

City Planning Commission
Sacramento, California

Members in Session:

Subject: Amendment of Gateway Center PUD Development Guidelines relating to signage criteria for office buildings with reflective glass exterior facades (P89-204)

Location: 2450 Venture Oaks Way and Gateway Center PUD

Summary

This is a request to amend the sign criteria found in the Gateway Center PUD Development Guidelines relating to the type of illumination and fabrication for attached signs on office buildings with reflective glass exterior facades. Planning staff recommends approval of the proposed amendment.

Background

On May 14, 1987 the Planning Commission approve a special permit to develop a 102,639 square foot, five story office building at 2450 Venture Oaks Way, adjacent to I-5 (P87-153). The site is located in the Gateway Centre PUD and the office building use is required to adhere to the sign regulations found in the Gateway Centre PUD Development Guidelines.

Christofer Oaks Associates, the developers of the Christofer Oaks Office Park, are requesting an amendment to the development guidelines to allow for an alternative type of illumination and fabrication for office buildings with reflective glass exteriors. Presently Section VIII-H-3 of the development guidelines states that attached signs may have illumination provided the sign meets the following criteria:

- (a) Letters may be internally illuminated to create a halo backlighted effect or non-illuminated letters shall be lighted with white neon tubing and thirty (30) milliamperes transformers.
- (b) Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (c) Internally lit plastic signs are prohibited.

The applicant is requesting an amendment to the sign guidelines to allow internally illuminated signs when the surface to which signs are attached are of reflective glass (Exhibit A). The illuminated letters when attached to reflective glass shall be lighted with white neon tubing and thirty (30) milliamperes. No other type of illumination shall be allowed. No other changes to the sign guidelines are proposed. The current guidelines call for halo-lighting for illumination. The applicant indicates that this

cannot be achieved when attached to reflective glass because the light is reflected back to the source of illumination. The proposed alternative is the closest to the halo effect by which only the perimeter of each letter illuminates (Exhibits B and C).

Planning staff has no objections to the applicant's request. The individual letters will remain consistent with the design and material criteria of the PUD guidelines with the only exception being the illumination method. The applicant has submitted photos of the method used on dark reflective glass buildings located along Highway 50. The signs on these dark buildings were, in fact, illuminated with 60 milliamperes where as the subject signs will be reduced to 30 milliamperes. Staff finds that the proposed alternative illumination and resulting signs on reflective glass buildings will provide for an attractive sign area and not significantly impact the I-5 corridor either in the daylight or after dark hours.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311a).

RECOMMENDATION: Staff recommends that the Planning Commission approve the amendment of the Gateway Centre PUD Development Guidelines relating to signage criteria for office buildings with reflective glass exterior facades as shown in Exhibit A.

