

P99-140 - Fee Dr. Billboard Sign

- REQUEST:
- A. Environmental Determination: Exempt 15311(a)
  - B. Variance to locate an off-site sign within 660 feet of a freeway
  - C. Variance to exceed the 300 square foot sign area
  - D. Variance to locate an off-site sign (billboard) within 500 feet of any other off-site sign.
  - E. Variance to exceed the 35 foot height limit for an off-site sign

LOCATION: 1111 Fee Drive  
APN: 277-0241-027  
Arden/Arcade Area  
Council District 2

APPLICANT:	David McWalters, Eller Media Co, 920-2911 2020 Hurley Way, #195 Sacramento, CA 95825
OWNER:	Thomas La Brie 1111 Fee Drive, Sacramento, CA 95815
APPLICATION FILED:	November 16, 1999
STAFF CONTACT:	Jeanne Corcoran, (916) 264-5317

**SUMMARY:** The applicant proposes to erect a new off-site sign (billboard) which exceeds the sign area requirements in exchange for waiving compensation of 2 -300 square foot signs (single sided) located at 3001 and 3008 44<sup>th</sup> Street and the removal of 2 - 300 square foot single-sided signs one on Del Paso Boulevard another on Broadway. The applicant proposes to remove the existing 1,200 square foot single sided off-site sign and erect a new expanded sign, approximately 63 feet west of the existing sign location.

The proposed sign will be a V-shaped sign, with each panel of the V measuring 20' X 60' (1200 square feet) for a total of 2,400 square feet of sign area. The proposed sign will be

52 feet high and located within 660' of State Route 160/Business 80 Freeway and within 500 feet of another off-site sign. The basic issues of the proposed project are the total sign area requested, height of the signs and the benefit to the City, specifically to the Council District in which the new sign will be located.

RECOMMENDATION: Staff recommends approval of the reconstruction of a new sign, subject to conditions. This recommendation is based upon the overall consistency of the proposed project with the Sign Ordinance to preserve and improve the appearance of the City and to eliminate excessive sign displays.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
Community Plan Designation:	n/a
Existing Land Use of Site:	Warehouse
Existing Zoning of Site:	M-1

Surrounding Land Use and Zoning:

- North: Industrial/Warehouse; M-1
- South: Freeway; TC
- East: Industrial/Warehouse; M-1
- West: Industrial/Warehouse; M-1

Property Dimensions:	225.78' x 255.59'
Property Area:	1.32+ gross acres
Sign Area Allowed:	300 square feet
Sign Area Proposed:	2,400 square feet
Sign Area Recommended:	1,344 square feet
Sign Height Allowed:	35 feet
Sign Height Requested:	52 feet
Sign Area Recommended:	50 feet

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Outdoor Advertising Permit	CalTrans

BACKGROUND INFORMATION: In 1981, the City Council adopted a Sign Ordinance provision which removed existing billboard signs along freeways. Billboard signs which have been constructed recently, have received variances from the Planning Commission in exchange for removing billboard signs elsewhere in the City. On August 26, 1993, the City Planning Commission approved a request to locate a 647 square foot sign within 660 feet of

the freeway at Business 80 and the Southern Pacific Overpass (P93-075) in exchange for removing other off-site signs in residentially sensitive areas with particular emphasis on removing signs within the Council District or neighborhood most affected by the proposed new signage. On October 8, 1998, the Planning Commission approved a request to relocate, construct and enlarge three signs along Capitol City Freeway (Bus 80) between the El Camino and Arden Way crossings (P97-089, P97-090; P97-112). The signs were proposed as V-shaped signs with each "V" panel measuring 14' X 48' (672 sq.ft.) for a total of 1,344 square feet of sign area each. In exchange for approval of the three signs the applicant proposed to remove 52 signs throughout the City, of which 15 of the 52 signs could not be replaced. Of the 15 signs that could not be replaced six were in the Council Districts (2 & 3) where the new signs were proposed. The Planning Commission permitted two of the requested signs to be V shape limiting the "V" to 15' in width at the widest portion of the "V" and not to exceed 14' X 48' for each panel. The third sign was permitted as a double sided 14' X 48' sign.

STAFF EVALUATION: Staff has the following comments:

A. Applicant's Proposal

The applicant originally proposed to construct a new sign to replace an existing non-conforming sign currently on the site. The new sign will be approximately twice the size of the current sign, 8 times larger than off-site signs permitted under the Sign Ordinance (300 sq. ft.) and 3.5 times larger than any other previously approved off-site signs (672 sq. ft.). In return for the larger sign the applicant is proposing to waive compensation for the removal of two 300 square foot signs at 3001 and 3008 44<sup>th</sup> Street and remove one - 300 foot sign on Del Paso Boulevard at Baxter and one on Broadway South of 1<sup>st</sup> Avenue for a total of 1,200 square feet of sign area to be removed. The signs on 44<sup>th</sup> Street are non-replacable due to the C-1 zoning. The sign at Del Paso Boulevard & Baxter is replacable as designated in the "Roster of Off-site Signs in the C-2 zone" (Roster). The sign on Broadway south of 1<sup>st</sup> Avenue is not listed in the "Roster" and therefore would not be replacable.

The existing sign on the site does not comply with the City's Sign Ordinance. The applicant has indicated that the sign has been on the site for at least 30 years. Staff researched building permits to determine whether building permits exist for this sign. Staff was unable to locate any sign permits for this property, but it may be possible that the sign was erected prior to annexation of the North Sacramento area into the City of Sacramento in 1965.

B. Policy Considerations

**General Plan**

The General Plan does not specifically address signs. However, the General Plan Quality of Life policy provides for the "enhancement and maintenance of the quality of life by adhering to high standards for project and plan evaluation . . . " and that the "image a community projects is partly reflected in the quality and design of its development" (GP1-30)

## Sign Ordinance

Section 3.02.030 addresses the purpose of the Sign Ordinance, which is to:

- eliminate potential hazards to motorists and pedestrians;
- encourage signs which are integrated and harmonious to the buildings and sites which they occupy;
- eliminate excessive and confusing sign displays;
- preserve and improve the appearance of the City;
- safeguard and enhance property values; and
- protect public and private investment in buildings and open spaces.

