

City Planning Commission
Sacramento, California

Members in Session:

Subject: Norwood Tech PUD Sign Guidelines Amendment (P86-106)

BACKGROUND: On April 10, 1986, the Planning Commission reviewed the application to amend the Norwood Tech PUD Guidelines to allow individual tenant and freeway oriented signs (P86-106). The item was continued, and staff was directed to address the following concerns of the Commission members:

- A. Would approval of this application set a precedent for other industrial park PUD's.

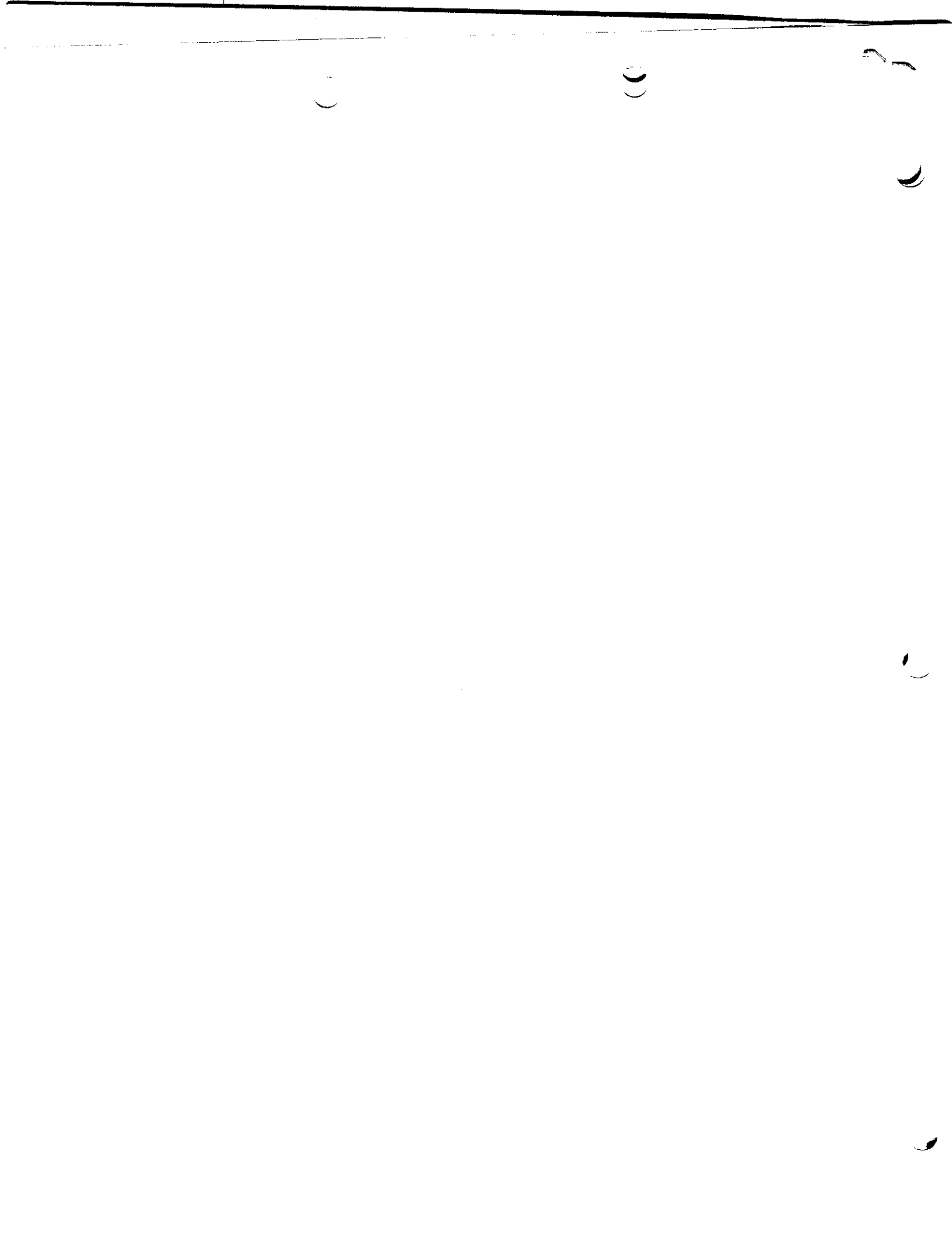
Any action in favor of or against this proposal may serve as an example to justify a subsequent action of a similar nature. Approval of the applicant's request could have the effect of creating a demand for more freeway oriented signage in present or future industrial park PUD's. For example, the North Natomas Community Plan has designated nearly all the properties along I-5 and I-80 for industrial business uses (see attached Exhibit). These areas will be developed as Business Park PUD's with sign guidelines which will most likely limit freeway-oriented sign as has been the common practice with previous PUD's. Without limits on freeway oriented signs, a corridor three and one-fourth miles long would be created on the east and west sides of the I-5 frontage as well as a two and one-fourth mile long strip on the north side of the I-80 frontage. Staff cannot say unequivocally that such an event will occur, however, this application could start a trend of freeway oriented signage.

2. What are the present sign regulations and what is allowed in other PUD's.

First, the City Sign Ordinance was amended in August of 1981 by the City Council to reduce the proliferation of freeway signs which resulted in more restrictive requirement for freeway visible signs. Highway commercial uses(e.g. service stations, motels and restaurants) were allowed.

Second, the following matrix lists the various signage limitations for PUD's with highway frontage:

PUD NAME (use)	FREeway ORIENTED SIGNS
1. Norwood/I-80 (industrial)	1. Not allowed
2. Gateway Center (MRD & Office)	2. Attached signs allowed in both MRD and OB zones
3. Natomas Corporate Center (office)	3. Attached signs allowed in OB zone
4. Metropolitan Center (office)	4. Attached signs allowed in OB zones



Report Amended by staff 4/29/86
Report Corrected by staff 4/27/86
CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT John Banchemo, 601 University Avenue, Suite 285, Sacramento, CA 95825
OWNER BHR Development, 601 University Avenue, Suite 285, Sacramento, CA 95825
PLANS BY _____
FILING DATE 3/7/86 **ENVIR. DET.** 3/18/86 **REPORT BY** FG:bw
ASSESSOR'S-PCL. NO. 250-025-33 thru 43, 45 thru 53; 250-027-09; 250-028-01 thru 15;

