

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, February 11, 2003, at 2:00 p.m. are as follows:

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

ABSENT: Ruth Cook, Commissioner (Day)

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

Chairman Webber called the meeting to order at 2:00 p.m.

Chairman Webber stated that he compiled an updated List of Recommended Shade Trees and he requested that it be added as an addenda item to the February 25 Planning Commission meeting so that it can be reviewed by the Planning Commission.

II. CONSENT ITEMS -NONE

III. OLD BUSINESS - NONE

IV. NEW BUSINESS

- A. **TENTATIVE TRACT NO. 16408** -Public Hearing for Planning Commission consideration of a for a Mitigated Negative Declaration, a Socio-Economic Cost/Benefit Study, and for a Tentative Tract Map to subdivide approximately 40.06 acres into seventy-nine (79) residential lots and two (2) common lots located at the southwest corner of Fifth Avenue and Wabash Avenue, north of Sixth Avenue and east of La Salle Street in the R-E (Residential Estate) District. Request submitted by CENTEX HOMES.

Mr. Manuel Baeza stated that the proposed project was heard by the Commission at the December 10 Planning Commission meeting. At that time, the Commission requested that the applicant meet with adjoining property owners. The applicant has done so and is now requesting additional time to make revisions to the plan. Mr. Baeza stated that the applicant is requesting the item be continued to the March 11 Planning Commission meeting.

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 Miller, and carried on a 6-0 vote to continue Tentative Tract No. 16408 to March 11th.

- B. **SPECIFIC PLAN NO. 25 (AMENDMENT NO. 5)** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council for an amendment to Specific Plan No. 25 to include a provision allowing for variances. Request submitted by CITY OF REDLANDS.

Commissioner Miller recused himself at 2:03 p.m. due to a possible conflict of interest. Chairman Webber noted that Commissioner Miller would be excused from hearing items IV-B, IV-C and IV-D due to a possible conflict of interest.

Mr. Baeza stated that the application was submitted as a result of processing Commission Review and Approval No. 746 and Variance No. 645 in Specific Plan No. 25. Currently Specific Plan No. 25 does not include a provision for variances and the City Attorney determined that a provision would be needed in order to make the variance request eligible for consideration.

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 5-0 vote (Commissioner Miller excused) that the Planning Commission adopt R.P.C. No. 976 and recommend to the City Council approval of Specific Plan No. 25 (Amendment No. 5).

- C. **VARIANCE NO. 645** - 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 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 23,000 square foot building and for a Variance from Section 3 A.4.d.1 of Specific Plan No. 25 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.
- D. **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. Manuel Baeza gave a brief presentation on the proposed project. Mr. Baeza stated that the Commission requested the street trees be located out of the ultimate right-of-way in case Nevada Street is widened at a future date. Mr. Baeza stated staff is recommending approval of the proposed project.

Commissioner Osborne requested that ADA access not be blocked by the addition of a tree well as requested by conditions of approval. Mr. Shaw stated that Condition of Approval 25 would be amended with the addition of the sentence:

Adequate handicap access shall be ensured.

Chairman Webber commented that he liked the wording in Condition of Approval 26 H which reads: The landscaping architect responsible for the design of the proposed landscaping plan shall review and certify that installed landscaping meets the specifications of the landscape plan as submitted except a modified in the

conditions of approval.

Chairman Webber opened the public hearing.

Mr. Chris Perhach, Pence Construction, stated that he was available to answer questions. Mr. Perhach stated that they intend to maintain the handicap access and would probably use the triangular cut-outs for the tree in place of wheel stops.

Chairman Webber closed the public hearing.

Mr. Shaw stated that staff also provided to the Commission Condition of Approval 4 which was amended by the addition of the sentence:

The approval is subject to the Specific Plan Amendment taking effect.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Macdonald, and carried on a 5-0 vote (Commissioner Miller excused) that the Planning Commission recommend approval to the City Council on the Mitigated Negative Declaration for Commission Review and Approval No. 746 and Variance 645, and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It is recommended that 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 Commissioner Thompson, and carried on a 5-0 vote (Commissioner Miller excused) that the Planning Commission recommend approval to the City Council on the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 746 and Variance No. 645. 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 Osborne, seconded by Commissioner Thompson, and carried on a 5-0 vote (Commissioner Miller excused) that the Planning Commission recommend approval to the City Council of Variance No. 645 subject to the following findings and attached Conditions of Approval:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use that do not apply generally to other properties or uses in the same vicinity and zone. There are conflicting street width requirements between Specific Plan 25 and the General Plan that do create an exceptional condition for this property.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question. There are other property owners in the same vicinity and zone along Nevada Street that have been allowed to install and maintain a combined parkway and landscape setback area equal to the request of the applicant.
3. That the granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity. The reduced setback would be consistent with existing neighboring development located along the same side of Nevada Street.

