

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, January 28, 2003, at 2:00 p.m. are as follows:

PRESENT: James Macdonald, Vice-Chairman
Ruth Cook, Commissioner
Caroline Laymon, Commissioner
Gary Miller, Commissioner
Thomas Osborne, Chair
Paul Thompson, Commissioner
George Webber, Commissioner

ABSENT:

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 AND PUBLIC COMMENT PERIOD - NONE

The meeting was called to order by Chairman Osborne at 2:00 p.m.

II. ELECTION OF OFFICERS

Commissioner Macdonald nominated Commissioner Webber to serve as Chairman of the Planning Commission.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 7-0 vote to elect Commissioner Webber to serve as Chair of the Planning Commission.

Chairman Osborne nominated Commissioner Laymon to serve as Vice-Chair of the Planning Commission.

Commissioner Webber nominated Commissioner Macdonald to serve as Vice-Chair of the Planning Commission.

MOTION

It was moved by Chairman Osborne, seconded by Commissioner Cook, to elect Commissioner Laymon to serve as Vice-Chair of the Planning Commission. The motion failed on a 2-0 vote.

MOTION

It was moved by Commissioner Webber, seconded by Commissioner Thompson, carried on a 4-0 vote to elect Commissioner Macdonald to serve as Vice-Chair of the Planning Commission.

III. CONSENT ITEMS -NONE

Mr. John Jaquess requested that item 6A (Commission Review and Approval No. 744) be moved to the consent calendar. Mr. Jaquess stated that the applicant complied with staff's recommendations.

VI.-A. **CONDITIONAL USE PERMIT NO. 772** - Final landscape plans for property located at 1259 Brookside Avenue in the A-P, Administrative Professional District. Request submitted by CATHERINE VINCENT.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Cook, and carried on a 7-0 vote to approve Commission Review and Approval No. 772.

IV. OLD BUSINESS - NONE

V. NEW BUSINESS

- A. **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 gave a brief presentation on the proposed project. Mr. Baeza stated that staff recommends approval of the Mitigated Negative Declaration and Conditional Use Permit subject to the findings and conditions of approval listed in the staff report.

Discussion was held relative to co-location with the Nextel site. Commissioner Miller asked Mr. Baeza if it would be possible to co-locate with Nextel. Commissioner Miller suggested replacing the Nextel cell tower with a tower that could accommodate both Verizon and Nextel. Mr. Baeza stated that the possible extension of Cornell Avenue could result in both carriers being left without a cell tower.

Chairman Webber opened the public hearing.

Ms. Suzanne Gatti stated that she was available to answer questions. Ms. Gatti stated that one of the reasons they could not co-locate with Nextel was due to the fact that they could not be located at the same height on the monopalm; a ten-foot separation would be required between both antennas.

Commissioner Miller suggested there should be a better attempt at enhancing the site in exchange for the enhanced revenue the property owner is receiving.

Mr. Steven Veras, Pastor of New Life Chapel, stated he would be open to any recommendations made by the Commission relative to trees.

Discussion was held on landscaping within the planter area.

Chairman Webber closed the public hearing.

Mr. Baeza stated that he would add a condition of approval to read:

The applicant shall place two (2) five-foot wide planters along the west and north ends of the block wall enclosure.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 782 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It has been determined this project will not individually or cumulatively affect wildlife resources as defined in Section 711.2 of the California Fish and Game Code.

MOTION

It was moved by Commissioner Osborne, seconded by Commission Macdonald, and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 782 subject to the following findings, submitted plans, and revised conditions of approval:

1. The use applied for at this location is conditionally permitted in the A-1, Agricultural district under the provisions of Chapter 18.192 of the Municipal Code, which allows "public utility structures" in any zone subject to approval of a Conditional Use Permit.
2. The proposed wireless communication facility at this location is necessary and desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to uses specifically permitted in the zone in that the proposed tower is to have a monopalm stealth treatment design which shall mitigate visual impacts upon the adjacent land uses.
3. The project site is sufficient in size and shape to accommodate the proposed use, meets all development standards and other features required in order to adjust the use to those existing or permitted future uses on land in the neighborhood. The project provides the applicant with the optimum source of communication within the City and surrounding areas. The design and screening of the facility as illustrated on the submitted site plan will provide compatibility with the surrounding land uses. Also, the location meets Section 18.178.090 of the Redlands Municipal Code which requires that this type of facility be located a minimum of one hundred feet (100') from any offsite residential structure. The nearest residential structure is approximately one hundred and ninety feet (190') away.
4. That the site for the cellular facility relates to streets and highways properly designed and improved to carry the type of traffic generated or to be generated by the proposed use. The site will be unmanned and will only require occasional servicing by field personnel.
5. 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,
6. Revision of Condition of Approval 3 to read:

The project shall provide appropriate stealth treatment in the form of a monopalm to camouflage the tower with its surroundings and minimize impacts to visual aesthetics from nearby views. The project shall be required to plant no less than six (6) live palm trees with varying heights to aid screening of the tower. The minimum height of the palm trees shall be forty (40) feet. The placement of the six (6) live palm trees shall be as follows:

- A. One (1) tree shall be placed at the southwest corner outside of the block wall**
- B. One (1) tree shall be placed Twenty (20) feet west of the tree located at the southwest corner,**
- C. Three (3) trees shall be placed within the block wall**

enclosure along the east side of the facility.

D. One(1) tree shall be located in the north planter of the cellular facility.

E. Two (22) fast growing evergreen trees shall be planted in the front yard area facing Lugonia Ave.

F. The applicant shall place two (2) five-foot wide planters along the north and south ends of the block wall enclosure, and

Condition of Approval 9 (Planning Division) shall read:

9. The proposed monopalm shall have a Fan Palm design and the proposed six (6) live palm trees shall be Fan Palms.

B. VARIANCE NO. 639 - Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Variance from Section 18.36.090 of the Redlands Municipal Code to allow the construction of a sixty-five (65) foot high cellular tower for a wireless telecommunication facility within the required twenty-five (25) foot front yard setback located within the Hillside Memorial Park Cemetery located at 1540 Alessandro Road in the R-E (Residential Estate) District. Request submitted by VERIZON WIRELESS.

C. CONDITIONAL USE PERMIT NO. 763- Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit to install a sixty-five (65) foot high cellular tower for a wireless telecommunication facility within the Hillside Memorial Park Cemetery located at 1540 Alessandro Road in the R-E (Residential Estate) District. Request submitted by VERIZON WIRELESS.

Mr. Manuel Baeza stated the project would be located on a City owned facility and requires that a lease agreement be approved by the City Council before Planning Commission approval can be granted. Mr. Baeza requested that Variance No. 639 and Conditional Use Permit No. 763 be continued to February 25, 2003.

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

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Osborne, and carried on a 7-0 vote that the Planning Commission continue Variance No. 639 and Conditional Use Permit No. 763 to the February 25th Planning Commission meeting.

D. CONDITIONAL USE PERMIT NO. 769- Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit to install a sixty-nine (69) foot high cellular tower for a wireless telecommunication facility within the Horace Hinckley Water Treatment Facility located at 1604 N. Crafton Avenue in the M-1 Light Industrial District. Request submitted by VERIZON WIRELESS.

Mr. Manuel Baeza stated the project would be located on a City owned facility and requires that a lease agreement be approved by the City Council before Planning Commission approval can be granted. Mr. Baeza requested that Conditional Use Permit No. 769 be continued to February 25, 2003.

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

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission continue Conditional Use Permit No. 769 to the February 25th Planning Commission meeting.

- E. **CONDITIONAL USE PERMIT NO. 788** - Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit for two story classroom buildings with a floor area of 18,057, a two level building partially below grade with a floor area of 26,176 square feet, an amphitheater, and a garden located east of Grove Street and north of Gregory and Hedco Halls (Science Buildings) in the E, Educational District. Request submitted by the UNIVERSITY OF REDLANDS.

Mr. Richard Malacoff gave a brief presentation on the proposed project. Mr. Malacoff distributed revised motions and the environmental check list which were omitted in the staff report.

Chairman Webber opened the public hearing.

Mr. Cliff Allen, the project architect, gave a brief overview on the landscape aspect of the project.

Commissioner Osborne complimented the University of Redlands for providing diversity in its architecture. Commissioner Webber concurred with Commissioner Osborne.

