

Zoning Administrator Hearing

CUP25-0004/Gateway El Dorado Business Park Uniform Sign Program



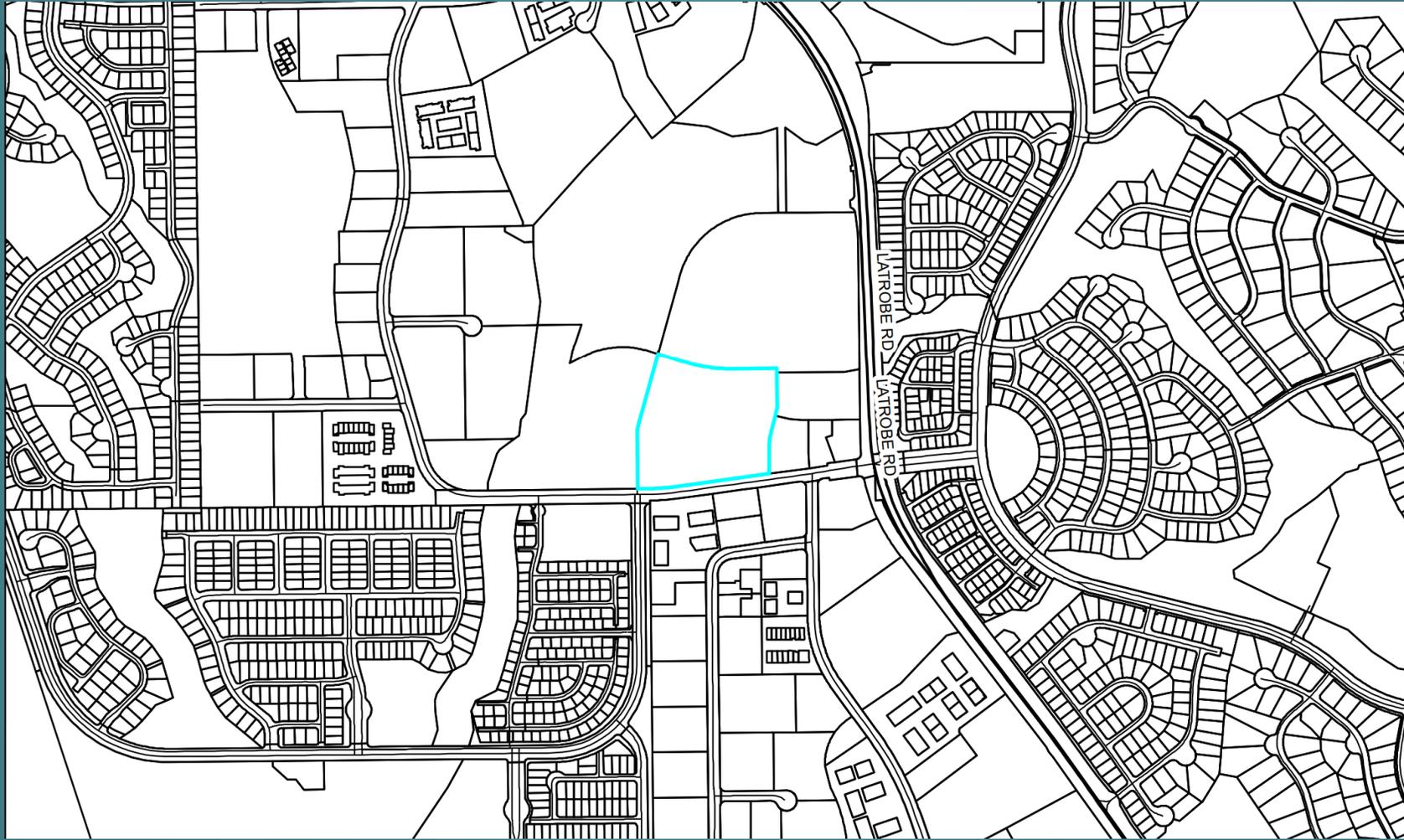
SEPTEMBER 17, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

