

# CITY PLANNING COMMISSION

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

APPLICANT COMSTOCK-JOHNSON ARCHITECTS, 10304 Placer Lane, Suite A., Sac., CA 95827  
OWNER SACRAMENTO INVESTMENT GROUP II, 10969 Trade Ctr., Dr., #100, Rancho Cordova, CA  
PLANS BY Comstock-Johnson Architects, 10304 Placer Lane, Suite A, Sac., CA 95827  
FILING DATE 12/1/89 ENVIR. DET. EX 15311 a REPORT BY PM:pe  
ASSESSOR'S PCL. NO. 225-0230-078

APPLICATION: Amend Metro Center PUD sign guidelines to allow a second attached sign on a 75,000 sq. ft. office building in the OB PUD Zone.

LOCATION: 2800 Gateway Oaks Drive

PROPOSAL: The applicant is requesting the necessary entitlements to place a second attached sign on a 75,000 sq. ft. office building.

PROJECT INFORMATION:

General Plan Designation:	Commercial and Office
1988 South Natomas Community Plan Designation:	Office
Existing Zoning of Site:	OB PUD
Existing Land Use of Site:	Under development for office building

Surrounding Land Use and Zoning:

North:	Vacant; OB PUD, TC
South:	P G & E Bldg; OB PUD
East :	I-5; TC
West :	Vacant; OB PUD, R2B PUD

Property Dimensions:	Irregular
Property Area:	6.61± acres
Square Footage of Building:	75,000
Height of Building:	36 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Type of Sign:	Back lit illumination with logo/company name
Colors/Materials:	Metal painted terra blue
Sign Area:	98 square feet

BACKGROUND INFORMATION: On January 30, 1986, the City Council amended the South Natomas Office Park PUD Guidelines to permit one attached wall sign per office building in addition to one monument sign per parcel. Prior to the above mentioned amendment, South Natomas Office Park PUD Guidelines did not allow any signs attached to the buildings. The decision to allow one attached sign came after a lengthy staff analysis and careful consideration by both the Planning Commission and City Council.

On September 29, 1988 the Planning Commission approved the necessary entitlements to develop a 75,000 square foot, two story office building on the subject site. At that time the applicant was informed that project signage must comply with the PUD Sign Guidelines.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a 6.6 acre portion of the Metropolitan Center PUD. The site is currently being developed for a 75,000 square foot office building. Both the General Plan and the 1988 South Natomas Community Plan designate the site for office uses. Surrounding land uses include vacant land zoned OB PUD to the north, a P G & E building to the south, Interstate 5 to the east, and a vacant building site zoned OB PUD to the west.

B. Applicant's Proposal

The applicant is proposing to place two attached signs on a recently approved office building in the Metro Center PUD. One sign is proposed for the east (I-5 Freeway) elevation and the other for the west (Gateway Oaks Drive) elevation. Each sign is approximately 5' 6" high by 17' 11" long and encompasses 98 square feet. The signs consist of the initials "N.T." followed by the words Northern Telecom. The boxed letters are constructed of metal and painted Terra Blue.

The Metro Center PUD Sign Guidelines allow one attached sign per building. Therefore, the applicant is requesting to amend the PUD Sign Guidelines to allow the second proposed sign.