Respectfully submitted,

Will Weitman
Wilfred Weitman, *sg*
Senior Planner

WW:sg

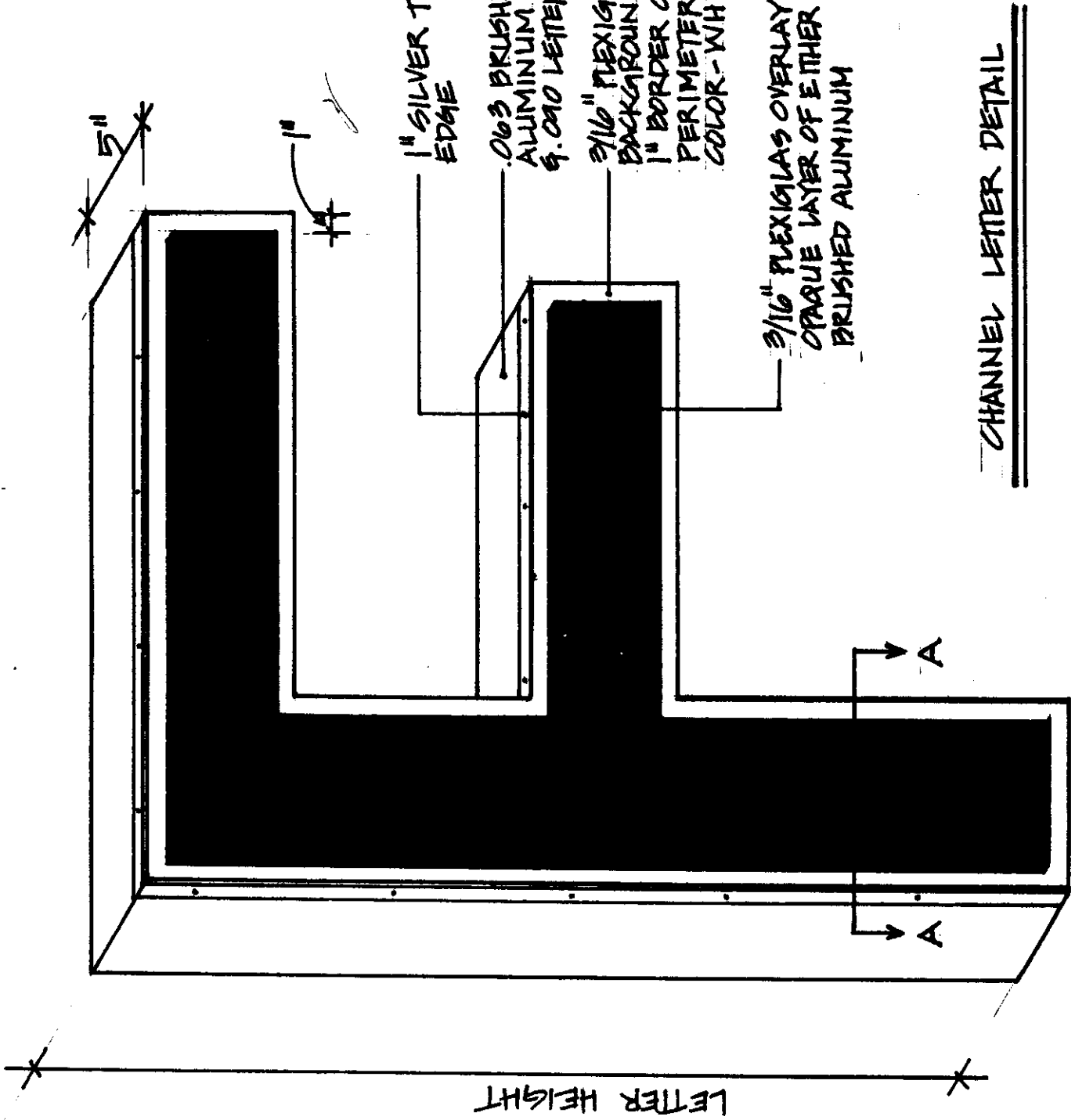
EXHIBIT A

Gateway Center Development Guidelines

Amendment to Section VIII-H-3-a

3. Illumination

- (a) Letters may be internally illuminated to create a halo backlighted effect or non-illuminated letters shall be lighted with white neon tubing and thirty (3) milliamperes transformers .
- (b) Letters attached to reflective glass surface may be internally illuminated with white neon tubing and thirty (30) milliamperes transformers. The illuminated perimeter of each letter shall be a maximum of one inch in width (as per exhibit B).
- (c) Lighting shall not produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- (d) Internally lit plastic signs are prohibited.



