

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, February 25, 2003, at 2:00 p.m. are as follows:

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

ABSENT: Thomas Osborne, 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 AND PUBLIC COMMENT PERIOD

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

II. CONSENT ITEMS -NONE

III. OLD BUSINESS - NONE

IV. NEW BUSINESS

Mr. Shaw stated that staff was not ready with the PowerPoint presentation for item IVA-Conditional Use Permit No. 791 and asked that another item on the agenda be heard in the interest of time.

Chairman Webber requested that item VII-Correspondence/Communications be heard first.

VII. CORRESPONDENCE/COMMUNICATIONS

A. City Council Actions

Mr. Shaw gave a brief summary on the City Council actions of February 4th and February 18th.

Chairman Webber requested that addenda item V-Recommended Shade Trees for Parking Lots be heard next.

V. ADDENDA

A. Recommended Shade Trees for Parking Lots pursuant to Redlands Municipal Code 18.168.210.

Chairman Webber presented an improved recommended shade tree list for the Commission to review. Chairman Webber stated the list was developed from the Street Tree Committee's primary and

secondary lists and the addition of species of trees that have been used in parking lots for the past three or four years.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote to approve the updated recommended shade tree list.

- A. **CONDITIONAL USE PERMIT NO. 791 - PUBLIC HEARING** for the Planning Commission to consider a Conditional Use Permit to place a 1.85 acre Community Garden located west of Calhoun Street, South of Pennsylvania Street, east of Texas Street, and north of Lugonia Avenue in the R-1, Single Family Residential District. Request submitted by CITY OF REDLANDS.

Mr. Richard Malacoff gave a PowerPoint presentation on the proposed project. Mr. Malacoff noted a correction in the staff report in which City owned property was identified as City right-of-way.

Mr. Malacoff stated the proposed community garden would contain twenty-eight (28) plots which would be rented to residents at a cost of \$12 per year.

Chairman Webber stated that he felt the community garden was a good idea, and asked who was responsible for bringing the project forward. Mr. Shaw stated that it was Councilmember Gilbreath, who was seated in the audience. Chairman Webber thanked Councilmember Gilbreath for her innovative suggestion to help the community.

Chairman Webber opened the public hearing.

Ms. Veronica Gonzalez (731 W. Pennsylvania Avenue) stated that she felt it was a good project but she was concerned about vandalism.

Councilmember Gilbreath stated the garden is patterned after a community garden on Ninth Street in San Bernardino.

Ms. Terry Baeza (1408 Texas Street) stated she was concerned with how the community garden would affect access to her backyard. Ms. Baeza stated she uses a gate to gain access to her property.

Mr. Shaw stated the gates on private property would not be modified and the proposed paved alleyway will be located adjacent to the rear of those properties along Texas Street. Mr. Shaw stated the garden plots will be located on the Calhoun side.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve Conditional Use Permit No. 791 based on the following findings:

1. The community garden applied for is proper for a Conditional Use Permit;
2. The community garden 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 community garden is not detrimental to existing or permitted uses in the R-1, Single Family Residential District where it would be located;
 4. The size and shape of the site are adequate for the proposed community garden;
 5. The site properly relates to Pennsylvania Avenue, Texas Street, Lugonia Avenue, and Calhoun Street which are designed and improved to carry the type and quantity of traffic to be generated by the proposed community garden;
 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 Low Density Residential category of the General Plan;
- B. **CONDITIONAL USE PERMIT NO. 792** - PUBLIC HEARING for the Planning Commission to consider a Conditional Use Permit to place a 4,000 square foot auto repair facility in an existing building located at 1521 West Redlands Boulevard in the EV/CG District of the East Valley Corridor Specific Plan. Request submitted by JAMES F. DICKERSON.
- C. **VARIANCE NO. 651** - PUBLIC HEARING for the Planning Commission to consider a Variance from Section EV4.021 of the East Valley Corridor Specific Plan to reduce the required parking from twenty-four (24) spaces to nineteen (19), Section EV4.0205 to reduce of the required drive aisle from twenty-six (26) to twenty-two (22) feet in width and, EV4.0260 to reduce the required landscaping from twenty (20) percent to sixteen (16) percent at 1521 West Redlands Boulevard in the EV/CG District of the East Valley Corridor Specific Plan. Request submitted by JAMES F. DICKERSON.

Mr. Richard Malacoff gave a brief presentation on the proposed projects.

Commissioner Miller asked if the photograph of the car seats and clutter shown in the back of the building was a recent photograph.

Chairman Webber opened the public hearing.