4. That the granting of the variance will not adversely affect the General Plan of the City of Redlands. The granting of the variance will help implement objectives of the General Plan for the width of Nevada Street.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Thompson, and carried on a 5-0 vote (Commissioner Miller excused) that the Planning Commission recommend approval to the City Council on Commission Review and Approval No. 746, subject to the following findings and revision of Conditions of Approval 4 and 25:

1. That the site for the proposed use is adequate in size and shape to accommodate the use.
2. That the site properly relates to Orange Tree Lane and Nevada Street which are designed and improved to carry the type and quantity of traffic to be generated by the proposed development; a traffic study was submitted by the applicant which found that the existing street width on Nevada Street can adequately serve the intersection.
3. That the conditions of approval proposed for Commission Review and Approval No. 746 are necessary to protect the public health, safety and general welfare.
4. That the use is desirable for the overall development of the community.
5. The proposed project will be consistent with the existing Commercial Designation of the General Plan.

Commissioner Miller returned to the meeting.

- E. **COMMISSION REVIEW AND APPROVAL NO. 748** - 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 to construct an industrial park consisting of thirty-two (32) concrete tilt-up buildings totaling 265,761 square feet on 17.58 acres located on the southeast corner of Alabama Street and Park Avenue in the Commercial Industrial District of the East Valley Corridor Specific Plan. Request submitted by R.P. WAGES.
- F. **MINOR SUBDIVISION NO. 263** - 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 Tentative Parcel Map to subdivide 17.58 acres into thirty-two (32) industrial parcels located on the southeast corner of Alabama Street and Park Avenue in the Commercial Industrial District of the East Valley Corridor Specific Plan. Request submitted by R.P. WAGES.

Mr. Bob Dalquest stated the applicant requested a continuance to the February 25th Planning Commission meeting in order to make additional changes to the site plan and building elevations.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Osborne, and carried on a 6-0 vote to continue Commission Review and Approval No. 748 and Minor Subdivision No. 263 to the February 25th Planning Commission meeting.

- G. **CONDITIONAL USE PERMIT NO. 790** - PUBLIC HEARING for the Planning Commission to consider a Conditional Use Permit to convert a two-story, 2,580 square foot residential dwelling into a combination office on the first floor and residential quarters on the second floor and ancillary parking lot on a parcel that is 0.21 acre in size and located at 523 Cajon Street in the A-P (Administrative and Professional Office) District. Request submitted by ROBERT MOLLNO.
- H. **PARKING MODIFICATION PERMIT NO. 16** - PUBLIC HEARING for the Planning Commission to consider a Parking Modification Permit to allow a reduction in the required parking development standards for the conversion of a residential dwelling into a combined office and residential quarters in Historic District No. 3 located at 523 Cajon Street. Request submitted by ROBERT MOLLNO.

Mr. Bob Dalquest gave a brief presentation on the proposed project.

Commissioner Miller asked Mr. Dalquest if the applicant considered using an accent color on the trim.

Mr. Dalquest deferred the question to the project architect.

Chairman Webber opened the public hearing.

Mr. Leon Armantrout, project architect, introduced Bob Mollno the applicant, and stated they were available to answer questions.

Mr. Mollno stated that the windows would be painted black and the porch flooring would be painted gray. Mr. Mollno stated that the wrought iron which would be Victorian style, would be painted black. Mr. Mollno stated the front door would be Honduras mahogany with a natural stain.

Commissioner Miller asked Mr. Mollno if he would consider an accent color on the columns that support the porch.

Mr. Mollno responded by saying the house had been painted white for the last three quarters of its life but he might be talked into an accent color.

Commissioner Osborne asked if the applicant would be willing to add a three-foot planter to the paved area north of the handicap parking space. Mr. Mollno responded that he would prefer a planter to having the area all concrete.

