

7

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

MAR 28 2 58 PM '89

March 28, 1989

City of Sacramento
City Council
Sacramento, CA 95814

Re: Appeal of Planning Commission Denial of a request to
amend the Metro Center PUD sign guidelines to allow a
second attached sign
(P89-015)

Location: 2800 Gateway Oaks Drive

FILED
MAR 28 1989
Withdrawn
BY THE CITY COUNCIL
OFFICE OF THE CITY CLERK

Honorable Members in Session:

This letter will serve as authorization to withdraw the above
noted appeal from consideration which is on the City Council
agenda set for this evening.

Respectfully submitted,

COMSTOCK-JOHNSON ARCHITECTS, INC.



Daniel P. Eriksson
Applicant

**COMSTOCK
JOHNSON**
architects inc.



7

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 21, 1989

City Council
Sacramento, California

*Appellant Withdrew
Item - Letter
Will Be Coming.
3-28 1:50 p.m.*

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Honorable Members in Session:

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S DENIAL OF A REQUEST TO AMEND THE METRO CENTER PUD SIGN GUIDELINES TO ALLOW A SECOND ATTACHED SIGN (P89-015)

LOCATION: 2800 Gateway Oaks Drive

SUMMARY

In 1986, the City Council approved an amendment to the four South Natomas Office Park PUD Guidelines to permit one attached sign per office building which can be oriented towards the freeway. The applicant filed a request to allow a second attached sign for a building in Metro Center PUD. This request was denied by the Planning Commission and is before the City Council on appeal.

BACKGROUND INFORMATION

The 1986 amendment to allow one attached sign per building in the South Natomas Office Parks was approved after lengthy discussion. Since 1986 there have been numerous office buildings built in South Natomas which utilize one attached sign for identification or none at all. In addition, this same standard was carried over to North Natomas Office Parks.

The applicant is requesting an amendment to allow two attached signs for the subject site. The applicant indicates that Northern Telecom will be the sole tenant of the building and because they periodically conduct training sessions for out of town personnel who are unfamiliar with the area, a second attached sign is needed. One sign would face the freeway and the other would face Gateway Oaks Drive.

Planning staff recommend against the change to allow additional attached signage. Staff found the following:

1. Identification of the building on Gateway Oaks side can be provided through the use of a monument sign allowed by the PUD Guidelines;
2. All buildings in South Natomas receive out of town visitors or clients and Northern Telecom's situation is not unique; and
3. During the 1986 discussion to allow one attached sign for identification purpose, comments were made that the Council did not want to see applications for more than one attached sign.

The Planning Commission concurred with staff's position and further stated that Northern Telecom can use other means such as advance mailing of maps to help the trainees find the site. The Natomas Community Association also opposed the request (letter attached).

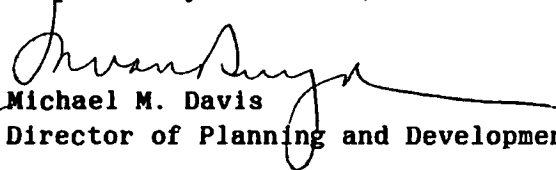
VOTE OF THE PLANNING COMMISSION

On January 26, 1989, the Planning Commission voted seven ayes, one absent, one vacant seat, to deny the change.

RECOMMENDATION

The Planning Commission and staff recommend denial of the appeal based on the attached findings.

Respectfully submitted,

for 
 Michael M. Davis
 Director of Planning and Development

FOR CITY COUNCIL INFORMATION
 WALTER J. SLIPE
 CITY MANAGER

MMD:AG:rt
 attachments

District No. 1
 March 28, 1989

P89-015

Appeal of Daniel P. Erikson vs.
City of Sacramento Planning
Commission's Denial of an Amendment
to the PUD Guidelines for Metro
Center to Allow Two Attached Signs
at 2800 Gateway Oaks Drive (P89-015)

Notice of Decision
and
Findings of Fact

At its regular meeting of March 28, 1989, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

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 additional signage requests in South Natomas Office Parks and I-5 scenic corridor.

2. Staff cannot find, nor has the applicant produced, a compelling and unique need 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.

MAYOR

ATTEST:

CITY CLERK

P89-015

NOTICE OF APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: Feb. 1, 1989

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission of Jan. 26, 1989 when: (Date)

 Rezoning Application X Variance Application
 Special Permit Application

was: Granted X Denied by the Commission

GROUND FOR APPEAL: (Explain in detail)

PROPERTY LOCATION: 2800 Gateway Oaks Drive

PROPERTY DESCRIPTION:

ASSESSOR'S PARCEL NO. 225 - 0230 - 078

PROPERTY OWNER: Sacramento Investment Group II

ADDRESS: 10969 Trade Center Dr. #100, Rancho Cordova, CA 95670

APPLICANT: Comstock-Johnson Architects, Inc. (Daniel P. Eriksson)

ADDRESS: 10304 Placer Ln., Ste. A - Sacramento, CA 95827

APPELLANT: (Daniel Eriksson) (Daniel P. Eriksson)
(SIGNATURE) PRINT NAME

ADDRESS: 10304 Placer Ln., Ste. A - Sacramento, CA 95827

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO.
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF:

P- 89015

5/82

DISTRIBUTE TO -
(4 COPIES REQUIRED): MVD
AG
WW

P 89015

4

RT
SG - (Original)

ATTACHMENT A

February 1, 1989

On December 12, 1988 application was filed for a variance to amend the South Natomas PUD Guidelines to increase the number of attached signs from one (1) to two (2).

