

# **Ygnacio**

**P L A Z A**

**Master Sign Program**

**Walnut Creek, California**

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## **Introduction**

This Master Sign Program is a vital part of the rejuvenation of Ygnacio Plaza Shopping Center, begun in 1996. It, along with other scheduled improvements, contributes to an updated and more visually attractive shopping environment. The criteria for signage has been developed with an eye to establishing certain uniform requirements necessary for a coherent whole, while allowing opportunity for individual design configurations which add interest and liveliness.

The landlord, landlord's architect, a signage consultant, and the City of Walnut Creek have all played roles in defining the regulatory as well as aesthetic content of The Master Sign Program, making this document a complete guide to what is required of tenants in order to comply.

In the following pages of the Master Sign Program you will find what you need to know in regard to acquiring new and/or refurbished signage:

- Sign types allowed
- Sign types prohibited
- General and specific requirements for allowed signs
- Approvals and permits needed
- Tenant responsibilities

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## **Sign Types Allowed**

### **1. Primary Shopping Center Entry Identification Sign**

Freestanding monument provides formal identification for the shopping center and indicates the main entry. Architectural in design, it is the keynote of the center's signage. It is provided by the landlord.

### **2. Secondary Shopping Center Identification Sign**

Freestanding identification sign further identifies the shopping center at secondary entry. It is provided by the landlord.

### **3. Tenant Directory Signs**

Two freestanding directories indicate tenants' locations within the center.

### **4. Major Tenant Signs**

Identifies anchor tenants with either internally illuminated individual letters or sign cabinets with corporate logo signatures, subject to landlord and City of Walnut Creek approval.

### **5. Tenant Identification Signs (Fascia or Roof-Mounted)**

Clearly identifies individual businesses within the shopping center. Fascia and roof-mounted signs shall be illuminated and conform to the general and specific requirements enumerated later in this document. Copy is limited to name of business and principal product only. Tenants pay for these signs unless otherwise agreed to by the landlord.

## **6. Tenant Blade Signs**

Assist pedestrians in locating individual businesses. Blade signs may be installed as under canopy signs or, in the case of stores without canopy, shall be mounted in an overhead projecting manner. Copy is limited to name of business and principal product only. These shall be nonilluminated and conform to the general and specific requirements enumerated later in this document. Tenants pay for these signs unless otherwise agreed to by the landlord.

## **7. Special Tenant Signage**

Assists in providing additional information and shall conform to the general and specific requirements enumerated later in this document. Tenants pay for these signs unless otherwise agreed to by the landlord.

- A. Address Numbers  
Allowed on front and back entries
- B. Storefront Auxiliary Signage  
Hours, emergency telephone number, credit card decals.
- C. Window signs suspended behind storefront window, i.e. "Open" signs, etc.
- D. Temporary Signs  
Shall be allowed for grand openings or change of ownership for 20 days only, with approval of landlord and the City of Walnut Creek.



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## **Sign Types Prohibited**

1. Signs with flashing or moving lights.
2. Signs with animated or audible components.
3. Signs constituting any kind of traffic hazard (words, symbols, colors and forms associated with or interfering with traffic.)
4. Signs with unshielded light bulbs or exposed gaseous light tubing, except for interior window signs.
5. Unlawful or immoral advertising.
6. Exposed sign manufacturer's names or decals.
7. Signs employing vacuum formed plastic letters.

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## **General Requirements for Allowed Signs**

All sign types shall be subject to the controls and limitations described in this Master Sign Program and approval or disapproval of sign submittals shall remain the sole right of the landlord and/or landlord's architect.

- The total sign area permitted for each tenant shall be governed by the specifications listed in the next section, "Specific Requirements."
- One conforming fascia or roof-mounted sign shall be allowed for each tenant, except where tenant is located on a corner or has two separate frontages, in which case one sign will be permitted on each frontage.
- One conforming blade sign shall be allowed for each tenant.
- Conforming special signs, as defined by this document, shall be allowed.
- Tenant identification signs may employ corporate logo signature and logo mark. Tenants without graphic identity style are encouraged to use one of the letter styles included in this document.
- Identification signs (fascia or roof-mounted and blade) shall consist solely of the tenant's trade name, logo or trademark insignia. Signage copy shall indicate name of business and principal product only.

## **Electrical**

- Illuminated signs, their components, and installation, shall comply with applicable codes and regulations and shall bear U.L. labels.
- Primary electrical service for signage shall be part of tenant's operating costs.
- No exposed light sources are allowed. All conductors, transformers

and other equipment shall be concealed. Surface brightness shall be uniform and consistent.

- All fluorescent lamps shall be 800MA, HO cool white.

### **Construction**

- Design components shall allow for expansion and contraction in order to prevent buckling or separation of adjoining surfaces. Push-through letters and shapes shall be fastened so as to prevent separation.
- Signs shall be fabricated to required shapes with true lines, curves, and angles.
- All sign elements shall be of even and consistent texture and color.
- Painted surfaces shall be properly primed. Finish coats shall be satin, not gloss, and shall be evenly applied. Mathews Polyurethane or approved equal shall be used to finish all exterior surfaces.
- All bolts, fastenings, clips, conduit, etc, shall be hot-dipped galvanized iron or equal stainless, aluminum, brass or bronze. Where externally mounted, all items shall be painted to match the surface colors.
- Prior to final acceptance, each sign may be inspected for conformance by the landlord, who reserves the right of rejection. Nonconforming signs shall be removed immediately by the tenant or tenant's contractor.

### **Installation**

- All signs shall be attached to the building as indicated in the following section, "Specific Requirements."
- All penetrations of the building structure required for installation shall be neatly sealed and continuously maintained in watertight condition.

**ABCDEFGHIJK  
LMNOPQRSTU  
VWXYZabcdefghijklmnop  
hijklmnopqrstuv  
wxyz | 1234567890**

TYPEFACE - GILL SANS MEDIUM

**ABCDEFGHIJK  
LMNOPQRSTU  
VWXYZabcdefghijklmnop  
hijklmnopqrstuv  
wxyz1234567890**

TYPEFACE - PALATINO DEMIBOLD

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## Specific Requirements

The following specifications describe each allowed sign type in terms of size, location, materials, fabrication methods, and finishes. All sign manufacturers must comply with the specifications in order to ensure consistency of appearance and technique.

### I. Primary Shopping Center Identification Sign Double-faced freestanding

**Location:** Adjacent to main entry on Ygnacio Valley Road.

**Size:** Sign panel: 6' 10" x 5' 0"  
Overall size including base: 10' x 10' 10"

**Graphics:** "Ygnacio Plaza" per shopping center graphic standard logo style and colors.

#### Materials and Fabrication:

Footing and foundation: concrete (existing)

Base: .080 aluminum over angle iron frame

Sign cabinet: .080 aluminum routed with 1/2" acrylic push-through copy and detail

Architectural element at top of sign: .080 aluminum with stained glass rosettes

#### Finishes:

Base and architectural element at top: MAP Ceylon Ivory

Sign cabinet: MAP Plantation White

Background: Pantone 342C

"Ygnacio": Beige/white                      "Plaza": White

Underline: Cardinal Red

Rosette: Red, ivory, green

**Illumination:** 800 MA fluorescent to light sign and rosette.

**Installation:** On existing foundation.

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**2. Secondary Shopping Center Identification Sign**  
**Double-faced freestanding**

**Location:** Adjacent to secondary entry on San Carlos Drive (see plot plan).

**Size:** Sign cabinet: 2'2" x 3'9"  
Overall size: 4'6" x 4'6"

**Graphics:** "Ygnacio Plaza" as per logo style and colors.

**Materials and Fabrication:**

.080 aluminum construction with vinyl decoration.

**Finishes:** Colors to match primary identification sign (see previous).

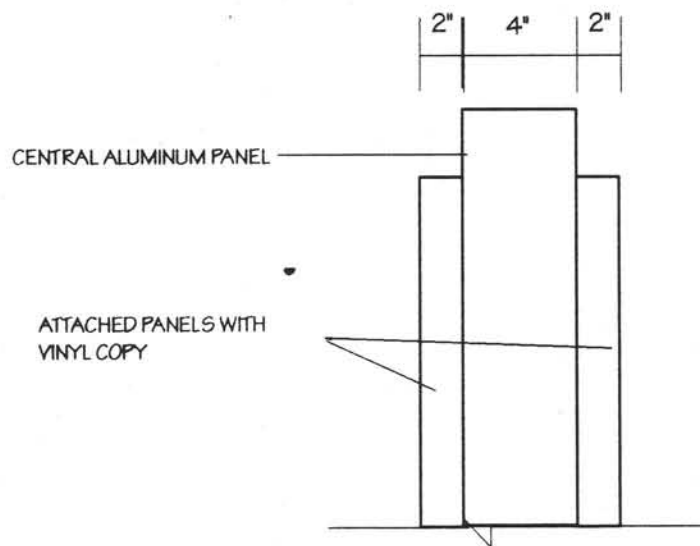
**Illumination:** None.

**Installation:** Concrete footing and mow-band in landscaped area.



SECONDARY ENTRY MONUMENT

3/4" = 1'-0"



CONSTRUCTION DETAIL NTS

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### **3. Directory Signs**

#### **Single-faced freestanding**

**Location:** At both East and West ends of shopping center (see plot plan).

**Size:** Signs: 3'8" x 4'6"  
Overall height: 7'6"

**Graphics:**

"Directory": GillSans typeface.

Plot plan-Key map: Scotch Print.

Tenant panels: GillSans copy.

**Materials and Fabrication:**

- Aluminum construction with applied vinyl copy and graphics.
- Removable tenant panels.
- Clear acrylic sign face.

