



PLANNING COMMISSION HEARING DATE: MAY 19, 2016

AGENDA ITEM NO.: 5

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0978 (Specific Plan Amendment) and P16-0252 (Design Review)		
<i>Request</i>	To consider an amendment to the Canyon Springs Business Park Specific Plan and Design Review to allow a new 75 foot high freeway oriented pylon sign with a maximum sign area of 660 square feet for the identification of businesses within Planning Areas 2 and 6.		
<i>Applicant</i>	Katy Noel of MGP X Properties LLC.		
<i>Project Location</i>	The sign would be Located on a 15.44 acre property on the east side of Interstate 215 and approximately 200 feet north of Corporate Centre Place (Sam's Club).		
<i>Project area</i>	15.44 acres		
<i>Ward</i>	2		
<i>Neighborhood</i>	Sycamore Canyon Business Park/ Canyon Springs		
<i>APN</i>	291-450-041		
<i>Specific Plan</i>	Canyon Springs Business Park Specific Plan		
<i>General Plan Designation</i>	C – Commercial		
<i>Zoning Designation</i>	CR-SP – Commercial Retail, Specific Plan (Canyon Springs Business Park) Overlay Zones		
<i>Staff Planner</i>	Sean P. Kelleher, Associate Planner; 951-826-5712; skelleher@riversideca.gov		

The map illustrates the project site, a 15.44-acre parcel outlined in red, situated on the east side of Interstate 215 (1215 ONRD). The site is bounded by State 60 HWY to the north and east, and Eastridge Ave to the south. Other nearby streets include Fischer Rd, Valley Springs Pkwy, Campus Pkwy, Gateway Dr, and Eucalyptus Ave. The project area is labeled 'CANYON SPRINGS BUSINESS PARK'. A north arrow is positioned in the bottom right corner of the map.

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **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
2. **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.

SITE BACKGROUND

The 15.44 acre property is located within the CR-SP – Commercial Retail District in the Canyon Springs Business Park Specific Plan. The Specific Plan is comprised of 10 Planning Areas. The site is developed with a Sam's Club and associated gas station within Planning Area 2.

A total of five (5) freeway oriented pylon signs have been approved within the Canyon Springs Business Park Specific Plan. In 2002, two freeway oriented pylon signs were approved: one along State Route 60 west of Day Street (Pylon Sign A) and one along Interstate 215 north of Eucalyptus Avenue (Pylon Sign F), Pylon Sign F has not been constructed. In 2005, three additional 75 foot high pylon signs, two along State Route 60 (Pylon Signs B and C) and one on Interstate 215 (Pylon Sign D), were approved and have been constructed (Exhibit 5).

PROPOSAL

The applicant is requesting approval of a Specific Plan amendment to allow a new 75 foot high freeway-oriented pylon sign (Pylon Sign E) with 660 square feet of sign area. The Pylon Sign will provide identification for five businesses within Planning Areas 2 and 6 of the Canyon Springs Business Park Specific Plan and shopping center identification on the top area of the pylon sign. The applicant has indicated the desire for the additional pylon sign as a means to attract tenants through the offer of increased visibility.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<i>General Plan 2025</i> The proposed panel addition to the existing pylon sign is consistent with the existing General Plan 2025 land use designation of C – Commercial, which will further the intent of the General Plan by facilitating the economic growth within the Sycamore Canyon Business Park/ Canyon Springs Neighborhood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Specific Plan/Zoning</i> This proposal proposes to amend the Master Signing Program in the Section IV – Specific Development Plan and Program of	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

the Canyon Springs Business Park Specific Plan 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. This additional pylon sign will provide the necessary degree of freeway identification for additional businesses in the Valley Springs shopping center. Thus, it can be concluded that the proposed amendment will further the policies and intent of the Specific Plan.			
<i>Compliance with Citywide Design & Sign Guidelines</i> The proposed project meets the objectives of the Citywide Design Guidelines and Sign Guidelines, subject to the recommended conditions of approval detailed below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DESIGN REVIEW

Sign Size, Design and Location

The proposed freeway oriented pylon sign has been designed to incorporate Mission-themed elements, similar to Pylon Signs C and D, serving the Canyon Crossing commercial center within the Specific Plan area. The pylon sign structure will be painted a tan color (Sanderling) with a contrasting dark brown color around the trim, and a sign face painted a darker brown color (Black Fox). Stone veneer is proposed to enhance the base of the pylon sign. While the proposed pylon sign is not identical to the existing pylon signs, it incorporates design elements and a color scheme complementary to the existing signs.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303, as the project constitutes new construction of a small structure.