The proposed project does not appear to address any of the purposes of the Sign Ordinance. While the project proposes to eliminate two signs one on Del Paso Boulevard, and one on Broadway the location and size of the proposed sign will add to excessive signage along the Business 80/SR160 highway. Currently there are 3 single sided and 1 "V" shaped sign, for a total of five billboard signs located along Fee Drive from Blumenfeld Drive to Tribute Road. The signs may also increase potential hazards to motorists along this section of the Business 80 and SR160 highways, and will not preserve or improve the appearance of the City at this location. Since SR160, under the Railyards/Richards Redevelopment Plan and adopted land use plan is proposed to be a gateway to the Central Business District, it is generally, inappropriate to increase billboard signage along this portion of the freeway/highway.

### C. Sign Requirements

1. Sign Ordinance - The Sign Ordinance permits off-site signs in the C-4, M-1 and M-2 zones and C-2 zones under certain circumstances (Section 3.04.066(b)). Off-site signs are permitted in the M-1 zones as follows:
  - if detached
  - not located nearer than 500 feet to any other off-site sign on the same side of the street or street in which the sign is oriented
  - not exceed 300 square feet in sign area
  - not to exceed 35 feet in height

Section 3.12.191, states that no new or additional off-site signs shall be erected, nor any existing off-site sign shall be altered or relocated within 660 feet of the freeway. Section 3.10.181(a)(45) provide for the removal of off-site signs within 660 feet of the freeway with copy visible by persons traveling on such freeway within 10 years of the effective date of the Ordinance (1981) or within three years of the date when the project for the landscaping of a section or sections of a freeway shall have been completed and accepted, whichever is earlier.

Lastly, the Sign Ordinance provides for double sided signs to be counted as one sign if the two sides are not more than 2 feet apart. Staff has also allowed V-shape signs

to be counted as one sign if no greater than 2 feet apart.

## 2. Staff Analysis

The applicant originally requested to remove an existing 1,200 square foot single sided non-conforming sign and construct a "V" shaped sign with each panel measuring 1,200 square feet for a total of 2,400 square feet of sign area, approximately 63 feet west of the existing sign. The new sign is considered two signs since the sign will be constructed in a "V" shape, 30 feet apart at the end of the "V". In return for the construction of a new sign with an increase in sign area, the applicant proposed to remove one 300 square foot single sided sign on Del Paso Boulevard, one 300 square foot sign on Broadway, and waive compensation for two 300 square foot signs on 44<sup>th</sup> Street, which were removed by the City to accommodate the Stockton /Broadway intersection improvement project.

The applicant's proposal to remove signs along Del Paso Boulevard and Broadway is consistent with the Sign Ordinance purpose of improving the appearance of the City, especially along streets where the City is assisting in redevelopment and revitalization efforts. However, the proposal is contrary to the Sign Ordinance purpose of eliminating excessive sign displays and approving the appearance of the City along the Business 80/SR 160 Highway. The addition of another 1,200 square foot sign would add to the excessive sign display along this section of the SR160 Highway. Currently along Fee Drive between Blumenfeld Drive and Tribute Road there are three single sided billboard signs and one "V" shaped sign for a total of five signs (Attachment 4 & 5). Staff was unable to determine the sign area for these sign. Furthermore, under the Richards Boulevard Plan this Section of SR160 Highway is proposed to create a gateway into the Central City Area with the development of Gateway Boulevard. Adding additional signage will detract from this designation. Also, the City is negotiating with the State to take over operations of SR 160 Highway. Should this occur, SR160 may operate differently in the future.

In February, staff met with the applicant and proposed an alternative to their request. As indicated above, "V" shaped signs are counted as two signs. In order to support the applicant's request to remove the existing sign and reconstruct a new sign, staff recommended to the applicant that the "V" shaped sign panels be reduced to 14' X 48' (672 sq ft) for a total 1,344 square feet of sign area and that the applicant waive compensation for the removal of the two signs on 44<sup>th</sup> Street and remove the sign on Del Paso Boulevard. Staff was willing to forego the removal of the sign on Broadway since the removal of this sign did not benefit Council District 2. The applicant then suggested removing another sign on Del Paso Boulevard at Gibson in order to preserve the original request. Staff still was not in support of the large 1,200 square foot sign panels, with the addition the second Del Paso Boulevard sign. After speaking with the property owner, the applicant has agreed to reduce the size of the panels, and agreed to support staff's recommendation.

Staff believes this recommendation is appropriate since the project will remove one

sign in Council District 2, eliminating excessive signs along a section of public right-of-way which is being redeveloped, waiving compensation of two signs which were removed for a project that served the Oak Park Redevelopment area, there is an overall reduction of off-site sign area within the City and the proposed signage will not substantially increase the sign area which currently exists at the present location.

Sign	Sign Area in Square Feet
Oak Park Signs	
<b>3001 44<sup>th</sup> St.</b>	<b>300</b>
<b>3008 44<sup>th</sup> St.</b>	<b>300</b>
*Broadway S of 1 <sup>st</sup> Ave	300
Del Paso Boulevard Signs	
*Del Paso & Baxter	300
<b>Del Paso &amp; Gibson</b>	<b>300</b>
<b>Existing Sign 1111 Fee Dr.</b>	<b>1,200</b>
Sub Total To be Removed	2,100
Applicant's Proposal to be Constructed	2,400
Staff Recommendation	1,344
<b>Net loss of Sign Area</b>	<b>756</b>

\*Not proposed for removal per compromise proposal.

With regards to the distance of the "V" , in the earlier project P97-089 the "V" shape signs were limited to 15' apart. Staff has spoken with the applicant regarding the distance of the "V" . Staff proposed to the applicant a 15 foot distance similar to what was approved in the previous application. The applicant indicated that 20 feet is the minimum distance that he could support. Staff therefore is recommending that the distance of the "V" be no more than 20 feet, since the applicant has agreed to downsize the sign and, with this project, there is an overall net loss in sign area within the city.

3. Sign Height/Location

The applicant's request also includes an increase in sign height from 35 feet to 52 feet. The purpose of the increase in height is to place the sign over the building. The building is 20 feet tall to the parapet, the applicant proposes to construct the sign four feet above the building, for clearance and roof maintenance. The sign (panels) are 22 feet high. Based on this information, the sign at a minimum would need to be 46 feet in height. Staff supports the increase in height since the sign will be less intrusive to the site if located above the building. Staff, however, would recommend

that the sign not exceed 50 feet in height.