Ms. Vickie Valenzuela (Thatcher Engineering) stated the photograph was taken in July 2002. Ms. Valenzuela stated the applicant would agree to a condition of approval requiring that the site be maintained at all times in response to Commissioner Miller's comments.

Ms. Valenzuela stated that she was in agreement with all conditions of approval except Condition of Approval 19 (Planning Division) which requires the applicant to use enhanced concrete pavers at the project entrance. Ms. Valenzuela stated the applicant agreed to install additional landscaping in an effort to modernize Redlands Boulevard and increase the buffer, however she felt the additional expense of installing the pavers would be burdensome to the applicant. Ms. Valenzuela requested the applicant be relieved of Condition of Approval 19.

Commissioner Miller stated the building is in need of trim, awnings, or canopies over the windows. Ms. Valenzuela stated that she would be agreeable to a condition of approval to address this matter.

Ms. Valenzuela reminded Commissioner Miller that someone could lease the building with a permitted use, who would not need Planning Commission approval and she felt the applicant's effort to increase the landscaping was an effort to beautify the property.

Commissioner Miller responded by saying had it not been a Code Enforcement issue, they would not be here. Commissioner Miller stated that the applicant is requesting several variances and he did not feel it was too much to ask the applicant to make the building more attractive. Commissioner Macdonald concurred with Commissioner Miller and questioned the color scheme of the building.

Ms. Valenzuela stated it had not been discussed with the applicant, but she would do so.

Chairman Webber closed the public hearing.

Mr. Malacoff stated he added Condition of Approval 19 because he thought the applicant was redoing the entryway on Redlands Boulevard.

Chairman Webber asked if there were other members of the Commission who agreed with Commissioner Miller's position. Commissioners Laymon, Cook, Thompson, and Chairman Webber agreed that there should be finishing touches added to the building. Chairman Webber requested that the proposed project be revised and brought back to the Commission for final review.

Ms. Valenzuela agreed to a thirty (30) day continuance of the project.

Commissioner Miller stated that he would be happy to work with the applicant on some ideas to improve the appearance of the building.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald, and carried on a 6-0 vote that the Planning Commission continue Conditional Use Permit No. 792 and Variance No. 651 to March 11th, 2003.

- D. **COMMISSION REVIEW AND APPROVAL NO. 752** - Planning Commission consideration of a Mitigated Negative Declaration and a Commission Review and Approval to construct three (3) groundwater wells on property containing a mining and material processing facility (Orange Street Processing Plant) located adjacent to and along the east side of Orange Street within the Upper Santa Ana River Wash in the O (Open Land) District. Request submitted by CITY OF REDLANDS.

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

Chairman Webber opened the public hearing.

Commissioner Thompson asked how much water would be pumped by the wells.

Mr. Lonny Young, Municipal Utilities Department, stated the well would pump 1,200 gallons per minute, or 12 million gallons per day.

Chairman Webber asked for the location of proposed well #3 which was not depicted on the map. Mr. Young stated that proposed well #3 (which is not going to be built now) would be located between proposed wells #1 and #2 (approximately 500 feet south of well #1).

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Commission Review and Approval No. 752 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It is determined 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 Thompson, seconded by Commissioner Miller, carried on a 6-0 vote that the Planning Commission approve Commission Review and Approval No. 752, subject to the following findings and subject to the attached Conditions of Approval:

1. That the site for the intended use is adequate in size and shape to accommodate the use, and all of the required yards, setbacks, walls or fences, landscaping and other features to adjust the use to those existing or permitted future uses of land in the area;
2. That the site properly relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic to be generated by the proposed development;
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;
4. That the conditions set forth in the approval and those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare;
5. That Commission Review and Approval No. 752, therefore, be approved subject to all departmental recommendations.

- 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 twenty-eight (28) concrete tilt-up buildings totaling 257,201 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 twenty-eight (28) 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 gave a brief presentation on the proposed project and reviewed results of a traffic study.

Mr. Dalquest indicated that the General Plan contains three (3) guiding policies that pertain to standards for traffic Level of Service (LOS):

- 52.0a Maintain LOS C or better as the standard at all intersections presently at LOS C or better.
- 52.0b Within the area identified in General Plan Figure 5.3, maintain LOS C or better; however, a reduced LOS may be accepted by a 4/5 vote of the City Council.
- 5.20c Where the current LOS is below the LOS C standard, no development project shall be approved that cannot be mitigated so that it does not reduce the existing LOS at the location except as provided in Section 5.20 b.