C. Staff Analysis

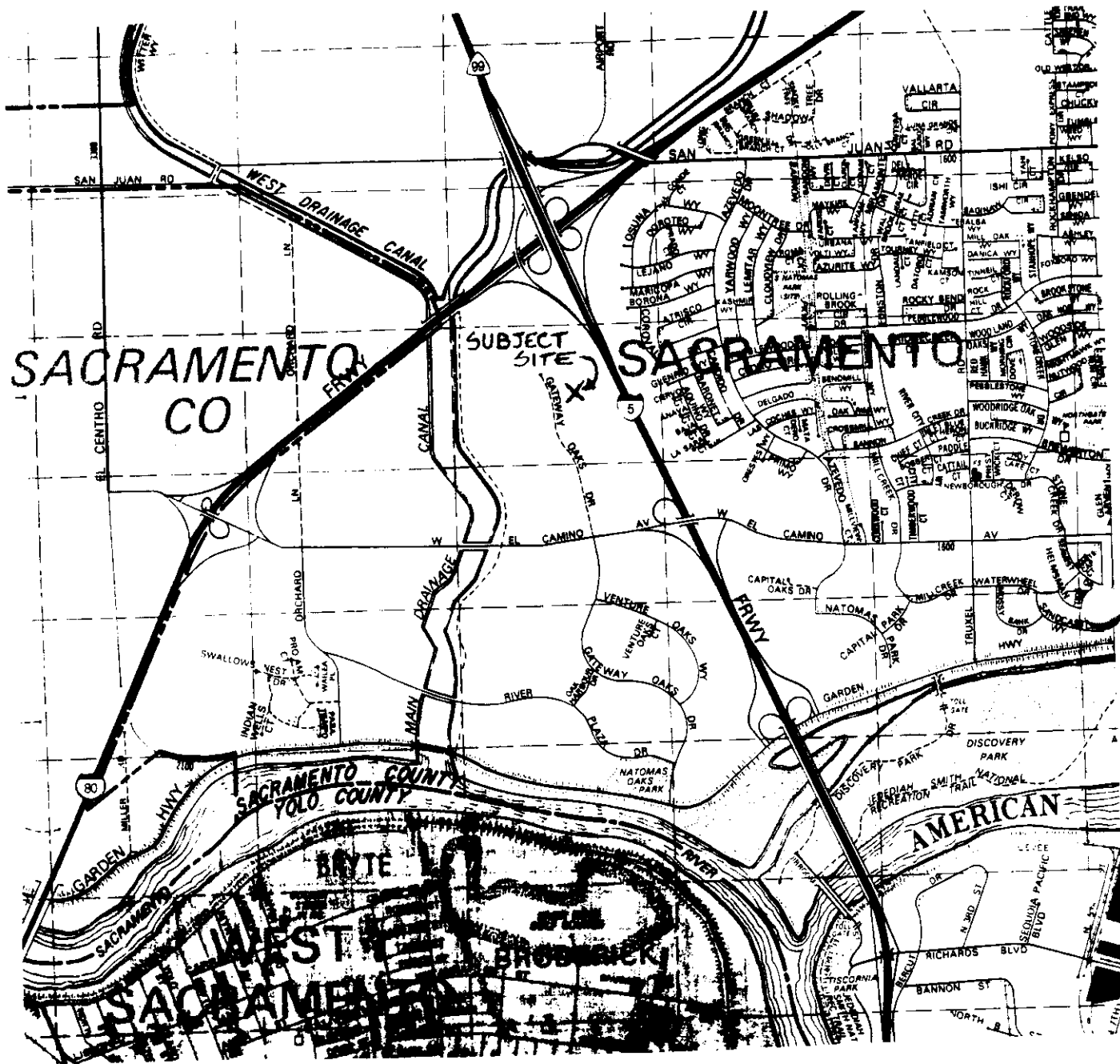
As previously mentioned in the background section of this report, the subject of signage in South Natomas Office Parks has been discussed thoroughly. Prior to the Commission and Council's decision in 1986 to allow one attached sign per building, no attached signs were allowed at all. Staff believes that the decision to limit buildings to one attached sign is appropriate based upon the visual and aesthetic impact on the I-5 Scenic Corridor which is a major entry into the City. Staff sees no need for an additional sign on the proposed building in that the proposed office use is not a type of business that would require advertisement such as motels, restaurants and gas stations. Northern Telecom has been specified as the sole tenant of the office building and therefore one attached logo/corporate name sign should be sufficient to achieve the Company's corporate image without impacting the aesthetic quality of this unique area. In addition, the PUD Sign Guidelines allow a monument sign. Would provide adequate identification from the west side of the site. Further, allowing an additional sign would set a precedence for future South Natomas Office Park buildings as well as the affect on North Natomas development where office/industrial space is proposed. A proliferation of signage over time tends to degrade the aesthetic quality of a business park. Based on the above evaluation, staff recommends a denial to amend the PUD Sign Guidelines to allow the second attached sign.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State CEQA Guidelines (CEQA Section 15311a)

