

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, March 11, 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, Commissioner
Paul Thompson, Commissioner
George Webber, Chairman

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

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

II. CONSENT ITEMS -NONE

III. OLD BUSINESS

Commissioner Miller arrived at 2:03 p.m.

- A. **COMMISSION REVIEW AND APPROVAL NO. 748** - PUBLIC HEARING for the Planning Commission on to consider a recommendation to the City Council on a Mitigated Negative Declaration, Socio-Economic Cost/Benefit Study, and a Commission

on 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
Commerci
al
Industrial
District of
the East
Valley
Corridor
Specific
Plan.
Request
submitted
by R.P.
WAGES.

- B. **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 reviewed comments made by the Commission at the February 25 meeting.

Commissioner Thompson asked Mr. Ron Mutter, (Public Works Department Director) if the applicant would receive reimbursement (or credit) for future fees due to the fact that he is adding street improvements greater than his pro rata share. Mr. Mutter stated there are streets/traffic signals designated as "fee streets" or "fee traffic signals"; if a developer builds an improvement to that street or traffic signal, he gets dollar for dollar credit. However, Mr. Mutter stated if it is not designated as a "fee street" or "fee traffic signal," the developer would not receive credit.

Commissioner Miller expressed his concern that a bobtail truck/tractor trailer might have difficulty maneuvering on a cul-de-sac street if the width is reduced from forty-eight (48) to forty (40) feet. Mr. Mutter stated the standard for an industrial roadway is forty-eight feet, with parking allowed on both sides of the street. Mr. Mutter stated that an eight (8) foot reduction would be allowed provided there is no parking on one side of the street.

Chairman Webber asked Mr. Mutter for the timing on improvements to the intersection of Alabama Street and Redlands Boulevard. Mr. Mutter responded by saying that the intersection is not included in the five-year Capitol Improvement Program, however there are some modifications planned for the signal light as part of the Twenty Year Plan.

Commissioner Macdonald asked Mr. Mutter how the Commission could continue to approve projects in this area if each contributes to lowering the service standard of the intersection. Mr. Mutter responded by saying a lot of work has been done in the area, such as the widening of California Street. Commissioner Macdonald stated that he felt we already have a serious problem, particularly with Colton Avenue dumping onto Redlands Boulevard.

Chairman Webber opened the public hearing.

Mr. Pat Meyer offered two more sets of glazing on buildings 1 and 2. Mr. Meyer noted that the buildings are not attached. Mr. Meyer said that the "window look" would be continued on buildings 3 and 4. Mr. Meyer stated that the tree species had been changed in the landscaping plan.

Relative to Park Avenue frontage. Mr. Meyer stated each building has an adjacent sidewalk, which he had hoped to eliminate. However, the project architect is not in agreement due to ADA requirements. Commissioner Miller suggested bringing a sidewalk down from Park Avenue to the front door of building 3, citing buildings 3 and 4 as an example. Mr. Meyer stated that he would make all changes on the landscape plan requested by the Commission.

Commissioner Laymon stated she felt the upper portion of the elevation of buildings 3 and 4 appeared to be lacking architectural detail. Mr. Meyer stated it was due to the fact that the citrodora and flame trees included in the landscape plan were not shown on the elevations.

Commissioner Miller stated that he liked the building and did not feel the extra glazing on building 1 should be added. Chairman Webber concurred. Commissioner Miller suggested adding a condition of approval requiring the applicant to provide additional large glazing elements as presently appear on buildings 1 and 2, to the portions of buildings similar to 3 and 4 that face Park Avenue, specifically one panel in from the extreme corner, (one per building).

Commissioner Miller requested the office portion of building 6 and building 13, which presently face the alley, be changed to face the street. Commissioner Miller requested the change be added as a condition of approval.

Chairman Webber closed the public hearing.

Discussion was held relative to a five (5) foot increase of the landscape planter between the property line and the parking lot. Commissioner Miller stated the applicant supports deleting the sidewalks that connect the two (2) entrances provided it complies with ADA requirements.

