

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, June 10, 2003, at 2:00 p.m. are as follows:

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

ABSENT:

ADVISORY STAFF

PRESENT: Jeffrey L. Shaw, Director
John Jaquess, City Planner
Richard Malacoff, Associate Planner
Manuel Baeza, Associate 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. All commissioners were present except Commissioner Laymon.

II. CONSENT ITEMS - NONE

III. OLD BUSINESS

Commissioners Macdonald and Miller excused themselves due to a possible conflict of interest.

- A. **COMMISSION REVIEW AND APPROVAL NO. 760** - Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Commission Review and Approval to construct a two-story 3,288 square foot commercial building for an auto repair facility on 0.69 acres located on the north side of Redlands Boulevard approximately 400 feet west of Texas Street in the C-4 (Highway Commercial) District. Request submitted by RON PETERSON.

Mr. Manuel Baeza gave a brief presentation on the proposed project. Mr. Baeza stated that the proposed landscape plan did not meet Code requirements for the number and placement of parking area trees. Mr. Baeza stated that staff conditioned that the project provide an additional six (6) trees from the *Recommended List of Shade Trees* for the parking area.

Commissioners Thompson asked Mr. Baeza if the landscape plan provided to the Commission included the additional six (6) trees. Mr. Baeza stated that it did not.

Chairman Webber opened the public hearing.

Mr. Glenn Follett (GMID Architect) stated he was available to answer questions.

Commissioner Osborne requested the doors be a darker shade of gray than the precision block column panels.

Mr. John Jaquess, City Planner, stated the site plan shows the building at sixty-six (66 feet) from the center line to the front of the building, and the handicap parking stall located in the front of the building, in the ultimate right-of-way. Mr. Jaquess stated the building will have to be set back behind the front setback or the parking space will have to be moved elsewhere on the property.

Chairman Webber asked Mr. Follett what his preference would be relative to relocating the parking space.

Mr. Follett stated the relocation of the handicap parking space would not be a problem, as they are providing 15 parking spaces rather than the required 14 spaces. Mr. Follett stated they could add additional landscaping in the front of the building. Mr. Follett stated that the applicant asked if the parking could be left as it is configured now, until the street widening takes place.

Mr. Jaquess stated that private parking would not be allowed in the right-of-way. Mr. Jaquess stated there is room on the site to relocate the handicap parking space.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Osborne, and carried on a 4-0 vote (Commissioners Macdonald and Miller excused) that the Planning Commission approve the Mitigated Negative Declaration for Commission Review and Approval No. 760, 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 Osborne, and carried on a 4-0 vote that the Planning Commission approve Commission Review and Approval No. 760, based on the following findings and subject to the revised Conditions of Approval:

1. That the site for the proposed use is adequate in size and shape to accommodate the use.
2. That the site properly relates to Redlands Boulevard which is designed and improved to carry the type and quantity of traffic to be generated by the proposed development.
3. That the conditions of approval proposed for Commission Review and Approval No. 760 are necessary to protect the public health, safety and general welfare.
4. That the use is desirable for the overall development of the community.
5. The proposed project will be consistent with the existing Commercial Designation of the General Plan and the addition of

Condition of Approval No. 28 to read:

The precision block simulated columns shall be painted a lighter shade of gray than the roll-up doors.

and Condition of Approval No. 29 to read:

The ADA space shall be relocated to the south parking aisle. The area where the ADA space was located shall be landscaped. The location of the new ADA space shall be subject to the review and approval of the Chief Building Official.

- B. **VARIANCE NO. 655** - PUBLIC HEARING for Planning Commission consideration of a Variance from Section 18.168 of the Redlands Municipal Code to waive the requirement for the landscaping of the parking area for a previously approved three story 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 ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE (ESRI).