**Finishes:** Sign support: Plantation White

Cabinet: Ceylon Ivory

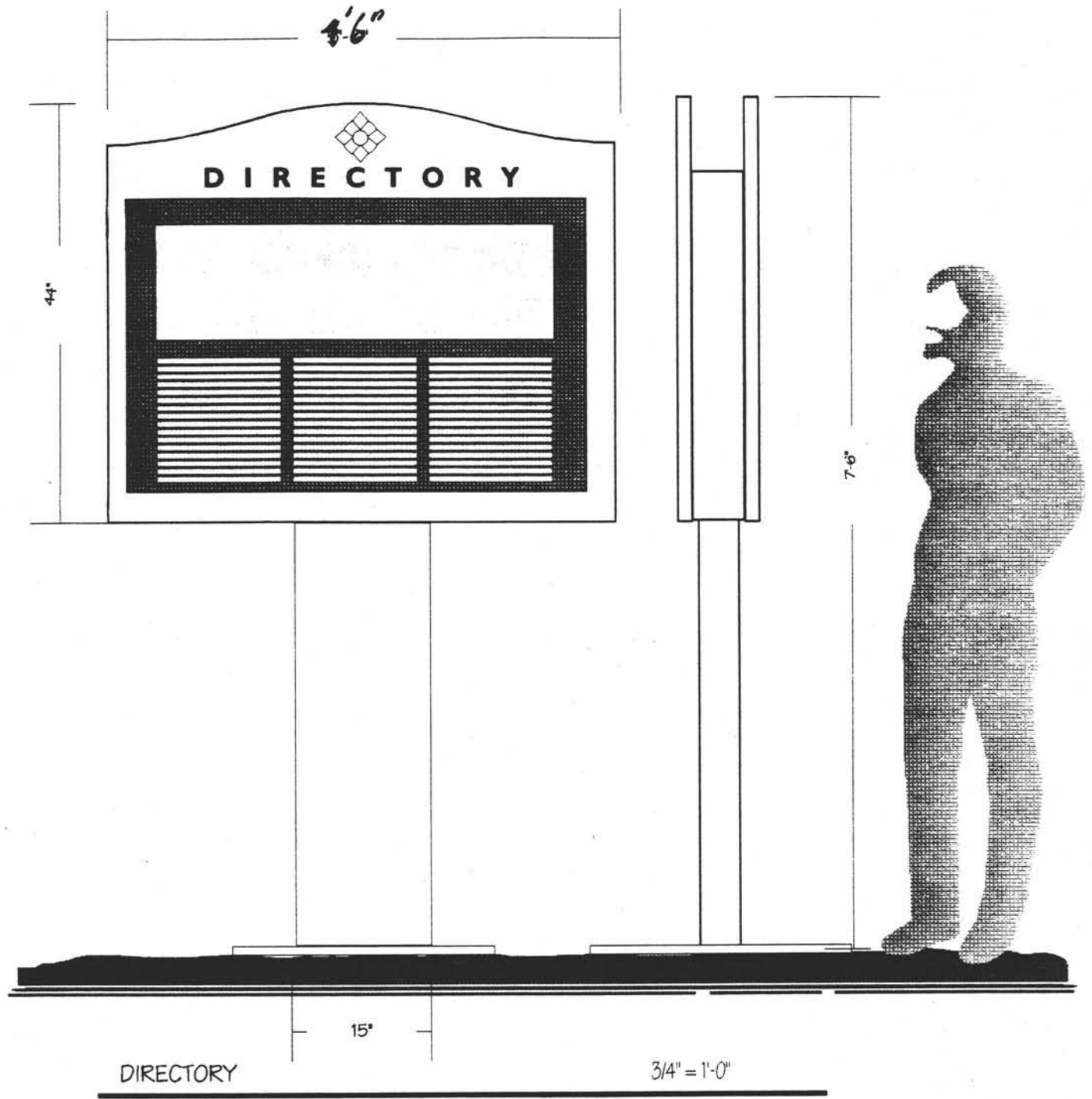
Key map: Scotch Print colors to be determined

Copy: Beige

**Illumination:** None.

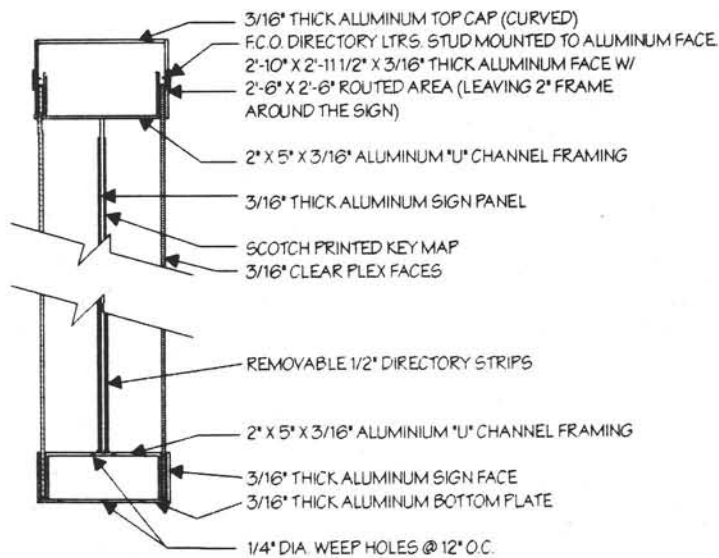
**Installation:** Steel pipe in concrete footing.





DIRECTORY

3/4" = 1'-0"



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#### **4. Major Tenant Identity Signs**

##### **Single-faced wall or roof-mounted**

**Location:** Centered on major tenant storefronts.

**Size:** Per City of Walnut Creek Sign Code, subject to landlord approval.

**Graphics:** Per corporate logos, subject to landlord approval.

##### **Materials and Fabrication:**

Individually illuminated letter and/or logos or cabinet signs subject to landlord and City of Walnut Creek approval.

**Finishes:** Per corporate colors.

**Illumination:** Neon or fluorescent.

**Installation:** Either fascia or roof-mounted (see plot plan).

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→ **5. Tenant Identity Signs (Fascia and Roof-Mounted)  
Single-faced**

**Location:** Centered on tenant storefronts.

**Size:** 2'4" high x 11'0" wide: Storefronts up to 30 ft. wide.  
2'4" high x 16'0" wide: Storefronts more than 30 ft. wide.

**Graphics:** Corporate logos and letter styles allowed, subject to landlord approval. Maximum copy area as shown on following elevation drawing.

→ Sign face edge detail to be shaped as shown (see Tenant Sign Drawing) or may be custom designed, subject to landlord approval (see "Peet's Coffee & Tea" drawing). Maximum, 2" height of edge detail

**Materials and Fabrication:**

- Aluminum sign cabinets with .080 aluminum sign face.
- Aluminum architectural embellishment above and below sign cabinet.
- Primary copy and logo to be 1/2" thick clear acrylic push-through with translucent vinyl overlay.
- Secondary copy to be translucent acrylic with vinyl overlay.

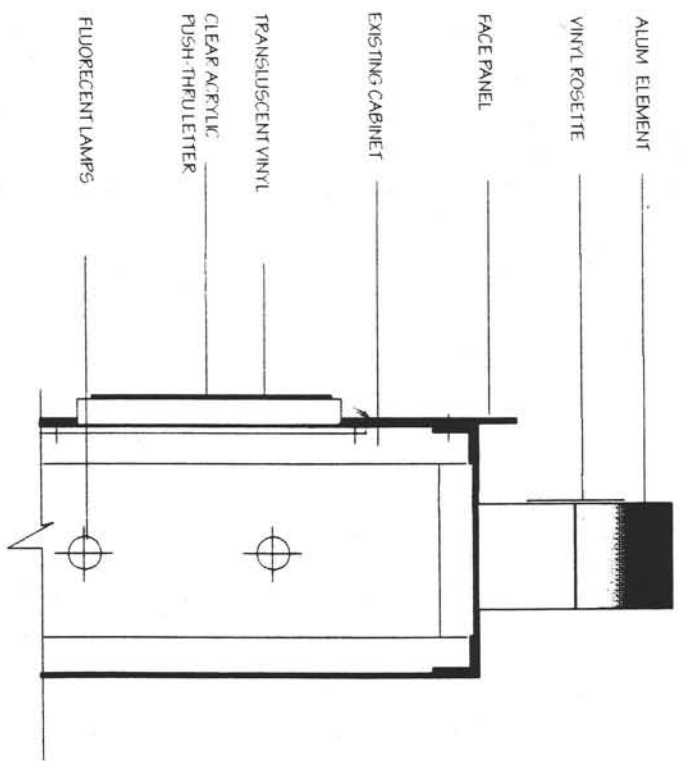
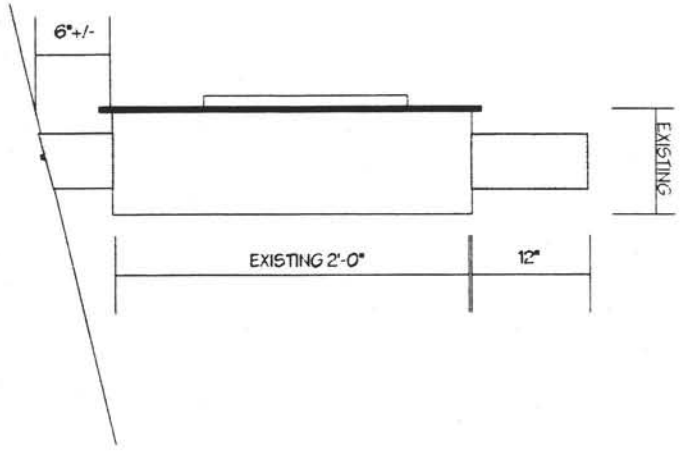
**Finishes:** Cabinet: Ceylon Ivory  
Background: per attached finish schedule  
Copy: per attached finish schedule

**Illumination:** 800 MA fluorescent.

**Installation:** On roof above storefront, except in locations requiring fascia-mounted signs (see plot plan).



TENANT SIGN



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## 6. Tenant Blade Signs

**Double-faced perpendicular to storefront**

**Location:** Under canopy.

**Size:** 9" x 5'6".

**Graphics:** Rosettes: Per shopping center graphic standard.

Tenant copy: Per tenant graphics.

Maximum copy area as shown on following elevation drawing.

### **Materials and Fabrication:**

One inch (1") thick Medex, painted with vinyl decoration.