1" SILVER TRIMCAP
EDGE

.063 BRUSHED CLR.
ALUMINUM RETURNS
\$.010 LETTER BACKS

3/16" PLEXIGLAS
BACKGROUND WITH
1" BORDER ON
PERIMETER OF LETTER
COLOR - WHITE

3/16" PLEXIGLAS OVERLAY WITH
OPAQUE LAYER OF EITHER CLR. .063
BRUSHED ALUMINUM

CHANNEL LETTER DETAIL

SECTION AA

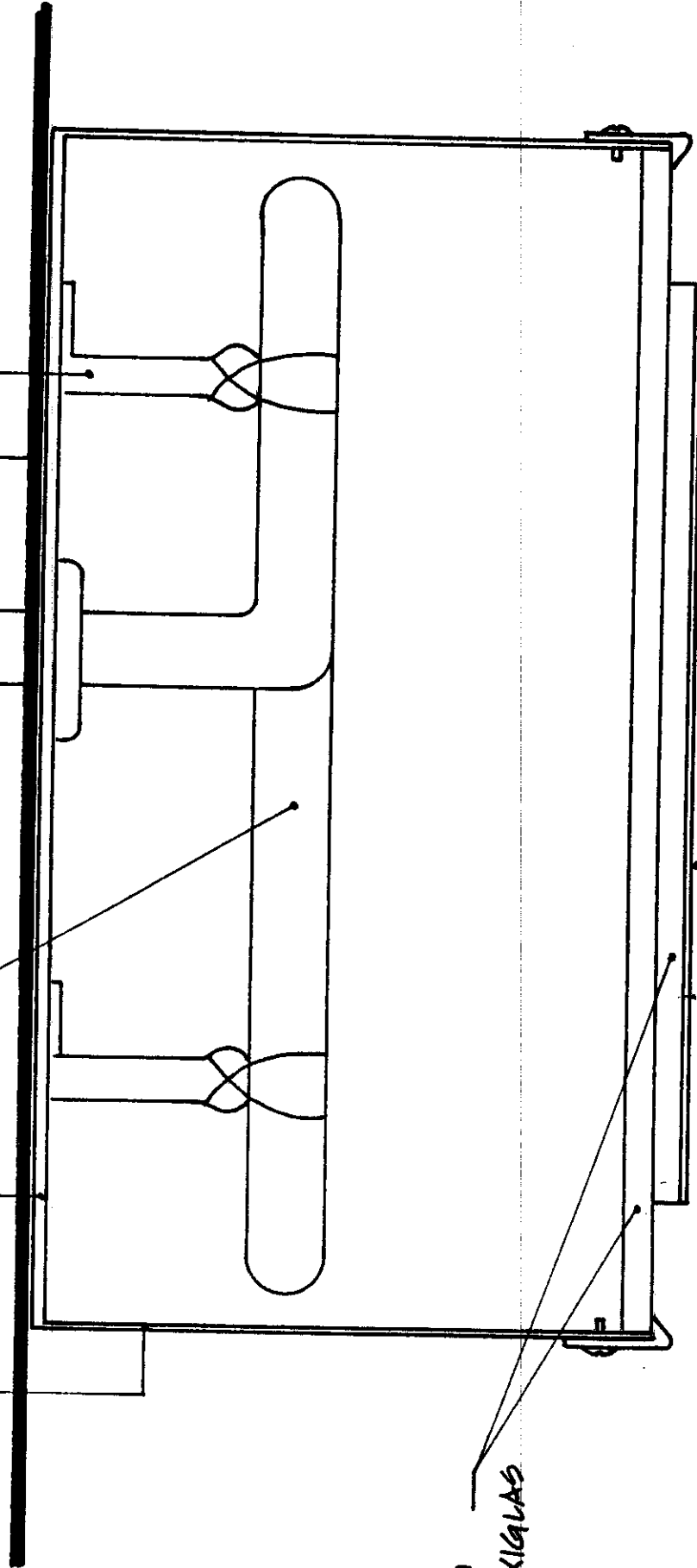
.063 ALUMINUM RETURNS

.090 ALUMINUM BACK

NEON TUBING

MIRROR GLASS

TUBE SUPPORTS



1"