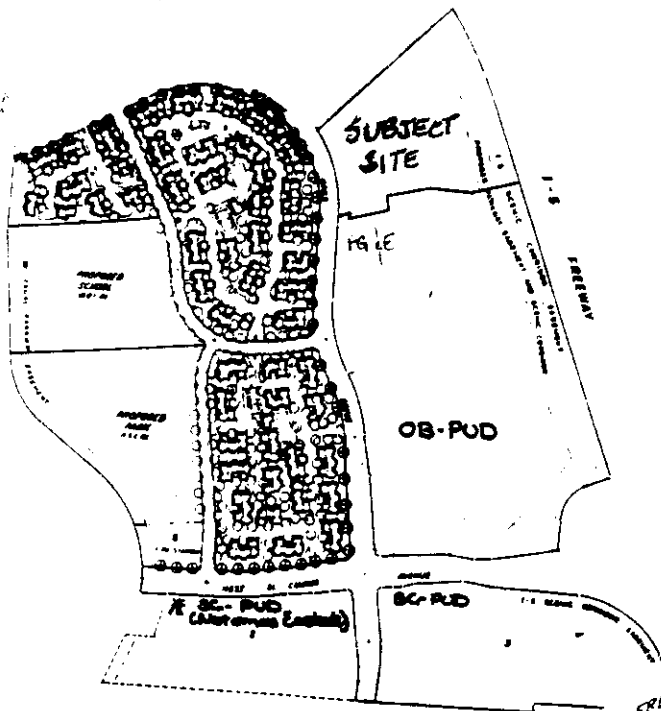
STAFF RECOMMENDATION: Staff recommends that the Commission deny the Metro Center Planned Unit Development Guidelines Amendment to increase the number of attached signs from one to two in the OB (PUD) Zone based upon findings of fact which follow:

Findings of Fact

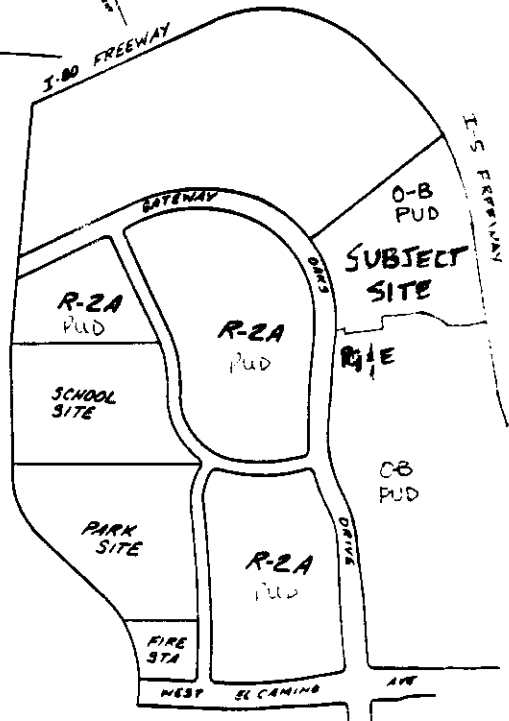
1. The additional signage, if approved, would:
  - a. result in excessive signage for the site which is contrary to the intentions of the South Natomas Office Parks Development Guidelines.
  - b. lead to the proliferation of signage in South Natomas Office Parks and I-5 scenic corridor.
2. Staff cannot find, nor has the applicant produced, a hardship relating to the subject site which indicates that the one attached allowable sign and one monument sign does not adequately identify the office building located on the site.