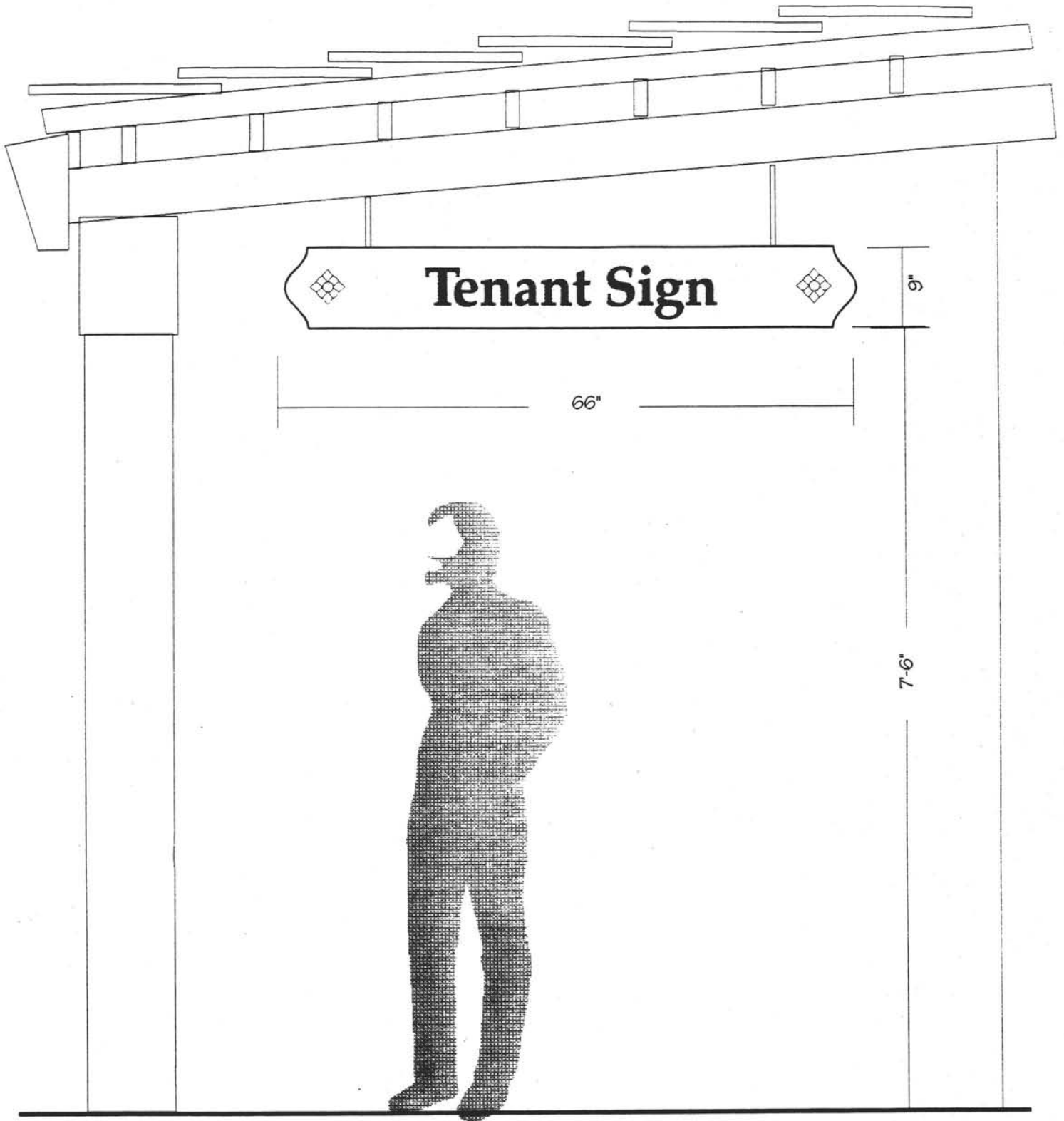
**Finishes:** Panel:

Rosette:

Copy:

**Illumination:** None.

**Installation:** Suspended from roof rafters with hardware as shown in following elevation drawing.



UNDER CANOPY SIGN

$3/4' = 1'-0''$

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## **7. Special Tenant Signs**

### **A. Address numbers:**

3 1/2" white Helvetica medium vinyl numbers applied to transom window over entry.

### **B. Auxiliary Signage:**

1. Hours, emergency phone numbers: 3/4" high white Helvetica medium copy applied to entry door.
2. Credit card decals: Decals provided by credit card company applied to entry door.

### **C. Window signs:**

Neon or internally illuminated window signs may be installed inside the store windows, subject to approval by the landlord.

Nonilluminated window signage may be applied to windows, subject to approval by the landlord.

Window signs are limited to 15% of the window area.

### **D. Temporary Signs:**

Nonilluminated temporary signs announcing grand openings or special promotions may be installed, subject to landlord approval and in accordance with City of Walnut Creek Sign Code.

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## **Approvals and Permits**

The process of obtaining necessary approvals and permits involves two major elements: (a) landlord approval, followed by (b) permit(s) from the City of Walnut Creek. Please read this section carefully, for no signs lacking landlord approval and City permits shall be allowed.

### **Landlord Approval**

Five (5) copies, one of which shall be in color, of the following signage documents shall be submitted:

1. Scaled plan and elevation drawings showing the location(s) of tenant signage.
2. Elevation drawing(s) showing placement, dimensions, lettering style, color, and materials.
3. Signage specifications including method of illumination and attachment.

Drawings shall be submitted to the Landlord, who will return two (2) approved copies:

AMB Institutional Realty Advisors, Inc.  
385 Oyster Point Boulevard, Suite 9B  
South San Francisco, CA 94080  
Attn: Denise Meunier

### **City Permits**

Upon receiving landlord approval, tenant shall make application to the City of Walnut Creek for sign permit. In the case of illuminated signs, electrical permit will also be necessary.

Community Development Department  
City of Walnut Creek  
P.O. Pox 8089  
1666 North Main Street  
Walnut Creek, CA 94596



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## **Tenant Responsibilities:**

### **Insurance**

All sign contractors shall be licensed and shall carry Worker's Compensation and Public Liability Insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in an appropriate amount as required by the Landlord and the City of Walnut Creek. Contractor or tenant shall indemnify the Landlord from any damages which may arise from the installation, maintenance or use of tenant's sign.

### **Maintenance**

Signs shall be kept in good appearance and proper operating condition at all times.

## **COLOR SCHEDULE**

### **BACKGROUND COLORS**

PANTONE 342 GREEN  
287 BLUE  
412 BROWN  
194 BURGUNDY  
432 GRAY

### **COPY COLORS**

3M ANTIQUE WHITE  
PEARL SHELL  
IVORY  
LIGHT BEIGE  
GOLD METTALIC  
BRONZE

YGNACIO VALLEY ROAD

Entry Monument

1895

1881

1865

1847 - 1853

1845

1841

1839

1837

1835

1833

1831

Free Standing Directory

Tenant Sign (typical)