Discussion was held relative to providing large glazing as presently appear on building 1 and building 2, to all of the buildings similar to building 3 and building 4, located one (1) bay in from the corner.

Chairman Webber suggested the landscape plan come back to the Planning Commission as an addenda item prior to issuance of the building permit (Condition of Approval 10a).

Commissioner Osborne stated that he would like to see the project go forward. If the Commission should decide to forward a recommendation of approval to the City Council, Commissioner Thompson suggested that improvements to the intersection of Alabama Street and Redlands Boulevard be moved up the priority list of Capitol Improvement Program (C. I. P) projects that need to be done.

Commissioner Macdonald stated that he was concerned that the Alabama Street/Redlands Boulevard intersection was not included in the five (5) year plan. Mr. Mutter confirmed that it was not.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on the Mitigated Negative Declaration for Commission Review and Approval No. 748 and Minor Subdivision No. 263, 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 Miller, 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. 748 and Minor Subdivision No. 263. 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 Miller, seconded by Commissioner Osborne, and carried on a 7-0 vote that the Planning Commission recommend to the City Council that a reduced LOS be approved at the intersections of Alabama Street/Redlands Boulevard during the PM peak hour, as permitted in General Plan Policy 5.20c. and **that the intersection of Alabama Street/Redlands Boulevard be placed as a priority item on the Capitol Improvement Program.**

MOTION

It was moved by Commissioner Miller, 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. 748, 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. 748, therefore, be approved subject to all departmental recommendations with the following additional conditions of approval:
 34. **Provide a ten (10) foot planter along Park Avenue.**
 35. **Eliminate the walks connecting building entrances at buildings 3 and 4, 10 and 11, 17 and 18, 25 and 26; and abide with the requirements of ADA. If there is a conflict with ADA, provide the walks in a manner satisfactory to the Community Development Director.**
 36. **Provide additional large glazing elements, as presently appear on buildings 1 and 2, to all of the buildings similar to buildings 3 and 4, on the portion of those buildings that face Park.**
 37. **Add one (1) large glazed panel to each facade of each building that faces Kansas Street.**
 38. **Place the office portion of building 6 in the southeast corner of the building, and place the office portion of building 13 in the southwest corner of the building.**
 - 10A. **The Landscape Plan will come back to the Planning Commission as an addenda item.**

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on Minor Subdivision No. 263, subject to the following findings and subject to the attached Conditions of Approval:

1. That the proposed map is consistent with the policies, land use designation, and density prescribed by the General Plan;
2. That the site is physically suitable for the type of development;
3. That the site is physically suitable for the proposed density of development;
4. That the design of the subdivision and the proposed improvements will not cause any substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
5. That the design of the subdivision and the type of improvements will not cause serious public health problems;
6. That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;
7. Subject to section 66474.4 of the Subdivision Map Act, the land in question is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965, commencing with section 51200 of the Government Code;
8. That Minor Subdivision No. 263, therefore, be approved subject to all departmental recommendations.

IV. NEW BUSINESS

- A. **CONDITIONAL USE PERMIT NO. 53 (REVISION NO. 2) - PUBLIC HEARING** for Planning Commission consideration on a revision to a Conditional Use Permit to establish phasing boundaries for construction and off-site improvements of an approved 20,900 square foot building containing a fellowship hall and elementary school for grades Pre-K through Five, two parking lots with 180 stalls, and two playgrounds totaling 44,218 square feet on approximately 5.35 acres containing an existing Church located at 1495 West Olive Avenue in the R-S (Suburban Residential) District. Request submitted by WESTSIDE CHRISTIAN CHURCH.

Mr. Bob Dalquest stated that the Planning Commission approved a revision to the original Conditional Use Permit in April 2000 that would allow construction of a 20,900 foot building containing a fellowship hall, elementary school, two parking lots, two playgrounds, and a small tower addition to the existing sanctuary. Mr. Dalquest stated that the applicant does not have the funding to improve the Bellevue Avenue frontage and parking lot at this time, and has asked to defer the improvements to the second phase. Mr. Dalquest stated that both the Public Works Director and staff reviewed the request, and they are not opposed to phasing of the Bellevue Avenue frontage improvements.

