

RESOLUTION NO. 2010-162

Adopted by the Sacramento City Council

March 23, 2010

APPROVING THE NATOMAS CORPORATE CENTER PUD GUIDELINES AMENDMENT (APN: 274-0710-001-0000) (P09-013)

BACKGROUND

- A. On January 28, 2010, the Planning Commission conducted a public hearing on, and approved the Natomas Corporate Center PUD Guidelines Amendment with the exception of the freeway monument sign;
- B. On February 8, 2010, the project applicant filed a timely appeal of the Planning Commission's action;
- C. On March 23, 2010, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010(C)(2)(a) and (c) (publication and mail 500') and received and considered evidence concerning the Natomas Corporate Center PUD Guidelines Amendment.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on verbal and documentary evidence received at the hearing on the Natomas Corporate Center PUD Guidelines Amendment (the "Project"), the City Council approves the Project based on the findings of fact and subject to the conditions of approval set forth below.
- Section 2. The City Council approves the Project based on the following **Findings of Fact**:
 - 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 Natomas Corporate Center PUD;
 - 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 area and enhance the viability of the office building.

Section 3. The City Council approves the Project subject to the following **Conditions of Approval**:

Planning

1. The applicant shall comply with the amended Natomas Corporate Center Planned Unit Development (PUD) Guidelines including, but not limited to, amendments per P09-013 as approved by the City Council.
2. All driveway monument signs shall be located ten (10) feet from any property line and ten (10) feet from the edge of any driveway in order to provide a clear vision area.
3. Monument signs 'M1' and 'M2' shall not exceed 48 square feet in area.
4. On attached signage below second floor, a maximum of one sign shall be allowed per tenant, unless otherwise approved by the Planning Director.
5. Sign permits shall be required for all new signage.
6. 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.

DOT

7. The design of walls, fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation.

Building

8. The applicant shall provide structural calculations and details (for all signs) at building department submittal.

Section 4. Exhibits 5A through and including Exhibit 5J as set out in the Table of Contents are a part of this Resolution.

Table of Contents:

Exhibit 5A PUD Guidelines Amendment
Exhibit 5B Overall Site Plan
Exhibit 5C Enlarged Driveway Plan
Exhibit 5D Monument Sign M1
Exhibit 5E Monument Sign M2
Exhibit 5F Freeway Monument Sign
Exhibit 5G Upper Signage on Building Elevations
Exhibit 5H Upper Signage Enlarged Details
Exhibit 5I Upper Signage Area Calculation
Exhibit 5J Ground Floor Attached Signage

Adopted by the City of Sacramento City Council on March 23, 2010 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

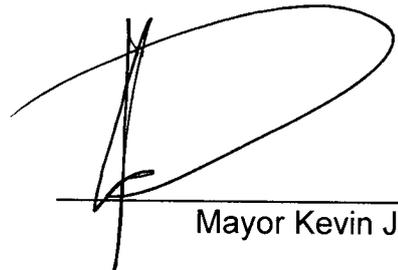
Noes: None.

Abstain: None.

Absent: None.

Attest:


Shirley Concolino, City Clerk



Mayor Kevin Johnson

NATOMAS CORPORATE CENTER PLANNED UNIT DEVELOPMENT

VI. SIGN CRITERIA AND REGULATIONS

(As Approved by City Council on 3/23/2010)

Add new section (I) after section (H):

I. High-rise Office Use in the OB Office Building Zone – Parcel 274-0710-001, 2020 Gateway Tower

- **The following guidelines are specific to the stated parcel and 12 story office building at 2020 West El Camino Ave. Given the unique nature of the project, signage guidelines have been adjusted for the scale and proportion of the site and building.**

1. Detached Signage adjacent to freeway

- a. **One, single face monument sign shall be allowed adjacent to the Caltrans landscape corridor at Freeway I-5. Directly illuminated signage is acceptable.**
- b. **Maximum area of sign: (160) square feet.**
- c. **Maximum height of sign: (20) feet from parking lot grade.**
- d. **Location: The freeway sign shall be located in a planter area adjacent to, and outside, the Caltrans landscape setback on the West side of the parcel. As noted on the parcel survey, a recorded monument sign easement (D.N. 199702100448) exists at the proposed sign location. The sign face shall be parallel to the freeway and located six feet from the Caltrans setback.**