Mr. Bill Cunningham stated that the Environmental Sciences building was a clever and excellent approach.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 788 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It has been determined this project will not individually or cumulatively affect wildlife resources as defined in Section 711.2 of the California Fish and Game Code.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 788 based on the following findings:

1. The classroom buildings applied for north of Colton Avenue and west of Grove Drive on the University of Redlands Campus is proper for a Conditional Use Permit;
2. The classroom buildings as proposed are a project that is necessary, essential, and desirable for the public welfare as well as the development of the community;
3. The classroom buildings are not detrimental to existing or permitted uses in the E, Educational District where it would be located;
4. The size and shape of the site are adequate for the proposed classroom buildings;
5. The site properly relates to Colton Avenue and Grove Drive which are designed and improved to carry the type and quantity of traffic to be generated by the proposed classroom buildings;

6. The conditions set forth on this Conditional Use Permit are deemed necessary and reasonable to protect the public health, safety and general welfare; the best interests of the neighborhood;
7. The proposed project will be consistent with the existing Public Institutional District of the General Plan.

F. CONDITIONAL USE PERMIT NO. 541 (Revision 5) - PUBLIC HEARING for the Planning Commission to consider a Conditional Use Permit for a revision to an existing religious institution for the addition of a 1,200 square foot classroom building on 18.6 acres located at 1551 Reservoir Road in the R-E, Residential Estate District. Request Submitted by TRINITY EVANGELICAL FREE CHURCH.

Mr. Richard Malacoff gave a brief presentation on the proposed project. Mr. Malacoff distributed a letter received by staff which is to be added to the staff report.

Commissioner Cook asked for information on the life span of the building.

Commissioner Thompson asked when the (interim) west parking lot was approved. Mr. Jaquess stated that he felt it had been a few years prior.

Chairman Webber opened the public hearing.

Mr. Tom Fort, Executive Pastor at Trinity Evangelical Free Church, gave a brief overview on the proposed project. Mr. Fort stated that permission was given for interim parking approximately three (3) years ago with a five (5) year time limitation. In response to Commissioner Cook's question, Mr. Fort stated that there is a thirty (30) year life span on the building.

Chairman Webber closed the public hearing.

Commissioner Cook stated that she did not have a problem with the building as it was screened from the view of the neighbors.

Commissioner Miller stated that he could support the project if it were a temporary use scheduled to come down at a future date. Commissioner Miller stated that he did not think it was appropriate as a permanent use. Commissioner Osborne concurred with Commissioner Miller and asked if it would be possible to place a time limit to allow the applicant sufficient time to install a permanent structure. Commissioner Thompson concurred with Commissioner Osborne. Commissioner Macdonald stated he felt there are other options that might be more palatable for the community. Commissioner Cook stated that she supports the project. Commissioner Laymon stated that she would rather see grass and trees, but as the facility is for the church, she is willing to support it as a temporary use.

Discussion was held on the time limitation for the temporary building. The consensus among the Commission members was four (4) years.

Chairman Webber opened the public hearing.

Mr. Fort stated he did not know if everything could be completed in four (4) years. Mr. Fort requested a four (4) year time limitation with the possibility of extending the time limit.

Commissioner Miller expressed concern regarding the screening of the mechanical equipment, which is made of corrugated metal.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Osborne, and carried on a 6-1 vote (Commissioner Macdonald voting no) that the Planning Commission approve Revision 5 to Conditional Use Permit No. 541 based on the following findings and revised Conditions of Approval:

1. The classroom building at the Religious Institution applied for at 1551 Reservoir Drive is proper for a Conditional Use Permit;
2. The classroom building at the Religious Institution as proposed is a project that is necessary, essential, and desirable for the public welfare as well as the development of the community;
3. The classroom building at the Religious Institution is not detrimental to existing or permitted uses where it would be located;
4. The size and shape of the site are adequate for the proposed classroom building at the Religious Institution;
5. The site properly relates to Devonshire and Reservoir Drive which are designed and improved to carry the type and quantity of traffic to be generated by the proposed Religious Institution;
6. The conditions set forth on this Conditional Use Permit are deemed necessary and reasonable to protect the public health, safety and general welfare; the best interests of the neighborhood;
7. The proposed project will be consistent with the existing Very Low Density Residential. and,

revision of Condition of Approval 11 to read:

The landscape plans shall be approved by the Community Development Director for the immediate area within a three hundred-foot radius around the proposed modular structure prior to the issuance of a Building Permit and shall include the following:

- a. Provision of a landscape key that shall include a specific symbol for each of the species of landscape material used, its frequency, caliper size, and all species shall be evergreen. All trees shall have a minimum size of 24" Box at a ratio of (1) per fifteen (15) feet of structure on the eastern slope adjacent to the building and on the south side of the building. The applicant shall replace **the California Sycamore trees with Mondel Pine trees** on the landscape pallet, and

addition of Condition of Approval 19 to read:

The color of the structure shall be tan or brown and be approved by the Community Development Director,

addition of Condition of Approval 20 to read:

The structure shall be removed within four (4) years from the date of approval unless extended by the Planning Commission, and

addition of Condition of Approval 21 to read:

The duct work shall be specifically hidden from public view on all sides. The screening shall not be composed of corrugated metal and will be approved by the Community Development Director prior to the issuance of a Building Permit.

Chairman Webber stated that item H would be taken out of sequence to accommodate Commissioner Miller's conflict of interest with items G and I.

- H. **COMMISSION REVIEW AND APPROVAL NO. 729 (REVISION NO. 1)** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study and a revision to an approved two-story, 9,541 square foot micro-brewery and sit-down restaurant to: (a) increase the size of the building by 2,533 square feet for an overall size of 12,080 square feet; (b) increase the seating capacity from 234 seats to 329 seats; and (c) authorize the use of off-site parking facilities of an adjacent restaurant. The subject site is approximately 1.29 acres in size and located on Industrial Park Avenue, south of the Interstate 10 Freeway and west of Alabama Street in the General Commercial District of the East Valley Corridor Specific Plan. Request submitted by NUTTALL/UCHIZONO ASSOCIATES.
- I. **VARIANCE NO. 649** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Variance from Section EV3.0720(c)(1) to allow a reduction in the street setback along Industrial Park Avenue from twenty-five (25) feet to seventeen (17) feet for the construction of a two-story, 12,080 square foot micro brewery and sit-down restaurant on a parcel approximately 1.29 acres in size and located on Industrial Park Avenue, south of the Interstate 10 Freeway and west of Alabama Street in the General Commercial District of the East Valley Corridor Specific Plan. Request submitted by NUTTALL/UCHIZONO ASSOCIATES.

Mr. Bob Dalquest gave a brief presentation on the proposed project. Mr. Dalquest stated that the original project, a micro-brewery with a deco diner was approved in July 2000. The following year the applicant revised the plan by eliminating the drive-thru and converting to a sit-down restaurant. Mr. Dalquest stated that the proposed project has been expanded to an upscale sit-down restaurant.

Mr. Dalquest stated that the City Attorney reviewed and recommended a change to Condition of Approval 4 which relates to expiration of the ground lease.

Chairman Webber opened the public hearing.

Mr. Stan Uchizono stated that he concurred with the conditions of approval.

Commissioner Webber suggested the African sumac in the parking lot be replaced with a fast-growing tree from the Planning Commission list.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson and carried on a 7-0 vote that the Planning Commission recommend to the City Council that Commission Review and Approval No. 729 (Revision No. 1) does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the following findings:

1. The proposed revisions would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects;
2. No substantial changes have occurred with respect to the circumstances under which

the project will be undertaken; and,

3. There is no new information of substantial importance with respect to this project's environmental consequences that was not known at the time the previous Mitigated Negative Declaration was adopted.