As mentioned above, a variance is required to locate an off-site sign within 500 feet of another off-site sign. Currently the existing sign is within 500 feet of two signs, one at 1201 Fee Drive and the other at 1021 Fee Drive. The relocation of the existing sign will not substantially add more sign area to this location and the current sign is already located closer than 500 feet to two other existing off-site signs. Staff is not opposed to allowing the new sign to be located within 500 feet of existing off-site signs since the existing sign is within 500 feet of another off-site sign and project will reduce the overall off-site signs within the City of Sacramento.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(a)). Since the proposed project is a replacement of a minor accessory structure.

B. Public/Neighborhood/Business Association Comments

The project was routed to North Sacramento Chamber of Commerce, Woodlake Improvement Club and Point West Area Business Association. The following comment was received:

Woodlake Improvement Club voted against the sign and any variances. The Association views this form of advertising (billboards) as a public nuisance and a traffic hazard.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following comment was received:

Department of Transportation: Approved application for an outdoor advertising permit at 1111 Fee Drive.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny all entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

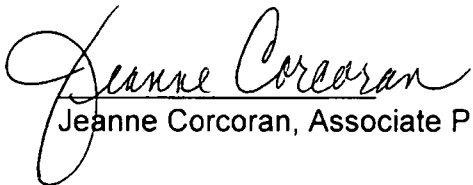
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15311(a)

- B. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to locate an off-site sign within 660 feet of a freeway
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to exceed the sign area by permitting 1,344 square feet of sign area
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to locate an off-site sign (billboard) within 500 feet of any other off-site sign.
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to exceed the 35 foot height limit for an off-site sign for a height of up to 50 feet.

Report Prepared By,

Report Reviewed By,

  
 Jeanne Corcoran, Associate Planner

  
 Scot Mende, Senior Planner

Attachments

- |              |   |
|--------------|---|
| Attachment 1 | Notice of Decision & Findings of Fact     |
| Exhibit 1A   | Site Plan                                 |
| Exhibit 1B   | Elevation Plan                            |
| Exhibit 1C   | Building Elevation                        |
| Attachment 2 | Vicinity Map                              |
| Attachment 3 | Land Use & Zoning Map                     |
| Attachment 4 | Sign Location Map                         |
| Attachment 5 | Off-Site Sign in Vicinity of Project Site |



ATTACHMENT 1  
AMENDED BY STAFF 3-22-00

NOTICE OF DECISION AND FINDINGS OF FACT FOR  
FEE DRIVE. BILLBOARD SIGN,  
LOCATED AT 1111 FEE DRIVE, SACRAMENTO, CALIFORNIA  
IN THE LIGHT INDUSTRIAL (M-1) ZONE. (P99-140)

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At the regular meeting of March 23, 2000, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination - Exempt 15311(a);
- B. Approved the Variance to locate an off-site sign within 660 feet of a freeway;
- C. Approved the Variance to exceed the 300 square foot sign area by permitting 1,344 square feet of sign area;
- D. Approved the Variance to locate an off-site sign (billboard) within 500 feet of another off-site sign (billboard);
- E. Approved the Variance to permit a 50 foot high off-site sign.

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15311(a) of the CEQA Guidelines.
- B-E. Variances to locate an off-site sign within 660 feet of a freeway; to exceed the sign area; to locate and off-site sign within 500 feet of another off-site sign; and to exceed the height limit : The Variances to locate an off-site sign within 660 feet of a freeway, exceed the sign area, locate within 500 feet of another off-site sign and exceed the height limit are **approved** subject to the following findings of fact and conditions of approval:
  - 1. The variances do not constitute a special privilege extended to one individual property owner in that:
    - a. The request for expansion is coupled with a proposal to remove a sign

and waive compensation for two other signs located within Redevelopment areas;

- b. The project will reduce the overall sign area for off-site signs within the City.
  - c. the proposed sign will remove a much larger and more visible non-conforming sign on the site;
  - d. The proposed sign will be less intrusive on the property;
  - e. The proposed sign will not substantially add sign area to this location, and;
  - e. The proposed sign will replace an existing sign which currently is located within 500 feet of another off-site sign thereby not exacerbating the existing circumstances.
2. The projects do not constitute a use variance in that off-site signs (billboards) are permitted in the M-1 zone.
  3. The project, as conditioned, will not be injurious to the public welfare nor to property in the vicinity in that the sign area will not be substantially increased in this location.

#### CONDITIONS OF APPROVAL

- B-E. The Variances to locate an off-site sign within 660 feet of a freeway; to exceed the sign area; to locate and off-site sign within 500 feet of another off-site sign; and to exceed the height limit for an off-site sign (Exhibit 1A-1C) is hereby approved subject to the following conditions:
- B-E1. Prior to issuance of sign/building permit, the applicant shall enter into an agreement with the City of Sacramento waiving compensation for the removal of signs at 3001 and 3008 44<sup>th</sup> Street.
  - B-E2. Prior to issuance of sign/building permit, the applicant shall execute a relocation agreement with the City, satisfactory to the City Attorney, which includes indemnification language in favor of the City for the non-replacable sign to be removed at Del Paso Bl. and Gibson St. (Amended by Staff)
  - B-E2. Prior to issuance of a sign/building permit, a demolition permit shall be issued for the removal of a sign at Del Paso Boulevard & Gibson St. (APN: 275-0091-017).
  - B-E3. The new sign shall at 1111 Fee Drive may be "V" shaped not to exceed

14' X 48' panels. The "V" - shaped sign shall not exceed 20' at the mouth (widest portion) of the "V" ( $V^{20^\circ}$ ).

B-E4. The new sign shall be constructed as depicted in the elevations and not exceed 50 feet in height to the top of the panels.

