

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, June 24, 2003, at 2:00 p.m. are as follows:

PRESENT: George Webber, Chair
James Macdonald, Vice-Chairman
Ruth Cook, Commissioner
Thomas Osborne, Commissioner
Paul Thompson, Commissioner

ABSENT: Caroline Laymon, Commissioner
Gary Miller, Commissioner

ADVISORY STAFF

PRESENT: Jeffrey L. Shaw, Director
John Jaquess, City Planner
Leslie E. Murad II, Assistant City Attorney
Manuel Baeza, Associate Planner
Cathy Johnson, Contract 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 Commissioners Laymon and Miller.

II. CONSENT ITEMS - NONE

III. OLD 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 a revision to an approved Conditional Use Permit for a three-story, 52,705 square foot hotel reflecting a recalculation of the overall building square footage, reconfiguration of the hotel's first floor and the addition of a 360 square foot cabana building area 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.

Ms. Cathy Johnson gave a brief presentation on the proposed project.

Chairman Webber opened the public hearing.

Mr. Bhika Makan (applicant) stated that other than the cabana building, the only change to the proposed project was a partition in the sprinkler room required by the Fire Chief.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 5-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 729 (Revision 1) 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 5-0 vote that the Planning Commission determine that no subsequent environmental documents are necessary for the approval of Conditional Use Permit No. 729 (Revision 1) which is consistent with the previous Mitigated Negative Declaration adopted by the City of Redlands on October 23, 2001, based on the following findings:

- A. No substantial changes are proposed in the project which will require major revisions of the previously approved Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- B. No substantial changes have occurred with respect to circumstances under which the project was undertaken which will require major revisions of the previously approved Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- C. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration for Conditional Use Permit 729 was approved, has been identified.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 5-0 vote that the Planning Commission approve Conditional Use Permit No. 729 (Revision 1) based on the following findings:

- 1. The minor revisions and addition to the hotel applied for on Industrial Park Avenue is proper for a Conditional Use Permit;
- 2. The hotel as proposed with the minor revisions and addition is a project that is necessary, essential, and desirable for the public welfare as well as the development of the community;
- 3. The hotel as proposed with the minor revisions and addition is not detrimental to existing or permitted uses in the General Commercial District of the East Valley Corridor Specific Plan where it would be located;
- 4. The size and shape of the site are adequate for the proposed hotel with the minor revisions and addition;
- 5. The site properly relates to Industrial Park Avenue and Alabama Street which are designed and improved to carry the type and quantity of traffic to be generated by the proposed hotel;
- 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 Commercial Land Use designation of the General Plan.
- 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.

NOTE: The project number was changed from Conditional Use Permit No. 789 to Conditional Use Permit No. 701 (Revision 1).

Ms. Johnson gave a brief presentation on the proposed project.

Chairman Webber opened the public hearing.

Mr. Paul Kim (Cingular Wireless) stated he was available to answer questions. Mr. Kim stated he concurred with the Conditions of Approval for the proposed project.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Macdonald, and carried on a 5-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 701 (Revision 1) 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 Osborne, seconded by Commissioner Macdonald, and carried on a 5-0 vote that the Planning Commission approve Conditional Use Permit No. 701 (Revision 1) 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 E, Educational District under the provisions of Chapter 18.192 of the Municipal Code, which allows "public utility structures" in any zone subject to approval of a Conditional Use Permit and pursuant to the provisions of Section 18.178.090.A.1 which requires a CUP for a tower or antenna which cannot be approved administratively under this Section.
2. The proposed wireless communication facility at this location is necessary and 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 that the proposed tower is to have a monopine stealth treatment design which shall mitigate visual impacts upon the adjacent land uses.

3. The project site is sufficient in size and shape to accommodate the proposed use, meets all development standards and other features required in order to adjust the use to those existing or permitted future uses on land in the neighborhood. The project provides the applicant with the optimum source of communication within the City and surrounding areas. The design and screening of the facility as illustrated on the submitted site plan will provide compatibility with the surrounding land uses. Also, the location meets Section 18.178.090 of the Redlands Municipal Code which requires that this type of facility be located a minimum of one hundred feet (100') from any offsite residential structure. The nearest residential structure is approximately one hundred and twenty-five feet (125') away.
4. That the site for the cellular facility relates to streets and highways properly designed and improved to carry the type of traffic generated or to be generated by the proposed use. The site will be unmanned and will only require occasional servicing by field personnel.
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.