2. Attached Upper Signage

- a. **All building mounted signage shall be subject to City Planning Staff review and approval.**
- b. **The upper signage area shall be defined as the area above the 12th floor vision glass to the top of parapet.**

- c. **Number - Two (2) corporate signs and two (2) building address numbers: "2020". Each upper area corporate sign shall be unique to one tenant only.**
 - d. **Maximum Signage**
 - 1) **South-West façade: A corporate sign located in the "upper signage area" shall not exceed (45) feet in length, (5) feet in height, or (225) square feet.**
 - 2) **North-East façade: A corporate sign located in the "upper signage area" shall not exceed (45) feet in length, 5' in height, or (225) square feet.**
 - 3) **The "2020" building address numbers shall not exceed (14) feet in length, (7) feet in height or (98) square feet.**
3. **Attached Signage Below the Second Floor**
- a. **Corporate signage located below the second floor shall not exceed (24) inches in height, or (50) square feet.**

Previous Section (I) will be new Section (J)

Previous Section (J) will be new Section (K)

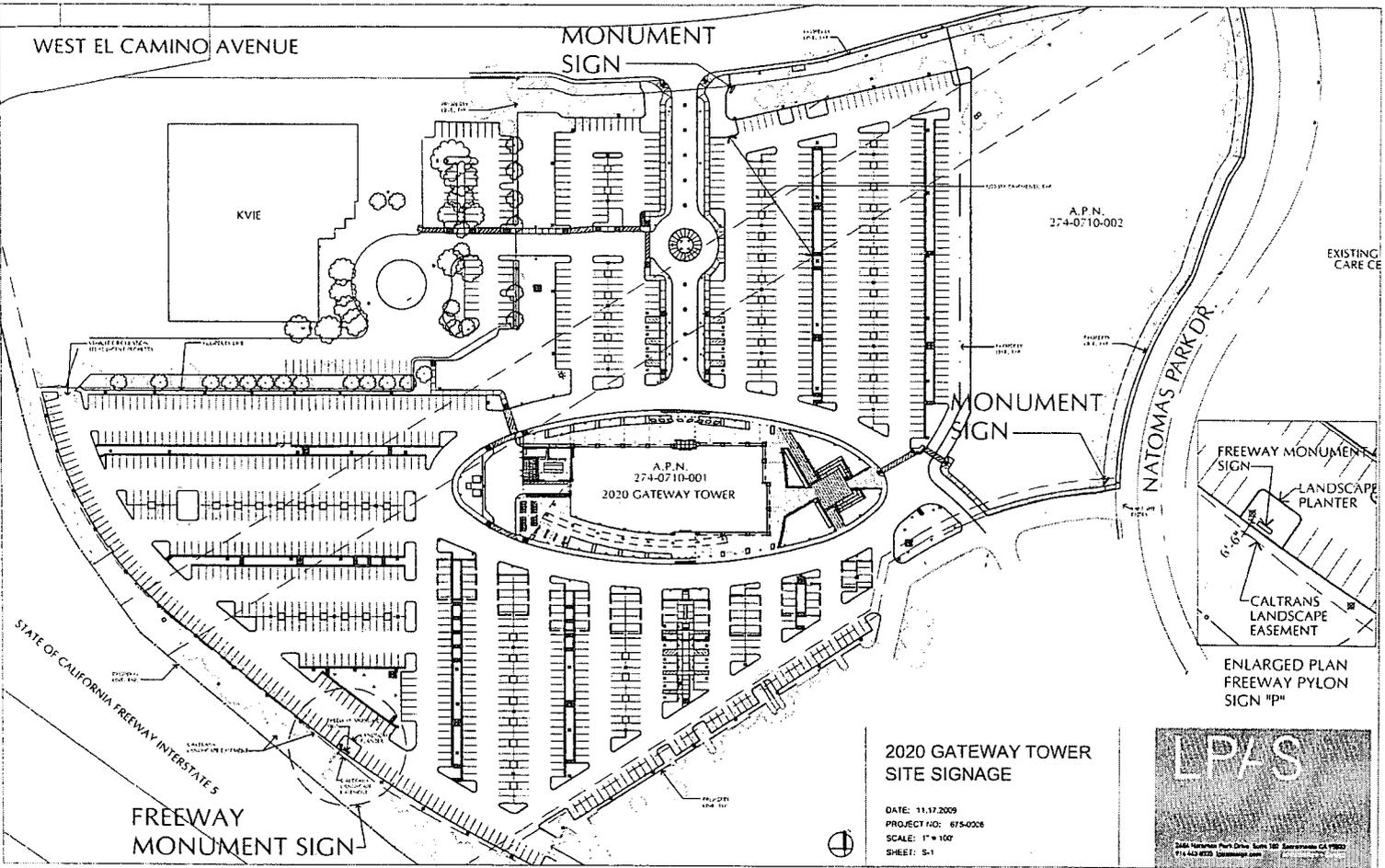
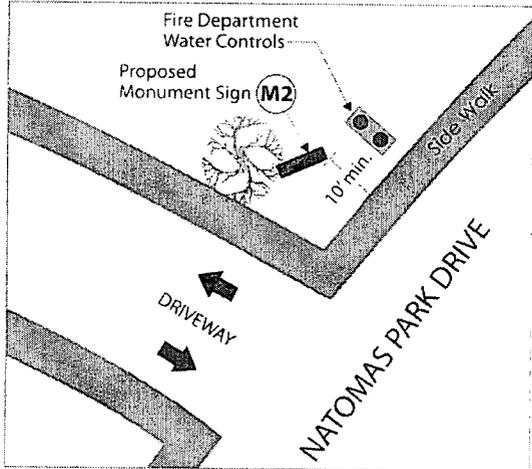
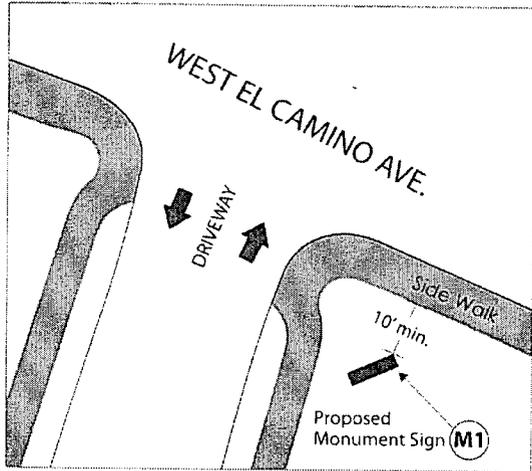
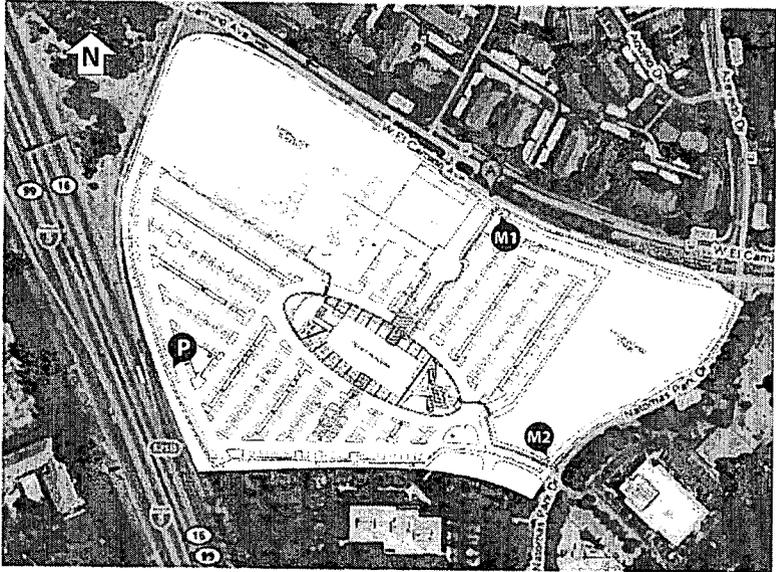