\_\_\_\_\_  
CHAIRPERSON

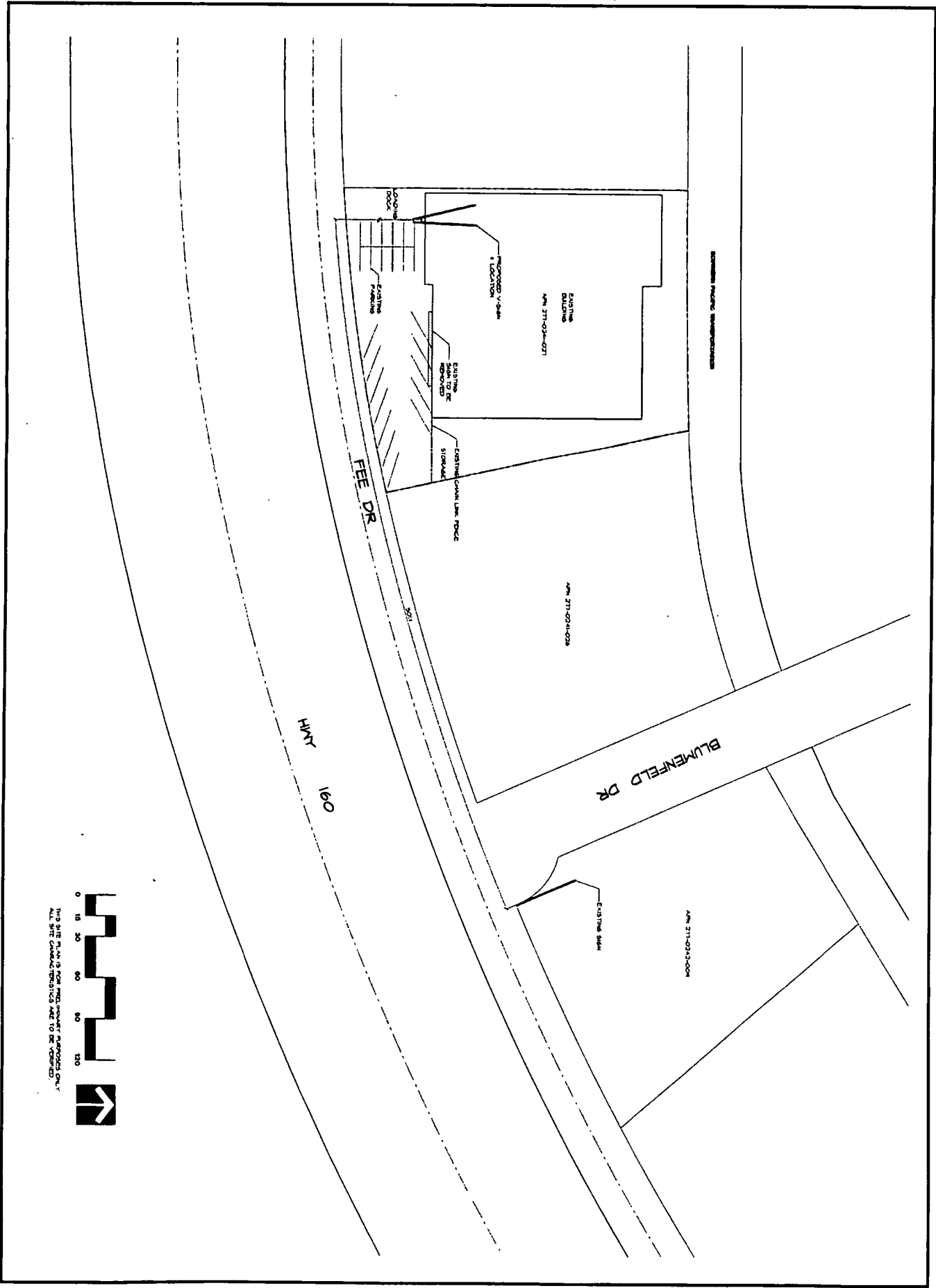
ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P99-140)

- Exhibit 1A Site Plan
- Exhibit 1B Sign Elevation
- Exhibit 1C Building Elevation

55-91-11 Fee 1 0711-650



**Spink**

The Spink Corporation  
2000 Gateway Blvd  
Sacramento, CA 95833  
(916) 438-2000  
(916) 438-2010

**ELLER MEDIA COMPANY  
SACRAMENTO SIGNAGE SITE  
1111 FEE DR  
SITE PLAN #1  
SACRAMENTO, CALIFORNIA**

**REVISIONS**

• ADDED EXISTING SIGN TO BE REMOVED  
• EXISTING SIGN TO BE REMOVED  
• EXISTING SIGN TO BE REMOVED  
• EXISTING SIGN TO BE REMOVED  
• EXISTING SIGN TO BE REMOVED

**APPROVALS:**

DATE: 07/11/11  
SCALE: 1" = 30'