It was noted at that time that the building was to be a tele-communications training facility occupied by Northern Telecom, and would attract students from all of the states west of the Mississippi River. Of the 400 or so students that would be using this facility during two (2) week intervals, ninety-nine percent (99%) will be unfamiliar with the area and ninety-five percent (95%) of them will arrive via airline. Visible signage from both the freeway and Gateway Oaks Drive is a necessity. Two (2) signs are necessary for identification, one when traveling south on the freeway from the airport and one visible to the traveler heading north down Gateway Oaks Drive.

When the Northern Telecom building is complete, there will be five (5) masonry buildings, each unique but similar in size and color, along the east side of Gateway Oaks Drive. Without an attached sign on the street access side (Gateway Oaks Dr.) ease of identification would be difficult at best. It should also be noted that this second sign on Gateway Oaks Drive would not be visible from the freeway and therefore would not proliferate signage along the I-5 scenic corridor.

The presentation of the staff report at the Planning Commission meeting of January 26, 1989 failed to recognize that the use of this building is unique to the South Natomas Office park. Furthermore, the building was pegged as being a "typical office" building in the staff report. Unfortunately, a cursory, incomplete and inaccurate staff report was presented to the Planning Commission and could not be reversed by the applicant's presentation prior to the public hearing.

It is necessary that the City Council take the opportunity to have the facts presented first hand, so as to completely understand the importance of this matter. The benefits to the community that such a training facility will bring, once the project is complete and fully operational, will be significant.

Natomas Community Association

7

P.O. Box 15362, Sacramento, Ca. 95813

January 26, 1989

CITY OF SACRAMENTO
CITY PLANNING DIVISION

City Planning Commission
City of Sacramento
1231 I Street
Sacramento, Ca. 95814-2977

JAN 26 1989

RECEIVED

Subject: P89-015 Metropolitan Center, Northern Telecom
Variance for Building Signage

Dear Commissionaires,

The Natomas Community Association strongly opposes this request for a variance to allow two signs on the Northern Telecom Western Training Facility.

The Development Agreement guidelines for the South Natomas office parks initially prohibited exterior building signage in order to encourage a "campus style" office park design theme.

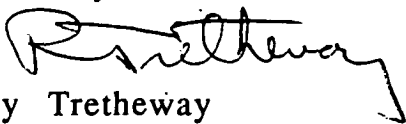
The prohibition on building signage was modified by the City to allow one "quality" sign at the recommendation of an ad hoc taskforce, whose members represented the office park owners, members of the community and City planning staff.

Further erosion of the office park signage restrictions will occur if you don't oppose this variance request. Furthermore, your Commission has a recent, yet strong, history of enforcement of the City signage ordinances at the industrial level (Norwood Office Park) to the new shopping centers (Park Plaza in South Natomas).

In response to the applicant's reason or "necessity" for the variance, you should recognize the premier location of the office park and the value of promoting the design and architectural integrity of the South Natomas office parks over the potential unfamiliarity of the students to our City.

The first remedy for Northern Telecom would be to provide adequate maps and instructions for their students traveling to Sacramento and/or an airport shuttle service for newly arriving students.

Sincerely,



Ray Tretheway
President

P89-015

1/26/89

6

item 37

**Sacramento City Planning Commission
VOTING RECORD**

7

MEETING DATE <u>1-26-89</u>
ITEM NUMBER <u>37</u>
PERMIT NUMBER <u>P 89-015</u>

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input checked="" type="checkbox"/> OTHER <u>amend PUD Guidelines</u> |

STAFF RECOMENDATION
<input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Unfavorable
<input checked="" type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION <u>2800 Gateway Oaks Dr.</u>
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S**

NAME	ADDRESS
<u>Don Erickson</u>	<u>10304 Placer Lane, Ste A, Sacto. 95827</u>

**O
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S**

NAME	ADDRESS

MOTION #

Yes	No	Motion	Second
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MOTION #	Yes	No	Motion	Second
GASTON	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
HOLLICK	<u>absent</u>	<input type="checkbox"/>		
HOLLOWAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
ISHMAFI	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NOTESTINE	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
OTTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
RAMIREZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
WILSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
CHINN	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input checked="" type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

CITY PLANNING COMMISSION

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

7

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 PW: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.

