



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

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

Project Name: Del Paso Road PUD Sign Amendments  
Project Number: P06-144  
Project Location: 2800 Del Paso Road and all of Del Paso Road PUD, southeast of Del Paso Road and East Commerce Way, southwest of Del Paso Road and Truxel Road  
Assessor's Parcel No.: 225-0070-081, -082, -084, -085, -086, -092, -107, -108, -116, -117, -124, -130, -131, -132, -133, -134, -135, -136, and -137  
Applicant: Gary Yuke, Pacific Neon Company, (916) 927-0527  
2939 Academy Way, Sacramento, CA 95815  
Action Status: Approved with conditions Action Date: 10/26/06

**REQUESTED ENTITLEMENT(S):** A. Environmental Determination: Exempt (CEQA Section 15301);  
B. PUD Guidelines Amendment to amend signage guidelines for attached signs within the Del Paso Road PUD.

**ACTIONS TAKEN:** On 10/26/06, 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).

**Action certified by:**   
David Kwong, Planning Manager

Sent to Applicant: 10/27/06

By:   
Staff Signature

**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 (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); 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 11/06/06. If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

### **Findings Of Fact**

- A. Environmental Determination:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines for new copy of on-premise sign to an existing facility with no expansion of the established use. The proposed project will only amend the allowable number of signs for single-tenant pad building and will not alter the intensity or use of any buildings.
- B. The PUD Guidelines Amendment** to amend signage guidelines to amend signage guidelines for attached signs within the Del Paso Road PUD is **approved** subject to the following Findings of Fact and Conditions of Approval:
1. The PUD amendments, allowing additional signage to enhance Employment Center uses, conform to the General Plan and the North Natomas Community Plan goals and policies to enhance and maintain the quality of life in the City;
  2. The PUD amendments do not change the type or intensity of land use for the subject property;
  3. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance to promote an integrated and well designed development; and
  4. The PUD amendments will not be injurious to the public welfare, nor to other property in the vicinity of the development.

**Conditions Of Approval**

- B. The PUD Guidelines Amendment to amend signage guidelines for attached signs within the Del Paso Road PUD is hereby approved subject to the following conditions:**
- B1. The applicant shall comply with the amended Del Paso Road Planned Unit Development (PUD) Guidelines including, but not limited to, amendments per P06-144 (Exhibit 1A). A sign permit shall be required for all future signs located within the project site.

## Exhibit 1A – Amendment to Del Paso Road PUD Guidelines

### SECTION 3 – SITE DESIGN STANDARDS

#### 3.9b Employment Center Attached Building Signs

##### (Proposed Amendments)

##### General Requirements for Attached Signage

- a. Signs perpendicular to the face of the building shall be permitted only with City of Sacramento, Development Services Department, Planning Division approval.
- b. All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch (3/4") from the building to permit dirt and water drainage.
- c. No sign shall be permitted on building roofs, nor shall any sign project above the building top of the wall upon which it is mounted.
- d. One additional sign identifying the address of the building shall be allowed. Such a sign shall not exceed 25 square feet and shall be located where it is visible from the public right of way.

##### Employment Center Attached Building Signs - Support Commercial Uses (Retail)

- a. Buildings are allowed two signs per occupancy, provided the two signs are not located on the same elevation. One sign must appear above tenant store entrance. **Exception: Single-tenant pad buildings may have a maximum of three (3) signs where each sign shall be on a different building elevation; the maximum aggregate sign area shall not exceed 250 sq. ft. and the length shall not exceed 70% of lineal frontage of the façade upon which the sign is located.**
- b. All exterior letters or signs exposed to the weather shall be mounted at least three fourths of an inch (3/4) from the building to permit dirt and water drainage.
- c. Building signs will be individual illuminated channel letters with plastic faces.

##### Employment Center Attached Building Signage - Office Uses and other Primary Uses

- a. Each building shall be allowed a total of four (4) signs, subject to the following:

A maximum of two (2) signs shall be allowed on Del Paso Road, East Commerce Way, or Truxel Road, provided the two signs are not for the same tenant. Total allowable sign area on Del Paso Road, East Commerce Way, or Truxel Road shall not exceed 200 square feet (a maximum of 100 square feet per sign).

A maximum of two (2) additional signs shall be allowed on any other side of the building. These signs shall not exceed 50 square feet each.

No single tenant may have more than two attached signs (of any size).

Office buildings or other primary uses that do not have frontage on Del Paso Road, East

Commerce Way, or Truxel Road shall be allowed one (1) sign per tenant, for a maximum of four signs per building. Each sign shall be limited to a maximum of 50 square feet.

- b. Building signs will be individual illuminated reverse pan-channel letters.