Exhibit 5B: Overall Site Plan



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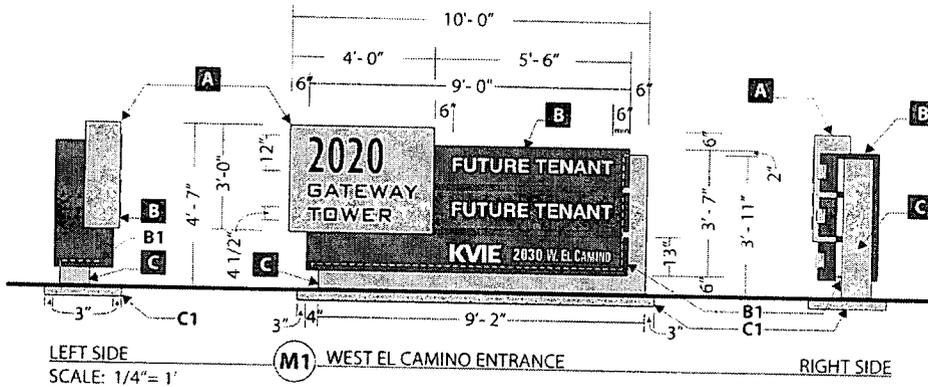
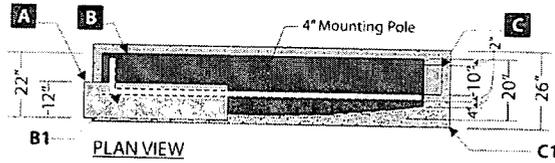
Date: 3/12/09 OPP#: 5685
 Project: Natomas Gateway Tower
 Location: 2050 West El Camino Avenue
Sacramento, CA

Accl. Rep: Gary Yuke
 Permits By:
 Revisions: A 4/9/09 B 4/27/09
C 5/11/09 D 7/17/09 E

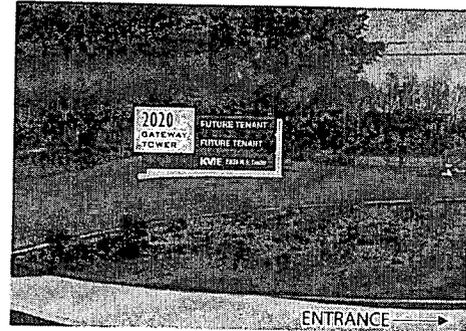
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 Designer: Jeff
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 Sq. Feet: _____

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SINGLE-FACE MONUMENT SIGN - INTERNALLY ILLUMINATED



- A** Header Cabinet - Fabricated Aluminum
Aluminum Face w/ Routed Out Copy
1/2" Clear Acrylic Push-Thru Copy w/ Alum. Overlays;
Overlay Finish to Match PPG UC54271 "Duranar Charcoal Grey"
Internal Fluorescent Illumination
Cabinet Finish to Match PPG UC70092F "Duranar Sunstorm Silversmith"
- B** Tenant Cabinet - Fabricated Aluminum
Curved Aluminum Faces w/ Routed Out Copy & 2" Shoe-box Returns
1/2" Clear Acrylic Push-Thru Copy w/ White Translucent Vinyl Overlays
Internal Fluorescent Lamps - Uniform Illumination
Cabinet Finish to Match PPG UCS4271 "Duranar Charcoal Gray".
- B1** Concealed LED Band Runs Along Bottom & Side of Tenant Cabinet in Reveal to Light-Wash Base
- C** Base - Fabricated Aluminum
Finish to Match PPG UC70092F "Duranar Sunstorm Silversmith"
- C1** Concrete Slab at Grade Level