Chairman Webber opened the public hearing.

Mr. Brad Robertson, representing Westside Christian Church, stated they are currently under construction with Phase I, which is the pre-school through fifth grade, and the parking lot on Olive Street. Mr. Robertson stated that they are asking to defer improvements on Bellevue until they acquire funding.

Mr. Richard Parker, Minister, stated they have no need for a second parking lot on Bellevue at this time.

Mr. Michael Sonnen (1327 San Pablo Avenue) stated last summer the applicant replaced an existing wooden fence located between the two properties with a concrete-like block wall, and into the bottom the builder placed unmortared slots, some of which were later filled with a foam product. This product oozed into his yard and solidified. Mr. Sonnen continued by saying after the wall was built, all of the ground cover was stripped from the property. Mr. Sonnen stated the first rains came, and the sediment and runoff came through the holes in the wall, swamping his patio and swimming pool.

Mr. Parker, stated they were unaware there was a problem. He continued by saying they constructed a masonry wall on their property which pleased the neighbors.

Chairman Webber suggested Mr. Parker contact Mr. Sonnen to address these issues.

Mr. Shaw suggested the applicant meet with inspectors from the building and safety department and engineering to look at drainage and runoff issues.

Mr. Robertson stated that Mr. Sonnen complained at the beginning of the project. Mr. Robertson stated that Mr. Sonnen's property is approximately four (4) feet higher than the church property, and there is no way that there could be runoff from their property to his. Mr. Robertson stated that they had the property surveyed, and the masonry wall was built four (4) inches inside their property line.

Ms. Marlene Greenstra (President, Bellevue Park Homeowners Association) stated that the Church did not remove the fence, some of it was blown down. Ms. Greenstra asked Mr. Parker if there were plans to construct a wall on their side of the property.

Mr. Parker said they will place a retaining wall along the south property line after the property has been graded.

Ms. Greenstra asked if the playground would be locked. Mr. Parker responded that it would.

Chairman Webber closed the public hearing.

Commissioner Thompson requested the item be continued so the issues could be ironed out. Mr. Shaw stated that he would like to go forward with the project as he felt the issues could be resolved with staff's assistance. Commissioner Laymon concurred with Commissioner Thompson. Mr. Shaw stated he felt they had adequate tools (permits have already been issued, however we can hold back the processing of final approval if needed) to resolve the matter. Chairman Webber concurred with Mr. Shaw. Commissioner Thompson rescinded his request and requested a report come back to the Commission.

Chairman Webber opened the public hearing.

Mr. Parker stated the material referred to by Mr. Sonnen, was taken from the site by kids and spread all over.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Laymon, and carried on a 7-0 vote that the Planning Commission approve Revision No. 2 to Conditional Use Permit No. 53, subject to the following findings and subject to the attached conditions of approval:

1. That the revision to said Conditional Use Permit does not alter the previous determination 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 revision to said Conditional Use Permit does not alter the previous determination 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 approved use is to be located;
3. That the revision to said Conditional Use Permit does not alter the previous determination that the site for the approved 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 revision to said Conditional Use Permit does not alter the previous determination that the site for the approved 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 approved 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 Revision No. 2 to Conditional Use Permit No. 53, therefore be APPROVED, subject to all department recommendations.

Chairman Webber recessed the meeting at 4:00 p.m. The meeting reconvened at 4:08 p.m.

- B. **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.

Commissioner Miller recused himself due to a conflict of interest at 4:08 p.m.

Mr. Malacoff stated that the applicant submitted text for an amendment to Specific Plan No. 25. Mr. Malacoff requested continuing the project until April 8 to allow sufficient time to advertise a Public Hearing Notice for the specific plan amendment.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Laymon, and carried on a 5-0 vote to continue Commission Review and Approval no. 749 to April 8, 2003.

Commissioner Osborne returned to the meeting at 4:10 p.m.

- C. **CONDITIONAL USE PERMIT NO. 541 (Revision 6)** - 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 2,863 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. Malacoff gave a brief presentation on the proposed project.

Chairman Webber opened the public hearing.

