

RESOLUTION NO. 20104

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2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, AMENDING THE LA SIERRA UNIVERSITY SPECIFIC PLAN
4 TO INCORPORATE A COMPREHENSIVE SIGN PROGRAM, INCLUDING
5 ON-SITE AND OFF-SITE SIGNAGE AND PERMANENT AND TEMPORARY
6 SIGNAGE THROUGHOUT THE LA SIERRA SPECIFIC PLAN AREA, WHICH
7 AREA IS GENERALLY BOUNDED BY PIERCE ON THE NORTH AND WEST,
8 LA SIERRA STORM DRAIN CHANNEL ON THE SOUTH, AND GOLDEN
9 AVENUE TO THE EAST.

7 WHEREAS, the La Sierra University Specific Plan was adopted on March 18, 1997 for a
8 531 acre area generally bounded by Pierce Street to the northwest and southwest, and Golden
9 Avenue to the northeast; and

10 WHEREAS, an amendment to the La Sierra University Avenue Specific Plan ("LSU
11 Specific Plan") has been proposed to incorporate a comprehensive sign program, including on-site
12 and off-site signage and permanent and temporary signage, throughout the Riverwalk development
13 within the area of the LSU Specific Plan; and

14 WHEREAS, the Planning Commission of the City of Riverside, California, advertised for
15 and held a public hearing on December 20, 2001, to consider the proposed amendment to the LSU
16 Specific Plan (Case SP-002-012) and recommended to the City Council that the amendment be
17 approved to amend the LSU Specific Plan to adopt a comprehensive sign program; and

18 WHEREAS, the City Council of the City of Riverside advertised for and held a public
19 hearing on January 15, 2002, to consider Case SP-002-012; and

20 WHEREAS, the City Council received and considered the reports and recommendations
21 from the Planning Commission and all other testimony, whether written or oral, presented at the
22 public hearing;

23 NOW, THEREFORE, BE IT RESOLVED, FOUND AND DETERMINED by the City
24 Council of the City of Riverside, California, as follows:

25 Section 1: Incorporating the findings set forth above and in the documents and reports for
26 Case SP-002-012, it is in the public interest to amend the La Sierra University Specific Plan to
27 incorporate a comprehensive sign program and more particularly described below.

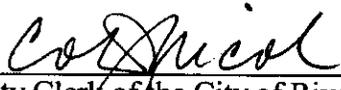
1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
3 of said City at its meeting held on the 19th day of February, by the following vote, to wit:

4 Ayes: Councilmembers Beaty, Moore, Defenbaugh, Schiavone, Adkison,
5 Hart, and Pearson.

6 Noes: None.

7 Absent: None.

8 IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this 19th day of February, 2002.

10 
11 _____
12 City Clerk of the City of Riverside
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24 CA: 02-0188
25 02/08/02
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LA SIERRA UNIVERSITY SPECIFIC PLAN

**ORIGINALLY ADOPTED ON MARCH 18, 1997
RESOLUTION NO.19057**

SPECIFIC PLAN AMENDMENT

<u>Case</u>	<u>Adoption Date</u>	<u>Resolution no.</u>
SP-002-012	February 19, 2002	No.

