

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	KCS Development Company, 79 Scripps Drive, #207, Sacramento, CA 95825		
OWNER	Natomas Corp. Center Assoc., 79 Scripps Drive, #207, Sacramento, CA 95825		
PLANS BY	House of Signs, 3151-21st Avenue, Sacramento, CA 95820		
FILING DATE	5-4-83	50 DAY CPC ACTION DATE	6/9/83
REPORT BY:	SC:bw		
NEGATIVE DEC.	Exempt 15111(a)EIR	ASSESSOR'S PCL. NO.	225-230-65; 274-042-07,11,

14,16,17,19

APPLICATION: Special Permit (per Sec. 3.19 of the Sign Ordinance) to erect a 14 foot high, 160 square foot temporary project identification sign adjacent to I-5 freeway for the Natomas Corporate Center

LOCATION: East side I-5 freeway, between Garden Highway and West El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to erect a 10' x 16' marketing sign for the identification and leasing of a business park adjacent to the I-5 freeway.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Office
1978 South Natomas Community Plan Designation:	Business/Professional Offices
Existing Zoning of Site:	OB-PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Multi-family; R-2B-R
South:	Highway/vacant; TC
East:	Vacant; R-2B-R & R-2A-R
West:	I-5 freeway; TC

Property Dimensions:	Irregular
Property Area:	62± acres
Square Footage of Sign:	160
Height of Structure:	14 feet
Topography:	Flat
Sign Colors:	Dark gray background/white lettering

BACKGROUND INFORMATION: The subject site contains 62 acres of vacant land which is located east of the I-5 freeway and south of West El Camino Avenue. A temporary project identification sign is located on the opposite side of the freeway to the west for the Gateway Center Business Park. This sign is 96 square feet in size, with dimensions of 8' x 12'. The applicant is requesting the subject sign be 160 square feet since it will be located outside of the 110 foot landscaped scenic corridor along the freeway.

STAFF EVALUATION: Staff has the following comments regarding this request:

- As proposed, staff has no objections to the color and design of the temporary sign. There is, however, concern regarding the size of this sign. Since the applicant will be locating the sign outside the 110 foot landscaped corridor along the freeway, additional square footage may be necessary. The 160 square feet proposed, however, is excessive for the purpose of visibility. Staff recommends the sign be reduced to 8' x 16' which will allow adequate space for the existing message without reducing the size of the copy. The overall square footage would then be 128 square feet. In addition, staff has no objection to the proposed 14-foot height limit.

2. This permit will allow the sign to remain for a one-year period. If the applicant requires additional time beyond the one year, an extension request must be submitted and it must be granted by the Planning Commission.
3. Staff was contacted by a representative of PG&E who reviewed the proposal and indicated no objections to the sign provided that it is not located within a utility easement.