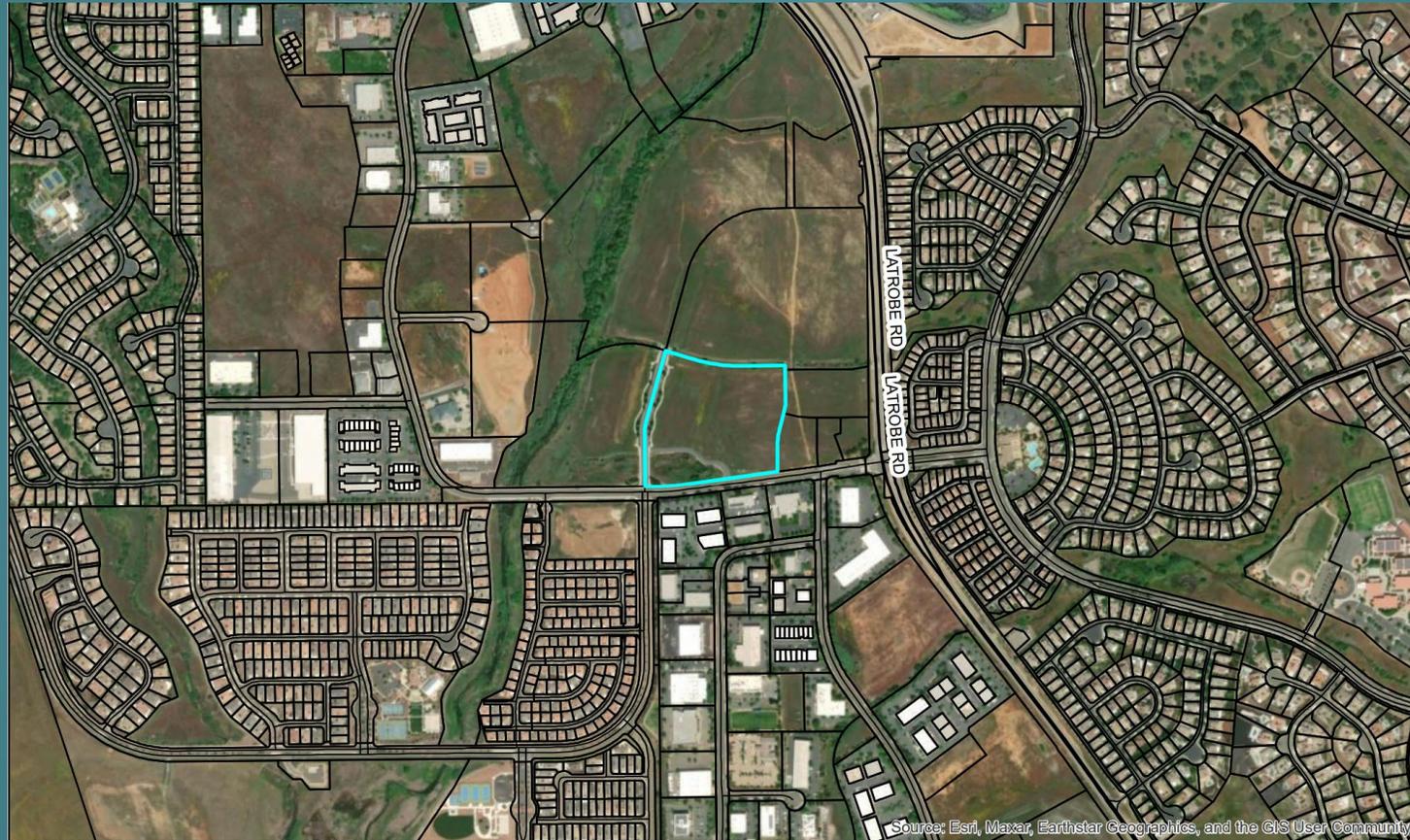
Project Description

A request for a Conditional Use Permit (CUP) for the proposed Gateway El Dorado Business Park Uniform Sign Program to install two (2) multi-tenant freestanding monument signs at Gateway El Dorado Business Park – Buildings 112 and 113.