Chairman Webber requested the jacaranda tree be replaced with a sweet shade in addition to two (2) other trees in the three (3) foot planter suggested by Commissioner Osborne.

Mr. Tom Cutler stated he considered relocating his insurance business to 519 Cajon Street, which is located next door to the proposed project. Mr. Cutler stated that he began work on the house and was told by Code Enforcement Officer Grant that parking issues would need to be resolved prior to relocating his business. Mr. Cutler stated that he decided not to go forward with relocation of his business at that site. He decided to invest \$50 thousand into the house, converted it into a rental, and purchased a commercial building on West State Street for his business.

Mr. Cutler asked the Commission to look at the historic value of the area and not allow business offices to negatively impact the area. Mr. Cutler noted the issue of parking on the street.

Mr. Charlie Cutler, who resides at 519 Cajon, gave a brief photo presentation on the proposed project site and noted the impact it would have on his home. Mr. Cutler noted that every house on the street is beautifully maintained, with the exception of the one building that houses an office. Mr. Cutler stated that the site should be a home, not an office building with eight (8) employees who begin work at 6:00 a.m. Chairman Webber closed the public hearing.

Commissioner Laymon asked if the business hours could be curtailed to mitigate the impact on the neighbors.

Mr. Dalquest responded by saying that the Commission could impose conditions on the project that it feels would allow the project to be compatible with its surroundings.

Chairman Webber stated that he was not supportive of changing the office hours. Commissioner Osborne concurred with Chairman Webber.

Mr. Jaquess asked for clarification on the recommendation made by Commissioner Osborne, relative to the addition of a planter.

Commissioner Osborne stated there is an eight (8) foot paved area east of the handicap parking. Five (5) feet is required for access leaving an area three (3) foot wide. Commissioner Osborne asked that the three (3) foot wide area be made into a planter.

Mr. Dalquest stated that the handicap area has to be van accessible, which requires an eight (8) foot wide loading area. The entire loading area must be paved.

MOTION

It was moved by Commissioner Macdonald, seconded by Commission Miller, and carried on a 5-1 vote (Commissioner Laymon voting no) that the Planning Commission approve Parking Modification Permit No. 16, subject to the following findings and subject to the attached conditions of approval:

1. That the proposed parking modification and use of the historic structure is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the General Plan, and is not detrimental to existing uses or to uses specifically permitted in the zone;
2. That approving the proposed parking modification and use will significantly improve the possibility that the structure will be preserved and maintained as a historic structure;
3. That the required parking cannot be provided without the approval of the requested modification;
4. That the on-site parking lot will function safely; and
5. That approval of the parking modification will not harm the integrity of the historic structure or the surrounding neighborhood.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 5-1 vote (Commissioner Laymon voting no) that the Planning Commission approve Conditional Use Permit No. 790, subject to the following findings and subject to the attached conditions of approval:

1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title;
2. That the use is necessary or 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 which the proposed use is to be located;
3. That the site for the intended use is adequate in size and shape to accommodate the use, and all the yards, walls or fences, landscaping, and other features required in order to adjust the use to those existing or permitted future uses on land in the neighborhood;
4. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the 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 or general welfare; and,
6. That Conditional Use Permit No. 790, therefore be APPROVED, subject to all department recommendations,

with the addition of Condition of Approval 9a to read:

The three (3) jacaranda trees shall be replaced with sweet shade trees.

Chairman Webber recessed the meeting at 3:05 p.m. Commissioner Miller recused himself due to a possible conflict of interest.

Chairman Webber reconvened the meeting at 3:08 p.m.

- I. **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. Richard Malacoff stated that the applicant requested a continuance to March 15th in order to advertise a Public Hearing Notice for a Specific Plan amendment to reflect modified front yard setbacks.

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 Macdonald, and carried on a 5-0 vote (Commissioner Miller excused) to continue Commission Review and Approval No. 749 to the March 11th Planning Commission meeting.

- J. **COMMISSION REVIEW AND APPROVAL NO. 753** - Hearing for the Planning Commission to consider a Commission Review and Approval for the addition of one-thousand one hundred ninety-six (1,196) square feet covered area between two previously approved buildings, the conversion of a structure from office to classrooms, and the shifting of the parking area to ten (10) feet from the front property line located at 130 Tennessee Street in the E, Educational District. Request submitted by REDLANDS JUNIOR ACADEMY.

