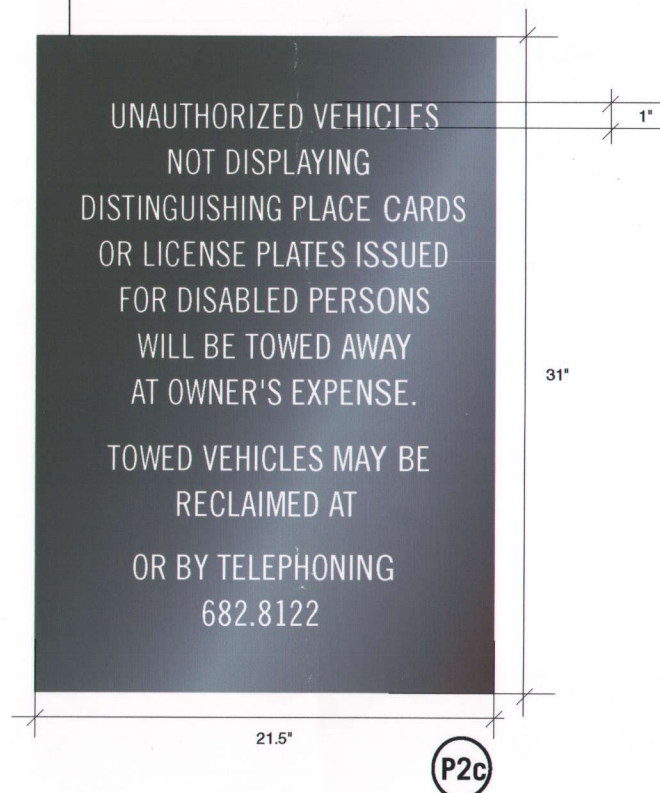
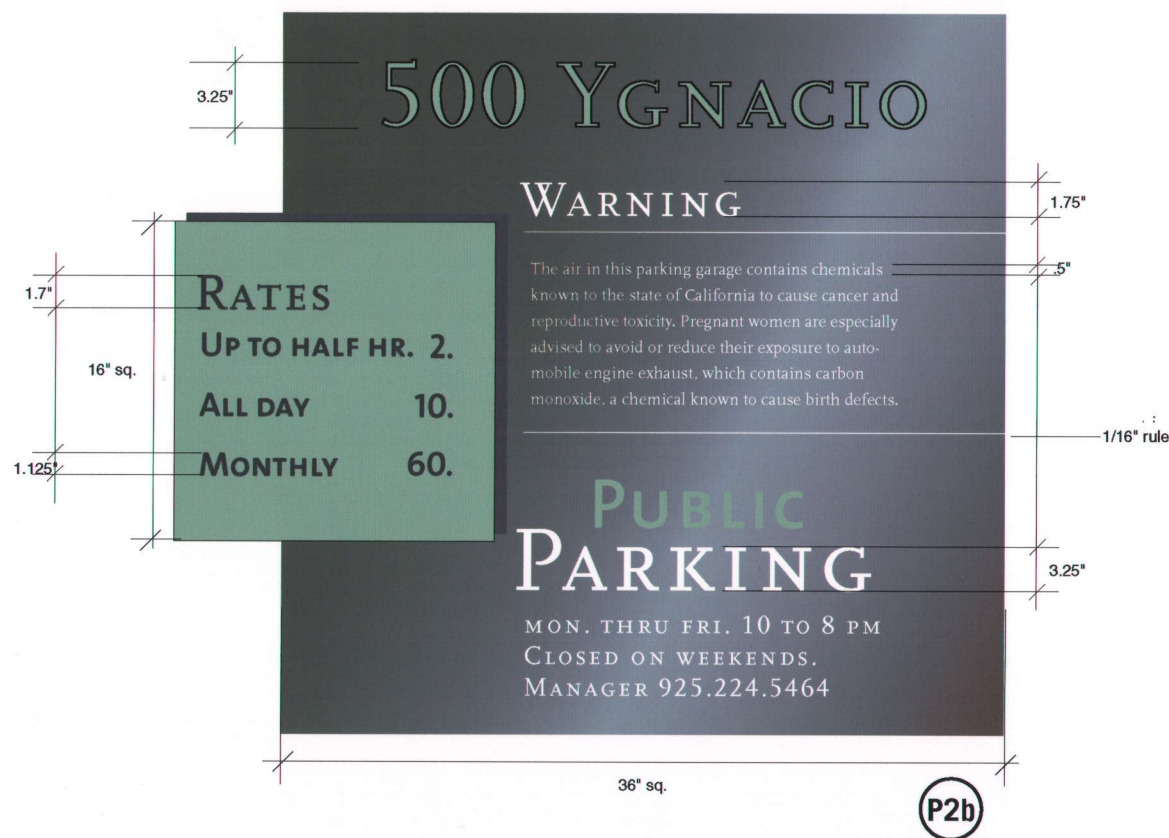
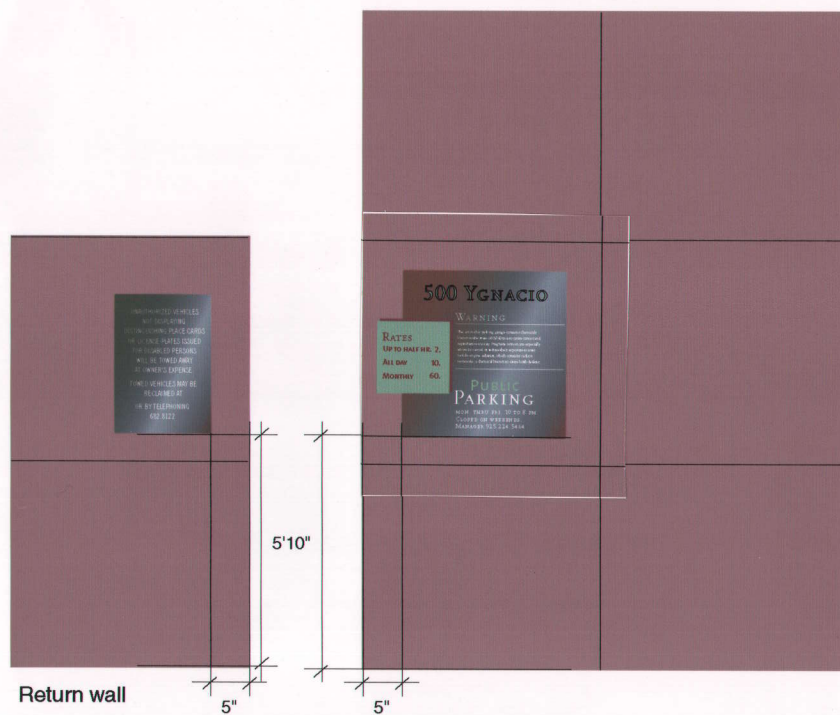
**PROJECT:** Exterior signs  
**DATE:** 1.15.04  
**SIGN TYPE DESCRIPTION:**  
Parking sign  
Parking information sign  
Scale to actual size.

