

City Planning Commission
Sacramento, California

Members in Session:

Subject: Amendment of Natomas Corporate Center PUD Development Guidelines relating to signage criteria for office buildings with reflective glass exterior facades (P89-203)

Location: 2485 and 2495 Natomas Park Drive and Natomas Corporate Center PUD

Summary

This is a request to amend the sign criteria found in the Natomas Corporate 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 December 3, 1987 the Planning Commission approve a special permit to develop two six-story, 146,000 square foot office buildings at the southeast corner of Natomas Park Drive, adjacent to I-5 (P87-051). The site is located in the Natomas Corporate Centre PUD and the office building use is required to adhere to the sign regulations found in the Natomas Corporate Centre PUD Development Guidelines.

Bannon Investors, LTD, the developers of the office buildings, 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 VI-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 Natomas Corporate 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,
Senior Planner

WW:sg

EXHIBIT A

Natomas Center Development Guidelines

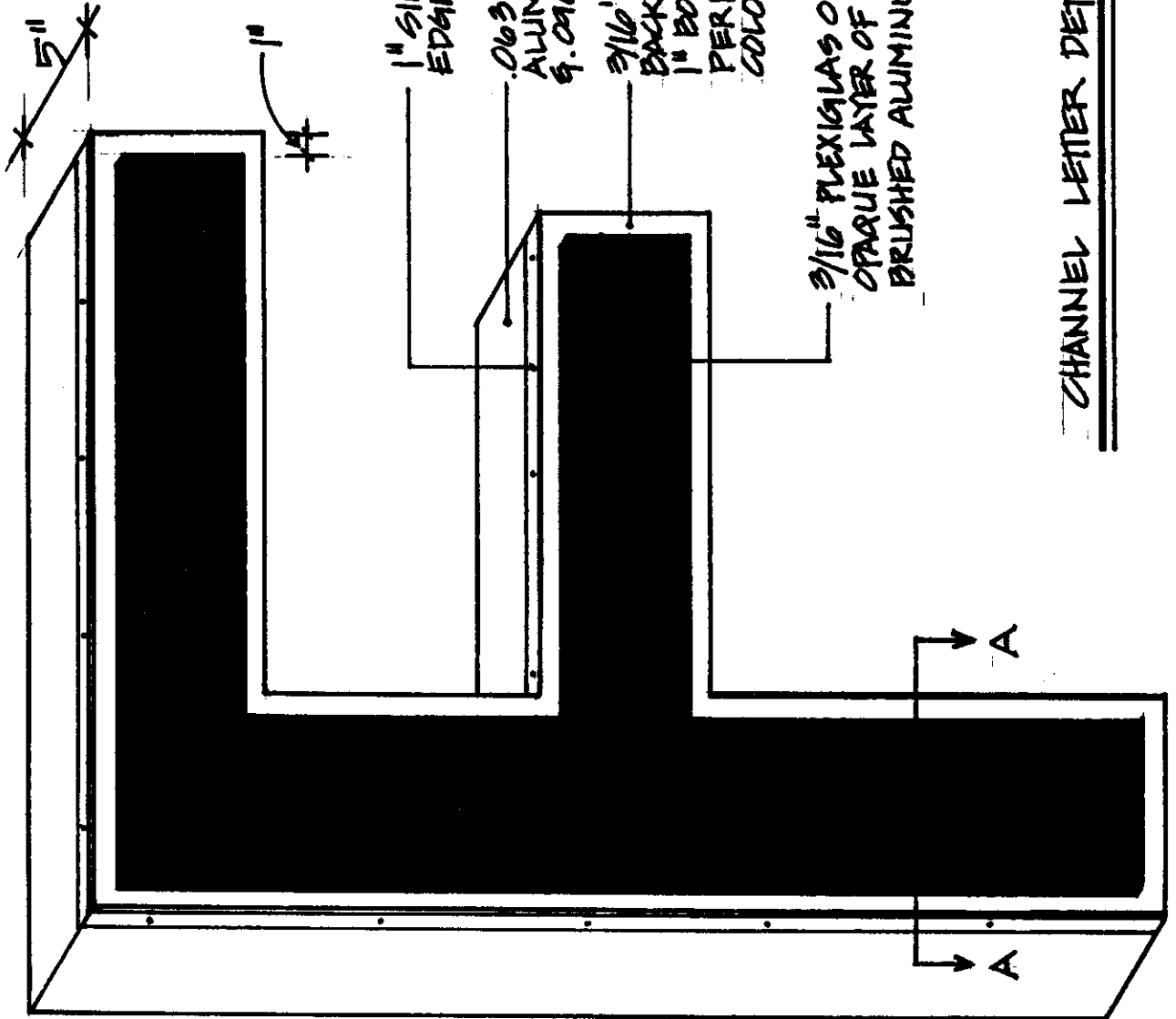
Amendment to Section VI-H-3-a

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.

P 89203

EXHIBIT B



1" SILVER TRIMCAP
EDGE

.063 BRUSHED CLR.
ALUMINUM RETURNS
9.040 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