Project Vicinity Map



Project Aerial Map



0 400 800 1,600 Feet

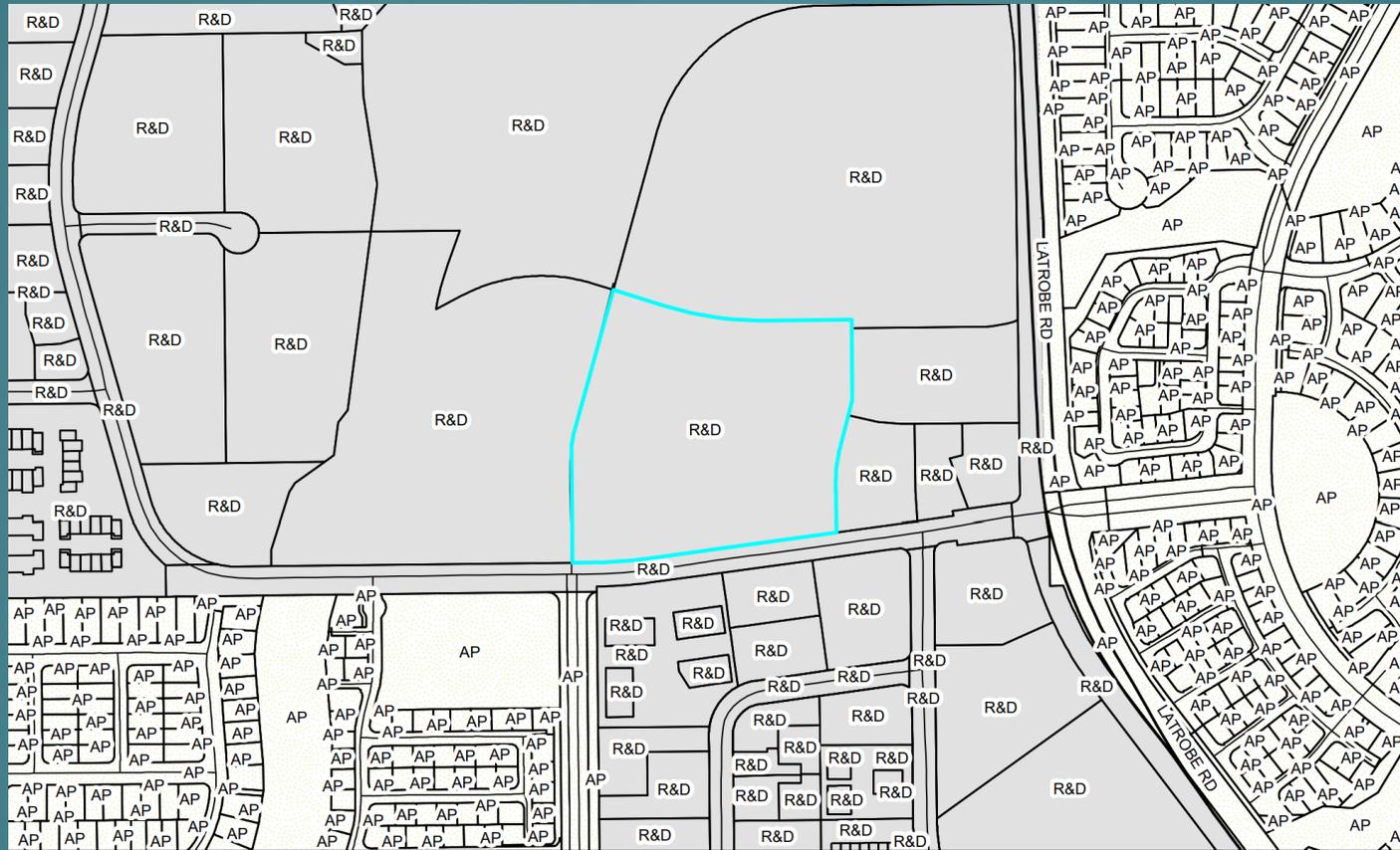
Legend

Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created August 20, 2025