.063 ALUMINUM OVERLAY

3/16" PLEXIGLAS

GATEWAY CENTRE

ATTACHMENT II

LEGEND

PARCEL NO.	USE	ACRES	OFFICE	RESIDENTIAL	TOTAL
1	OFFICE	10.0	2000	0	2000
2	OFFICE	14.0	1000	0	1000
3	OFFICE	10.0	1000	0	1000
4	OFFICE	10.0	1000	0	1000
5	OFFICE	10.0	1000	0	1000
6	OFFICE	10.0	1000	0	1000
7	OFFICE	10.0	1000	0	1000
TOTALS		74.0	7000	0	7000

O = Stop w/ turnout
 ⊗ = Stop w/ turnout ; shelter
 ○ = Tower location

DEVELOPER
 LEE C. BANKING COMPANY
 1815 RIVER PARK DRIVE
 SACRAMENTO, CALIFORNIA

LAND PLANNING
 ANTHONY M. GUZZARDO
 AND ASSOCIATES
 838 MONTGOMERY STREET
 SAN FRANCISCO, CALIFORNIA

SUBJECT SITE

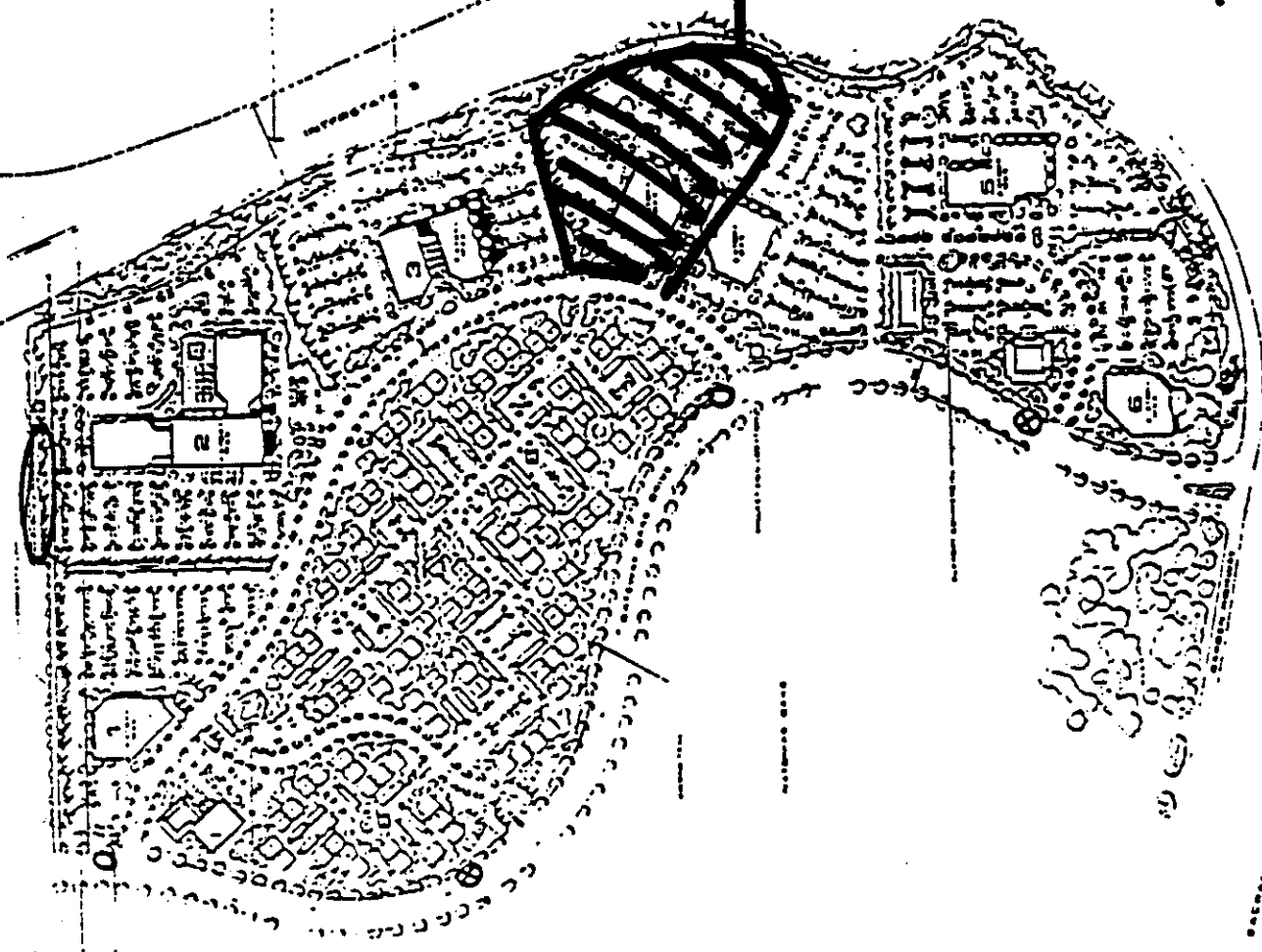
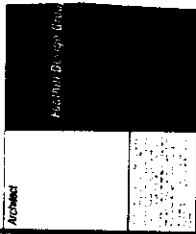