Schematic Design  
Sheet No. 01

Naylor & chu

P1 P1b

4



500 YGNACIO

**INSTALLATION**  
P2: Sign to be mounted on existing grass area with concealed fasteners. Install justified to green recessed landscape. Power source discussed.  
P2b & P2c: Install directly onto concrete with silicone at 5'10" A.F.F.

**CONSTRUCTION**  
P2: See P1.  
P2b: Back panel is .5" thick bronze painted metal w/ silk screened text. Front square panel is .25" thick painted aluminum w/ black vinyl letters.  
P2c: .125" thick bronze painted metal panel. All text silk-screened.  
No visible fasteners on sign faces. Discuss access to inside of sign structures for maintenance.

**ILLUMINATION**  
See P1. No illumination on P2b and p2c.

**GRAPHICS/TYPOGRAPHY**  
The Mix semibold caps, Scala and TradeGothic condensed.

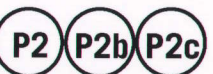
**COLOR**  
P2: See P1.  
P2b: Back panel is painted bronze. Front square panel is painted patina. Text is white, black and patina.  
P2c: painted bronze with white text.

**SIZE** (P2 is same as p1)  
Height: P2b: 36" P2c: 36"  
Width: P2b: 31" P2c: 21.5"  
Depth: P2b: .75" P2c: .125"  
Total Sign Square Feet: P2b: 9 s.f.  
P2c: 4.6 s.f.  
Max. Cap. Height: P2b: 3.25" P2c: .5"  
Sign field/sq.ft: P2b: 8.5 s.f.  
P2c: 4.3 s.f.