General Plan Land Use Map



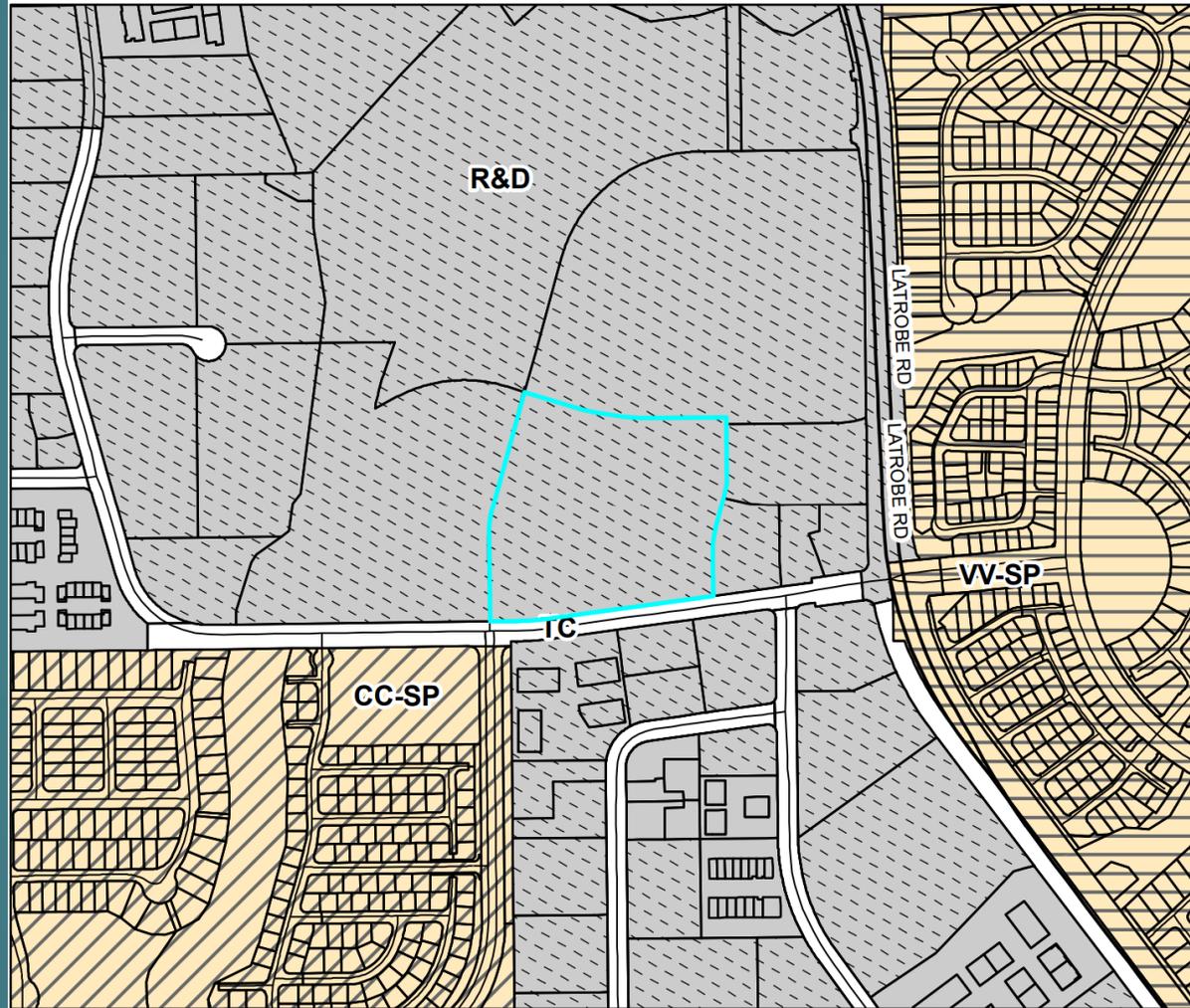
Legend

- Adopted Plan
- Research & Development
- Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created August 20, 2025