**PROJECT INFORMATION**

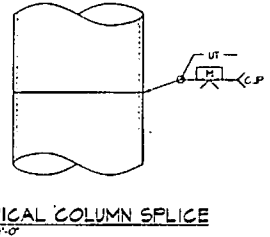
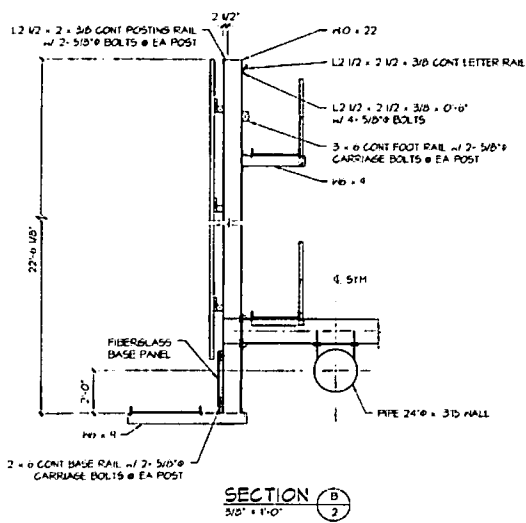
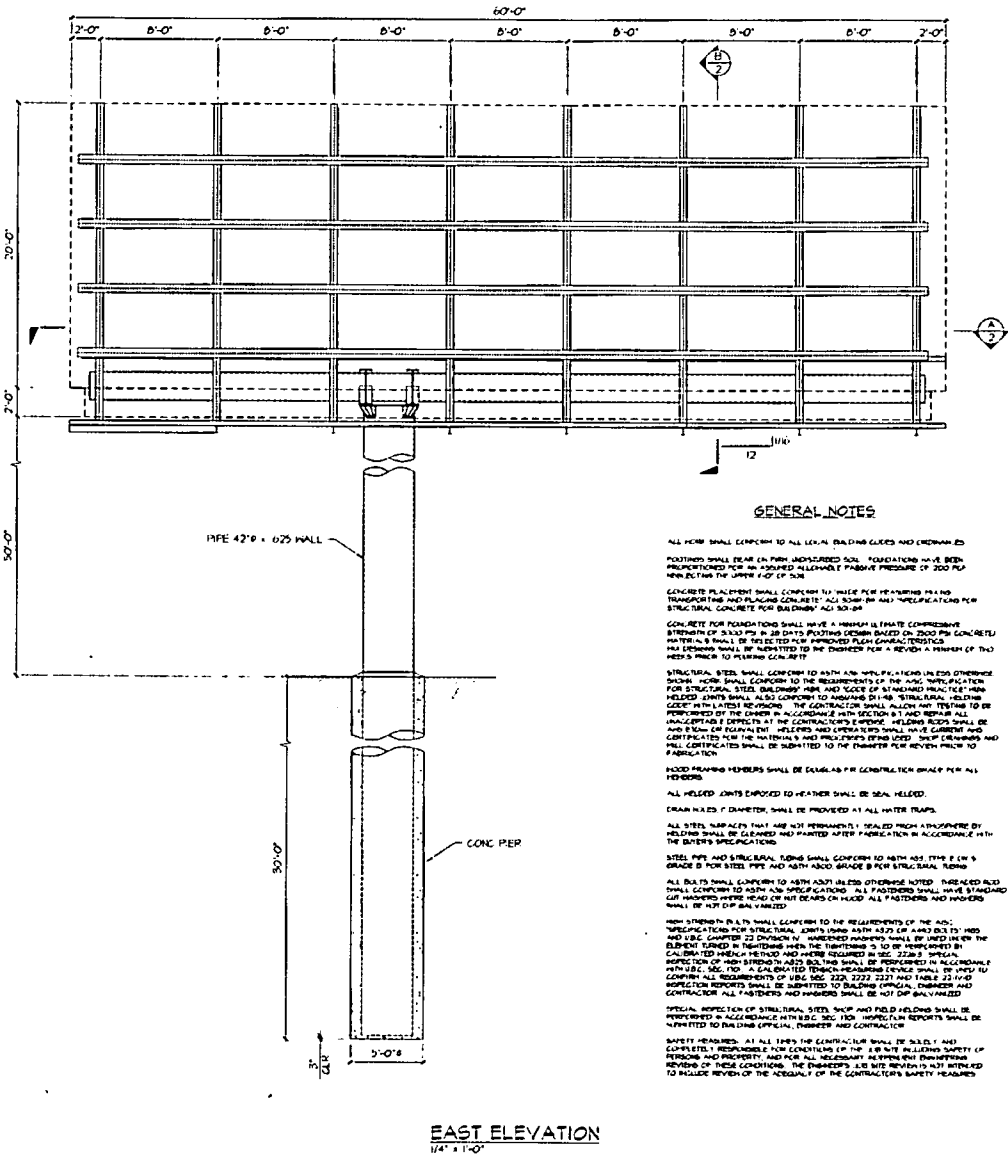
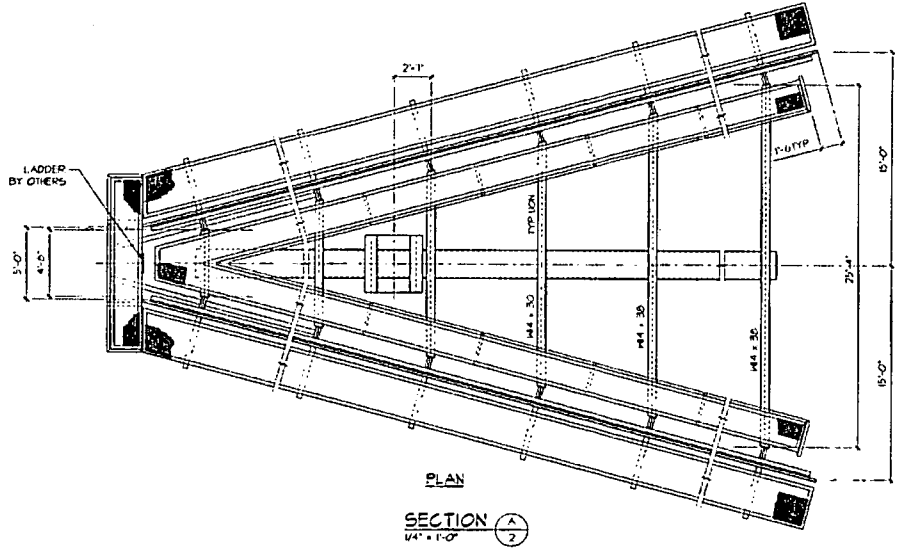
PROJECT NO: 1111 FEE DR  
OWNER: ELLER MEDIA COMPANY  
DESIGNED BY: TMR  
CHECKED BY: KJJ  
DATE: 07/11/11

**SITE PLAN #1  
SP-2**

**EXHIBIT 1A**

#7  
812

pp9-1 (17)  
 FS  
 11/16/99



**GENERAL NOTES**

ALL FORM SHALL CONFORM TO ALL LOCAL BUILDING CODES AND ORDINANCES. FOOTINGS SHALL BEAR ON FIRM UNSATURATED SOIL. FOUNDATIONS HAVE BEEN PREPARED FOR AN ASSUMED ALLOWABLE PASSIVE PRESSURE OF 200 PCF. REFLECT THE UPPER FOOT OF SOIL.

CONCRETE PLACEMENT SHALL CONFORM TO RULES FOR PLACING AND FINISHING TRANSPORTING AND PLACING CONCRETE. ALL SOILS AND TOLERANCES PER STRUCTURAL CONCRETE FOR BALCONY AND SO ON.

CONCRETE FOR FOUNDATION SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI. 28 DAYS POSTING DESIGN BASED ON 2800 PSI CONCRETE. MATERIALS SHALL BE TESTED FOR IMPROVED PLAIN CONCRETE TESTS. ALL DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR A REVIEW A PORTION OF THE FIELD SHALL BE PERFORMED CONCURENT.

STRUCTURAL STEEL SHALL CONFORM TO ASTM A572, GRADE 50. UNLESS OTHERWISE SPECIFIED SHALL CONFORM TO THE REQUIREMENTS OF THE AISC. WELDING SHALL BE PERFORMED BY WELDERS WHOSE QUALIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 8.1 AND SECTION 8.2 AND SHALL BE CERTIFIED BY THE CONTRACTOR. WELDING SHALL BE PERFORMED BY WELDERS WHOSE QUALIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR. WELDING SHALL BE PERFORMED BY WELDERS WHOSE QUALIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR.

