



Planning Case

Freeway-Oriented Sign

P17-0552 (MCUP) & P17-0319 (VR)

Community & Economic
Development Department

Planning Commission
Agenda Item: 2
September 21, 2017

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AERIAL PHOTO/LOCATION



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ZONING MAP



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SITE PHOTOS



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MAJOR C MARKET
10,000 SQ. FT.

SHOP
10,000 SQ. FT.

MAJOR A HEALTH CLUB
10,000 SQ. FT.

GAS STATION
NOT A PART

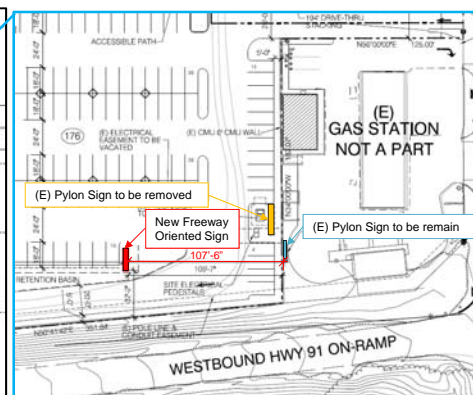
PARKING LOT

ZONE B-1000 APARTMENTS

ZONE B-1000 SINGLE FAMILY

PROPOSED HIGHWAY 91 CORRIDOR

STATE HWY 91 (REVERSE FREIGHT)



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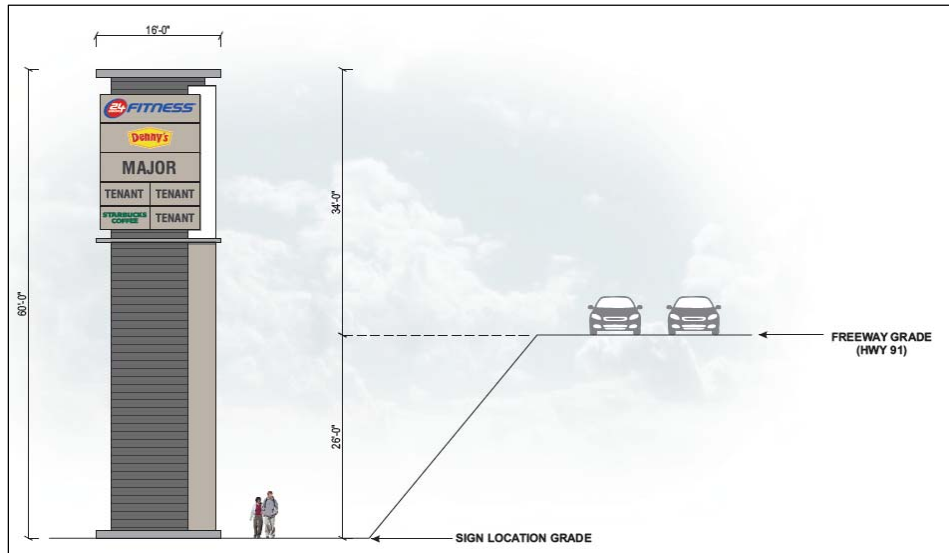
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The architectural drawings show three elevations of the tower. The East/West Elevation is the most detailed, showing a 60-foot total height. The lower 36-foot 5-inch section is a dark, textured column. The upper 19-foot 10-inch section is a lighter, textured column. The sign on the upper section includes the '24 FITNESS' logo, 'Denny's', 'MAJOR', and 'TENNANT' logos. The North and South Elevations show the tower's profile with dimensions of 6-0, 4-0, and 2-0 feet.

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CROSS SECTION



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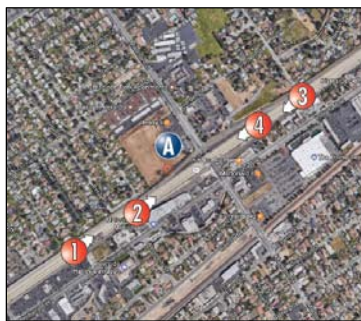
PHOTO SIMULATIONS



Eastbound 91 Freeway



Eastbound 91 Freeway



Westbound 91 Freeway



Westbound 91 Freeway

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RECOMMENDATIONS

That the Planning Commission:

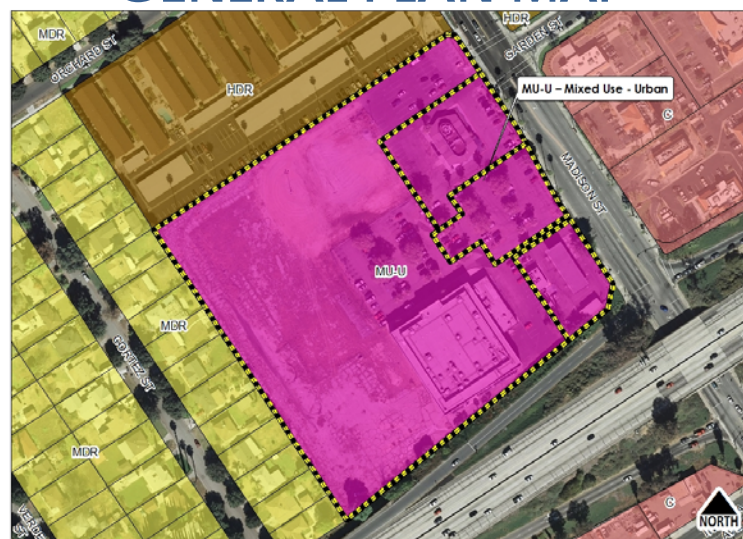
- **DETERMINE** that this proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (Accessory Structures; and
- **APPROVE** Planning Cases P17-0552 (Minor Conditional Use Permit) and P17-0319 (Variance) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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GENERAL PLAN MAP



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