EXHIBIT B-B

SITE PLAN

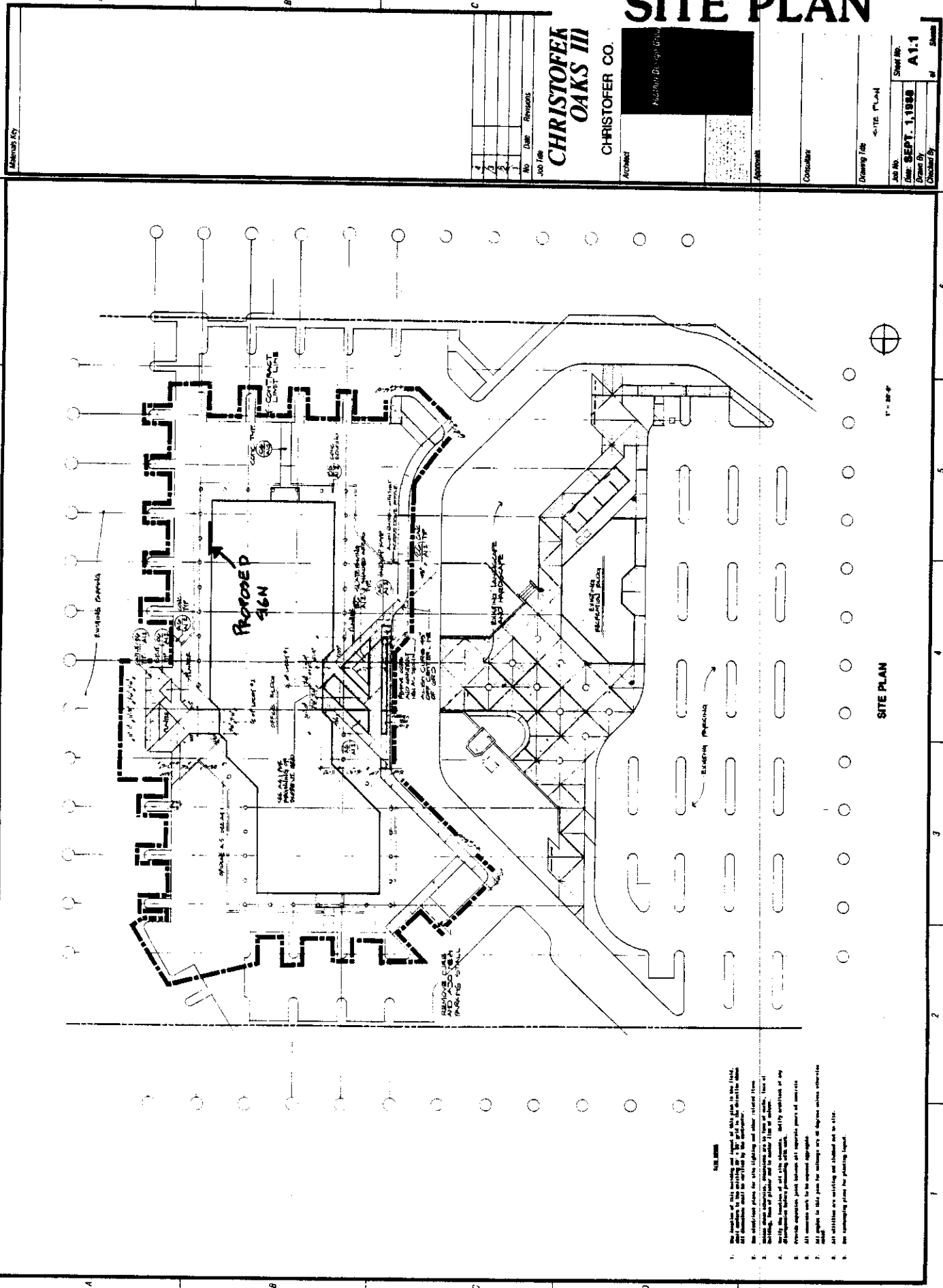
CHRISTOFER OAKS III

CHRISTOFER CO.



No.	Date	Revisions
1		
2		
3		
4		

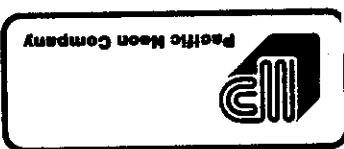
Sheet No.	A1.1
Date	SEPT. 1, 1988
Drawn By	
Checked By	