1821

1819

1817

1815

1815A

1815B

1815C

1815D

1815E

Free Standing Directory

1809 1811

1813

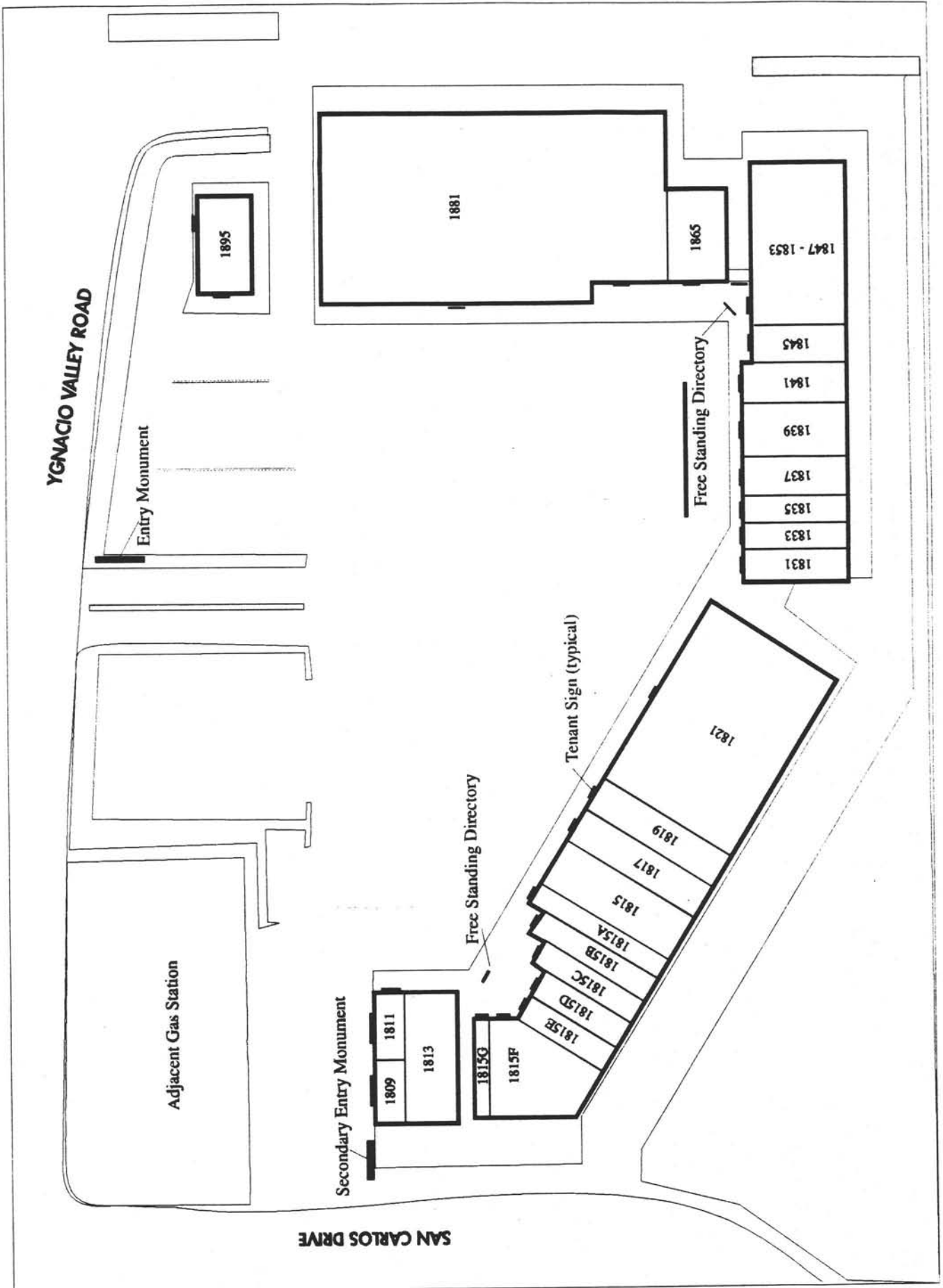
Secondary Entry Monument

1815G

1815F

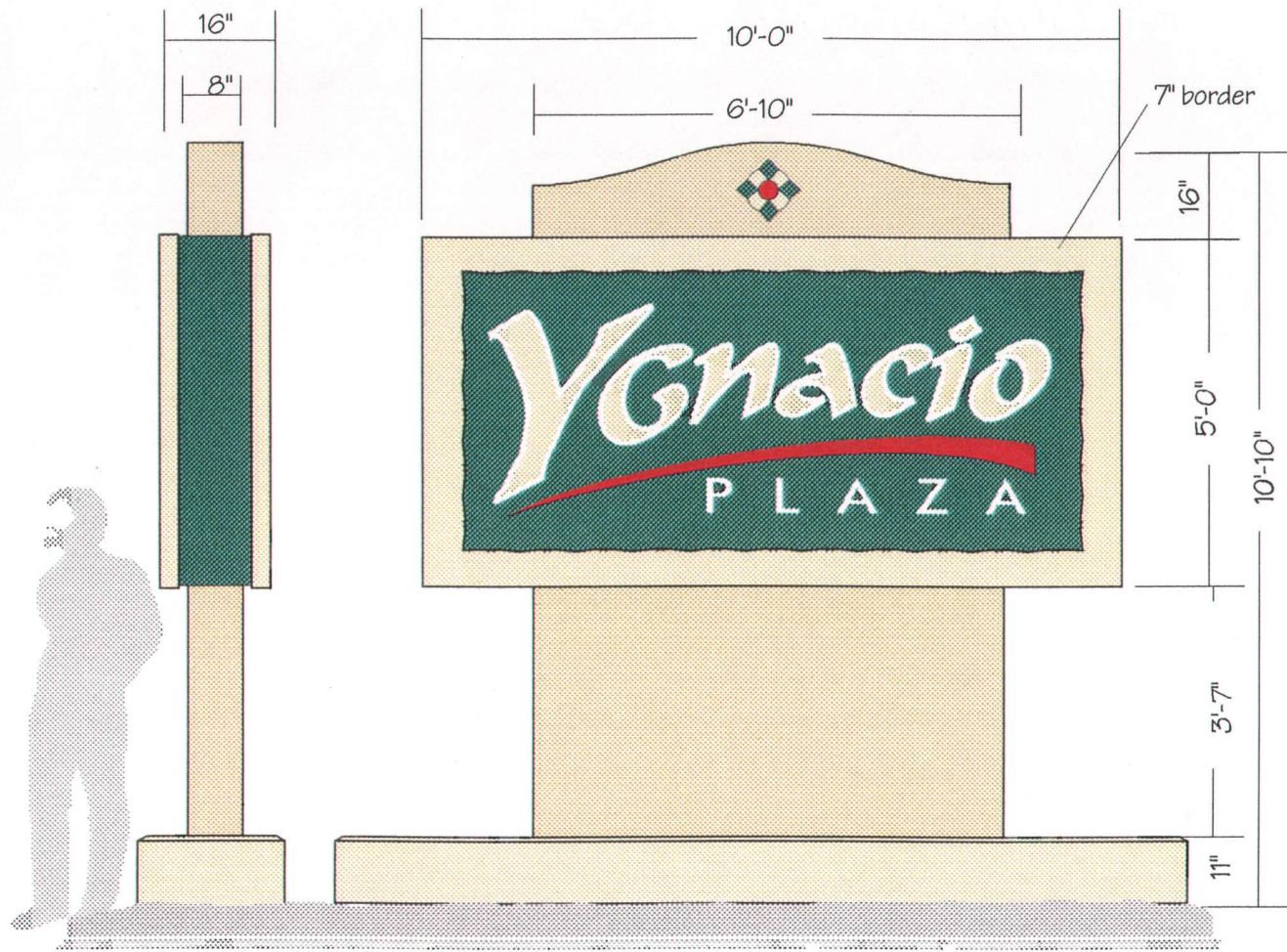
Adjacent Gas Station

SAN CARLOS DRIVE





SIGN PROGRAM COLORS -  
ATTACHED ON  
LAST PAGE



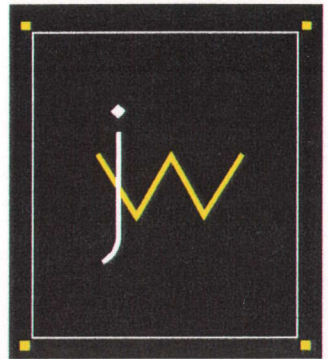
PRIMARY ENTRY MONUMENT

3/8" = 1'-0"



PRIMARY ENTRY MONUMENT - RENDERING

NTS



**jerrywyman**  
 975 hillcroft circle  
 oakland, ca 94610  
 (510) 893-5840  
 fax (510) 893-5841  
**signage  
 consultant**

**Project:**

YGNACIO PLAZA

**Address:**

WALNUT CREEK, CA

**Client Approval:**

**Date:**

5-10-96

**Revisions:**

6-10-96

8-21-96

**Revision No.:**

REV. NO.2

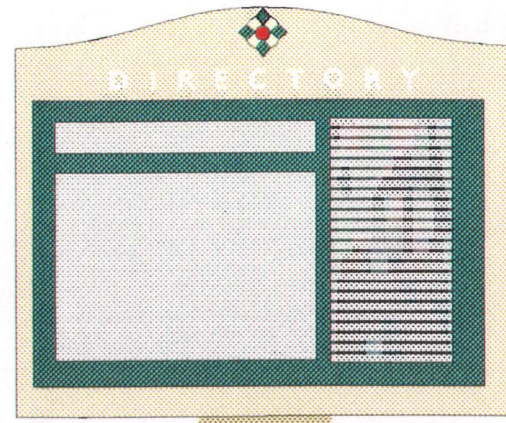
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AS NOTED

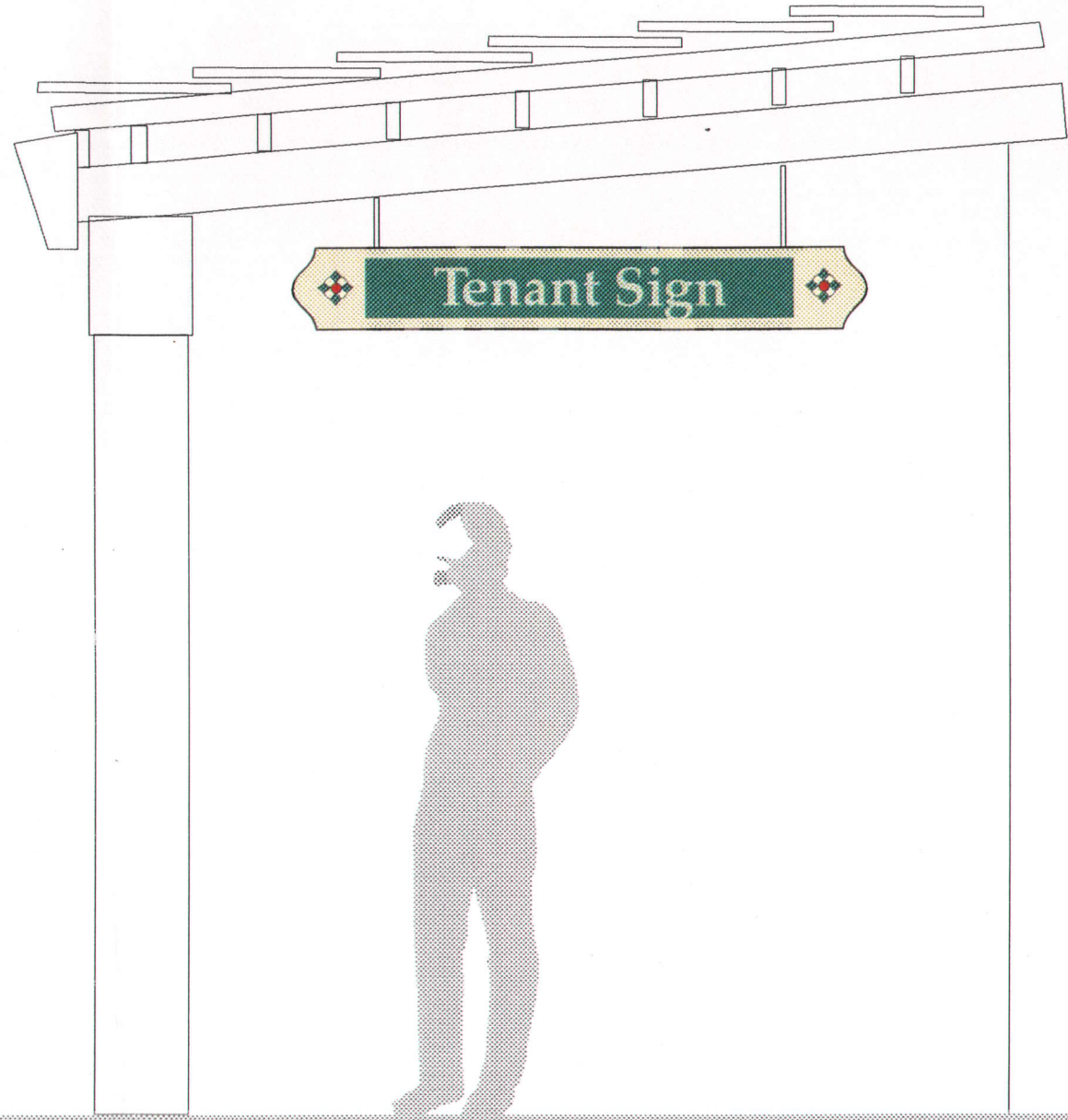
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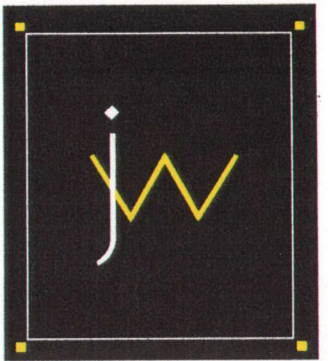
FREE STANDING DIRECTORY NTS



UNDER CANOPY SIGN NTS



SECONDARY ENTRY SIGN NTS



**jerrywyman**  
975 hillcroft circle  
oakland, ca 94610  
(510) 893-5840  
fax (510) 893-5841  
**signage  
consultant**

**Project:**  
YGNACIO PLAZA

**Address:**  
WALNUT CREEK, CA

**Client Approval:**

**Date:**  
5-10-96

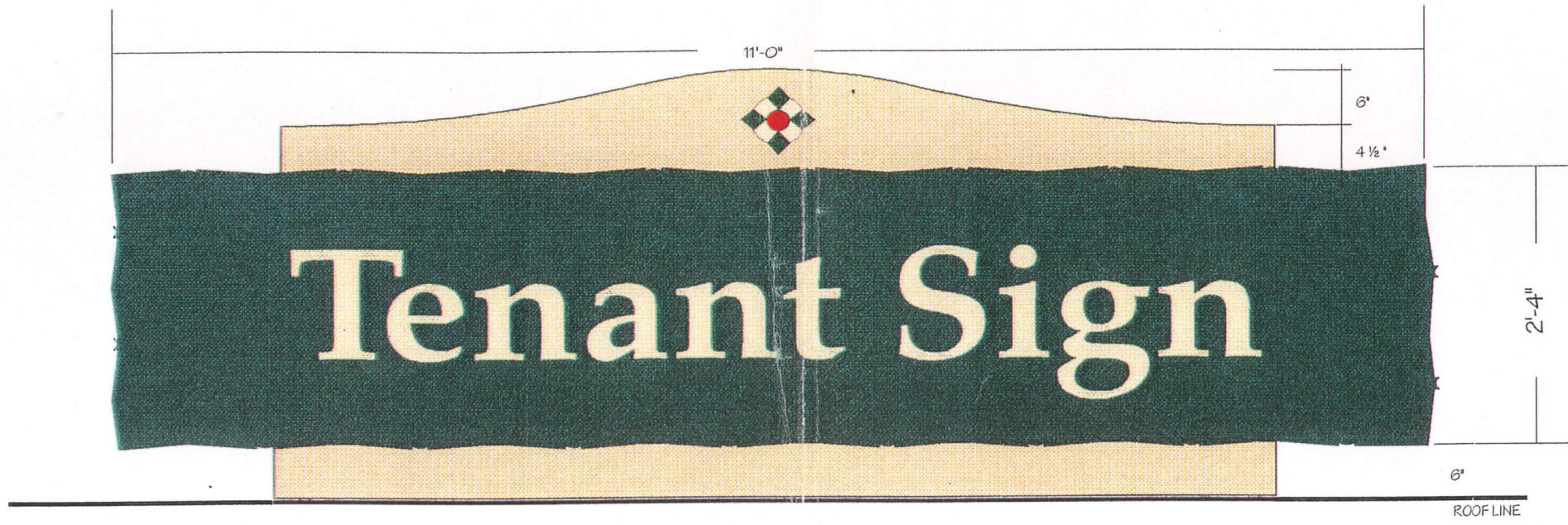
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8-21-96