EXHIBIT A

**Table 4-1
DEVELOPMENT STANDARDS BY SUBAREA**

	Subareas 1 and 2	Subareas 3 and 4	Subarea 5	Subareas 6 and 13	Subarea 7	Subarea 8	Subarea 9	Subarea 10	Subareas 11 and 12
Specific Plan Land Use Designation	Campus	Town/Cowm/Mixed Residential Area	Industrial Business Park	Multi-family Residential (15 du/a)	Multi-family Residential (10 du/a)	Multi-family Residential (3.5 du/a)	Single-family Residential (4 du/a)	Single-family Residential (6.5 du/a)	Commercial
4.14 Distance Between Buildings- MOVE THIS CATEGORY TO SETBACKS.		The minimum distance between buildings containing dwelling units shall not be less than 75% of their combined height when buildings are oriented front-to-front and shall not average less than 50% of their combined height in all other cases.							
4.15 Blank Walls	No building wall facing a public street or adjacent residential uses shall extend more than 25 feet vertically or horizontally without a visual break created by a minimum 2-ft. recess articulation in the exterior wall or architectural detailing.								
4.16 Compatibility with Surrounding Development	The rear and side walls of buildings which are visible from adjacent lots or streets shall be treated the same as the front wall. The walls of any parking structure or that portion of any structure used for parking shall be designed to substantially screen vehicles in the structure from a view of a person on a public street. The walls of the parking structure shall be similar in color, material and architectural detail with the building it serves.								
4.17 Trash	A trash enclosure, six feet in height, constructed of similar material to the building, shall be provided on each non-residential site. The trash enclosure shall be enclosed on all sides, and shall be six feet in height with a solid gate providing access to the trash area. Trash enclosed within the enclosure shall not exceed the height of the enclosure. No trash shall be stored in any section of the site except within an enclosed structure.								
4.18 Roof Appearance	All heating, ventilation, air conditioning equipment and ducts and other equipment or appendances located on roofs shall be screened from the view of people at ground level or adjacent buildings. Screens must be at least as high as the equipment.								
4.19 Loading Areas	All loading areas shall be screened from view from adjacent lots and public streets by a solid fence or wall not less than 6 feet in height. Loading areas shall be designed to provide for backing and maneuvering onsite and not from a public street.								
4.20 Pedestrian Linkages	A clearly defined pedestrian walkway shall be provided to connect building entrances to parking spaces and to adjacent sidewalks.								
4.21 Light and Glare	All exterior lighting shall be of an indirect nature, shielded to minimize illumination of adjacent properties and to reduce glare. Freestanding light poles shall not exceed a maximum height of fourteen feet.								
4.22 Utilities	All utility connections from the main line in the public right-of-way to buildings shall be located underground.								
4.23 Signs	Refer to pages 4-8 through 4-17								

None
Same as existing zoning ordinance. IN THE EVENT ZONING STANDARDS CHANGE, THE ZONE STANDARDS IN EFFECT AT THE TIME AN APPLICATION IS FILED SHALL APPLY
FAR (Floor Area Ratio)
NA Not Applicable

1. Front, side, and rear yards shall be increased by two and one-half feet per story in excess of two stories.
 2. Roof structures specified in Section 19.66.030 of the Zoning Code shall be permitted in addition to heights specified for each subarea.
- Development standards may be modified pursuant to the variance procedures established in Section 19.64.050 of the Municipal Code. Amendments to the Permitted uses and Density standards required amendment of the specific plan

4.23 SIGNS

The purpose of this signage criteria is to minimize sign clutter and to provide aesthetically pleasing and consistent signage throughout the RiverWalk residential subdivision and specific plan area. All properties should comply with Chapter 19.76 of the Municipal Code, the Design Review Guidelines of the City of Riverside and the following guidelines:

- **Off-Site Signage**

One off-site street directional sign (Figure 4.1) is permitted at the Riverside (91) Freeway eastbound off ramp at Pierce Street. The sign shall provide directional information to RiverWalk Parkway and Magnolia Avenue. The design, size and location of sign shall be subject to the specifications of the Public Works and Planning Departments and Caltrans, as applicable.