**VICINITY MAP**



Schematic Plan



Zoning →

# LAND USE & ZONING MAP



**TOMSTOCK  
JOHNSON  
ARCHITECTS**

**INC.**  
CORP. OFFICE: 1750 W. 10TH AVE., SUITE 100, DENVER, CO 80202  
TEL: (303) 733-1111  
FAX: (303) 733-1112  
RICHARD A. SCHWAB  
CORPORATE ARCHITECT  
CORP. OFFICE: 1750 W. 10TH AVE., SUITE 100, DENVER, CO 80202  
TEL: (303) 733-1111  
FAX: (303) 733-1112

# SITE PLAN

## KEY NOTES

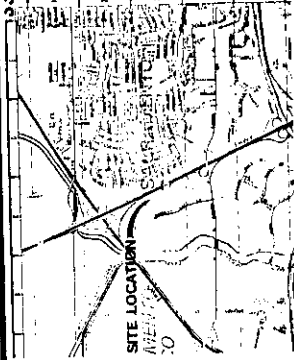
1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
2. BUILDING AND EXISTING FLOOR ELEVATION PER CIVIL ENGINEERING DRAWINGS FOR GRADING PLANS AND/OR SITE ENGINEERING DRAWINGS.
3. ALL TRAFFIC STRIPING 4" MIN. WHITE THERMATIC PAINT.
4. PAVING STALLS 4" MIN. 18" x 24" OR PLASTER OR PAVE COURSE ON G.P.
5. TYP. CONC. WALKWAY - FURNISH PER NOTES 7 & 8 & 9.
6. TYP. LANDSCAPE ARCHITECT'S DRAWINGS.
7. TYP. LANDSCAPE ARCHITECT'S DRAWINGS.
8. TYP. LANDSCAPE ARCHITECT'S DRAWINGS.
9. TYP. LANDSCAPE ARCHITECT'S DRAWINGS.
10. REFER TO CIVIL NOTES, SHEET 1 FOR HIGHWAY DIMENSIONS.
11. HIGHWAY DIMENSIONS - SEE DETAIL 20-11.
12. LINE OF CENTER OF ROAD - SEE LANDSCAPE DRAWINGS.
13. CONC. WALKWAY - SEE DETAIL 20-11.
14. INDICATED NEW ROAD SPACE.
15. INDICATED EXISTING ROAD SPACE - SEE LANDSCAPE ARCHITECT'S DRAWINGS.
16. INDICATED EXISTING ROAD SPACE - SEE DETAIL 20-11.
17. CONC. WALKWAY WITH CURB - SEE DETAIL 20-11.
18. CONC. WALKWAY WITH CURB - SEE DETAIL 20-11.
19. EXISTING ROAD SPACE TO BE DEMOLISHED.
20. EXISTING ROAD SPACE TO BE DEMOLISHED.
21. EXISTING ROAD SPACE TO BE DEMOLISHED.
22. EXISTING ROAD SPACE TO BE DEMOLISHED.
23. EXISTING ROAD SPACE TO BE DEMOLISHED.
24. EXISTING ROAD SPACE TO BE DEMOLISHED.
25. EXISTING ROAD SPACE TO BE DEMOLISHED.
26. EXISTING ROAD SPACE TO BE DEMOLISHED.
27. EXISTING ROAD SPACE TO BE DEMOLISHED.
28. EXISTING ROAD SPACE TO BE DEMOLISHED.
29. EXISTING ROAD SPACE TO BE DEMOLISHED.
30. EXISTING ROAD SPACE TO BE DEMOLISHED.
31. EXISTING ROAD SPACE TO BE DEMOLISHED.
32. EXISTING ROAD SPACE TO BE DEMOLISHED.
33. EXISTING ROAD SPACE TO BE DEMOLISHED.
34. EXISTING ROAD SPACE TO BE DEMOLISHED.
35. EXISTING ROAD SPACE TO BE DEMOLISHED.
36. EXISTING ROAD SPACE TO BE DEMOLISHED.
37. EXISTING ROAD SPACE TO BE DEMOLISHED.
38. EXISTING ROAD SPACE TO BE DEMOLISHED.
39. EXISTING ROAD SPACE TO BE DEMOLISHED.
40. EXISTING ROAD SPACE TO BE DEMOLISHED.



