



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

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: Natomas Town Center Sign Amendments
Project Number: P07-081
Project Location: Northeast corner of Del Paso Road and East Commerce Way
Assessor's Parcel No.: 225-1780-010, -012; 225-1970-001, -005, -006, -007, -008, -009, -010, -011, -012, -013
Applicant: Joey Aliano, Ultrasigns (858) 569-1453
9025 Balboa Avenue, #150, San Diego, CA 92123
Action Status: Approved with conditions Action Date: 07/26/07

REQUESTED ENTITLEMENT(S): A. Environmental Determination: Exempt (CEQA Guidelines Sections 15301 and 15311(a));
B. PUD Guidelines Amendment to amend signage guidelines for the Town Center Planned Unit Development in the North Natomas Community Plan area.

ACTIONS TAKEN: On 07/26/07, 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: 07/27/07

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 08/13/07. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Sections 15301 (Existing Facilities) and 15311(a) (Accessory Structures) of the California Environmental Quality Act Guidelines as follows:

The proposal, which allows the installation of on and off-premise signs at the Natomas Town Center shopping center, is consistent with Section 15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, etc. involving negligible or no expansion of use beyond that existing at the time of lead agency's determination and Section 15311(a), which consists of the construction or placement of minor structures accessory to existing commercial, industrial or institutional facilities including on-premise signs.

B. The PUD Guidelines Amendment to amend signage guidelines for the Town Center Planned Unit Development in the North Natomas Community Plan area is **approved subject to the following Findings of Fact and Conditions of Approval:**

1. The PUD amendments conform to the General Plan policy to enhance and maintain the quality of life in the City by providing well-designed and well-oriented signage at

- the Town Center shopping center;
2. The PUD amendments do not change the type or intensity of land use by more than ten (10) percent;
 3. The PUD amendments meet the purposes and criteria stated in the City Zoning Ordinance to promote a well-designed and coordinated site development; and
 4. The PUD amendments will not be injurious to the public welfare, nor to other properties in the vicinity of the development but will aid in more efficient circulation within the center and the surrounding area.

Conditions Of Approval

The **PUD Guidelines Amendment** to amend signage guidelines for the Town Center Planned Unit Development in the North Natomas Community Plan area is hereby approved subject to the following conditions:

1. The applicant shall comply with the amended Town Center Planned Unit Development (PUD) Guidelines including, but not limited to, amendments per P07-081 (Exhibit 1A to 1E). Any new signage not covered by this approval will be subject to review by the Current Planning Division prior to issuance of sign permits.
2. Sign permits shall be required for all new signage. All proposed signs shall have written endorsement from the Landlord of the Town Center shopping center.
3. A final sign program, along with fabrication and installation details with exact location shown on the site, shall be submitted to the City for review prior to the issuance of sign permits.

Natomas Town Center Sign Criteria:

Sign Type A	Project ID, Project Component ID and Tenant ID	
	A1	Pylon Sign with Tenant ID
	A2	Low Entry Monument Sign
	A3	Monument Sign with Tenant ID
	A4	Service Station Monument Sign
	A5	<i>Food Court Tenants Monument Sign (Amend)</i>
Sign Type B	Project Directional Sign	
	B1	Tenant Directory
	B2	<i>Food Court Parking Directional Signs (Amend)</i>
Sign Type C	Tenant Signs	
	C1	Major Anchor Tenant (>40,000 sq.ft)
	C2	Major Tenant (15,001 to 39,999 sq.ft)
	C3	Minor Tenant (4,001 to 15,000 sq.ft.)
	C4	In-line Shop Tenant (<4,000 sq.ft)
	C5	Pad – Multi-Tenant
	C6	Pad – Single User
	C7	Pad – Service Station/Fuel Center
	C8	<i>In-Line Food Court Tenant (Amend)</i>

Sign Type A5

Food Court Tenants Monument Sign

Quantity: One (1) single faced internally illuminated aluminum faced monument sign. Materials, textures and colors to match existing detached monument signs in the PUD.

Size: Overall dimensions of 6'-0" in height and 5'-5" in width; up to six Individual tenant panels of 3'-2" wide by 7" high each.

