

WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 2601  
DESIGN REVIEW APPLICATION NO. Y08-035  
MASTER SIGN PROGRAM  
590 YGNACIO VALLEY ROAD (APN 173-141-040)  
Effective January 26, 2009 Unless Appealed Prior to that Date

**Section 1. Background.**

1. On September 3, 2008, the Walnut Creek Design Review Commission (DRC) approved a Master Sign Program for an existing office building located at 590 Ygnacio Valley Road.
2. On August 6, 2008, the Walnut Creek Design Review Commission Sign Subcommittee reviewed the proposed Master Sign Program, and provided a positive recommendation to the DRC.
3. This project is exempt from further environmental review pursuant to Class 13 for Existing Facilities, California Environmental Quality Act Guidelines.

**Section 2. Findings:** The project is subject to Design Review findings contained in the Walnut Creek Planning Code Section 10-2.4.1206. The required findings are shown in regular type and compliance with these findings is in bold type. Based on the evidence presented at the meeting, the Walnut Creek Design Review Commission hereby resolves:

1. The plan is consistent with the general plan, any applicable specific plan and this chapter. **The proposed signage is consistent with the General Plan and any applicable Specific Plans because it will enhance the building and no change of use is proposed.**
2. The approval of this plan is in the best interest of the public health, safety and general welfare. **The signs will help facilitate the valet parking program and direct patrons to the business entrance. The new monument sign does not pose any visibility or safety issues for drivers or pedestrians.**
3. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development. **The new monument sign will be located at the Ygnacio Valley driveway entrance adjacent to the entry arbor post, which will ensure visibility. All other signage is mounted to the building.**
4. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings. **The new signs are attractive and relate well to all proposed signs as well as the exterior modifications for the lobby, which were approved by staff. The location of the new wall sign on N. Broadway is well placed and in proportion to the building.**
5. General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public. **The applicant is proposing a landscaped wall behind the tenant sign, which will tie in with the landscaping proposed as part of**

September 3, 2008

**the exterior modifications.**

6. Compliance with all provisions of Chapter 8 (Preservation of Trees on Private Property) of Title 3 (Public Safety) of this code. **No trees are affected by the new signs.**

7. Where fine art work has been proposed, general consideration of category, form, scale, durability, siting and similar elements have been incorporated to complement the surroundings. **This finding is not applicable.**

**Section 3. Decision.** Based on the findings as set forth above, the Design Review Commission approves Design Review Application No. Y08-035 as shown on the plans labeled "Exhibit A of Design Review No. Y08-035," subject to the following conditions:

1. Minor changes to the design of the approved signage may be reviewed by staff.
2. The property shall be developed substantially the same as shown on the plans labeled "Exhibit A of Design Review Application No. Y08-050," and as may be modified herein. Except as modified herein, any changes to the approved colors, materials, building elevations, or other site plan considerations shall be reviewed and approved by the Design Review Commission or, if minor, by the Planning Division staff as an amendment to the Design Review approval, prior to issuance of any subsequent building permit or site development permit.
3. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission shall apply as conditions of approval for this proposal.
4. Building permits must be issued or a request for a one-year extension must be filed with the Community Development Department by September 3, 2009 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.

PASSED AND ADOPTED ON September 3, 2008 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner MacDonald and seconded by Commissioner Kilian.

Ayes: MacDonald, Kilian and Gorny

Noes:

Absent: Lopez

Abstain: Kremin



Victoria Walker

Walnut Creek Design Review Commission

W A L N U T C R E E K

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# MEDICAL PLAZA

590 Ygnacio, Walnut Creek  
Exterior Sign Program  
Preliminary City Review Package

**July 25th, 2008**

UP.1319.01

**GNU**

**GNU Group**

The Sign Standards Advantage™  
Sign System Design  
Network Procurement

3445 Mt. Diablo Blvd.  
Lafayette, California  
94549

925-444-2020 Telephone  
925-444-2039 Facsimile  
[www.gnugroup.com](http://www.gnugroup.com)

Offices in:  
California  
Arizona

## Goals that drive design:

### Goal #1

Support the identification and wayfinding needs of the property and ensure an intuitive and safe environment to navigate.

### Goal #2

Develop a program that is visually consistent and serves to strengthen the overall visual Brand of the property.

### Goal #3

Develop a program that is flexible and easily maintained.

### Goal #4

Develop a program that meets all state and local code requirements for interior signage.  
( ADA / Title 19 )

### Goal #5

Develop a program that enhances and integrates well into both interior and exterior environments of the property.

Program Location:

WALNUT CREEK

## MEDICAL PLAZA

590 Ygnacio  
Walnut Creek, CA

Keynotes:

### Exterior Signage Program

Revisions / Bulletins:

### CITY REVIEW

### Not To Be Used for Fabrication

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**Project Goals**

Sheet Index/Signtype:

Loc:

**A**

Program Location:

**WALNUT CREEK**

**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

*Exterior Signage Program*

Revisions / Bulletins:

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**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**Photo Page #1**

Sheet Index/Signtype:

Loc:

**A**





Program Location:

**WALNUT CREEK**

**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:



*Exterior Signage Program*

Revisions / Bulletins:

**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #:  
 UP.1319.01

Drawn By:  
 JP

Date:  
 07.25.2008

Scale:  
 As Noted

Title:  
**Photo Page #2**

Sheet Index/Signtype:

Loc:

**C**

WALNUT CREEK

# MEDICAL PLAZA

## 1 PROJECT IDENTITY

Scale: NTS

DIN BLACK / "Walnut Creek"

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**0123456789**

DIN LIGHT / "Medical Plaza"

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
0123456789

## 2 PROJECT TYPOGRAPHY

Scale: NTS



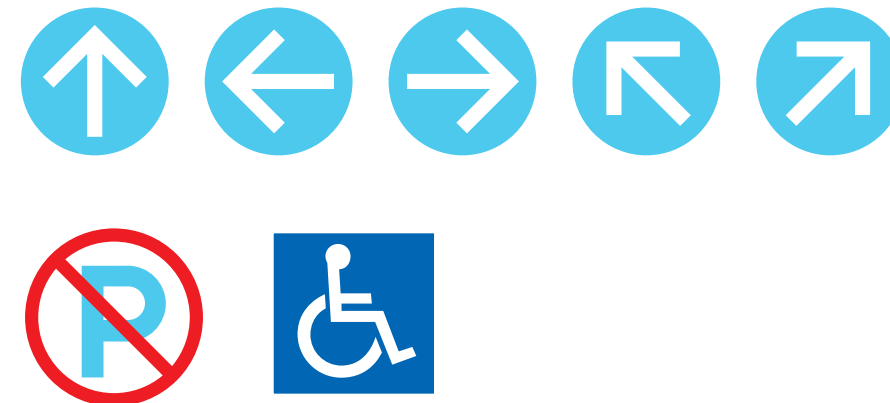
"WCMP White"



"WCMP Blue"

## 3 PROJECT COLORS

Scale: NTS



## 4 PROJECT SYMBOLS & ARROWS

Scale: NTS

Program Location:

WALNUT CREEK

## MEDICAL PLAZA

590 Ygnacio  
Walnut Creek, CA

Keynotes:

### Exterior Signage Program

Revisions / Bulletins:

### CITY REVIEW

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**Typography, Graphics & Color Specifications**

Sheet Index/Signtype:

Loc:

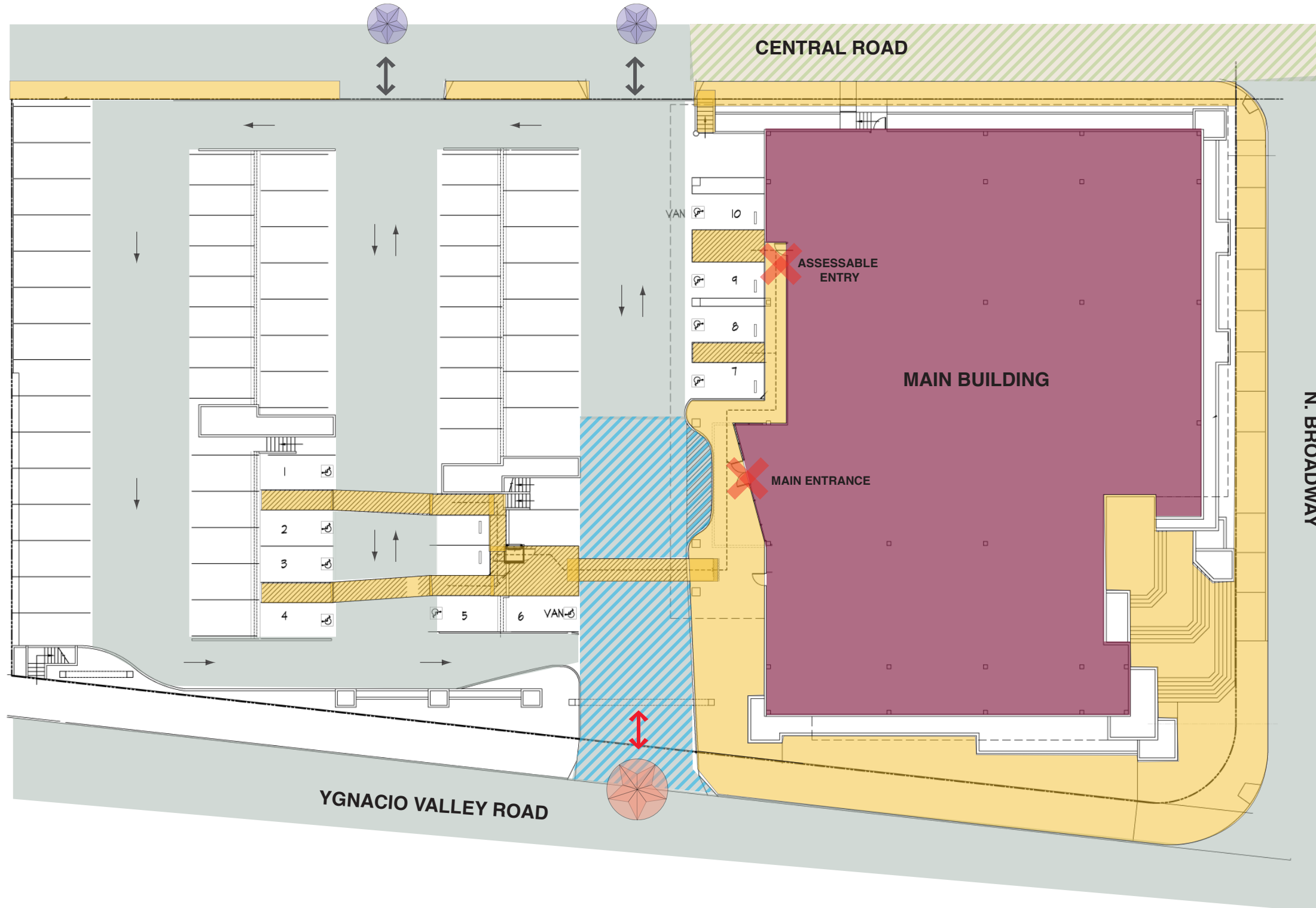
**D**





**KEY**

- VEHICLE PATHS
- PEDESTRIAN CIRCULATION
- MAIN BUILDING
- VALET/ VISITOR DROP OFF
- MIXED USE CIRCULATION - DELIVERY
- MAIN SITE ACCESS
- EMPLOYEE PARKING
- PRIMARY ENTRY/EXIT
- SECONDARY ENTRY/EXIT
- VEHICULAR TRAFFIC FLOW
- MAIN SITE DESTINATIONS



Program Location:

WALNUT CREEK

**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

*Exterior Signage Program*

Revisions / Bulletins:

1.	07.25.08	JP
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**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**Site Analysis  
 Circulation Plan**

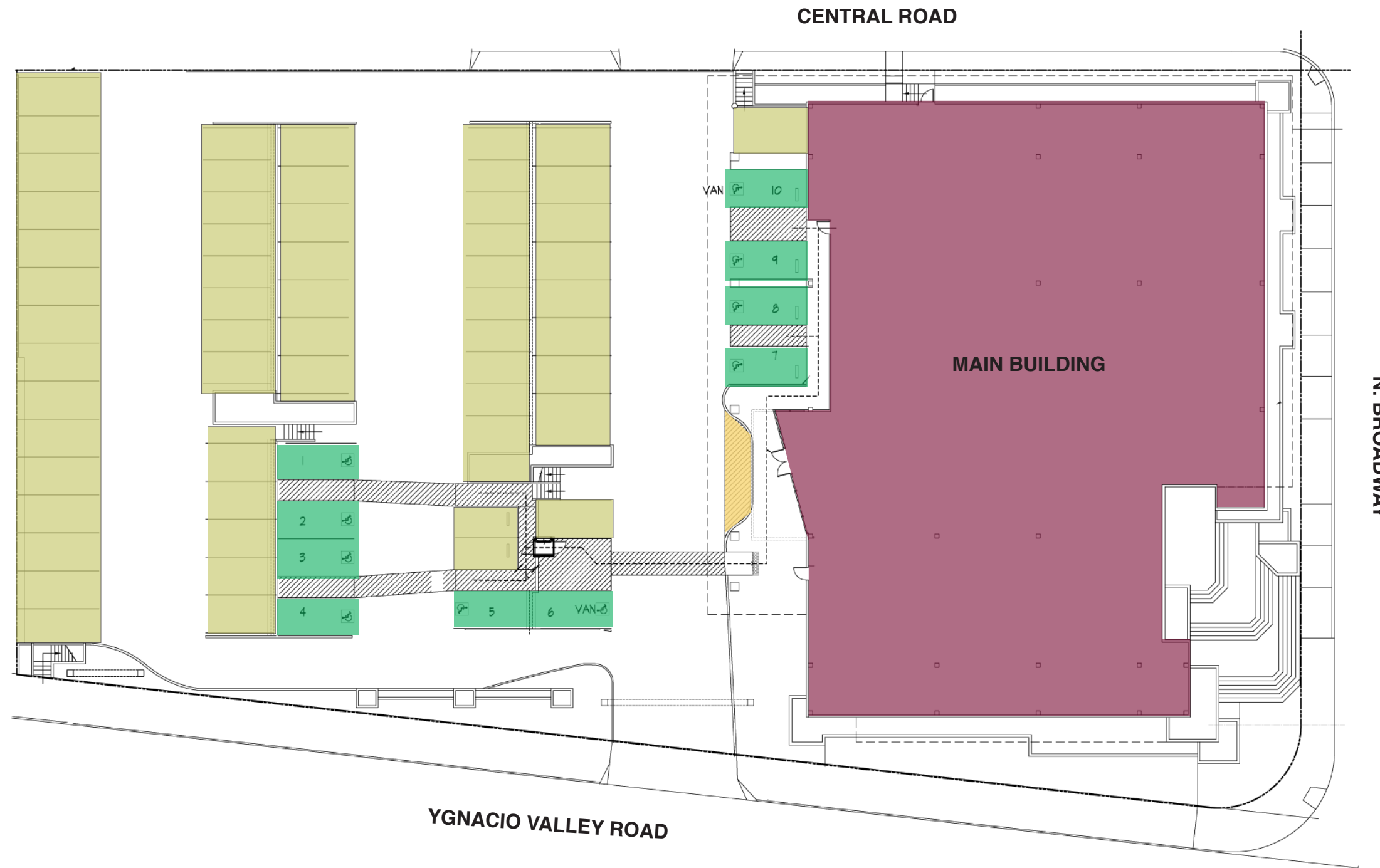
Sheet Index/Signtype:

Loc:

**SA.1**

**KEY**

- VISITOR PARKING
- PATIENT DROP-OFF
- VISITOR PARKING - HC ACCESSIBLE
- MAIN BUILDING



Program Location:

**WALNUT CREEK**

**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

**Exterior Signage Program**

Revisions / Bulletins:

1.	07.25.08	JP
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**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**Site Analysis  
 Use Plan**

Sheet Index/Signtype:

Loc:

**SA.2**

Program Location:

WALNUT CREEK

## MEDICAL PLAZA

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

### Exterior Signage Program

Revisions / Bulletins:

1.	07.25.08	JP
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### CITY REVIEW

*Not To Be Used for Fabrication*

Project #:	Drawn By:
UP.1319.01	JP

Date:	Scale:
07.25.2008	As Noted

Title:  
**Site Analysis  
 Location Plan**

Sheet Index/Signtype:

**SA.3**

Loc:

### KEY

#### branding

▲ BRANDING ID - BUILDING MOUNTED - BR.01

#### wayfinding

■ ISA DIRECTIONAL DR.01

■ PEDESTRIAN DIRECTIONAL DR.02

#### identification

■ SECONDARY MONUMENT ID.01

■ PEDESTRIAN BRANDING ID.02

■ TRELIS ID / INFO ID.03

■ PARKING GARAGE ID.04

■ VALET ID.05

#### regulatory

● HC / VAN ACCESSIBLE R.01a / R.01b

● C.V.C. PARKING REGULATION R.02

● ONE WAY / EXIT R.03

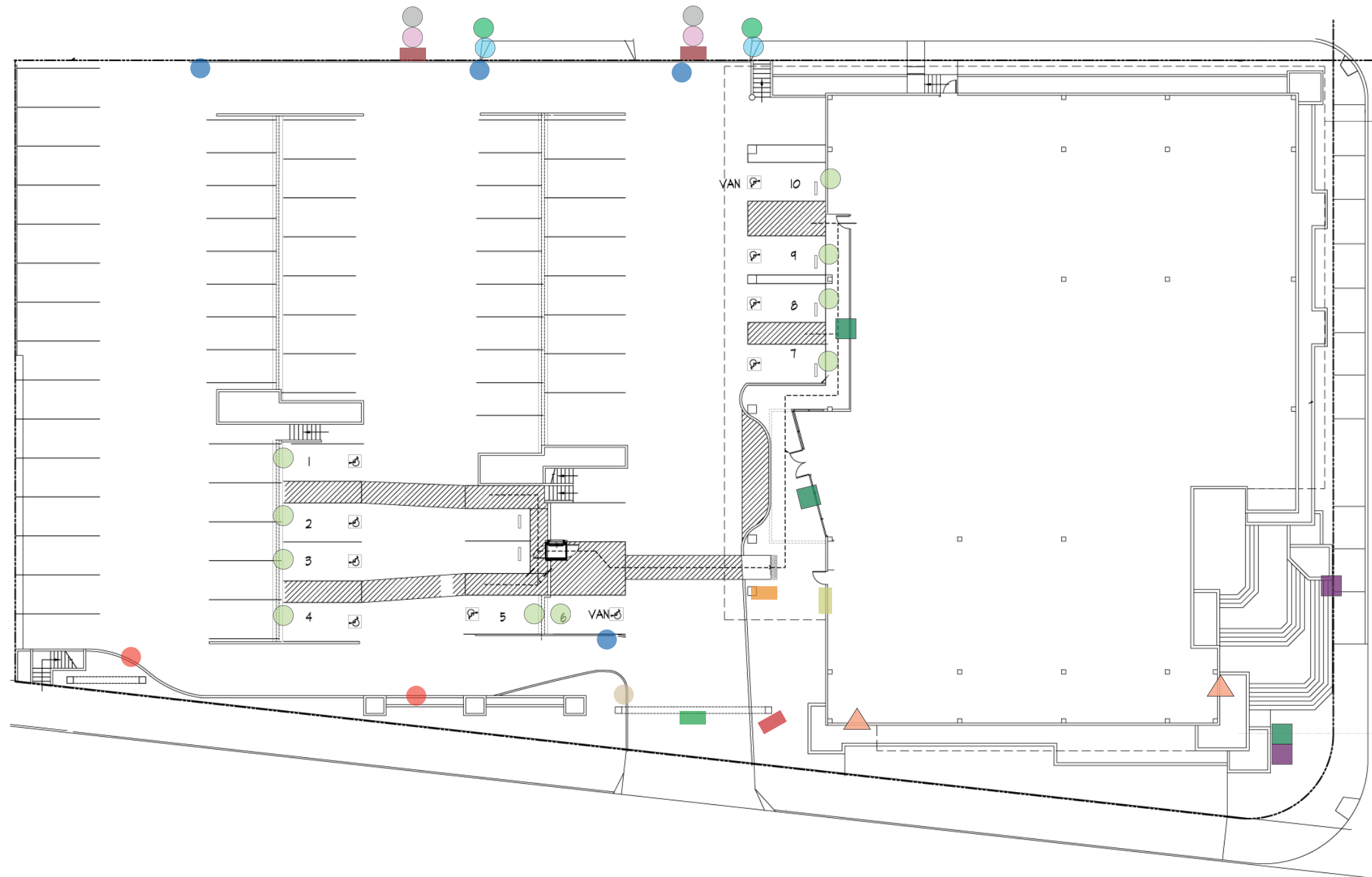
● EXIT PARKING R.04

● STOP INFORMATION R.05

● ENTER / NO RIGHT TURN R.06

● PROP 65 R.07

● CLEARANCE HEIGHT R.08



**GNU** Sign Program Design

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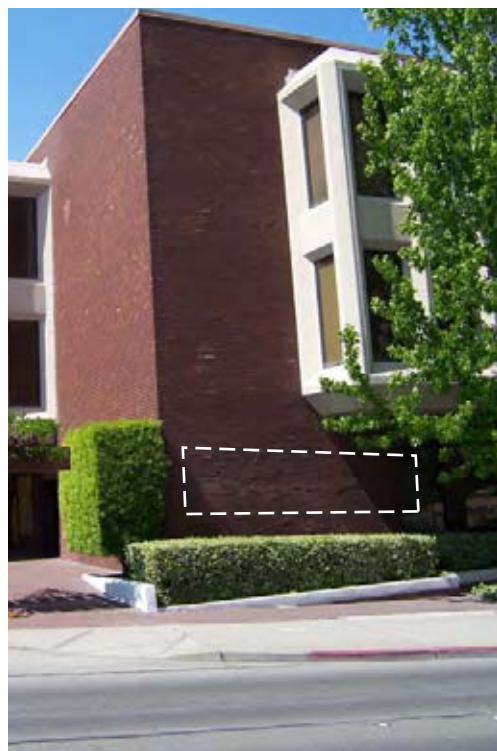
Program Location:

**WALNUT CREEK**

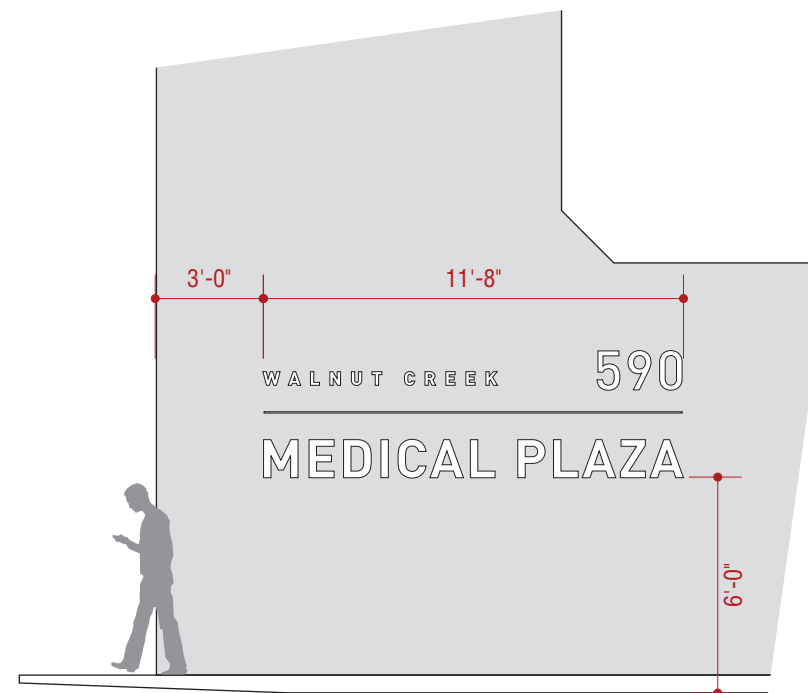
**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

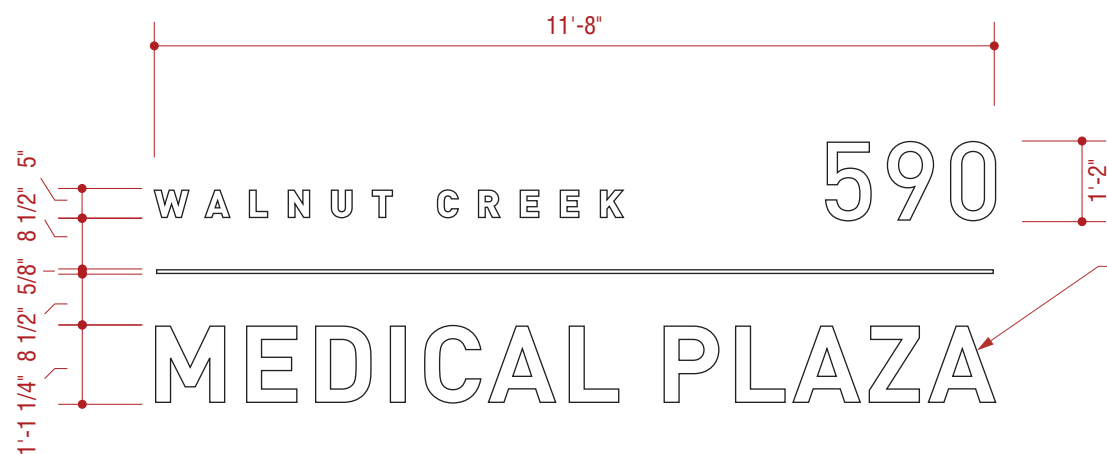
Keynotes:



**1** EXISTING CONDITION  
 Scale: NTS



**3** PARTIAL ELEVATION  
 Scale: 3/16" = 1'-0"



**Letterforms & Numerals**  
 1/2" deep flat cut-out  
 painted MP White, SVOC finish  
 pin-mounted to wall

**Illumination**  
 Letterforms & numerals will be  
 spot-lit from below

**2** FRONT VIEW  
 Scale: 3/8" = 1'-0"

*Exterior Signage Program*

Revisions / Bulletins:

**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**BR.01**  
**Branding ID (@ Ygnacio)**

Sheet Index/Signtype:

Loc:

**1.0**

Program Location:

**WALNUT CREEK**  
**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

*Exterior Signage Program*

Revisions / Bulletins:


**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**BR.01**  
**Branding ID (@ N. Broadway)**

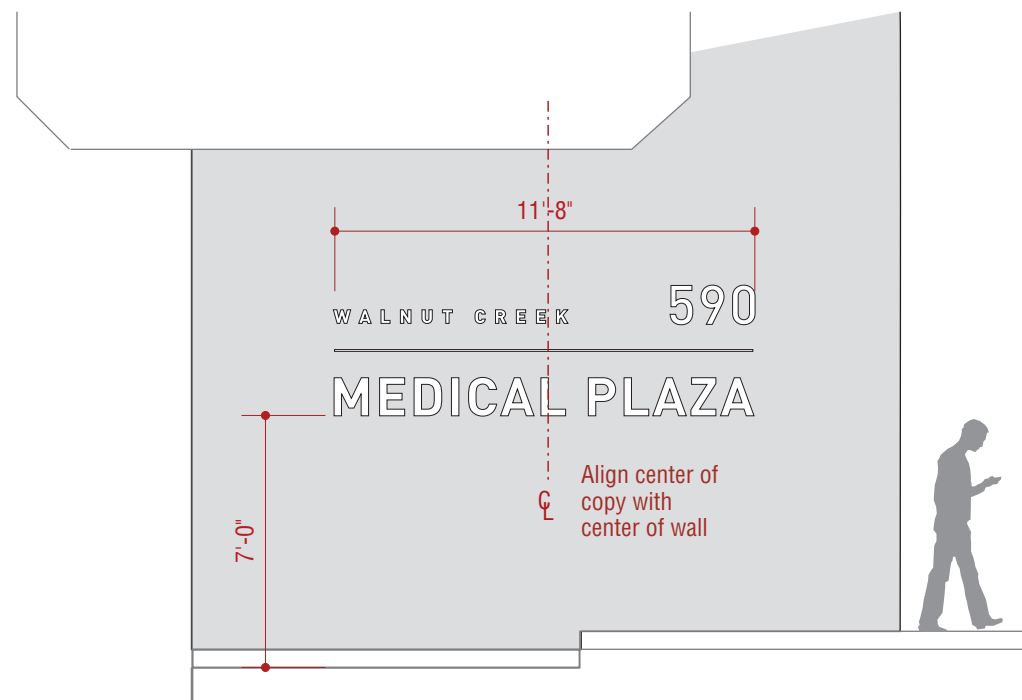
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Loc:

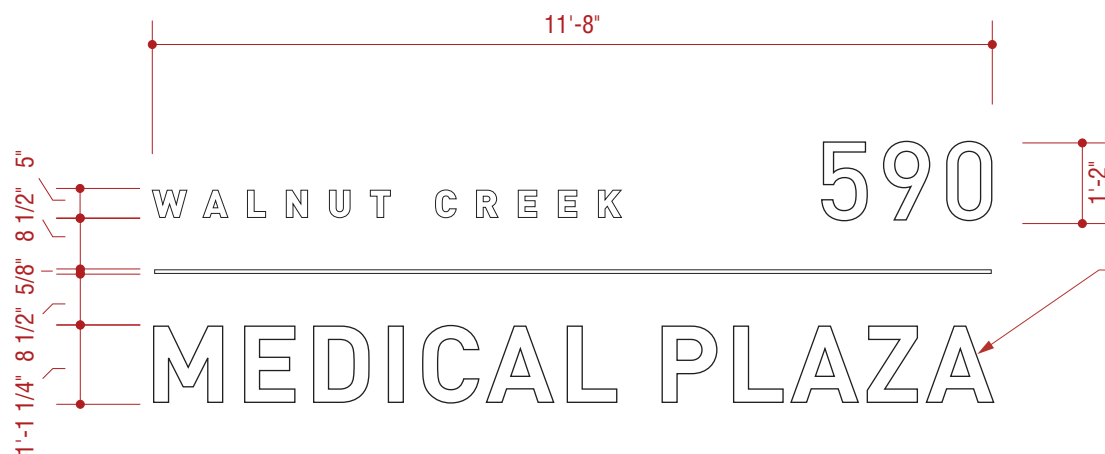
**2.0**



**1** EXISTING CONDITION  
 Scale: NTS



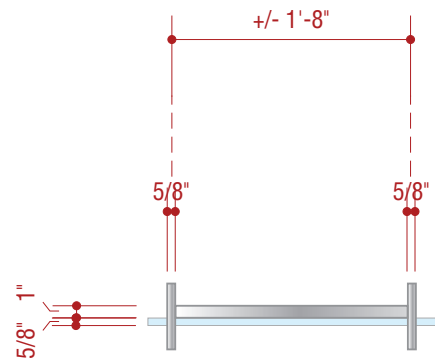
**3** INSTALLATION ELEVATION  
 Scale: 3/16" = 1'-0"



**Letterforms & Numerals**  
 1/2" deep flat cut-out  
 painted MP White, SVOC finish  
 pin-mounted to wall

**Illumination**  
 Letterforms & numerals will be  
 spot-lit from below

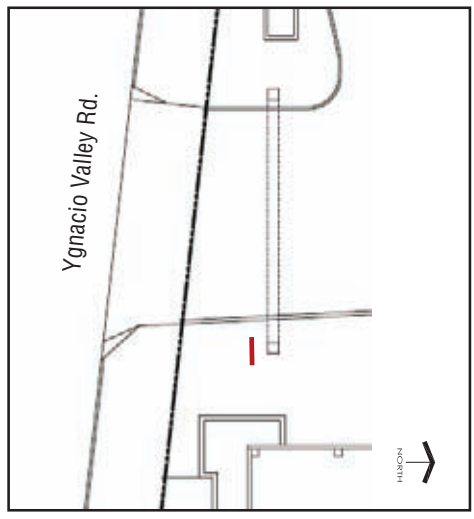
**2** FRONT VIEW  
 Scale: 3/8" = 1'-0"



**3 TOP VIEW**  
Scale: 3/4" = 1'-0"



**4 EXISTING CONDITION**  
Scale: NTS



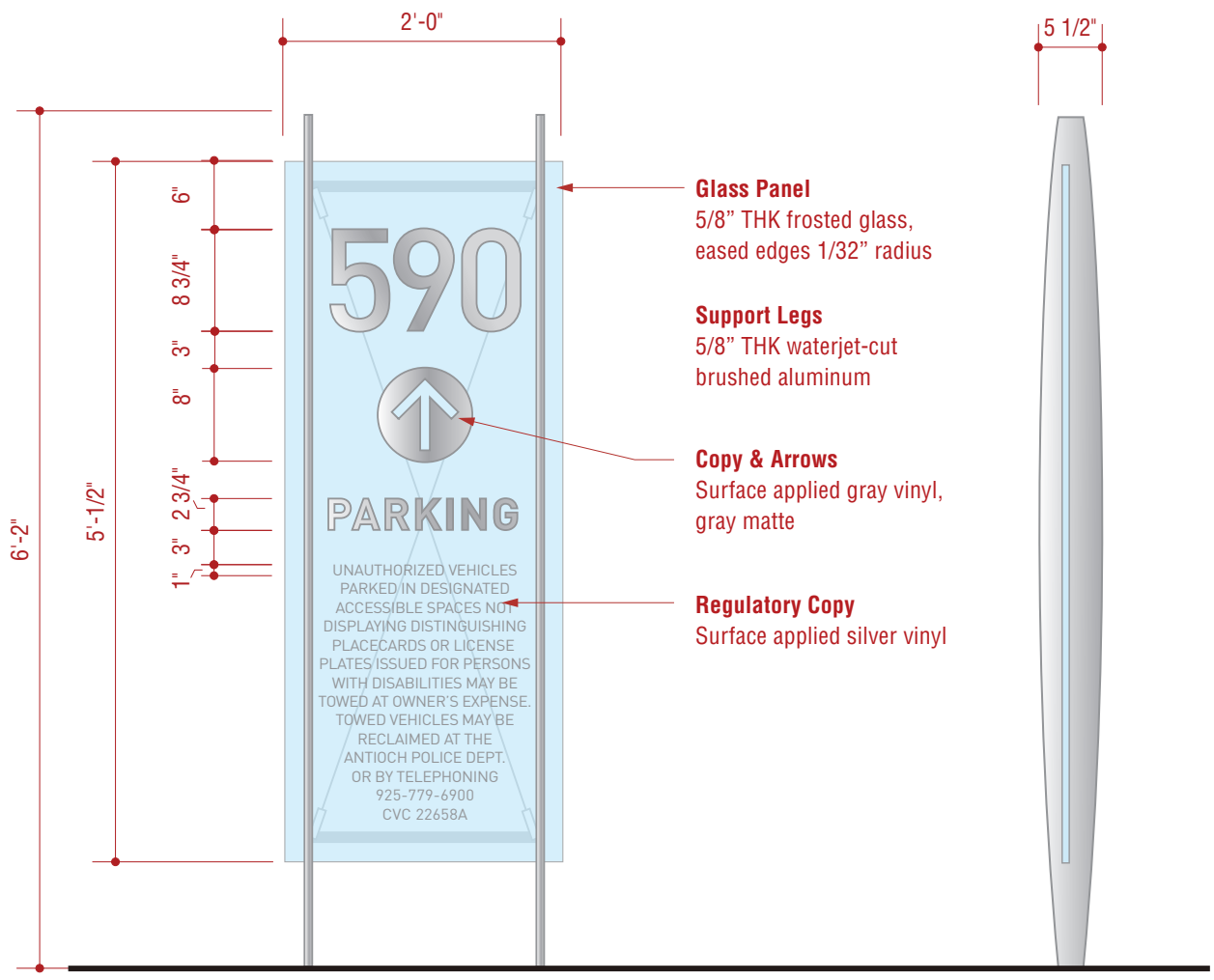
**5 SITE PLAN**  
Scale: NTS

Program Location:

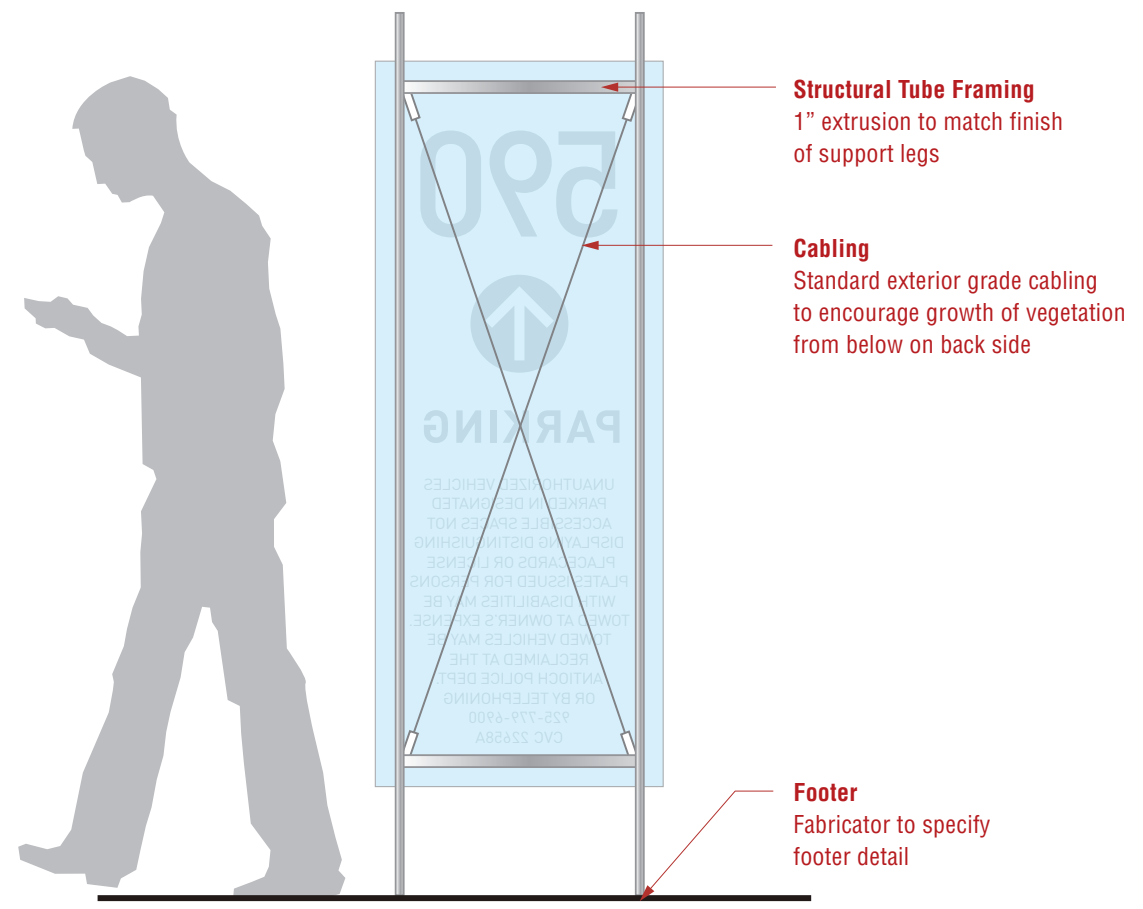
**WALNUT CREEK**  
**MEDICAL PLAZA**

590 Ygnacio  
Walnut Creek, CA

Keynotes:



**1 FRONT & SIDE VIEWS**  
Scale: 3/4" = 1'-0"



**2 BACK VIEW**  
Scale: 3/4" = 1'-0"

**Exterior Signage Program**

Revisions / Bulletins:  
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\_\_\_\_\_  
\_\_\_\_\_  
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**CITY REVIEW**

**Not To Be Used for Fabrication**

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**ID.01**  
**Secondary Monument ID**  
**(@ ygnacio)**

Sheet Index/Signtype:

Loc:

**3.0**

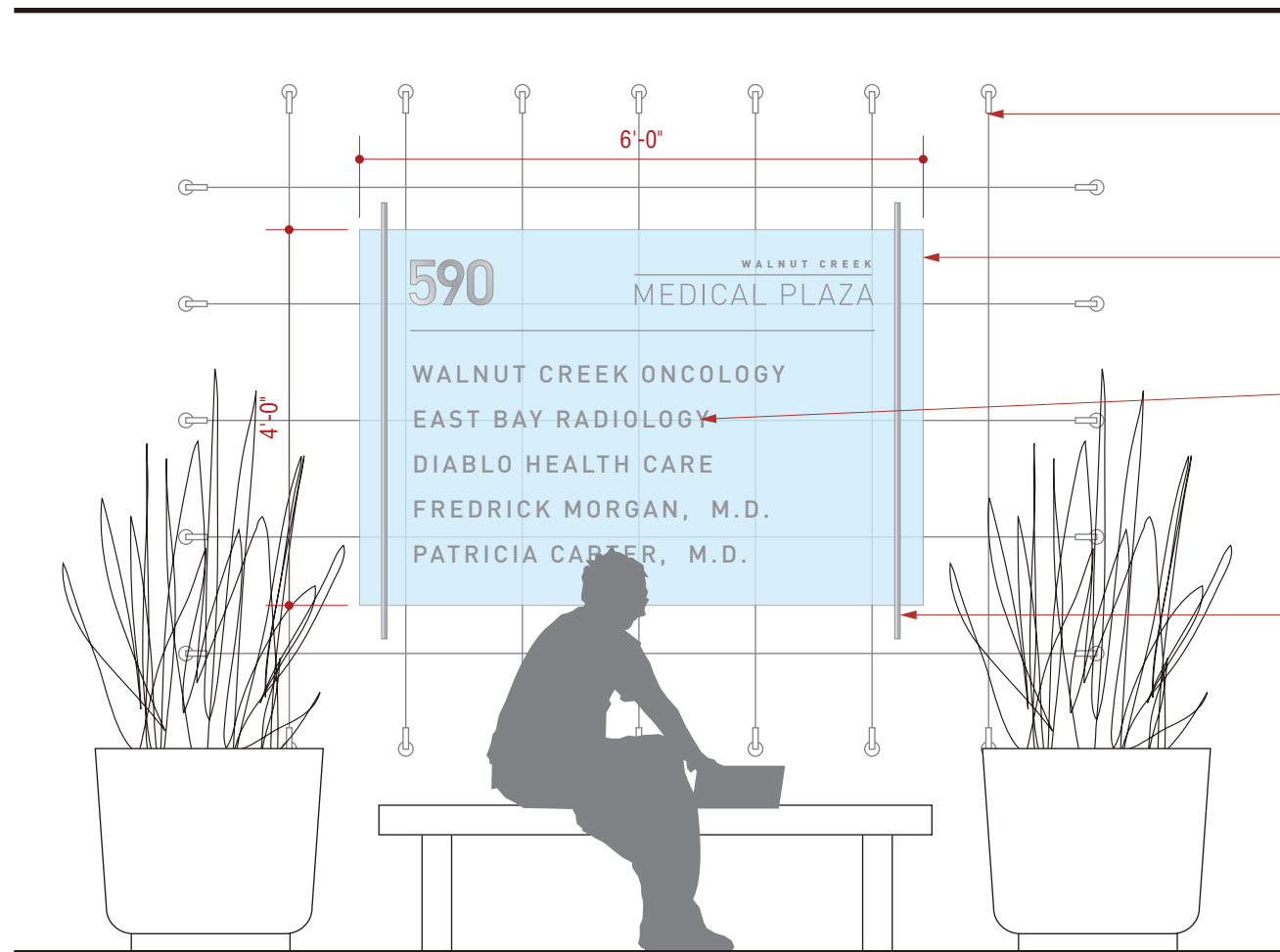


**3** EXISTING CONDITION  
Scale: NTS

# CLIENT TO HOLD OFF ON IMPLEMENTING

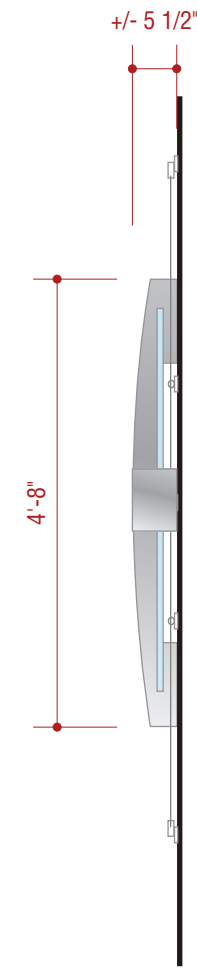
Program Location:  
**WALNUT CREEK**  
**MEDICAL PLAZA**  
 590 Ygnacio  
 Walnut Creek, CA

Keynotes:  
 Exterior Signage Program  
 Revisions / Bulletins:



**1** PARTIAL ELEVATION / FRONT VIEW  
Scale: 1/2" = 1'-0"

- Cable "green screen"**  
Cables lattice to encourage growth of landscaping on wall
- Glass Panel**  
5/8" thick frosted glass, eased edges 1/32" radius
- Copy & Arrows**  
1/4" THK. address number & project logotype, tenant copy is surface applied silver vinyl
- Mounting Frame**  
5/8" thick brushed aluminum



**2** SIDE VIEW  
Scale: 1/2" = 1'-0"

**CITY REVIEW**  
*Not To Be Used for Fabrication*  
 Project #: UP.1319.01  
 Drawn By: JP  
 Date: 07.25.2008  
 Scale: As Noted

Title:  
**ID.02**  
**Proj. ID / Tenant Directory**  
 Sheet Index/Signtype:  
 Loc: **4.0**



Program Location:

**WALNUT CREEK**

**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

*Exterior Signage Program*

Revisions / Bulletins:

**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**ID.03 & R.08  
 Trellis ID / Info.**

Sheet Index/Signtype:

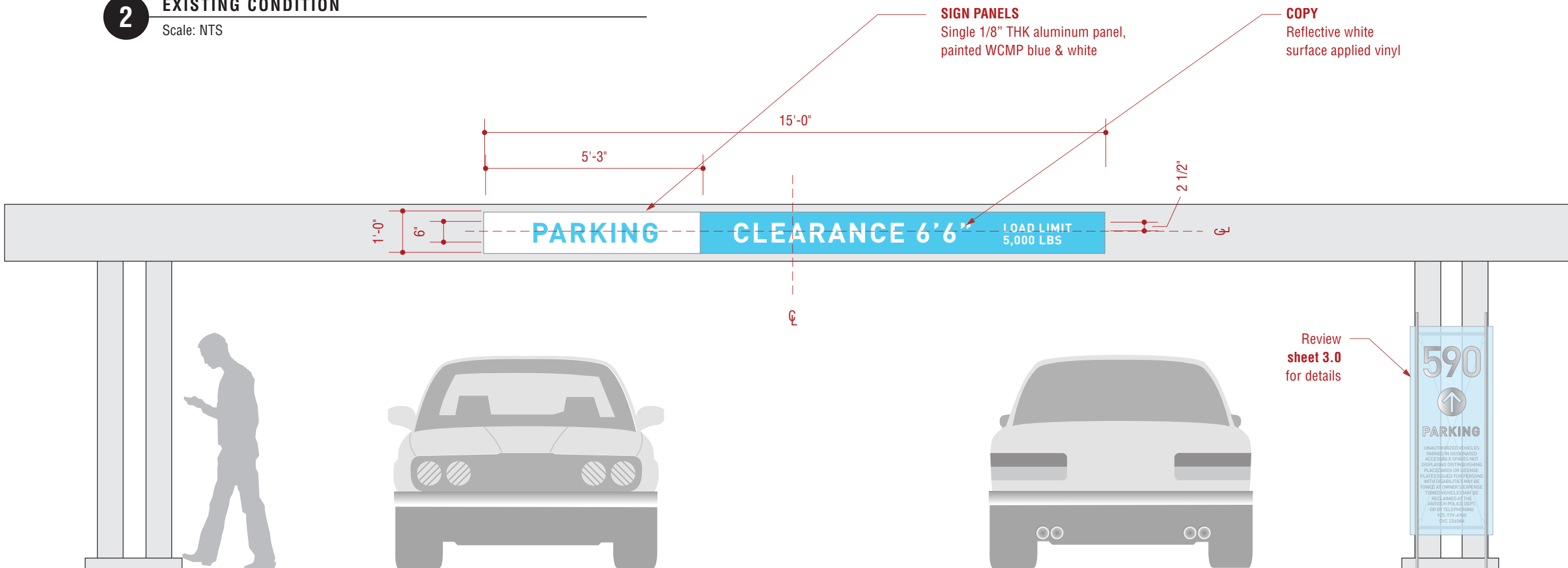
Loc:

**5.0**



**2 EXISTING CONDITION**

Scale: NTS



**1 ELEVATION**

Scale: 3/8" = 1'-0"



**2** EXISTING CONDITION- ENTRY 1  
Scale: NTS

Program Location:  
**WALNUT CREEK**  
**MEDICAL PLAZA**  
590 Ygnacio  
Walnut Creek, CA

Keynotes:

*Exterior Signage Program*

Revisions / Bulletins:

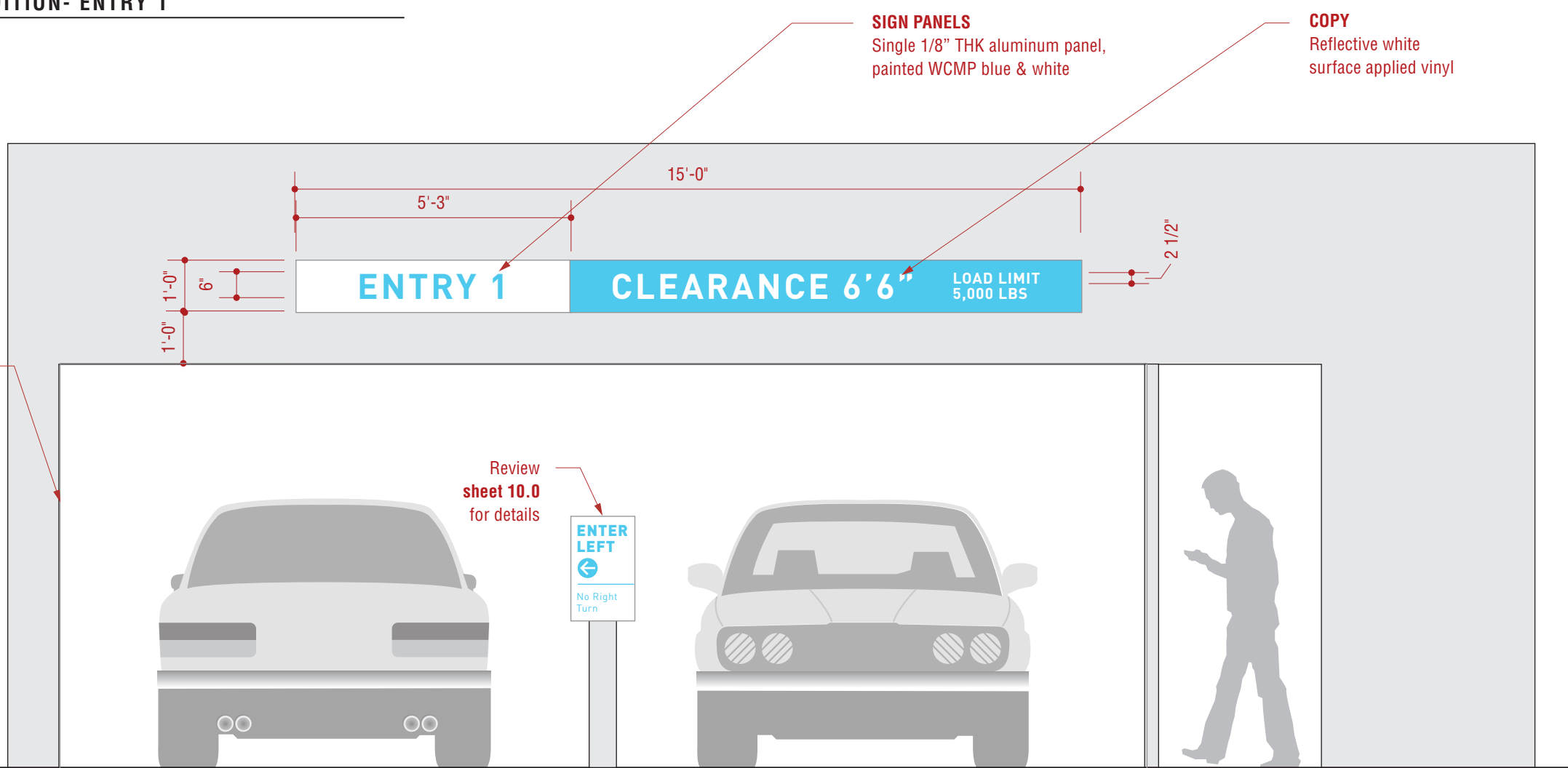
**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**ID.04 & R.08  
Parking Garage ID  
@ Entry 1**

Sheet Index/Signtype:  
**6.0**



**1** ELEVATION  
Scale: 3/8" = 1'-0"

Program Location:

**WALNUT CREEK**

**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

*Exterior Signage Program*

Revisions / Bulletins:


**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**ID.04 & R.08  
 Parking Garage ID  
 @ Entry 2**

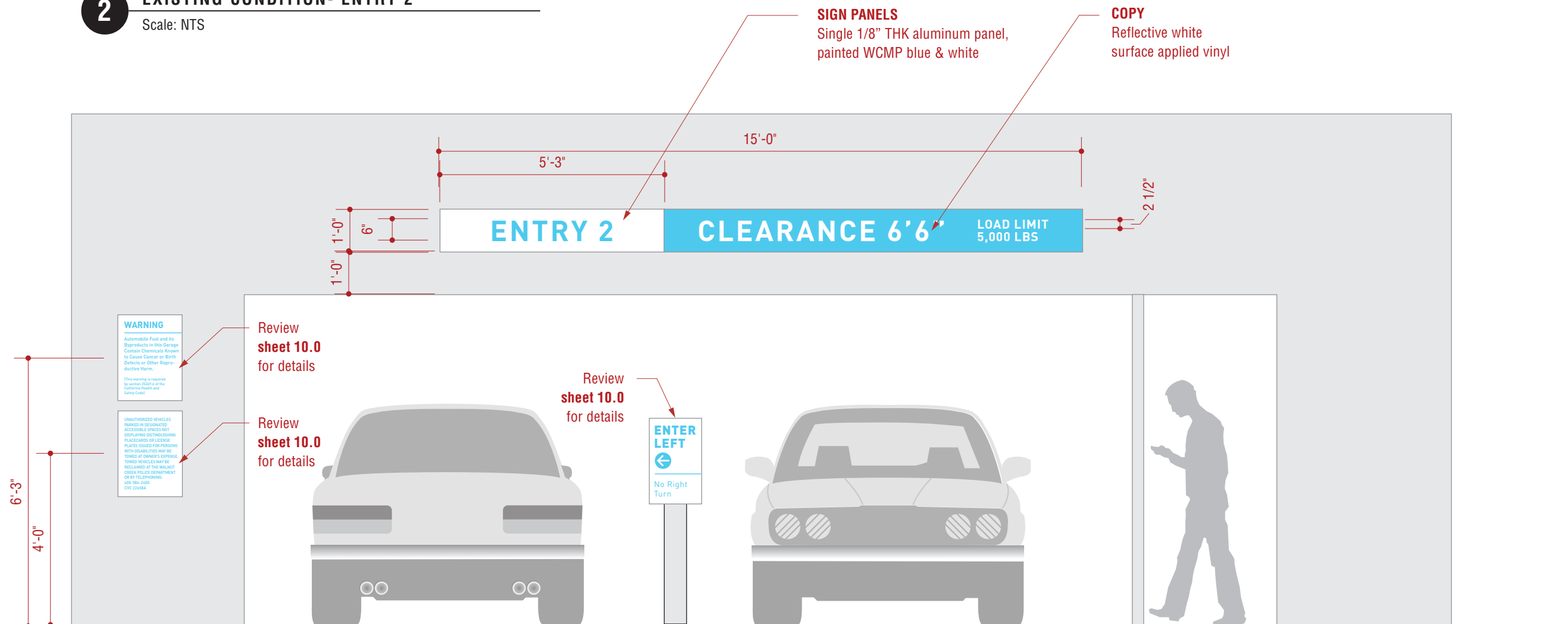
Sheet Index/Signtype:

Loc:

**7.0**



**2** EXISTING CONDITION- ENTRY 2  
 Scale: NTS



**1** ELEVATION  
 Scale: 3/8" = 1'-0"

Program Location:

WALNUT CREEK

**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

*Exterior Signage Program*

Revisions / Bulletins:

**CITY REVIEW**

*Not To Be Used for Fabrication*

Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**DIR.01 & DIR.02**  
**ISA & Ped. Directional**

Sheet Index/Signtype:

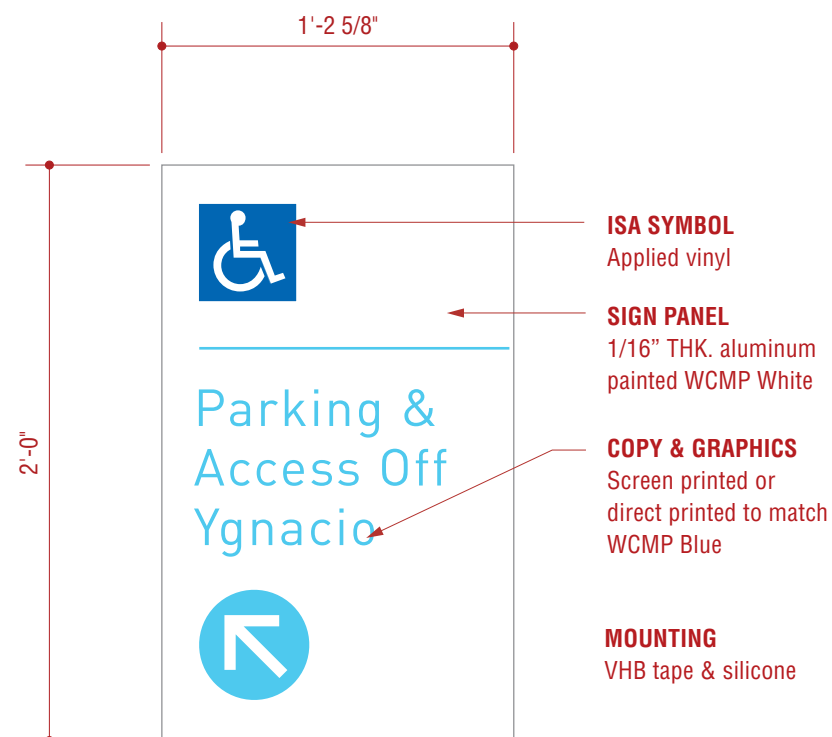
Loc:

**8.0**

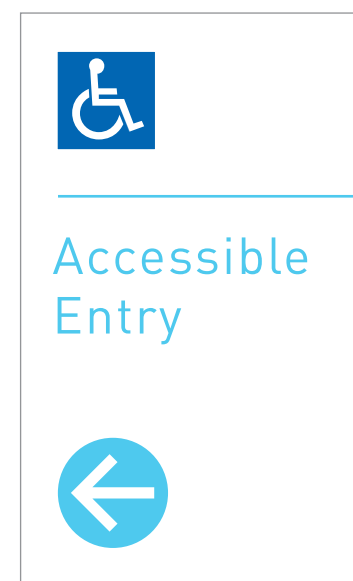
Address numerals  
 to be removed on  
 both sides of corner



**3** EXISTING CONDITION  
 Scale: NTS



**1** FRONT & SIDE VIEWS - DIR.01  
 Scale: 1 1/2" = 1'-0"



**2** FRONT VIEW - DIR.02  
 Scale: 1 1/2" = 1'-0"





**3** EXISTING CONDITION  
Scale: NTS

Program Location:  
**WALNUT CREEK**  
**MEDICAL PLAZA**  
 590 Ygnacio  
 Walnut Creek, CA

Keynotes:

*Exterior Signage Program*

Revisions / Bulletins:  
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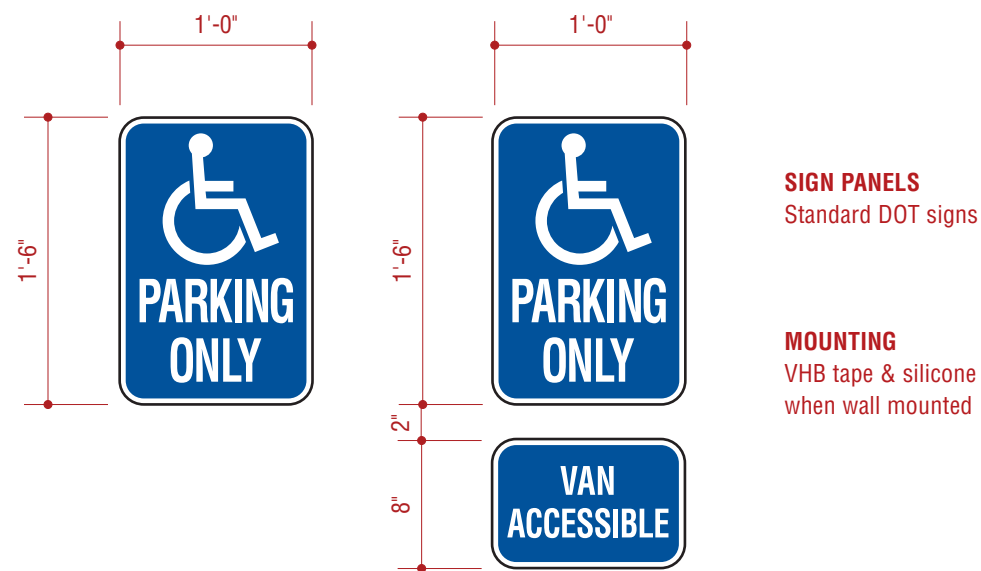
**CITY REVIEW**

*Not To Be Used for Fabrication*

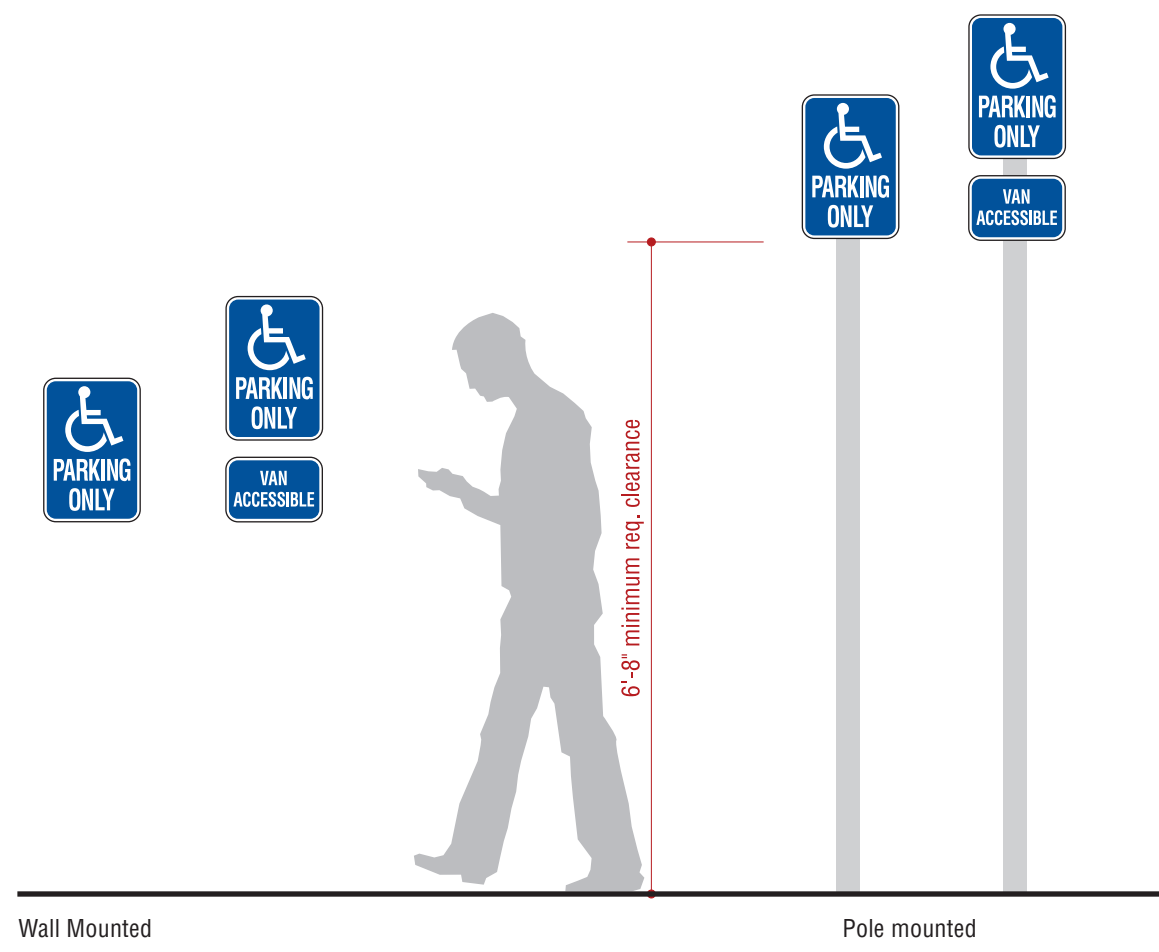
Project #: <b>UP.1319.01</b>	Drawn By: <b>JP</b>
Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**R.01a & R.01b  
 Handicap Parking**