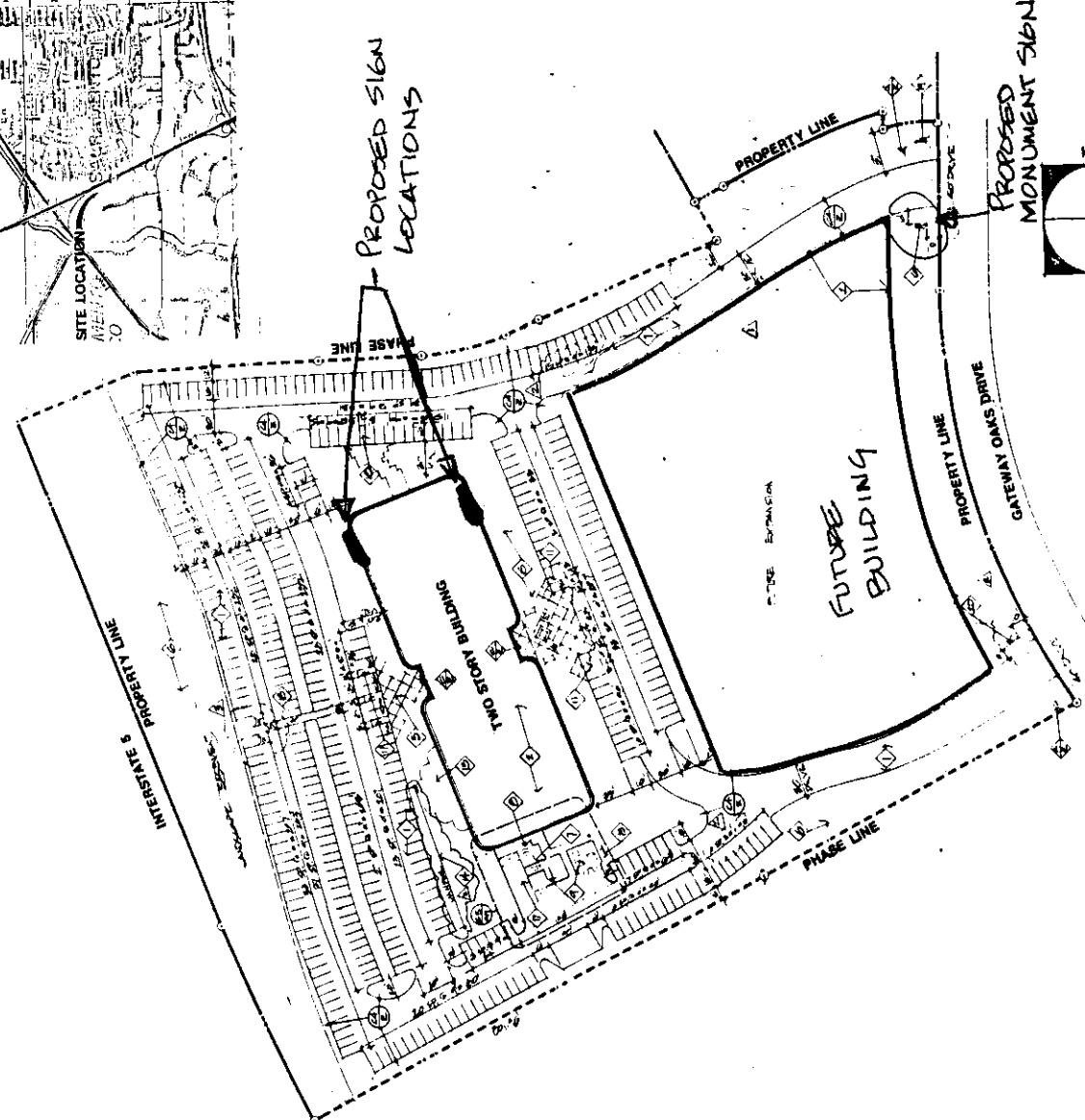
**B3 TYPICAL DELIVERY SIGN**

## SITE DATA

**SITE AREA:** 4,411 SQ. FT. (0.10 AC.)  
**EXISTING AREA:** 75,000 SQ. FT. (1.72 AC.)  
**IMPROVEMENTS:** 75,000 SQ. FT. (1.72 AC.)  
**STANDARD SPACE:** 100' x 20' (2,000 SQ. FT.)  
**LANDSCAPE SPACE:** 100' x 20' (2,000 SQ. FT.)  
**TOTAL SPACES PROVIDED:** 15  
**VEHICLE SPACES REQUIRED:** 15  
**VEHICLE SPACES PROVIDED:** 15