Mr. Richard Malacoff gave a brief presentation on the proposed project and stated the applicant is requesting fully paved temporary parking but lacks landscaping, curbs, irrigation and lighting. Mr. Malacoff stated the applicant anticipates the placement of a future building which will be built within two years from the approval of a variance request. Mr. Malacoff stated that staff feels it is impractical to install the improvements, only to have to remove them at a future date. Mr. Malacoff stated there is a "sunset" date for the approval so it has to be acted upon within a certain time or put in the improvements.

Chairman Webber asked Mr. Malacoff for the ending date. Mr. Malacoff stated the ending date to apply for the new building is June 10, 2005, and the improvements will have to be installed by October 10, 2005.

Chairman Webber opened the public hearing.

Mr. Leon Armantrout, project architect, stated he would be happy to answer questions.

There being none, Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote to approve Variance No. 655 subject to the following findings and attached Condition of Approval:

1. There are exceptional circumstances to this proposal because the Municipal Code does not have any flexibility for temporary parking which will be replaced by a building and the landscaping is on the interior of the ESRI Campus and will have no impact on overall aesthetics.
2. The requirement for full landscaping in this part of the parking area is illogical and impractical and denies the applicant full use of the property since it requires the expenditure of resources which will be removed in a short period of time and prevents the applicant from providing other amenities elsewhere which will be permanent.
3. The applicant's request is completely interior to the ESRI Complex and in no way harms the City, the neighborhood, or adjacent land owners.
4. The granting of the requested variance will not have any conflict with the City's General Plan and is supported by Policies 3.10d, 11.0b, and 11.0d.

- C. **CONDITIONAL USE PERMIT NO. 797** - Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit to construct a religious institution consisting of a 20,300 square foot worship center and a 13,278 square foot sanctuary on 4.62 acres located on the southwest corner of Lugonia Avenue and Texas Street in the R-1, Single Family Residential District. Request Submitted by SECOND BAPTIST CHURCH OF REDLANDS.

Mr. Malacoff requested a continuance to July 8th to allow the applicant sufficient time to provide new plans.

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

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Miller, and carried on a 6-0 vote to continue Conditional Use Permit No. 797 to July 8, 2003.

IV. NEW BUSINESS

- A. **CONDITIONAL USE PERMIT NO. 729 (REVISION NO. 1)** - PUBLIC HEARING for the Planning Commission to consider a Socio-Economic Cost/Benefit Study and revision to an approved Conditional Use Permit for a three-story 50,832 square foot hotel to increase the size of the building within the existing footprint by 1,513 square feet, and add a 360 square foot cabana for an overall building area of 52,705 square feet on 2.13 acres located on the north side of Industrial Park Avenue approximately 800 feet west of Alabama Street in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan. Request submitted by BHIKA MAKAN.

Mr. Malacoff stated the staff is requesting continuing the proposed project to allow staff sufficient time to complete the staff report.

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

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 6-0 vote to continue Conditional Use Permit No. 729 to June 24, 2003.

- B. **CONDITIONAL USE PERMIT NO. 789** - Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit to install a cellular tower (monopine) with an overall height of eighty (80) feet, for a wireless telecommunication facility with a lease area of 372 square feet to be co-located with an existing Sprint PCS facility located on Cornell Avenue northeast of the University of Redlands Ted Runner Stadium in the E, Educational District. Request submitted by CINGULAR WIRELESS.

Mr. Baeza stated the applicant requested additional time to gather lease agreement information requested by the City Attorney. Mr. Baeza stated that staff is recommending the proposed project be continued to June 24th.

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 Thompson, and carried on a 6-0 vote to continue Conditional Use Permit No. 789 to June 24, 2003.

V. APPROVAL OF MINUTES

A. May 27, 2003

Commissioner Osborne noted an error on Page 14.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald, and carried on a 5-0 vote (Commissioner Thompson abstaining) to approve the May 27th Planning Commission minutes.

VI. ADDENDA

Commissioner Osborne stated at the last meeting Mr. Jaquess advised the Commission that the Residential Development Allocation was a competitive process. Commissioner Osborne stated if the Commissioners come up with points for the projects, it will take some competitiveness out of the process. Commissioner Osborne gave the example of the project that was allocated 83 points and stated he would object to allocating an additional seven points to this project.

