

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, March 25, 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, Chair

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

II. CONSENT ITEMS -NONE

III. OLD BUSINESS

- A. **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.
- B. **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. John Jaquess stated the proposed project came before the Planning Commission on February 25th. At that time, it was continued to March 25th in order to allow the applicant sufficient time to work on plans for architectural upgrades to the exterior of the building. Mr. Jaquess stated the applicant would like to meet with staff and Commissioner Miller, and has therefore, requested a continuance of the proposed project to April 22, 2003.

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

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 7-0 vote to continue Conditional Use Permit No. 792 and Variance No. 651 to April 22, 2003.

IV. NEW BUSINESS

- A. **GENERAL PLAN AMENDMENT NO. 86** - PUBLIC HEARING for Planning Commission consideration of a recommendation to the City Council on a Mitigated Negative Declaration and a General Plan Amendment to change the land use designation from Light Industrial with a park to High Density Residential (0-27 units per acre) on 4.76 acres located on the north side of Orange Avenue 300 feet east of Kansas Street. Request submitted by MARK UTZINGER.
- B. **ZONE CHANGE NO. 386** - PUBLIC HEARING for Planning Commission consideration of a recommendation to the City Council on a Mitigated Negative Declaration and a Zone Change from A-1, Agricultural District (5 acre lots) to R-3, Multiple Family Residential (1,500 square feet of lot area per dwelling unit) on 4.76 acres located on the north side of Orange Avenue 300 feet east of Kansas Street. Request submitted by MARK UTZINGER.
- C. **CONDITIONAL USE PERMIT NO. 768** - PUBLIC HEARING for Planning Commission consideration of a recommendation to the City Council on a Mitigated Negative Declaration and a Conditional Use Permit for the construction of a one-hundred sixty (160) unit senior apartment complex in eight (8) two story buildings. The project also includes a Density Bonus for Senior Citizen Housing which provides for an increase in density of thirty-two (32) units above the maximum one-hundred twenty-eight (128) units allowed in the proposed zone of R-3, Multiple Residential (1,500 square feet of lot area per dwelling unit). The proposed project is located on 4.76 acres in the existing A-1, Agricultural District (5 acre lots) proposed for a Zone Change to R-3, Multiple Residential (1,500 square feet of lot area per dwelling unit) on the north side of Orange Avenue 300 feet east of Kansas Street. Request submitted by MARK UTZINGER.

Mr. Jaquess stated the applicant requested the project be continued until May 13th, so that he can resolve an issue with adjacent property owners.

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 Thompson, and carried on a 7-0 vote to continue General Plan Amendment No. 86, Zone Change No. 386, and Conditional Use Permit No. 768 to May 13, 2003.

- D. **GENERAL PLAN AMENDMENT NO. 89** - PUBLIC HEARING for Planning Commission

consideration of a recommendation to the City Council on a Negative Declaration and a General Plan Amendment to change the land use designation from Parks/Golf Courses to Commercial (Neighborhood Shopping) on two contiguous parcels that total 3.21 acres located on the east side of Nevada Street north of Barton Road. Request submitted by the CITY OF REDLANDS.

- E. **SPECIFIC PLAN NO. 40 (AMENDMENT NO. 25)** - PUBLIC HEARING for Planning Commission consideration of a recommendation to the City Council on a Negative Declaration and an amendment to the East Valley Corridor Specific Plan to: (a) change the land use designation of two contiguous parcels that total 3.21 acres (Barton property) located on the east side of Nevada Street north of Barton Road from EV/AP (Administrative Professional) District to EV/CN (Neighborhood Commercial) District; (b) delete Section EV3.0605(d) which establishes a one mile separation between any shopping area or Neighborhood Commercial District; and (c) amend Section EV3.0613 (Conditionally Permitted Uses) and add subsection 8 to allow the conducting of weddings and receptions on property containing a designated historic landmark. Request submitted by the CITY OF REDLANDS.

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

Chairman Webber opened the public hearing.

Mr. Manuel Cortez (26868 Barton Road) stated the area was zoned residential when he purchased his property forty years ago. Mr. Cortez asked what the City has not planned for improved streets in that area, citing safety concerns.

Mr. Ron Mutter (Director, Department of Public Works) stated part of the agreement between the City of Redlands and Dr. Vines involves street improvements. Mr. Mutter stated he anticipates a continuation of street improvement as develop occurs.