- **Master Plan and Subdivision Signs**

Announcement Monumentation Signs (Figure 4.2)

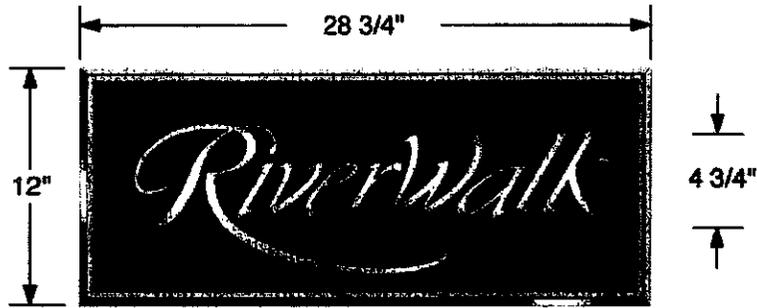
A total of three announcement monumentation signs- one at both the southerly and northerly entrances to the community possibly within the parkway, and the third at Sierra Vista Avenue where it intersects with Pierce Street - are permitted. The signs along RiverWalk Parkway will identify the RiverWalk community, while the proposed sign at Sierra Vista will potentially identify La Sierra University. The ultimate location, height, and design of such signs shall be subject to review and approval of the Planning Department, Public Works Department and other agencies, as applicable prior to installation.

Arrival Monumentation Signs (Figure 4.3)

Signs are permitted in the landscape area on each side of RiverWalk Parkway at its southerly intersection with Pierce Street and at the entry to the La Sierra University campus west of RiverWalk Parkway. The purpose of these signs is to create a gateway signage into RiverWalk and La Sierra University. The design, size and location of signs shall be subject to the specifications of the Planning Department.