PROPOSED SIGN LOCATIONS



PROPOSED MONUMENT SIGN

SITE PLAN  
1-50 00

P89-015

1/26/89

item 3

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

# ELEVATIONS - SIGN LOCATION

DATE: 11/30/89  
 DRAWING NO: A3

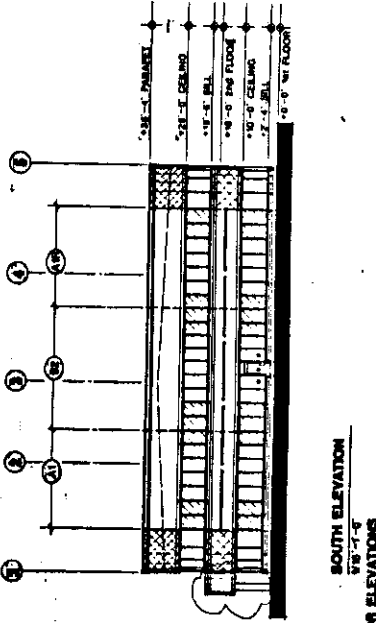
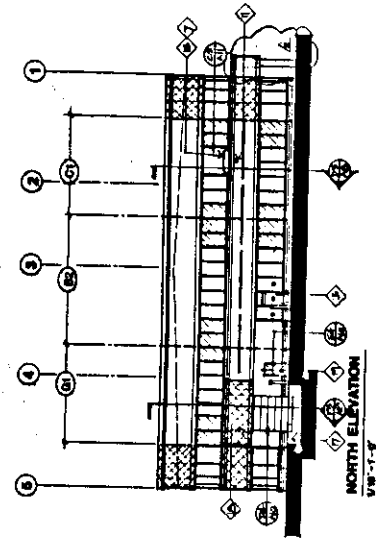
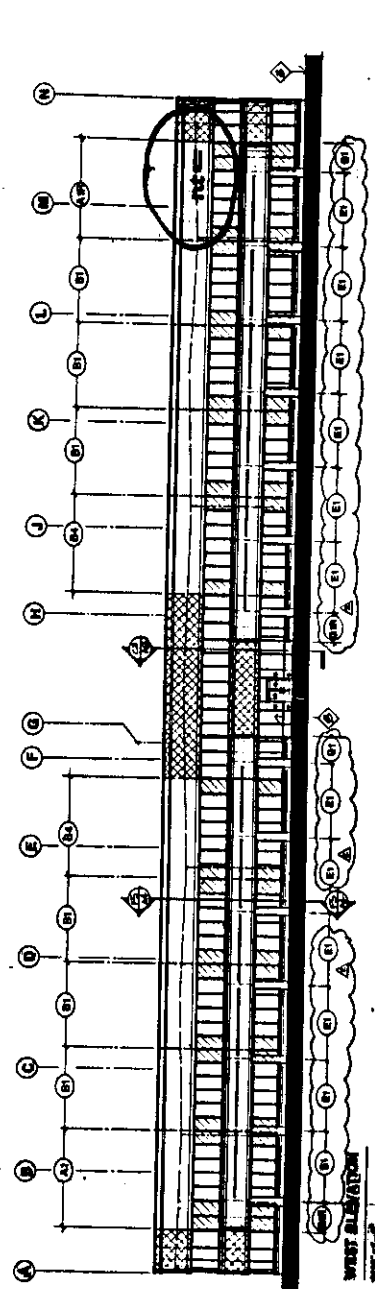
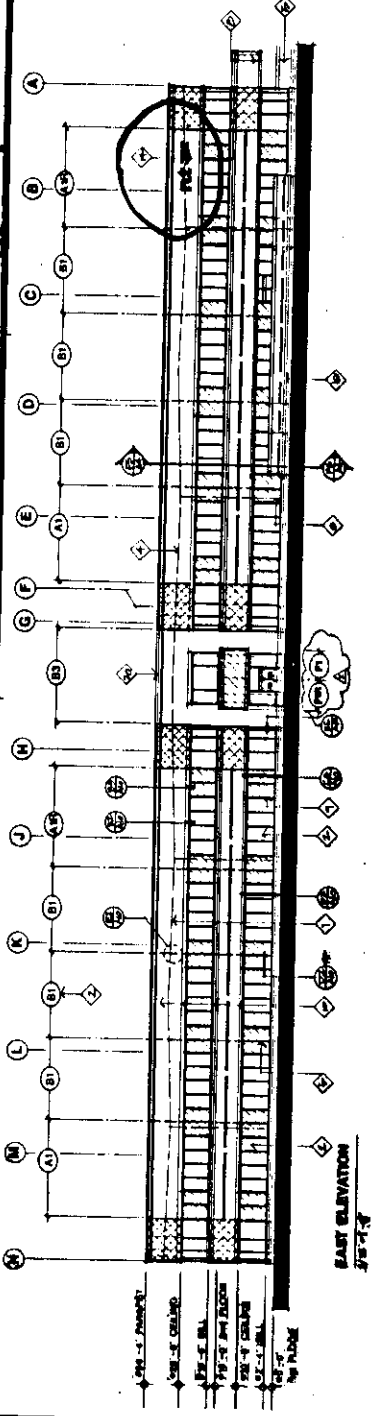
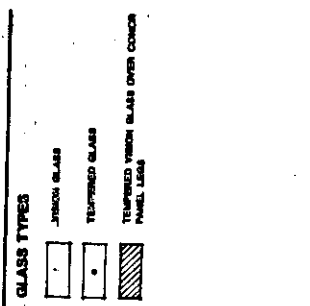
- KEY NOTES**
1. TYPE: MASONRY TYPICAL CONC. DIMENSIONS OF WALLS SHOWN WITHIN VENEER. TYP. MASONRY, CONC. - SEE STRUCTURAL DRAWINGS.
  2. TYP. STRENGTH - SEE PLANNING PLAN.
  3. LINE OF FINISH GRADE ON R.C. FOOTING - SEE LEVEL SCHEDULES DRAWINGS.
  4. LINE OF ROOF FINISH.
  5. TYP. PANEL JOINT - SEE STRUCTURAL, CALCULATIONS, DRAWINGS.
  6. LINE OF C.I. LEADER INTAKE - SEE P-PIPE LINE DRAWINGS.
  7. COVERED EXTENSION WALK.
  8. RECEIVED ENTRY.
  9. DIMENSION LINE LOCATED ON PANEL, BELLINO DRAWINGS AND FINISHING.
  10. 3/4" x 3/4" x 1/4" JAMES WILCOX VENEER CORNER AND FINISHING.
  11. CONC. OVERLAY - SEE PANEL ELEVATIONS.
  12. INDICATED TYPICAL PANEL TYPE, SEE PANEL ELEVATIONS.
  13. MASONRY WITH CASSETTE.
  14. STAINED TYP. FOR BRICK LANTERNS, SEE BRICK SCHEDULES, STAINED LANTERN SEPARATE PERMIT.
  15. BRICK VENEER.
  16. MASONRY VENEER WALL - SEE LANTERNING DRAWINGS.
  17. BRICK VENEER WALL, SEE LEVEL SCHEDULES.
  18. CONCRETE OVER BRICK.
  19. FINISHING, SEE BRICK SCHEDULES.
  20. SEE FINISHING DRAWINGS FOR FINISHING.

**BRICK VENEER AND CEMENT PLASTER NOTES**

INDICATED TYPICAL MASONRY OVER Q PLASTER OVER PLYWOOD AND WOOD

CONSTRUCTION OF EXTENSION WALL, AND SYSTEM OVER EXISTING WALL, INDICATED SHALL BE AS FOLLOWS:

1. LAYER OF 3/4" x 3/4" x 1/4" JAMES WILCOX VENEER.
2. LAYER OF 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
3. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
4. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
5. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
6. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
7. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
8. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
9. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
10. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
11. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
12. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
13. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
14. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
15. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
16. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
17. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
18. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
19. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.
20. 1/2" x 1/2" x 1/2" JAMES WILCOX VENEER.



EXTERIOR ELEVATIONS  
 F5

P09-015

11/30/89

item 37