Mr. Cortez stated he felt that it became the City's responsibility to make street improvements, once jurisdiction was taken from the County. Mr. Cortez stated that he has tried to sell his property five (5) times, but has been unable to do so due to the current zoning of the property.

Chairman Webber closed the public hearing.

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 Negative Declaration for General Plan Amendment No. 89 and Specific Plan No. 40 (Amendment No. 25), 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 approve Planning Commission Resolution No. 983 recommending to the City Council approval of General Plan Amendment No. 89, changing the designation of the property from Parks/Golf Courses to Commercial (Neighborhood Shopping).

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 984 recommending to the City Council approval of Specific Plan No. 40 (Amendment No. 25), changing the designation of the property from EV/AP (Administrative Professional) District to EV/CN (Neighborhood Commercial) District.

- F. **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.
- G. **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. Jaquess stated the proposed project, which would be located on a City owned facility, requires that a lease agreement be approved by the City Council before Planning Commission approval may be granted therefore, the applicant requested the proposed project be continued to May 27, 2003.

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

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Laymon, and carried on a 7-0 vote that the Planning Commission continue Variance No. 639 and Conditional Use Permit No. 763 to May 27, 2003.

- H. **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. Jaquess stated the proposed project, which would be located on a City owned facility, requires that

a lease agreement be approved by the City Council before Planning Commission approval may be granted therefore, the applicant requested the proposed project be continued to May 27, 2003.

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

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commissioner continue Conditional Use Permit No. 769 to May 27, 2003.

- I. **GENERAL PLAN AMENDMENT NO. 91** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on an Environmental Impact Report and an amendment to the General Plan to change the designation of the grove area on the west side of planned extension of Dearborn Street between San Bernardino Avenue and Pioneer Street from Agriculture-City Grove to Park/Golf Course, realign Dearborn Street between San Bernardino Avenue and Sessums Drive easterly to extend along the westerly boundary of the existing Parks designation, and change the land use designation on a 28 acre area on the north side of the Redlands Airport from Public-Institutional to Flood Control/Construction Aggregates/Conservation/ Habitat Conservation. Request submitted by the CITY OF REDLANDS.
- J. **REDLANDS MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN (REVISION NO. 1)** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on an Environmental Impact Report and an amendment to the Airport Land Use Compatibility Plan to relocate the helicopter flight training pattern 1,000 feet to the north of San Bernardino Avenue and revise the Compatibility Zone designation from B-2 (extended approach/departure zone) to C (common traffic pattern) for the area between San Bernardino Avenue and 1,000 feet to the north extending from ½ mile west of Judson Street to approximately ½ mile east of Wabash Avenue. Request submitted by CITY OF REDLANDS
- K. **SPECIFIC PLAN NO. 32 (AMENDMENT NO. 1)** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Negative Declaration and change of land use designation from Office-Industrial District of Specific Plan No. 32 (the Redlands Aviation Park Specific Plan) to Park District of Specific Plan No. 32 for property located south and east of Sessums Drive and West of Wabash Avenue. Request submitted by CITY OF REDLANDS.
- L. **ZONE CHANGE NO. 392** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on an Environmental Impact Report and a Zone Change from A-1 (Agriculture) to O (Open Space) for an area generally bounded by San Bernardino Avenue on the south, Wabash Avenue on the east, Dearborn Street on the west, and Sessums Drive on the north. Request submitted by the CITY OF REDLANDS.
- M. **ORDINANCE TEXT AMENDMENT NO. 292** - PUBLIC HEARING for the Planning commission to consider a recommendation to the City Council on an Environmental Impact Report and an amendment to Section 18.124.100 of the "O" (Open land) District to increase the permitted

height of buildings from 15 feet to 55 feet and allow light poles to be up to a maximum height of 80 feet. Request submitted by the CITY OF REDLANDS.

- N. **CONDITIONAL USE PERMIT NO. 781** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on an Environmental Impact Report and a conditional use permit to establish a sports park consisting of a multi-use recreational area and soccer fields on approximately 108 acres located on the north side of San Bernardino Avenue between Wabash Avenue and Dearborn Street. Request submitted by CITY OF REDLANDS.

Mr. Manuel Baeza gave a brief presentation on the proposed project. Mr. Baeza stated the Ordinance Text Amendment for the proposed project will be heard by the Planning Commission on April 8, 2003.