Mr. Richard Malacoff gave a brief presentation on the proposed project. Mr. Malacoff stated the landscaping plan will need to show more evergreen trees, more fast-growing trees, the parking lot will need more shade trees, and it will need to provide more detail such as caliper size, drip line and minimum height. Mr. Malacoff stated that staff is requiring the landscape plans come back to the Commission for final approval to which the applicant has agreed.

Chairman Webber opened the public hearing.

Ms. Vickie Valenzuela, Thatcher Engineering and Associates, stated that she concurred with the staff report and conditions of approval.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Osborne, and carried on a 5-0 vote that the Planning Commission approve Commission Review and Approval No. 753 subject to the following findings:

1. The size and shape of the site are adequate for the proposed private school.
2. The site properly relates to Tennessee Street which is designed and improved to carry the type and quantity of traffic to be generated by a private school.
3. The conditions proposed for Commission Review and Approval No. 753 and shown on the site plan are necessary to protect the public health, safety and general welfare of the neighborhood and the City of Redlands.
4. When completed, the project will contribute to the overall development of the neighborhood
5. The proposed project will be consistent with the existing Public Institutional Land Use Designation of the General Plan.

V. ADDENDA

- A. City Council Report

Mr. Shaw stated that the City Council Report would be reviewed during the evening session.

- B. Status of Major Projects

Mr. Shaw reviewed projects that are currently being processed by staff.

VI. APPROVAL OF MINUTES - None

VII. CORRESPONDENCE/COMMUNICATIONS - None

VIII. ADJOURNMENT TO 7:00 P.M.

Chairman Webber adjourned the meeting at 3:20 p.m.

7:00 P.M.

Chairman Webber reconvened the meeting at 7:00 p.m. Commissioner Cook was present during the evening session. Commissioner Thompson was absent during the evening session. Commissioner Osborne arrived late.

- A. **ZONE CHANGE NO. 390 - PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration and Zone Change from A-1, Agricultural District (5 acre lots) to R-R, Rural Residential District (1 acre lots) on four contiguous lots totaling 180.9 acres located south of Highview Drive and east of Freya Drive on Assessor's Parcel Numbers: 300-241-17, 18, 19, and 20). Request submitted by COVINGTON CONSTRUCTION AND DEVELOPMENT.
- B. **TENTATIVE TRACT NO. 16361 - PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration and Socio-Economic Cost/Benefit Study for a Tentative Tract Map to subdivide four (4) contiguous lots totaling approximately 180.9 acres into eight-eight (88) residential lots and four (4) common lots located south of Highview Drive and east of Freya Drive in the existing A-1, Agricultural District (5 acre lots) which is proposed for a Zone Change to R-R, Rural Residential District (1 acre lots) on Assessor's Parcel Numbers: 300-241-17, 18, 19, and 20. Request submitted by COVINGTON CONSTRUCTION AND DEVELOPMENT.
- C. **CONDITIONAL USE PERMIT NO. 780 - PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration and Socio-Economic Cost/Benefit Study for a Conditional Use Permit for a Planned Residential Development (PRD) to subdivide four (4) contiguous lots totaling approximately 180.9 acres into eight-eight (88) residential lots and four (4) common lots located south of Highview Drive and east of Freya Drive in the existing A-1, Agricultural District (5 acre lots) which is proposed for a Zone Change to R-R, Rural Residential District (1 acre lots) on Assessor's Parcel Numbers: 300-241-17, 18, 19, and 20. Request submitted by COVINGTON CONSTRUCTION AND DEVELOPMENT.

Mr. Richard Malacoff gave a brief PowerPoint presentation on the proposed project. Mr. Malacoff stated that the landscape plan will need to include the species of trees used, planting details, and the trails cross section and materials used in order for staff to conduct a complete analysis.

Mr. Malacoff reviewed issues associated with this project:

1. Submission of a General Plan Amendment to change Highview Drive to a collector street and establish a rural standard for street sections with a width of twenty-eight (28) feet.
2. Establishment of a right-of-way for access to the open space that will be deeded to the City.
3. Proper noticing and advertisement for the Agricultural Preserve Removal application
4. Submission of the landscape details
5. Submission of the turn-around at the terminus of Freya Drive
6. Provision of a solution to providing adequate street width for emergency and solid waste vehicles
7. The project should be reviewed by the Parks Commission prior to the next Planning Commission review relative to the acceptance of the proposed park property

Mr. Malacoff stated that staff recommends a continuance to March 11th in order to allow sufficient time for the

applicant to file a General Plan Amendment and for staff to advertise both applications properly. Mr. Malacoff distributed copies of additional letters received by staff after preparation of the Planning Commission packet and a letter submitted by the applicant relative to the LAFCO resolution on the annexation of the property.

