

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, January 14, 2003, at 2:00 p.m. are as follows:

PRESENT: James Macdonald, Vice-Chairman
Ruth Cook, Commissioner (Arrived at 3:13 p.m.)
Gary Miller, Commissioner
Thomas Osborne, Chair
George Webber, Commissioner

ABSENT: Caroline Laymon, Commissioner
Paul Thompson, Commissioner

ADVISORY STAFF

PRESENT: Jeffrey L. Shaw, Community Development Director
John Jaquess, City Planner
Bob Dalquest, Senior Planner
Richard Malacoff, Associate Planner
Manuel Baeza, Assistant Planner
Leslie E. Murad II, Assistant City Attorney

I. CALL TO ORDER

The meeting was called to order by Chairman Osborne at 2:03 p.m.

II. CONSENT ITEMS -NONE

III. OLD BUSINESS - NONE

IV. NEW BUSINESS

- A. **CONDITIONAL USE PERMIT NO. 784** - PUBLIC HEARING for the Planning Commission to consider a Conditional Use Permit for the co-location of three (3) 12" x 54" antennas on an existing 153'-6" high cellular tower and the installation of ground mounted equipment shelter for a wireless telecommunication facility located at 351 Alabama Street in the EV/IC, Commercial Industrial District of the East Valley Corridor Specific Plan. Request submitted by CINGULAR WIRELESS/MARK RIVERA.

Mr. Manuel Gaitan gave a brief presentation on the proposed project. Mr. Gaitan stated that staff determined that the project qualified for co-location as defined by the Redlands Municipal Code. Mr. Gaitan stated that it is the intent of the applicant to co-locate three (3) antennas approximately one hundred (100) feet on an existing 153' high cellular tower. Mr. Gaitan stated that staff recommends approval of Conditional Use Permit No. 784 as it is better to co-locate rather than construct another very tall tower in the immediate area. Mr. Gaitan stated that staff recommends that future requests involving telecommunication facilities similar in nature, be evaluated on their own merits.

Chairman Osborne opened the public hearing.

Mr. Doug Kearney (SBA) stated that use of the one-hundred foot tower eliminates the need for two additional 60-75 foot high poles in the area. Mr. Kearney stated that he looked at other possible options for stealth treatment of the pole but was unable to come up with an alternative due to the height of the pole.

Chairman Osborne closed the public hearing.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Macdonald, and carried on a 4-0 vote that the Planning Commission approve Conditional Use Permit No. 784 subject to the following findings and attached conditions of approval.

1. The use applied for at this location is conditionally permitted in the EV/IC, Commercial Industrial District of the East Valley Corridor Specific Plan.
2. The proposed co-location of this facility will not be detrimental to existing or permitted land uses within this existing multi-tenant Commercial Industrial complex or in the surrounding properties as the flush mounting and the painting of the antennas to match the existing tower element of this existing wireless facility is within the intent of the "stealth" or "camouflage" treatment required by Code to soften any significant visual impacts, if any, from the adjacent streets and properties.
3. The co-location of this proposed facility on this existing "pre-existing" 153'-6" cellular tower is desirable in that it removes the need to construct of another very tall cellular tower in the immediate area.
4. The project location is of sufficient size and shape to accommodate the proposed use, meet all development standards, and provide the applicant with the optimum source of communication within the City and surrounding areas.
5. The proposed use is necessary and desirable for the development of the community as it is consistent with the policies, programs, and objectives of the Redlands General Plan.
6. The conditions for the proposed use are reasonably related to the use to address potential effects of the proposed use, and are necessary to protect the public health, safety, and general welfare and the best interests of the neighborhood.

- B. **CONDITIONAL USE PERMIT NO. 786** - PUBLIC HEARING for the Planning Commission to consider a Conditional Use Permit to establish an aerobic center at 410 Orange Street, Suite 2-B, in the TC, Town Center District of the Downtown Specific Plan. Request submitted by LARRY AND DIANE BROWN.

Mr. Manuel Gaitan gave a brief presentation on the proposed project.