LETTER HEIGHT

SECTION AA

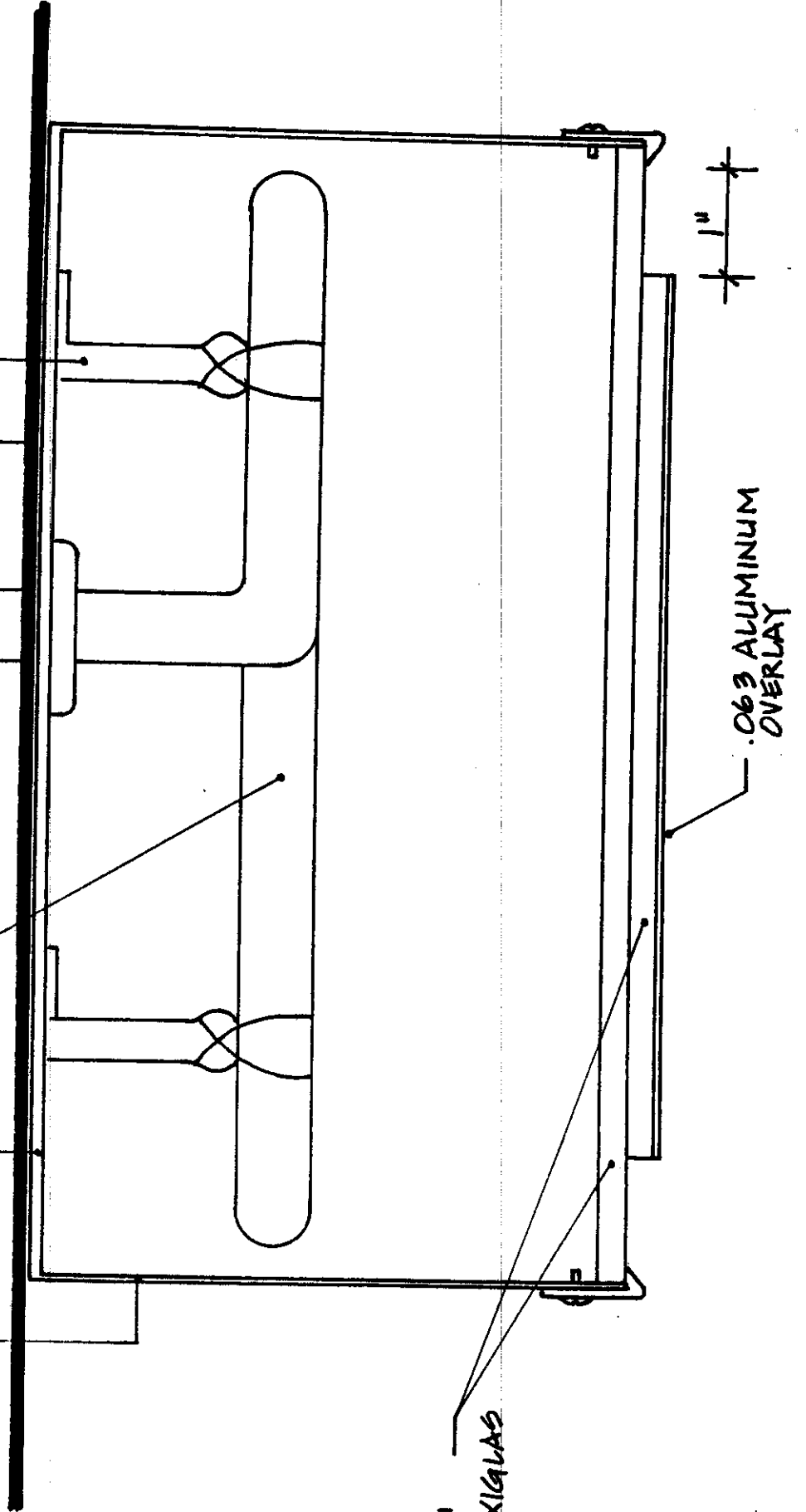
.063 ALUMINUM RETURNS

.090 ALUMINUM BACK

MIRROR GLASS

NEON TUBING