Chairman Webber asked Mr. Shaw what would happen in the case of the project that was awarded 89 points if it was not given the additional point. Mr. Shaw stated the Commission can recommend no changes to the points. Mr. Shaw stated the Commission may look at the projects and determine that they would like to recommend additional points so that one or more projects would reach the minimum point score required. Mr. Shaw stated there is no obligation to change points, but the opportunity is before the Commission, if they wish to do so.

Discussion was held relative to the allocation of points by the Historic and Scenic Preservation Commission. Mr. Jaquess, who attended the Historic and Scenic Preservation Commission meeting summarized the comments made by the Commission relative to its points allocation.

Mr. Baeza stated his staff report addressed the total allocation of points by all city departments and other agencies. Mr. Baeza summarized the total point allocation for the projects: Alexander Communities received 89 points, Beazer Homes received 89 points, Centex Homes (Fifth and Wabash) received 94 points, Centex Homes (Pioneer Avenue) received 83 points, and Joseph F. O'Brien Homes received 79 points.

- A. RDA 2003-II-1** - A recommendation to the City Council for the approval of Planning Commission points on a Residential Development Allocation request for thirty-six (36) lots within Tentative Tract No. 16360 an approved seventy-six (76) lot subdivision on approximately 8.86 acres in Specific Plan No. 57 located at the southeast corner of Orange Avenue and Iowa Street. Request submitted by ALEXANDER COMMUNITIES.

Chairman Webber asked for a consensus from the Commissioners on whether want to add one point to the allocation for Alexander Communities. Commissioner Macdonald stated that he concurred with Commissioner Osborne, but he agreed to add one point to the allocation. Commissioners Miller, Thompson, Webber, and Cook, concurred. Commissioner Osborne concurred with reviewing the projects to see if one point could be added.

Chairman Webber suggested adding one point under "Architecture" category. Commissioner Macdonald concurred. Commissioner Thompson stated that he would add the additional point to the "Consistency with Zone Classification Standards" category. Commissioner Cook concurred with Commissioner Thompson. Mr. Shaw stated to receive points under this category the project must demonstrate exceeding standards in three or more ways.

Commissioner Osborne suggested adding an additional point to the "Landscaping" category. Commissioner Macdonald recommended the addition of one point under the "Landscaping" category. Commissioners Macdonald, Miller, Thompson, Webber, Osborne, and Cook concurred.

The Planning Commission secretary advised the Commission that Mr. O'Brien wanted to speak on all of the Residential Development Allocations.

Mr. Joe O'Brien (1228 Country Lane) stated the Commission did not take into consideration the different parameters that go into allocation of points under the "Location" category. Mr. O'Brien stated the only two projects that meet the criteria to receive the total allocation of 15 points under this category are O'Brien Homes and Beazer Homes. Mr. O'Brien questioned why all the projects received the total allocation of 15 points for this category.

Commissioner Macdonald advised Mr. O'Brien that the Commission does not allocate the points for the "Location" category.

Mr. Shaw stated the issue might be what constitutes "development." Mr. Shaw stated that one project has residential properties on one side, a park and operating farm on one side, and a nursery on the other side. Mr. Shaw stated various different entities such as the school district, Planning staff, Planning Commission, and Historic and Scenic Preservation Commission evaluated the projects and allocated points based on the criteria that was before them.

Mr. O'Brien questioned why the points on the right-hand side of the allocation form were reviewed in detail, while the actual allocation of points were not evaluated by the Planning Commission. Mr. O'Brien recommended the Commission evaluate the points on the left-hand as well as those on the right-hand side.

Chairman Webber thanked Mr. O'Brien and stated he was comfortable with addressing the topics the Planning Commission normally deals with. Chairman Webber stated if it becomes an issue, Mr. O'Brien's comments can go forward to the City Council. Chairman Webber stated if the City Council feels there is a question on the allocation, it should go back to the entity that awarded the points, where it can be addressed.