APPLICATION: A. Negative Declaration 250-029-11,12
B. Norwood Tech PUD Guidelines Amendment to allow individual signs per tenant space and to eliminate PUD guideline restrictions on signs facing I-80 freeway

LOCATION: Area bounded by Norwood Avenue, Morrison Avenue, I-80 and Performance Drive

PROPOSAL: The applicant is requesting the necessary entitlement to amend the Norwood Tech PUD Sign Guidelines.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Office/Commercial/Industrial-Labor Intensive
Existing Zoning of Site:	M-1(S)(PUD)
Existing Land Use of Site:	Offices, Commercial, Vacant

Surrounding Land Use and Zoning:

North: I-80; TC
South: Residential; R-1
East: Vacant; M-1(LI)
West: Vacant; A

Setbacks:	Per Schematic plan and PUD Guidelines
Parking Provided:	Per PUD Guidelines
Property Dimensions:	Irregular
Property Area:	48+ acres
Square Footage of Building:	Varying
Height of Building:	One and two-story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Per PUD Guidelines

BACKGROUND INFORMATION:

On June 26, 1980, the Planning Commission recommended approval of a general plan and community plan amendment, the adoption of the PUD Schematic Plan and PUD Guidelines, a zone change and a tentative map.

The original PUD application encompassed 48+ acres with 50 lots with a total of 775,000+ square feet of floor space. To date, a total of 193,038 square feet of warehouse and 137,272 square feet of office space has been constructed (see Exhibit A).

Sign regulations were adopted as part of the PUD Guidelines. The regulations were to eliminate excessive signage, place more emphasis on the architectural quality of the project and to upgrade the visual quality of the area, including from the adjacent freeway. The sign guidelines permit the following signage:

APPLC. NO. P86-106 **MEETING DATE** April 10, 1986 **ITEM NO** 15-10
4-24-86

PUD SIGN REGULATION MATRIX

Type of Sign	Norwood Tech PUD	Norwood I-80 PUD	Applicant's Proposal	Staff Recommendation
Freeway-oriented	Not allowed	Not allowed	2 ft. high (90 sq.ft.)	No change
Flashing or moving	Not allowed	Not allowed	No change	No change
Freestanding pole	Not allowed	Not allowed	No change	No change
P.U.D. I.D.	One per building 8' high, 64 sq.ft. per face double faced	One sign; 12' high, 48 sq.ft.	No change	same as Norwood/I-
Individual Business a) attached	Not allowed	One sign, 2' high, 60sq.ft. per lot. If more than 1 tenant, each allowed 1 sign, 2' high, 30sqft.	One sign per tenant, one sign per bldg. face it occupies, 2' high, 30sq.ft.	same as Norwood/I-80
B) detached monument	Not allowed	1 non-illuminated sign, 12' high, 48 sq.ft.	No change	same as Norwood/I-80
Misc.signs (ie., floor signs, business hours, street numbers, delivery, etc.)	Allowed PL guidelines	same as Norwood Tech	No change	No change

The concept of a Planned Unit Development is to encourage the design of well-planned facilities through creative and imaginative planning. A business park PUD is established to allow both commercial and/or industrial uses containing visual and operational amenities and features, such as selective occupancies, setbacks, landscaping, building materials, and signage controls (Exhibit B, Existing Sign Guidelines-Norwood Tech). The Norwood Tech PUD was established to serve just such a purpose.

PROJECT EVALUATION: Staff has the following comments:

- A. Proposal: The applicant is requesting to amend the PUD Guidelines to allow individual signs per tenant space and to eliminate restrictions on signs facing I-80 freeway. The applicant has indicated that lack of freeway-oriented signage would cause grave financial hardship to himself and the Norwood Tech area in general.

The situation which has precipitated the applicant's request for an amendment of the PUD Guidelines are the multiple violations of the PUD sign regulations by the property owner BHR Development and the applicant, John Banchemo, who is a partner in BHR Development. The first illegal signs for Abbey Carpets were erected in the Fall of 1985 by Sierra Sign Service. The applicant/property owner was notified by City staff of the problem and informed of the type of signage which is allowed in the Norwood Tech PUD. Since then, numerous tenant signs, balloon signs, canned plastic signs and freeway-oriented signs have been erected for other businesses (Veteran Motors, Makita, Federal Express, Martin Garage Door, Christensen Supply and Abbey Carpets).

In November of 1985, the property owner and sign installer were notified of the sign violations by the City Code Enforcement Division and given 10 days to correct the problem. In February of this year the sign installer was once again notified of their failure to comply with the PUD sign regulations and to obtain the necessary permits from the City (see Exhibits C-F). To date, only the Abbey Carpet balloon sign has been removed, all other signs remain (see Exhibit H, sign violation locations).

PROPOSED SIGN REGULATIONS

The applicant is requesting three changes to the PUD sign regulations; they are:

1. If an individual building has more than one tenant/occupant, each occupant is permitted one sign per building face it occupies.
- Presently, no individual tenant signs are permitted. One identification sign is permitted per building not to exceed eight feet in height or 64 square feet per face, double-faced
2. Signs facing or oriented toward the freeway shall not exceed two feet in height and 90 square feet in area.

o freeway signs are currently allowed.

s oriented toward their respective street frontage shall not exceed two
t in height and 30 square feet in area.

One identification sign is presently allowed as previously described.

Staff has reviewed the applicant's proposal and cannot support such excessive signage standards. Staff is opposed to freeway-oriented signs of any kind in PUD's. Staff, also considers one sign per occupant per building face to be excessive for a PUD.

Staff would recommend that the Norwood Tech PUD Sign Regulations be updated to be more in keeping with the Norwood/I-80 Business Park PUD Guidelines (refer to Sign Regulation Matrix). These guidelines allow more signage for individual businesses, buildings and park project identification, yet still preserve and enhance the appearance of the development. (A copy of the Norwood/I-80 PUD Sign Regulations is attached as Exhibit G.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a Negative Declaration).