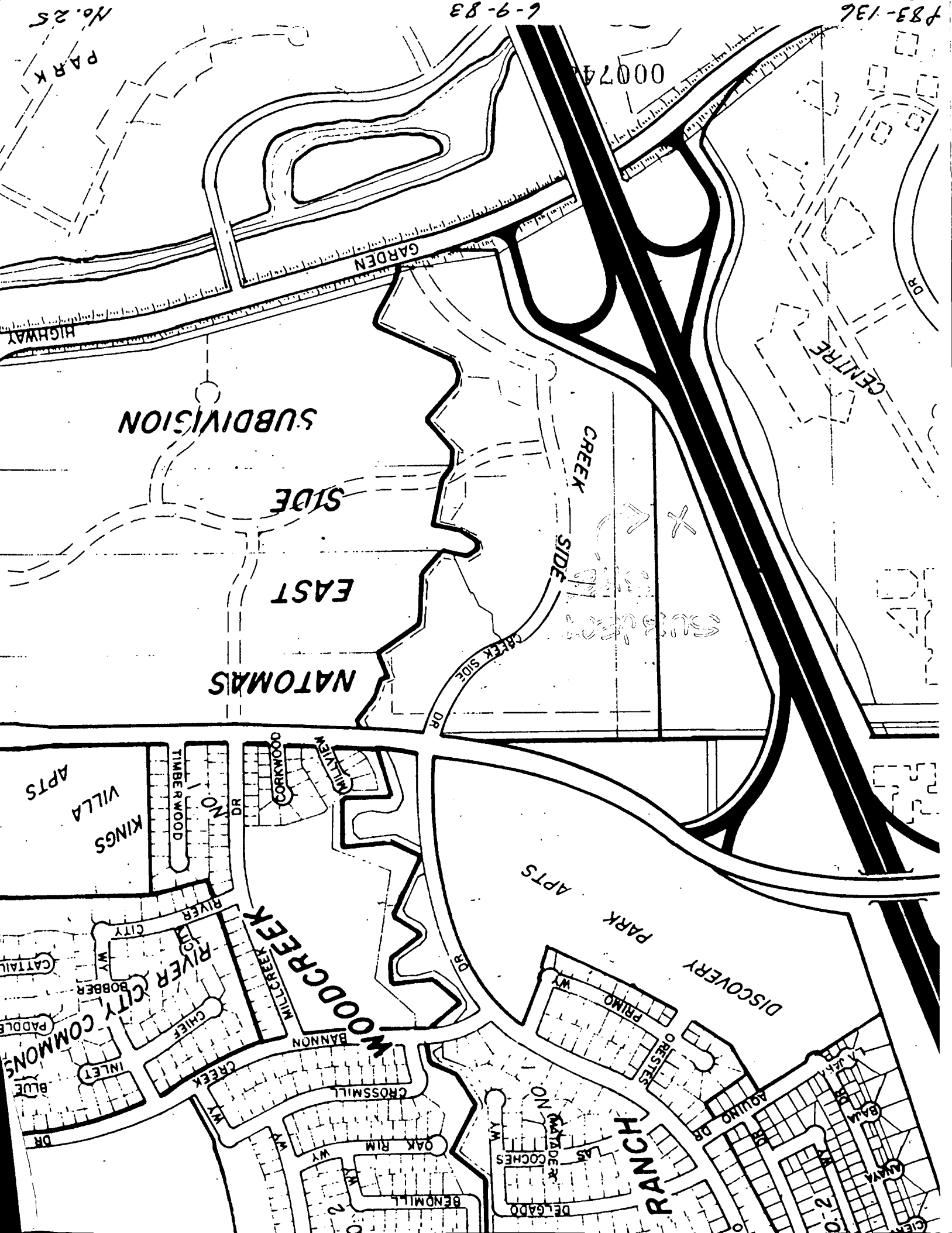
STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based upon Findings of Fact to follow.

Conditions - Special Permit

- a. The special permit shall be limited for a one year period. If additional time is needed, the applicant shall submit a written request at least 30 days prior to the permit expiration and gain Planning Commission approval for an extension not to exceed one year;
- b. The size of the sign shall not exceed 128 square feet, and shall be no greater than 8' x 16'. The sign shall conform to the color and design submitted with this application; *(CPC granted a 160 square foot, 10' x 16' sign)*
- c. The sign shall not be located within 140 feet of the intersection of I-5 and West El Camino Avenue due to utility easements in this area;
- d. The sign shall be located outside the 110 foot landscape corridor along I-5.

Findings of Fact - Special Permit

- a. The project, as conditioned, is based upon sound principles of land use in that the subject sign will be located outside the I-5 landscaped corridor;
- b. The project, as conditioned, will not be injurious to surrounding properties or the public safety and welfare in that the sign will not be distracting to traffic on the freeway and is temporary in nature;
- c. The proposed project is consistent with the City Sign Ordinance which allows identification and marketing signs on a temporary basis, subject to gaining a special permit.