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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

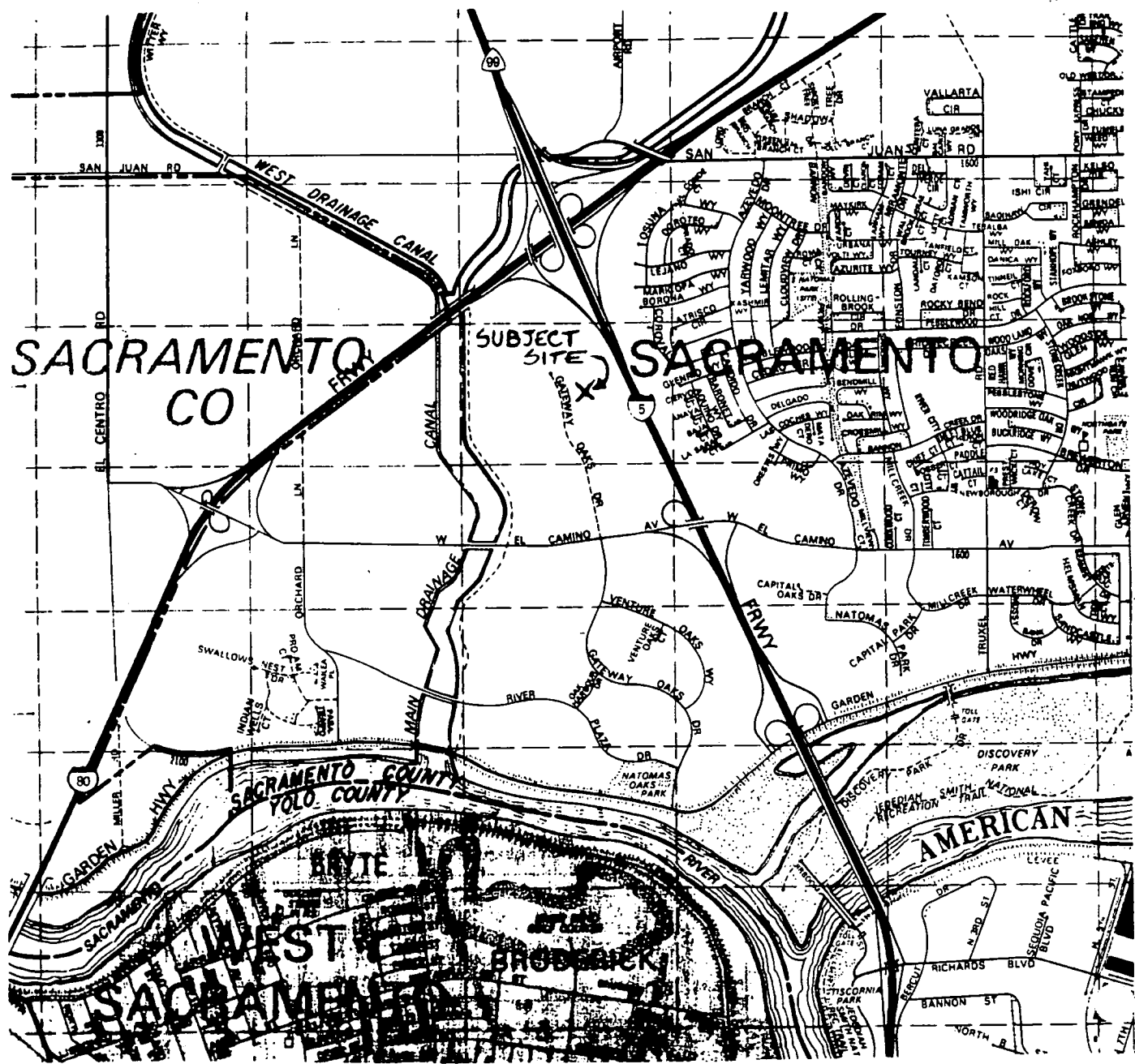
As previously mentioned in the background section of this report, the subject of signage in South Natomas Office Parks has been discussed thoroughly. Prior to the Commission and Council's decision in 1986 to allow one attached sign per building, no attached signs were allowed at all. Staff believes that 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:

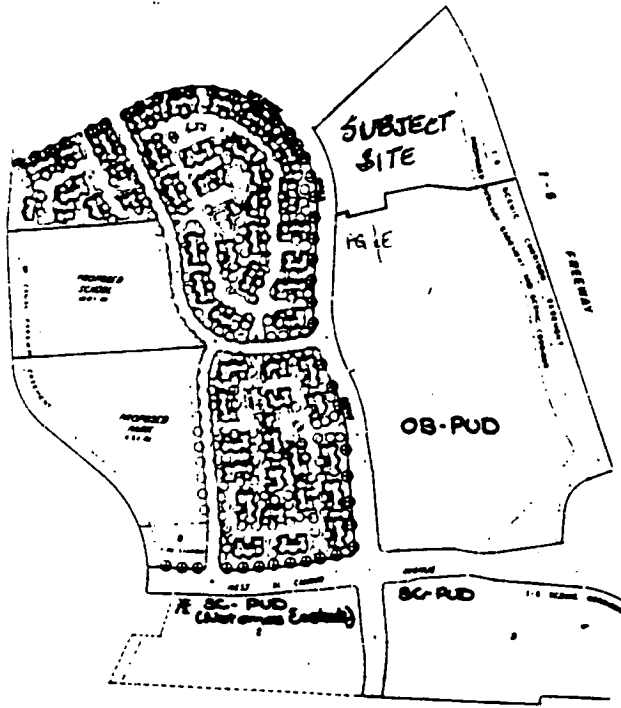
Findings of Fact

- 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.

