



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JULY 12, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 2**
DEPARTMENT

SUBJECT: PLANNING CASES P15-0820, P15-0978 (SPECIFIC PLAN AMENDMENTS), P16-0219 (DESIGN REVIEW), AND P16-0252 (DESIGN REVIEW) BY KATY NOEL, ON BEHALF OF MGP X PROPERTIES LLC. – AMENDMENT TO THE CANYON SPRINGS BUSINESS PARK SPECIFIC PLAN TO INCREASE THE OVERALL SIGN AREA OF AN EXISTING FREEWAY PYLON SIGN AND ALLOW THE CONSTRUCTION OF A NEW FREEWAY PYLON SIGN – LOCATED ADJACENT TO INTERSTATE 215 AND STATE ROUTE 60 INTERCHANGE

ISSUE:

The issue for City Council consideration is a proposal by Katy Noel, on behalf of MGP X Properties LLC., to amend Section IV(B)(3)(e) (Master Signing Programs) of the Canyon Springs Business Park Specific Plan. The proposed amendment is two-fold: 1) to allow a 90-square foot sign panel to be added to an existing 75 foot high freeway pylon sign, identified as Pylon Sign “A” in Attachment 6 (Resolution), located on the south side of State Route 60 and approximately 250 feet west of Day Street; and 2) to allow the construction of a new 75 foot high freeway pylon sign with a maximum sign area of 660 square feet, identified as Pylon Sign “E” in Attachment 6. Pylon Sign “E” will be located on the east side of Interstate 215 approximately 200 feet north of Corporate Centre Place.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Cases P15-0820 and P16-0219, for an additional sign panel for the existing freeway pylon sign (Pylon Sign “A”), are categorically exempt from the provisions of the California Environmental Quality Act per Section 15301 (Existing Facilities) of the CEQA Guidelines;
2. Approve Planning Cases P15-0820 and P16-0219 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report;
3. Determine that Planning Cases P15-0978 and P16-0252, for a new freeway pylon sign (Pylon Sign “E”), are categorically exempt from the provisions of the California Environmental Quality Act per Section 15303 (New Construction of a Small Structure) of the CEQA Guidelines;

4. Approve Planning Cases P15-0978 and P16-0252 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report; and
5. Adopt the attached Resolution (Attachment 6) amending Section IV(B)(3)(e) (Master Signing Programs) of the Canyon Springs Business Park Specific Plan.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

On May 19, 2016, the Planning Commission considered Planning Cases P15-0820 and P16-0219 (Sign Panel Addition to Pylon Sign “A”) and Planning Cases P15-0978 and P16-0252 (Pylon Sign “E”) as two separate actions. The Planning Commission recommend approval of both actions by a vote of 8 ayes and 0 noes, subject to staff’s recommended conditions.

BACKGROUND:

The applicant is proposing an amendment to the Canyon Springs Business Park Specific Plan to allow an additional 90 square foot identification panel, six (6) feet in height and fifteen (15) feet in length, at the bottom of Pylon Sign “A”, increasing the overall sign area of the pylon sign from 600 to 690 square feet for identification of businesses within Planning Area 2. There are currently four (4) sign panels, three (3) of the sign panels are 90 square feet each and one is 225 square feet, for identification of businesses within Planning Areas 1, 3, 4, and 5. Pylon Sign “A” also includes a 105 square foot center identification sign at the top of the sign structure. Except for the proposed additional identification sign panel, no modifications are proposed to the existing freeway pylon sign.

The proposed Specific Plan amendment also includes the construction of a new 75 foot high freeway-oriented pylon sign (Pylon Sign “E”) with a maximum sign area of 660 square feet. The Pylon Sign will provide identification to five (5) businesses within Planning Areas 2 and 6 of the Canyon Springs Business Park Specific Plan and center identification on the top area of the pylon sign. The design, colors and materials of the pylon sign will be complementary to those of the existing pylon signs.

In conjunction with the Specific Plan Amendment, the Master Sign Program text and exhibits have been amended to include three (3) existing freeway pylon signs previously approved by City Council in 2005 and constructed in 2006.

The Canyon Springs Business Park Specific Plan area is unique in terms of location, size and freeway access. It consists of 311 acres, developed with a regional shopping center with 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 proposed modifications to Pylon Sign “A” and the addition of Pylon Sign “E” to the Specific Plan Master Sign Program will not be out of character given the size of the area being served by the signs. This proposal will complement the existing signs in design, color and scale.

For additional detailed information, please refer to the attached May 19, 2016, City Planning Commission staff reports and recommended conditions of approval.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Scott G. Miller, Interim Finance Director/Treasurer
Approved by: Al Zelinka, FAICP Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions (P15-0820 / P16/0219)
2. City Planning Commission Recommended Conditions (P15-0978 / P16/0252)
3. City Planning Commission Report (P15-0820 / P16-0219) – May 19, 2016
4. City Planning Commission Report (P15-0978 / P16-0252) – May 19, 2016
5. City Planning Commission Draft Minutes – May 19, 2016
6. Resolution to amend the Canyon Springs Business Park Specific Plan