HOOD FRAMING MEMBERS SHALL BE DESIGN FOR CONNECTION SHALL BE PER ALL DETAILS.

ALL WELDED JOINTS EXPOSED TO WEATHER SHALL BE SEAL WELDED.

CRAN HOOKS 1/2" DIAMETER, SHALL BE PROVIDED AT ALL WATER TRAYS.

ALL STEEL FABRICATED PARTS AND NOT PERMANENTLY SEALED FROM ATROPHICITY BY WELDING SHALL BE CLEANED AND PAINTED AFTER FABRICATION IN ACCORDANCE WITH THE OWNER'S SPECIFICATIONS.

STEEL PIPE AND STRUCTURAL STEEL SHALL CONFORM TO ASTM A572, GRADE 50. GRADE 50 FOR STEEL PIPE AND WITH A500 GRADE B FOR STRUCTURAL STEEL.

ALL BOLTS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED. UNBLENDED BOLT SHALL CONFORM TO ASTM A307 SPECIFICATIONS. ALL FASTENERS SHALL HAVE STANDARD CUT WASHERS WHERE HEADS OR NUT HEADS OR NUTS ARE ALL FASTENERS AND WASHERS SHALL BE 1/32" OF GALVANIZED.

WIND STRENGTH IN THIS SHALL CONFORM TO THE REQUIREMENTS OF THE AISC. SPECIFICATIONS FOR STRUCTURAL STEEL JOINTS WITH A572, GRADE 50. UNLESS OTHERWISE SPECIFIED SHALL CONFORM TO THE REQUIREMENTS OF THE AISC. WELDING SHALL BE PERFORMED BY WELDERS WHOSE QUALIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 8.1 AND SECTION 8.2 AND SHALL BE CERTIFIED BY THE CONTRACTOR. WELDING SHALL BE PERFORMED BY WELDERS WHOSE QUALIFICATIONS SHALL BE VERIFIED BY THE CONTRACTOR.

SPECIAL INSPECTION OF STRUCTURAL STEEL SHOP AND FIELD WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AISC SPEC. FOR INSPECTION REPORTS SHALL BE SUBMITTED TO BUILDING OFFICIAL, ENGINEER AND CONTRACTOR. ALL FASTENERS AND WELDING SHALL BE NOT ONLY ANALYZED.

SAFETY REQUIRED. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONTINGENCY OF THE SITE AND ALL SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY PREPARED FOR THE REVIEW OF THESE CONDITIONS. THE ENGINEER'S AND SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE NECESSITY OF THE CONTRACTOR'S SAFETY REQUIRED.

EXHIBIT 1B

▲					
▲					
No.	Revision	Date	By	App'd	

**THOMAS P. CHRISTIAN** Structural Engineer  
 267 Fourth Street / Oakland, California 94607 / 510-452-2488

**PROPOSED 20' x 60'**  
 1-20 @ ROYAL OAKS, SACRAMENTO, CA.  
 ELLER MEDIA CO. OAKLAND, CA.

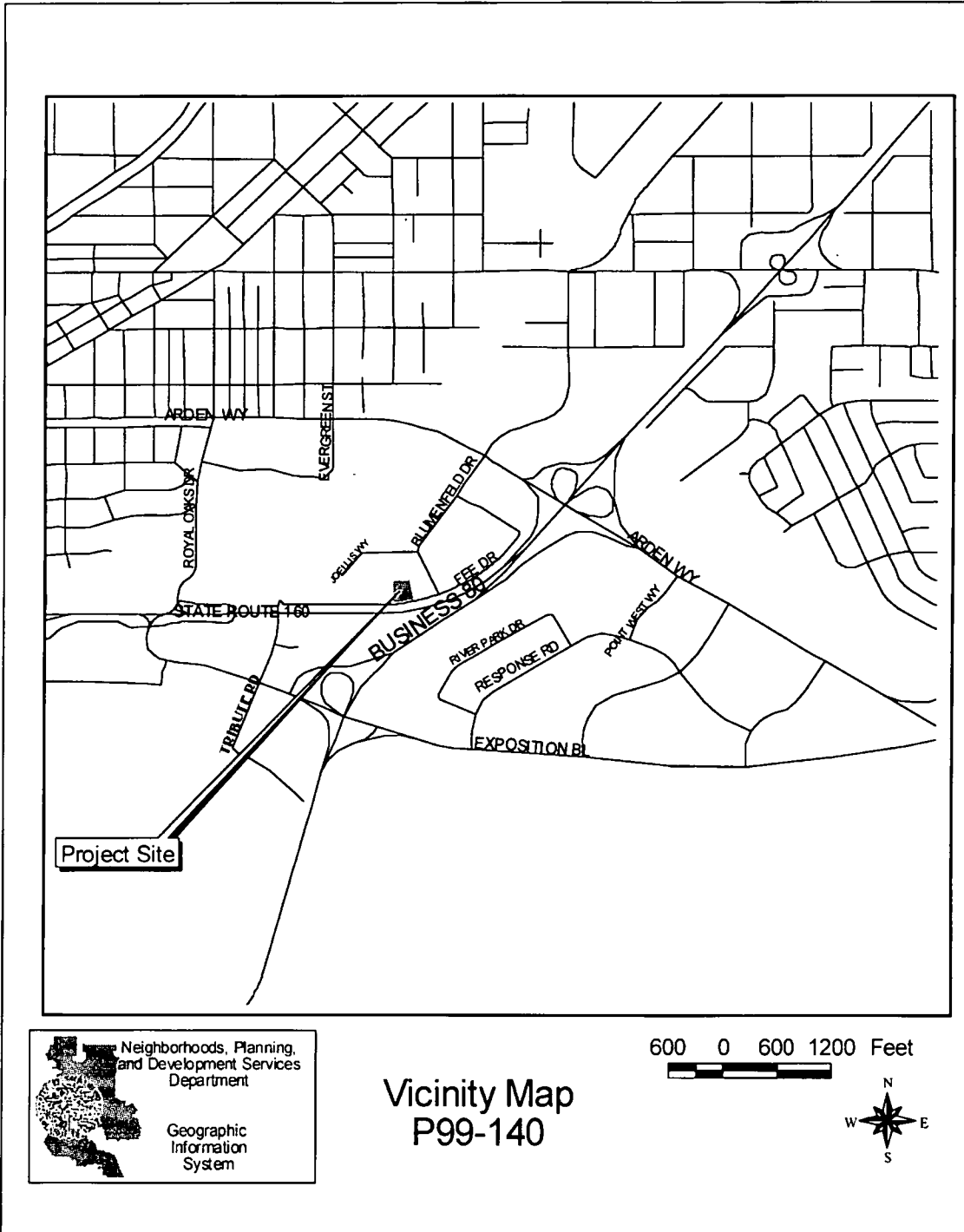
SECTIONS	Drawn By	#	Revision
ELEVATIONS	Date	11/16/99	Sheet No.
	Approved By		2 of 2
	Project No.	10402-A	