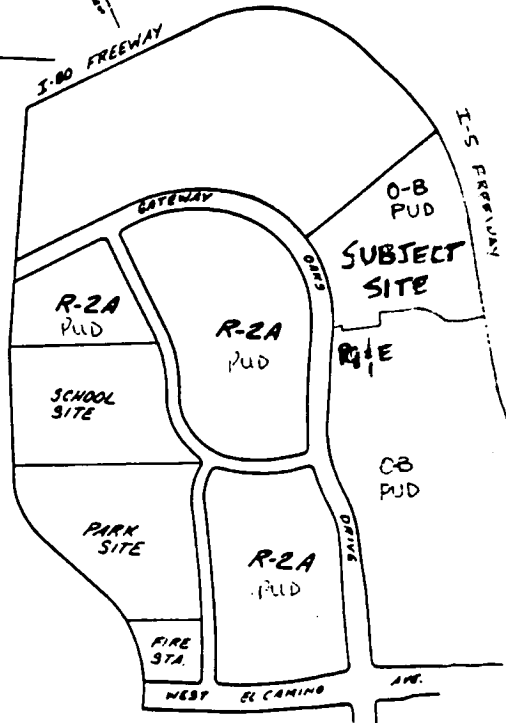


VICINITY MAP

11



Schematic Plan



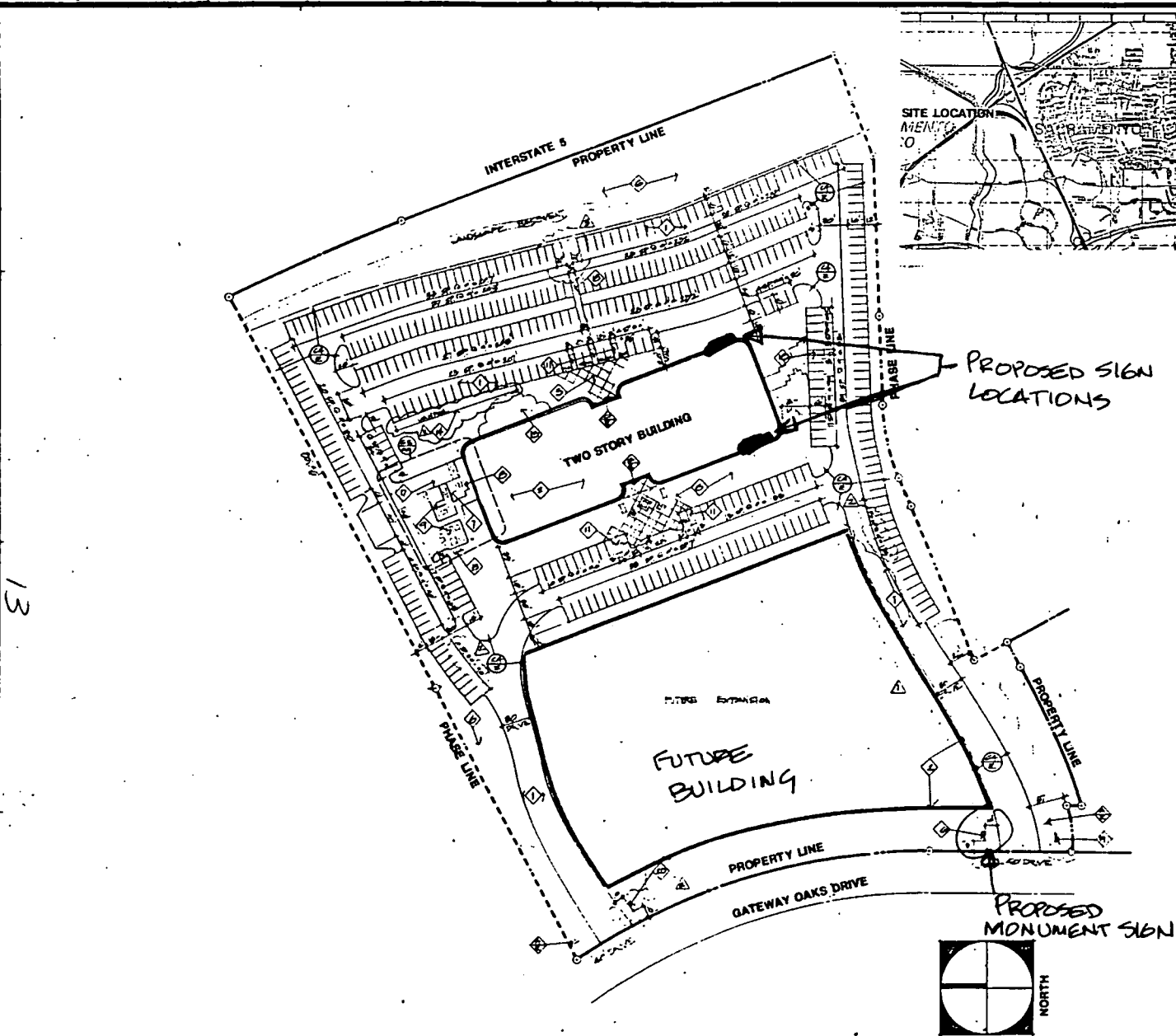
Zoning →

LAND USE & ZONING MAP

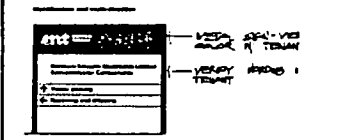
P89-015

1/26/89

Item 3



- KEY NOTES**
1. ALL FINISHING LOT SURFACES ARE ASPH. CONC. SEE CIVIL ENGINEERING DRAWINGS FOR GRADING PLANS AND/OR SITE DRAINAGE.
 2. BUILDING PAD AND FINISHED FLOOR ELEVATION PER CIVIL ENGINEERING DRAWINGS.
 3. ALL TRAFFIC STRIPING 4" WIDE, WHITE TRAFFIC PAINT.
 4. PARKING STALL (AS STANDARD): 8' x 16' w/ 2'-0" PLANTER OR WALL ORGANIC M.M.D.
 5. TYP. CONC. WALK - FINISH PER NOTES F & G INT. 2. SEE LANDSCAPE ARCHITECT'S DRAWINGS.
 6. TYP. LANDSCAPE PLANTER w/ 4" WIDE CONC. CURB - SEE LANDSCAPE ARCHITECT'S DRAWINGS.
 7. BICYCLE RACK TO BE CLASS II, "BALLY RACK", 800-700 w/ CABLE OR APPROVED EQUAL. PROVIDE 9 RACKS TOTAL.
 8. "CYCLE SAFE" STORAGE LOCKERS FOR 6 BICYCLES.
 9. DUMPSTER, BASK & UTILITY ENCLOSURE
 10. REFER TO GEN. NOTES, SHEET 2 FOR HANDICAP DRAWINGS.
 11. HANDICAP RAMP - SEE DETAIL D4/2
 12. LINES OF EXTENT OF WORK - SEE LANDSCAPE DRAWINGS
 13. LOCATION OF GAS METER - SEE DETAIL D4/1
 14. INDICATED VEH. POOL SPACE
 15. WALLED PADDED ENCLOSURE AREA - SEE LANDSCAPE ARCHITECT'S DRAWINGS
 16. BRICK MONUMENT SIGN - SEE DETAIL F4/1A.
 17. LOADING RAMP
 18. CONC. WALKING AREA FLUSH w/ DRIVEWAY. SEE NOTE 5 ABOVE.
 19. EXISTING MONUMENT SIGN TO BE REMOVED
 20. DELIVERY SIGN PER LIT. SIGN CRITERIA - SEE DETAIL B3/1



B3 TYPICAL DELIVERY SIGN

SITE DATA

SITE AREA:	6.611AC OR 287,932 S.F. ±
BUILDING AREA:	75,000 S.F. ± GROSS
OFFICES:	75,000
OFFICE :	75,000
250 :	200 TOTAL SPACES REQUIRED
PARKING PROVIDED:	
STANDARD SPACE:	205
HANDICAP SPACE:	5
TOTAL SPACES PROVIDED:	210
WAMPOL SPACES REQUIRED:	15
WAMPOL SPACES PROVIDED:	15
LOT COVERAGE:	
75,000 S.F. ± GROSS BUIL. AREA	100% COVERAGE
287,932 S.F. ± SITE AREA	

SITE PLAN
 T-50.00

ICOMSTOCK JOHNSON ARCHITECTS INC.