Mr. Jaquess stated that the City Council wanted the Commission to be aware of the total point score, and whether or not they wanted to revisit any of the points they allocated in their prior action.

Chairman Webber stated there was a consensus to add one point to the "Landscaping" category for this project.

- B. **RDA 2003-II-02** - A recommendation to the City Council for the approval of Planning Commission points on a Residential Development Allocation request for ninety-nine (99) lots within Tentative Tract No. 16390 an approved planned 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.

Chairman Webber asked for a consensus on whether to add one point, resulting in a score of 90. Commissioners Macdonald, Miller, Thompson, Webber, Osborne and Cook concurred.

Commissioner Macdonald suggested adding the additional point under the "Landscaping" category. Commissioners Miller, Thompson, Webber, Osborne, and Cook concurred. It was determined an additional point would be added to the "Landscaping" category for a total allocation of 90 points.

- C. **RDA 2003-II-03** - A recommendation to the City Council for the approval of Planning Commission points on a Residential Development Allocation request for Tentative Tract No. 16408 an approved residential subdivision consisting of sixty-four (64) lots on 40.06 acres located at the southwest corner of Fifth Avenue and Wabash Avenue in the R-E (Residential Estate) District. Request submitted by CENTEX HOMES.

Chairman Webber stated there was no discussion on this project as it exceeded the minimum point score.

- D. **RDA 2003-II-04** - A recommendation to the City Council for the approval of Planning Commission points on a Residential Development Allocation request for sixty-eight (68) lots within Tentative Tract No. 16174 an approved planned residential subdivision consisting of sixty-nine (69) lots on 29.2 acres located on the north side of Pioneer Avenue approximately 440 feet east of the terminus of Occidental Drive. Request submitted by CENTEX HOMES.

Mr. Pat Meyer stated the project received -2 points due to the fact that it is adjacent to Williamson Act land and -2 points due to its removal of the cut stone curbs. Mr. Meyer stated that the removal of the curbs was due to the fact that the City required the street to be widened.

Commissioner Thompson stated the developer is being penalized for removing the cut stone curbs due to the street widening which is required for the project. Commissioner Thompson concurred with Mr. Meyer that it was harsh to allocate -2 points to a project when it is meeting City requirements. Commissioner Macdonald concurred.

Mr. Shaw stated staff recommended an allocation of 0 points, however the Historic and Scenic Preservation Commission awarded -2 points.

Commissioner Miller stated from the view of the Historic and Scenic Preservation Commission, it represents a City resource that is going to be lost. Commissioner Miller questioned whether it is incumbent upon the developer to give back more than a developer who is not going to be doing away with a City resource.

Commissioner Miller asked if there is a Public Works mandate that states the cut stone curbs cannot be reused, or is it acceptable to reinstall the curbs. Mr. Shaw stated that standard Public Works conditions require the standard curb and gutter. Commissioner Miller stated he would defer to the Historic and Scenic Preservation Commission. Commissioner Osborne concurred with Commissioner Miller.

Commissioner Osborne stated a project with smaller lots and smaller homes, tends to receive less points. Commissioner Osborne stated he felt it would be pushing it to give the project an additional seven points.

Commissioner Macdonald stated he would agree to two additional points. Commissioner Macdonald stated he felt a revision and update of the RDA evaluation and point system is necessary. Commissioner Osborne concurred. Commissioner Macdonald stated he felt the RDA should return to the City Council, and that the preservation of agriculture relative to the Williamson Act, should be decided by the City Council. Commissioner Macdonald stated he could not find an additional seven points under the categories reviewed by the Planning Commission.

Commissioners Miller, Thompson, Webber, and Cook concurred. Commissioner Thompson stated they might be found in other categories that are not reviewed by the Commission.