Commissioner Laymon noted that she attended a meeting with residents concerned about the proposed project prior to its submittal. Commissioner Laymon indicated that she only attended the one meeting.

Chairman Webber opened the public hearing.

Mr. Pat Meyer, representing the applicant, introduced Mr. Chad Covington. Mr. Meyer reviewed the land use history for the property. Mr. Meyer stated he was aware that traffic was of great concern to the residents. Mr. Meyer indicated that Freya Drive is a secondary emergency access only and would only be utilized during emergencies.

Mr. Meyer stated that the initial meeting with the property owners was held several months ago. Mr. Meyer stated that legitimate concerns of the property owners were discussed at the meeting, which was well attended. Mr. Meyer indicated a follow-up meeting was held at the home of Mr. Tim Green in which changes to the project were presented to the property owners. Mr. Meyer stated that he met with adjacent property owners twice before the project application was filed.

Mr. Meyer stated that he was disturbed by the manner in which some of the residents have handled themselves. Mr. Meyer noted that a form letter had been distributed to property owners which he felt contained misleading information. Mr. Meyer read a letter from Dr. Brad Hochner, MD received by staff. Mr. Meyer indicated that he requested a water company representative be present at the meeting to clarify that residents will not be responsible for water improvements as indicated in the form letter.

Commissioner Macdonald asked Mr. Meyer for clarification on the water situation. Commissioner Macdonald stated that he lives in the area and during the summer, the water pressure is bad. Commissioner Macdonald expressed his concern that it could become worse if more homes are serviced by the water system.

Mr. Meyer responded by saying the water company has decided that they want to oversize initial transmission lines in order to have additional water storage for the entire area they service. Mr. Meyer stated his project will improve the undersized water lines.

Mr. Joe Kalpino, General Manager, Western Heights Water Company, stated the development would not affect other areas of Western Heights service. Mr. Kalpino stated that the applicant would provide an additional one million gallon reservoir at the company's expense.

Mr. Sam Dahlgreen (12911 South Lane) stated that he appreciated Mr. Meyer and Mr. Covington speaking with the residents prior to filing the application. Mr. Dahlgreen stated he was concerned with the opening of Freya Drive as an alternative. Mr. Dahlgreen stated he supported not opening up Freya Drive.

Ms. Joanne Lessard (31543 Highview Drive) submitted pictures of a geoglyph, a native American alignment of rocks which can only be seen aerially. Ms. Lessard stated that she felt it was the intent of the agricultural zoning of this property to limit development. Ms. Lessard stated the A-1 zoning should be maintained.

Ms. Stephanie Wilson (31243 Alta Vista Drive) stated that she would like the City to keep the A-1 zoning as it would mitigate concerns regarding wildlife, open space, and traffic. Ms. Wilson stated that she would be happy with minimum one (1) acre lot sizes as it would allow residents to have livestock. Ms. Wilson stated that larger lots and lower density would be more attractive to people buying into the area.

Mr. Quenton Torbent (31200 Emory Court) stated that Freya Drive would not be a good access road. Mr. Torbent commended Mr. Meyer and Mr. Covington for not proposing the opening of Freya Drive.

Mr. Eric Blum (12876 Highview Drive) stated that he is most impacted by the proposed project. Mr. Blum stated

that the project proposes an increase of 300 to 1200 vehicle trips per day, a 400% increase, which violates Section 530i. Mr. Blum stated that the proposed project will utilize the unused right-of-way through his property. Mr. Blum stated that the proposed access point is his driveway and side yard. Mr. Blum commended Mr. Meyer for his openness in addressing the issues of the community.

Commissioner Osborne arrived at 8:26 p.m.

Mr. Don Layton (31553 Highview Drive) stated that the proposed project will add value to the neighborhood. Mr. Layton stated some of the benefits of the proposed project include elimination of the dirt motorcycles, private dumping, a reduction of the fire hazard, improved water lines, trails, and the live oaks. Mr. Layton stated he felt the project was well-designed, and not a "cookie cutter" project.