MOTION

It was moved by Commission Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 729 (Revision No. 1). It is recommended that this project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission approve Variance No. 649, based on the following findings:

1. The request for the variance has exceptional or extraordinary circumstances because of the unusual triangular configuration of the parcel and among other possible site designs it minimizes the area that the building will encroach into the twenty-five (25) foot building setback from Industrial Park Avenue;
2. That the Variance from the twenty-five (25) foot setback has been granted by the Planning Commission on two previous properties that exhibited the similar circumstances within the same vicinity and under the same or similar zoning district;
3. That the granting of the variance from the twenty-five (25) foot street setback will in no way be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity; and,
4. That the property in question would remain consistent with the intent and guidelines of the General Plan of the City of Redlands.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on Commission Review and Approval No. 729 (Revision No. 1), subject to the following findings and subject to the attached conditions of approval:

1. That the site for the proposed use, as revised, is adequate in size and shape to accommodate the use;
2. That the site properly relates to streets and highways designed and improved to carry the type and quantity of traffic to be generated by the proposed development, as revised;
3. That the use is desirable for the overall development of the community, is consistent with the policies, programs, and objectives of the Redlands General Plan, and will not be detrimental to existing development or planned uses in the vicinity of the project site;

4. That the proposed development, as revised, is in compliance with the policies and standards as identified in the East Valley Corridor Specific Plan, except for the street setback for which a variance is filed with this application;
5. That the conditions of approval proposed for Commission Review and Approval No. 729 (Revision No. 1) are necessary to protect the public health, safety and general welfare;
6. That Commission Review and Approval No. 729 (Revision No. 1), therefore, be approved subject to all departmental recommendations and revision of Condition of Approval 4 to read:

Upon expiration **or early termination** of the ground lease of the Marie Callender's Restaurant parcel the lessee (Don Callender) shall secure other acceptable off-site parking facilities in the amount of fifty-three (53) parking spaces. Said off-site parking facilities shall comply with the Redlands Municipal Code and be acceptable to the City. In the event that the lessee cannot secure such off-site parking facilities so as to cause the micro-brewery and restaurant to be out of compliance with the EVCSP, the micro-brewery and restaurant shall reduce the amount of seating of the establishment to a maximum seating capacity of 171 seats in order to comply with the parking requirements of EVCSP, and

the addition of Condition of Approval 12D to read:

Replace the African sumac with a fast-growing evergreen tree.

Chairman Webber recessed the meeting at 4:23 p.m.

Chairman Webber reconvened the meeting at 4:30 p.m.

Commissioner Miller recused himself due to a possible conflict of interest.

- G. **COMMISSION REVIEW AND APPROVAL NO. 749 - PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration, Socio-Economic Cost/Benefit Study, and a Commission Review and Approval for two (2) office buildings with two stories each and a floor area of 21, 172 square feet and 17, 248 square feet respectively located on the west side of Idaho Street between Plum Lane and Orange Tree Lane (APN: 292-341-16) in the Office Industrial District of Specific Plan No. 25. Request submitted by BERKSON REALTY ADVISORS.

Mr. John Jaquess stated that it was determined that there will need to be an amendment to the specific plan prior to processing of the Commission Review and Approval. Mr. Jaquess recommended continuing this item to February 11th.

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

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Osborne, and carried on a 6-0 vote (Commissioner Miller excused) to continue Commission Review and Approval No. 749 to February 11, 2003.

- J. **COMMISSION REVIEW AND APPROVAL NO. 751 - PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City council for a Negative Declaration, Socio-Economic Cost Benefit Study, and a Commission Review and Approval to construct a 17,170 square foot tilt-up concrete single story office and warehouse building on 1.17 acres located on the south side of Plum Lane approximately 440 feet east of Idaho Street in the Office/Industrial District of Specific Plan No. 25. Request submitted by PENCE CONSTRUCTION, INC.

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

Chairman Webber opened the public hearing.

Mr. Chris Perhach, Pence Construction, stated that he was available to answer questions.
Chairman Webber closed the public hearing.

Chairman Webber noted that there was an inconsistency between what is shown on the landscape plan and the architectural plan. Chairman Webber stated that the bottle trees shown on the west side parking lot are not fast growing trees Chairman Webber suggested the bottle trees be replaced with a fast-growing pine or sycamore tree.

Mr. Gaitan stated that a revision of the conditions of approval could address this issue.

Chairman Webber opened the public hearing.

Mr. Chris Perhach apologized for the inconsistency. Mr. Perhach stated that the landscape plan depicts long, narrow trees which are designed to highlight the entrance of each tenant space. Mr. Perhach suggested adding a condition of approval that would incorporate the landscape plan into the architectural plan.

Mr. Shaw suggested the Commission specify the number of trees to be included in the landscape plan.