Figure 4.1
Off-Site Signage



3/8" CASTED BRONZE PLAQUE

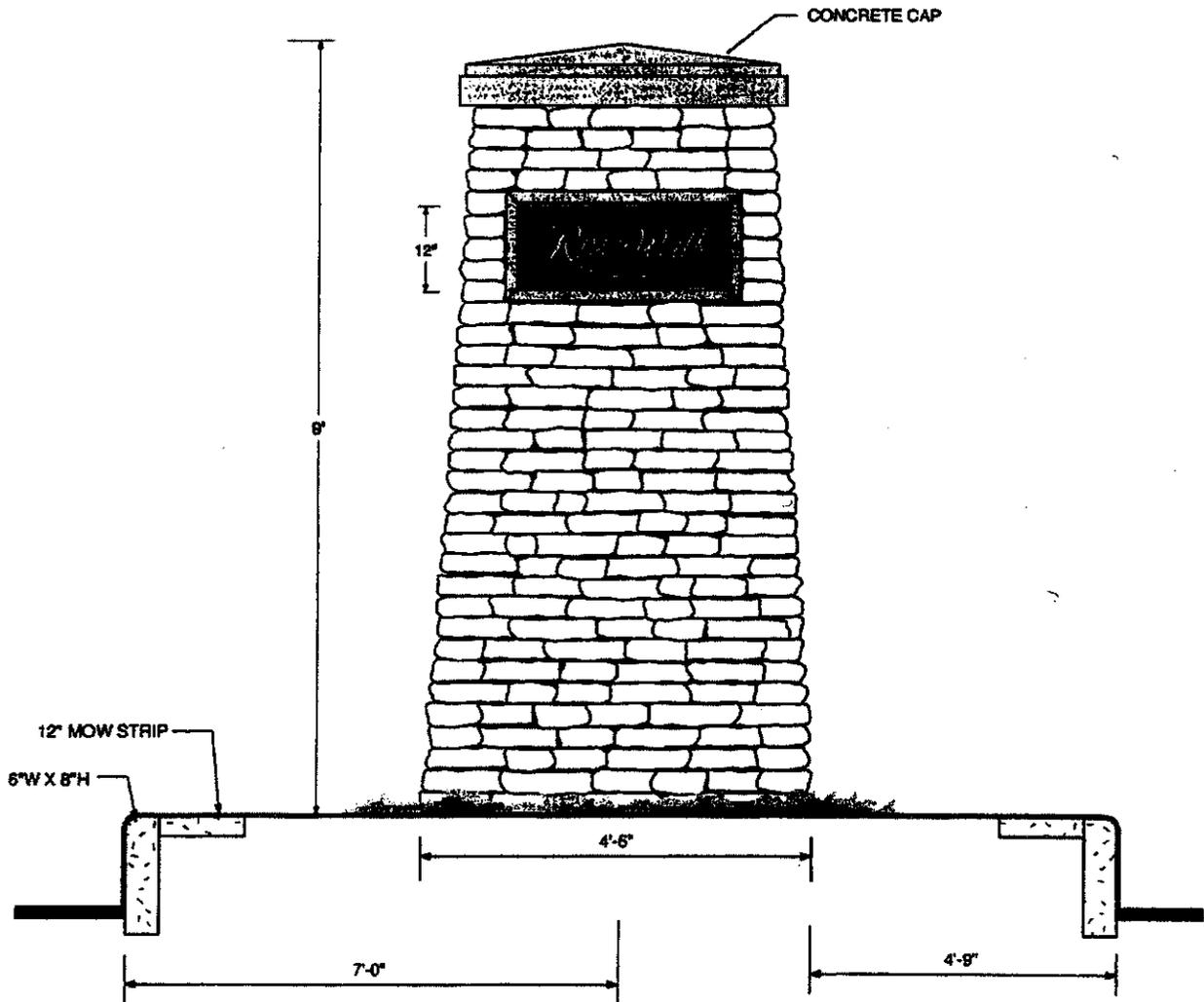


Figure 4.2
Announcement Monumentation Sign

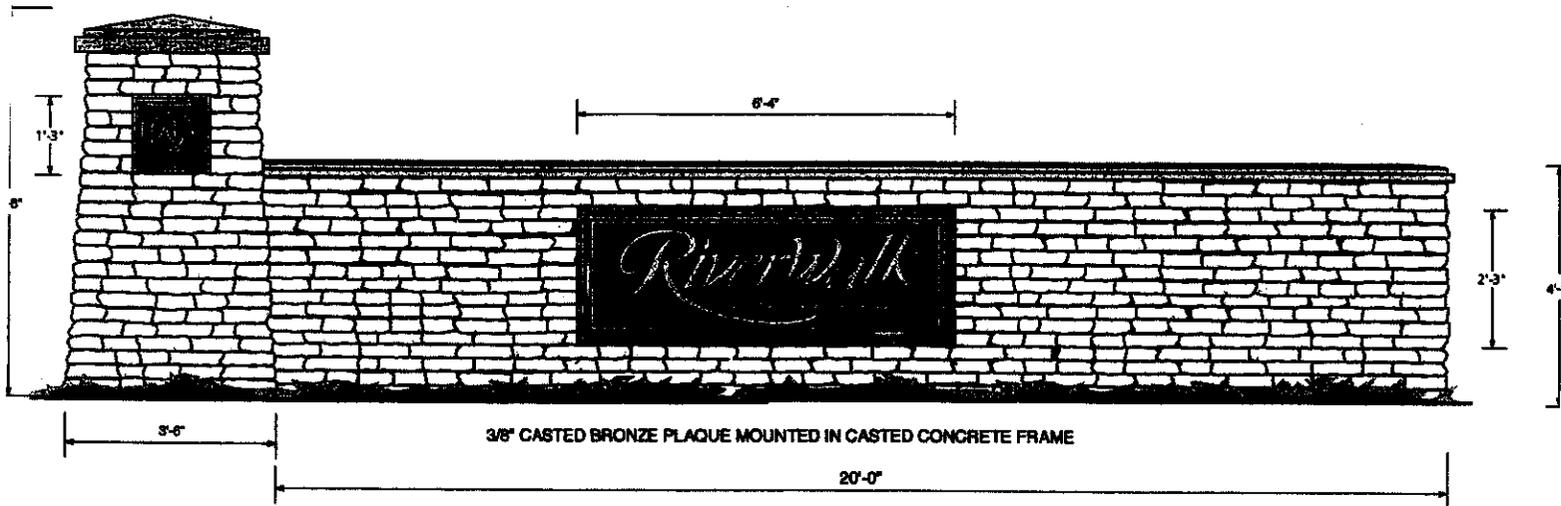


Figure 4.3
Arrival Monumentation Sign

Community Monumentation (Figure 4.4)

One community monumentation sign is permitted at the entrance of the Specific Plan planning areas, the university campus, the commercial and the industrial business park within the Specific Plan area. The purpose of the community monumentation signs is to generally identify each planning area within specific plan area. The ultimate location and design of these signs shall be subject to the review and approval of the Planning Department prior to installation. These signs shall be sited to minimize clutter and conflict with other permitted signs.

