



# Planning Case

Case # P15-0978 and P16-0252

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## Community & Economic Development Department

City Planning Commission

Item# 5

May 19, 2016

## AERIAL PHOTO / LOCATION

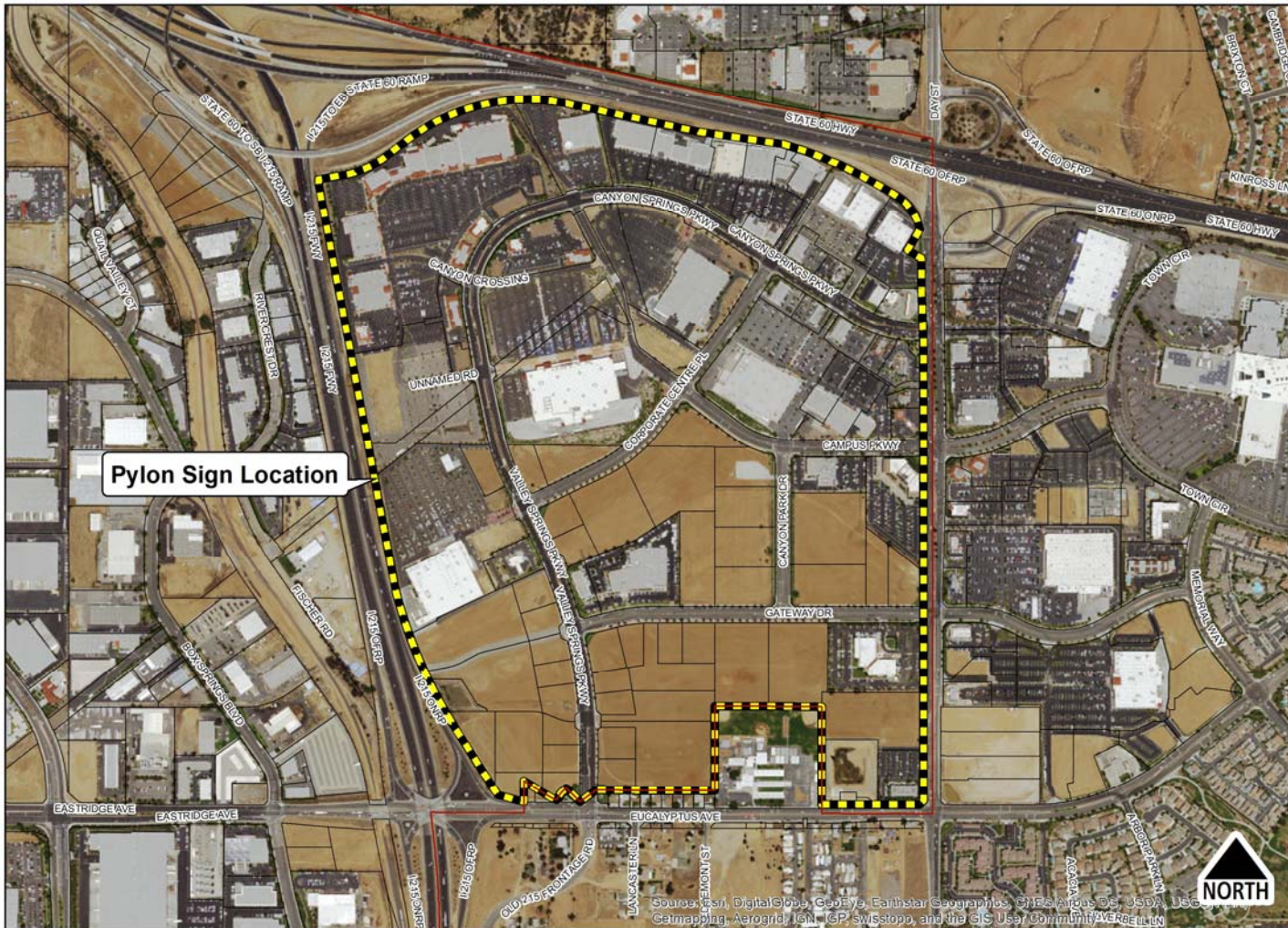
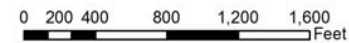