Mr. David Higginson, project architect, stated the square footage did not change, however a typographical error in the plans relative to square footage of the project necessitated his appearance before the Commission.

Chairman Webber noted an error in the staff report (Condition of Approval 11a) which stated the California sycamore trees would be replaced by the mondale pine trees. Chairman Webber stated the correct version should read:

The mondale pine trees shall be replaced by California sycamore trees.

Commissioner Macdonald expressed his opinion that a modular building would look better.

MOTION

It was moved by Commissioner Laymon, seconded by Commission Thompson, and carried on a 7-0 vote to approve Revision 6 to Conditional Use Permit No. 541 based on the following findings:

1. The classroom building with an area of 2,863 square feet 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 land use designation of the General Plan, and the correction of Condition of Approval 11a.

- D. **COMMISSION REVIEW AND APPROVAL NO. 661 (Revision 7) - PUBLIC HEARING** for the Planning Commission to Consider a Recommendation to the City Council for a Mitigated Negative Declaration, Socio-Economic Cost/Benefit Study, and Commission Review and Approval for the construction of a three (3) story addition with a floor area of 42,592 square feet to an existing office building within an existing office complex on a 9.3 acre parcel located at 371 New York Street in the M-2, General Industrial District and M-P, Planned Industrial District. Request submitted by

Mr. Malacoff gave a brief presentation on the proposed project. Mr. Malacoff noted a revision to Condition of Approval 24, which made reference to temporary parking, which read as follows:

In order to have temporary parking as referred to in this staff report the applicant shall have a Variance approved by the Planning Commission and this will not require an amendment to the Conditional Use Permit.

Mr. Shaw stated the parking improvements will have to be full requirements unless the applicant applies for a variance which is approved by the Planning Commission.

Chairman Webber opened the public hearing.

Mr. Leon Armentrout, project representative, stated both he and Melissa Henson were available to answer questions.

Chairman Webber closed the public hearing.

Mr. Shaw suggested a further revision of Condition of Approval 24 to read as follows:

The parking area as indicated in the staff report as temporary parking shall be fully improved to include, curbs, lighting, irrigation systems, and landscaping. However, the applicant may make application for a variance to alter the terms and conditions of improvements to the parking lot.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission recommend that the City Council approve the Mitigated Negative Declaration for Revision 7 to Commission Review and Approval No. 661 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 Macdonald, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission recommend that the City Council approve the Socio-Economic Cost Benefit Study for Revision 7 to Commission Review and Approval No. 661 as it has been determined 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 recommend approval to the City Council for Revision 7 to Commission Review and Approval No. 661 subject to the following findings:

1. The size and shape of the site are adequate for the proposed

office structure at Environmental Systems Research Institute (ESRI).

2. The site properly relates to New York and State Streets which are designed and improved to carry the type and quantity of traffic to be generated by an office building for a software company.
3. The conditions proposed for Revision 7 to Commission Review and Approval No. 661 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 with a modification to Condition of Approval No. 24 to read:

The parking area as indicated in the staff report as temporary parking shall be fully improved to include, curbs, lighting, irrigation systems, and landscaping. However, the applicant may apply for a variance to alter the conditions of approval concerning the parking lot.

4. When completed, the project will contribute to the overall development of the neighborhood
5. The proposed project will be consistent with the existing Light Industrial designation of the General Plan.

V. ADDENDA

A. Update on Sports Park

Mr. John Jaquess stated the Sport Park project is moving along and the Environmental Impact Report (EIR) comment period will expire on March 16th. Mr. Jaquess stated that staff is processing all the related permits for the Sports Park. Mr. Jaquess stated that the project architect and Public Works Department requested a brief workshop with the Commission on the proposed signage for the Sports Park.

Mr. Alan Griffiths (Public Works Department) gave a brief presentation and asked the Commission for comments or revisions to the proposed signage.

Mr. Jim Pikell, Purkis Rose RSI, gave a brief overview on the proposed design of the buildings and signage. At the request of the Commission, Mr. Pikell agreed to bring back two variations of the Sports Park sign in two weeks for review by the Commission.

