

CITY PLANNING COMMISSION

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

APPLICANT	House of Signs, 3151-21st Avenue, Sacramento, CA				
OWNER	Gateway Centre Association, c/o Greg Rodgers, 1451 River Park Dr., Sacto, CA				
PLANS BY	House of Signs, 3151-21st Avenue, Sacramento, CA				
FILING DATE	1-6-83	50 DAY CPC ACTION DATE		REPORT BY	GM:bw
NEGATIVE DEC.	Exempt 15111(a) EIR	ASSESSOR'S PCL. NO.	274-320-09		

APPLICATION: Special Permit to erect a temporary sign for the marketing of office space in buildings proposed in Gateway Centre Business Park located on 90± vacant acres in the Office Building (OB-PUD) zone

LOCATION: Northwest quadrant of I-5 Freeway and Garden Highway

PROPOSAL: The applicant is requesting the necessary entitlement to erect a 12-foot high, 96 square foot "temporary" identification sign near I-5 freeway for the Gateway Centre Business Park.

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: Vacant; SC-PUD
South: American River Parkway; ARP-FW
East: I-5 Freeway; TC
West: Vacant; R-1A and R-2B

Property Area: 90± acres
Street Improvements/Utilities: To be provided
Topography: Flat

BACKGROUND INFORMATION: The City Sign Ordinance pertaining to subdivision development signs (Sec. 3.194) regulates the time limit, type of sign, legend and location of such signs. The applicant proposes to erect a 12-foot high, 96 square foot (8' x 12') identification and leasing sign for the Gateway Centre Business Park located on the west side of I-5 freeway.

Staff has no objection to the sign proposal in that it is a temporary sign for purposes of marketing of lots and structures for 90± acres of land. The Commission approved a similar type of temporary identification sign (86 sq. ft. in area, 11½ ft. high) for the Southwest 5 PUD located on the west side of I-5 in the Greenhaven-Pocket area. The subject sign shall be located outside of the I-5 landscape corridor.

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

Conditions

002802

1. The subject sign shall be limited for a period of one year. The Planning Commission may renew such permit for additional periods of up to one year upon written application at least 30 days prior to its expiration.

APPLC. NO. P83-015

MEETING DATE February 10, 1983

CPC ITEM NO. 12





2. The subject sign shall not exceed 96 square feet in area nor exceed 12 feet in height.
3. The subject sign shall be located outside the I-5 landscape corridor.

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that the subject sign is located outside the I-5 landscape corridor;
- b. The project, as conditioned, will not be injurious to surrounding properties or the public welfare in that it will not significantly alter the characteristics of the area which will consist primarily of office uses;
- c. The project is consistent with the City Sign Ordinance which permits identification and marketing signs subject to a special permit.