Exhibit 2 - P15-0978 &amp; P16-0252, Aerial Photo / Location





# GENERAL PLAN MAP

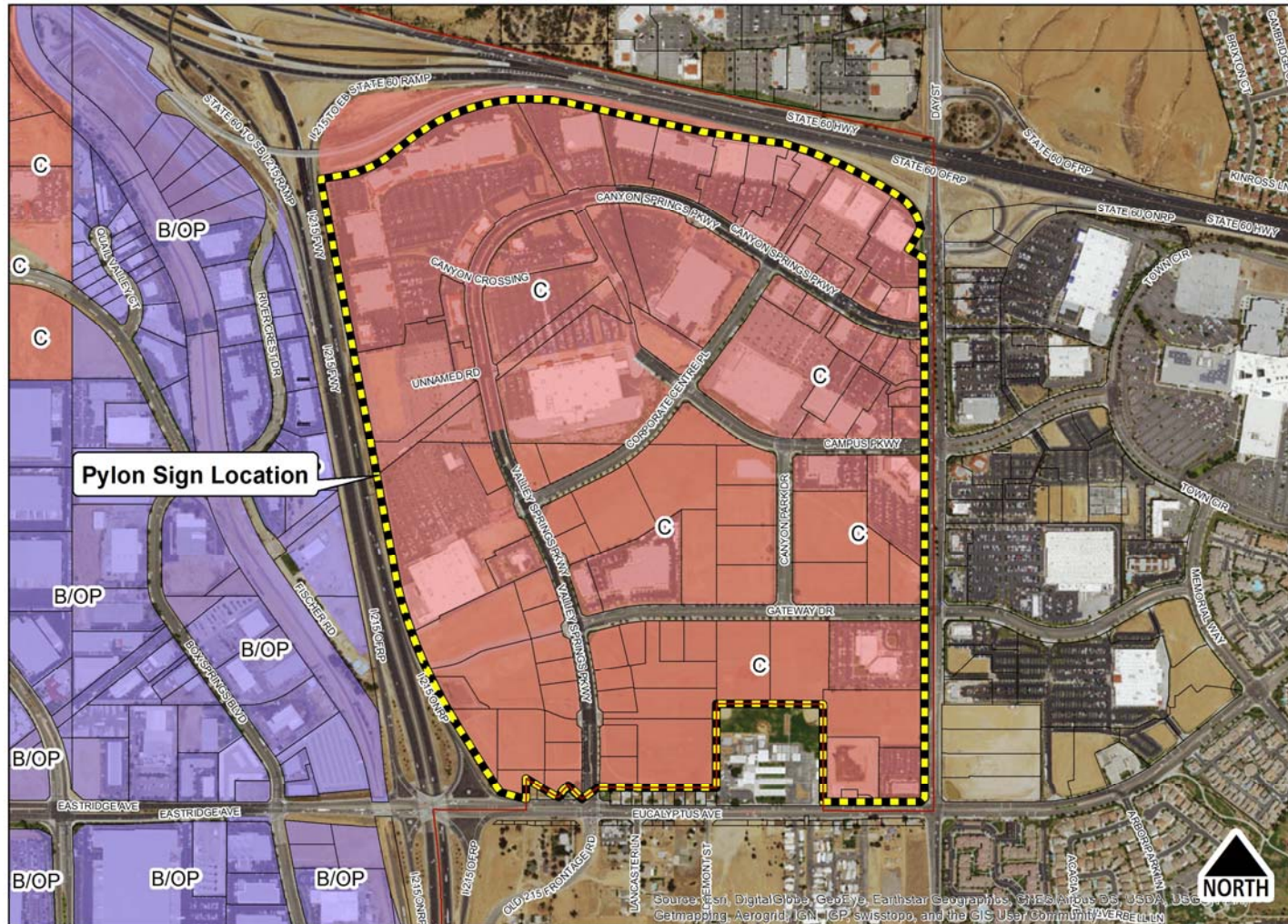