Commissioner Miller requested another band of pre-cast be added to the columns.

B. City Council Report

Mr. Shaw gave a brief presentation on projects heard by City Council.

VI. APPROVAL OF MINUTES - None

VII. CORRESPONDENCE/COMMUNICATIONS - None

VIII. ADJOURNMENT TO 7:00 P.M.

Chairman Webber adjourned the meeting at 4:55 p.m.

IX. RECONVENE MEETING

Chairman Webber reconvened the meeting at 7:00 p.m. Commissioners Miller and Thompson were absent at the evening session.

X. OLD 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. Jaquess stated the applicant requested a continuance to March 25th to allow sufficient time to meet with the neighborhood and look at alternate designs.

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 5-0 vote that the Planning Commission continue General Plan Amendment No. 93, Agricultural Preserve Removal No. 100, Zone Change No. 390, Tentative Tract No. 16361, and Conditional Use Permit No. 780 to March 25th, 2003.

- B. **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.
- C. **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.

XI. NEW BUSINESS

- A. **GENERAL PLAN AMENDMENT NO. 93** - PUBLIC HEARING for the Planning Commission consideration of a recommendation to the City Council on a Mitigated Negative Declaration and a General Plan Amendment to change Highview Drive from a "Local Street" to a "Collector Street" and to modify Figure 5.2 of the Circulation Element to establish design standards for Rural Streets and other rural public facilities. Request submitted by COVINGTON CONSTRUCTION AND DEVELOPMENT.

- B. **AGRICULTURAL PRESERVE REMOVAL NO. 100** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration and Agricultural Preserve Removal on approximately nine (9) acres located along the south border of the project located south of Highview Drive and east of Freya Drive on Assessor's Parcel No. 300-241-20. Request submitted by COVINGTON CONSTRUCTION AND DEVELOPMENT.

Mr. Richard Malacoff gave a PowerPoint presentation on the proposed project. Mr. Malacoff distributed copies of the slope density map requested by the Commission at a previous meeting, in addition to copies of letters and email received by staff since the last meeting.

Commissioner Laymon stated that she would like to see the rural street standards addressed in their entirety.

Mr. Shaw stated that staff would utilize the Covington project as a basis to evaluate and consider rural standards, in addition to farming areas in the Crafton agricultural area. Mr. Shaw stated that the Zoning Ad Hoc Committee is scheduled to meet next week; staff hoped to have some ideas to present to them which was one of the reasons for asking for a 30-day continuance for the project. Mr. Shaw stated he hopes to receive feedback from the Zoning Ad Hoc Committee and the Planning Commission.

Commissioner Macdonald stated he felt the issue of rural standards would complicate the proposed project, which already has quite a few issues to deal with.

Mr. Shaw responded by saying he thought the Commission wanted rural development standards applied to this project.

Commissioner Macdonald stated he did not feel the street width issue was the reason for people attending the meeting. Commissioner Macdonald stated he felt the rural standards should be developed separately from the project, and then applied, if they are completed in time.

Mr. Shaw stated that his understanding is that a resolution for rural standards would apply to development in Live Oak Canyon, San Timoteo Canyon and the Crafton area.

Commissioner Laymon stated she would like to see rural standards applied to the project, however her main concern is grading and vegetation.

Chairman Webber opened the public hearing.

Mr. Pat Meyer, representing the applicant, stated the General Plan for the property is Resource Preservation, and the density is based upon the slope density formula. Mr. Meyer stated the General Plan strongly urges that the development be clustered and the ridge lines and sensitive areas be preserved. Mr. Meyer stated currently the map shows private streets, however they are considering making the streets public based on input from the Commission and the public. Mr. Meyer indicated that he did not want to build standard urban streets (street lights, curb and gutter, and sidewalks) in the project area.

Commissioner Osborne asked Mr. Meyer if Mr. Leslie completed his survey. Mr. Meyer responded that it had been completed, with negative results. A copy of Mr. Leslie's certification from the U. S. Fish and Wild Life Service was distributed to the Commission, in response to a concern expressed to the City of Redlands that Mr. Leslie was not qualified to perform a gnat catcher survey.