**PROJECT:** Exterior signs  
**DATE:** 1.15.04  
**SIGN TYPE DESCRIPTION:** Parking sign  
**Scale to actual size.**

Schematic Design  
Sheet No. 02

Naylor & chu



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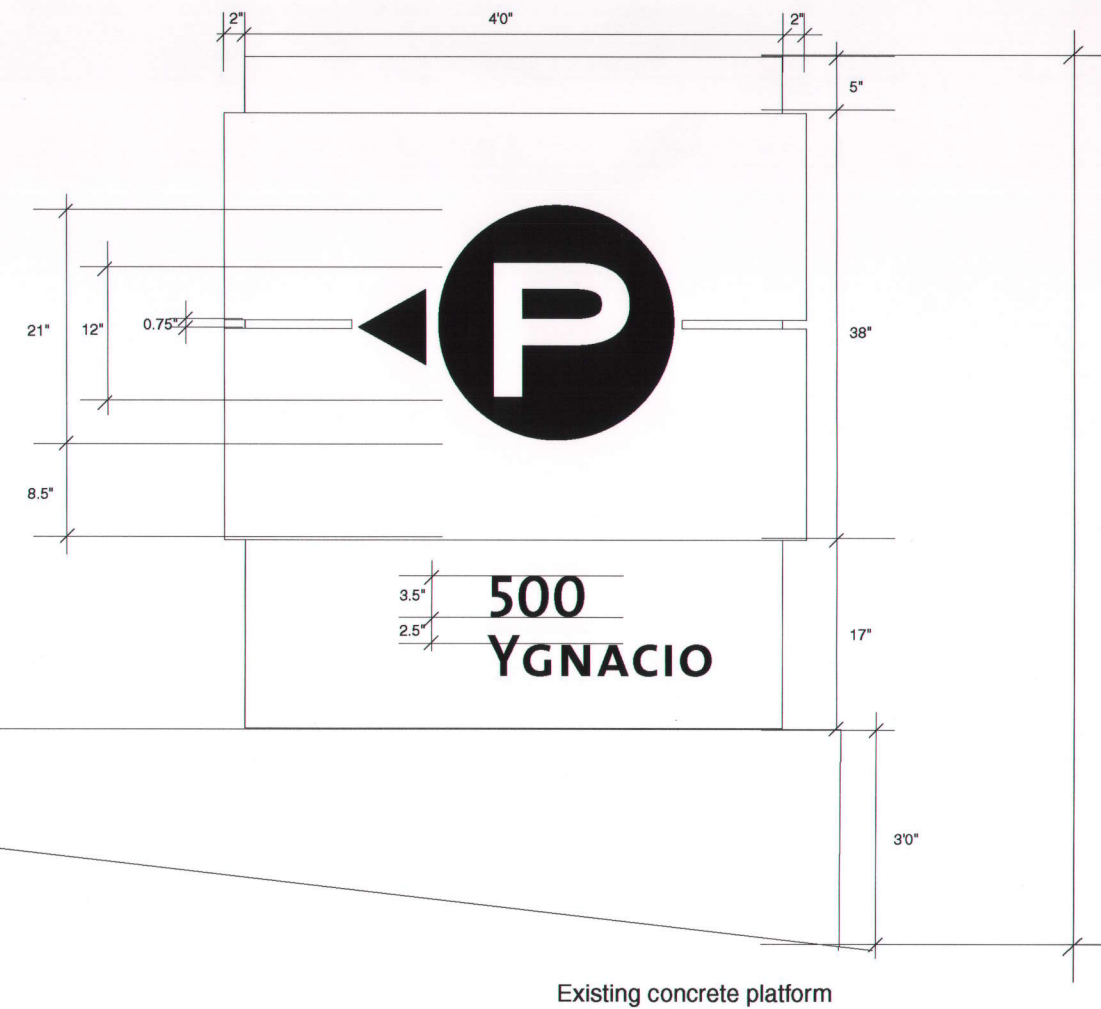
P3: Existing sign



Graphics on both sides.

P3

Option: .125" scores (recessed) and painted.