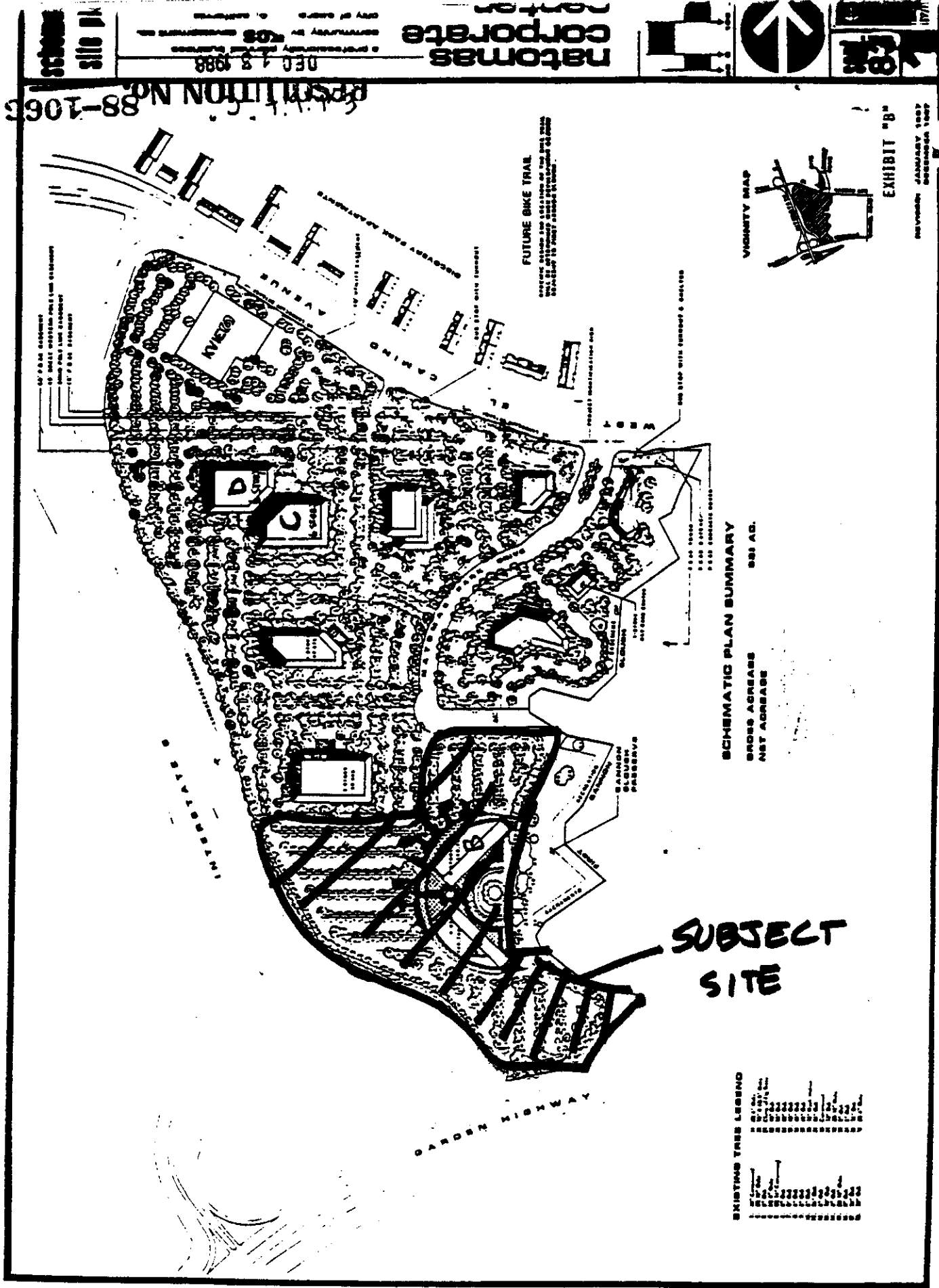
TUBE SUPPORTS



3/16" PLEXIGLAS

1"

.063 ALUMINUM OVERLAY



RESOLUTION NO. 88-1063

natomas corporate

DEC 18 1988