Commissioner Laymon referred to a notation in the biological survey that stated there need to be three (3) springtime surveys done. Mr. Meyer responded by saying there were two (2) reports completed by Mr. Leslie; one overall biological assessment and a protocol survey for gnat catchers only. Mr. Meyer stated that he would follow-up to see if the three (3) surveys had been completed, and if they had not, they would be done.

Ms. Claire Teeters (35325 Birchwood Street, Yucaipa), representing the Historical Research Group of Yucaipa, stated there is a 550 foot long petroglyph of an antlion figure located off of Freya Drive. Ms. Teeters submitted a photo, which was passed around to the Commission.

Mr. Mark Gorden (11587 Walnut Street), a member of the Friends of Crafton Hills and Redlands Conservancy, stated he did not agree with the thirty (30) day limit on developing rural standards without input from the residents of Crafton and rural areas such as Greenspot, San Timoteo Canyon and Live Oak Canyon.

Mr. Brian Roche (31576 Highview Drive) stated there are no parks east of the country club. Mr. Roche questioned whether the Park Commission considered placing a park in the area. Mr. Roche stated that the General Plan states the primary access should follow the historical access routes, which would be up canyon from Live Oak Canyon. Mr. Roche stated he was not in favor of a gated community as he feels gated communities are antithetical to the principles of our society and detrimental to Redlands as a community.

Ms. Kathleen Haninger (31653 Highview Drive) stated that the analysis done on the project was

improper as stated impacts in the initial study such as noise and traffic, were not adequately assessed. Ms. Haninger requested a full scale environmental impact report.

Mr. Eric Blum (12876 Highview Drive) stated the proposed general plan amendment is without precedent. Mr. Blum asked the Commission to consider other access points to the property that would not impact current housing developments on Highview Drive and Freya Drive. Mr. Blum extended an invitation to the audience to visit his house and see the impact of the proposed access points on his property.

Commissioner Osborne stated that he did visit Mr. Blum's house and was told that the area in question is a dedicated City right-of-way. Mr. Blum responded by saying that it was a prescriptive easement. Mr. Les Murad, Assistant City Attorney, disagreed and stated that the City does not lose its right-of-way by prescriptive rights.

Ms. Joanne Lessard (31543 Highview Drive) requested that the A-1 Agricultural zoning remain unchanged.

Mr. Tim Green (31307 Highview Drive) stated he wants to keep the project private, with curbs and gutters down to a minimum. Mr. Green stated he felt Highview Drive is the only feasible access and he felt the proposed project is one of the best he has seen.

Mr. Patrick Hsu (31534 Highview Drive) questioned the type of improvements that would take place and who would pay for them. Mr. Hsu asked if the improvements would be continuous or piecemeal.

Ms. Teresa Kwappenberg (31265 Freya Drive) requested an environmental impact report on the project. Ms. Kwappenberg stated that a report from Mr. David Bixler, a biologist, clearly indicated the inadequacy of Mr. Leslie's findings and stated that gnat catchers have been seen on site. Ms. Kwappenberg stated the saugus soil will create erosion problems.

Mr. Robert Zappia (President, Western Heights Water Co.) stated he wanted to clear a misconception that the Western Heights Water Co. is not capable of providing water for the proposed project. Mr. Zappia stated he is not under drought restrictions. Mr. Zappia stated the proposed project will provide a new storage tank which will result in better fire protection, larger pipe lines, and a new booster station.

Mr. Joe Calpino (General Manager, Western Heights Water Co.) stated the 6 inch lines will be replaced with 8 inch lines. Mr. Calpino stated the system will be "upsized", and the new water reservoir will provide an additional water capacity of one million gallons.

Commissioner Macdonald stated that one of the serious issues of a water blowout is there is no water pressure, and in some areas no water, for 12-14 hours. Commissioner Macdonald asked how a fire emergency would be handled in that instance.

Mr. Calpino stated in the particular instance Commissioner Macdonald referred to, there were approximately 4-5 houses without water pressure.