500 YGNACIO

Schematic Design  
Sheet No. 03

Naylor & chu *lc*

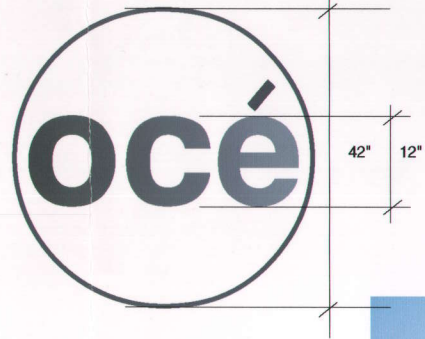
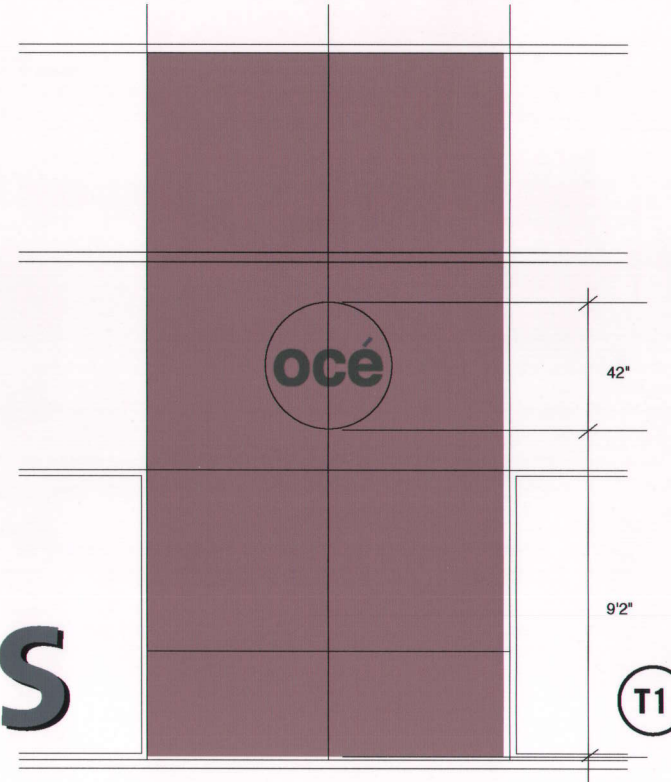
P3