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Norwood Tech PUD Sign Guidelines Amendment per Exhibit G, based upon the Findings of Fact which follow:

Findings of Fact

The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for office/commercial/industrial uses by the 1984 North Sacramento Community Plan, and the proposed sign regulations conform with the plan designation. (Added by staff)

REPORT CORRECTED BY STAFF 4-7-86
CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT John Banchemo, 601 University Avenue, Suite 285, Sacramento, CA 95825
OWNER BHR Development, 601 University Avenue, Suite 285, Sacramento, CA 95825
PLANS BY _____
FILING DATE 3/7/86 **ENVIR. DET.** 3/18/86 **REPORT BY** FG:bw
ASSESSOR'S-PCL. NO. 250-025-33 thru 43, 45 thru 53; 250-027-09; 250-028-01 thru 15;

- APPLICATION:** A. Negative Declaration 250-029-11,12
B. Norwood Tech PUD Guidelines Amendment to allow individual signs per tenant space and to eliminate PUD guideline restrictions on signs facing I-80 freeway

LOCATION: Area bounded by Norwood Avenue, Morrison Avenue, I-80 and Performance Drive

PROPOSAL: The applicant is requesting the necessary entitlement to amend the Norwood Tech PUD Sign Guidelines.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1984 North Sacramento Community Plan Designation: Office/Commercial/Industrial-Labor Intensive
Existing Zoning of Site: M-1(S)(PUD)
Existing Land Use of Site: Offices, Commercial, Vacant

Surrounding Land Use and Zoning:

North: I-80; TC
South: Residential; R-1
East: Vacant; M-1(LI)
West: Vacant; A

Setbacks: Per Schematic plan and PUD Guidelines
Parking Provided: Per PUD Guidelines
Property Dimensions: Irregular
Property Area: 48+ acres
Square Footage of Building: Varying
Height of Building: One and two-story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Per PUD Guidelines

See amended report

BACKGROUND INFORMATION:

On June 26, 1980, the Planning Commission recommended approval of a general plan and community plan amendment, the adoption of the PUD Schematic Plan and PUD Guidelines, a zone change and a tentative map.

The original PUD application encompassed 48+ acres with 50 lots with a total of 775,000+ square feet of floor space. To date, a total of 193,038 square feet of warehouse and 137,272 square feet of office space has been constructed (see Exhibit A).

Sign regulations were adopted as part of the PUD Guidelines. The regulations were to eliminate excessive signage, place more emphasis on the architectural quality of the project and to upgrade the visual quality of the area, including from the adjacent freeway. The sign guidelines permit the following signage:

APPLC. NO. P86-106 **MEETING DATE** April 10, 1986 **ITEM NO** 150

4-24-86

PUD SIGN REGULATION MATRIX

Type of Sign	Norwood Tech PUD	Norwood I-80 PUD	Applicant's Proposal	Staff Recommendation
Freeway-oriented	Not allowed	Not allowed	2 ft. high (90 sq.ft.)	No change
Flashing or moving	Not allowed	Not allowed	No change	No change
Freestanding pole	Not allowed	Not allowed	No change	No change
P.U.D. I.D.	One per building 8' high, 64 sq.ft. per face double faced	One sign; 12' high, 48 sq.ft.	No change	same as Norwood/I-80
Individual Business a) attached	Not allowed	One sign, 2' high, 60sq.ft. per lot. If more than 1 tenant, each allowed 1 sign, 2' high, 30sqft.	One sign per tenant, one sign per bldg. face it occupies, 2' high, 30sq.ft.	same as Norwood/I-80
B) detached monument	Not allowed	1 non-illuminated sign, 12' high, 48 sq.ft.	No change	same as Norwood/I-80
Misc.signs (ie., floor signs, business hours, street numbers, delivery, etc.)	Allowed PL guidelines	same as Norwood Tech	No change	No change

The concept of a Planned Unit Development is to encourage the design of well-planned facilities through creative and imaginative planning. A business park PUD is established to allow both commercial and/or industrial uses containing visual and operational amenities and features, such as selective occupancies, setbacks, landscaping, building materials, and signage controls (Exhibit B, Existing Sign Guidelines-Norwood Tech). The Norwood Tech PUD was established to serve just such a purpose.

PROJECT EVALUATION: Staff has the following comments:

- A. Proposal: The applicant is requesting to amend the PUD Guidelines to allow individual signs per tenant space and to eliminate restrictions on signs facing I-80 freeway. The applicant has indicated that lack of freeway-oriented signage would cause grave financial hardship to himself and the Norwood Tech area in general.

The situation which has precipitated the applicant's request for an amendment of the PUD Guidelines are the multiple violations of the PUD sign regulations by the property owner BHR Development and the applicant, John Banchemo, who is a partner in BHR Development. The first illegal signs for Abbey Carpets were erected in the Fall of 1985 by Sierra Sign Service. The applicant/property owner was notified by City staff of the problem and informed of the type of signage which is allowed in the Norwood Tech PUD. Since then, numerous tenant signs, balloon signs, canned plastic signs and freeway-oriented signs have been erected for other businesses (Veteran Motors, Makita, Federal Express, Martin Garage Door, Christensen Supply and Abbey Carpets).

In November of 1985, the property owner and sign installer were notified of the sign violations by the City Code Enforcement Division and given 10 days to correct the problem. In February of this year the sign installer was once again notified of their failure to comply with the PUD sign regulations and to obtain the necessary permits from the City (see Exhibits C-F). To date, only the Abbey Carpet balloon sign has been removed, all other signs remain (see Exhibit H, sign violation locations).

PROPOSED SIGN REGULATIONS

The applicant is requesting three changes to the PUD sign regulations; they are:

1. If an individual building has more than one tenant/occupant, each occupant is permitted one sign per building face it occupies.
 - Presently, no individual tenant signs are permitted. One identification sign is permitted per building not to exceed eight feet in height or 64 square feet per face, double-faced
2. Signs facing or oriented toward the freeway shall not exceed two feet in height and 90 square feet in area.

- No freeway signs are currently allowed.
- 3. Signs oriented toward their respective street frontage shall not exceed two feet in height and 30 square feet in area.
- One identification sign is presently allowed as previously described.