Commissioner Macdonald stated that he found it difficult to see where adding new homes would benefit the existing service.

Mr. Calpino responded by saying the boosts have been upgraded, and have gone from manual boost to automatic boost. Mr. Calpino stated they currently serve 800 homes in the Redlands area and the

additional 88 homes proposed by Covington would be serviced by an additional one (1) million gallon water reservoir, improved pipe lines, and additional booster pumps.

Commissioner Macdonald asked Mr. Calpino when the project was scheduled to be completed. Mr. Calpino responded by saying it would be done simultaneously with the construction project.

Mr. Pat Meyer noted that an archaeological survey completed by Ms. Robin Laska, from San Bernardino County, indicated there were no archaeological sites in the area. Mr. Meyer said he would like to forward a copy of Ms. Teeter's photo to Ms. Laska and follow-up to address this issue.

Mr. Meyer stated that surveys were done in 2001 and 2002 that indicated there were no botanical endangered species found in the area. Mr. Meyer said he would be happy to continue with the surveys in 2003.

Mr. Meyer stated that lumber cannot be dropped on the property until the hydrants are active on the site. Mr. Meyer stated the whole water system has to be built before they can commence with construction. Mr. Meyer noted the huge benefit to the customers in the water district. Mr. Meyer stated he was anxious to pursue the development of rural standards in the area. Mr. Meyer asked for direction from the Commission on whether they want public or private streets.

Chairman Webber stated that he would like to see rural public streets in the area. Commissioner Laymon stated that she did not want a piecemeal rural standard.

Mr. Meyer stated that the proposed project will go before the Parks Commission on Thursday, March 13th, to determine if the Parks Commission wants the one hundred acres of open space.

Chairman Webber stated he would support the access (Canyon Road) that is located west of the proposed access on Highview Drive.

Discussion was held relative to the use of Freya Drive, which terminates on South Drive, as an access point to the development. Mr. Mutter stated South Drive is seventeen(17) feet wide near Sunset and Alta Vista. Mr. Mutter noted that there is another tract that has received tentative approval that will use South Drive as its access. With the addition of the proposed Covington tract, it would result in a significant rise in traffic on South Drive.

Mr. Mutter stated his position is that there would be more disruption to the residents if Freya Drive was opened up. Mr. Mutter stated that there would be more grading on the north side of Canyon as well as more impacts to the residents.

Chairman Webber took a straw poll on the preferred access to the development. Commissioner Laymon stated that she would have to give it more thought. Commissioners Cook and Osborne felt that Canyon was steeper and would require more grading. Commissioner Macdonald stated he preferred using both Highview and Freya.

Mr. Meyer stated he would work with the City on rural street standards and would return on April 8th. Chairman Webber closed the public hearing.

Commissioner Laymon stated she was bothered by the biological study which addressed endangered species, but said little about other creatures that live in the area. Ms. Laymon stated that she has seen foxes, badger, bobcat, and squirrels in the area. Ms. Laymon stated that she does not want those animals overlooked when considering this project.

Commissioner Macdonald stated that the proposed project is a very significant development in a very sensitive area that will set the benchmark for future development in the canyon. Citing the eight (8) mitigation areas that had to be addressed in the environmental review, Commissioner Macdonald recommended an Environmental Impact Report (EIR) be prepared on the proposed development.

Chairman Webber took a straw poll to determine how many Commissioners supported Commissioner Macdonald's call for an EIR. Commissioner Laymon voted yes. Commissioner Cook voted no, she felt it was premature to decide the issue tonight. Commissioner Osborne voted no. Chairman Webber concurred with Commissioner Cook and voted no.

Commissioner Laymon expressed her concern that the residents of \$800k dollar homes might not want to have livestock living near them.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Laymon, and carried on a 5-0 vote to continue General Plan Amendment No. 93, Agricultural Preserve Removal No. 100, Zone Change No. 390, Tentative Tract No. 16361, and Conditional Use Permit No. 780 to April 8th.

XI. ADJOURNMENT TO MARCH 25, 2003

Chairman Webber adjourned the meeting to March 25th at 9:00 p.m.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department