Community Kiosks (Figure 4.5)

Up to fifteen (15) temporary community kiosks are permitted at various points along RiverWalk Parkway, Sierra Vista and Collett Avenues within the landscape area outside the public right-of-way. Content will be limited to new residential developments. These signs shall be in lieu of the citywide subdivision sign program. They shall be removed upon the sale of the final unit within each development.

Reinforcement Kiosks (Figure 4.6)

Up to six (6) temporary reinforcement kiosks are permitted for each individual neighborhood. The reinforcement kiosks function as off site directional subdivision signs within specific neighborhoods. They shall be removed upon the sale of the final unit within each development. Final location and design of reinforcement kiosks shall be subject to review and approval of the Planning Department.

Secondary Entry Identification (Figure 4.7)

A total of four (4) secondary entry identification plaques mounted to perimeter walls are permitted along Golden and Schuyler Avenues. The design of the secondary entry identification signage shall be subject to the Planning Department.

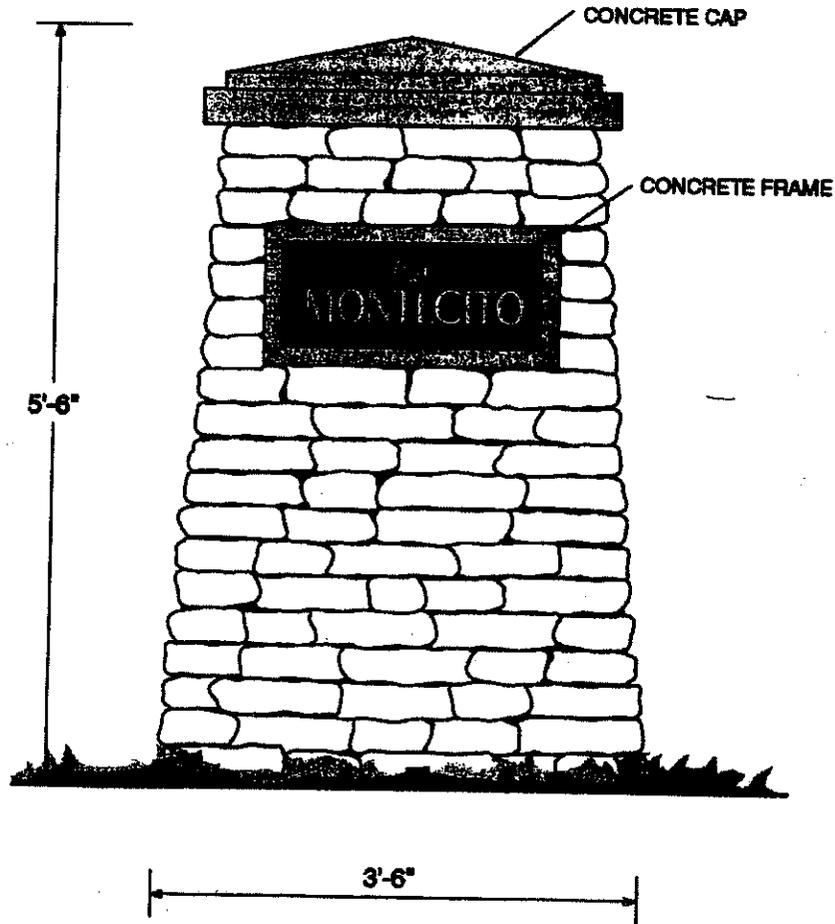
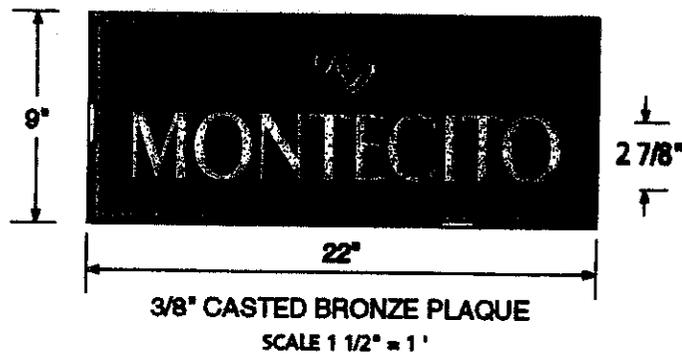
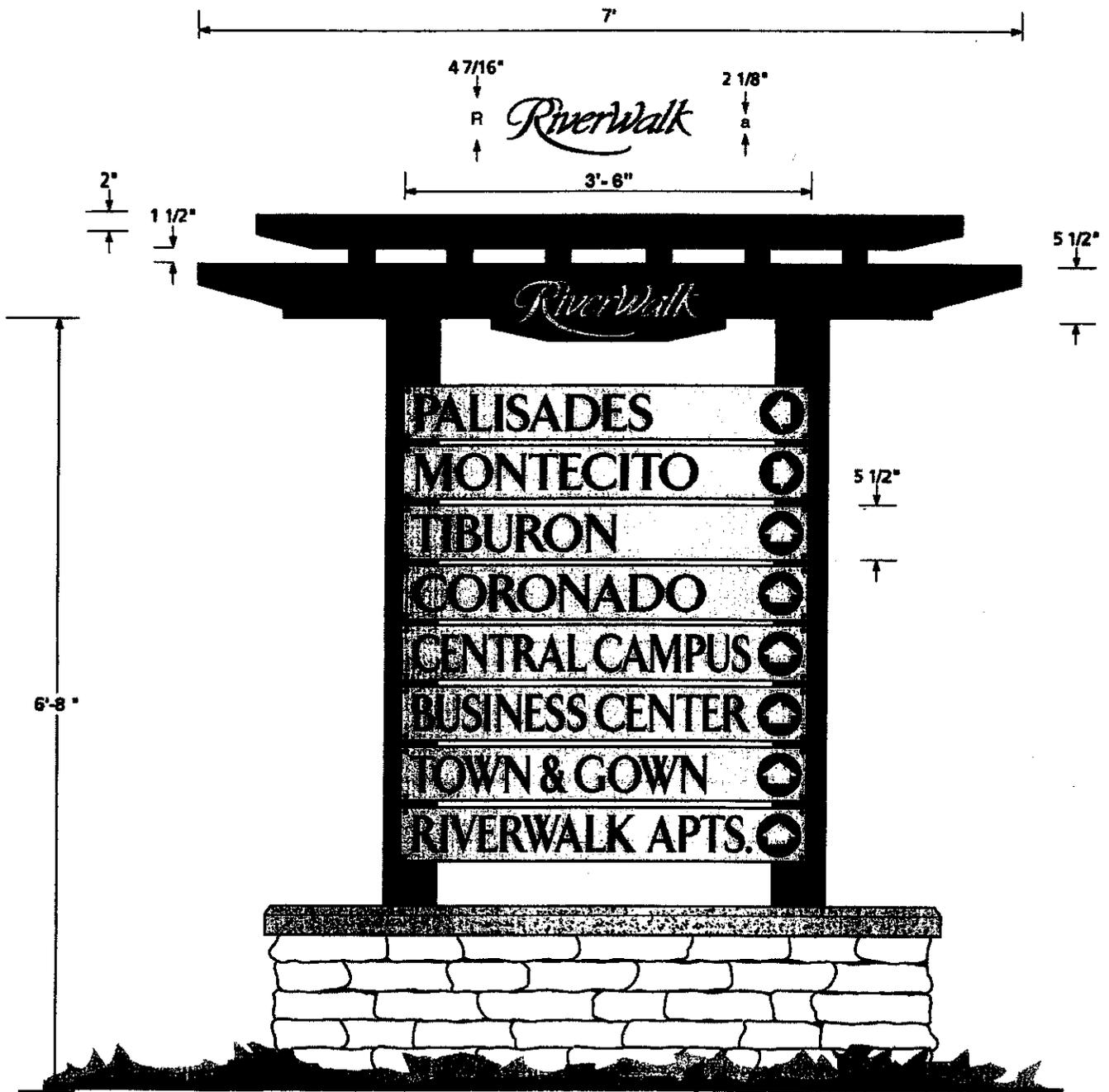
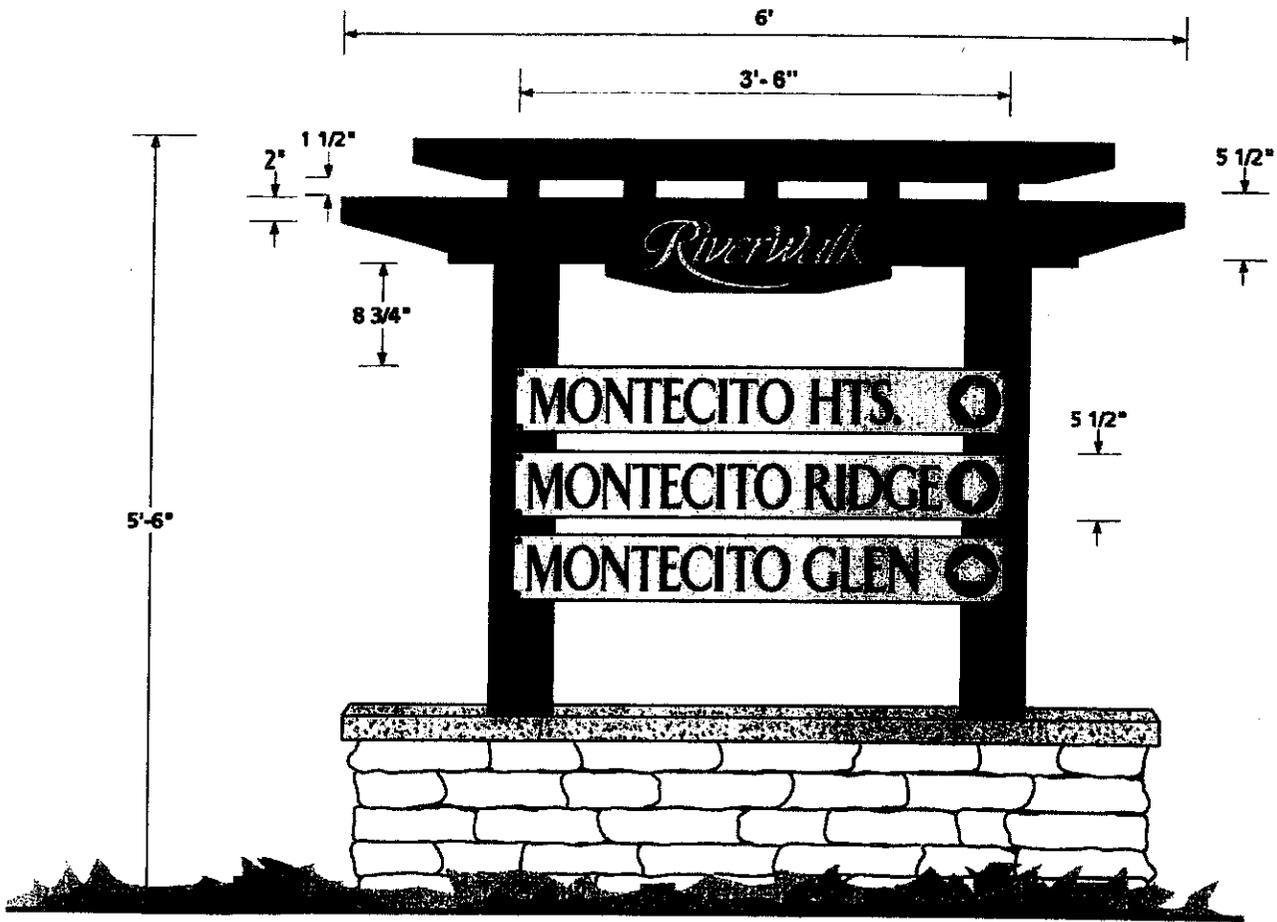