002803

-LEGEND-

-  NATOMAS EASTSIDE SITE
-  GATEWAY CENTRE SITE
-  BD PROPERTIES SITE
-  CREEKSIDE OFFICE PARK SITE

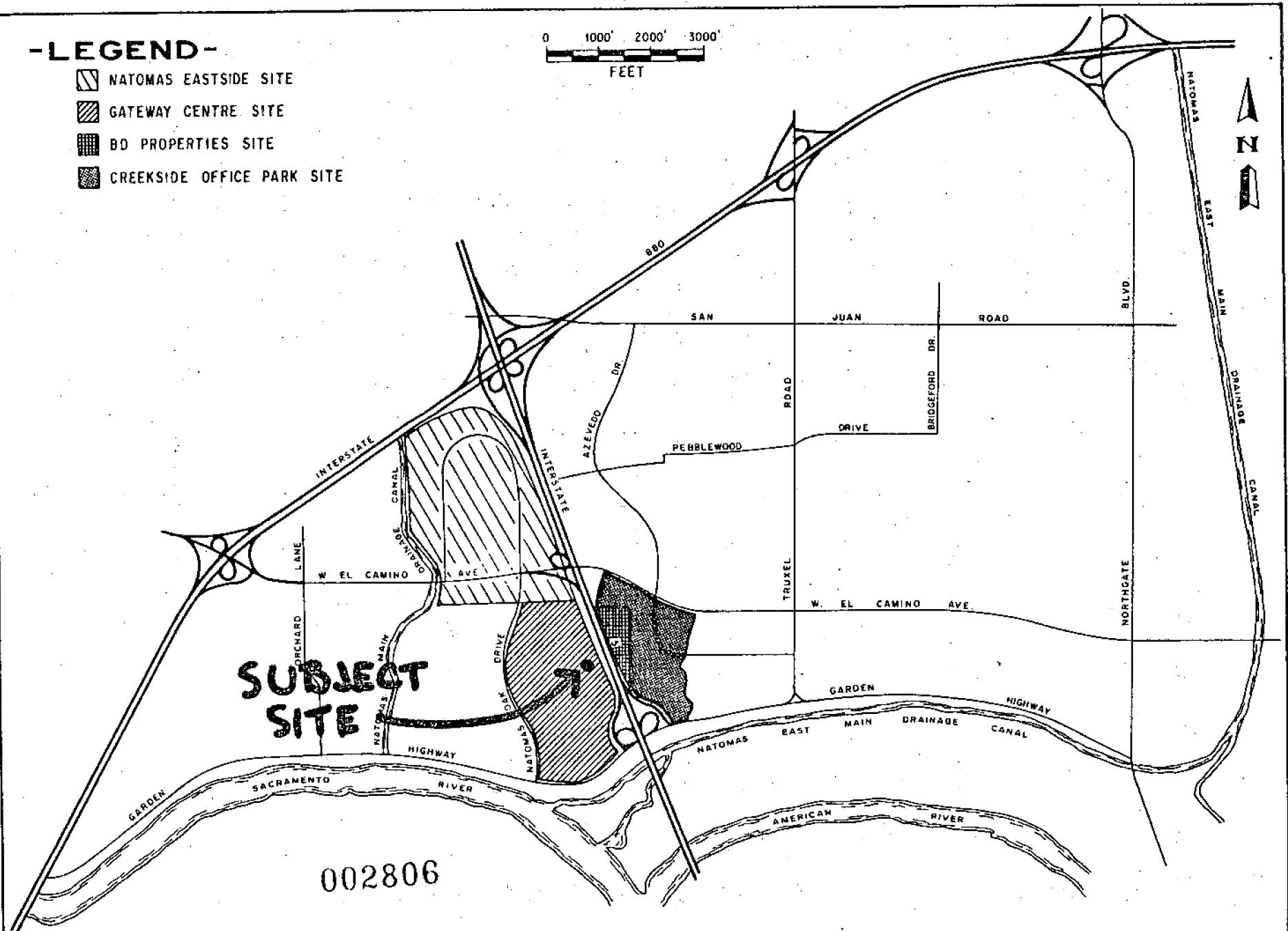
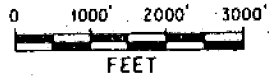


FIGURE 2-1. LOCATIONS OF PROJECT SITES

GATEWAY CENTRE

LEGEND

GENERAL LOCATION OF SIGN

ACREAGE	USE	SF.
10 M	OFFICE	40
14.4 M	OFFICE	230
8.0 M	OFFICE	150
13.8 M	OFFICE	160
9.8 M	OFFICE	80
8.2 M	OFFICE	80
9.0 M	OFFICE	80
TOTALS		730
	RESIDENTIAL	300 M
	TOTAL	300 M