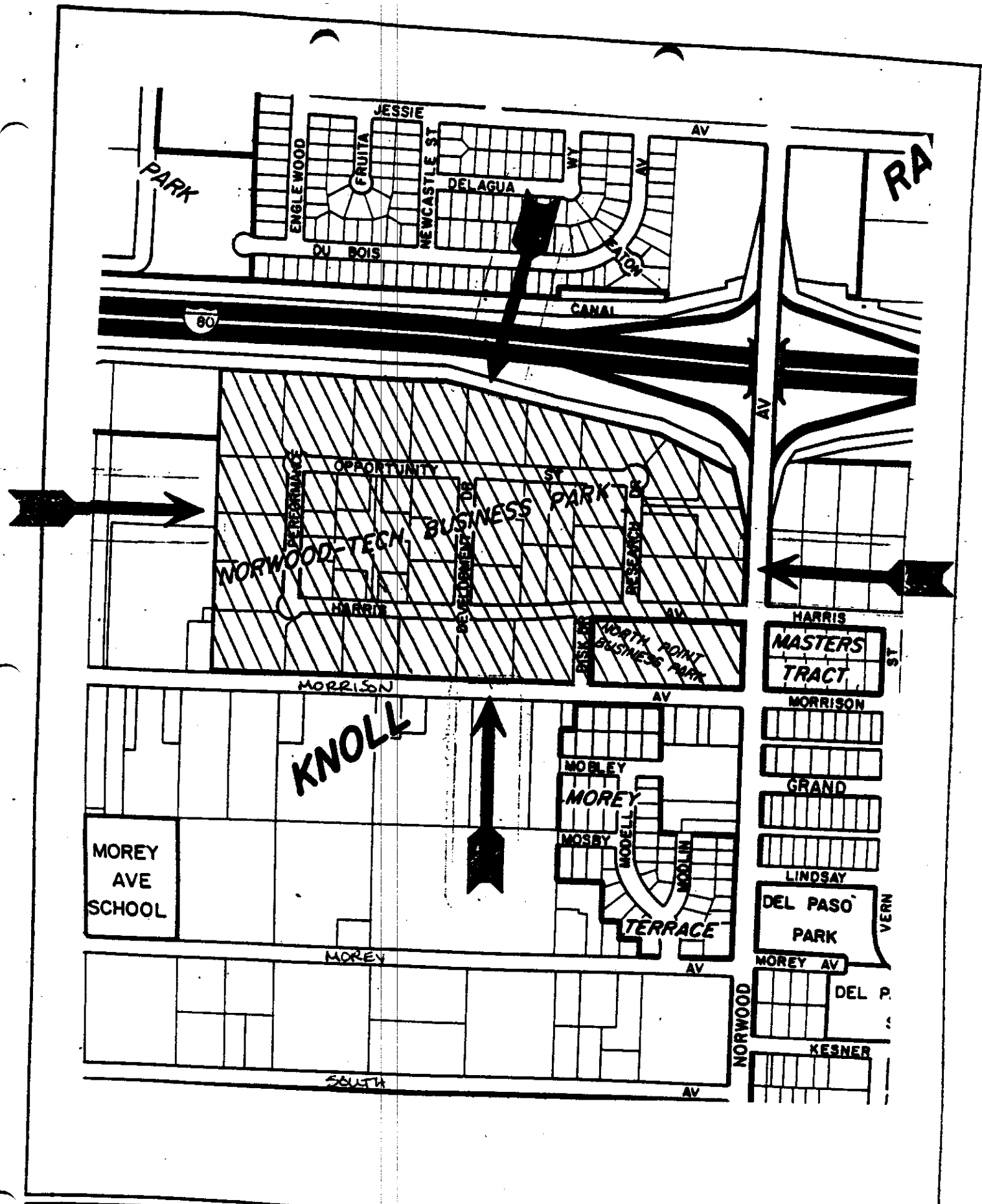
Staff has reviewed the applicant's proposal and cannot support such excessive signage standards. Staff is opposed to freeway-oriented signs of any kind in PUD's. Staff, also considers one sign per occupant per building face to be excessive for a PUD.

Staff would recommend that the Norwood Tech PUD Sign Regulations be updated to be more in keeping with the Norwood/I-80 Business Park PUD Guidelines (refer to Sign Regulation Matrix). These guidelines allow more signage for individual businesses, buildings and park project identification, yet still preserve and enhance the appearance of the development. (A copy of the Norwood/I-80 PUD Sign Regulations is attached as Exhibit G.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a Negative Declaration).

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration;
- B. Approve the Norwood Tech PUD Sign Guidelines Amendment per Exhibit G.

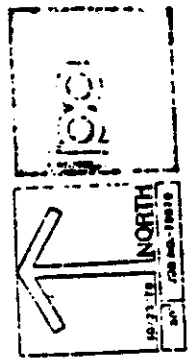
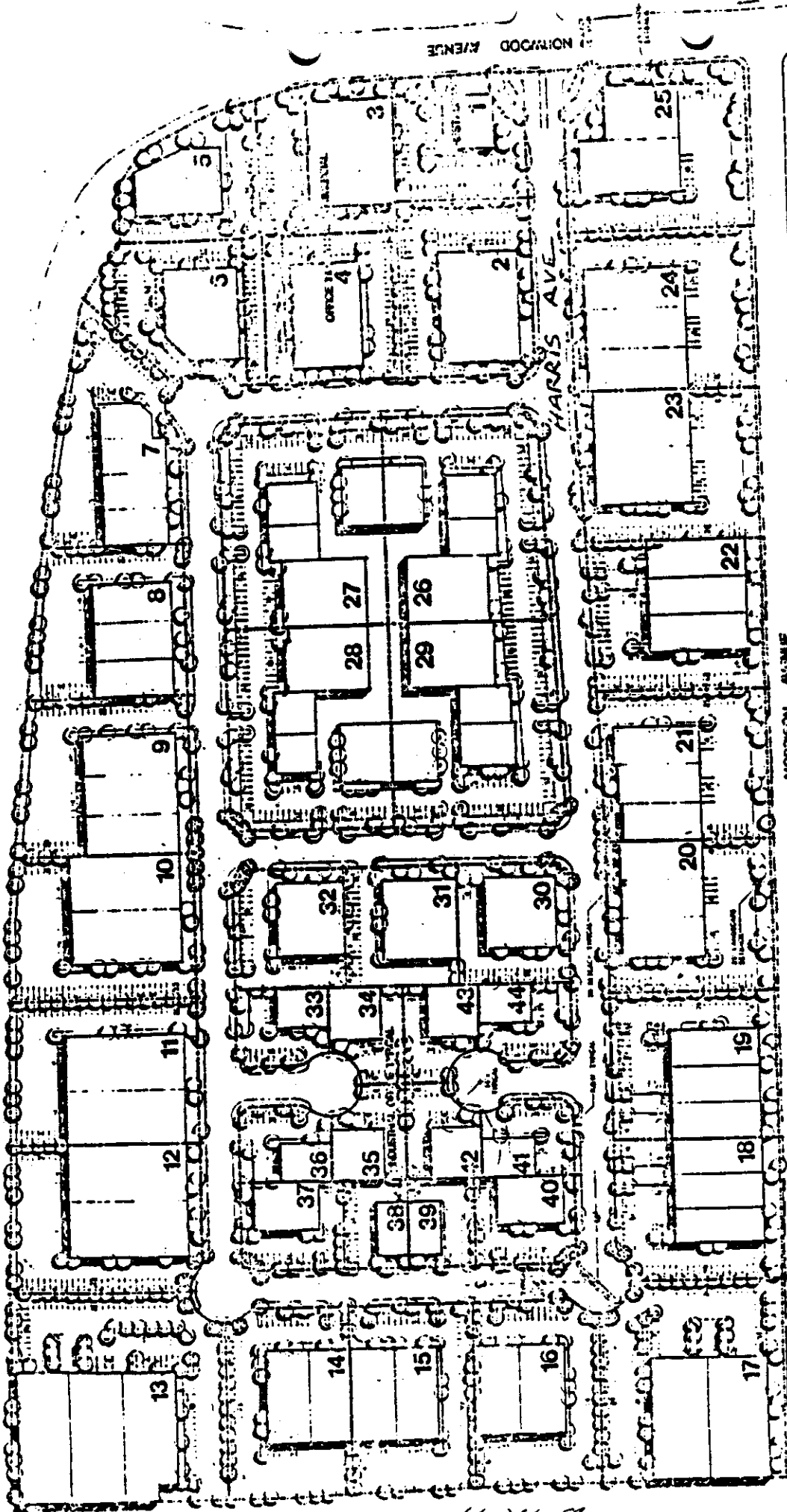


