MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, July 8, 2003, at 2:00 p.m. are as follows:

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

ABSENT:

ADVISORY STAFF PRESENT:
Jeffrey L. Shaw, Director
John Jaquess, City Planner
Leslie E. Murad II, Assistant City Attorney
Manuel Baeza, Associate Planner

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 Miller.

II. CONSENT ITEMS - NONE

III. OLD BUSINESS

A. **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.

B. **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 one (1) parcel of approximately 8400 square feet (a portion of the Barton property) located on the east side of Nevada Street north of Barton Road from EV/3000RM (Multi-Family Residential) District to EV/AP (Administrative Professional) District; (b) amend Section EV3.0513 (Conditionally Permitted Uses) and add subsection (5) to allow limited retail uses; and add subsection (6) to allow the weddings and receptions on property containing a designated historic landmark. Request submitted by the CITY OF REDLANDS.

Mr. Jeff Shaw gave a brief presentation on the proposed project. Mr. Shaw stated the Planning Commission made a recommendation for approval to the City Council on the proposed project a few months prior to the hearing. Mr. Shaw stated that staff discovered that one of the three parcels owned by the applicant was not included in the proposed project. Mr. Shaw stated that staff had an opportunity to reevaluate the Commission's recommendation and is recommending that the Parks/Golf Course designation be changed to Administrative Professional. Mr. Shaw stated that staff is proposing the land use designation for the small lot be changed from EV/3000 RM District to EV/AP District which is an office designation, and that staff is suggesting a modification to the list of uses within the EV/AP District to allow a limited number of commercial uses with the approval of a Conditional Use Permit.

Mr. Shaw stated staff is suggesting a modification of the uses listed under Section EV3.0513 (5) and adding subsection (6) to include wedding and receptions on property containing a locally or nationally designated historic resource.

Chairman Webber opened the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission recommend approval to the City Council on a Negative Declaration for General Plan 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 Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 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 Office.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 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 an 8,400 square foot parcel from EV/3000RM (Multi-Family Residential) District to EV/AP (Administrative Professional) District and amend Section 3.05.13, Conditionally Permitted Uses, to add subsections (5) allowing limited retail uses, and (6) to allow weddings and receptions in a locally or nationally designated historic resource.

C. **VARIANCE NO. 648** - PUBLIC HEARING for the Planning Commission to consider Variance requests from Municipal Code Section 18.52.130.A, to allow a reduction in the required setback along Grove Street from twenty-five feet (25') to fourteen feet (14') and a request for a variance from Municipal Code Section 18.140.360 requiring not less than 3,000 square feet of open space recreation area or 400 square feet for each mobile home space within an existing mobile home park located at 1251 E. Lugonia Avenue within the R-2 Multi-Family Residential Zone. Request submitted by TUTTLE ENGINEERING.

D. **CONDITIONAL USE PERMIT NO. 172 (Revision No. 1**) PUBLIC HEARING for the Planning Commission to consider a Conditional Use Permit to create 18 additional mobile home spaces on approximately 3.43 acres of vacant land on property to the east of an existing mobile home park, located at 1251 E. Lugonia Avenue within the R-2 Multi-Family Residential Zone. Request submitted by TUTTLE ENGINEERING.

Mr. Manuel Baeza stated staff is recommending that the project be continued due to questions raised by other City departments regarding the latest redesign of the mobile home expansion.

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

Mr. Shaw asked if there was anyone in the audience who wanted to speak on the proposed project.

Chairman Webber reopened the public hearing.

Mr. William Harwood (1251 E. Lugonia Ave. Space 137) stated one the problems they have is that no one has seen the plans for the expansion. Mr. Harwood asked if it was possible to see the plans.

Chairman Webber stated that staff would be happy to supply him with a couple of sets of plans. Mr. Shaw stated the map would give him an indication of the layout however the project is being revised by the applicant.

Mr. Pete Millenberg, Manager at Lugonia Fountains, stated the owner and engineer of the project decided not to make the plans public because they are incomplete. Mr. Millenberg stated once the plans have been completed and approved they will be available for residents to review in the clubhouse.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson and carried on a 6-0 vote that the Planning Commission continue Variance No. 648 and Conditional Use Permit No. 172 (Revision 1) to July 22, 2003.

E. **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 the SECOND BAPTIST CHURCH OF REDLANDS.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Osborne, and carried on a 6-0 vote, that the Planning Commission continue Conditional Use Permit No. 797 to August 12, 2003.