NEIGHBORHOOD COMPATIBILITY

The Canyon Springs Business Park Specific Plan area is unique in terms of location, size and freeway access. It has freeway frontage along State Route 60 and along interstate 215. Freeway-oriented signs have been allowed to be constructed along these frontages to provide additional businesses identification. The addition of the proposed 75 foot high freeway pylon sign will not be out of character as it has been designed to complement the existing signs in design, color and scale.

PUBLIC NOTICE AND COMMENTS

In accordance with noticing requirements for Specific Plan amendments, an ad was published in the Press Enterprise. Additionally, Public Notices were mailed to property owners within the Canyon Springs Business Park Specific Plan area and property owners within 300 feet of the Specific Plan area. As of the writing of this report, no responses have been received by Planning Staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. General Plan Map
4. Canyon Springs Business Park Specific Plan-Zoning Map
5. Proposed Specific Plan Amendment - Redline/Strikethrough
6. Proposed Specific Plan Amendment - Final
7. Project Plans (Freeway Oriented Signs, Site Plan / Location, Elevations, and Photo Simulation)
8. Existing Site Photos

Report and Recommendations Prepared by:	Sean P. Kelleher, Associate Planner
Report and Recommendations Reviewed by:	Ted White, City Planner
Report and Recommendations Approved by:	Rafael Guzman, Community and Economic Development Director



EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

Planning Cases:

Meeting Date: May 19, 2016

P15-0978 (Specific Plan Amendment)

P16-0252 (Design Review)

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.

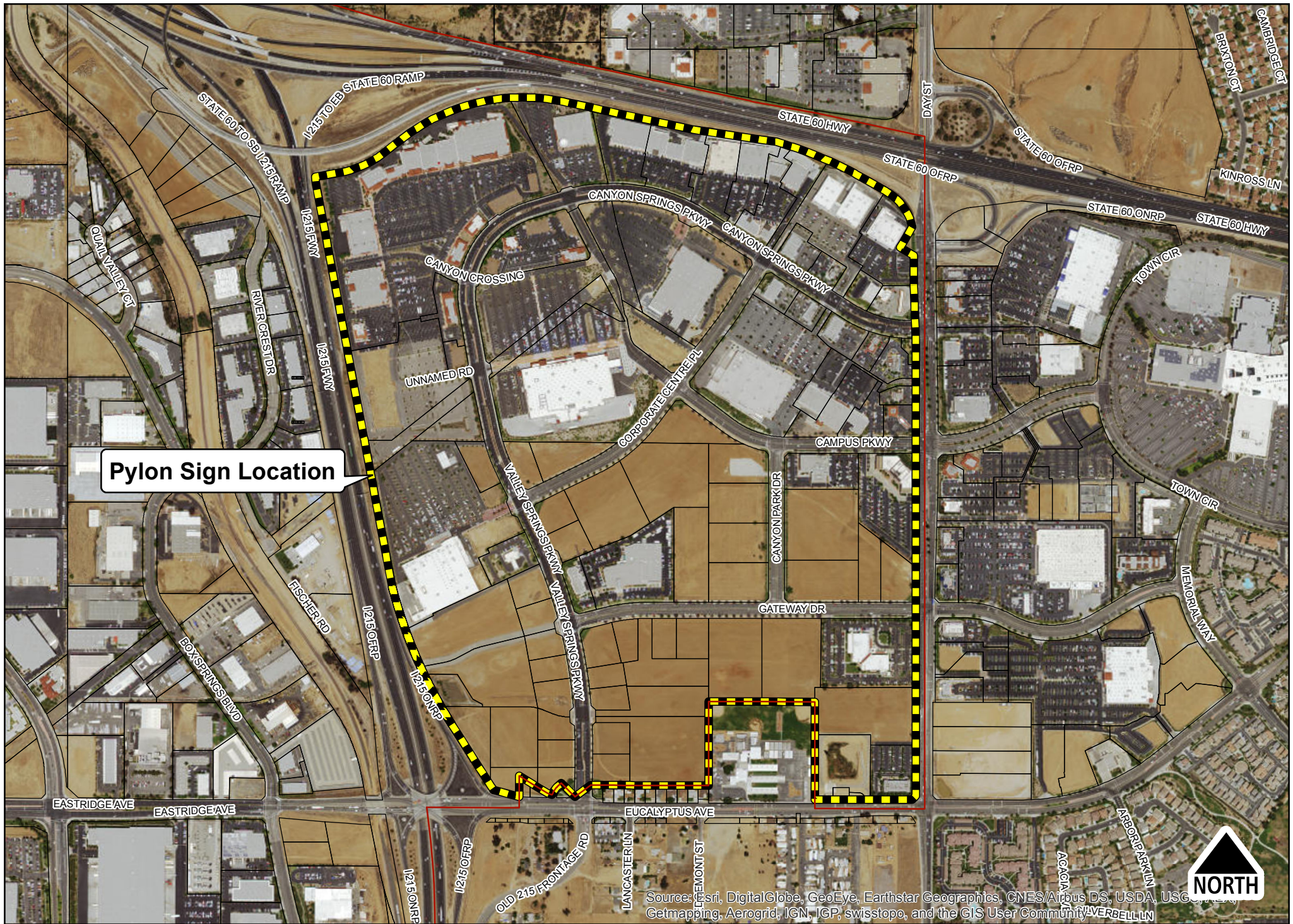
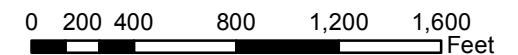