VICINITY MAP

PE6-106

4-10-86
4-24-86

Item 75
10



P 86100
NORWOOD TECH BUSINESS PARK
SACRAMENTO, CA.
 DEVELOPER: HATHAWAY / CHAMBERLAIN - BANCHERO

78-42-h

10
 78-42-h

EXHIBIT A

NORWOOD TECH BUSINESS PARK PROJECT STATUS

	Total Square Feet		<u>Warehouse</u>	<u>Office</u>	<u>Total</u>
P-9459	53,400				
Division of Use		A.	10,500	4,500	15,000
70% Warehouse		B.	9,240	3,960	13,200
30% Office		B1.	9,240	3,960	13,200
100% Office		C.	0	7,500	7,500
		D.	<u>0</u>	<u>4,500</u>	<u>4,500</u>
		Total	28,980	24,420	53,400
<hr/>					
P83-276	107,376				
40% Office		A.	32,213	31,475	53,688
60% Warehouse		B.	<u>32,213</u>	<u>21,475</u>	<u>53,688</u>
		Total	64,426	42,950	107,376
<hr/>					
P84-184	60,288				
28% Office		A.	15,483	6,021	21,504
72% Warehouse		B.	<u>27,925</u>	<u>10,859</u>	<u>38,784</u>
		Total	43,408	16,880	60,288
<hr/>					
P84-327	48,600				
100% Office		A.	0	48,600	48,600
<hr/>					
P85-085	31,590				
60% Office		A.	12,640	18,950	31,590
40% Warehouse					
<hr/>					
<hr/>					
P86-081	58,112				
25% Office		A.	15,312	5,104	20,416
75% Warehouse		B.	15,312	5,104	20,416
		C.	<u>12,960</u>	<u>4,320</u>	<u>17,280</u>
		Total	43,584	14,528	58,112
<hr/>					
		TOTAL APPROVED	193,038	137,272	357,366

P86-106

April 10, 1986

Item No. T5

4-24-86

#10

H. TEMPORARY STRUCTURES

- a. The only temporary structures permitted shall be those attendant to the construction of a permanent building and shall be placed at the start of construction and removed at completion of construction of the permanent buildings.
- b. Such structures shall be placed as inconspicuously as possible and cause no inconvenience to the general public.

I. WALKS AND PLAZA MATERIALS

Materials selected for walks and plazas shall be related to the materials of the buildings and compatible with walk and path system standards. Surface shall be non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians. Patterns for plaza paving should have an obvious relationship to the buildings.

J. SIGN REGULATIONS

This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of Norwood Tech Business Park development, safeguard and enhance property values, and will encourage signs which by their good design are integrated with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to complement the City of Sacramento Sign Ordinance No. 2868 Fourth Series. In all cases the most restrictive requirements will apply.

K. GENERAL REQUIREMENTS

A sign program shall be submitted with individual project special permit applications or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing. With the exception of the Norwood Tech Business Park project sign, no sign shall be specifically designed or oriented to be viewed from the I-880 freeway.

In no case shall flashing, moving, or audible signs be permitted.

In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.

Freestanding signs will not be permitted with the exception of one Norwood Tech Business Park complex identification sign.

Only one identification sign will be permitted per building not to exceed eight (8) feet in height or sixty-four (64) square feet per face, double faced. Individual company names may be placed on this sign.

Any exception must be approved by the Architectural Review Committee and the City.

No signs of any sort shall be permitted on canopy roofs or building roofs.

No sign or any portion thereof project above the building or top of wall upon which it is mounted.

No signs perpendicular to the face of the building shall be permitted.

All attached building signs in Norwood Tech Business Park PUD shall be placed flat against the building.

L DESIGN REQUIREMENTS

- a. The location of signs shall be only as shown on the approved improvement plan.
- b. The horizontal dimension of signs shall not exceed fifty percent (50%) of the building frontage nor be greater than twenty-five (25) feet, whichever is less.
- c. The total area of any sign shall be no greater than ten percent (10%) of the total area of the building face to which it is attached or 75 square feet, whichever is less.
- d. Painted lettering will not be permitted.
- e. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
- f. No exposed conduit, tubing, or raceways will be permitted.
- g. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
- h. All conductors, transformers, and other equipment shall be concealed.
- i. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze and no black iron of any type will be permitted.

- j. All exterior letters or signs exposed to the weather shall be mounted at least three fourths inch (3/4") from the building to permit proper dirt and water drainage.
- k. Location of all openings for conduit and sleeves in sign panels of building wall shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. Installation shall be in accordance with the approved drawings.
- l. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.

