



Staff Report

TO: Mayor, and City Council Members

FROM: Christina Taylor, Community Development Director

DATE March 3, 2020

SUBJECT: Public Hearing and Consideration of a Request for Modification of the Conditions of Approval for Plot Plan 07-PP-12 for 13.6 Acres Located within the Sundance Specific Plan at the Northwest Corner of Eighth Street and Highland Springs Avenue

Background and Analysis:

The Sundance Corporate Center is a mixed-use commercial center which is part of the Sundance Specific Plan initially approved as the Deutsch Specific Plan in 1990, and subsequently modified and approved as the Sundance Specific Plan in 2004. The City Council approved Plot Plan 07-PP-12 and Final Parcel Map 35789 for the center on February 5, 2008, which proposed construction of eight buildings on a 13.6-acre site. The proposed use for the three buildings currently under construction are medical offices which is a permitted use in the specific plan.

The surrounding area includes a single-family neighborhood to north of the site, the Sundance Elementary School and residential to west of the site, a vacant lot to the south of the site, and a proposed residential and commercial development to the east of the site within the City of Banning. The overall height of each of medical office building under construction is 50 feet. The specific plan requires 20-foot side and rear setbacks for this commercial development. Due to the height and scale of the buildings, the applicant is providing a side setback of 101 feet and a rear setback of 243 feet. The building height and related setbacks are consistent with the maximum allowable height setback relationships within the specific plan.

At buildout, the site will be accessible via two (2) driveways on East Eighth Street and a signalized driveway at Highland Springs Avenue. A traffic analysis was prepared for this project with recommendations on how to mitigate any adverse traffic impacts that might be created by the uses. Based on this analysis, a traffic signal was recommended to be installed at the Highlands Springs Avenue entrance. This recommendation was included in the conditions of approval for the combined plot plan and final parcel map.

Condition Modification

The recommended traffic signal at the entrance to the development from Highland Springs Avenue was required as a condition of approval in the plot plan and parcel map to facilitate safer, full movement access to the site and maintain desired level of service on Highland Springs Avenue. The condition was developed as a result of a 2008, traffic impact analysis (TIA) performed specifically for the proposed center. The condition reads as follows:

4.10 A traffic signal shall be installed at the intersection of Highland Springs Avenue and Driveway 1 to the satisfaction of the Director of Public Works prior to building occupancy at the site.

It was determined through the TIA, there would only be a deficiency in level of service on Highland Springs Avenue during peak evening travel times. The proposed remediation for the deficiency was either providing a transition lane in a median on Highland Springs Avenue to allow left turn movement or signaling the entrance. The City determined signaling the entrance was the preferred remediation.

This signal is part of an overall traffic signal plan which includes several signals north of this location on Highland Springs Avenue as well as a signal directly across Highland Springs Avenue in the City of Banning. The applicant has ordered the signal poles but has a several month lead time with Southern California Edison. The applicant is requesting the traffic signal at the Highland Springs Avenue entrance be deferred so a proper coordination effort on both Highland Springs Avenue construction and signal installation can be carried out in conjunction with Pardee Homes and the City of Banning.

Staff has discussed the proposed request with the Public Works Department as well as public safety which resulted in the following:

- The Highland Springs Avenue access point should be closed (concrete k-rail) until the signal is installed.
- Construction traffic and customer traffic will be separated. Construction traffic will be directed to use the western driveway on Eighth Street. This access point will be marked and will be closed when not in use. Customer traffic will utilize the eastern driveway on Eighth Street. This access point will be fully improved at the time the first occupants open for business.
- Since there are two other points of access serving the site, public safety can adequately access the site in an emergency situation. The Fire Department determined that they only need access through the primary public entrance

(eastern most entrance on Eighth Street) but would be able to utilize the construction entrance if necessary.

Staff has determined the signal needs to be installed before additional permits on pad sites are issued, but the site can be adequately serviced by the two, Eighth Street entrances at this time.

The applicant's request for modification of condition of approval 4.10 was presented by staff at the Planning Commission meeting of February 11, 2020. The Planning Commission unanimously forwarded a recommendation of approval to City Council.

Fiscal Impact:

The cost to review and prepare materials for the project were covered through the payment of application fees in the amount of \$2,148.00, per the adopted fee schedule.

Recommended Action:

Hold a Public Hearing, and
Approve the proposed modification of condition 4.10.

Attachments:

- A. Site Plan
- B. Modified Conditions of Approval