



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

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

Project Name: Borders Sign Amendment
Project Number: P06-165
Project Location: 4690 – 4790 Natomas Boulevard (Park Place)
Assessor's Parcel No.: 225-0040-062, 225-0040-074 and 225-0040-075
Applicant: Kieffer & Company, Inc. c/o Patrick Ryan, (847) 520-1255
585 Bond Street, Lincolnshire, IL 60069
Action Status: Approved with conditions Action Date: 01/11/07

REQUESTED ENTITLEMENT(S): A. Environmental Determination: Exempt (CEQA Section 15301);
B. PUD Guidelines Amendment to amend signage guidelines for attached signs within the Northborough/Parkway Plaza/JMA PUD.

ACTIONS TAKEN: On 01/11/07, 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: 01/11/2007

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 01/22/07. 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:** 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 and size of signs for major tenants within the Park Place commercial center and will not alter the intensity or use of any buildings.
- B. The PUD Guidelines Amendment** to amend signage guidelines for attached signs within the Northborough/Parkway Plaza/JMA PUD is **approved** subject to the following Findings of Fact and Conditions of Approval:
1. The PUD amendments, in providing additional signage criteria for Major Tenants occupying between 14,000 square feet and 50,000 square feet within the Commercial Center, 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

The **PUD Guidelines Amendment** to amend signage guidelines for attached signs within the Northborough/Parkway Plaza/JMA PUD is hereby approved subject to the following conditions:

1. The applicant shall comply with the amended Northborough/Parkway Plaza/JMA Planned Unit Development (PUD) Guidelines including, but not limited to, amendments per P06-165 (Exhibit 1A). Any new signage is subject to approval by the Current Planning Division prior to issuance of sign permits.

Northborough/Parkway Plaza/JMA PUD
Community Center Standards

K. Signage

MAJOR TENANTS (OCCUPYING 14,000 TO 50,000 SQ. FT.)

- a). Function: To identify tenant.
- b). Location: Tenant Entry facades.
- c). Materials: Internally illuminated dimensional letters and/or logo, mounted to painted building finish.
- d). Quantity: Primary Entry Sign Element(s):
One (1) sign with maximum 4'-0" high letters/logo excluding initial capital letters, ascenders and descenders, with 2'-0" maximum letters for subtext to an aggregate area of 250 square feet. For tenants having two major storefront elevations at the primary face of the building, one sign may be allowed each element but not to exceed total aggregate area of 250 square feet.
- e). Secondary Tenant ID Sign-Corner Building:
Tenant permitted a sign on side or rear of building not exceeding 3'-0" letters/logo, to an aggregate area of 100 square feet per side.