

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

423B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 1, 2006

**SUBJECT:** PLOT PLAN NO. 21641 / VARIANCE NO. 1792 – CEQA Exempt – Applicant: Hoprock Limonite, LLC – Engineer / Representative: Architectural Design & Signs - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) / Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) / Public Facilities (CD-PF) (≤ 0.60 Floor Area Ratio) – Location: Southerly of Limonite Avenue, westerly of Pat's Ranch Road, and easterly of Interstate 15 – 45.5 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Plot Plan proposes a sign program for the Vernola Marketplace, which includes 47 tenant sign spaces on nine (9) free-standing signs. Two (2) of the free-standing signs are pylon signs, six (6) are tenant monument signs, and one (1) is a corner monument sign. The sign program also includes affixed signage for buildings Major 2, 3, 4, 5, 6, 7, 8, 9, Pads A, C, D, F, G, and Shops 1 and 2. The Variance proposes to allow the sign program to exceed standards identified in Ordinance 348, Section 19.4. Specifically, the 75 foot Pylon 2 Sign will exceed the 45 foot height limit by 30 feet. The sign program will also exceed the number of allowable free-standing signs by seven (7), with a total of nine (9) free standing signs: Pylon Sign 1 will exceed the 150 square foot surface area limit by 155 square feet with a total surface area of 305 square feet, Pylon Sign 2 will exceed the 150 square foot surface area limit by 850 square feet with a total surface area of 1,000 square feet, Tenant Monument signs 1, 2, 3, 5, and 6 of 60 square feet of surface area will each exceed their 50 square foot surface area limit by 10 square feet, and Tenant Monument sign 4 of 53 square feet of surface area will exceed the 50 square foot surface area limit by 3 square feet.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 11/16/06

Robert C. Johnson  
Planning Director

RCJ:cv

Policy

Consent

Dep't Recomm.:  
Per Exec. Ofc.:

RECEIVED  
COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT

Prev. Agn. Ref.

District: Second

Agenda Number:

1.6

The Honorable Board of Supervisors  
RE: PLOT PLAN NO. 21641 / VARIANCE NO. 1792  
November 1, 2006  
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**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on October 30, 2006

The Planning Department recommended Approval; and,  
**THE PLANNING DIRECTOR:**

**APPROVED MINOR PLOT PLAN NO. 21641**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVED VARIANCE NO. 1792**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.