

No action – withdrawn from agenda at meeting on 7-5-2011
RESOLUTION NO. 7063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS
DENYING SIGN CONDITIONAL USE PERMIT NO. 14
(APPLICANT: COMMERCE CONSTRUCTION COMPANY, L.P.)

WHEREAS, Commerce Construction Company, L.P. ("Commerce") has made application to the City for approval of a freeway-oriented business sign to be located on vacant property on the west side of New York Street, east of the 210 Freeway, south of Lugonia Avenue and north of California and having the EV/CG (General Commercial land use designation under the East Valley Corridor Specific Plan; and

WHEREAS, the sign is proposed to be constructed in a two-sided manner, having an area of approximately 570 square feet, and a height of 80 feet; and

WHEREAS, Redlands Municipal Code section 15.36.100 (f) provides that any proposed sign exceeding an area of 120 square feet must be approved as a Conditional Use Permit, with certain specific findings to be made demonstrating that the proposed sign is compatible with, and necessary for, the development project for which the sign is sought; and

WHEREAS, Commerce has made application to the City for a sign exceeding 120 square feet in area, but has not submitted any application for an accompanying development project for which the sign is sought;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. The application filed with the City by Commerce Construction Co., L.P. for Sign Conditional Use Permit No. 14 is hereby denied, based upon the following findings:

A. The City Council finds that the application for Sign Conditional Use Permit No. 14 is premature and that the findings required by the Redlands Municipal Code for approval of the sign cannot be made because the City Council cannot determine that the size of the sign is compatible with the design, architecture, and scale of the buildings and/or project which will be developed in connection with the sign, because the project site is vacant and no development proposal has been submitted with the sign application pursuant to which the proposed sign can be evaluated; and

B. The City Council cannot determine at this time whether the size of the sign is aesthetically consistent with any proposed development for the property, or compatible with the areas adjacent to the project site or with the City as a whole, because the project site is vacant and a development proposal has not yet been submitted to the City Council for the site; and

C. The City Council cannot determine at this time if the proposed size of the sign is required to provide necessary project identification for the benefit of the general public because no development project has been proposed for the project site and submitted for review by this City Council such that the Council can reasonably ascertain the need for such identification.

ADOPTED, SIGNED AND APPROVED this 5th day of July, 2011.

Pete Aguilar, Mayor

ATTEST:

Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was adopted by the City Council at a regular meeting thereof held on the 5th day of July, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

City Clerk