- E. **RDA 2003-II-05** - A recommendation to the City Council for the approval of Planning Commission points on a Residential Development Allocation request for Tentative Tract No. 16139 an approved residential subdivision consisting of nineteen (19) lots on 7.20 acres located north of Cypress Avenue, east of Heather Lane and west of Linda Vista Avenue in the R-S (Suburban Residential) District. Request submitted by JOSEPH F. O'BRIEN.

Chairman Webber stated the project was awarded 79 points and he asked for a consensus from the Commission on an allocation of 11 additional points. Commissioners Macdonald, Miller, Thompson, Webber, Osborne, and Cook stated that they could not award the additional 11 points.

Mr. O'Brien stated the allocation of 79 points was due to the issue of the Landscape Plan that was not submitted within the application deadline. Mr. O'Brien stated that he was going to appeal that decision to the City Council.

Mr. O'Brien addressed the allocation of the storm drain, water, and sewer points. Mr. O'Brien stated the project is providing a great benefit to the City.

Chairman Webber suggested Mr. O'Brien take his comments to City Council.

VII. CORRESPONDENCE/COMMUNICATIONS

A. City Council Report

Mr. Shaw gave a brief report on the City Council actions of June 3rd.

B. Status of Major Projects

Mr. Shaw gave a brief summary on future projects that will come before the Planning Commission.

VIII. ADJOURN TO EVENING SESSION

The meeting was adjourned to the evening session at 3:29 p.m.

7:00 P.M.

IX. RECONVENE NEW BUSINESS

Chairman Webber reconvened the evening session. All commissioners were present. Commissioner Cook arrived at 7:02 p.m.

- A. **GENERAL PLAN AMENDMENT NO. 90** - 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 Medium Density Residential and Office to Commercial on 13.89 acres located west of Patricia Drive, east of Ford Street, and south of the Interstate 10 Freeway. Request Submitted by Acqua Bella Corporation.
- B. **AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 23** - PUBLIC HEARING for Planning Commission consideration of a recommendation to the City Council on a Mitigated Negative Declaration and an Amendment to Specific Plan No. 23 to change the land use designation from Administrative and Professional Office and Residential District to Commercial District with new development standards on 13.89 acres located west of Patricia Drive, east of Ford Street, and south of the Interstate 10 Freeway. Request Submitted by Acqua Bella Corporation.
- C. **CONDITIONAL USE PERMIT NO. 793** - 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 85,369 square foot shopping center on 13.89 acres in the Residential and Administrative Professional District of Specific Plan No. 23 which is proposed for a change in land use to Commercial located west of Patricia Drive, east of Ford Street, and south of the Interstate 10 Freeway. Request Submitted by Acqua Bella Corporation.

Mr. Malacoff gave a PowerPoint presentation identifying the project and its related development applications and included a summary on Assembly Bill 2292.

Commissioner Laymon asked Mr. Malacoff what the traffic impacts would be if the property were built out to the maximum density of the current zoning. Mr. Malacoff stated he did not have that information.

Commissioner Miller asked Mr. Malacoff to differentiate between a major retail center and a neighborhood

center. Mr. Malacoff stated a neighbor center is smaller and is made for convenience goods, whereas a major retail center would be similar to the Walmart center.

Chairman Webber stated the traffic study on this project included the health club on Parkford in their analysis. Chairman Webber asked Mr. Malacoff if the traffic impact from the other pads were included in the traffic study. Mr. Malacoff stated he did not have that information.

Chairman Webber stated there were some issues brought up in the document compiled by Kreuper Engineering Associates that need to be addressed. Chairman Webber stated there is doubt in his mind relative to traffic issues.

Commissioner Laymon asked if fast food sites were allowed on the fitness center property. Mr. Malacoff stated it was an issue brought up during Preliminary Review and it would be allowed.

Chairman Webber opened the public hearing.