ARCHITECTS

10000 PLYMOUTH BLVD. SUITE 200
 SAN RAMON, CA 94583
 (916) 367-6327

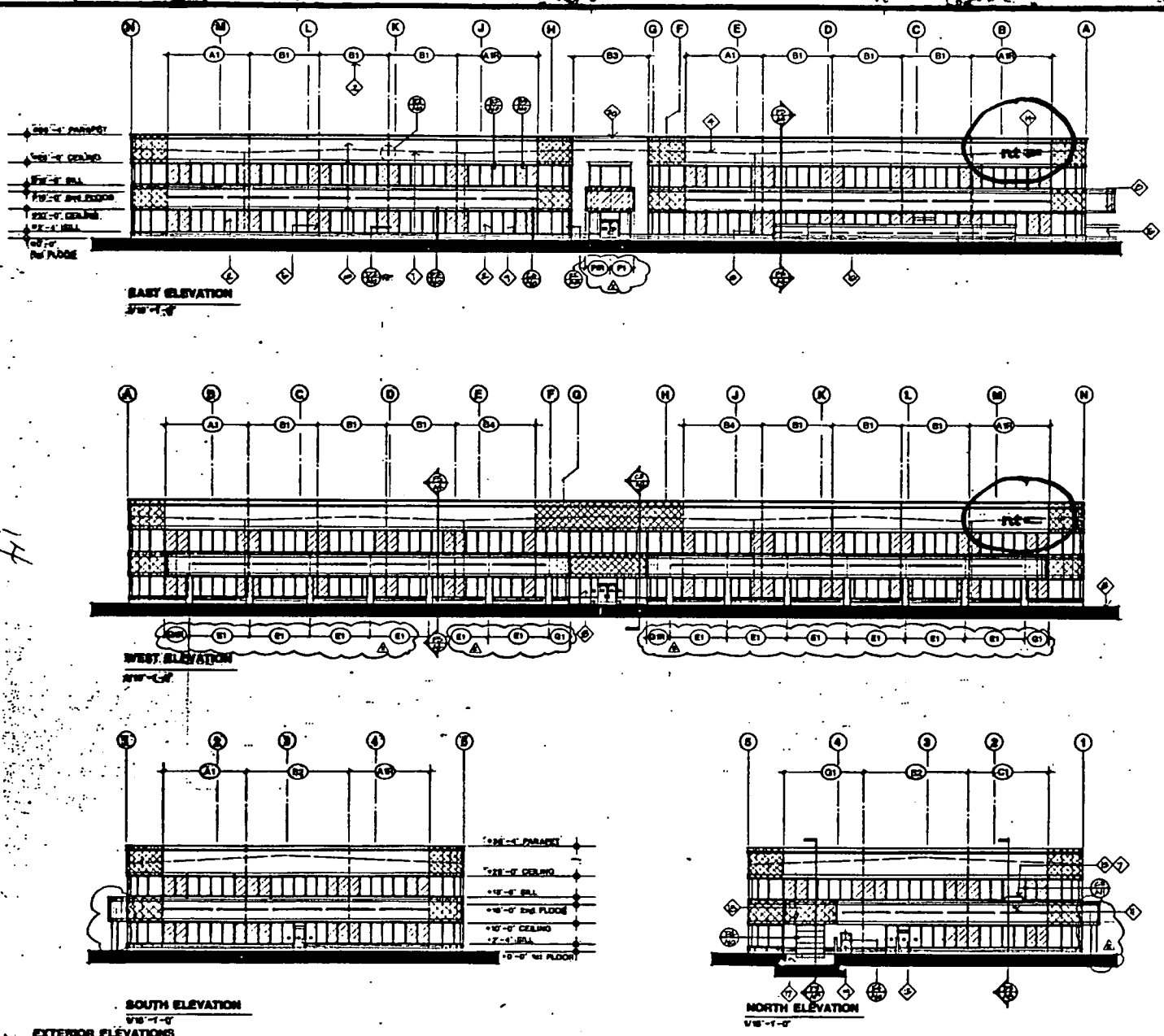
ARCHITECT: REG. 1

SITE PLAN

PA-015

2/2/85

17em37



- KEY NOTES**
1. TYP. PRECAST, TILT-UP CONC. PANELS BY WEST VIRGIN BRICK VENEER, 1/2" REINFORCING BARS. - SEE STRUCTURAL ENGINEERING DRAWINGS.
 2. TYP. STORMDOOR - SEE FLOOR PLAN.
 3. LINE OF FINISH GRADE OR S.C. FINISH - SEE CIVIL ENGINEERING DRAWINGS.
 4. LINE OF ROOF BEYOND.
 5. TYP. PANEL JOINT - SEE STRUCTURAL BRICK/REINFORCING DRAWINGS.
 6. LINE OF C.I. LEADER BEYOND. - SEE PLUMBING DRAWINGS.
 7. COVERED EXTERIOR DECK.
 8. RECESSED ENTRY.
 9. SHIMMED LEAD INDICATED CON. PANEL BOLDING SPANNING.
 10. 2-1/2" x 2" x 1-1/2" SHIM WHICH WORKS CORNER AND BANDING.
 11. BRICK OVERLAY - SEE PANEL ELEVATIONS.
 12. INDICATED TILT-UP PANEL TYP. SEE PANEL ELEVATIONS.
 13. BALCONY WITH BALUSTRADE.
 14. SLOTTED TYP. FOR 6 LOCKERS. SEE ELEC. BRICK/REINFORCING DRAWINGS. BRICK/REINFORCING DRAWINGS.
 15. SCREEN WALL.
 16. PAINTED SCREEN WALL - SEE LANDSCAPE DRAWINGS.
 17. IMPRESSED BRICK. SEE CIVIL DRAWINGS.
 18. CONCRETE OVER SOCS.
 19. FINISH. SEE CODE SCHEDULES.
 20. FINISH FINISHED POLYURETHANE PAINT. FINISHED FINISHED TO BE AS APPLICABLE TO PANELS.