O = Stop w/ turnout
 ⊗ = Stop w/ turnout + shelter

COMMERCIAL

COMMERCIAL

NATIONAL BANK

SACRAMENTO RIVER

DEVELOPER
 LEE C. SAMMIS COMPANY
 1451 RIVER PARK DRIVE
 SACRAMENTO, CALIFORNIA

LAND PLANNERS
 ANTHONY M. GUZZARDI
 AND ASSOCIATES
 838 MONTGOMERY STREET
 SAN FRANCISCO, CALIFORNIA

SCALE 1" = 100'
 DATE JAN 17, 1983

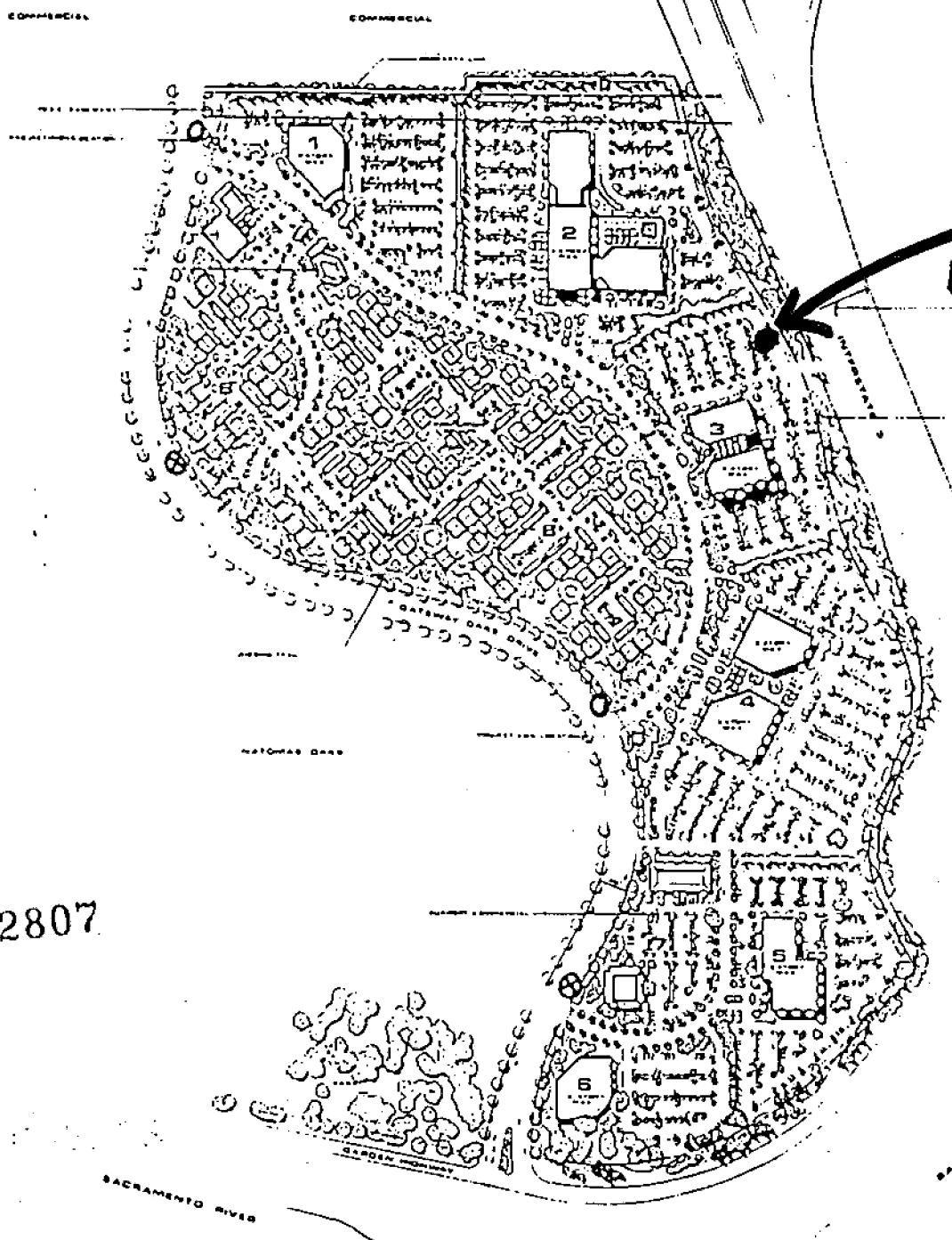
EXHIBIT B

P83-015

2-10-83

No. 12

GATEWAY CENTRE



**GENERAL
LOCATION
OF SIGN**

LEGEND

LOCAL USE	ACREAGE	SF.