Chairman Osborne opened the public hearing. Seeing no comments forthcoming, Chairman Osborne closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Webber, and carried on a 4-0 vote that the Planning Commission approve Conditional Use Permit No. 786 based on attached findings and conditions of approval:

1. That the use applied for at this location set forth in the application is a proper one for which a Conditional Use Permit is required;
2. The use is desirable for the development of the community, is consistent with the policies, goals, and objectives of the Redlands General Plan, and is not detrimental to existing or planned uses within this shopping center;
3. That the site for the intended use is adequate in size and shape to accommodate the use and other features required in order to adjust the use to those existing or permitted future uses in the vicinity and same zone district;

4. That the site for the proposed use relates to the streets, which are properly designed to carry the type and quantity of traffic generated or to be generated by this proposed use;
 5. That the conditions set forth in the permit and shown on the approved site plan are necessary to protect the public health, safety, and general welfare;
 6. That Conditional Use Permit No. 786, therefore, be approved subject to all Departmental recommendations.
- C. **CONDITIONAL USE PERMIT NO. 782** - Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit to install a seventy-nine (79) foot high cellular tower for a wireless telecommunication facility within a lease area of 1,188 square feet located at 1330 E. Lugonia Avenue in the A-1 (Agricultural) District. Request submitted by VERIZON WIRELESS.

Mr. Manuel Baeza stated that adjacent property owners had not been properly notified of the proposed project and he requested that the project be continued to the January 28 Planning Commission meeting.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Macdonald, and carried on a 4-0 vote to continue Conditional Use Permit No. 782 to the January 28 Planning Commission meeting.

- D. **VARIANCE NO. 645** - Public Hearing for Planning Commission consideration of a recommendation to the City Council for a Variance from Section 3 A.4.d.3 of Specific Plan No. 25 to allow a four foot reduction from twenty-five (25) feet to twenty-one (21) feet of the required building setback from Nevada Street for a two-story 23,088 square foot building and for a Variance from Section 3 A.4.d.1 of Specific Plan No. 25 of to allow for a five and one half (5.5) foot reduction from fifteen (15) feet to nine and one half (9.5) feet of the required landscaped setback from the Interstate 10 right-of-way for property located on the southwest corner of Orange Tree Lane and Nevada Street in the Urban Services Commercial District of Specific Plan No. 25. Request submitted by PENCE CONSTRUCTION.
- E. **COMMISSION REVIEW AND APPROVAL NO. 746** - Public Hearing for Planning Commission consideration of a recommendation to the City Council for a Mitigated Negative Declaration, Socio-Economic Cost Benefit Study and a Commission Review and Approval to construct a two story 23,000 square foot office building on a 1.47 (approximate) acre vacant property located at the southwest corner of Orange Tree Lane and Nevada Street in the Urban Services Commercial District of Specific Plan 25. Request submitted by PENCE CONSTRUCTION.

Commissioner Miller recused himself due to a potential conflict of interest. As a result there was no action on the item due to a lack of a quorum.

[NOTE: These items considered later in this meeting.]

- F. **COMMISSION SIGN REVIEW NO. 244** - A request for Planning Commission consideration of two (2) subdivision identification signs each with a face area of twelve and a half (12.5) square feet located on the north side of Pioneer Avenue in the R-E, Residential Estate District. Request submitted by Beazer Homes.

Mr. Manuel Baeza gave a brief presentation on the proposed project.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Macdonald, and carried on a 4-0 vote to approve Commission Sign Review No. 244 subject to the Conditions of Approval.

- G. **SPECIFIC PLAN NO. 40 (AMENDMENT NO. 23)** - Public Hearing for the Planning Commission to consider a recommendation to the City Council on an amendment to the East Valley Corridor Specific Plan to modify Section EV4.0250 and Section EV4.0255 and establish specific landscaping requirements within parking lots. Request submitted by CITY OF REDLANDS.

Mr. Robert Dalquest gave a brief presentation on the proposed project. Mr. Dalquest stated that the Municipal Code was amended to provide more stringent landscape requirements within parking areas. The amendment was approved by City Council that in turn recommended that the East Valley Corridor Specific Plan be amended to provide a uniform citywide standard for landscaping within parking areas. Mr. Dalquest stated that staff reviewed the East Valley Corridor Specific Plan and is recommending changes to two sections of the Plan. Mr. Dalquest reviewed the two sections recommended to be amended.