Mr. Jaquess advised the Commission that Ms. Johnson, a contract planner with Wildan, will be leaving the City of Redlands as her contract is up. Mr. Jaquess stated that Ms. Johnson had done a great job and he would be sorry to see her go. Chairman Webber thanked Ms. Johnson.

IV. NEW BUSINESS

- A. **VARIANCE NO. 657-** Public Hearing for the Planning Commission to consider a Variance from Section 18.164.080 of the Municipal Code to allow a reduction in the required amount of covered parking, from two (2) cars to one car for a single family residence located at 628 Harding Drive in the R-S, Suburban Residential District. Request submitted by JEAN FAUCHER.

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

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

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Macdonald, and carried on a 5-0 vote

that the Planning Commission approve Variance No. 657 subject to the following findings and attached conditions of approval:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use that do not apply generally to other properties or uses in the same vicinity and zone.
 2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question.
 3. That the granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.
 4. That the granting of the variance will not adversely affect the General Plan of the City of Redlands.
- B. **TENTATIVE TRACT NO. 16551** -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 1.97 gross acres into five (5) residential lots located on the northwest side of Magnolia Avenue between San Mateo Street and Lakeside Avenue in the R-S, Suburban Residential District . Request submitted by MASSARO AND WELSH.

Chairman Osborne recused himself at 2:25 p.m. due to a possible conflict of interest.

Mr. Baeza stated after completion of the staff report, it was determined that more information is needed from the applicant relative to drainage. Mr. Baeza stated the applicant requested continuing the project to July 8th.

Chairman Webber opened the public hearing.

Ms. Denise Whisler (1224 Magnolia Street) stated she supports the proposed project. Ms. Whisler expressed concern that the street widening may result in additional traffic. Ms. Whisler stated she hopes the City planners will consider traffic calming measures. Ms. Whisler stated she had a signed petition from four (4) residents expressing their concern on this matter.

Chairman Webber advised Ms. Whisler that the project was being continued to July 8th and that she could express her concerns at the meeting also.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 4-0 vote (Commissioner Osborne excused) that the Planning Commission continue Tentative Tract No. 16551 to July 8, 2003.

Chairman Osborne returned to the Planning Commission meeting at 2:30 p.m.

V. APPROVAL OF MINUTES

A. June 10, 2003

Approval of the June 10th Planning Commission minutes was deferred to the July 8th meeting due to the fact that the minutes were not included in the Planning Commission packet.

VI. CORRESPONDENCE/COMMUNICATIONS

A. City Council Report

Mr. Shaw gave a brief presentation on the City Council actions of June 17th.

Chairman Webber asked Mr. Shaw for a summary of the Community Development Department chain of command. Mr. Shaw stated that Mr. Jaquess' title would change from City Planner to Assistant Community Development Director. Mr. Shaw stated that Mr. Jaquess will be in charge of all planning functions and will continue in his role of City Planner.

Mr. Shaw stated the new Principal Planner/Project Manager position will be responsible for advance planning (the Housing Element, Ordinance Text Amendments, etc.) as well as Redevelopment Agency functions.

Mr. Shaw stated Richard Pepper is the Chief Building Official and Ms. Heather Smith oversees the Downtown Redlands Business Association (D.R.B.A.).

Mr. Shaw stated the Planning Division will consist of one (1) Senior Planner, and three (3) Junior-Associate level planners. Mr. Shaw stated there are three (3) clerical staff members within the Planning Division.

Chairman Webber commented on the size of the Planning Commission packets and stated the Commission really appreciates the work done by the staff members who compile the packets.

B. Scheduling of Planning Commission meeting for July 22

Mr. Shaw stated there are currently sixteen (16) items scheduled for the August 12th Planning Commission meeting. Due to the large number of items scheduled for that date, Mr. Shaw asked for a consensus from the Commission on their availability for a second Planning Commission meeting on July 22nd.

Commissioner Cook advised that she would not be available on July 22nd until 4:00 p.m. Commissioners Macdonald, Thompson, Osborne, and Webber indicated they would be available on July 8th. Mr. Shaw stated it is not anticipated at this time that there will be a second meeting in August.

VIII. ADJOURN TO JULY 8, 2003

Chairman Webber adjourned the meeting at 3:44 p.m. to July 8, 2003.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department