- NOTES**
1. The location of this building and layout of this plan is the same as shown on the site plan for the site, and the same as shown on the site plan for the site.
 2. The building plan for this building and other related items are shown on the site plan for the site.
 3. The building plan for this building and other related items are shown on the site plan for the site.
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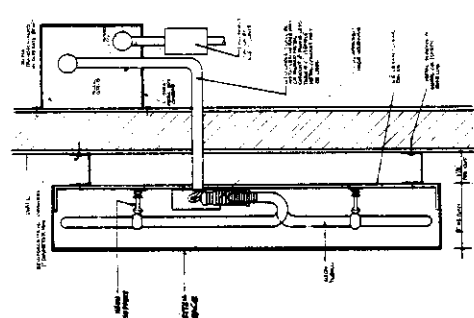
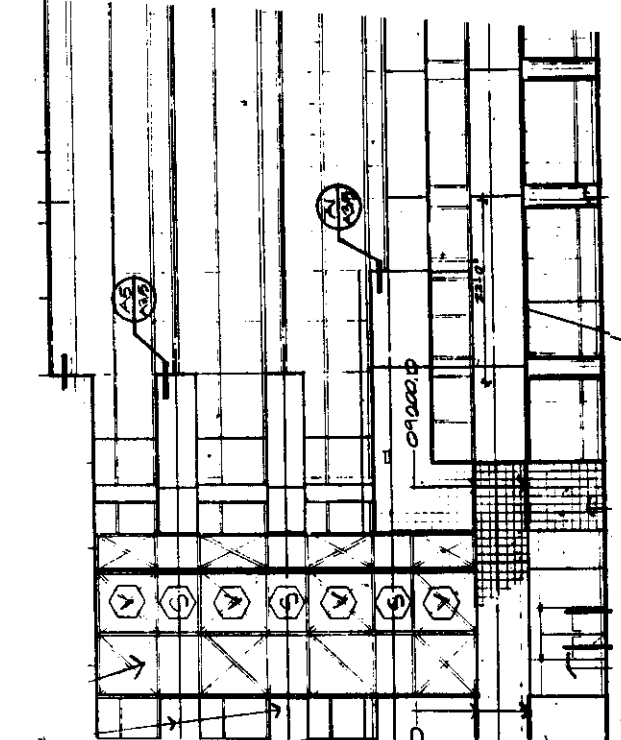
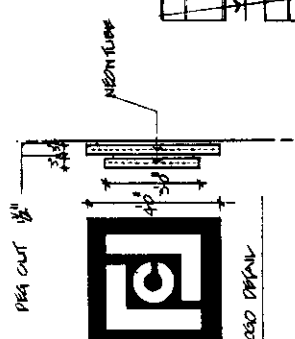