EXHIBIT "B"
REVISED JANUARY 1987
PREPARED BY

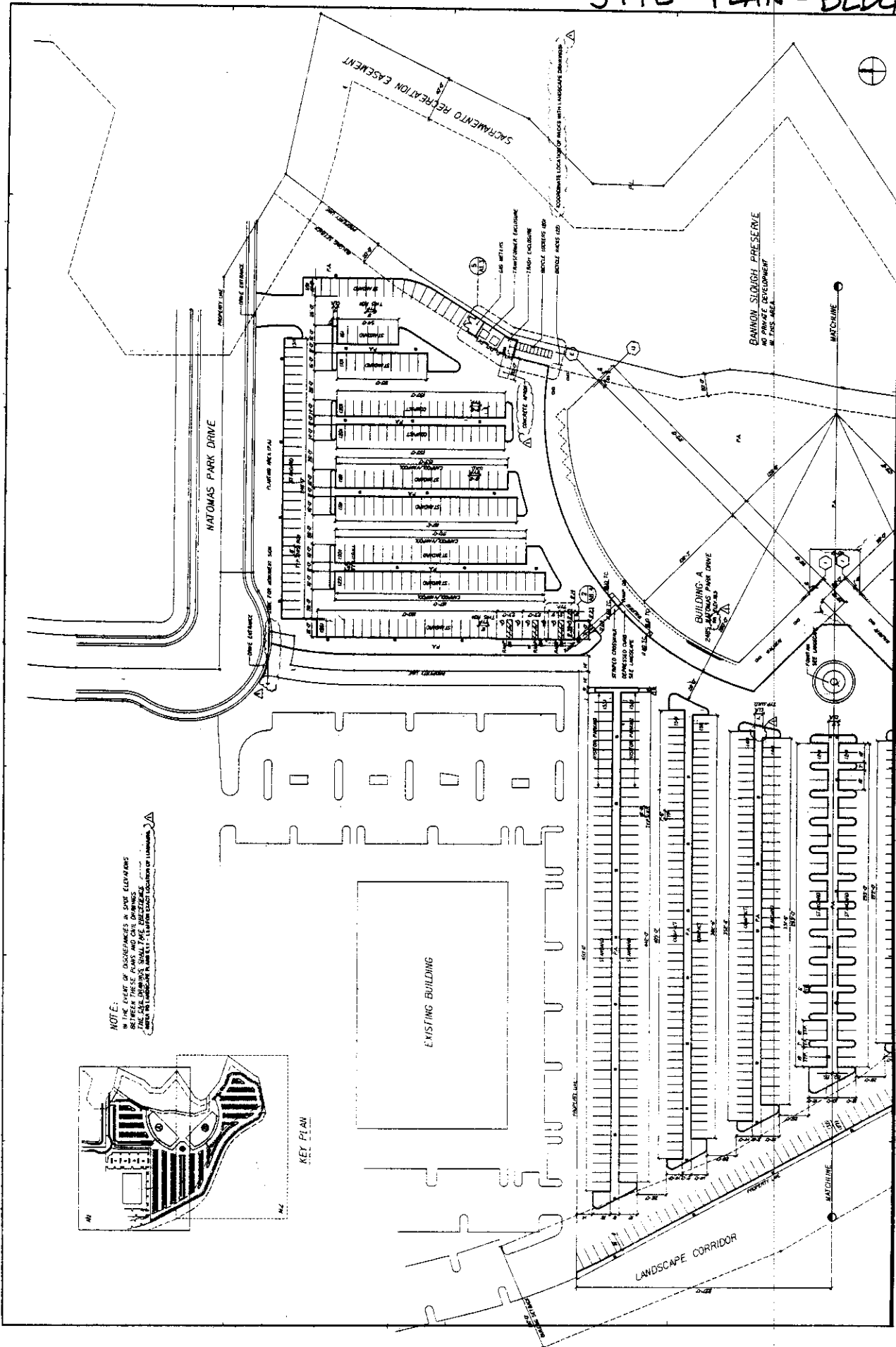
SCHEMATIC PLAN SUMMARY
GROSS ACRES 980 AC.
NET ACRES