Exhibit 2 - P15-0978 & P16-0252, Aerial Photo / Location



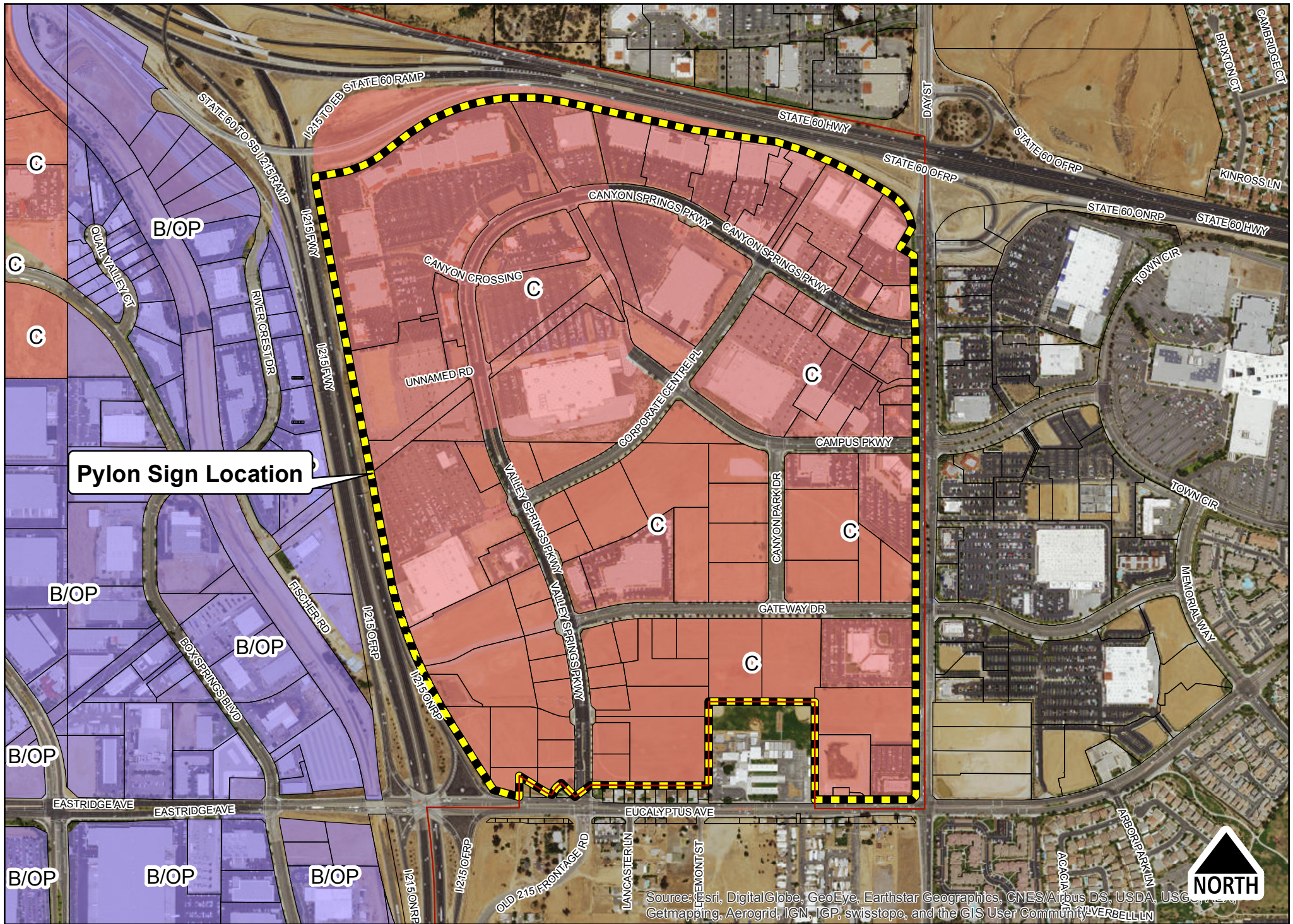


Exhibit 3 - P15-0978 & P16-0252, General Plan Map