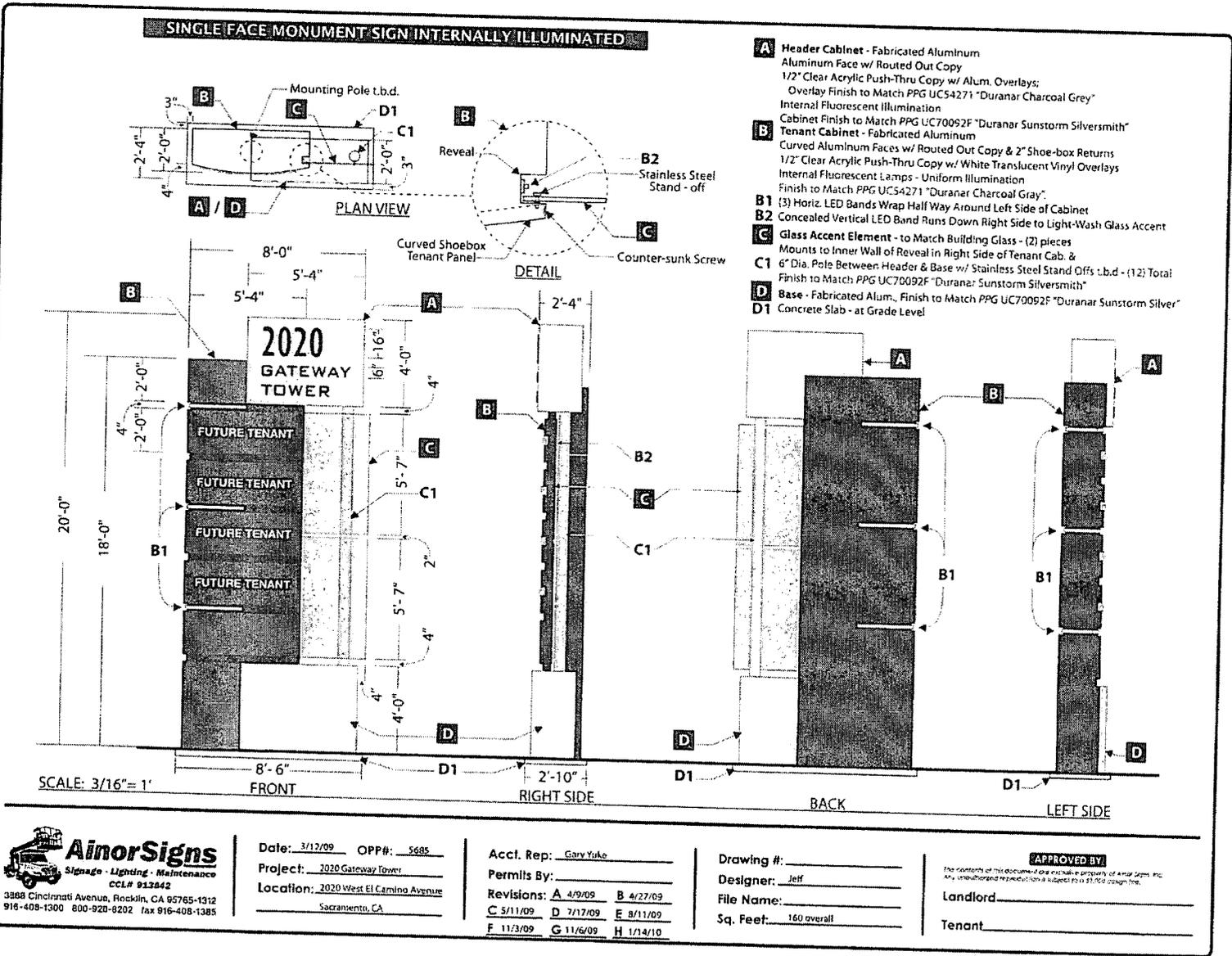
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Date: 3/12/09 OPP#: 5685
Project: 2020 Gateway Tower
Location: 2020 West El Camino Avenue
Sacramento, CA

Acct. Rep: Gary Yuke
Permits By:
Revisions: **A** 4/9/09 **B** 4/27/09
C 5/11/09 **D** 7/17/09 **E** 10/28/09
F 11/3/09 **G** 11/6/09 **H** 1/14/10