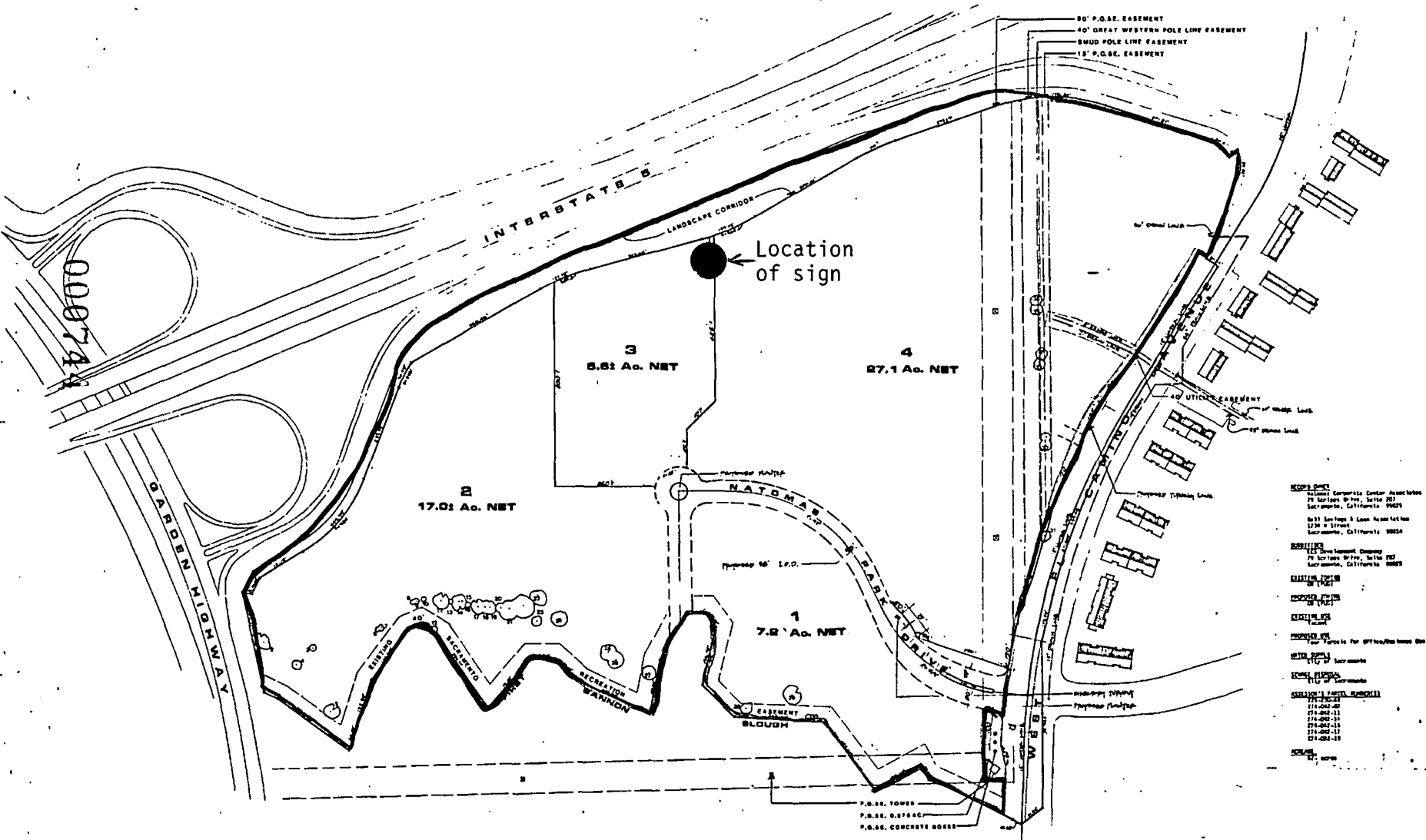


TENTATIVE
MAP

a professionally planned business
community by **KCS development co.**
city of sacramento, california

**natomas
corporate
center**

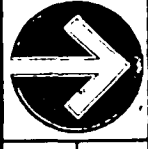
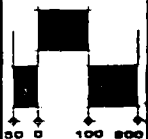
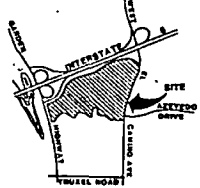
- KCS DEVELOPMENT CO.**
2211 Commercial Center Association
78 Scripps Drive, Suite 201
Sacramento, California 95825
- MOORE SERVICE & LOAN ASSOCIATION**
1230 W Street
Sacramento, California 95834
- RENTAL SERVICE COMPANY**
78 Scripps Drive, Suite 201
Sacramento, California 95825
- CLINTON ENGINEERS**
2211 Commercial Center Association
78 Scripps Drive, Suite 201
Sacramento, California 95825
- LANDSCAPE ARCHITECTS**
For Plans to be prepared by
1117 F Street
Sacramento, California 95811
- CONTRACTOR**
2117 F Street
Sacramento, California 95811
- CONTRACTOR**
2117 F Street
Sacramento, California 95811
- CONTRACTOR**
2117 F Street
Sacramento, California 95811
- CONTRACTOR**
2117 F Street
Sacramento, California 95811