M. MISCELLANEOUS REQUIREMENTS

- a. Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of gold leaf or decal application, lettering, not to exceed two inches in heights, indicating hours of business, emergency telephone numbers, and proprietorship. No other window signs will be allowed.
- b. Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door in a location, as directed by the Architectural Review Committee in two-inch high block letters the occupant's name and address. Where more than one occupant uses the same door, each name and address shall be applied. Color of letters will be selected by the Architectural Review Committee.
- c. Occupants may install street address numbers as the U.S. Post Office requires in the exact location stipulated by the Architectural Review Committee. Size, type, and color of the numbers shall be stipulated by the Architectural Review Committee.

N. SPECIAL SIGNING

- a. Floor signs, such as inserts into terrazzo, special tile treatment, etc., will be permitted with the occupant's lease line or property line if approved by the Architectural Review Committee.
- b. Informational and directional signs relating to pedestrian and vehicular flows within the Norwood Tech Business Park PUD project area shall conform to the standards of the City Planning Department. Script on such signs shall be in the "Eurostile Bold" letter style.

- c. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted upon the commencement of construction. Said sign shall be permitted until such a time as a final inspection of the building(s) designates said structure(s) fit for occupancy or the tenant is occupying said building(s) whichever occurs first.
- d. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

6. ISSUANCE OF BUILDING PERMITS: Except as otherwise provided in the Special Permit or in the resolution, no building permit shall be issued for any building or structure in a Planned Unit Development Project or a land area covered by a Planned Unit Development Designation until the plans submitted for the building permit have been reviewed by the Planning Director and he has determined that said plans conform to a valid special permit issued for a Planned Unit Development under this Section.
7. BUILDING OCCUPANCY: In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the Special Permit have been complied with."



NOTICE OF VIOLATION

DEPARTMENT OF PLANNING AND DEVELOPMENT
927 10th Street
Sacramento, Ca. 95814

Administration
Room 200 449-5571
Building Inspections
Room 100 449-5716
Planning
Room 300 449-5604

DIVISION OF BUILDING INSPECTIONS

SIERRA SIGNS

You are hereby notified that a violation of the Sacramento City Code exists as described below. Failure to correct the violation within 10 days from the date of this notice may result in an Infraction Citation or Superior Court proceedings filed by the City Attorney.

NOTICE ISSUED TO: "ABBEY CARPET" DATE OF NOTICE 11/19/85

CODE SECTION(S) VIOLATED: SEC. 3.4.0. SIGN PERMITS REQUIRED.

NATURE OF VIOLATION: SEC. 3.161. FIXED BILLBOARD SIGNS
↳ MAJOR TECH PLO REQUIREMENTS.

SIGNS ON BUILDING DO NOT HAVE PERMITS. SIGN FOR 106 T-80 NOT ALLOWED. ABBEY CARPET FIXED BILLBOARD IS NOT ALLOWED. ILLEGAL.

In order to comply with the provisions of the Sacramento City Code, it is hereby requested that: "ABBEY CARPET," A BUSINESS, MUST REMOVE SIGNS TAKING T-80, REMOVE FIXED BILLBOARD AND APPLY FOR PROPER SIGN PERMITS AS REQUIRED

VEHICLES: SACRAMENTO'S SIGN ORD. Remove from property, Repair to make operative, or Enclose in building.

NOTE: If the vehicle is removed from the property and placed on the street in an inoperative condition, and remains so for seventy-two hours, it will be in violation of Section 25.107 (a) Sacramento City Code (any vehicle that has been parked or left standing on a street or highway for seventy-two or more consecutive hours), and subject to removal by the Sacramento Police Department.

Certain code requirements are subject to variance upon application. In this particular situation:

- A. You have the right to apply for a variance. For information or an application, contact the City Planning Division, 927 10th Street, Suite 300, or call 449-5604.
- B. The Sacramento City Code does not provide a variance procedure for a violation of this nature. Compliance is mandatory. *11/20/85*

NOTE: A compliance inspection will be made on: 12/1/85

NOTICE ISSUED BY: Juan A. [Signature] CODE ENFORCEMENT OFFICER

ADDRESS OF VIOLATION: 271 - [Address] #10



CITY OF SACRAMENTO

EXHIBIT D

NOTICE OF VIOLATION

DEPARTMENT OF PLANNING AND DEVELOPMENT
927 10th Street
Sacramento, Ca. 95814

DIVISION OF BUILDING INSPECTIONS

Administration
Room 200 449-5571
Building Inspections
Room 100 449-5716
Planning
Room 300 449-5604

You are hereby notified that a violation of the Sacramento City Code exists as described below. Failure to correct the violation within 10 days from the date of this notice may result in an Infraction Citation or Superior Court proceedings filed by the City Attorney.

NOTICE ISSUED TO: "VETERAN MOTORS" DATE OF NOTICE 11/19/85

CODE SECTION(S) VIOLATED: SEC. 21.01 SIGN PERMITS REQUIRED

NATURE OF VIOLATION: 1/ ADDWOOD PUD AGREEMENTS
SIGN ON FACE OF BLDG DOES NOT HAVE PERMIT

In order to comply with the provisions of the Sacramento City Code, it is hereby requested that: "VETERAN MOTORS, A BUSINESS, MUST APPLY FOR SIGN PERMIT IN ACCORDANCE WITH SACRAMENTO'S SIGN PERMITS."

VEHICLES: Remove from property, Repair to make operative, or Enclose in building.

NOTE: If the vehicle is removed from the property and placed on the street in an inoperative condition, and remains so for seventy-two hours, it will be in violation of Section 25.107 (a) Sacramento City Code (any vehicle that has been parked or left standing on a street or highway for seventy-two or more consecutive hours), and subject to removal by the Sacramento Police Department.

Certain code requirements are subject to variance upon application. In this particular situation:

- A. You have the right to apply for a variance. For information or an application, contact the City Planning Division, 927 10th Street, Suite 300, or call 449-5604.
- B. The Sacramento City Code does not provide a variance procedure for a violation of this nature. Compliance is mandatory.