1 OFFICE	10 AC	80
2 OFFICE	12.4 AC	230
3 OFFICE	8.0 AC	150
4 OFFICE	13.8 AC	140
5 OFFICE	6.8 AC	88
6 OFFICE	4.4 AC	88
7 SUPPORT COMMERCIAL	3.0 AC	-
TOTALS	57.0 AC	758
8 RESIDENTIAL	300 AC	31

- O = stop w/ turnout
- ⊗ = stop w/ turnout
; shelter

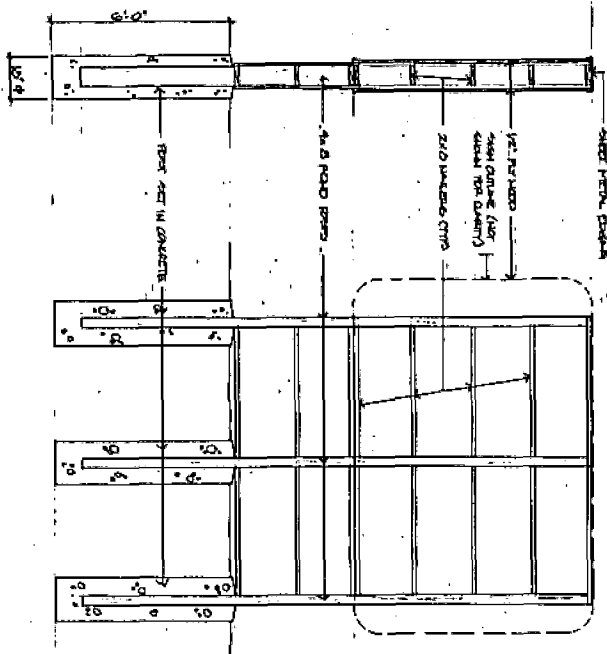
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002807

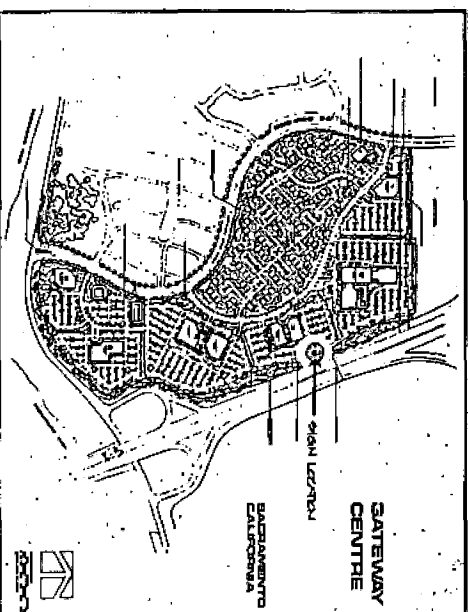
EXHIBIT B

SCALE 1/4" = 1' 11"
DATE JUL 15, 1983



FRAMING SECTION
 SCALE 1/2" = 1'-0"