EXISTING TREE LEGEND

- | | |
|----------------------|----------------------|
| 1. 78" Cornusmod | 19. (2) 3" Oak |
| 2. (2) 10" Oak | 20. 80" & 70" Oak |
| 3. 4" Oak | 21. Clump of 8 trees |
| 4. 10 1/2" Oak | 22. 80" Oak |
| 5. (2) 14" Cornusmod | 23. 20" Oak |
| 6. 4" Oak | 24. 40" Oak |
| 7. 4" Oak | 25. 20" Oak |
| 8. 4" Oak | 26. 40" Oak |
| 9. 4" Oak | 27. 15" Oak |
| 10. 4" Oak | 28. 10" Black Walnut |
| 11. 3 1/2" Oak | 29. 3" Oak |
| 12. 4" Oak | 30. Cornusmod |
| 13. 11 1/2" Oak | 31. 17" Oak |
| 14. 4" Oak | 32. (2) 17" Oak |
| 15. (2) 17" Oak | 33. 4" Oak |
| 16. 4" Oak | 34. 4" Oak |
| 17. 20" Oak | 35. 15" Oak |
| 18. 20" Oak | 36. (2) 4" Oak |

VICINITY MAP

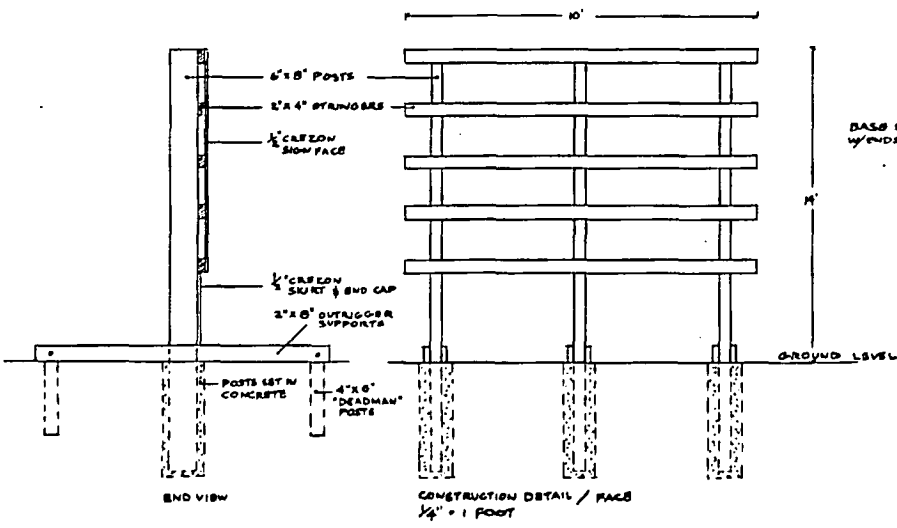
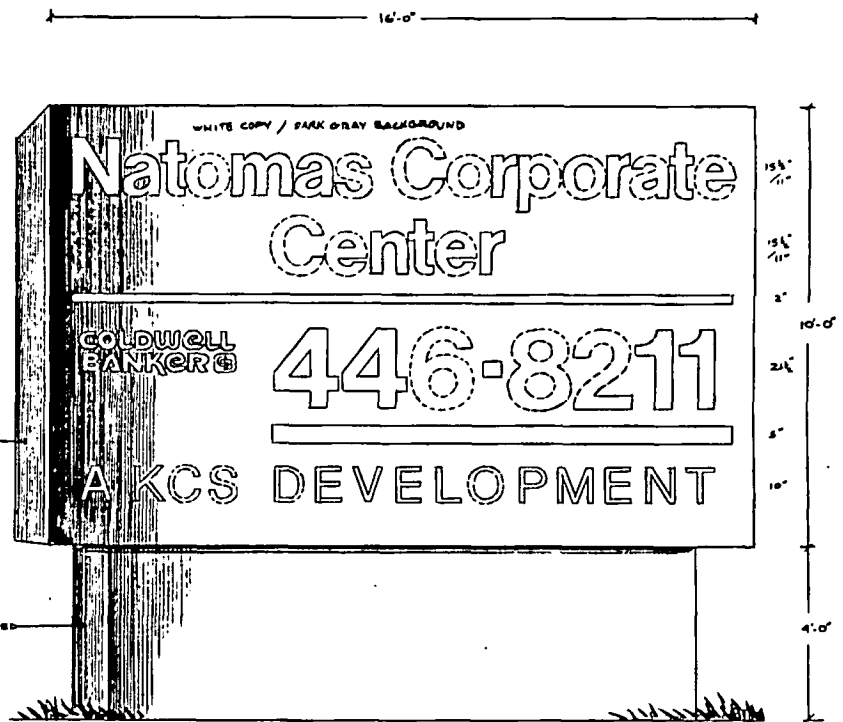
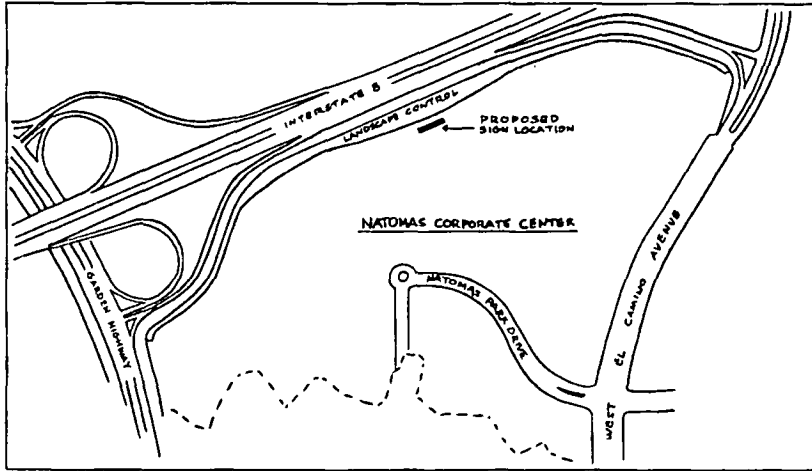