F. **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.

G. **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.

H. **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. Richard Malacoff stated the applicant requested continuing the project to September 9th so that they can complete the required studies for the project.

Commissioner Laymon asked Mr. Malacoff why the light industrial designation was paired with a park. Mr. Malacoff stated when the General Plan was adopted in 1995 a park was designated for this part of the City.

Commissioner Laymon noted that the designation in this area of the city is being changed from light industrial to high density residential. Commissioner Laymon stated she thought the Commission should proceed carefully as they eliminate parks.

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 6-0 vote that the Planning Commission continue General Plan Amendment No. 86, Zone Change No. 386, and Conditional Use Permit No. 768 to September 9, 2003.

IV. NEW BUSINESS

A. **CONDITIONAL USE PERMIT NO. 800** - Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit to construct a 9,600 square foot community facility located at 1251 Clay Street in the O, Open Land District. Request submitted by the BOYS AND GIRLS CLUB OF REDLANDS.

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

Chairman Webber opened the public hearing.

Commissioner Miller arrived at 2:34 p.m.

Mr. Ray Martinez (Ray Martinez and Associates), project architect, stated he concurred with the conditions of approval.

Commissioner Cook asked Mr. Martinez if he had considered incorporating the church building into the project.

Mr. Martinez stated he and another architect estimated the cost of bringing the building up to code would be more than $500k. Mr. Martinez stated the church building does not accommodate the uses of the applicant.

Mr. Martinez stated the church building was offered to preservation committees however, the costs for relocating the building were estimated at $75-100k. Mr. Martinez stated that relocating the church building to another location on the project site would limit the available property for the Boys and Girls Club.

Commissioner Thompson asked Mr. Martinez if he concurred with the condition of approval requiring the building be placed up for sale. Mr. Martinez responded that he did.

Commissioner Laymon asked if exceptions or accommodations are made for historically designated buildings, relative to ADA regulations. Mr. Martinez stated there is a performance code that will allow equal accommodations.

Mr. Shaw stated that Mr. Monte Stuck had an opportunity to look at the building, evaluate the costs associated with renovation, and the issues of the use of the building.

Commissioner Miller stated he believed the building would have to be listed on the federal register in order to qualify for the exemptions and he doubted the building would qualify at that level.

Mr. Martinez introduced Mr. P. T. McKuen, Executive Director of the Redlands Boys and Girls Club.

Mr. P. T. McKuen stated the Boys and Girls Club serves children ages 6-18, predominantly from lower income families. Mr. McKuen asked Mr. Ron Warren, Board President, to address the Commission.

Mr. Warren stated in 2001 the Boys and Girls Club talked to the City about use of the church building as the location for the north side library, however the North Side Impact Committee rejected the idea. Mr. Warren stated the Boys and Girls Club received a $500k federal grant but renovation of the church building would use up most of the money, leaving them with a building that does not meet the needs of the Boys and Girls Club. Mr. Warren stated that they offered the church building to Grove High School, the City, and the Conservancy, but they were turned down. Mr. Warren stated the Boys and Girls Club hired the Chambers Group in 2003 to complete a historical study which determined that there was no one from the original church group who was interested in the keeping the building. Mr. Warren stated the Boys and Girls Club needs a particular type of building; multi levels and multi rooms (such as the church building) would require more staffing which in turn would make the building too expensive to run.

Mr. Shaw stated if the church remains a church and is not modified, it can be maintained and used as a church and there would be no dedication required relative to Lugonia Avenue. Mr. Shaw stated that in his discussions with the Boys and Girls Club it was determined that leaving the church at its current location and relocating the Club facility, parking, and recreation to the southern portion of the site would not be adequate for the Boys and Girls Club needs.

Chairman Webber stated he felt the parking lot should be located at the southern end of the property, and the basketball court and playground should be moved to the northern end of the property, away from the residential area. Chairman Webber asked Mr. Martinez if the Boys and Girls Club considered changing the layout of the buildings.