002808



DATE	11/2
DRAWING NO.	1
SHEET	OF

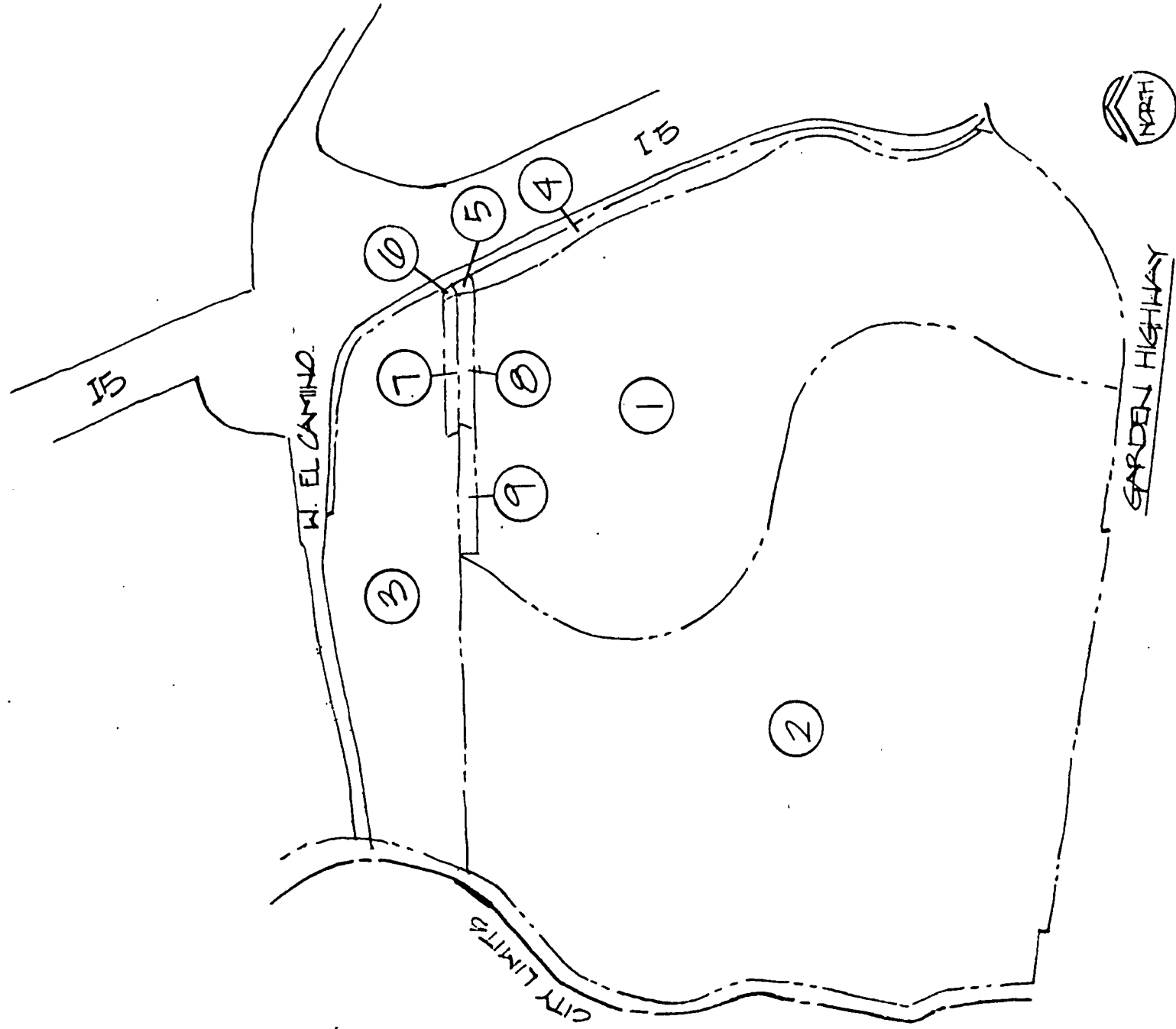
GATEWAY CENTRE LEASING SIGN
 The Garden Highway & Interstate 5

HOUSE OF SIGNS
 Sign Painting, Sign Installation, Signage
 3151 8th Ave. Sacramento, CA 95817
 (916) 452-8122

BRUCE A. MONIHAN ARCHITECT
 1805 8th Ave. Sacramento, CA 95817
 (916) 449-2004

PRODUCTION OF DRAWING: 11/2

P 83015



002809