<p><b>INSTALLATION</b> Signs to be mounted on existing concrete platform with concealed fasteners.  Power source discussed.</p>	<p><b>CONSTRUCTION</b> P3: Same as P1 &amp; P2</p>	<p><b>ILLUMINATION</b> P3: Same as P1 &amp; P2</p>	<p><b>GRAPHICS/ TYPOGRAPHY</b> Same as P1 &amp; P2</p>	<p><b>COLOR</b> P3: Same as P1 &amp; P2</p>	<p><b>SIZE</b> (same as P1 &amp; P2) Height: 5'-0" Width: 4'-0" Depth: 6" Total Sign Square Feet: 20 s.f. Max. Cap. Height: 12" Sign field/sq.ft (graphic area): 1.5 s.f.</p>	<p><b>PROJECT:</b> Exterior signs <b>DATE:</b> 1.15.04 <b>SIGN TYPE DESCRIPTION:</b> Parking sign  Scale to actual size.</p>	<p>Schematic Design Sheet No. 03  Naylor &amp; chu <i>lc</i></p>
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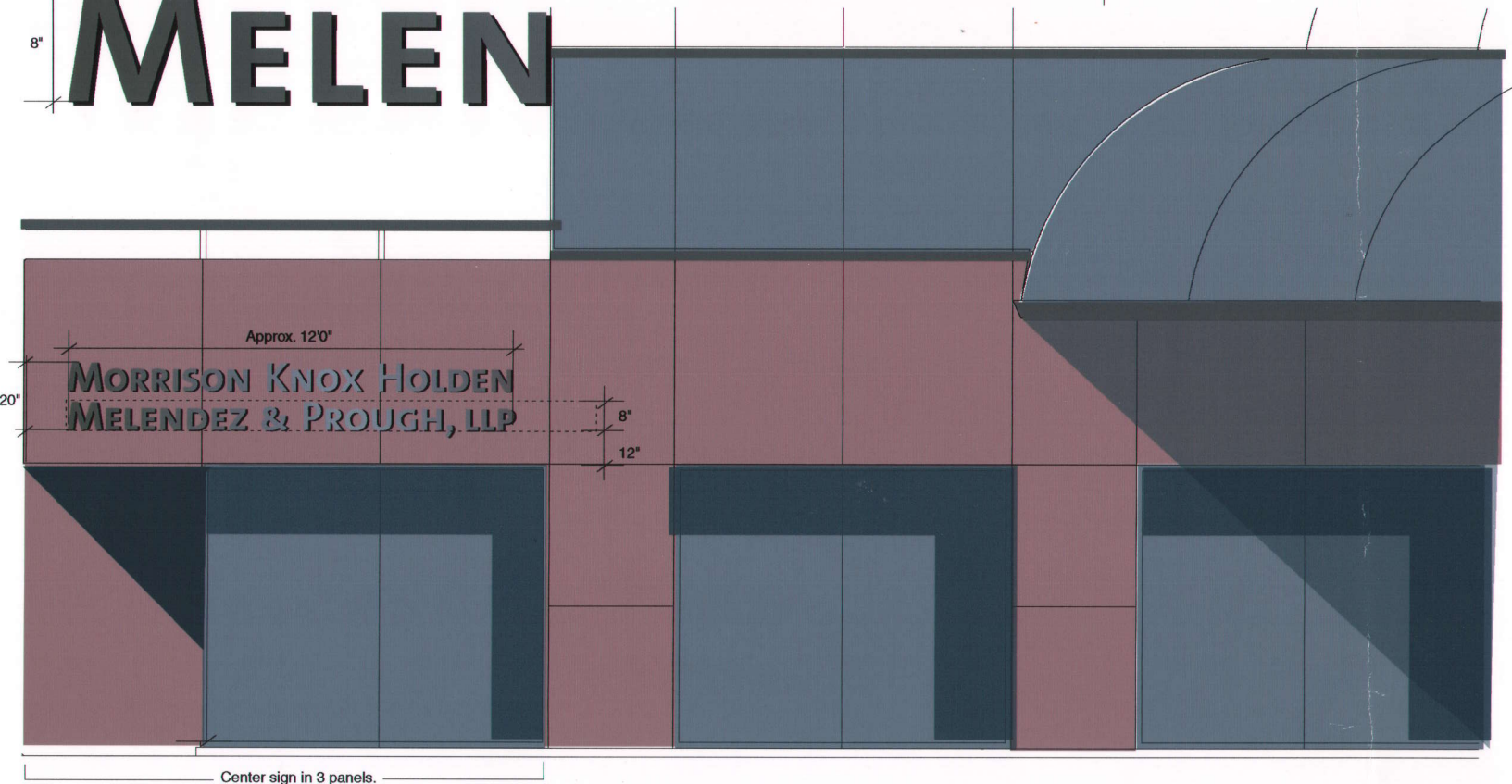




EXISTING TENANT SIGN.  
Proposing to repaint existing sign to match master signage program's bronze color.



**MORRIS  
MELEN**



500 YGNACIO

**INSTALLATION**  
Signs to be mounted to walls with silicone.  
No backlit for T1 or T3.

**CONSTRUCTION**  
T-1: Re-paint existing graphics with bronze color to match the master signage program.  
T-2: Cut-out 1.5" thick painted aluminum or s.s. letters, mounted with silicone back with double sided tape. No backside.  
No visible fasteners on sign faces.

**ILLUMINATION**  
No illumination.

**GRAPHICS/ TYPOGRAPHY**  
T1: Existing type  
T3: The Mix semi-bold caps

**COLOR**  
Bronze

**SIZE**  
Height: T1: 42" T3: 20"  
Width: T1: 42" T3: approx. 120"  
Depth: T1: .25" T3: 1.5"  
Total Sign Square Feet: T1: 9.6 s.f. T3: 20 s.f.  
Max. Cap. Height: T1: 12" T3: 8"  
Sign field/sq.ft: T1: 9.6 s.f.  
T3: 20 s.f.