Location: Within planter area at the interior of the shopping center, sign shall not impede the line of sight of vehicular and pedestrian traffic.

Sign Type B2

Food Court Parking Directional Signs

Quantity: Five (5) single faced non-illuminated signs mounted on poles.

Size: Sign panel area shall not exceed 4 square feet in size and the overall height shall not exceed 5'-0".

Location: Two (2) signs adjacent to New Market Drive and three (3) signs within the

shopping center. Signs shall not impede the line of sight of vehicular and pedestrian traffic.

Sign Type C8

In-Line Food Court Tenant Sign

Quantity: One (1) sign per food court tenant; double faced internally illuminated blade displays.

Size: Signs shall be 1'-8" high by 4'-0" wide and installed securely to horizontal beams at trellis feature. Height clearance shall be per City requirement.

Location: At the trellis feature at the public plaza.

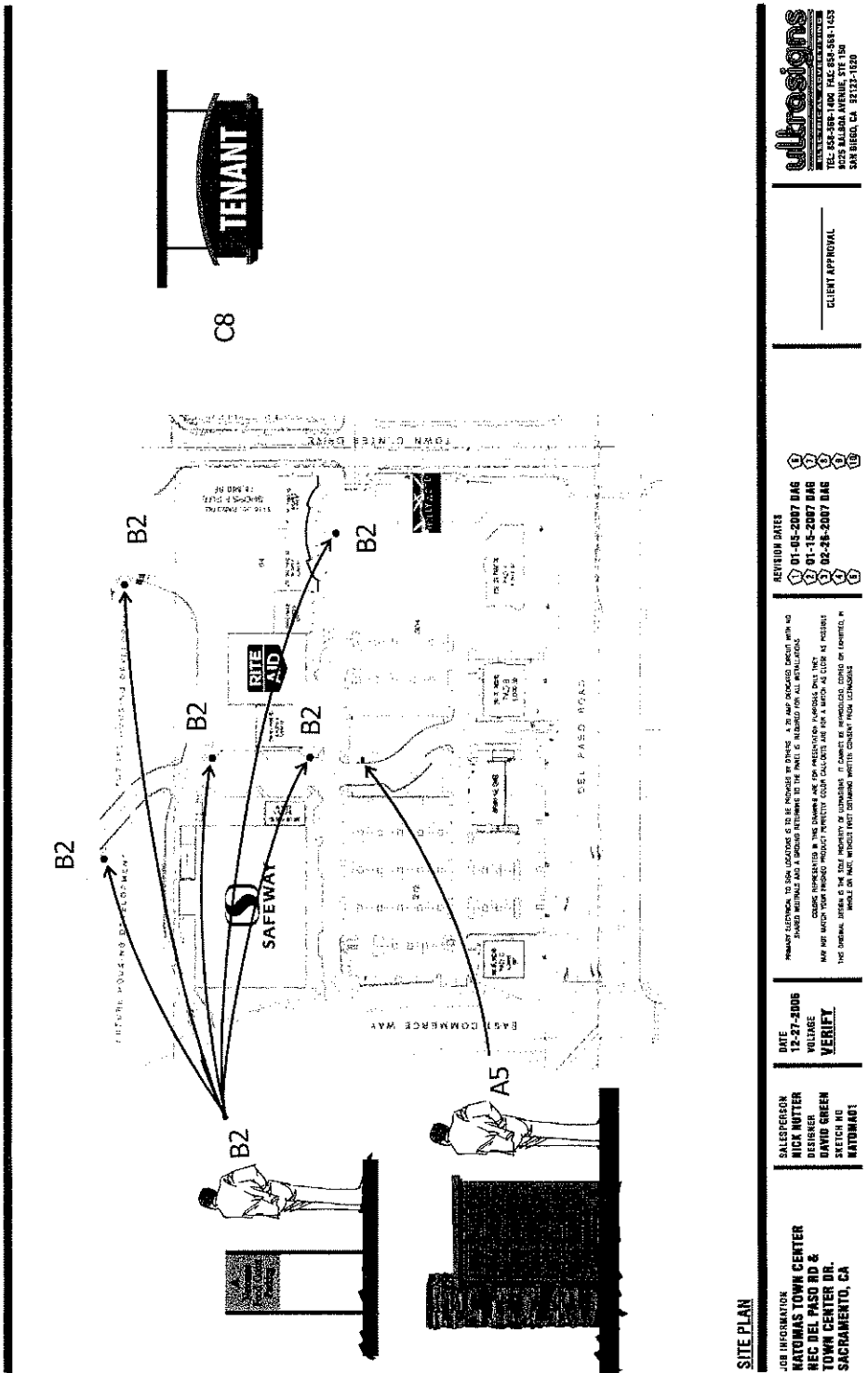
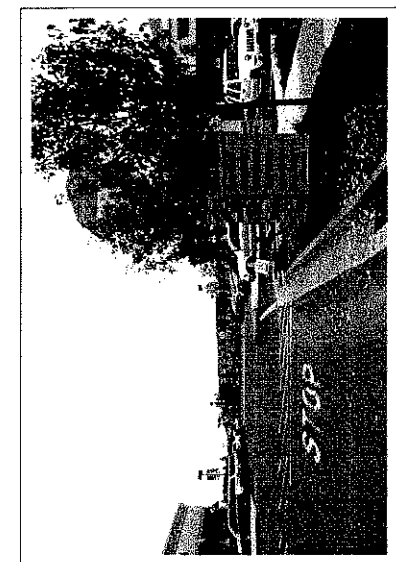
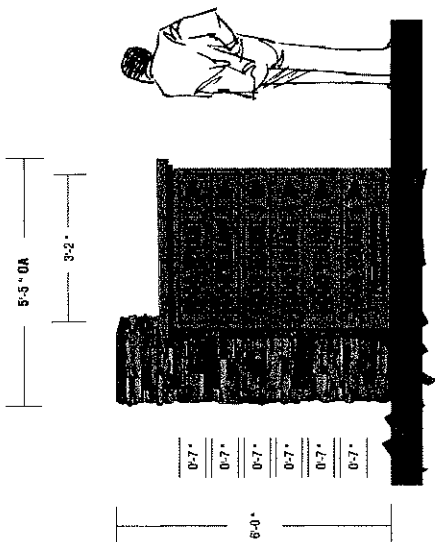