Mr. Monte Stuck, 2nd Vice President, Boys and Girls Club Board of Directors (Former Deputy Director of Building and Safety Department, City of Riverside), stated an inspection of the building was conducted by Mr. Richard Pepper, Chief Building Official in June 2001. At that time Mr. Pepper identified 18 corrections that would be necessary for future users of the building:

1. Asbestos removal from the flooring and siding
2. Lead removal
3. A sloping 66 ft. long ramp, and two (2) 44 ft. long side ramps would be required to allow legal wheelchair access into the building
4. Floor joists slope downward; handrails would be necessary
5. Plexiglas windows would have to be replaced with glass windows
6. Electrical wiring in the building is illegal and would have to be replaced
7. The illegal mezzanine violates the building code.
8. Existing holes in the roof have to be mended
9. No heating or cooling in the basement; the first floor unit was installed without permits
10. A glass partition wall located in the rear of the building would have to be replaced
11. Exterior exit doors in the basement do not meet Code; an additional exit would be required in the basement
12. Restrooms are not in ADA compliance
13. Dry rot and termite damage in the area where the concrete sidewalks were poured
14. Concrete foundation located at the rear stairs is deteriorating
15. Hand rails and guard rails are not properly equipped
16. There is no weather stripping or any type of energy saving material installed
17. There is no insulation in the walls, ceiling, or floor
18. There are no sprinklers or fire alarms in the building

Mr. Stuck stated that Mr. Leon Armantrout estimated the cost of the repairs to be approximately $397k. Mr. Stuck stated if the Boys and Girls Club is relocated to the southern end of the project, it will be squeezed into a five (5) foot setback against the residential neighbor to the south. Mr. Stuck stated leaving the church building at its current location would leave the Boys and Girls Club without an outside play area and they would have a church with no parking that would require almost $500k dollars in repairs in order to bring it up to usable condition.

Mr. Leon Armantrout (37 Campbell Ave.) stated he is very interested in retaining historic buildings. Mr. Armantrout stated that the Historic and Scenic Preservation Commission determined that the church building is a significant historic building. Mr. Armantrout showed the Commission interior pictures of the church building. Mr. Armantrout encouraged coexistence of the church building with the Boys and Girls Club. Mr. Armantrout introduced Ms. Lauren Bricker from Cal Poly, who worked on a class project and model of the church building approximately one year ago, stating she would address the issue of ADA compliance.

Commissioner Thompson asked Mr. Armantrout to clarify the cost for retrofitting the church building which was estimated at $397k by Mr. Stuck. Commissioner Thompson stated that the building would have to be brought up to Code to be used as a church. Mr. Armantrout stated the cost would be far less than the estimated $397k cost to bring it up to Code if it were to be used as a church.

Mr. Armantrout stated there were at least two churches interested in buying the church building. Mr. Armantrout continued by saying he believed one of the churches offered $150k to buy the church building and would assume responsibility for approximately $200k in retrofit costs, but City Council refused its offer during a closed session.

Ms. Lauren Bricker, Professor of Architecture, Cal Poly Pomona, stated that she and a colleague, while developing a concept for a historic preservation design studio, decided to focus on the north side of Redlands. Ms. Bricker stated that Ms. Germaine Del Valle, one of the students in her class, focused on the church building site.

Ms. Bricker stated the church building would qualify for the State Historic Building Code as it had been identified by the Historic and Scenic Preservation Commission as a potential local landmark. Ms. Bricker stated that the State Historic Building Code allows for the preservation of historic buildings, without a threat to safety. Ms. Bricker stated the building would have to be brought into compliance with ADA regulations, but accommodations could be made.

Chairman Webber asked Ms. Bricker to clarify her comment that accommodations could be made relative to ADA requirements. Ms. Bricker stated in the case of an elevator that meets minimum ADA requirements, an older elevator could continue to be used rather than be replaced by a new elevator.

Ms. Germaine Del Valle stated she started her project with a survey of 1,500 homes located in the north side of Redlands. Ms. Del Valle stated she chose the church site because it is a community nucleus and the only example of a Dutch Reformist Church. Ms. Del Valle stated she and her team designed the Boys and Girls Club Center complete with a 9,600 square foot building, the church building utilized as a library, and a park.

Commissioner Thompson asked Ms. Del Valle if she did a cost estimate on her design which included a proposed street vacation. Ms. Del Valle stated she did not however Chief of Police Jim Bueermann presented her design to the Boy and Girls Club because he felt that he could find contractors who would be willing to cover construction costs for almost nothing. Ms. Del Valle stated it was expressed to her that the costs would be taken care of. Ms. Del Valle stated she felt the church would be the perfect location for a library.

Commissioner Laymon stated she felt that cost would be uppermost in the mind of the Boys and Girls Club. Commissioner Cook asked Ms. Del Valle if a cost estimate was completed on any single part of the project. Ms. Del Valle stated there was not.