SUBJECT SITE

EXISTING TREE LEGEND

[Symbol]	Large Mature Tree
[Symbol]	Medium Mature Tree
[Symbol]	Small Mature Tree
[Symbol]	Large Young Tree
[Symbol]	Medium Young Tree
[Symbol]	Small Young Tree
[Symbol]	Shrub
[Symbol]	Grass
[Symbol]	Other

SITE PLAN - BLDG. A



DATE: 6/10/89
 DRAWN BY: JIM WILSON
 CHECKED BY: JIM WILSON
 SCALE: AS SHOWN

Site Plan

PREPARED FOR: NATIONAS CORPORATE CENTER
 PROJECT NO.: 88-001
 SHEET NO.: 101
 DATE: 6/10/89

LEASON POTTERNEY ASSOCIATES
 10000 Wilshire Blvd., Suite 100
 Los Angeles, CA 90024
 (213) 734-1111

NATOMAS CORPORATE CENTER
 San Francisco, California
 Natomas Corporate Center Associates

DATE: 6/10/89
 DRAWN BY: JIM WILSON
 CHECKED BY: JIM WILSON
 SCALE: AS SHOWN

Site Plan

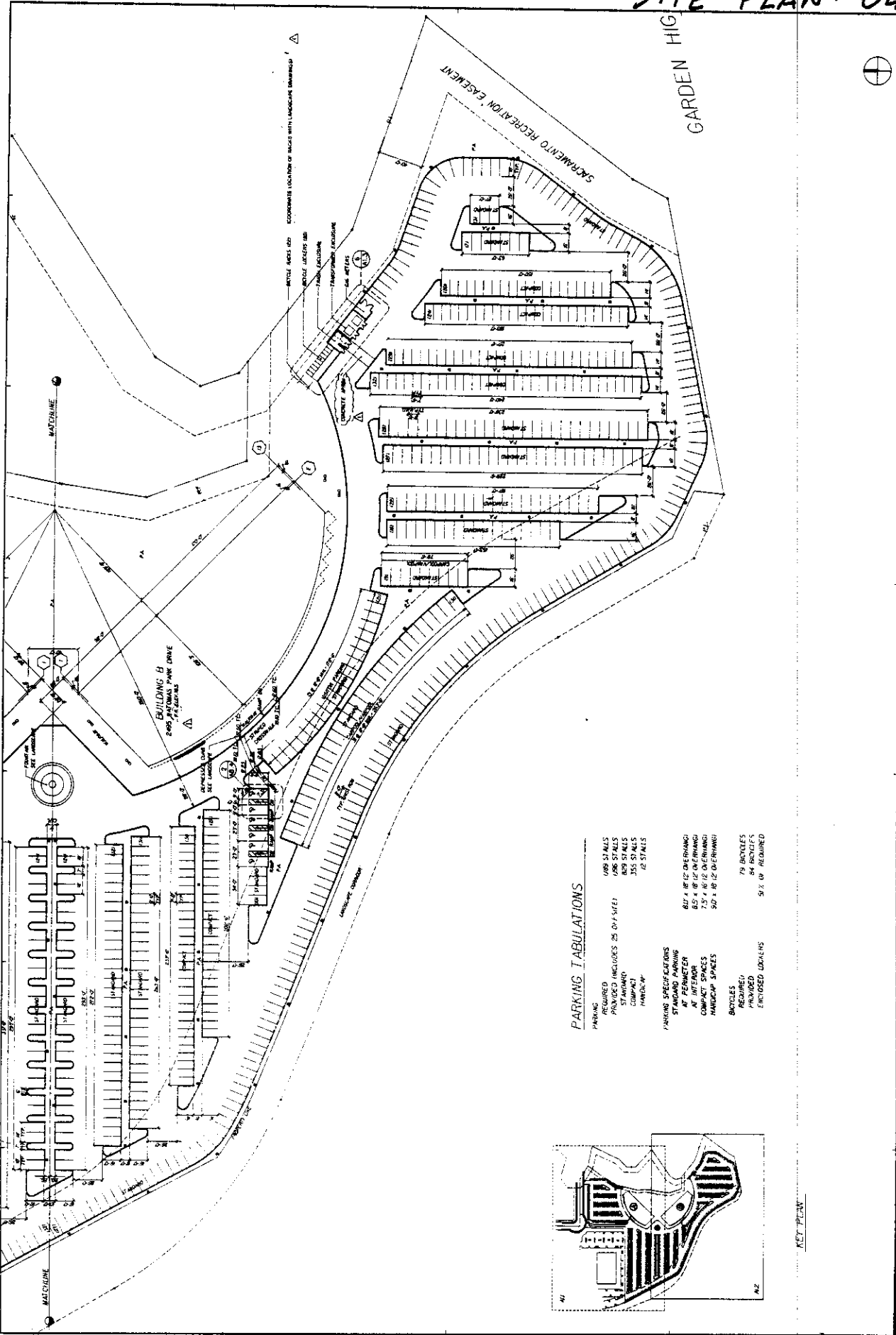
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 10000 Wilshire Blvd., Suite 100
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 San Francisco, California
 Natomas Corporate Center Associates

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SITE PLAN - BLDG. B



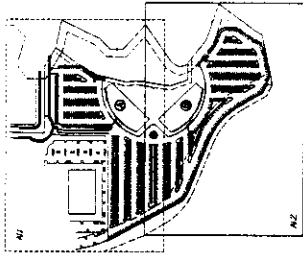