Chairman Commissioner Laymon questioned the need for an overflow parking area.

Mr. Ron Mutter (Director, Department of Public Works) stated that the parking provided in the plan is almost triple what is required by Code, however from past experience and research of similar facilities throughout the state, staff has determined that there will not be enough parking stalls if they follow what is required by Code. Mr. Mutter stated they want to provide an overflow parking area until a permanent parking lot is installed during Phase II. Mr. Mutter introduced Randy Nichols, who is working on the environmental report, and Jim Pickell, the architect for the project. Mr. Mutter stated the current goal is to build eight (8) soccer fields if funding can be identified.

Commissioner Miller commented that he felt it was an excellent design.

Chairman Webber opened the public hearing.

Mr. Jim Pickell (Purkis Rose RSI) stated that he appreciated the assistance from staff. Mr. Pickell referred to a comment made by Commissioner Osborne, relative to the entry signage. Mr. Pickell distributed copies of an alternate sign to the Commission and asked for input.

Commissioner Laymon asked if Commissioner Miller's suggestion to add caps might be incorporated into the plan.

Commissioner Miller asked Mr. Pickell why the top parapet of the concession building was made of plywood. Mr. Pickell stated that he would check on the plans but he was certain that exposed plywood was not part of the plan.

Mr. Randy Nichols (Michael Brandman and Associates) stated they are in the process of preparing a written response, relative to encroachments into navigable air space. Mr. Nichols stated there is no conflict between helicopter flights and airplane flights; the airplane flights occur to the north of the airport and the helicopter flights occur to the south of the airport.

Chairman Webber closed the public hearing.

Chairman Webber asked for a consensus on the new design of the entrance. Commissioners Cook stated that she like the new design. Mr. Jaquess stated that the new design will come back to the Commission on April 22nd, as a Commission Sign Review application.

Chairman Webber reopened the public hearing.

Chairman Webber stated he was concerned with “dust” relative to the overflow parking area.

Mr. Mutter stated they anticipate there will adequate parking within the standard parking area, however, they want to ensure that there is enough parking during a busy weekend. Mr. Mutter stated that they would lay approximately four inches of asphalt grindings from the resurface program, which would be mixed with water, would harden, and eliminate dust.

Chairman Webber closed the public hearing.

Commissioner Miller expressed his concern relative to the use of plywood, which would require painting by the City every two years.

Mr. Mutter stated they would not want plywood due to the maintenance that would be required. Mr. Mutter stated he would discuss this issue with Bill Hemsley and Mr. Pickell to ensure that stucco is used.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission recommend the City Council certify the Environmental Impact Report for General Plan Amendment No. 91, Airport Land Use Compatibility Plan Amendment No. 1, Specific Plan No. 32 Amendment No. 1, Zone Change No. 392, and Conditional Use Permit No. 781 and recommend that staff 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 Macdonald, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 978 recommending to the City Council approval of General Plan Amendment No. 91.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 979 recommending to the City Council approval of the Airport Land Use Compatibility Plan Amendment No. 1

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 980 recommending

to the City Council approval of Specific Plan No. 32 Amendment No. 1.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 981 recommending to the City Council approval of Zone Change No. 391.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on Conditional Use Permit No. 781 subject to the following findings, submitted plans, and attached conditions of approval:

1. The use applied for at this location is conditionally permitted in the O, Open Land District under the provisions of Section 18.124.030, which allows a park subject to approval of a Conditional Use Permit.
2. The proposed establishment of the sports park complex at this location will not be detrimental to existing or permitted land uses on the surrounding properties as the development will provide significant recreational opportunities to City and area residents.
3. The project site is sufficient in size and shape to accommodate the proposed use, and meets all development standards.
4. The proposed use is necessary and desirable for the development of the community as it is consistent with the policies, programs, and objectives of the Redlands General Plan.
5. The conditions for the proposed use are reasonably related to the use to address potential effects of the proposed use, and are necessary to protect the public health safety, and general welfare and the best interests of the neighborhood and,

the addition of a condition of approval which states:

The effective date of the Conditional Use Permit will be thirty (30) days after the second reading of the Zone Change Ordinance and any future ordinances that will be adopted.

- O. **GENERAL PLAN AMENDMENT NO. 92 - PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on a Negative Declaration and a General Plan Amendment from non-designated to Commercial for a 10.4 acre property (the Kohl's site) generally located on the west side of Citrus Plaza Drive (State Route 30 Freeway frontage road), approximately 500 feet north of Lugonia Avenue. Request submitted by the CITY OF REDLANDS.