**Revision No.:**  
REV. NO.2

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3 OF 3



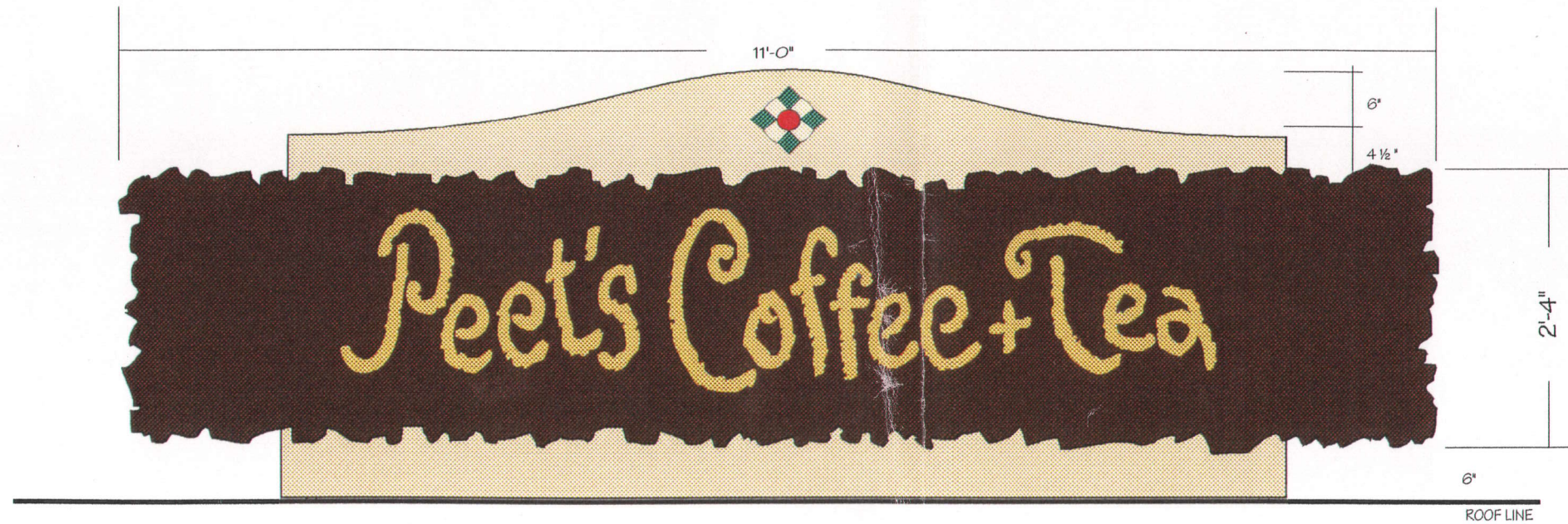


TYPICAL TENANT SIGN NTS



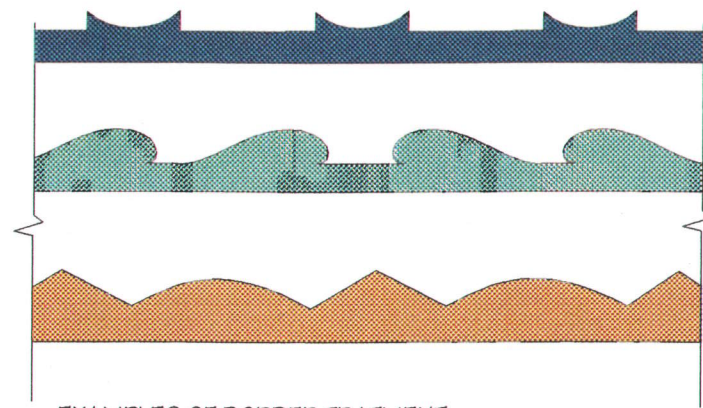
TYPICAL TENANT SIGN-RENDERING NTS





TYPICAL TENANT SIGN

NTS

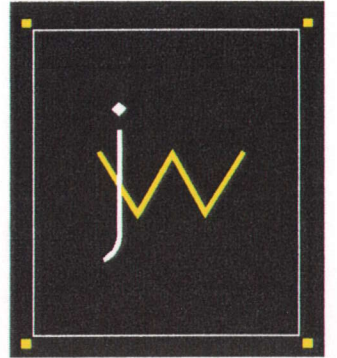


EXAMPLES OF BORDER TREATMENT



TYPICAL TENANT SIGN-RENDERING

NTS



**jerrywyman**  
 975 hillcroft circle  
 oakland, ca 94610  
 (510) 893-5840  
 fax (510) 893-5841  
**signage**  
**consultant**

**Project:**

YGNACIO PLAZA

**Address:**

WALNUT CREEK, CA

**Client Approval:**

**Date:**

5-10-96

**Revisions:**

6-10-96

8-21-96

**Revision No.:**

REV. NO.2

**Scale:**

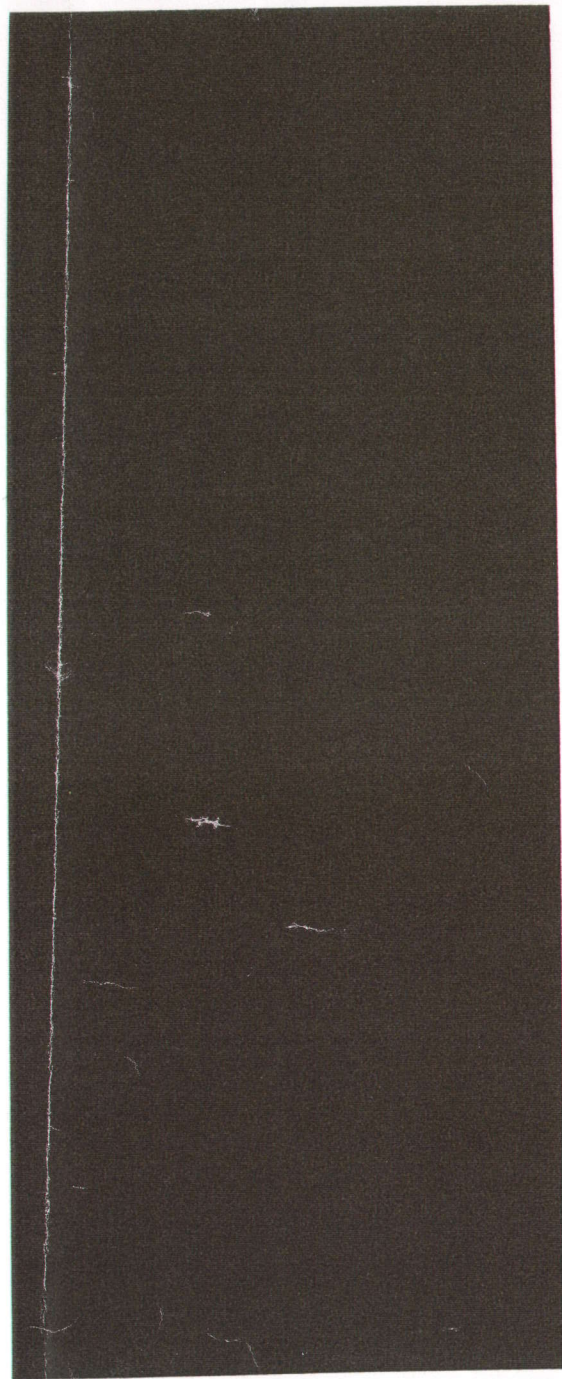
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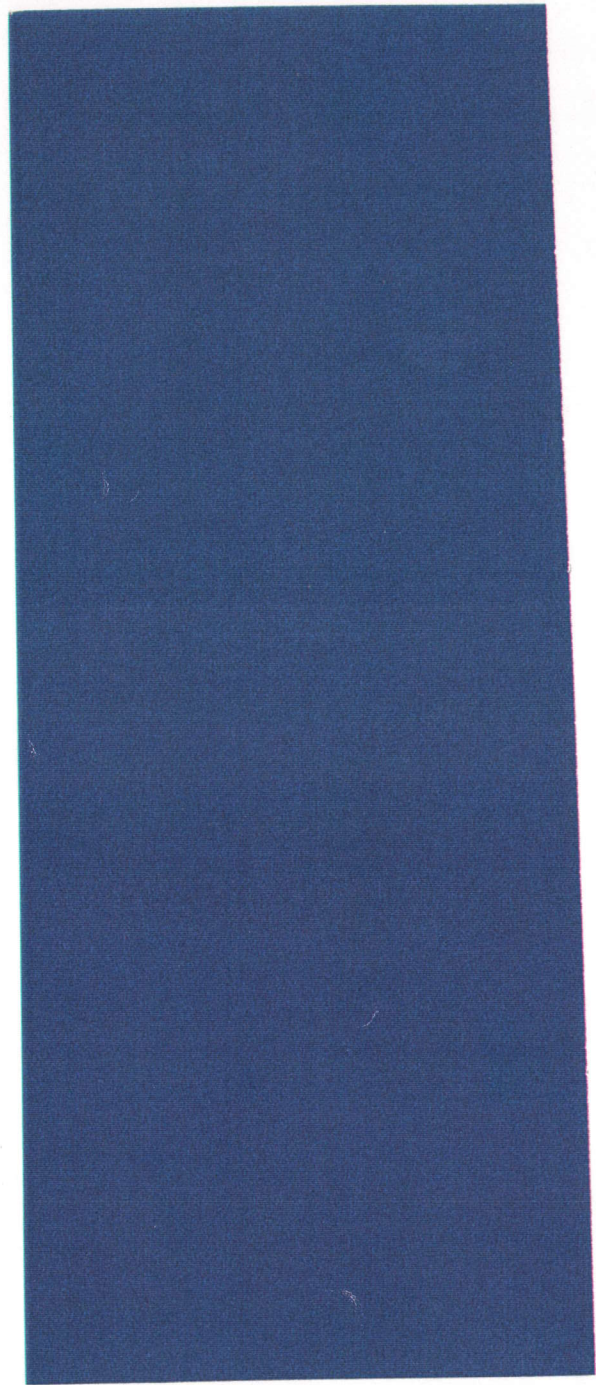
2 OF 3