PARKING TABULATIONS

REQUIRED	1/85 STALLS
PROVIDED (INCLUDES 25 OFF-STREET)	1/85 STALLS
STANDARD	1/85 STALLS
COMPACT	30 STALLS
HANDICAP	10 STALLS

PARKING SPECIFICATIONS

STANDARD PARKING	82' x 18' 12" OVERHANG
AT PERMETER	82' x 18' 12" OVERHANG
AT INTERIOR	82' x 18' 12" OVERHANG
COMPACT SPACES	7' 5" x 16' 12" OVERHANG
HANDICAP SPACES	9' 6" x 16' 12" OVERHANG

BICYCLES	79 BICYCLES
REQUIRED	84 BICYCLES
PROVIDED	9' x 16' REQUIRED
ENCLOSED LOCKERS	



AL2

Site Plan

Lecton Pomaroy Architects

NATOMAS CORPORATE CENTER
Phase V
Sacramento, California
Natomas Corporate Center Associates

FIRST PLAN CHECK SUBMITTAL 4-27-88
DATE FOR PLAN CHECK SUBMITTAL 4-27-88
DATE FOR COMMENCEMENT OF CONSTRUCTION 5-1-88
DATE FOR COMMENCEMENT OF OCCUPANCY 5-1-88
DATE FOR COMMENCEMENT OF FINISHING 5-1-88
DATE FOR COMMENCEMENT OF LANDSCAPING 5-1-88

Maple Center
1000 N. Street
Sacramento, CA 95811

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Sacramento, CA 95811

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1000 N. Street
Sacramento, CA 95811