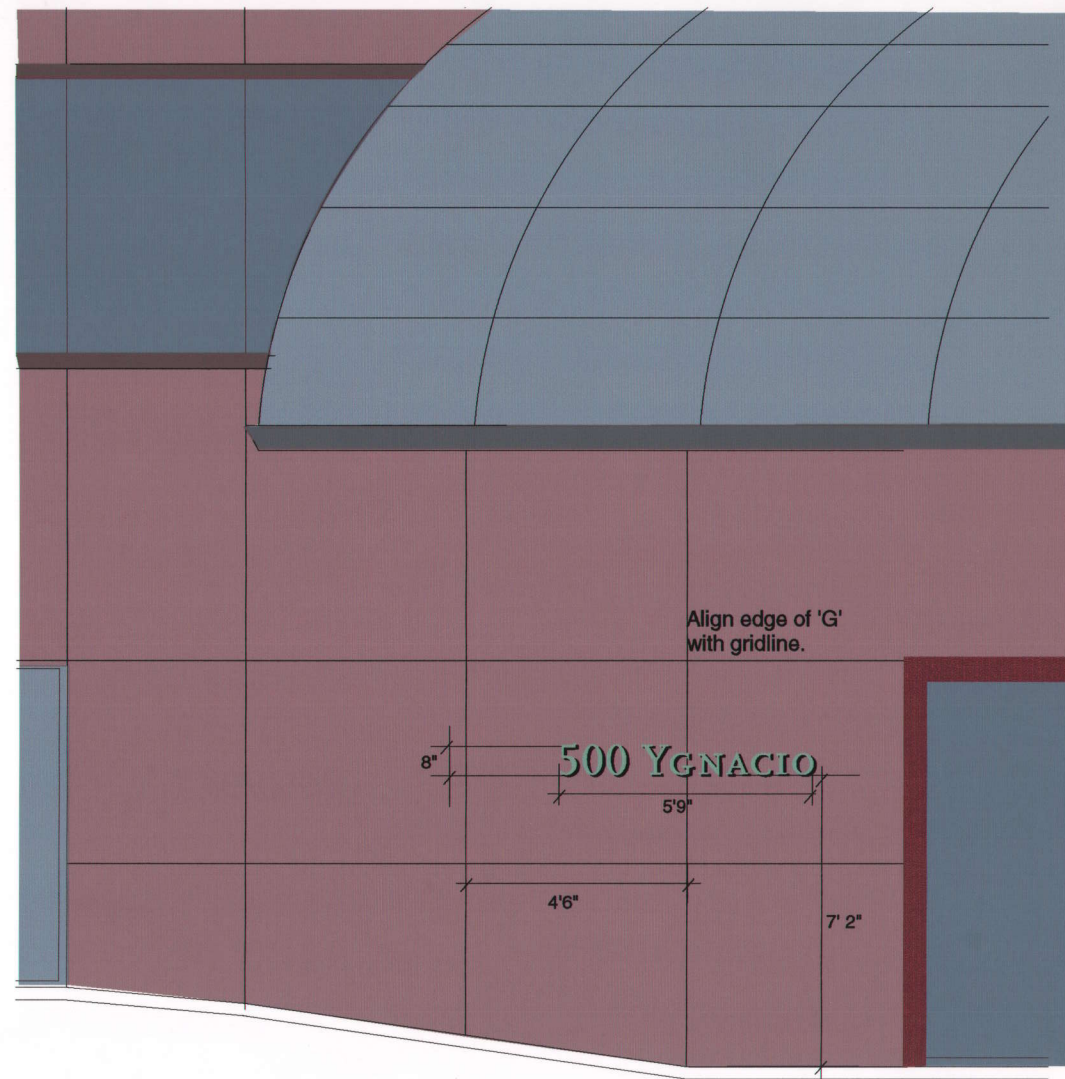
**PROJECT:** Exterior signs  
**DATE:** 1.15.04  
**SIGN TYPE DESCRIPTION:**  
Tenant signs  
Size not to scale

Schematic Design  
Sheet No. 04

naylor&chu

T1 T2





Center type in 2 panels.



Building ID at back entrance on Central Road.

500 YGNACIO

**INSTALLATION**  
Signs to be mounted to walls with silicone.

**CONSTRUCTION**  
Cut-out 1.5" thick painted aluminum or s.s. letters, mounted with silicone back with double sided tape. No backside.

No visible fasteners on sign faces.

**ILLUMINATION**  
No illumination.

**GRAPHICS/ TYPOGRAPHY**  
Scala caps

**COLOR**  
Patina

**SIZE**  
Height: 5"  
Width: 40"  
Depth: .75"  
Total Sign Square Feet: 3.8 s.f.  
Max. Cap. Height: 8"  
Sign field/sq.ft: 3.8 s.f.

**PROJECT:** Exterior signs

**DATE:** 1/15/04

**SIGN TYPE DESCRIPTION:**  
Building ID

Size not to scale

Schematic Design  
Sheet No. 05

B1

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