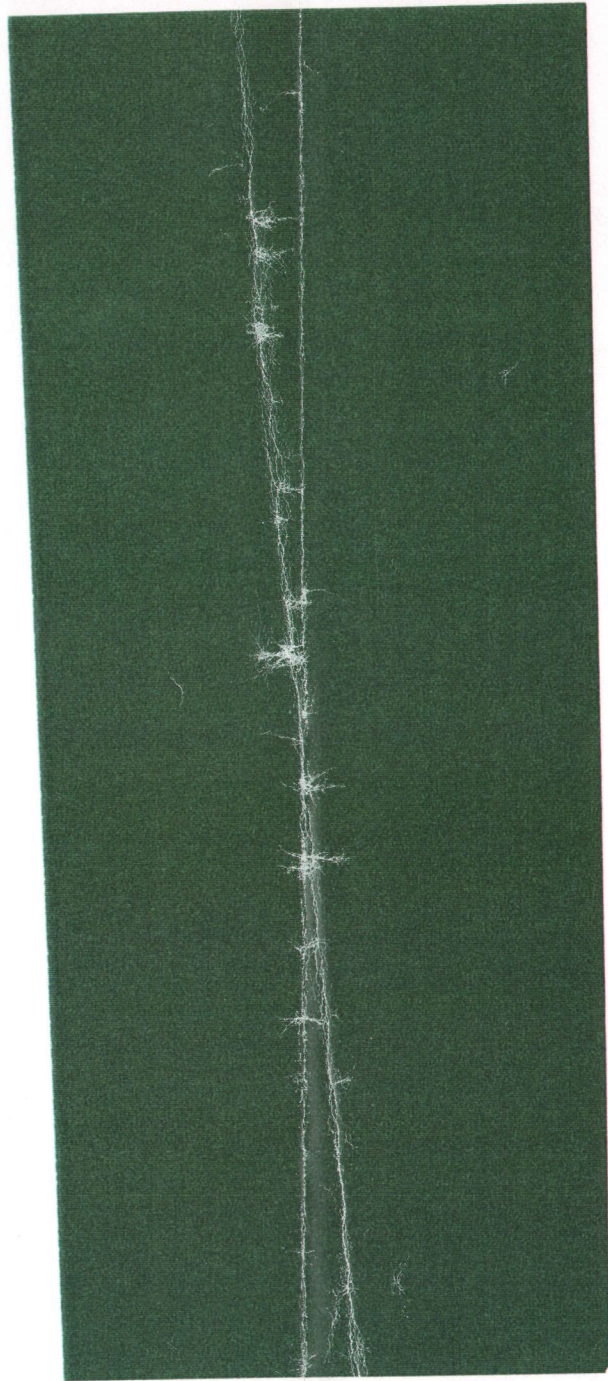
PANTONE



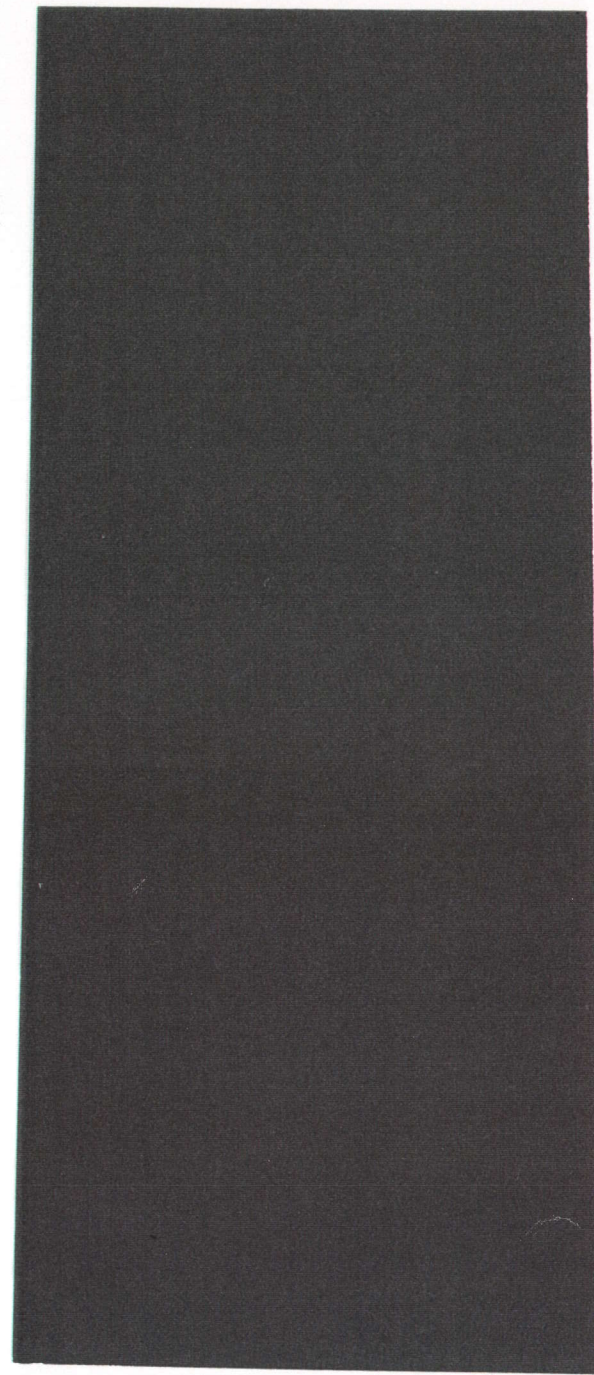
412



287



342



432



194



WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 2110  
SIGN REVIEW APPLICATION NO. S.R. 95-59 (W.O. 0895)  
YGNACIO PLAZA SIGN PROGRAM

Section 1. Findings.

1. On September 4, 1996 the Walnut Creek Design Review Commission held a hearing to consider a request to amend the sign program for an existing shopping center, and a request for an exception from the Sign Ordinance to allow a secondary center identification sign and to allow the overall sign area of the center identification signs to exceed the normal sign area limitations. The shopping center is located at 1809 Ygnacio Valley Road in the P-D, Planned Development zoning district.
2. The Commission's Sign Subcommittee reviewed the sign program proposal on August 14, 1996 and its comments/recommendations have been forwarded to the Commission for consideration.
3. This project is categorically exempt from the requirements of CEQA under Class 1 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 and Zoning and other City development standards which regulate development on this site.
5. The sign program will provide the center with attractive sign structures which will give the center signage a consistent architectural appearance.
6. The secondary center identification sign to be situated adjacent to the San Carlos Drive entrance/exit for the center is needed to provide adequate identification for the center at a heavily used driveway. Further, the main center identification sign alone is not adequate to identify the center as the main entrance on Ygnacio Valley Road is visually separated from the San Carlos Drive entrance both by distance and an existing service station at the southeast corner of San Carlos Drive and Ygnacio Valley Road.
7. An exception to allow the aggregate sign area of the two center identification signs to exceed the normal sign area allowance of 40 sq. ft. is necessary to allow for both signs for the reasons stated above. Additionally, a larger sign is necessary adjacent to Ygnacio Valley Road to adequately identify the site due to the size of the street and the typical vehicle travel speeds.
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 5 through 7 above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. 96-59 as shown on the plans labeled "Exhibit A of Sign Review No. 96-59" and the material palette labeled "Exhibit B of Sign Review Application No. 96-59" subject to the following conditions:

1. The main center identification freestanding sign shall be reduced in overall size by approximately 10%, subject to staff review and approval.
2. The sign program text shall be revised to indicate the following:
  - a. Neon window signs shall be regulated in accordance with the City Sign Ordinance and the Neon Sign Guidelines.
  - b. No signs shall employ sign face or copy "trim caps."
  - c. That the fascia mounted signs shall be permitted only on the freestanding building adjacent to the San Carlos Drive entrance to the center.
  - d. Tenant signs shall be required to employ special edge detailing, limited to 2" of detailing relief, and shall be subject to review and approval by Planning Division staff.
3. Any changes to the anchor tenant or bank signage shall be subject to Sign Subcommittee approval.
4. Staff review of all tenant signs shall be required prior to installation to ensure compatibility with the sign program.
5. The Standard Design Review Conditions as adopted by the Design Review Commission shall apply as conditions of approval for this project.

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

Walnut Creek Design Review Commission

Resolution No. 2110

Page 3

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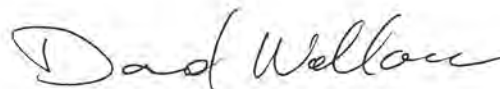
PASSED AND ADOPTED ON September 4, 1996 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Cortese and seconded by

Commissioner Kaplan.

Ayes: Cortese, Kaplan, Kimbrell

Noes: None

Absent: Bologna, Camp



DAVID WALLACE, Secretary  
Walnut Creek Design Review Commission

h:\dr\resoypgs.wpd

WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 2141  
SIGN REVIEW APPLICATION NO. 97-33 (W.O. 0895)  
LUCKY/YGNACIO PLAZA SIGN PROGRAM AMENDMENT

Section 1. Findings.

1. On April 16, 1997 the Walnut Creek Design Review Commission held a hearing to consider a request to amend an approved sign program for a shopping center to allow an additional anchor tenant identification sign on an approved freestanding center identification sign near the entrance to the site at 1809 Ygnacio Valley Road.
2. The Commission approved the current sign program for the center, including approval of the freestanding sign on which the proposed sign will be placed, on September 4, 1996.
3. This project is categorically exempt from the requirements of CEQA under Class 1 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 and Zoning and other City development standards which regulate development on this site.
5. The proposed sign will be appropriately sized for the area which it will be located on the freestanding sign base. The sign will be consistent to the design of tenant identification and the freestanding center identification signs employed throughout the center.
6. The sign is necessary to allow the center anchor tenant to have easily identifiable signage near the project frontage. The building in which the anchor tenant is located is setback a significant distance from and situated perpendicular to the main site frontage.
7. 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 5 through 6 above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. 97-33 as shown on the plans labeled "Exhibit A of Sign Review No. 97-33" and the material palette labeled "Exhibit B of Sign Review Application No. 97-33" subject to the following conditions:

1. A sample of the sign face color shall be reviewed and approved by staff.
2. The Standard Conditions as adopted by the Design Review Commission shall apply as conditions of approval for this project.

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

PASSED AND ADOPTED ON April 16, 1996 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Cortese and seconded by Commissioner Camp.