BRICK VENEER AND CEMENT PLASTER NOTES

INDICATES VENEER MASONRY OVER Q PLASTER OVER PLYWOOD AND WOOD

EXTERIOR FINISH APPLICATIONS OF EXTERIOR WALL AND FINISH OVER PLYWOOD SHALL BE AS FOLLOWS:

1. LAYER OF BASE FELT, 615 GULLAGE PAPER
2. LAYER OF SELF-FINISHING PAPER BACK (REINFORCING GRADE) 3/4" METAL LATH 2 x 4 G2, GALVANIZED STEEL, 1/2" AND COVERED BY EXTERIOR FINISHING "MESH" LANTERN COAT BACKED DIAMOND MESH 16" ON EDGE, ATTACH TO THE WOOD STUD FRAMES PER RECOMMENDATIONS OF THE LATEST U.S.C. OR THE RECOMMENDATION OF THE MANUFACTURER, WHICH EVER IS THE MORE RESTRICTIVE RECOMMENDATION.
3. 3/4" THICK CEMENT PLASTER SHOW AND SCRATCH COATS. COAT MUST BE PLUMB, TRUE AND LEVEL. IF ALL EXTERIOR COORDINATE CEMENT PLASTER BARS AND TIES BRICKS, OLD BRICKED CEMENT PLASTER AND FINISH BRICKS. LATH OF CEMENT PLASTER SHALL COMPLY WITH CHAPTER 47, 1960 U.S.C. "LATHING" 6 4327 AND 4328 FOR AGGREGATE WEIGHTS. "SEE EXCEPTIONS"

FINISH COLOR TO BE SPECIFIED BY OWNER.

GLASS TYPES

	VISION GLASS
	TEMPERED GLASS
	TEMPERED VISION GLASS OVER CORNER PANEL LEGS

COMSTOCK JOHNSON ARCHITECTS INC.

DOUGLAS M. JOHNSON
DONALD M. JOHNSON
1700 N. 17th St., Suite 100
Durham, N.C. 27701
Phone: 773-1111

ELEVATIONS - SIGN LOCATION

EXTERIOR ELEVATIONS

AS

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
MAR 9 2 10 PM '89



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

March 7, 1989

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

MEMORANDUM

TO: Anne Mason, Acting City Clerk

FROM: Roxanne Twilling

SUBJECT: Request to Set Public Hearing ⁺ For March 28th

OK
JS

P89-015 Appeal of the Planning Commission's Denial to Amend the Metro Center PUD sign guidelines to allow a second attached sign on a 75,000 square foot office building in the OB-PUD zone; for property located at 2800 Gateway Oaks Drive (APN: 225-0230-078) (D1)

NOTICE OF APPEAL OF THE DECISION OF THE
SACRAMENTO CITY PLANNING COMMISSION

DATE: Feb. 1, 1989

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City
Planning Commission of Jan. 26, 1989 when:
(Date)

 Rezoning Application X Variance Application
 Special Permit Application

was: Granted X Denied by the Commission

GROUND FOR APPEAL: (Explain in detail)
SEE ATTACHMENT A

PROPERTY LOCATION: 2800 Gateway Oaks Drive

PROPERTY DESCRIPTION: _____

ASSESSOR'S PARCEL NO. 225 - 0230 - 078

PROPERTY OWNER: Sacramento Investment Group II

ADDRESS: 10969 Trade Center Dr. #100, Rancho Cordova, CA 95670

APPLICANT: Comstock-Johnson Architects, Inc. (Daniel P. Eriksson)

ADDRESS: 10304 Placer Ln., Ste. A - Sacramento, CA 95827

APPELLANT: (Daniel Eriksson) (Daniel P. Eriksson)
(SIGNATURE) PRINT NAME

ADDRESS: 10304 Placer Ln., Ste. A - Sacramento, CA 95827

FILING FEE:
 by Applicant: \$105.00 RECEIPT NO. _____
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: _____

P- 89015

5/82

FEB 02 1989

DISTRIBUTE TO -
(4 COPIES REQUIRED): MVD

AG
WW

RT
SG

- (Original)

P 89015

ATTACHMENT_A

February 1, 1989

On December 12, 1988 application was filed for a variance to amend the South Natomas PUD Guidelines to increase the number of attached signs from one (1) to two (2).