Mr. Dalquest stated that potential traffic impacts were assessed at five (5) study intersections: Alabama Street/Redlands Boulevard, Alabama Street/Park Avenue, Alabama Street/Citrus Avenue, Nevada Street/Park Avenue, and Kansas Street/Park Avenue

Mr. Dalquest indicated that the three (3) intersections with Alabama Street (Redlands Boulevard, Park Avenue, and Citrus Avenue) will degrade in LOS with project traffic and without improvements:

1. Mr. Dalquest stated that improvements to the intersection at Redlands Boulevard will include adding one intersection approach along the eastbound and westbound sides of Redlands Boulevard. The project is required to pay a pro rata share of the intersection improvements.
2. Mr. Dalquest indicated that the applicant would have to install a signal at the intersection of Alabama Street and Park Avenue prior to occupancy.
3. Mr. Dalquest stated the traffic study recommended the applicant install a traffic signal at Alabama Street and Citrus Avenue and the overriding provision of the General Plan policy does not apply because it is outside the geographic area. Instead of paying a pro rata share to install the signal, the applicant will be required to mitigate the LOS back to the existing level or the project cannot be found to be consistent with the General Plan and cannot be approved.

Mr. Dalquest stated that staff recommends that the Planning Commission require more architectural upgrades to the building elevations that face Alabama Street, Park Avenue, and Kansas Street. Mr. Dalquest asked the Commission to continue the project to allow the applicant to revise the building elevation along the three (3) street frontages.

Commissioner Macdonald asked if the Commission was to forward a recommendation to the City Council for a reduced LOS at Alabama Street/Redlands Boulevard, wouldn't the next proposed project at Alabama Street create the same problem? Mr. Dalquest stated that it would.

Discussion was held relative to the timing of improvements to the intersection at Redlands Boulevard and Alabama Street. Mr. Shaw stated that this intersection is on the list of projects to be improved through our fee program. If the project is continued, Mr. Shaw stated it would be possible for Mr. Ron Mutter, Public Works Department, to return to the Planning Commission and give them a better indication of when it was anticipated the improvements would be completed.

Commissioner Miller expressed his concern relative to the landscape setback on Park Avenue which appeared to be five (5) feet. Mr. Dalquest stated that the distance from the sidewalk to the parking area is ten (10) feet. Commissioner Miller stated that if the project is continued, he would ask the applicant to reconsider the minimal amount of landscaping. Commissioner Miller stated that there is very little opportunity for shade trees to be placed in the four (4) foot planter between the building and the parking lot (particularly along Park Avenue). Commissioner Miller asked for clarification on the dimensions of the parking approaches.

Chairman Webber opened the public hearing.

Mr. Pat Meyer, representing the applicant, asked for a copy of the improved List of Shade Trees. Mr. Meyer stated he didn't understand why the project required the General Plan override. Mr. Meyer asked Mr. Dalquest for clarification. Mr. Meyer requested a two-week continuance so that the applicant could address some of the comments made by the Commission.

Commissioner Laymon stated she felt the building color and landscaping tended to be homogenous. Commissioner Laymon asked Mr. Meyer if the landscaping could be broken up with taller, sculptural trees such as the citradora.

Chairman Webber asked that the applicant return with architectural renderings, as he stated he had a difficult time trying to visualize how the buildings would look.

Chairman Webber stated that he agreed with Commissioner Miller's comments relative to the landscaping setbacks on Park Avenue. Mr. Dalquest responded by saying that it would change the site plan. Commissioner Miller stated he had two issues of concern; the parkway at Park Avenue is "skimpy", and there is no opportunity to place trees up against the building. Commissioner Miller suggested the applicant enlarge the planter along Park Avenue so there is a minimum ten (10) foot distance between the property line and the first parking stall, or increase the width of the planter located against the building so that trees may be placed against the building. The Commissioners stated they were in agreement with Commissioner Miller.

Commissioner Macdonald stated he was uncomfortable with the LOS at Alabama Street and Redlands Boulevard and he felt it was an issue that would need to be addressed. Chairman Webber stated the issue would be addressed once the Commission hears input from Mr. Mutter.

Commissioner Thompson asked if the applicant would receive a partial refund of his impact fees if the project is not approved by the Commission because of traffic concerns. Mr. Shaw stated he did not believe it was an alternative but he would have to check with Mr. Mutter.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission continue Commission Review and Approval No. 748 and Minor Subdivision No. 263 to the March 11, 2003 Planning Commission meeting.

Chairman Webber requested a short recess at 3:50 p.m.

Chairman Webber reconvened the meeting at 3:56 p.m. All Commissioners returned to the meeting, with the exception of Commissioner Miller.

- G. **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.
- H. **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 would require a lease agreement approved by the City Council before Planning Commission approval can be granted. Mr. Baeza requested the proposed projects be continued to March 25, 2003.