Ayes: Cortese, Camp, Harriman, Gorny, Bologna  
Noes: None  
Absent: None

  
DAVID WALLACE, Secretary  
Walnut Creek Design Review Commission

WALNUT CREEK DESIGN REVIEW COMMISSION  
RESOLUTION NO. 2572  
DESIGN REVIEW APPLICATION NO. Y07-086  
SPORTS BASEMENT MASTER SIGN PROGRAM EXCEPTION  
APN 140-330-006  
(EFFECTIVE DATE JULY 18, 2008, UNLESS APPEALED)

Section 1. Background.

1. On June 18, 2008, the Walnut Creek Design Review Commission held a public hearing to consider a request for approval of exception to the Ygnacio Plaza Master Sign Program for Sports Basement, located at 1881 Ygnacio Valley Road, which is zoned PD, Planned Development (1385).
2. On November 17, 2007, February 20, 2008 and May 7, 2008, the Sign Subcommittee reviewed the proposed changes and provided a positive recommendation to the Design Review Commission.
4. This project is categorically exempt from the requirements of CEQA under Class 1, Existing Facilities, of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek.

Section 2. Design Review Findings, Section 10-2.4.1206 No design review approval may be granted unless the following findings (where applicable) are made:

- A. The plan is consistent with the General Plan, any applicable Specific Plan and this Chapter. **The sign exceptions are consistent with the General Plan and any applicable Specific Plan as it does not propose a new use.**
- B. The approval of this plan is in the best interest of the public health, safety and general welfare. **The proposed signage will enhance the building façade and shopping center and is therefore in the best interest of the public health, safety and general welfare.**
- C. 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 proposed sign exceptions will not interrupt circulation and therefore provide a desirable environment for the development.**
- D. 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 Sign Subcommittee reviewed the proposed signs and provided a positive recommendation because it added interest to the building and was compatible with the shopping center and because the scale of the proposed signage is in keeping with the scale of the tenant spaces.**
- E. 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

June 18, 2008

provide an attractive environment for the enjoyment of the public. **The project will not change any existing landscaping.**

F. 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 proposed project.**

G. 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. **The project is not subject to the City's Fine Art requirements.**

Section 3. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. Y07-086 as shown on the plans labeled "Exhibit A of Design Review No. Y07-086" subject to the following conditions:

1. Any damage to roof tiles shall be repaired and or replaced in a timely manner.
2. Minor changes to the sign shall be reviewed by staff. Significant changes to the approved sign shall be reviewed by the Sign Subcommittee for approval.
3. An encroachment permit is required for all work within the public right-of-way. The encroachment permit is required prior to the issuance of the building permit.
4. A traffic control plan, that addresses pedestrian circulation around the site and parking and/or travel lane closures on the surrounding streets, shall be submitted for review and approval by the City Engineer prior to issuance of the encroachment permit.
5. Building permits must be issued or a request for a one-year extension must be filed with the Community Development Department by September 5, 2008 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 July 18, 2008, unless appealed.

PASSED AND ADOPTED ON June 18, 2008 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Kilian and seconded by Commissioner Gorny

Ayes: Kilian, Gorny, Kremin and MacDonald

Noes:

Absent: Lopez

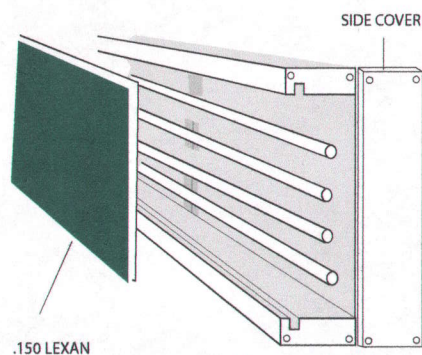
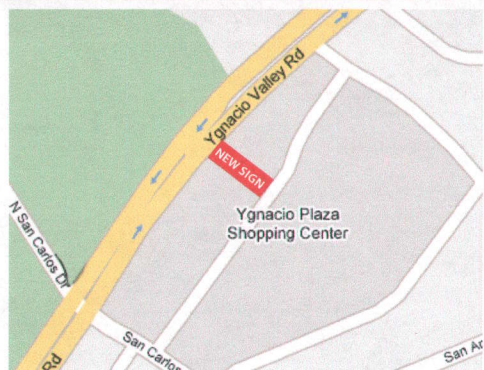
  
VICTORIA WALKER, Secretary  
Walnut Creek Design Review Commission



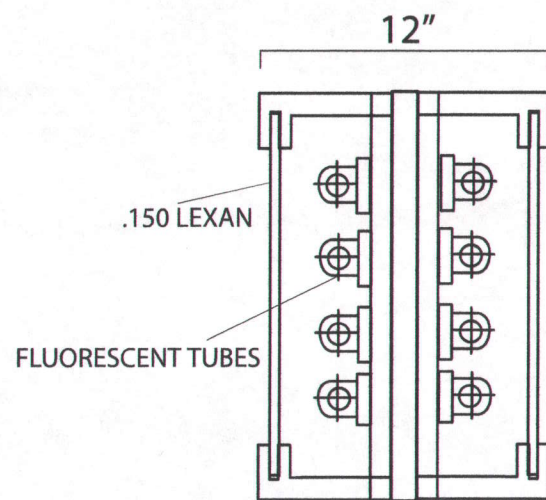


AFTER

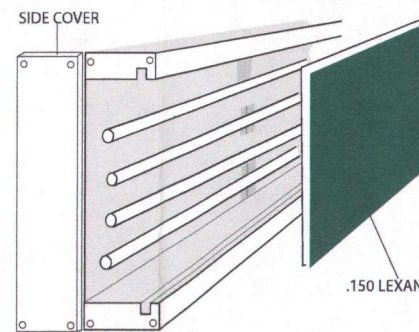
1800 Ygnacio Valley Road  
Walnut Creek, CA



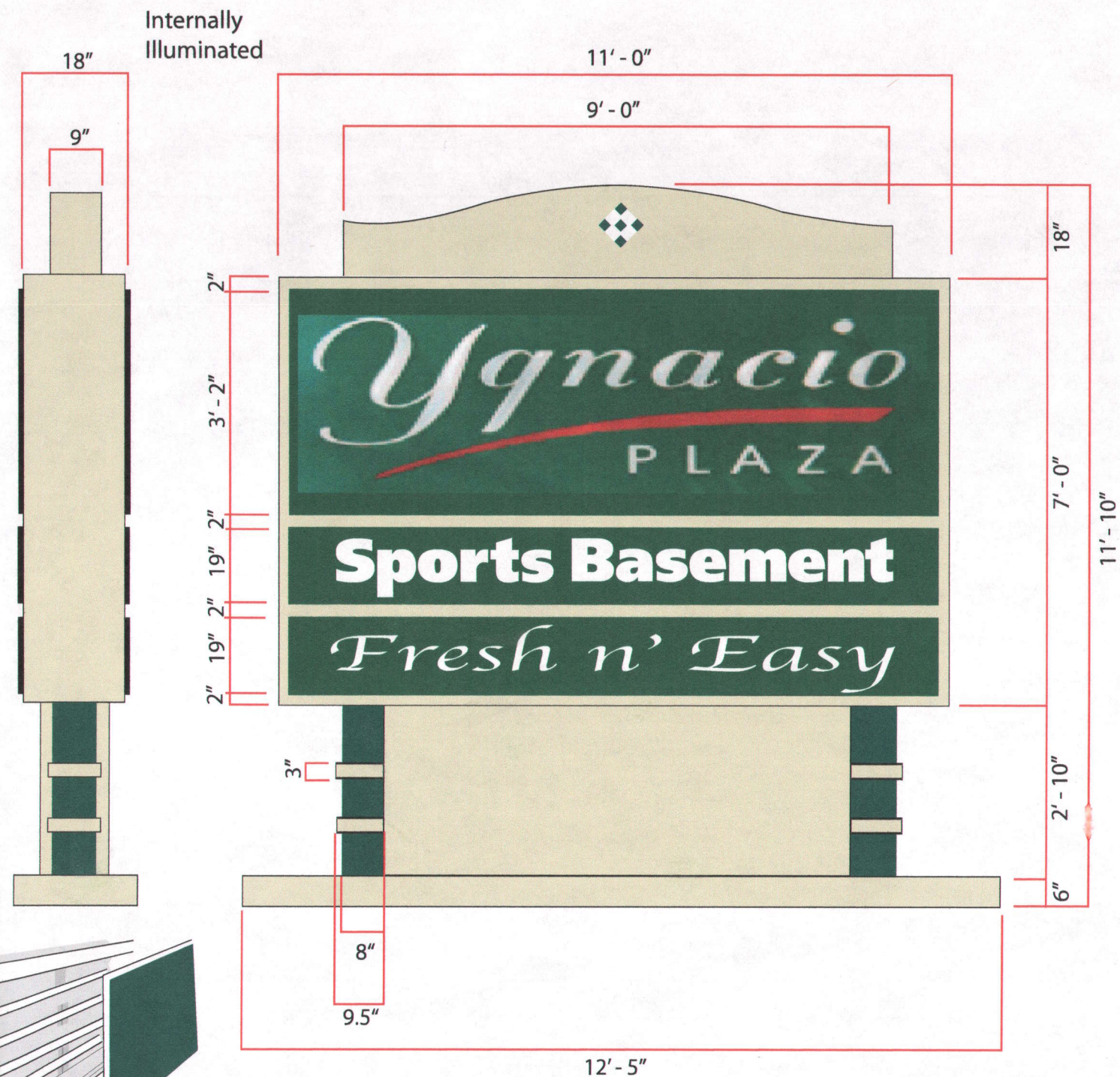
LIGHTBOX SECTION DETAIL



SIDE DETAIL



LIGHTBOX SECTION DETAIL



Customer: **David Rumberg**  
 Company: **Sports Basement**  
 Phone: **415.437.0100 ext. 7121**  
 Fax: **415.286.3674**  
 Email: **drumberg@sportsbasement.com**

Please proof all work carefully. You (the customer) will be responsible for additional costs incurred due to spelling or placement errors once the proof has been approved.

Please complete and return this page as soon as possible. Work will not begin until we receive your signed approval.

Approved As-Is

Approved with Changes

Need New Proof

X

Date \_\_\_\_\_

Job Number:

**E.**

Proof Date: **04.16.08**

Dimensions:



**Diablo Valley Signs**

Tel: 925.691.1110

Fax: 925.691.1144

All estimates include up to two proofs and 15 minutes of revision time. Additional proofs and time will be billed at a \$20 Minimum.





STORE NUM.: 1221  
 CROSS STREETS: Ygnacio Valley Rd. & San Carlos Rd.  
 ADDRESS: 1881 Ygnacio Valley Rd. Walnut Creek, CA.