Zoning Map



Legend

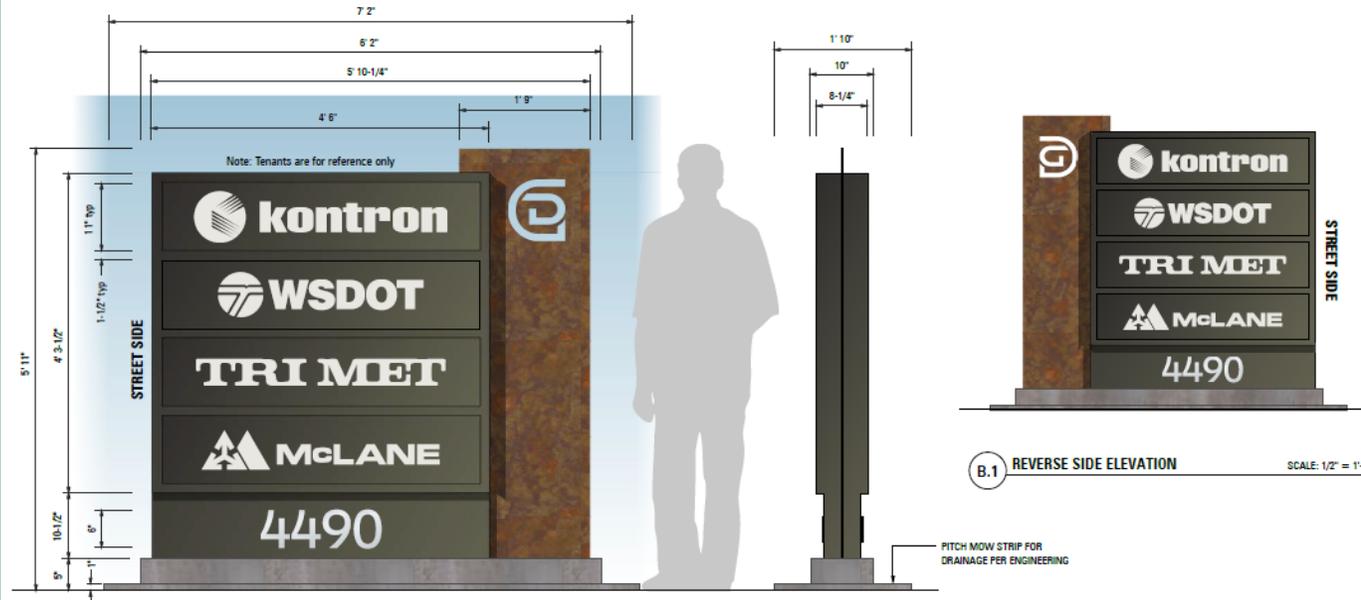
Zoning Designations

- R&D = Research & Development
- CC-SP = Carson Creek Specific Plan
- VV-SP = Valley View Specific Plan
- TC = Transportation Corridor

Design Review Combining Zone

- DC
- Parcel Lines

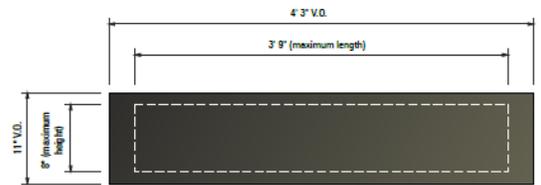
Site Plan



B.1 BUSINESS PARK MONUMENT ELEVATION SCALE: 3/4" = 1'-0"
 SQUARE FOOTAGE: 32 SQ FEET

One (1) double faced, illuminated monument sign.

| ITEM | DESCRIPTION | VENDOR | SPECIFICATION |
|-------------------------|-------------------|---------------|--|
| Cabinet | Aluminum | Matthews | To match Duranodic #3630-69, satin |
| Cabinet face | Polycarbonate | Sabic | White lexan |
| Cabinet face decoration | 1st surface vinyl | 3M | Duranodic #3630-69 |
| Tenant Copy | 1st surface vinyl | 3M | Dover White #3630-11 (by others) |
| Cabinet illumination | LED | Hanley LED | White |
| Fin | 1/4" aluminum | Modern Master | 3 Coat Rust Activator with See Sponge #2 with clear coat |
| Logo | Cut out | | |
| Address numbers | 1/8" FCO aluminum | Matthews | Metallic Silver #281-342, satin |
| Base end Mow Strip | Concrete | | Natural finish |



TENANT GRAPHIC AREA DETAIL SCALE: 1" = 1'-0"



1051 46th Avenue
 Oakland, Ca 94601
 T. 510.533.7693
 F. 510.533.0815
 www.arrowsigncompany.com

Project
Gateway El Dorado
 4490 Golden Foothill Parkway
 El Dorado, CA

Date:
 8-5-24

Sales:
 Tom Salmon

Design:
 Charlie Stroud

File Name/Location:
 2024/G/Gateway El Dorado

| Rev. | Date | Description |
|------|----------|---------------------------------|
| E | 10-22-24 | Add mow strip, revise height |
| F | 10-25-24 | Revise base to concrete |
| G | 11-7-24 | Correct address on reverse side |
| H | 12-2-24 | Add street side |
| I | 12-30-24 | Add note |
| J | 1-2-24 | Add square footage |
| K | 7-11-25 | Increase address number |