Exhibit 3 - P15-0978 & P16-0252, General Plan Map

0 200 400 800 1,200 1,600 Feet



# CANYON SPRINGS BUSINESS PARK SPECIFIC PLAN / ZONING MAP

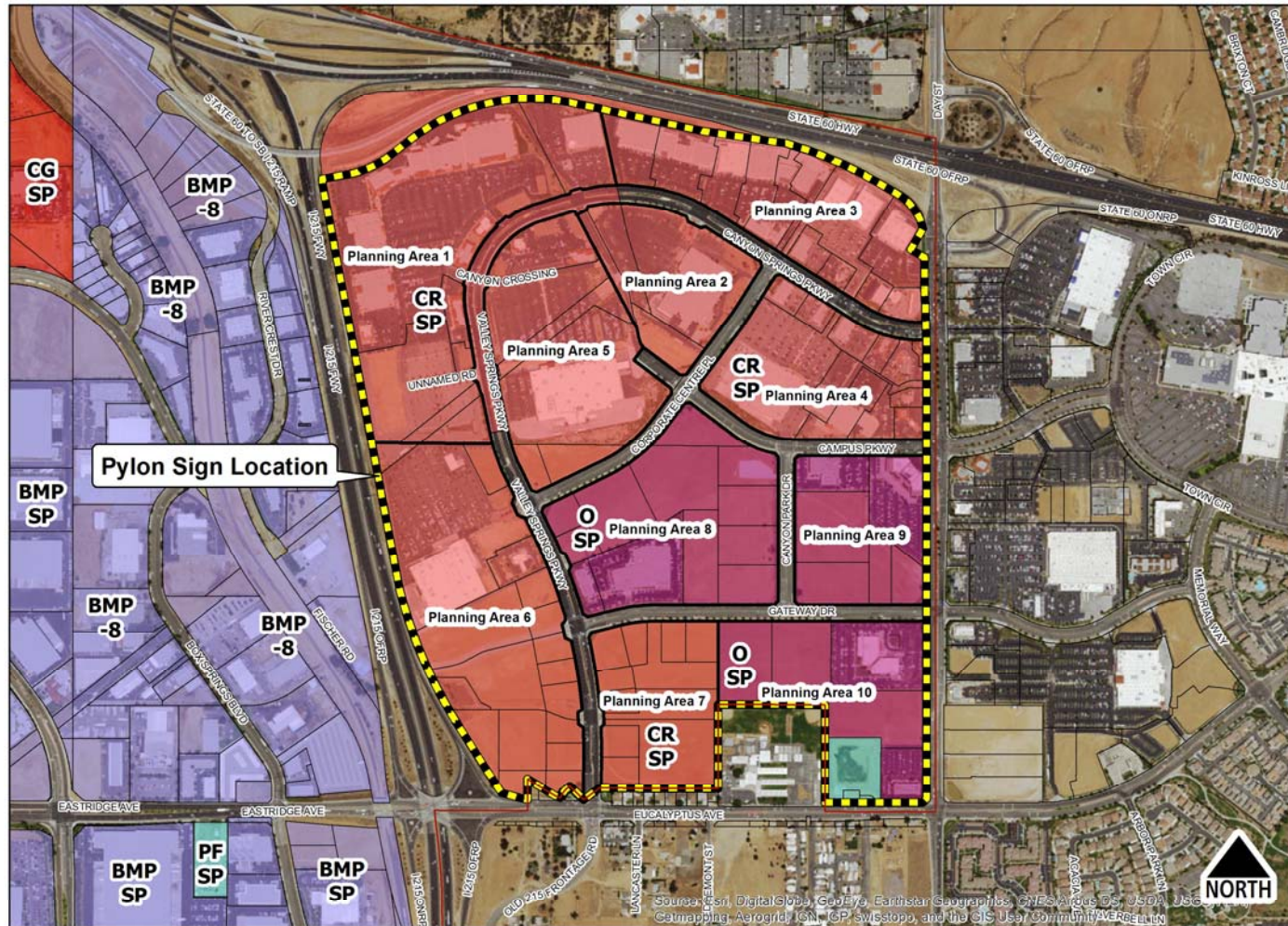
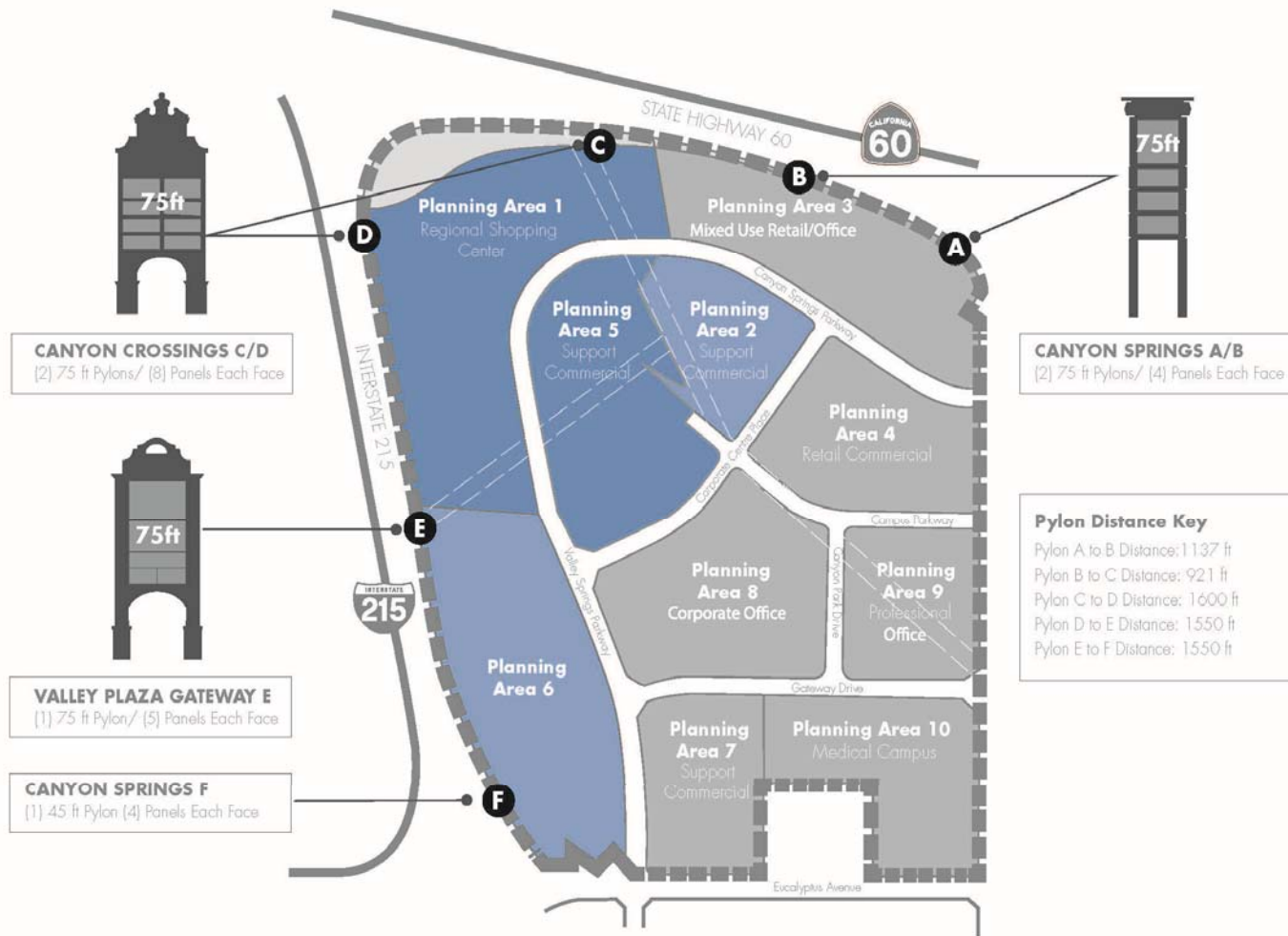