Figure 4.4
Community Monumentation Sign



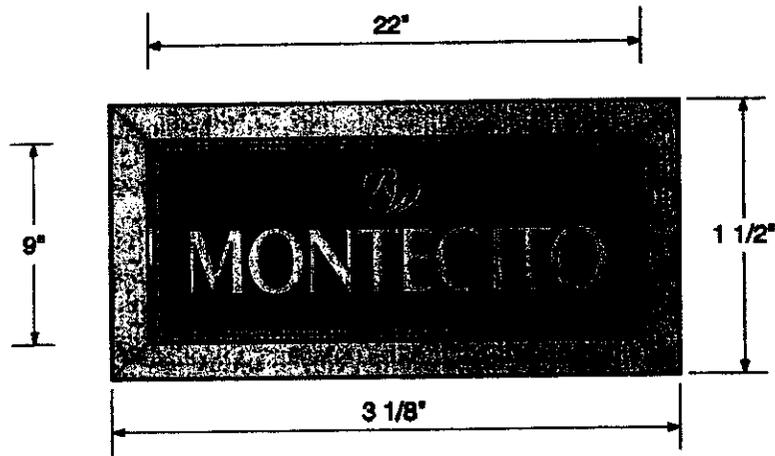
S/F KIOSK STRUCTURE W/ RE-SAWN HEADER, POSTS AND TRELIS,
ROUTED LOGO TYPE AND ATTACHED ALUMINUM 1/8" PAINTED AND VINYL COPY RIDERS

Figure 4.5
Community Kiosk



S/F KIOSK STRUCTURE W/ RE-SAWN HEADER, POSTS AND TRELLIS,
ROUTED LOGO TYPE AND ATTACHED ALUMINUM 1/8" PAINTED AND VINYL COPY RIDERS

Figure 4.6
Reinforcement Kiosk



3/8" CASTED BRONZE PLAQUE MOUNTED IN CASTED CEMENT FRAME
WALL PLACEMENT TO BE DETERMINED

Figure 4.7
Secondary Entry Identification

- **Temporary Signs**

Subdivision Signs

For consistency with other subdivisions within the City limits, temporary subdivision signs should be subject to the provisions per Chapter 19.76.020.8 of the Zoning Code.

Model Center Signage

On-site model center parking directional signs placed within each neighborhood in close proximity to the models of each phase, model center identification signs provided on the canopy in front of the sales office, and model home identification signs placed in front of each model home are permitted. Model center signage shall be removed upon the sale of the final unit within each development.

- **Subdivision Flags**

Up to ten (10) subdivision flags placed adjacent to the neighborhood entry and/or model home complex are permitted during the sales period of the subdivision. The size, location and total number of flags shall be subject to the review and approval of the Planning Department.

- **Address Plaques**

Internally illuminated one square foot address plaque for each residence, commercial, or industrial address within the Specific Plan area is permitted displaying the address.

- **Miscellaneous Signs and/or other applicable sign standards**

Signs not specifically addressed in the sign criteria are governed by Chapter 19.76 of the Municipal Code.