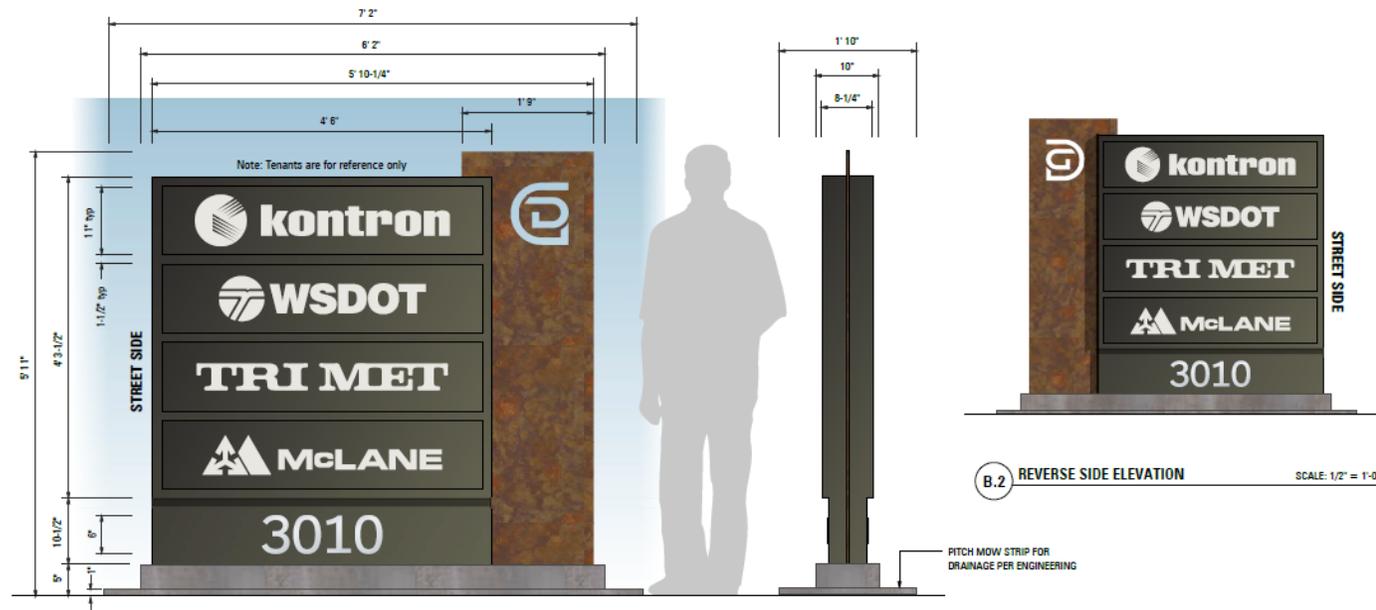
Customer Approval

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Sheet 2

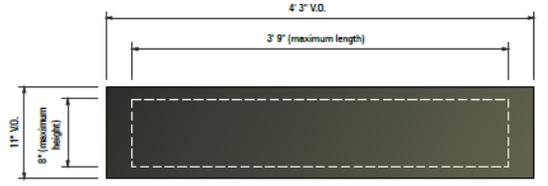
Site Plan



B.2 BUSINESS PARK MONUMENT ELEVATION SCALE: 3/4" = 1'-0"
 SQUARE FOOTAGE: 32 SQ FEET

One (1) double faced, illuminated monument sign.

| ITEM | DESCRIPTION | VENDOR | SPECIFICATION |
|-------------------------|-------------------|--------------|--|
| Cabinet | Aluminum | Matthews | To match Durenodic #3630-69, satin |
| Cabinet face | Polycarbonate | Sabic | White lexan |
| Cabinet face decoration | 1st surface vinyl | 3M | Durenodic #3630-69 |
| Tenant Copy | 1st surface vinyl | 3M | Dover White #3630-11 (by others) |
| Cabinet illumination | LED | Henley LED | White |
| Fin | 1/4" aluminum | Modem Master | 3 Coat Rust Activator with Sea Sponge #2 with clear coat |
| Logo | Cut out | | |
| Address numbers | 1/8" FCD aluminum | Matthews | Metallic Silver #281-342, satin |
| Base and Mow Strip | Concrete | | Natural finish |