Exhibit 4 - P15-0978 & P16-0252, Canyon Spring Business Park Specific Plan / Zoning Map

# FREEWAY ORIENTED SIGNS



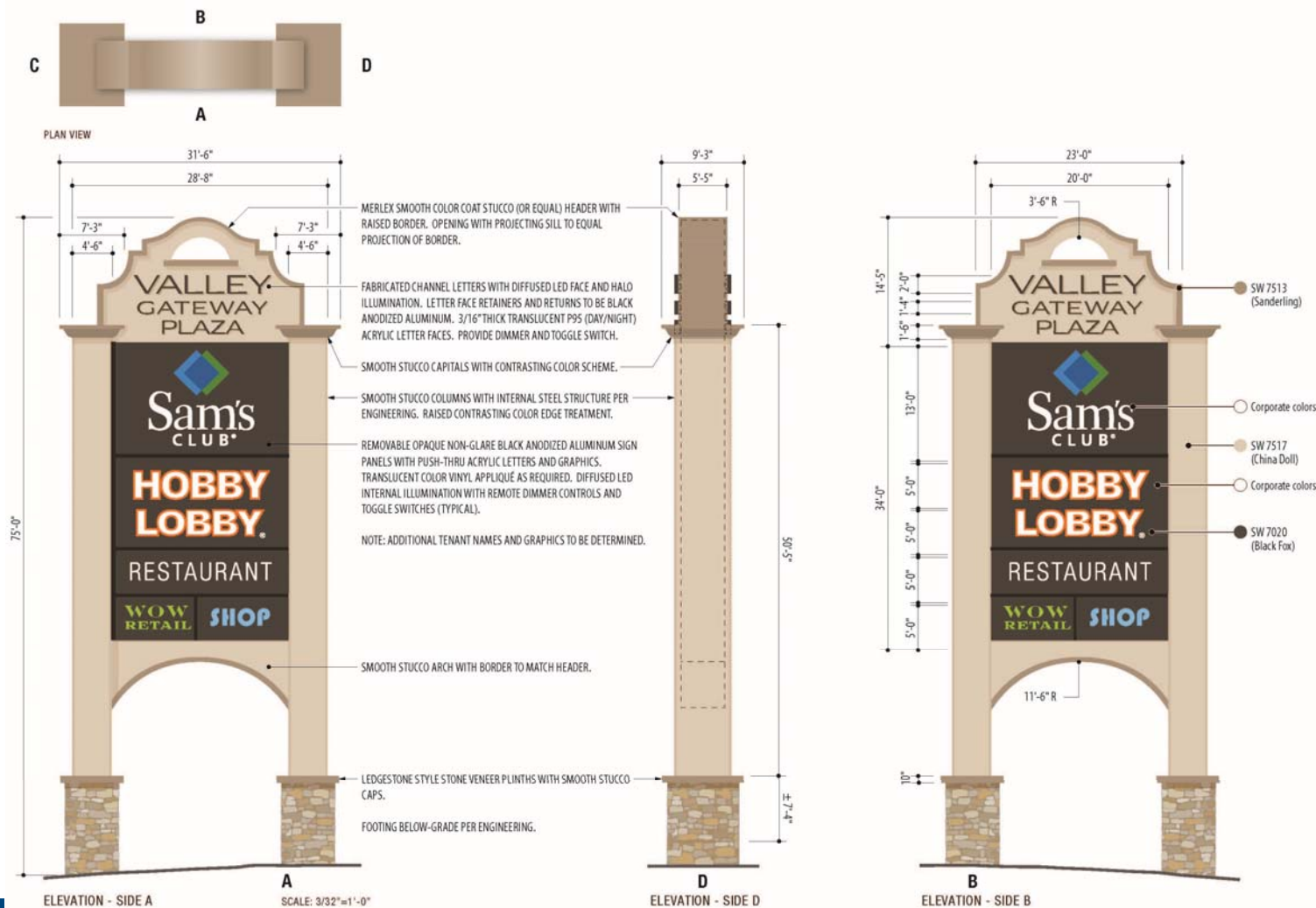
**EXHIBIT 1**  
FREEWAY ORIENTATED SIGNAGE



# SITE PLAN



# PYLON SIGN ELEVATIONS



# PHOTO SIMULATIONS



VIEW NORTHBOUND - SIDE A



VIEW SOUTHBOUND - SIDE B



# SITE PHOTOS

Photo taken looking west from parking lot on-site.



Photo taken looking north from parking lot on-site.

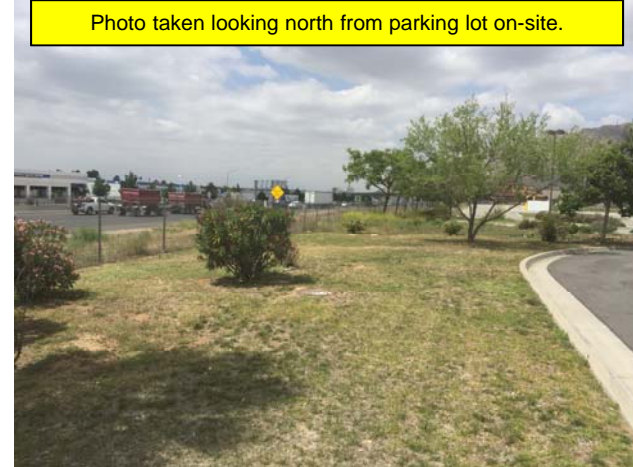


Photo taken looking north from northbound I 215.



# RECOMMENDATION

That the City Planning Commission:

- **RECOMMEND** that the City Council **DETERMINE** that this project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and
- **RECOMMEND APPROVAL** of Planning Cases: P15-0978 (Specific Plan Amendment) and P16-0252 (Design Review) based on the findings outlined in the staff report and subject to the recommended conditions.

