



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 16, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-28579 - REVIEW OF CONDITION - PUBLIC HEARING -
APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: TENAYA VILLAGE
INVESTORS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition Number Three from Master Sign Plan (MSP-20019) shall be removed.
2. The requested Waiver from the Town Center Development Standards to allow second-level illuminated wall signage on buildings A and B is approved for the north elevations only.
3. Conformance to all other conditions of approval of Master Sign Plan (MSP-20019) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Review of Condition to remove Condition Number Three of an approved Master Sign Plan (MSP-20019) that allowed only non-illuminated wall signage on the north side of the second floor of buildings "A" and "B" located at 7495 and 7485 West Azure Drive. The applicant is seeking a new condition of approval that will allow the signage located on the second floor of the northern face of 7495 and 7485 West Azure Drive to be illuminated.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (ZON-Z-0076-98) of a 1,468-acre portion of the Northwest, including the easterly portion of the subject site, to T-C (Town Center) zone. The Planning Commission and staff recommended approval.
04/04/01	The City Council approved a Site Development Plan Review [Z-0076-98(20)] for the overall commercial development. Associated requests for Special Use Permits (U-0006-01 through U-0013-01, U-0015-01, U-0016-01, and U-0019-01 through U-0023-01) to allow seven supper clubs; one restaurant service bar; two restricted gaming locations; and two requests for the sale of packaged liquor on the subject site. The Planning Commission had recommended denial of the requests for Special Use Permits U-0013-01, U-0014-01, and U-0022-01 for two supper clubs and one restaurant service bar, respectively, with staff recommending approval on all requests.
06/18/03	The City Council approved an Extension of Time (EOT-2152) of the approved Site Development Plan Review [Z-0076-98(20) and the following Extensions of Time (EOT-2153 through EOT-2160 and EOT-2162 through EOT-2165) for seven supper clubs, two restricted gaming locations, one restaurant with service bar, and two requests for packaged liquor sales on the subject site. Staff recommended approval for all of these requests.
01/08/04	The Planning Commission approved the Master Sign Plan (DIR-3572) for Tenaya Village located on both the northwest corner and southwest corner of Tenaya Way and Azure Drive. Staff recommended approval.
06/23/05	The Planning Commission approved a request for a Tentative Map (TMP-6701) for a one-lot Commercial Subdivision on 10.04 acres adjacent to the south side of Azure Drive, approximately 1,250 feet west of Tenaya Way.

04/04/07	The City Council approved a Master Sign Plan (MSP-20019) with a Waiver to the Town Center Development Standards to allow wall signage to face an existing residential development that is outside of the Town Center Limits and to allow wall signage on the second floor of buildings "A" and "B" for a Commercial development located at 7425-7495 Azure Drive. The City Referral Group (CRG) recommended approval with amended conditions on 03/06/07
Related Building Permits/Business Licenses	
03/16/06	Building Permit #06-002073 was issued under Plan Check #C-0216-05 for a two-story retail building located at 7485 West Azure Drive. This permit has not received a final inspection.
05/09/07	Building Permit #07-001545 was issued under Plan Check #C-0135-07 for a tenant improvement located at 7495 West Azure Drive. This permit has not received a final inspection.
Pre-Application Meeting	
A pre-application meeting is not required for this type of application request, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application request, nor was one held.	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Shopping Center	SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation	T-C (Town Center)
North	Auto Dealership/ Undeveloped/ Right Of Way	GC-TC (General Commercial Town Center) Special Land Use Designation	T-C (Town Center)
South	Residential	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development 7 Units Per Acre)
East	Commercial	SC-TC (Service Commercial Town Center) Special Land Use Designation	T-C (Town Center)
West	Undeveloped	SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation/ ML (Medium Low Density Residential)	T-C (Town Center)/ R-PD7 (Residential Planned Development 7 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Town Center	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

The applicant is requesting a Review of Condition Number Three of the approved Master Sign Plan (MSP-20019) to remove the condition that prohibits illuminated signage on the second floor of buildings A and B, now addressed as 7495 and 7485 West Azure Drive.

Condition Number Three of the approved Master Sign Plan (MSP-20019) currently reads as follows:

3. The requested Waiver from the Town Center Development Standards to allow second-level non-illuminated wall signage on buildings A and B is approved for the north elevations only.

Per the approved the approved Master Sign Plan (MSP-20019), a waiver to the Town Center Development Standards Section F-2(B)(1)(a)(4) was approved to allow signage to be located above ground level. Staff recommended approval of this waiver as the request applied specifically to buildings A and B and were located on the northern elevations directed away from the neighboring residentially-zoned property to the south and south west. There was a discussion during the initial review of this Master Sign Plan that sought to restrict the signage on the second floor of building G from being illuminated in order to minimize the visual intrusion on the residential property. This Review of Condition seeks to extend the Waiver from the Town Center Development Standards to include the entitlement to illuminate the wall signage on the north side of the second floor of 7495 and 7485 West Azure Drive, previously referenced as buildings A and B.

FINDINGS

The proposed illuminated wall signage on the second floor of the north sides of 7495 and 7485 West Azure Drive will be directed towards Azure Drive and not the residentially-zoned properties to the south and southwest. Therefore, staff recommends approval of the request Review of Condition Number Three to remove the condition that prohibits illuminated signage, as there will be no adverse affect to residential property to the southwest, the design standards of the approved Master Sign Plan, or the Town Center Design Standards Manual.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 379 by Planning Department

APPROVALS 0

PROTESTS 0