It was determined that Condition of Approval 9 (Planning Division) be revised.

MOTION

It was moved by Commissioner Laymon, seconded by Commissioner Osborne, and carried on a 6-0 vote (Commissioner Miller excused) that the Planning Commission recommend to the City Council the approval of the Mitigated Negative Declaration for Commission Review and Approval No. 751 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It has been determined this project will not individually or cumulatively affect wildlife resources as defined in Section 711.2 of the California Fish and Game Code.

MOTION

It was moved by Commissioner Laymon, seconded by Commissioner Osborne, and carried on a 6-0 vote (Commissioner Miller excused) that the Planning Commission recommend to the City Council approval of the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 751 as the project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Commissioner Laymon, seconded by Commissioner Osborne, and carried on a 6-0 vote (Commissioner Miller excused) that the Planning Commission recommend to the City Council approval of Commission Review and Approval No. 751 subject to the following findings, the submitted landscape plan, and all departmental conditions of approval:

1. 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 within the immediate area;

2. That the site for the proposed project relates to the adjacent streets, which as conditioned will be properly designed to carry the amount of traffic that will be generated by this proposed office/light industrial use;
3. The proposed project is desirable for the development of the community, is consistent with the goals, policies, and objectives of the Redlands General Plan, and is not detrimental to existing or planned uses in the vicinity of the proposed project;
4. 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;
5. That Commission Review and Approval No. 751, therefore, be approved subject to all departmental recommendations, and

amending Condition of Approval 9 (Planning Division) to read;

Prior to landscape installation, the Final Landscape and Irrigation Plans shall be reviewed and approved by the **Planning Division of the Community Development Department** and the following City departments, prior to issuance of building permits:

and adding Condition of Approval 10-O (Planning Division) to read:

The applicant shall install trees along the front elevation in accordance with the elevation plan submitted to the Department, and,

Replace the bottle trees along the west side with fast-growing pine trees.

Commissioner Miller returned to the meeting.

- K. **VARIANCE NO. 646** - PUBLIC HEARING for the Planning Commission to consider a Variance to encroach with a proposed garage/workshop addition five (5) feet into the required ten (10) foot side yard setback area required by Section 18.29.130 (A) of the Redlands Municipal Code for property located at 31080 East Sunset Drive North in the R-R-A, Rural Residential Animals District. Request submitted by JOHN MICHAELSON.

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

Chairman Osborne opened the public hearing.

Mr. John Michaelson, the applicant, stated he was available to answer questions.

Mr. Shaw suggested clarification in the motion to include the patio along with the garage/workshop.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission approve Variance No. 646 based on the following findings:

1. The configuration and topography of the lot and the physical composition of the existing house constitute extraordinary circumstances or site conditions that precludes the applicant from meeting the required side yard setback distance of ten (10) feet adjacent to the south property line. The variance will also assist in maintaining the structural composition of the existing residence and enhancing the applicant's living environment by providing the desired third garage which is representative of other three car garages in the area **and a covered patio with pole supports five**

(5) feet from the property line;

2. There are property owners in the immediate vicinity that possess the same development right or which have the same building setback distance adjacent to the side property line;
3. The granting of this variance will not be detrimental to the public welfare or injurious to the existing improvements of other properties in close proximity of the project site; and
4. The granting of this Variance will not alter the land use designation of the project site or have a negative affect on the goals and policies of the General Plan.

VI. ADDENDA

NOTE: Addenda item previously heard in the meeting.

VII. APPROVAL OF MINUTES

MOTION

It was moved by Commissioner Osborne, seconded by Macdonald, and carried on a 5-0 vote (Commissioners Miller and Thompson abstaining) to approve the Planning Commission minutes of November 12, 2002.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Macdonald, and carried on a 5-0 vote (Commissioner Laymon and Thompson abstaining) to approve the Planning Commission minutes of January 14, 2002.

VIII. CORRESPONDENCE/COMMUNICATIONS

A. CITY COUNCIL REPORT

Mr. Shaw reviewed planning items heard at the January 21 City Council meeting.

IX. ADJOURNMENT TO FEBRUARY 11, 2003

Chairman Webber adjourned the meeting to February 11 at 4:48 p.m.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department