Mr. Pat Meyer, representing the applicant, stated the project has generated much concern by the neighborhood. Mr. Meyer wanted to address Assembly Bill 2292 which involves the City's ability to change the zoning on the upper pad area. Mr. Meyer requested the City Attorney's direction on the matter. Commissioner Macdonald stated that he would like to see a traffic study on the existing General Plan land use.

Commissioner Osborne asked Mr. Meyer if there will be enough growth to support the project. Mr. Meyer responded by saying the market study he submitted indicated it would. Mr. Meyer stated he could have the company that compiled the market analysis attend the next meeting to address those concerns. Mr. Don Eikman (387 Cynthia Crest) asked the Commission for the compelling reasons for the zone change. Mr. Eikman stated he was not affiliated with the Redlands Association. Mr. Eikman stated he disagreed with the Planning Division's recommendations, and he would welcome a Ralph's Market in an appropriate neighborhood.

Ms. Lorraine Boatman (1425 Patricia Drive) asked what was the highest and best use of the available land. Ms. Boatman urged the Commission to protect the current zoning of the area. Ms. Boatman relinquished the remainder of her time to the next speaker.

Mr. Paul Douglas (390 Cynthia Crest) stated he retained his own Traffic Engineer, Mr. Harry Kreuper of Kreuper Engineering. Mr. Douglas stated the intersections of Reservoir Street/Ford Street and Redlands Boulevard/Ford Street are currently very high impact locations for traffic flow. Mr. Douglas stated there are already significant delays in the morning, restricted turning movements, and backed-up traffic in the short section between Redlands Boulevard and Reservoir Street. Mr. Douglas stated that he wanted it on the record that the Secretary of State website identifies Aqua Bella Corporation as a suspended corporation.

Mr. Joe Risotto (461 Golden West Drive) stated that he is not affiliated with the Redlands Association. Mr. Ribotto stated there has been much misinformation about the building project. Mr. Ribotto stated many residents of the area are not in favor of the shopping center, but they fear the alternative. Mr. Ribotto stated entrances and exits from a shopping center through residential areas, and adding traffic to streets already saturated with traffic is unacceptable. Mr. Ribotto asked the Commission to retain the current zoning.

Ms. Cyndie St. Jean (322 Felisa Court) stated that Redlands does not need another grocery store; it has nine grocery stores. Ms. St. Jean suggested putting in the grocery store at the Griswold's site or a high-end condominium project with a homeowners' association.

Mr. Jaek Vanderwoude (803 Buckingham Drive) stated that the proposed project is the first viable proposal that he has seen for the corner location. Mr. Vanderwoude stated he travels extensively, and he respectfully disagrees with the residents in the east end; he does not feel they are well represented with quality supermarkets. Mr. Vanderwoude stated he has seen quality shopping centers, such as a Ralph's, in communities such as Carlsbad and La Jolla.

Mr. Truman Johnson (800 W. La Sierra), who is the property manager for the Albertson's site stated that he submitted a letter to the Planning Commission. Mr. Johnson stated that his letter stressed the importance and

sanctity of the General Plan. Mr. Johnson stated his property is situated less than 3/4 mile from the proposed project, and he would be seriously impacted by the project. Mr. Johnson stated, if the project is approved, it can close the door of the Albertson's Market.

Mr. Bruce Francone (435 Via Vista) stated that Redlands does not need more grocery stores, restaurants, or drug stores. Mr. Francone stated additional grocery stores and drug stores will be a disservice to the existing business in the city.

Ms. Laura Paiz (Ralph's Grocery Co., Real Estate Manager) stated that Ralph's has been working to find a location in Redlands for 15 years. Ms. Paiz stated Ralph's conducted research and ran numerous internal studies which indicated a real need for a new prototype grocery store. Ms. Paiz stated they employ approximately 120 employees per store, they are good neighbors within the communities they serve, they support local school and youth organizations, and they believe in giving back to the communities who support Ralph's.