Commissioner Laymon asked if the City had a problem with the closure of Clay Street as proposed. Mr. Shaw stated that alternative approaches were considered with the Community Center; two of the issues raised were that access to the Community Center site would be directed through a residential neighborhood, and it would require acquisition of additional properties not owned currently by the City.

Chairman Webber stated the Boys and Girls Club needs a facility now and the plan as proposed by Ms. Del Valle is at least four or five years down the road.

Ms. Del Valle distributed a copy of interior plans for the church and the Boys and Girls Club building for the

Commission to review.

Chairman Webber thanked Ms. Del Valle and stated that her concept plan had merit but it was premature for the City.

Ms. Sherli Leonard (501 W. Crescent Ave.) stated that the City of Redlands has no significant historic resources north of the freeway. Ms. Malacoff corrected Ms. Leonard and stated there are some historic landmarks and resources on the north side. Ms. Leonard stated she participated in the renovation of a home at 1247 Alta Street and she encouraged the Commission to defend the existing historic resources in the City.

Chairman Webber closed the public hearing.

Mr. Armantrout acknowledged the Redlands Conservancy members who were seated in the audience and stated he appreciated the Commission's consideration of other alternatives relative to the proposed project.

Mr. Stuck read from the Historic and Scenic Preservation Commission's (H.S.P.C.)comments on page 3 of the staff report which stated the building is not now a historical building. Mr. Stuck questioned whether a local historic designation would make the building eligible for the ADA dispensations of the State Historic Building Code.

Commissioner Thompson stated there were a number of speakers who felt the church was a significant historical landmark, yet the H.S.P.C. made a recommendation to take archival pictures of the building, and put it up for sale.

Mr. Jaquess stated the real objective of the H.S.P.C. was to save the building, if possible.

Commissioner Osborne asked Mr. Stuck if there was a time limit on the grant.

Mr. Stuck stated there are approximately three more years remaining for work to be completed.

Chairman Webber suggested moving the building farther to the south to accommodate the church.

Commissioner Thompson asked if the church building was left on site, would there be enough land area to accommodate the Boys and Girls Club. Mr. Shaw stated that staff had not analyzed that alternative.

Chairman Webber suggested redesigning the layout so that the building is moved further to the south and the basketball courts are moved to the center of the property which has less impact on the neighboring residents. Mr. McKuen stated the building was originally designed with the parking lot to the south, however Planning staff determined there were issues relative to handicap parking and the trash, which resulted in the building being moved further north.

Mr. McKuen stated that he had seen Ms. Del Valle's presentation in May 2002, however it was deemed not feasible because of money constraints. Mr. McKuen stated that attempts were made to sell the church building or move it to a new site and for sale ads were placed in the Daily Facts, the Press Enterprise, and the San Bernardino County Sun newspapers, however the inquiries they received were from parties interested in purchasing the land, not preserving the building.

Mr. Paul Meltzer stated there is always going to be a process where a building is just a building until someone recognizes it as a valuable asset. Mr. Meltzer asked the Commission to look into whether an offer was made on the church.

Chairman Webber closed the public hearing.

Commissioner Macdonald asked Mr. Shaw if the church was considered for the north side library. Mr. Shaw stated currently there is no funding for a public library, however the City did conduct initial studies to identify demand for a library on the north side, establishing a location, and alternative locations if funding is obtained.

Chairman Webber asked the members of the Commission if there is support for redesigning the site to relocate the church to the southern portion of the site, and the playground to the center of the property. Commissioner Thompson stated he would support it however there were concerns regarding placement of the trash enclosure and handicap access.

Commission Macdonald stated he would support it and he suggested renewed efforts be made to relocate the building or sell it. Commissioner Macdonald suggested the sale of the building be re-advertised.

Commissioner Miller stated if the Commission is going to encourage preservation and investment, they are going to have to accept the fact that the building is going to stay and that Lugonia Avenue may never be widened. Commissioner Miller stated he would support a plan that would challenge the applicant to look into a layout that preserves the church.

Commissioner Osborne expressed his support.

Commissioner Thompson stated he is willing to retain the church on the site but only if it can accommodate the needs of the Boys and Girls Club. Chairman Webber and Commissioner Cook concurred.

Chairman Webber asked the Commission if there is support for retaining the church on site. Chairman Webber stated he felt there was a way to preserve the church on site and he did not feel it was an alternative that has been explored.