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Sq. Feet: 45.83 Overall

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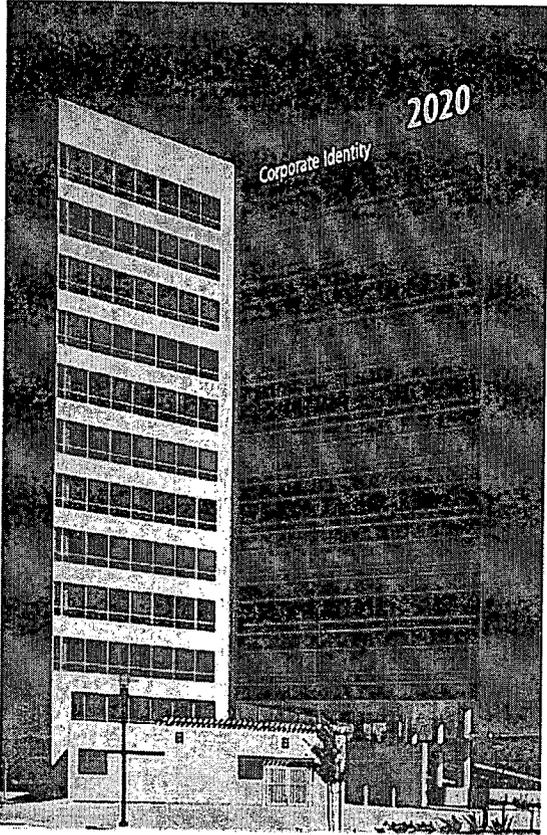
Date: 3/12/09 OPP#: 5685
Project: 2020 Gateway Tower
Location: 2020 West El Camino Avenue
Sacramento, CA

Acct. Rep: Gary Yuke
Permits By:
Revisions: A 4/9/09 B 4/27/09
C 3/11/09 D 7/17/09 E 8/11/09
F 11/3/09 G 11/6/09 H 1/14/10

Drawing #: _____
Designer: Jeff
File Name: _____
Sq. Feet: 160 overall

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Exhibit 5F: Freeway Monument Sign



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Date: 3/12/09 OPP#: 5685
 Project: 2020 Gateway Tower
 Location: 2020 West El Camino Avenue
Sacramento, CA

Acct. Rep: Gary Yuke
 Permits By: _____
 Revisions: A 4/9/09 B 10/28/09
C D E
F 11/3/09 G 11/11/09 H 11/12/09 I 11/17/09 J 1/12/10

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 Designer: Jeff
 File Name: _____
 Sq. Feet: _____

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Exhibit 5G: Upper Signage on Building Elevations

A SOUTHWEST ELEVATION Option 2 SCALE: 3/32"= 1'

PAN CHANNEL NUMERALS - INTERNAL ILLUMINATION:
 8" Aluminum Returns - Brushed Aluminum Finish
 1 1/2" Fabricated Aluminum Retainer - Painted Brushed Aluminum Finish
 3/16" Acrylic Faces - White w/ Brushed Aluminum Laminate - 1 1/2" White Outline
 Internal 6500 White Neon Tubes or LED's
 Mounting Method T.B.D.

PAN CHANNEL LETTERS - INTERNAL ILLUMINATION:
 8" Aluminum Returns - Brushed Aluminum Finish
 1" Trim Cap - Silver
 3/16" Acrylic Faces - White w/ Brushed Aluminum Laminate - 1 1/2" White Outline
 Internal 6500 White Neon Tubes or LED's
 Mounting Method T.B.D.

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Date: 3/12/09 OPP#: 5685
 Project: 2020 Gateway Tower
 Location: 2020 West El Camino Avenue
 Sacramento, CA

Acct. Rep: Gary Yuke
 Permits By: _____
 Revisions: A 4/9/09 B 10/28/09
 C D E
 F 11/3/09 G 11/11/09 H 11/12/09 I 11/17/09 J 1/12/10

Drawing #: _____
 Designer: Jeff
 File Name: _____
 Sq. Feet: Primary Tenant - 225 sq ft max