WALL SIGNS:					
Building Elevation	Area Allowed per Elevation	Signs Allowed per Elevation	LTR Height Allowed	PROPOSED	
				Sq. Footage	Sign Type
North	130.3sf	N/A	N/A	112.9sf	S5-HB& NM18
South	N/A	N/A	N/A	N/A	
East	N/A	N/A	N/A	N/A	
West	N/A	N/A	N/A	N/A	
<b>Total</b>	<b>130.3sf</b>			<b>112.9sf</b>	
<b>NOTES:</b>					
Freestanding Signs:		Panel Size - Area or Dimensions		Panel Location:	
street:	Ygnacio Valley Rd.	LL provided 19" x 10'-8"	16.8sf	2nd Postion	
street:					
<b>NOTES:</b>					

SR10-046

CITY OF WALNUT CREEK  
 COMMUNITY DEVELOPMENT DEPARTMENT

**SIGN APPROVED**  
 AS CORRECTED

PLANNING: \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date 9-20-10  
 Design Review \_\_\_\_\_ Date 9-16-10

PER CONDITIONS OF: STAFF  SIGN SUB  
 DEC RESO. No. \_\_\_\_\_

CODE ENFORCEMENT: \_\_\_\_\_

Inspector \_\_\_\_\_ Date \_\_\_\_\_

PERMIT No. \_\_\_\_\_

Sheet 1 of 4

SR10-046



Image National, Inc.

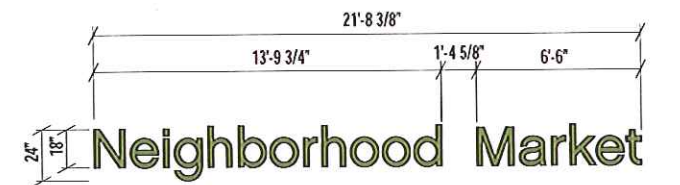
16265 Star Road Tel: 208.345.4020  
 Nampa, Idaho Fax: 208.336.9886  
 83687-8415 www.imagenational.com







**S5-HB** (1) 3'-8 5/8" x 17'-10" LED BADGE DISPLAY



**NM-18WL** (1) 18" x 21'-8 3/8" LED CHANNEL LTR

**TP** 19" x 10'-8" MONUMENT PANELS

*Approved (R3e)  
Sheet 2 of 4*

SIGN	QNT.	SIZE DESCRIPTION	SF
<b>S5-HB</b>	1	3'-8 5/8" x 17'-10" LED BADGE	66.4sf
<b>NM-18</b>	1	18" x 21'-83/8" LED LTRS	46.5sf
<b>TP</b>	2	19" x 10'-8" TENANT PANEL	16.8sf



**Image National, Inc.**  
The Electric Sign Company

16265 Star Road Nampa, ID 83687  
Toll Free: 800.592.8058  
Tele: 208.345.4020  
Fax: 208.336.9886  
www.imagenational.com

PROJECT TITLE / LOCATION:



store #  
1221

1881  
Ygnacio Valley Rd.  
Walnut Creek, CA. 94598

DATE: 04.14.2009 DRAWN BY: S. Carico

QUOTE: 17523 COMPUTER FILE: F&E-1221-C

ACCOUNT EXEC. L. Rodriguez REVISION: R2 07.26.2010 SC



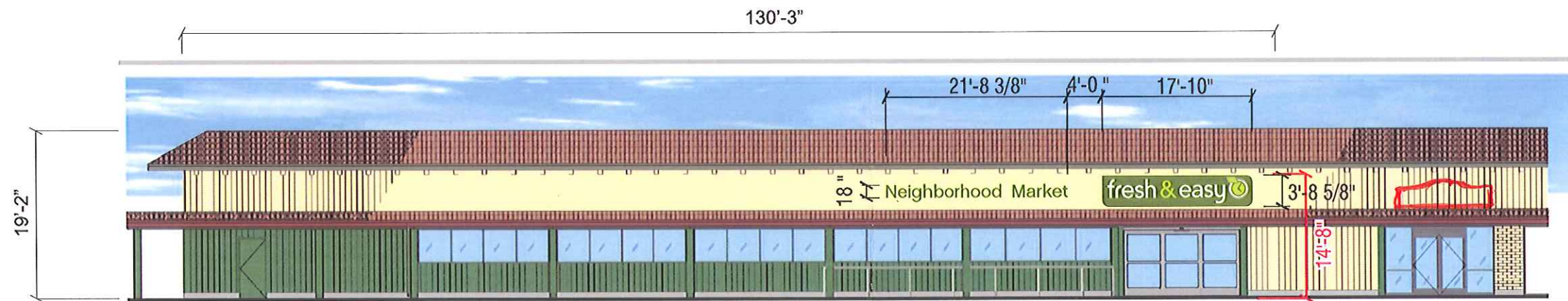
NAMPA PLANT - UL #433195-001  
TERRELL PLANT - UL #433195-002

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures Canada - all signs must be CAS compliant This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

PAGE NO.

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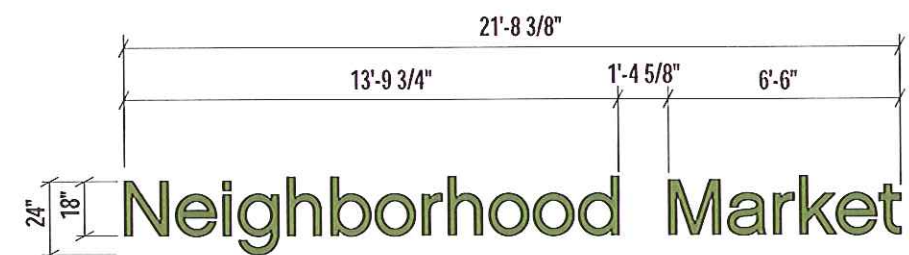
Partial North Front Elevation  
scale: 1/16" = 1'-0"



**S5-HB** Illum'd Ltrs & Logo/Halo-Illum'd Bkgd Panel  
Scale: 3/16" = 1'-0"

Sign Area Calculation Methods:		
"A" - 66.4 Sq Ft	"A"	"D" fresh & easy
"B" - 66 Sq Ft	"B"	"E" fresh & easy
"C" - 54.5 Sq Ft	"C"	
"D" - 32 Sq Ft		
"E" - 23 Sq Ft		

- 1 LETTERS 'FRESH EASY' -**  
FACES - 3/16" WHITE ACRYLIC  
TRIMCAP - 1" WHITE  
RETURNS - .040 ALUM. PAINTED WHITE  
BACKS - .177 CLEAR POLYCARBONATE W/ 2ND SURFACE GREEN  
CAST VINYL (SM 3630-26 - ARSON 26)  
ILLUMINATION - WHITE GE LED ILLUMINATION (TETRA MAX)
- 2 LETTER 'N' -**  
FACES - 3/16" WHITE ACRYLIC  
CAST LINE VINYL (N13874)  
TRIMCAP - 1" GREEN PAINTED PMS 7496  
RETURNS - .040 ALUM. PAINTED PMS 7496  
BACKS - .177 CLEAR POLYCARBONATE  
ILLUMINATION - WHITE GE ILLUMINATION (TETRA MAX)
- 3 'CLOCK LOGO' -**  
FACES - FORMED WHITE ACRYLIC (1 1/2" PAN) W/ 1ST SUR. APPLIED VINYL -  
(LIME GREEN CAST VINYL N13874)  
(PINK GREEN CAST VINYL 3830-1565) -  
FOUSED FACE FRANGE (HLL) & DRAW (AT LEAF OVAL) PAINTED GREEN (PMS 7496)  
NOTE: ALL "VOID GREEN" AREAS TO HAVE BLACK BLOCK-OUT VINYL BACK-UP  
(CLOCK HANDS, INNER RING & LEAF BORDERS)  
TRIMCAP - 1" GREEN PAINTED PMS 7496  
RETURNS - .040 ALUM. PAINTED PMS 7496  
BACKS - .177 CLEAR POLYCARBONATE W/ 2ND SUR. GREEN CAST VINYL  
(SM 3630-26 - ARSON 26)  
ILLUMINATION - WHITE GE LED ILLUMINATION (TETRA MAX)
- 4 'BACKGROUND PANEL' -**  
PANEL FACE - .125 ALUMINUM PAINTED PMS 7496 MATTE FINISH  
PANEL RETURNS - .050 ALUMINUM PAINTED PMS 7496  
ILLUMINATION - GREEN GE LED ILLUMINATION (TETRA MAX) -  
HALO AROUND PERIMETER



**NM-18GL** Halo LED Illum. Channel Letters  
scale: 3/16" = 1'-0"

Sign Area Calculation Methods:	
"A" Neighborhood Market	
"A" - 40 Sq Ft	

- 1 LETTERS 'NEIGHBORHOOD MARKET' -**  
FACES - .125 ALUMINUM PAINTED PMS 7496  
RETURNS - 4" DEEP .063 ALUM. PAINTED PMS 7496.  
1 1/2" OFFSET FROM WALL W/ REMOTE TRANS. BEHIND WALL  
BACKS - .177 CLEAR POLYCARBONATE  
ILLUMINATION - WHITE HALO ILLUMINATION W/ GE LUMINATION  
LED'S (TETRA MAX)

*Approved (RSC)*  
*Sheet 3 of 4*





**TP-A** Reface Existing D/F Monument Display  
scale: NTS



Modify Existing D/F Monument & Install NEW fresh & easy Acrylic Panels  
scale: 3/4" = 1'-0"

Modify Existing D/F Monument Display, Increasing the Size of Tenant Panels  
Mfg. & Install (2) New "fresh & easy" Acrylic Panels w/ 1st Surface Vinyl Appliques  
for (1) Existing D/F Monument Display

Reface Existing D/F Monument Display w/ New Acrylic Panels & 1st Surface Vinyl  
(Actual Field Measurements Required for exact fit/size & colors)

BKGRND: ARLON 2500-112 Olive Green  
COPY: "fresh - easy" Weeded White. "&" 3M #VT-13474 Lime Green  
CLOCK: Weeded White w/ 3M #VT-13474 Lime Green & #156 Vivid Green  
Vivid Green over 3630-22 Black Vinyl

**SURVEY REQUIRED FOR ACTUAL FACE SIZE & MATERIAL**



NOTE: OUTER RING IN VIVID GREEN  
W/ BLOCK-OUT BEHIND

*Approved [Signature] Sheet 4 of 4*

COLOR LEDEND	
1	VINYL: #VT-13474 (PMS #381)LIME GREEN
2	VINYL AT CLOCK: VIVID GREEN (3630-156) VINYL W/ BLACK VINYL BLOCK-OUT AS BACK-UP
3	ROUTED OUT ALUMINUM FACE: PAINT TO MATCH PMS #7496 OR WHITE ACRYLIC W/ ARLON 2500 -112 OLIVE GREEN VINYL APPLIED
4	WHITE ACRYLIC: #7328 (WHITE SHOW-THRU)
5	WHITE VINYL "TM" SYMBOL #7725-10 OR 02 (ARLON) OR WEEDED TO WHITE IN WEEDED VINYL/WHITE PANEL APPLICATIONS



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