Mr. John Jaquess stated that the proposed project was reviewed this date by staff and the City Attorneys office. Mr. Jaquess stated that the City Attorney requested a continuance to April 8th to allow more time to review the environmental documentation for the project.

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

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald, and carried on a 7-0 vote to continue General Plan Amendment No. 92 to the April 8th Planning Commission meeting.

V. ADDENDA

A. Standards for Rural Development

Mr. Jeffrey Shaw stated that the standards were initiated in conjunction with the Covington Development project. Mr. Shaw stated that he compiled written policies for review by the Ad Hoc Committee. Mr. Shaw stated that an updated version has been converted to a resolution format and minor modifications have been made as a result of suggestions he has received. Mr. Shaw stated that the document is not ready for adoption at this time, however he requested the Commission provide comments to staff and the item be continued to April 8th.

Commissioner Laymon stated she felt the grading standards and vegetation removal standards are the primary reason for how the streets will end up. Commissioner Laymon stated that she reviewed County standards with assistance from San Bernardino County Planning Commissioner Teresa Kwappenberg. Commissioner Laymon stated that they reviewed the Oak Hills Community Plan, which was recently incorporated into the San Bernardino County General Plan, and is very specific in the area of grading and vegetation removal.

Commissioner Laymon stated that she hoped the Commission would select its own Ad Hoc Committee to work on the rural standards issue. Chairman Webber stated that review of rural standards has just begun and he would like to see it continue in this forum so that the public is aware of what is being discussed.

Commissioner Macdonald stated that the rural standards will have to be approved prior to approval of the Covington project. Chairman Webber responded by saying that he sits on the Ad Hoc Committee and he has not felt pressured to rush approval of the rural standards.

Commissioner Miller stated he liked the idea of remaining flexible and felt it would be good to have continuity of open space.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Macdonald, and carried on a 7-0 vote to continue discussion on Development Standards for Rural Areas until April 22, 2003.

VI. APPROVAL OF MINUTES

A. February 25, 2003

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 6-0 vote (Commissioner Osborne abstaining) to approve the Planning Commission minutes of February

25th with a correction noted.

B. March 11, 2003

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 7-0 vote to approve the Planning Commission minutes of March 11th with a correction noted.

VII. CORRESPONDENCE/COMMUNICATIONS

A. Report of Council Actions

Mr. Shaw gave a brief presentation on the March 18th City Council meeting.

B. Report on meeting with Michael Sonnen (Neighbor of Westside Christian Church)

Mr. Shaw passed around photos of Mr. Sonnen's property to the Commission. Mr. Shaw stated that he agreed with Mr. Sonnen; the property is graded so that the drainage goes to the wall. Mr. Shaw stated the water puddles up behind the wall and flow to Mr. Sonnen's property. Mr. Shaw stated the approved grading plans reflect a drain pipe and a swale which have not been installed. Mr. Shaw stated a Building and Safety Inspector will be working in coordination with the Public Works Department to direct an interim plan to address immediate drainage issues.

VIII. ADJOURNMENT TO 7:00 p.m.

Chairman Webber adjourned the meeting at 4:50 p.m.

IX. OLD BUSINESS (CONTINUED)

Chairman Webber reconvened the meeting at 7:00 p.m.

Commissioner Miller arrived at 7:01 p.m.

Commissioner Osborne arrived at 7:03 p.m.

A. TENTATIVE TRACT NO. 16408 - Public Hearing for Planning Commission consideration of a Mitigated Negative Declaration, a Socio-Economic Cost/Benefit Study, and 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 gave a brief PowerPoint presentation on the proposed project. Mr. Baeza stated that the revised tract will have sixty-four (64) lots instead of seventy-nine (79) as originally proposed. Mr. Baeza stated that the project will have three (3) cul-de-sacs, however the revised map places six (6) lots on Wabash Avenue, nine (9) lots on Sixth Avenue, and nine (9) lots on La Salle which is down from the eleven (11) lots that were originally proposed.

Mr. Baeza stated the project meets the development standards for the R-E District, with the exception of Lot 1. Mr. Baeza stated that a condition of approval has been included to adjust Lot 1 so that it will meet the R-E standards.

Chairman Webber opened the public hearing.