It was noted at that time that the building was to be a telecommunications training facility occupied by Northern Telecom, and would attract students from all of the states west of the Mississippi River. Of the 400 or so students that would be using this facility during two (2) week intervals, ninety-nine percent (99%) will be unfamiliar with the area and ninety-five percent (95%) of them will arrive via airline. Visible signage from both the freeway and Gateway Oaks Drive is a necessity. Two (2) signs are necessary for identification, one when traveling south on the freeway from the airport and one visible to the traveler heading north down Gateway Oaks Drive.

When the Northern Telecom building is complete, there will be five (5) masonry buildings, each unique but similar in size and color, along the east side of Gateway Oaks Drive. Without an attached sign on the street access side (Gateway Oaks Dr.) ease of identification would be difficult at best. It should also be noted that this second sign on Gateway Oaks Drive would not be visible from the freeway and therefore would not proliferate signage along the I-5 scenic corridor.

The presentation of the staff report at the Planning Commission meeting of January 26, 1989 failed to recognize that the use of this building is unique to the South Natomas Office park. Furthermore, the building was pegged as being a "typical office" building in the staff report. Unfortunately, a cursory, incomplete and inaccurate staff report was presented to the Planning Commission and could not be reversed by the applicant's presentation prior to the public hearing.

It is necessary that the City Council take the opportunity to have the facts presented first hand, so as to completely understand the importance of this matter. The benefits to the community that such a training facility will bring, once the project is complete and fully operational, will be significant.

FEB 28 1989

SACRAMENTO CITY PLANNING DIVISION

Application Information

Application taken by/date: AC/ 12-1-88

Project Location 2800 Gateway Oaks Dr.
 Assessor Parcel No. 225-0230-078
 Owners Sacramento Investment Groups II Phone No. _____
 Address 10969 Trade Center Dr. #100 Rancho Cordova, CA 95670
 Applicant Comstock Johnson Architect Inc. Phone No. 362-6303
 Address 10304 Placer Ln. Suite A, Sacramento, CA 95827

REQUESTED ENTITLEMENTS

ACTION ON ENTITLEMENTS

	Commission date	Council date
<input checked="" type="checkbox"/> Environ. Determination <u>Ex 15311A</u>	_____	_____
<input type="checkbox"/> General Plan Amend _____	_____	_____
_____	_____	Res. _____
<input type="checkbox"/> Community Plan Amend _____	_____	_____
_____	_____	Res. _____
<input type="checkbox"/> Rezone _____	_____	_____
_____	_____	Ord. _____
<input type="checkbox"/> Tentative Map _____	_____	_____
_____	_____	Res. _____
<input type="checkbox"/> Special Permit _____	_____	_____
_____	_____	_____
<input checked="" type="checkbox"/> Variance <u>To allow a second attached sign to an existing building in Natomas East/ Metro Center planned unit development (OB - PUD) on 6.61± developed acres</u>	_____	_____
<input type="checkbox"/> Plan Review _____	_____	_____
_____	_____	_____
<input type="checkbox"/> PUD _____	_____	_____
_____	_____	_____
<input type="checkbox"/> Lot Line Adjustment _____	_____	_____
_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____
_____	_____	_____

Sent to Applicant: _____
Date

By: _____
Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---------------------------------------|--|
| R — Ratified | D — Denied based on Findings of Fact | RMC — Recommend Approval W/amended conditions |
| A — Approved | RD — Recommend Denial | IAF — Intent to Approve based on Findings of Fact |
| AC — Approved W/conditions | RA — Recommend Approval | AFF — Approved based on Findings of Fact |
| AA — Approved W/amended conditions | RAC — Recommend Approval W/conditions | PI)AC — Planning Director Approved with Conditions |

EXPIRATION

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of one year unless a building permit is obtained within the variance term.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established the Special Permit shall be deemed to have expired.

TENTATIVE MAP: Failure to record a final map within 2 years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

P 1 P89015

**Sacramento City Planning Commission
VOTING RECORD**

MEETING DATE
1-26-89

ITEM NUMBER
37

PERMIT NUMBER
P 89-015

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER amend SPD Guidelines

STAFF RECOMENDATION

Favorable Unfavorable

Correspondence

Petition

LOCATION 2800 Gateway Oaks Dr.

PROPOSALS

NAME	ADDRESS
<u>Dan Erickson</u>	<u>10304 Placer Lane, Ste A, Nacto. 95827</u>

OPPOSITIONS

NAME	ADDRESS

MOTION # Yes No Motion Second

GASTON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLICK	<u>absent</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOLLOWAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ISHMAFI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NOTESTINE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTTO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RAMIREZ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHINN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____