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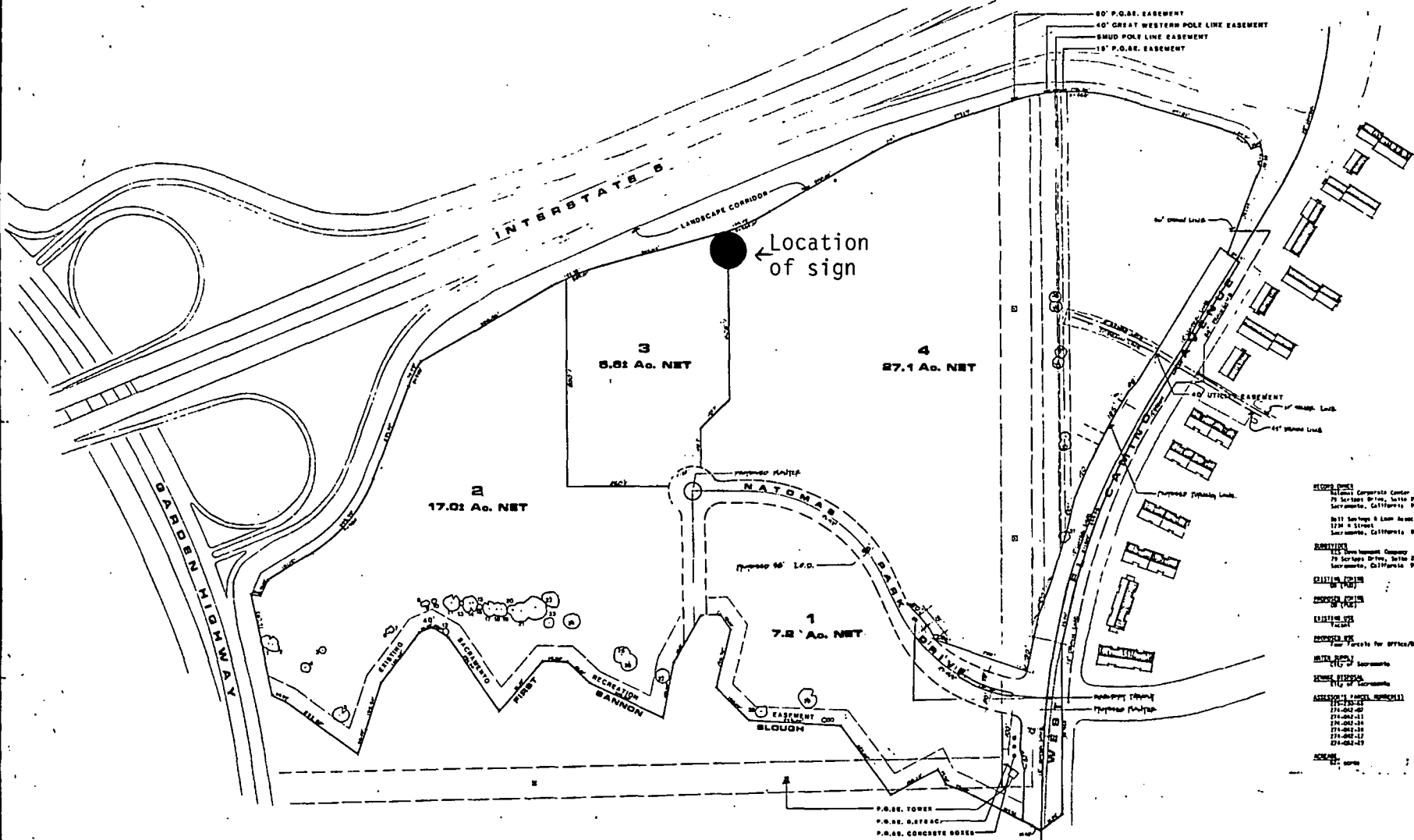
SIGN FACE - SCALE: 1/4" = 1 FOOT