Mr. Pat Meyer, representing the applicant, stated that he, the applicant, and Mr. Jim Hicks met with the homeowners in the surrounding area and the revised project is a result of their meetings. Mr. Meyer stated he felt the six (6) lots fronting onto Wabash Avenue is a superior design concept to the alternative which would be a wall along Wabash Avenue. Mr. Meyer stated the six (6) lots fronting onto Wabash will have a "hammerhead" or turnaround area so that they will be able to pull out onto Wabash instead of backing out. Mr. Meyer stated there are approximately twenty (20) healthy palms on Wabash that will be relocated and interspersed with new palms at forty (40) foot intervals.

Commissioner Laymon asked if the driveway could be relocated to come in from the back. Mr. Myer stated that it would work on some of the lots, but not all. Commissioner Laymon requested a meandering sidewalk along 6th Street. Mr. Meyer stated the palm row would be a very dramatic look for the area.

Commissioner Osborne asked if the homeowner's association would be responsible for maintaining the citrus grove at Wabash Avenue and 6th Street. Mr. Meyer responded by saying a lighting and landscape district would be responsible for maintenance of the grove.

Mr. Bill Hannon (418 S. La Salle), representing the homeowners on the 400 block of La Salle, expressed his concern relative to the one (1) entrance/exit proposed for the project. Mr. Hannon noted a letter signed by residents who live in the area of Britney and La Salle. Mr. Hannon suggested the addition of a second entrance/exit.

Mr. Bob Laird (1675 Marion Road) commended Centex for its vast improvement of the proposed project. Mr. Laird stated that he would like to see a citrus grove on La Salle and he asked how the citrus will be maintained. Mr. Laird suggested the entire citrus belt be located on one separate lot.

Madame Gui-Hua Son (701 6th Avenue) and Ms. Dora Waters (525 S. Wabash), who submitted speaker sign-up sheets, chose to defer their allotted speaking time to Mr. David Waters.

Mr. David Waters (525 S. Wabash Avenue) stated that he requested that his letters dated December 10, 2002, and March 19, 2003, be included in the Planning Commission packet. Mr. Waters expressed his concerns regarding the proposed project.

Mr. Waters stated the proposed property should have been zoned A-1 to retain the larger lot size which would be needed for signature homes.

Mr. Waters complimented Mr. Meyer and Mr. Ludwig for the improvement of the subdivision, compared to the original design submitted. Mr. Waters stated that he would like to see a one-hundred (100) foot citrus belt along Wabash Avenue and prohibit access onto Wabash Avenue.

Mr. Kerry Bubb (650 S. La Salle) thanked Mr. Meyer and Mr. Ludwig for the improvements to the project. Mr Bubb suggested adding a signal light at Wabash Avenue and 5th Avenue.

Mr. Meyer requested a decision from the Planning Commission at this time.

Commissioner Osborne asked Mr. Meyer if he would consider combining driveways and inquired about maintenance of the citrus. Mr. Meyer stated there would be a conservation easement across the lots which would be incorporated into the homeowners' system. He went on to indicate he would prefer individual driveways.

Commissioner Miller stated he would favor combining the driveways on Wabash Avenue.

Mr. Kerry Bubb stated that traffic on 6th Street is minimal and he did not feel sidewalks would be needed.

Ms. Margaret Farquhar (5th Avenue and Opal) stated that walkers use 6th Avenue because it is isolated. Ms. Farquhar stated that sidewalks would be a blessing. Ms. Farquhar stated that residents have lived in the area for the past 50 to 60 years don't seem to have a voice in this project. Ms. Farquhar stated that she felt they (Centex) had done a magnificent job.

Commissioner Miller asked if there was a way to make the non-conforming lot (Lot 1) work.

Mr. Baeza responded by saying they could develop the lot to meet the standards of the R-E zone, and grant an easement for the citrus.

Commissioner Miller stated this project has been one of the best interactions between residents and a developer that he has seen.

Chairman Webber stated he prefers houses that open to the street as opposed to a "walled in" community.

Mr. David Waters stated that he felt the traffic studies were old, and he requested the proposed project be continued to allow the Planning Commission sufficient time to review a current traffic study.

Commissioner Miller stated that his greatest concern relative to this project, was to preserve the character of the streets and that had been accomplished by the applicant. Commissioner Miller stated it would be his preference to make the Wabash Avenue access work.