Chairman Osborne opened the public hearing. Seeing no comments forthcoming, Chairman Osborne closed the public hearing.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Macdonald, and carried on a 4-0 vote that the Planning Commission approve Planning Commission Resolution No. 975 recommending that the City Council adopt Amendment No. 23 to East Valley Corridor Specific Plan No. 40.

V. APPROVAL OF MINUTES

- A. November 12, 2002

No action was taken due to a lack of a quorum.

- B. December 10, 2002

Commissioner Webber requested that the minutes be amended to include comments made by him concerning discussion of Tentative Tract No. 16408.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Miller, and carried on a 4-0 vote that the Planning Commission approve the minutes of December 10, 2002, as amended.

VI. ADDENDA

- A. **Commission Review and Approval No. 744** - Revisions to approved Final Landscape Plan. Request submitted by SALTON, INC.

Mr. Robert Dalquest gave a brief presentation on the proposed project and stated that the revision to the landscape plan came about as the result of a change in the landscape architect. Mr. Dalquest stated that the changes involve altering some tree species and the quantity of tree sizes. Discussion was held on the types and number of replacement trees to be used.

Commissioner Miller expressed his concern that the primary motivation for the changes requested are tree sizes and money rather than tree species. Commissioner Miller continued by saying there is a significant jump in price when you go from a 24-inch box to a 15-gallon size tree. Commissioner Miller stated he would prefer to see preservation of significant sized trees in key areas rather than the size reduction that is being proposed. Commissioner Webber stated he supports Commissioner Miller's position.

Chairman Osborne opened the public hearing.

Mr. Pat Meyer (applicant's representative) stated the replacement species of trees are more appropriate for the area than those proposed in the original landscape plan. Discussion was held relative to the species and sizes of the trees.

The Commission had considerable discussion on various issues pertaining to landscaping.

Mr. Dalquest summarized the details decided by the Commission:

1. The parking lot will have a 50-50 variation of melaluca and carrotwood trees.
2. The palm trees will revert to the sizes previously approved.
3. The navel trees located outside the fencing will be 24-inch box size.
4. The tulip trees will be 24-inch box size.
5. The magnolia trees located at the entrances will be 36-inch and 48-inch box size.
6. The cajeput trees along the east and a west wall will be 24-inch box size.
7. The 24-inch box navel orange trees can be changed to an equivalent size evergreen tree.

Chairman Osborne closed the public hearing.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Miller, and carried on a 4-0 vote that the Planning Commission approve the revised landscape plan for Commission Review and Approval No. 744 as amended.

- B. **Tentative Tract No. 16390 and Conditional Use Permit No. 783** - Final Landscape Plan.
Request submitted by CREATIVE COMMUNITIES.

Commissioner Cook arrived at 3:13 p.m.

Mr. Manuel Baeza gave a brief presentation on the proposed project. Mr. Baeza noted that currently there is no condition of approval requiring when the improvements are to be installed.

Mr. Shaw suggested the Commission require "phasing" of the improvements relative to landscaping of the site perimeter. Mr. Shaw suggested planting of the citrus and landscaping of the perimeter walls along Orange and Pioneer might be included in the first phase, and the park would be included in the second phase.

Commissioner Macdonald asked Mr. Meyer for clarification on the type of fencing located between the backyard properties of the homes. Mr. Meyer said that it was wood fencing.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald and carried on a 5-0 vote that the Planning Commission approve the Final Landscape Plan for Tentative Tract No. 16390 subject to the attached conditions of approval:

1. The citrus groves as illustrated on the landscape plan will be planted at the time pads are certified.
2. Common lot E will be planted with the homes that will be built at the south end of the site.
3. Ten (10) picnic tables will be placed along the path.

C. ~~Alcoholic Beverage Control License transfer for Shogun Restaurant at 1630 W. Redlands Boulevard~~ REMOVED FROM AGENDA.