Exhibit 1C – Food Court Tenants Monument Sign (A5)

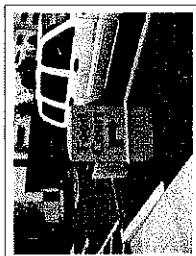


PROPOSED ELEVATION VERIFY SCALE

NEW SINGLE FACED INTERNALLY ILLUMINATED ALUMINUM FACED GROUND DISPLAY
 SCALE 3/16" = 1'-0"
 USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT
 INTO CONCRETE FOOTING.
 TENANT PANELS ROUTE OUT WHERE GRAPHICS OCCUR AND BACK UP WITH PLEX WITH
 APPLIED VINYL OVERLAYS.
 MATERIALS, TEXTURES AND COLORS TO MATCH EXISTING SIGNS ON SITE.
 ILLUMINATE WITH OHIO FLOURESCENT TUBES AT 1'-0" ON CENTER.
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.
 VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



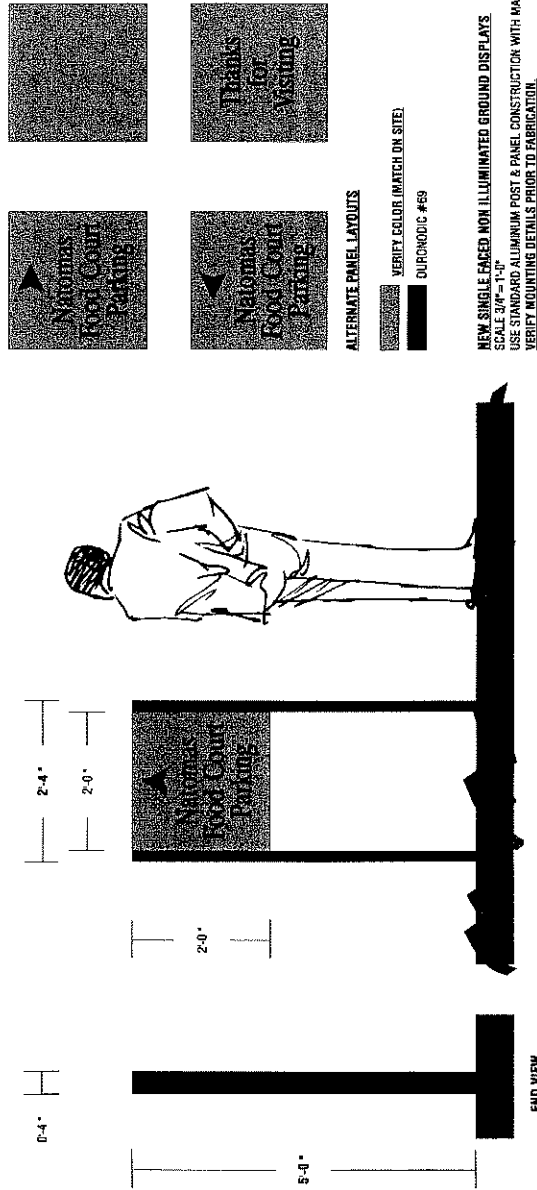
A5



REMOVE AND DISCARD THIS SIGN

ulbrestions ULBRESTIONS SIGN & GRAPHICS TEL: 924-588-1400 FAX: 924-588-1433 9025 BALCON AVENUE, STE 150 SAN DIEGO, CA 92123-1920	
JOB INFORMATION NATOMAS TOWN CENTER 865 DEL PASO RD & TOWN CENTER DR. SACRAMENTO, CA	SALESPERSON RICK BUTLER DESIGNER DAVID BINKER CHECKED BY NATOMAS01
DATE 12-27-2006 VOLAGE VERIEY	REVISION DATES 01-25-2007 DAG 01-18-2007 DAG 02-28-2007 DAG
PRIMARY ELECTRICAL TO SIGN LOCATIONS IS TO BE PROVIDED BY OTHERS. A 25 AMP DISCONNECT CIRCUIT WITH 40 GAUGE METAL AND A BONDING TERMINAL TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR PRESENTATION PURPOSES ONLY. THEY MAY NOT MATCH THE MANUFACTURER'S PRODUCT COLORS. COLORS SHALL BE FOR A MATCH TO COLOR AS APPEARED. THE DESIGN, CONSTRUCTION AND INSTALLATION OF THIS SIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE SIGN PRIOR TO INSTALLATION.	CLIENT APPROVAL

Exhibit 1D – Food Court Parking Directional Signs (B2)

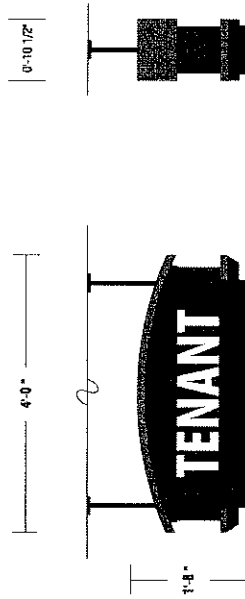
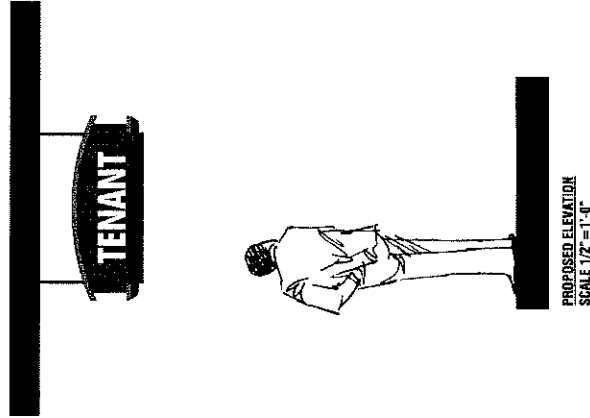


