



**CITY OF SACRAMENTO PLANNING COMMISSION  
RECORD OF DECISION**

New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814

Project Name: Promenade Food Court Sign Guidelines Amendment  
Project Number: P06-148  
Project Location: Promenade at Natomas Food Court  
Assessor's Parcel No.: 225-2110-031  
Applicant: Censource, Inc.  
Action Status: Approved with Conditions Action Date: 09/28/06

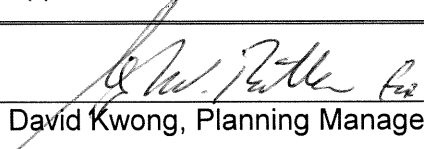
**REQUESTED  
ENTITLEMENT(S):**

Request to amend the Promenade at Natomas Planned Unit Development (PUD) Signage Guidelines to allow circular blade signs with a maximum diameter of 4 feet in the Promenade at Natomas Food Court.  
**A. Environmental Determination: Categorical Exemption** pursuant to CEQA Section 15311(a) (Accessory Structures/Signs);  
**B. PUD Guidelines Amendment** to allow circular blade signs with a maximum diameter of four (4) feet in the Food Court in the Promenade at Natomas PUD Signage Guidelines.

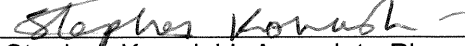
**ACTIONS TAKEN:** On 09/28/06, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Approved entitlements A and B listed above.

**Action certified by:**

  
David Kwong, Planning Manager

Sent to Applicant: 09/28/06

By:   
Stephen Kowalski, Associate Planner

**NOTICE OF PROTEST RIGHTS**

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

### **EXPIRATION**

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

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

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

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan review term.

**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 rezoning, special permits and variances.

### **APPEALS**

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before 10/09/06. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

**Adopted Findings of Fact and Conditions of Approval  
Promenade Food Court Sign Guidelines Amendment (P06-148)  
Promenade at Natomas Food Court**

**Findings of Fact:**

- A. Environmental Determination:** On September 28, 2006 the Planning Commission found that the project was a Categorical Exemption pursuant to Section 15311(a) of the California Environmental Quality Act (CEQA).
- B.** On September 28, 2006 the Planning Commission approved the **Planned Unit Development Guidelines Amendment** to allow circular blade signs with a maximum diameter of four (4) feet in the Promenade at Natomas Food Court based on the following findings of fact:
1. The proposed amendment conforms to the General Plan and North Natomas Community Plan goals and policies to enhance and maintain the quality of life in the City;
  2. The proposed amendment does not change the type or intensity of land use for the subject property;
  3. The proposed amendment meets the purposes and criteria stated in the Zoning Ordinance to promote an integrated and well-designed development; and
  4. The proposed amendment will not be injurious to the public welfare, nor to other properties and/or property owners in the vicinity of the Food Court.

**Conditions of Approval:**

- B.** On September 28, 2006, the Planning Commission approved the **Planned Unit Development Guidelines Amendment** to allow circular blade signs with a maximum diameter of four (4) feet in the Promenade at Natomas Food Court subject to the following conditions:
- B1.** The Signage Guidelines amendment shall apply only to restaurants located within the Promenade at Natomas Food Court.
- B2.** A sign permit shall be obtained prior to construction or installation of any signs.
- B3.** The signs for the Johnny Rocket's restaurant shall substantially conform to the plans submitted and shown as Exhibits 1B-1G attached to the Planning Commission Staff Report dated September 28, 2006. Any

modification to the plans shall be subject to review and approval by Planning staff prior to the issuance of the sign permit.