NOTE: A compliance inspection will be made on: 12/1/85

NOTICE ISSUED BY: [Signature] CODE ENFORCEMENT OFFICER

ADDRESS OF VIOLATION: 201721 P86-706 #16

CITY OF SACRAMENTO



NOTICE OF VIOLATION

TOM LYNETT - 648-1444

DEPARTMENT OF PLANNING AND DEVELOPMENT
927 10th Street Sacramento, Ca. 95814

DIVISION OF BUILDING INSPECTIONS

MIKE LAYMAN
(415) 657-9881

Administration
Room 200 449-5571
Building Inspections
Room 100 449-5716
Planning
Room 300 449-5604

You are hereby notified that a violation of the Sacramento City Code exists as described below. Failure to correct the violation within 10 days from the date of this notice may result in an Infraction Citation or Superior Court proceedings filed by the City Attorney.

NOTICE ISSUED TO: "MAKITA" DATE OF NOTICE 11/19/85

CODE SECTION(S) VIOLATED: Sec. 3192 SIGN PERMITS REQUIRED

NATURE OF VIOLATION: Abandoned TECH PLD (K)

SIGN(S) ON BLDG DO NOT HAVE PERMITS (S), SIGN(S) ON BLDG FACING I-80, NOT ALLOWED

In order to comply with the provisions of the Sacramento City Code, it is hereby requested that: "MAKITA" A BUSINESS, MUST REMOVE SIGN(S) FACING I-80. - AND APPLY FOR SIGN PERMIT UNDER HOUSE NO. 12345.

VEHICLES: Remove from property, Repair to make operative, or Enclose in building.

NOTE: If the vehicle is removed from the property and placed on the street in an inoperative condition, and remains so for seventy-two hours, it will be in violation of Section 25.107 (a) Sacramento City Code (any vehicle that has been parked or left standing on a street or highway for seventy-two or more consecutive hours), and subject to removal by the Sacramento Police Department.

Certain code requirements are subject to variance upon application. In this particular situation:

- A. You have the right to apply for a variance. For information or an application, contact the City Planning Division, 927 10th Street, Suite 300, or call 449-5604.
- B. The Sacramento City Code does not provide a variance procedure for a violation of this nature. Compliance is mandatory.

NOTE: A compliance inspection will be made on: 12/1/85

NOTICE ISSUED BY: JUAN T. [Signature] CODE ENFORCEMENT OFFICER

ADDRESS OF VIOLATION: 2711 [Address] #10



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street
Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

February 12, 1986

Sierra Sign Services, Inc.
5685 Power Inn Road, Suite A
Sacramento, CA 95824

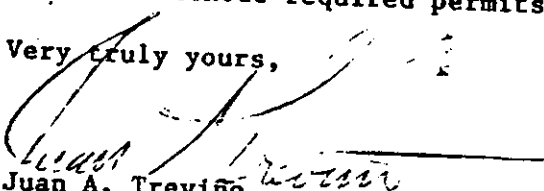
Gentlemen:

In early December of last year, Sierra Sign Services, Inc., was admonished on its recalcitrant activity to perform its business activities without going through the required permit process. Apparently our position on this matter was not made clear to you.

Sierra Sign Services has installed several signs in the Norwood Tech. Business Park. Your Company has ignored to inquire of special conditions that must be met and to apply and obtain necessary approval for sign permits.

Sierra Signs should proceed to correct current violations and cease to conduct business without required permits, or face an injunction on its business.

Very truly yours,


Juan A. Treviño
Nuisance Abatement Officer

JAT:sc

cc: Grantland Johnson
Mac Mailes
Thomas L. Long
Art Gee
Tamara L. Milligan-Harmon

JOHN BANCHEIRO

G. EXTERIOR FIRE STAIRS

- a. Non-enclosed, exterior fire stairs will not be permitted.

H. TEMPORARY STRUCTURES

- a. Temporary structures will only be permitted if they are attendant to the construction of a permanent building and shall be placed at the start of construction and removed at completion of construction.

b. Such structures shall be as inconspicuous as possible.

I. WALKS AND PLAZA MATERIALS

Materials selected for walks and plazas shall be related to the materials of the buildings. The surface shall be non-skid finish. The design shall provide maximum comfort and safety to pedestrians.

J. SIGN REGULATIONS

This criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the development, safeguard and enhance property values, and will encourage signs which by their good design are integrated with and are harmonious to the buildings and sites which they occupy.

These sign regulations are intended to complement the City of Sacramento Sign Ordinance No. 2868 Fourth Series, and in all cases, the most restrictive requirements shall apply.

K. GENERAL SIGN REQUIREMENTS

A sign program shall be submitted with each individual project Special Permit application or to the City Planning staff if submitted subsequent to the City Planning Commission Special Permit hearing.

Flashing, moving, or audible signs will not be permitted.

In no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia.

No signs shall be permitted on canopy roofs or building roofs.

No sign or any portion thereof shall project above the building or top of the wall upon which it is mounted.

All attached building signs shall be placed flat against the building.

Freestanding pole signs shall not be permitted with the exception of monument signs as permitted in subsection O and P.

No sign shall be specifically designed or oriented to be viewed from the freeway.

No signs perpendicular to the face of the building shall be permitted.

L. DESIGN REQUIREMENTS

- a. Signs shall be located only as shown on the approved schematic plan.
- b. All electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes.
- c. No exposed conduit, tubing, or raceways will be permitted.
- d. No exposed neon lighting shall be used on signs, symbols, or decorative elements.
- e. All conductors, transformers, and other equipment shall be concealed.
- f. All signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze.
- g. All exterior letters or signs exposed to the weather shall be mounted at least three fourth inch (3/4") from the building to permit proper drainage.
- h. The location of all openings for conduit and sleeves in sign panels of building wall shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. The installation shall be in accordance with the approved drawings.
- i. No signmakers' labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location.
- j. Painted lettering or signs shall not be permitted.

M. MISCELLANEOUS REQUIREMENTS

- a. Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of gold leaf or decal application or lettering, not to exceed two inches in height, indicating hours of business, emergency telephone numbers, and proprietorship. No other window signs will be allowed.
- b. Each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door, in two-inch high block letters, the occupant's name and address. Where more than one occupant uses the same door, each name and address shall be applied. Color of letters must be approved by the Architectural Review Committee.

- c. Occupants must install street address numbers as required by the U.S. Post Office. Size, type, and color of the numbers shall be approved by the Architectural Review Committee.