TENANT GRAPHIC AREA DETAIL SCALE: 1" = 1'-0"



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Date:
 8-5-24

Sales:
 Tom Salmon

Design:
 Charlie Stroud

File Name/Location:
 2024/G/Gateway El Dorado

| Rev. | Date | Description |
|------|----------|---------------------------------|
| A | 10-25-24 | Revise base to concrete |
| B | 11-7-24 | Correct address on reverse side |
| C | 12-2-24 | Add street side |
| D | 12-30-24 | Add note |
| E | 1-2-25 | Add square footage |
| F | 7-11-25 | Increase address number |

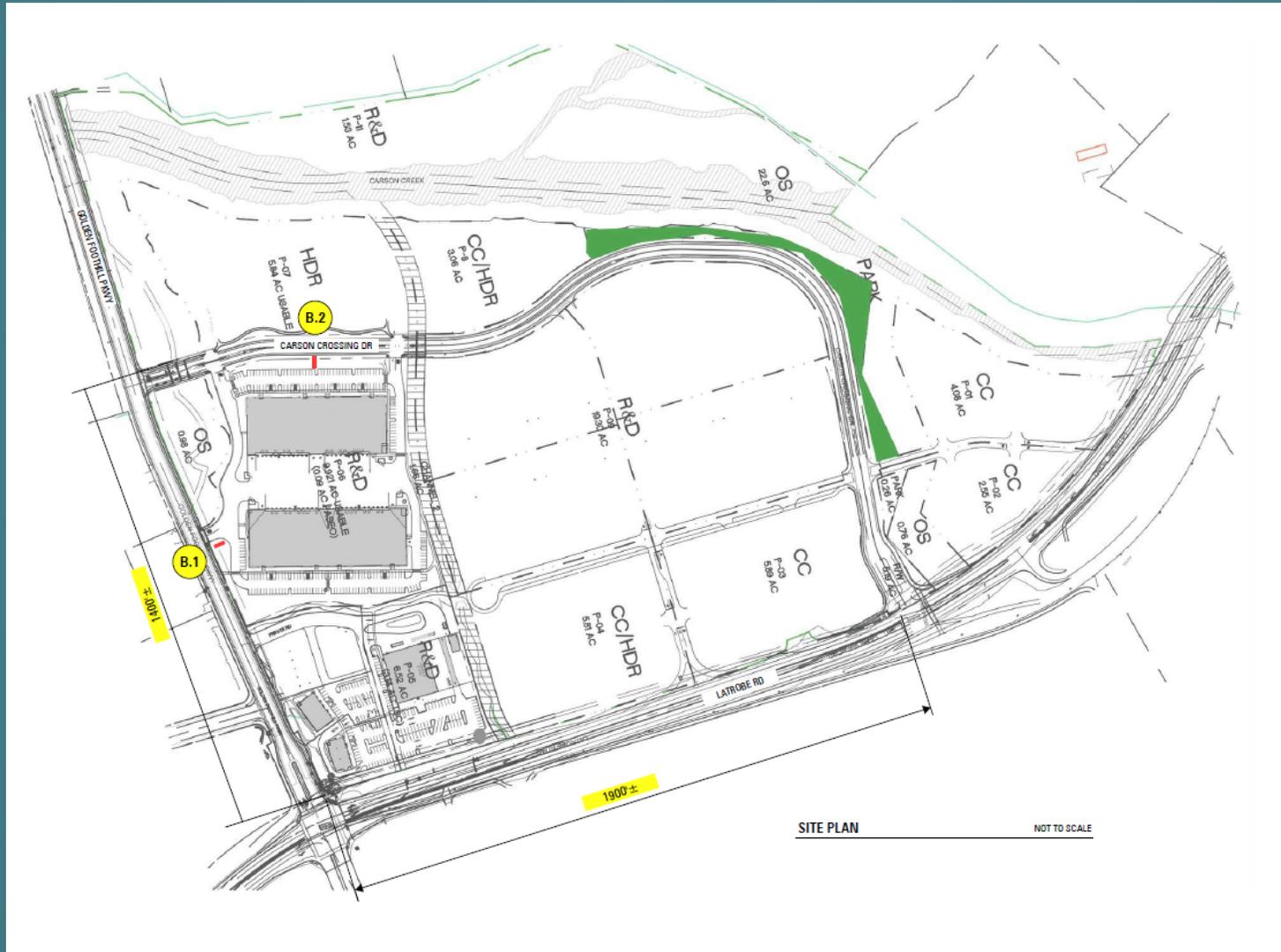
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40803 Sheet 2.1