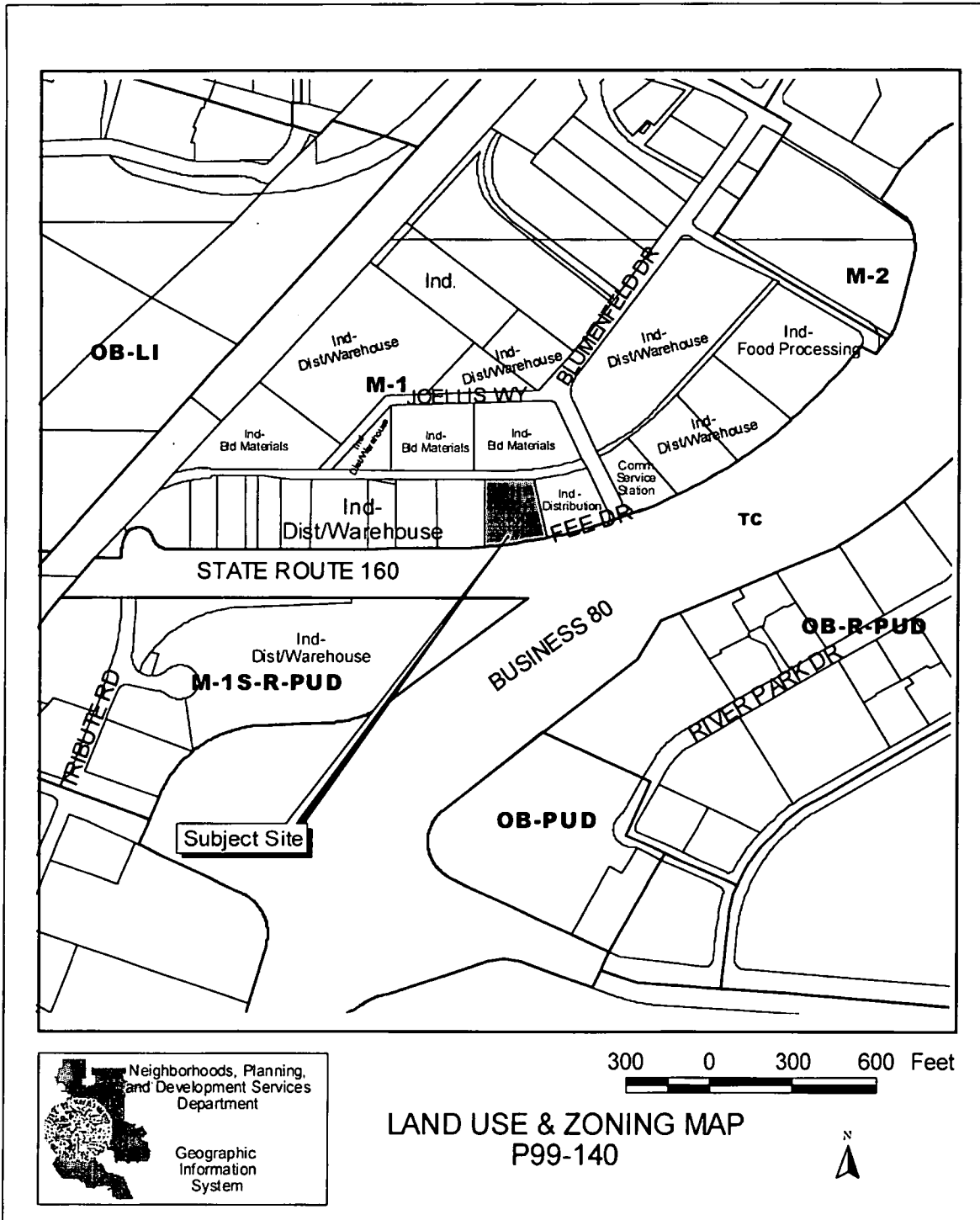
pg 13



ITEM 7  
PAGE 14

EXHIBIT 1C

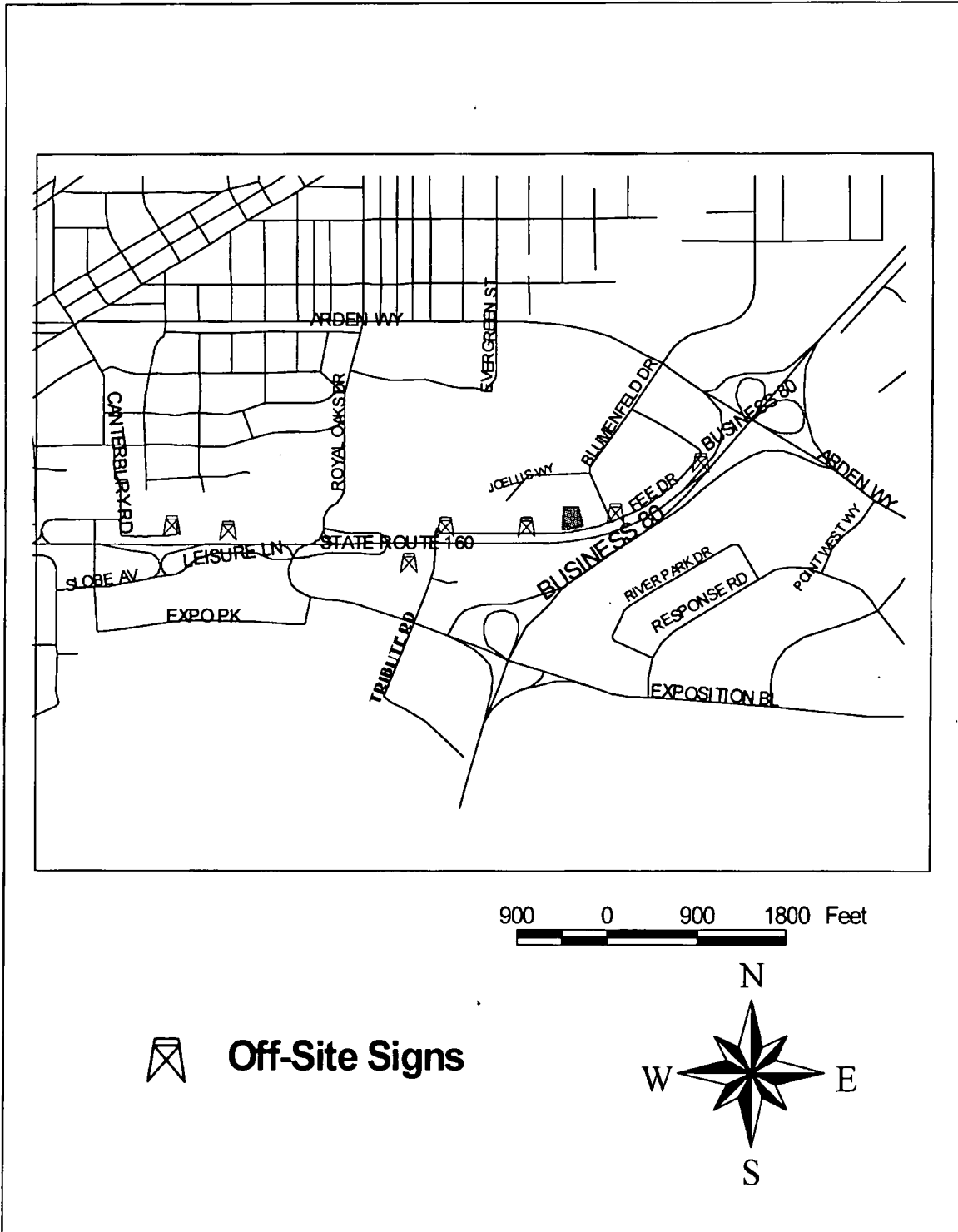


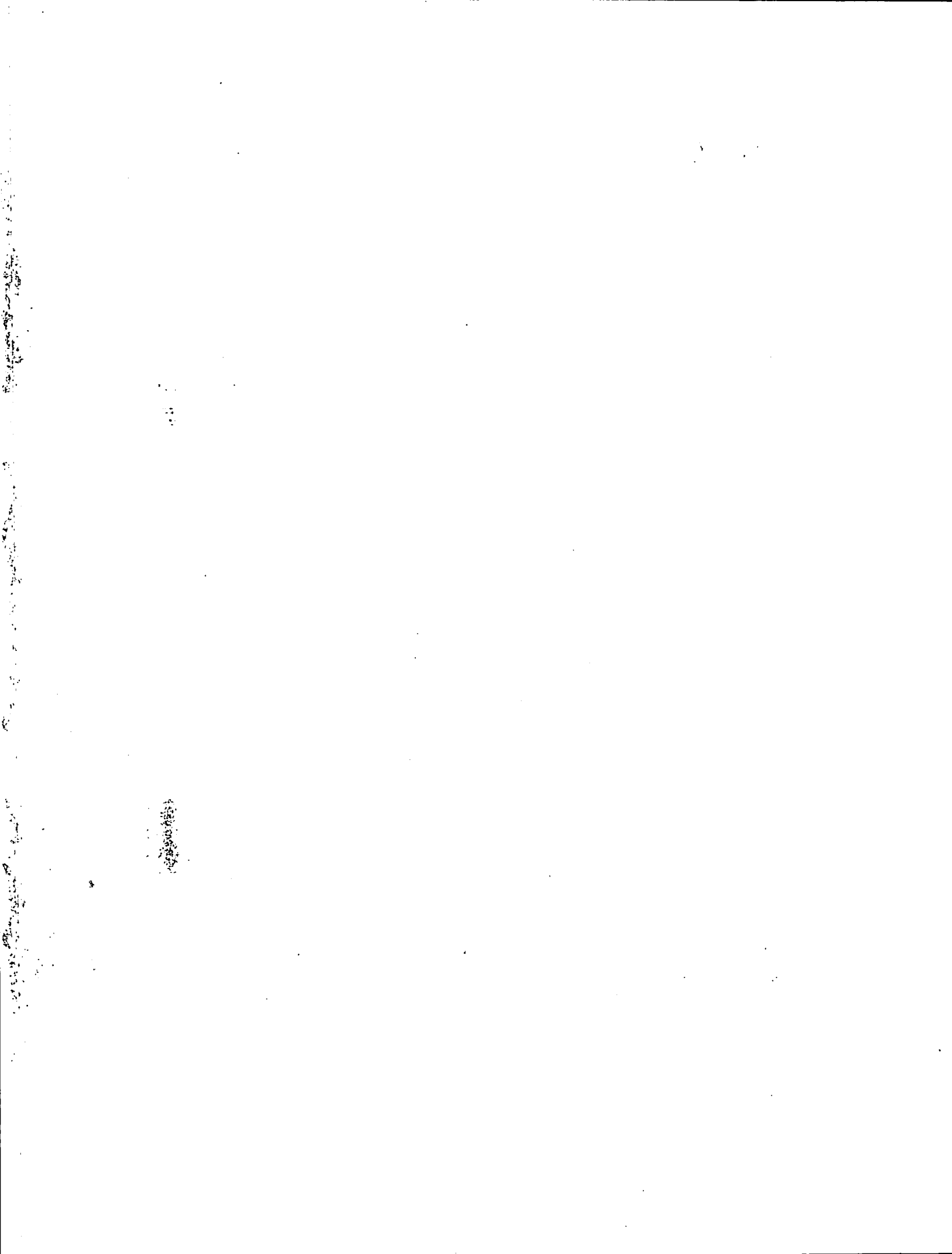


Neighborhoods, Planning,  
and Development Services  
Department  
  
Geographic  
Information  
System

LAND USE & ZONING MAP  
P99-140









Fee Dr. (APN: 277-0243-006)



1201 Fee Dr. (APN: 277-0242-009)



1021 Fee Dr. (APN: 277-0241-047)



909 Fee Dr. (APN: 77-0241-003)

