



City of Rialto

Legislation Details (With Text)

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On agenda: 1/8/2019 **Final action:**
Title: Request City Council Approve Sign and Access Easement Agreement by and between the City of Rialto and LHR Renaissance Marketplace South LLC.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Exhibit A Sign and Access Agrmt 10-22-18.pdf

Date	Ver.	Action By	Action	Result
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For City Council Meeting [January 8, 2019]

TO: Honorable Mayor and City Council

APPROVAL: Ahmad R. Ansari, Interim City Administrator
Sean Grayson, Interim City Administrator

FROM: Robb R. Steel, Assistant CA/Development Services Director

Request City Council Approve Sign and Access Easement Agreement by and between the City of Rialto and LHR Renaissance Marketplace South LLC.

BACKGROUND:

The adopted Renaissance Specific Plan requires construction of specified community arrival markers at key intersections within the specific plan area. Normally, the City conditions projects to locate the signs wholly on private property. However, because of grading and slope issues at the southeast corner of Renaissance Parkway and Linden Avenue, the required sign must be constructed partially or wholly within the City's right-of-way. LHR has already constructed the sign.

ANALYSIS/DISCUSSION:

The Sign and Access Easement Agreement ("Sign Easement") attached hereto as Exhibit A allows LHR to install the community arrival signage within approximately 1,865 square feet of public right-of-way at the southeast corner of Renaissance Parkway and Linden Avenue (immediately adjacent to the Cinemark Theater). LHR paid for the construction and remains responsible for maintenance in accordance with the Master Sign Program for the Renaissance Marketplace. If the City requires the right-of-way for future improvements, LHR agrees to remove or relocate the sign at its sole expense. LHR agrees to indemnify the City for any claims related to the Sign Easement.

ENVIRONMENTAL IMPACT:

On December 13, 2016, the City Council, acting on behalf of the City as the Lead Agency as set forth

in California Environmental Quality Act (CEQA) Section 21067, certified a Subsequent Environmental Impact Report (Environmental Assessment Review No. 16-55) for the Renaissance Specific Plan (SEIR). The granting of the Sign Easement requires no further environmental review.

GENERAL PLAN CONSISTENCY:

The goals within the land use element of general plan that directly relate to the Sign Easement are:

Goal 2-9: Protect residential, schools, parks, and other sensitive land uses from the impacts associated with industrial and trucking-related land uses, as well as commercial and retail areas.

Goal 2-12: Design new streets to be pedestrian friendly.

Goal 2-17: Provide high quality and environmentally sustainable landscaping.

Goal 2-21: Ensure high-quality planned developments in Rialto.

Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

LEGAL REVIEW:

The City Attorney reviewed and approved this staff report and Sign Easement.

FINANCIAL IMPACT:

Operating Budget Impact

The City will not incur any operating expenses associated with the Easement. LHR or its successors must maintain the sign in accordance with the Master Sign Program for Renaissance Marketplace.

Capital Improvement Budget Impact

LHR bears all capital costs.

Licensing

Not applicable to this action.

RECOMMENDATION:

Staff recommends that the City Council Approve Sign and Access Easement Agreement by and between the City of Rialto and LHR Renaissance Marketplace South LLC.