Exhibit 5H: Enlarged Upper Signage Details

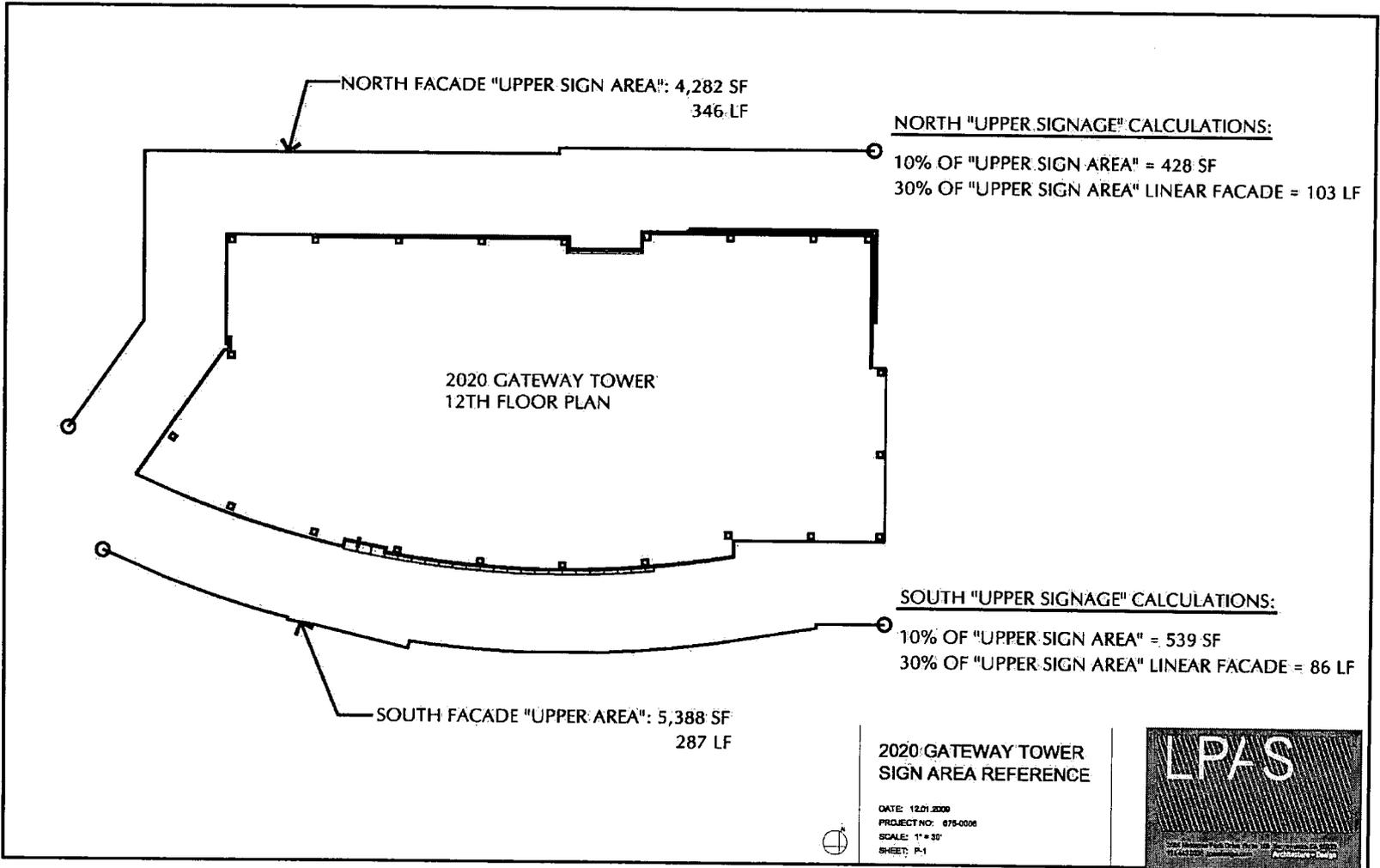
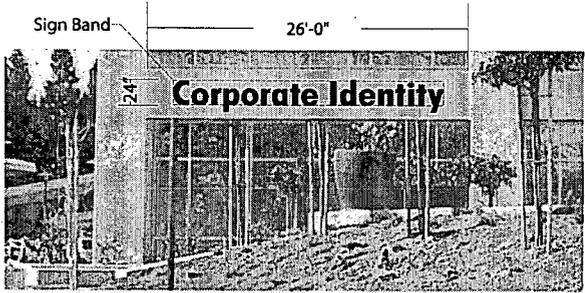


Exhibit 51: Upper Signage Area Calculation



C First Floor Sign Band SCALE: 3/32"= 1'

PAN CHANNEL LETTERS - INTERNAL ILLUMINATION
 5" Aluminum Returns - Brushed Aluminum Finish
 3/4" Trim Cap - Silver
 3/16" Acrylic Faces - Color Subject to Landlord Approval
 Internal Neon Tubes or LED's
 Mount Flush to Sign Band Area

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 916-408-1300 800-928-8202 fax 916-408-1385

Date: 3/12/09 OPP#: 5685
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 Permits By:
 Revisions: A 4/9/09 B 10/28/09
 C D E
 H 1/14/10

Drawing #: _____
 Designer: Jeff
 File Name: _____
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