No. 25

TENTATIVE
MAP

a professionally planned business
community by **KGS** development co.
city of sacramento, california

natomas corporate center



CLIENTS:
KGS Corporate Center Assn. Inc.
75 Sacramento Street, Suite 202
Sacramento, California 95821

ARCHITECT:
Bill Seay & Lane Associates
1234 N Street
Sacramento, California 95804

ENGINEER:
J.E. Thompson Company
75 Sacramento Street, Suite 202
Sacramento, California 95821

PLANNING:
J.E. Thompson Company
75 Sacramento Street, Suite 202
Sacramento, California 95821

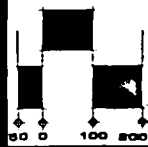
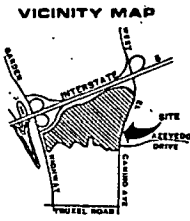
UTILITY:
City of Sacramento
1115 J Street
Sacramento, California 95833

ADVERTISING:
KGS Development Co.
1115 J Street
Sacramento, California 95833

SCALE:
1" = 50'

EXISTING TREE LEGEND

1. 24" Callery Pear	19. (2) 5" Oak
2. (2) 10" Oak	20. 10" & (2) 8" Oak
3. 8" Oak	21. Clump of Fig Trees
4. (2) 8" Oak	22. 40" Oak
5. (2) 14" Callery Pear	23. 30" Oak
6. 8" Oak	24. 24" Oak
7. 8" Oak	25. 44" Oak
8. 8" Oak	26. 48" Oak
9. 8" Oak	27. 48" Oak
10. 8" Oak	28. 14" Street Walnut
11. 36" Oak	29. 36" Oak
12. 4" Oak	30. Callery Pear
13. 7 1/2" Oak	31. 17" Oak
14. 8" Oak	32. (2) 12" Oak
15. (2) 18" Oak	33. 8" Oak
16. 8" Oak	34. 4" Oak
17. 20" Oak	35. 15" Oak
18. 20" Oak	36. (2) 4" Oak



March
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