D. Alcoholic Beverage Control License transfer for Studio 19 at 10 E. Vine Street

Mr. John Jaquess stated that Studio 19 that was at 19 E. Citrus will be moved to 10 East Vine Street. Mr. Jaquess stated that staff is recommending approval of the license transfer as proposed.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Macdonald, and carried on a 5-0 vote that the Planning Commission approve the premises to premises transfer related to the On-Sale General License for Studio 19, Inc., at 10 East Vine Street. No conditions are recommended to be added as there are no problems associated with this facility.

Chairman Osborne stated that IV-D and IV-E would be heard at this time. Commissioner Miller recused himself due to a possible conflict of interest.

D. **VARIANCE NO. 645** - Public Hearing for Planning Commission consideration of a recommendation to the City Council for a Variance from Section 3 A.4.d.3 of Specific Plan No. 25 to allow a four foot reduction from twenty-five (25) feet to twenty-one (21) feet of the required building setback from Nevada Street for a two-story 23,088 square foot building and for a Variance from Section 3 A.4.d.1 of Specific Plan No. 25 of to allow for a five and one half (5.5) foot reduction from fifteen (15) feet to nine and one half (9.5) feet of the required landscaped setback from the Interstate 10 right-of-way for property located on the southwest corner of Orange Tree Lane and Nevada Street in the Urban Services Commercial District of Specific Plan No. 25. Request submitted by PENCE CONSTRUCTION.

E. **COMMISSION REVIEW AND APPROVAL NO. 746** - Public Hearing for Planning Commission consideration of a recommendation to the City Council for a Mitigated Negative Declaration, Socio-Economic Cost Benefit Study and a Commission Review and Approval to construct a two story 23,000 square foot office building on a 1.47 (approximate) acre vacant property located at the southwest corner of Orange Tree Lane and Nevada Street in the Urban Services Commercial District of Specific Plan 25. Request submitted by PENCE CONSTRUCTION.

Mr. Baeza stated currently there is no provision for a variance in Specific Plan No. 25. Mr. Baeza stated that an amendment to Specific Plan No. 25 will be required to process the variance application. Mr. Baeza requested a 30-day continuance to allow staff sufficient time to process the variance application. Mr. Baeza stated that he would give a brief overview of the proposed project at this time.

Relative to Nevada Street, Commissioner Webber asked if it might be possible to plant street trees out of the right-of-way in the event the street is widened at a future date. Chairman Webber stated that this would preclude having to rip out 25-year-old trees due to the widening of a street. Mr. Baeza stated he would add a condition of approval to address this issue.

Chairman Osborne opened the public hearing.

Mr. Chris Perhach (Pence Construction) expressed his disappointment at the delay in processing the project.

Chairman Osborne closed the public hearing.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Macdonald, and carried on a 4-0 vote (Commissioner Miller excused) to continue Variance No. 645 and Commission Review and Approval No. 746 be continued to February 11, 2002.

Chairman Osborne recessed the meeting at 3:43 p.m.

Chairman Osborne reconvened the meeting at 3:50 p.m.

VII. WORKSHOP ON SPORTS PARK

Mr. Ron Mutter, Director of Public Works, gave a brief presentation on the proposed Sports Park. Mr. Mutter stated that he hoped to get some feedback and final comments from the Planning Commission before its scheduled hearing on March 25.

Mr. Bill Hemsley reviewed the time line for processing the proposed project.

Commissioner Webber stated that he participated in the review of the landscape plan for the Sports Park. Commissioner Webber stated he would like to volunteer to pick a tree and plant it in the Sports Park. Commissioner Webber proposed that City residents can enthusiastically participate by volunteering to plant a tree in the Sports Park.

Mr. Hemsley distributed a handout with photos of the planned facilities. Discussion was held on the facilities depicted in the photos.

VIII. CORRESPONDENCE/COMMUNICATIONS

A. City Council Report

Mr. Shaw reviewed items heard by the City Council on January 7.

B. Project Status List

Mr. Shaw reviewed projects currently being processed by staff.

IX. ADJOURNMENT TO JANUARY 28, 2003

Chairman Osborne adjourned the meeting at 4:48 p.m.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department