N. SPECIAL SIGNING

- a. Floor signs, such as inserts into terrazzo, will be permitted at the occupant's lease line or property line, if approved by the Architectural Review Committee.
- b. Informational and directional signs relating to pedestrian and vehicular flows within the project area shall conform to the standards of the City Planning Department.
- c. One standard sign denoting the name of the project, the marketing agent, the contractor, architect, and engineer shall be permitted upon the commencement of construction. Said sign shall be permitted until such a time as a final inspection of the building.
- d. A sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) square feet.

O. DESIGNATED PARK PROJECT IDENTIFICATION SIGN

- a. One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance shall be allowed for the Norwood/I-80 Business Park.
- b. Maximum area of sign: 48 square feet.
- c. Maximum height of sign: 12' from street or parking lot grade, whichever is less.
- d. Location: to be located at the major entry to the designated park. The sign may be placed in the setback area; however, it must be located farther than 10 feet from the public right-of-way and from any driveway. No sign shall be allowed in the public right-of-way.

P. INDIVIDUAL BUSINESS/BUILDING SIGNS

- a. One attached identification sign per building and one monument type detached sign per parcel shall be permitted.
 - (1) Attached Sign: vertical height of sign or letters including logo shall not exceed two feet and overall size of sign shall not exceed 60 square feet. Each sign and business name shall consist of individual raised letter type. NO canned plastic signs are permitted.
 - a. If an individual building has more than one tenant/occupant. Each occupant is permitted one attached sign not exceeding 2' in height and 30 square feet in area.

- b. Each occupant shall be permitted a 2' x 2' (maximum area 4 square foot) directional/identification sign at each of their respective loading dock(s) if located on a side of the building without an identification sign.
- (2) Detached Monument Sign: One non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel.

Maximum Area of Sign: 48 square feet

Maximum Height: 12 feet from street grade or parking lot, whichever is less

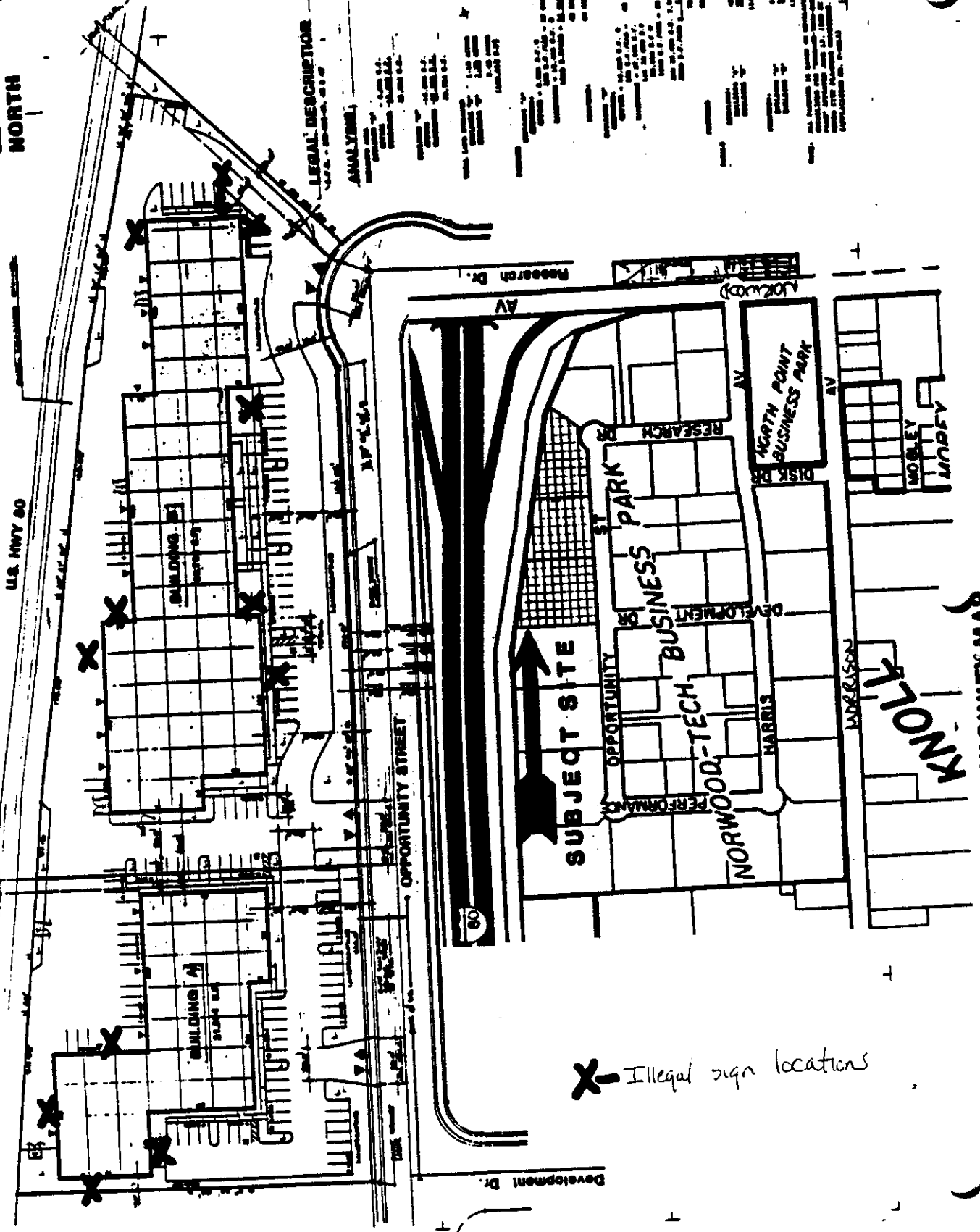
Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than ten feet from the public right-of-way and from any driveway.

6. ISSUANCE OF BUILDING PERMITS: Except as otherwise provided in the Special Permit, no building permit shall be issued for any building or structure until the plans have been reviewed by the Planning Director and he has determined that said plans conform to a valid Special Permit.
7. BUILDING OCCUPANCY: In accordance with the Zoning Ordinance, "no building or structure within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director, to see, that all conditions of the Special Permit have been complied with."



the Tranden Group
 ARCHITECTS • ENGINEERS • INTERIORS
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 Tel: 310-274-8888
 Fax: 310-274-8889

EXHIBIT H



X - Illegal sign locations

P86-106

48-424
 48-286

Item # 10