

PLANNING COMMISSION  
RECOMMENDED CONDITIONS

Case No.: P15-0978 (SPA)  
P16-0252 (DR)

PLANNING COMMISSION HEARING DATE: MAY 19, 2016

**CONDITIONS**

*The applicant is advised that the pylon sign for which this Design Review is granted cannot be legally constructed on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.*

**Case Specific**

**Planning**

1. The Canyon Springs Business Park Specific Plan shall be amended to revise Section IV.B.3.e. "Master Signing Programs" to allow a 75 foot high freeway pylon sign, identified as Pylon Sign E, with a maximum sign area of 660 square feet for the identification of the shopping center on the top area of the pylon sign and five sign panels for identification of tenants within Planning Areas 2 and 6 of the Canyon Springs Business Park Specific Plan.
2. The pylon sign shall be developed as described in the text of this staff report and as shown on the plot plan on file with the case, except for any specific modification that may be required by these conditions of approval.
3. The applicant shall comply with conditions of approval of the County of Riverside Airport Land Use Commission Development Review Number ZAP1184MA16.

**Standard Conditions**

4. There shall be a 24-month time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
5. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
6. The Project must be completed per the Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Planning Staff. Upon completion of the Project, a Staff inspection must be requested, Utilities will not be released until it is confirmed that the approved plans and all conditions have been implemented.
7. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents,

officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

8. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
9. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
10. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

#### **Public Works - Engineering**

11. Advisory: Construction of proposed sign to be completely out of existing sewer easement located along westerly property line.