Mr. Robert Macey (387 Los Robles Crest) stated he is not pleased with the idea of bringing in the grocery store. Mr. Macey stated the restricted entry entering into the project is atrocious. Mr. Macey referred to the other grocery stores, such as Albertson's, Von's, and Stater Bros., that have more than one entrance and exit. Ms. Esther M. Ringer (610 11th Street) stated her support for the proposed project. Ms. Ringer stated she has to travel to University Avenue in northern San Bernardino or Palm Springs to shop at a Ralph's Grocery Store. Ms. Ringer stated the city will be helped with the sales tax base and property base.

Mr. Ron Alguire (Von's Store Manager) stated the market study is inaccurate. Mr. Alguire stated he currently employs 107 employees, of which 85 are Redlands residents. Mr. Alguire stated his store is maintaining itself, but is not meeting its forecast.

Mr. Chris Deveau (609 Via Vista Drive) stated he is currently in the process of purchasing a home on Via Vista. Mr. Deveau expressed his concerns relative to traffic, crime, and noise. Mr. Deveau stated that additional restaurants increase the risk of additional drunk drivers. Mr. Deveau stated the restaurants with a location near the freeway could result in an increase in bank robberies.

Mr. Sergio Calderon (216 Campbell Avenue) stated he owns four other properties within the surrounding area. Mr. Calderon stated he feels the project would have a negative impact. Mr. Calderon stated the project would bring increased traffic, crime, and noise.

Mr. Meyer indicated that he did not have rebuttal remarks.

Chairman Webber closed the public hearing.

Assistant City Attorney Les Murad stated the Assembly Bill referred to earlier in the meeting, has been codified in the government code and it requires findings regarding reducing the housing density. Mr. Murad stated it is his opinion that there would have to be an amendment to the Housing Element of the General Plan in order for this project to go forward as a commercial development.

Mr. Shaw stated there is an evaluation that needs to be done when you take residential zoning or General Plan designations that decrease the amount of housing. Mr. Shaw stated for this analysis staff would evaluate other amendments that have increased housing.

Commissioner Miller asked the two representatives from Albertson's and Von's to document their comments relative to the marketing study and send it to staff. Commissioner Miller expressed his concern on traffic traveling on Golden West, and as revisions to the traffic study are contemplated, Commissioner Miller asked that the Commission look at what would happen with an increase in traffic on Golden West.

Commissioner Laymon stated that the opposition to the project has been in favor of retaining the zoning as it stands now. Commissioner Laymon asked if there was consensus relative to a modification to the project.

Chairman Webber opened the public hearing.

Mr. Don Eikman stated they want the zoning to remain the same.

Commissioner Thompson asked Mr. Eikman if the project came in under the existing zoning would the residents be there saying the same things they are saying tonight.

Mr. Eikman stated if a project came in under the existing zone plan, he did not think they would have an argument. Mr. Eikman stated they realize that people have a right to develop their property.

Chairman Webber stated he had a concern relative to the access on Ford Street and he did not quite understand the elevations. Chairman Webber asked Mr. Meyer to produce a three dimensional diagram for the Commission to better understand the access.

Chairman Osborne suggested the applicant look at the truck access between Ralph's and Building B.

Commissioner Macdonald stated he has been in business in the city for the past 25 years; that he is in a business that has many competitive factors and he can understand the concerns of the markets that are near to the proposed project.

Commissioner Laymon asked the City Attorney to look into making a General Plan Housing Element change to commercial on the acreage across the street.

Mr. Shaw stated there is no proposal to change the zoning on the opposite site of the street which is currently designated AP, Administrative Professional.

Chairman Webber asked Mr. Shaw to bring information back to the Commission on the history of the proposed project site and the property across the street.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 7-0 vote to continue General Plan Amendment No. 90, Amendment No. 4 to Specific Plan No. 23, and Conditional Use Permit No. 93 to July 8, 2003.

X. ADJOURNMENT TO JUNE 24, 2003

Chairman Webber adjourned the meeting to June 24th at 8:24 p.m.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department