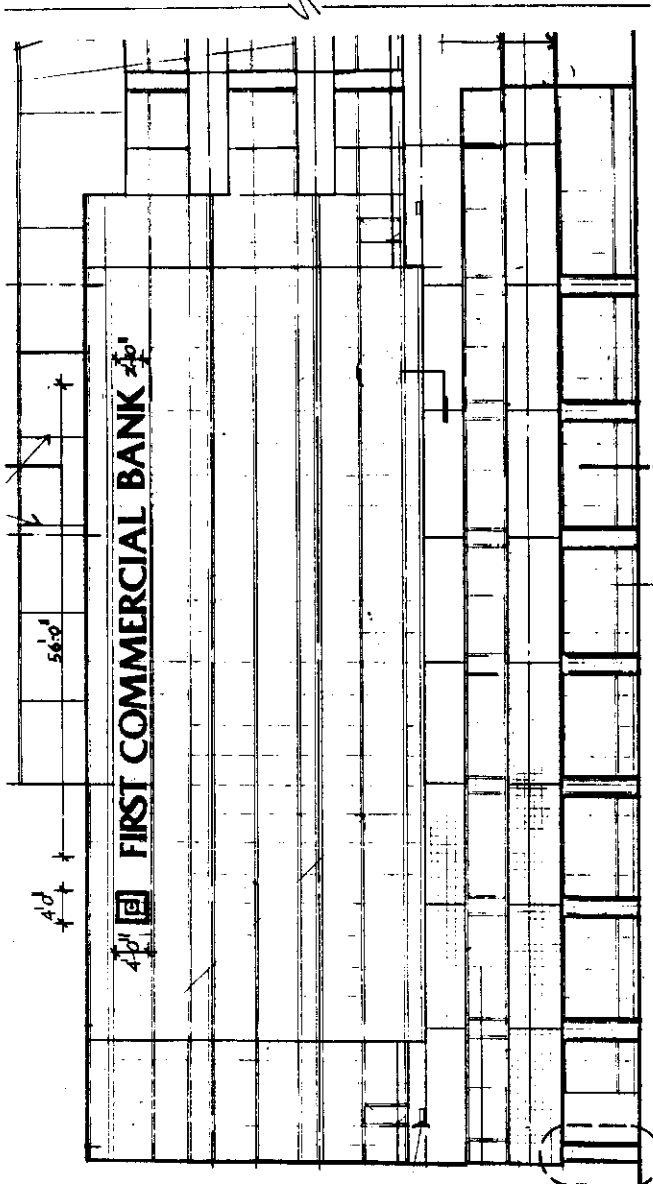
ELEVATIONS

ACCOUNT: **FIRST COMMERCIAL BANK**
 LOCATION: **2450 VENTURE OMS DE CITY SOMMERS**
 SALESMAN: **GARY YUKE**
 DATE: **11/17/88**
 APPROVED: _____
 STATE: _____



DESIGNER: _____
 DESIGN NO.: **9575**
 MEMBERS: _____
 1578 SILICA AVE. SACRAMENTO, CA
 P.O. BOX 18100
 (916) 877-0227
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170" x 1/2" OF REVERSE PAN CHANNEL LETTERS
 IN LOGO
 INDIRECT ILLUMINATION WITH WHITE NEON
 LETTERS PAINTED IN ORY / SEMI GLOSS
 LOGO PAINTED AS PER SUBMITTERS SPECS.



LETTER DETAIL