MOTION

It was moved by Commissioner Thompson seconded by Commissioner Macdonald, and carried on a 5-0 vote (Commissioner Miller absent) that the Planning Commission continue Variance No. 639 and Conditional Use Permit No. 763 to March 25, 2003.

- I. **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 would require a lease agreement approved by the City Council before Planning Commission approval can be granted. Mr. Baeza requested the proposed projects be continued to March 25, 2003.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Macdonald, and carried on a 5-0 vote (Commissioner Miller absent) that the Planning Commission continue Conditional Use Permit No. 769 to March 25, 2003.

Commissioner Miller returned to the meeting at 4:01 p.m.

- J. **VARIANCE NO. 650** - Public Hearing for the Planning Commission to consider a Variance from Section 18.36.100 of the Municipal Code to allow a five (5) foot reduction in the required side yard setback from the required ten (10) foot level side yard, for a proposed attached garage for a residence located at 1509 Bel Air Court in the R-E, Residential Estate District. Request submitted by ANTHONY AND PATRICIA BERTRAND.

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

Chairman Webber opened the public hearing.

Mr. Mitch Gardner, the project architect, stated he would be happy to answer questions.

Mr. Raul Alomar (129 Hillside Way) asked if the property originally had a two-car garage that was converted to living quarters. Mr. Baeza responded by saying he was not aware of that.

Commissioner Thompson asked Mr. Alomar to state his concerns relative to the request for a variance. Mr. Alomar stated he felt it would affect drainage on the property.

Chairman Webber explained to Mr. Alomar that several other houses in the area had been given variances for the same type of project. Chairman Webber stated that it would be difficult to deny the project as there was significant standing and precedence and it would be unfair to the applicant.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve Variance No. 650 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.
 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.
 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.
 4. That the granting of the variance will not adversely affect the General Plan of the City of Redlands.
- K. **RDA 2003-I-01** - A recommendation to the City Council for the approval of Planning Commission points for a Residential Development Allocation request for Tentative Tract Map No. 16390 an approved residential subdivision consisting of 139 residential lots on 46.45 acres, located along the south bank of the Santa Ana River west of Orange Street and north of Pioneer Avenue in the R-E (Residential Estate) District and R-1 (Single Family Residential) District. Request submitted by BEAZER HOMES.

Mr. Manuel Baeza reviewed the Residential Development Allocation categories for the proposed project. The Planning Commission recommended to the City Council 31 Residential Development

Allocation points for this project.

- L. **RDA 2003-I-02** - A recommendation to the City Council for the approval of Planning Commission points for a Residential Development Allocation request for Tentative Tract No. 16350 an approved residential subdivision consisting of 37 lots on 4.91 acres in Specific Plan No. 56 located on the south side of Orange Avenue approximately 300 feet west of Tennessee Street. Request submitted by QUANTUM STRUCTURES, LLC.

Mr. Bob Dalquest reviewed the Residential Development Allocation categories for the proposed project. The Planning Commission recommended to the City Council 31 Residential Development Allocation points for this project.

- M. **RDA 2003-I-3** - A recommendation to the City Council for the approval of Planning Commission points for a Residential Development Allocation application for Tentative Tract No. 16360 an approved seventy-six (76) lot subdivision on approximately 8.86 in the acres in Specific Plan No. 57 located at the southeast corner of Orange Avenue and Iowa Street. Request submitted by ALEXANDER COMMUNITIES.

Mr. Richard Malacoff reviewed the Residential Development Allocation categories for the proposed project. The Planning Commission recommended to the City Council 31 Residential Development Allocation points for this project.

Mr. Antonio Saxon, Beazer Homes, asked how many total Residential Development Allocation points had been awarded to Beazer Homes. Mr. Jaquess suggested that Mr. Saxon speak with Manuel Baeza, the project planner, after the meeting.

Mr. Saxon asked how the permits are awarded when there are multiple applicants. Mr. Jaquess stated that any project that is to be considered must have a minimum of 90 points. Mr. Jaquess stated that there is a maximum of 117 units that can be allocated in any one quarter.

VI. APPROVAL OF MINUTES

- A. January 28, 2003

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve the January 28 Planning Commission minutes.

- B. February 11, 2003

Commissioner Macdonald requested the minutes be revised to include his comments on adequacy of water service to existing customers in the area relative to the proposed Covington project.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve the February 11th Planning Commission minutes as amended.

Commissioner Thompson noted that he was absent during the evening session of the meeting.

VIII. ADJOURNMENT TO MARCH 11, 2003

Chairman Webber adjourned the meeting to March 11th at 4:49 p.m.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department