Commissioner Osborne concurred with Commissioner Miller and stated he would prefer not to see a wall along Wabash Avenue.

Commissioner Macdonald stated that the wording allowed the Planning Commission to make the determination that driveways are allowed on Wabash Avenue. Commissioner Macdonald stated he would like to see six (6) driveways.

Commissioner Cook concurred with Commissioners Macdonald and Osborne.

Commissioner Cook and Thompson concurred with Commissioners Macdonald and Osborne.

Commissioner Laymon stated that clustering the driveways from six (6) driveways to three (3) driveways would not reduce the number of cars exiting the homes.

Mr. Shaw asked Mr. Baeza to review the revised conditions of approval and to identify an amended condition of approval staff has changed relative to the proposed project.

Mr. Baeza stated that Condition of Approval 11 had a typographical error and was corrected to read:

11. This approval is for a Tentative Tract Map to subdivide approximately 40.06 acres into sixty-four (64) residential lots and **one (1)** common lot 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).

Mr. Baeza stated that Condition of Approval 13 was revised upon advisement from the City Attorney:

13. The applicant shall establish a Homeowner's Association for the care and maintenance of Lot A, all other property improvements held in common ownership of the subdivision, and the areas of the citrus buffer located on Wabash Avenue, 6th Avenue, and La Salle Street under private ownership. Conditions, Covenants, and Restrictions (CC&R's) shall be prepared and submitted for review and approval by the City Attorney, prior to approval of the final map and shall be recorded. The CC&R's shall cover the care and maintenance of Lot A and the citrus buffer under private ownership and all other property and improvements held in common ownership of the subdivision. An easement for maintenance shall be granted over privately owned property used for a citrus buffer. Lot 1 shall be widened to one hundred (100) feet and an easement will be granted over Lot 1 for the placement and maintenance of the wall and landscaping to the north.

Mr. Baeza stated that Condition of Approval 28 would be added to read:

28. **The landscape plan for the project shall be submitted for review and approval by the Planning Commission prior to recordation.**

Commissioner Laymon stated that she would support a continuance but she would not want to see a complete redesign of the houses on Wabash.

Chairman Webber opened the public hearing.

Discussion was held relative to a six (6) foot dedication by the applicant to allow for widening of Wabash from seventy-two (72) feet to eighty-eight (88) feet. Commissioner Thompson stated that a street with a seventy-two (72) foot right-of-way would not allow parking on one side of the street, and a street with an eighty-eight foot right-of-way would allow parking on both sides of the street. Mr. Meyer concurred with Commissioner Thompson.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Tentative Tract No. 16408, 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 Thompson, and carried on a 7-0 vote that the Planning Commission approve the Socio-Economic Cost/Benefit Study for Tentative Tract No. 16408 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 approve Tentative Tract No. 16408 subject to the revised conditions of approval and based upon the following findings:

1. The proposed map is consistent with the City's General Plan and Municipal Code. The project has a General Plan land use designation of Very-Low Density Residential and a zoning of R-E, Residential Estate. The project is still consistent with both the General Plan and Municipal Code in that Wabash Avenue is only three lanes wide, previous projects have been allowed to have residential access onto minor arterials, and the Public Works Department is not opposed to allowing a limited amount of residential driveways access onto Wabash Avenue provided turning spaces are provided for the lots exiting and entering onto Wabash Avenue.
2. The site is physically suitable for the type of development. The site is large enough to subdivide into sixty-four (64) lots;
3. The site is physically suitable for the density of development of a sixty-four (64) lot subdivision. The General Plan Land Use Designation of Very-Low Density allows for up to one hundred and four (104) dwelling units;
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject site is not identified as being within an area containing biological resources or within a wildlife corridor;
5. The design of the subdivision or type of improvements is not likely to cause serious public health problems. This is a residential project and is not likely to cause any serious public health problems, aside from temporary air quality and noise impacts during construction addressed in Mitigation Measures one (1) and eight (8);
6. The design of the subdivision or 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; the project will accommodate existing easements and all streets will be public;
7. That pursuant to California Government Code Section 66474.4 of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The property is not in an agricultural preserve, and revision to Conditions of Approval 11 and 13, and the addition of Condition of Approval 28.

X. ADJOURNMENT TO APRIL 8, 2003

Commissioner Webber adjourned the meeting to April 8th at 8:58 p.m.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department