Sheet Index/Signtype:  
 Loc: **9.0**



**1** FRONT VIEWS - R.01a & R.01b  
Scale: 1" = 1'-0"



**2** MOUNTING OPTIONS - TBD  
Scale: 1/2" = 1'-0"

Program Location:

WALNUT CREEK

**MEDICAL PLAZA**

590 Ygnacio  
 Walnut Creek, CA

Keynotes:

Exterior Signage Program

Revisions / Bulletins:


**CITY REVIEW**

*Not To Be Used for Fabrication*

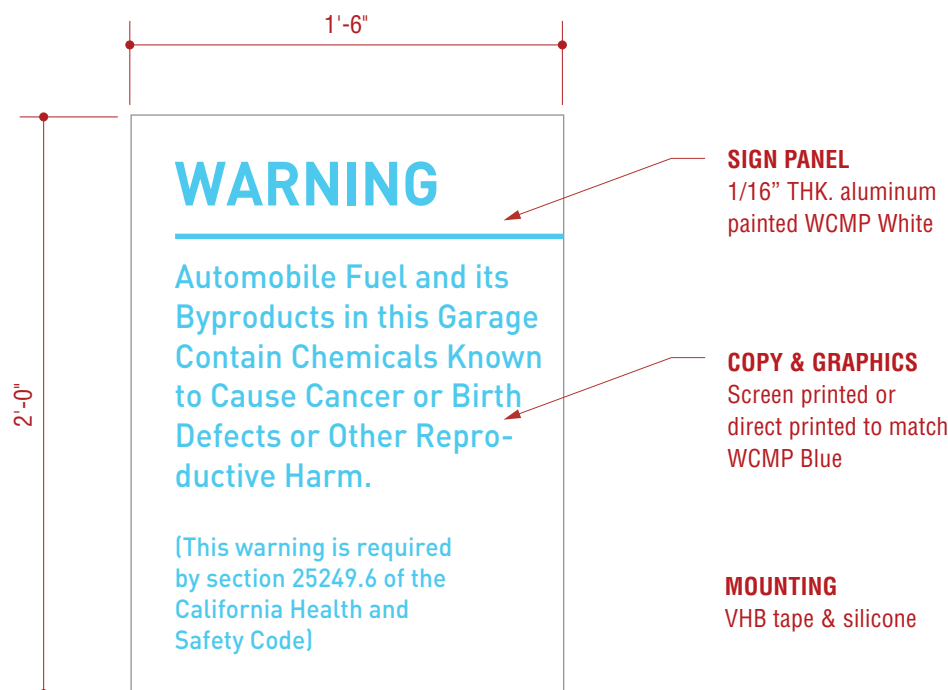
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Date: <b>07.25.2008</b>	Scale: <b>As Noted</b>

Title:  
**ID.05 & R.02 thru R.07  
 Parking Regulatory Signs**

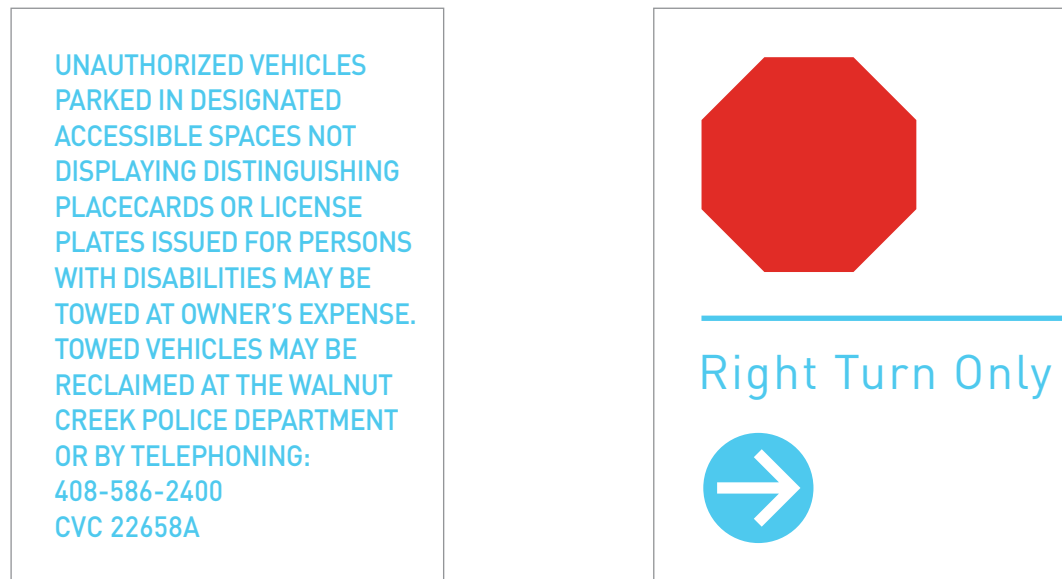
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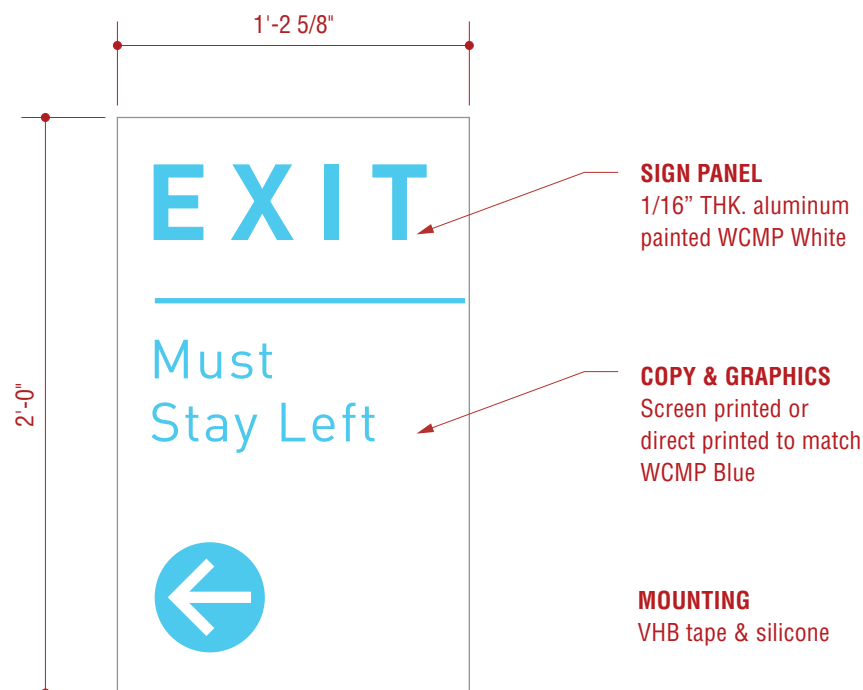
Loc:



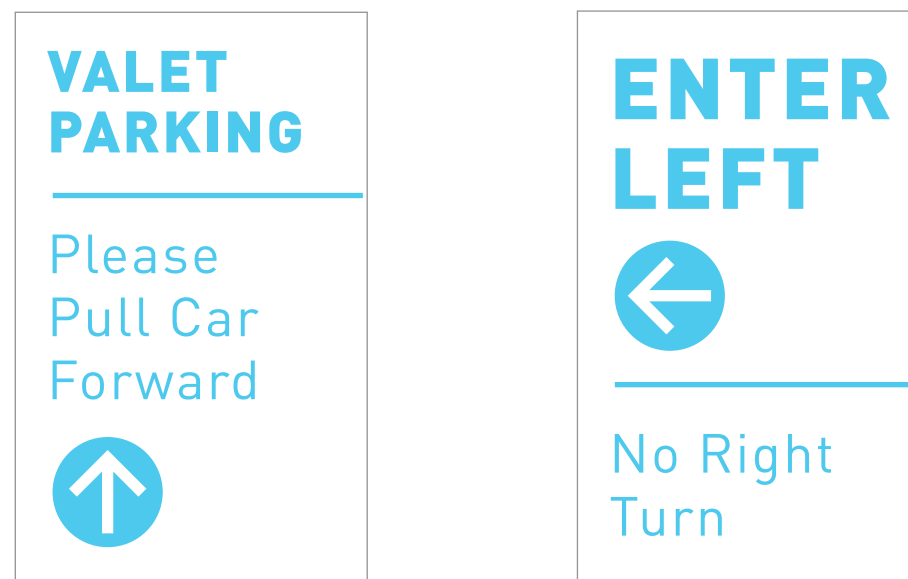
**1 FRONT VIEW - R.07**  
 Scale: 1 1/2" = 1'-0"



**2 ADDITIONAL LAYOUTS - R.02 & R.05**  
 Scale: 1 1/2" = 1'-0"



**3 ELEVATION- R.03 & R.04**  
 Scale: 1 1/2" = 1'-0"



**4 ADDITIONAL LAYOUTS - ID.05 & R.06**  
 Scale: 1 1/2" = 1'-0"