B2

END VIEW

JOB INFORMATION MATOMAS TOWN CENTER REC DEL PASO RD & TOWN CENTER DR. SACRAMENTO, CA	SALESPERSON NICK WITTER DESIGNER DAVID GREEN SKETCH NO MATDMART	DATE 12-27-2006 VOLTAGE VERIFY	REVISION DATES 1 01-05-2007 DAG 2 01-15-2007 DAG 3 02-26-2007 DAG	 TEL: 925-459-1400 FAX: 925-459-1433 8022 SALERIA AVENUE, STE 130 SAN DIEGO, CA 92123-1220
PRIMARY ELECTRICAL TO SIGN (CABLES) IS TO BE PROVIDED BY OTHERS. A 1/2" DIA. RIGIDIZED CONDUIT WITH 1/2" SPACED INTERNALS AND A BRACKLE ATTACHED TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. COLORS REPRESENTED IN THIS DRAWING ARE FOR REFERENCE ONLY. COLORS MAY VARY AS POSSIBLE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE CODES. THE SIGNAGE DESIGN IS THE SOLE PROPERTY OF ULTRASIGNS. IT CANNOT BE REPRODUCED, COPIED OR CHANGED, IN WHOLE OR IN PART, WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM ULTRASIGNS.			CLIENT APPROVAL	

Exhibit 1E – In-Line Food Court Tenant Sign (C8)



C8

NEW DOUBLE FACED INTERNALLY ILLUMINATED BLADE DISPLAYS
 SCALE 3/4" = 1'-0"
 USE STANDARD ALUMINUM FACED CONSTRUCTION WITH MAT SATIN FINISH
 ROUTE OUT WHERE GRAPHICS OCCUR AND BACK UP WITH PLEX WITH OPTIONAL VINYL OVERLAYS.
 ILLUMINATE WITH CWH/O FLUORESCENT TUBES AT 1'-0" ON CENTER.
 INSTALL WITH 1" SQUARE TUBE...VERIFY HEIGHT OFF GRADE.

ultrasigns
 SIGNAGE & GRAPHICS
 3025 BALBOA AVENUE, STE 150
 SAN DIEGO, CA 92123-1520
 TEL: 619-592-1400 FAX: 619-592-1433

CLIENT APPROVAL

- REVISION DATES
- 1 01-05-2007 BAR
 - 2 01-15-2007 BAR
 - 3 02-26-2007 BAR
 - 4
 - 5

PRIMARY ELECTRICAL SIGN LOADINGS TO BE PROVIDED BY OTHER. A 30 AMP DISCONNECT CIRCUIT WITH 40 GAUGE METAL AND A BRASS RETURN TO THE WALL IS REQUIRED FOR ALL METALLIC COILING REINFORCERS. IN THE DRAWING ARE FOR INFORMATION PURPOSES ONLY. THEY ARE NOT TO BE USED FOR PRODUCT PROTECTIVE CALCULATIONS NOR FOR A BASIS AS POSSIBLE THE DRAWING SHALL BE THE SOLE AUTHORITY OF CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND MATERIALS WITH THE SUPPLIER.

DATE: 12-27-2006
 VOLTAGE: VERIFY
 SALES/PERSON: NICK WITTER
 DESIGNER: DAVID GREEN
 SKETCH NO: MATOMAD01

JOB INFORMATION
 MATOMAS TOWN CENTER
 NEC DEL PASO RD &
 TOWN CENTER DR.
 SACRAMENTO, CA



C8 PROPOSED ELEVATION

<p>JOB INFORMATION NATOMAS TOWN CENTER 405 DEL PASO RD & TOWN CENTER DR. SACRAMENTO, CA</p>	<p>SALESPERSON NICK MUTTER DESIGNER DAVID GREEN SECTION NO. NATOMAS01</p>	<p>DATE 12-27-2006 VOLUME VERIFY</p>	<p>REVISION DATES</p> <p>① 01-09-2007 DAG ② 01-15-2007 DAG ③ 02-26-2007 DAG</p> <p>④ ⑤ ⑥ ⑦</p>	<p>CLIENT APPROVAL</p>	<p>ultrasions ARCHITECTURAL CONSULTANTS TEL: 924-568-1400 FAX: 924-568-1455 9025 BALBOA AVENUE, STE 150 SAN DIEGO, CA 92123-1320</p>
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