Ms. Teresa Kwappenberg (31265 Freya Drive) stated that Mr. Meyer had done an outstanding job meeting with the residents, trying to address the issues, and placing the development on the flatter areas. Ms. Kwappenberg stated the biological studies are incomplete. Ms. Kwappenberg stated the report by Mr. Leslie was inadequate, and she suggested an EIR be done on the area.

Mr. Tim Green (31307 Alta Vista Drive) commended Mr. Meyer on his handling of the rain water and gray water. Mr. Green expressed his concern that there is not enough offsite parking and that the blind turn at the entrance to Highview Drive presented a safety hazard. Mr. Green stated he felt the home designs were good.

Mr. Jim D'Amico (31432 Alta Vista Drive) expressed his concern relative to a 45% increase of traffic on Alta Vista Drive. Mr. D'Amico stated that it would impact the safety of all the residents in the area. Mr. D'Amico referred to the Initial Study for Tentative Tract No. 16361. Mr. D'Amico stated that "no impact" was checked relative to the section that states "Would the project cause an increase of traffic which is substantial in relation to the existing traffic load and capacity of the street system?" Mr. D'Amico stated if this was the criteria used in making decisions on this project, it is faulty.

Mr. Bill Cunningham (Redlands Association) stated in 1995 the new General Plan re-zoned the area as R-A or half-acre lots. In 1997, the area was placed in resource preservation or slope density categories as a result of Measure U. Mr. Cunningham stated there were enormous issues that need to be addressed citing the number of houses proposed (88), clustering of the houses, the hundred-acre park which will be given to the City, and the water issues. Mr. Cunningham stated the idea of placing 1,000 additional automobiles on the rural street system is totally incompatible with the area. Mr. Cunningham requested a full EIR be done on the project before it moves forward.

Mr. Pat Meyer stated that Freya Drive will be closed and gated, with the police and fire departments using Knox box keys for access. Mr. Meyer suggested Mr. Cunningham obtain a copy of the LAFCO hearing minutes, as he was quoted extensively relative to this property.

Mr Meyer stated that they would have to go through the parks process to determine whether the City wants the oak grove. Mr. Meyer stated in the event the City does not want the oak grove, it will remain private.

Chairman Webber asked Mr. Meyer to count all oak trees on the site that are four (4) inches or greater in size prior to the next Commission meeting. Mr. Meyer stated that he has a key to the site, which is locked, and he would be happy to take anyone to the site. Chairman Webber stated that he would like to see the site.

Chairman Webber closed the public hearing.

Commissioner Miller directed his question to Mr. Ron Mutter, Department of Public Works, and stated he did not see any discussion in the traffic study relative to a left turn motion from Highview Drive into the subdivision. Commissioner Miller stated that someone might not be able to see around the curve.

Mr. Mutter stated that they looked at the initial development of the tentative map as well as at the environmental level and he was gravely concerned with visibility conditions. Mr. Mutter stated that further study indicated there are traffic calming techniques that could be done through a redesign of the new intersection into the development.

Mr. Mutter stated that he asked the applicant's representative to bring back information and conceptual designs that can be reviewed.

Commissioner Miller stated that he had concerns for the resident on Highview Drive directly opposite the intersection, as vehicle headlights will blast into the lot.

Mr. Mutter stated the new street will be a straight shot rather than making a turn coming out of the project onto Highview Drive. Mr. Mutter stated that this was something that would have to be brought out through the engineering of the project.

Commissioner Miller stated generally he favors the reduction of paving particularly in rural areas, however he is concerned with the twenty-eight (28) foot street width.

Mr. Mutter stated most of the existing streets such as Highview Drive are not thirty-six (36) feet wide. Mr. Mutter stated that the twenty-eight (28) foot width is an accepted rural standard.

Commissioner Macdonald made a general comment on the socio-economic cost benefit study and environmental checklist form. Commissioner Macdonald stated that there are many areas where "no impact" had been checked, and he could not see it that way.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald, and carried on a 6-0 vote that the Planning Commission continue Zone Change No. 390, Tentative Tract No. 16361, and Conditional Use Permit No. 780 to the March 11th Planning Commission meeting.

IX. ADJOURNMENT TO FEBRUARY 25, 2003

Chairman Webber adjourned the meeting at 9:00 p.m.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department