Site Plan



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File Name/Location:
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| Rev. | Date | Description |
|------|------|-------------|
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Customer Approval

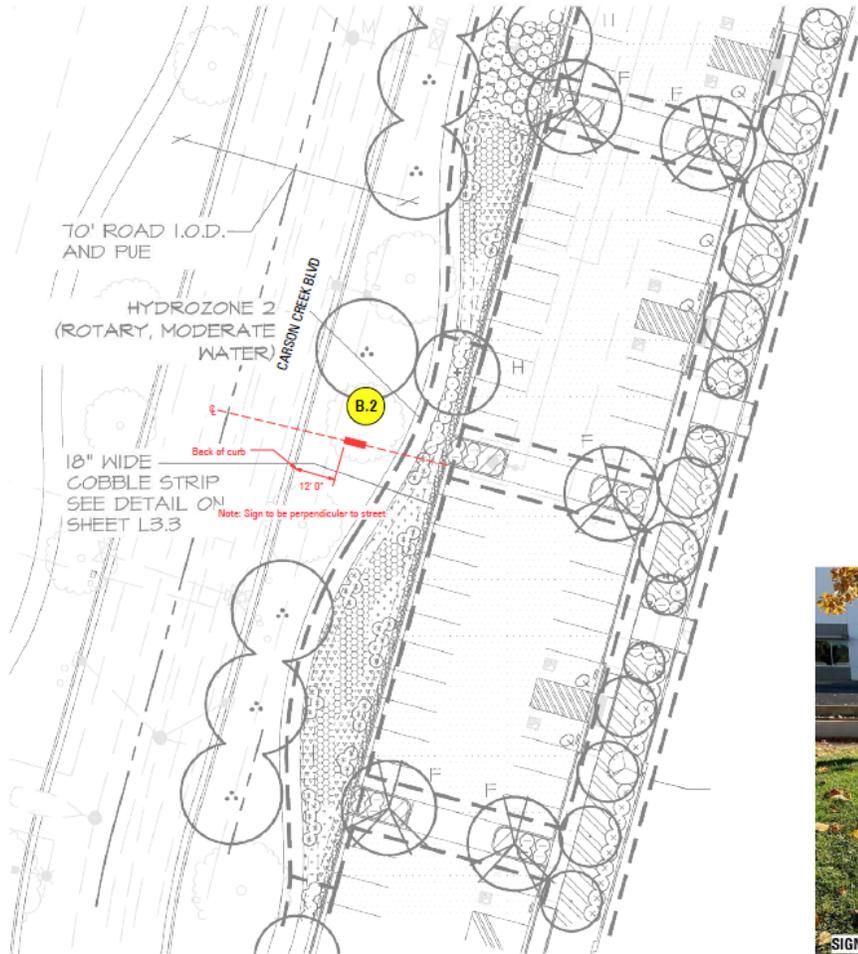
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Sheet 10 10

Site Plan

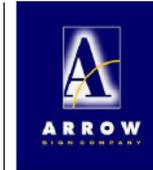


SIGN LOCATION

SCALE: 1" = 30'



SIGN LOCATION - B.2



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Project
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El Dorado, CA

Date:
8-5-24

Dates:
 Tom Salmon

Design:
 Charlie Stroud

File Name/Location:
2024/G/Gateway El Dorado

| Rev. | Date | Description |
|------|---------|----------------|
| A | 12-2-24 | Revise setback |

Customer Approval

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Sheet 11

Environmental Review

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 11, Section 15311 (Accessory Structures) which includes construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including on-premise signs.

Staff Recommendation

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find Conditional Use Permit CUP25-0004 to be Categorically Exempt pursuant to Section 15311 (Accessory Structures) of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP25-0004, based on the Findings and subject to the Conditions of Approval as presented.