Commissioner Miller stated the applicant could explore other options such as a partial vacation of Clay Street which would make more land available to them. He continued by saying he felt the applicant should look into how much leniency they may have with ADA requirements and the Building Code. Commissioner Miller stated the applicant explored the idea of incorporating the building for part of their facility, however it was the least attractive because of the extent of the costs. Commissioner Miller stated he would not support imposing on the Boys and Girls Club to use the church building.

Commissioner Thompson asked who would pay for the cost of a General Plan Amendment and variances if the property is subdivided and is left with a substandard lot. Chairman Webber stated the citizens of Redlands would incur the costs if they support retaining the building.

Mr. Shaw stated that staff would be happy to look at the issues discussed and come back with an analysis, however it would be difficult to do so at this time.

Commissioner Miller stated he was confident if the church building is preserved on a separate parcel of land there will have to be joint reciprocal parking arrangements and the partial closure of Clay Street will have to be considered.

Mr. Shaw stated he would like to hear from the Boys and Girls Club relative to their willingness to look at a redesign of their project.

Chairman Webber opened the public hearing.

Mr. Stuck stated the Boys and Girls Club has spent $27k to date and they have redesigned the plans twice to relocate the building. Mr. Stuck asked if the church would remain in caretaker status for eternity, or would the Boys and Girls Club be required to provide for the necessary parking that is required for a functional church.

Chairman Webber stated the direction of the Commission is to accommodate the Boys and Girls Club and investigate the possibility of separating the parcel so that the land with the church is under the control of the City, not the Boys and Girls Club. Chairman Webber stated they have asked staff to provide some direction on two particular issues; the redesign of the site layout and preserving the church and divesting it from the lot owned by the Boys and Girls Club.

Mr. Martinez stated they looked at 10-12 layouts. With their first submission they were told they could abandon Clay Street and keep the church, however, due to current economic times, they could not close the street because there is no money to do the improvements. Commissioner Cook asked how much it would cost.

Mr. Shaw stated the street abandonment is not an issue; but the cost of installing the cul-de-sac and improvements associated with it would be an issue.

Commissioner Thompson stated that closing off Clay Street, besides being costly, would direct the traffic into the residential area. Chairman Webber stated that it would be a 4-5 year project.

Mr. Martinez stated their grant funds are available for two more years; the Boys and Girls Club does not have unlimited funds or time.

Commissioner Miller stated his intent is to look at preserving the church and get the best possible design for the Boys and Girls Club. Commissioner Miller suggested looking at the optimum master plan and possibly looking into resources that may be available. Commissioner Miller suggested taking the money that is needed to make improvements on Lugonia and applying it to the costs associated with vacating Clay Street.

Mr. Martinez stated they were told by the Development Review Committee that the City passed an ordinance that requires street improvements whenever a parcel of land is developed. Mr. Martinez stated they were told that the improvements cannot be postponed.

Mr. Shaw stated if the church is no longer part of the project, it would not be required to make improvements on the Lugonia Avenue frontage, however that would not eliminate the General Plan requirement to widen Lugonia Avenue.

Commissioner Laymon stated she would like to see Mr. Martinez's first design with the Clay Street vacation.

Discussion was held relative to the time needed to return with alternate design layouts. It was determined that the project would return on August 12th.

Commissioner Osborne asked Chairman Webber to recap the items that are going to come back to the Commission.

Chairman Webber stated they are:

1. Investigate a redesign of the site layout to move the playground and basketball court to the north, and the building and parking lot to the south

2. Find a way to preserve the church

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission continue Conditional Use Permit No. 800 to the August 12th Planning Commission meeting.

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 WELCH.

Commissioner Osborne recused himself due to a possible conflict of interest.

Mr. Jaquess stated the applicant requested continuing the project to the July 22nd Planning Commission meeting.

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 Cook, and carried on a 6-0 vote that the Planning Commission continue Tentative Tract No. 16551 to July 22, 2003.

V. APPROVAL OF MINUTES

A. June 10, 2003

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission approve the minutes of June 10, 2003.

B. June 24, 2003

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 4-0 vote (Commissioners Laymon and Miller abstaining) that the Planning Commission approve the minutes of June 24, 2003.

Commissioner Osborne returned to the meeting.

VI. CORRESPONDENCE/COMMUNICATIONS

A. City Council Report

Mr. Shaw gave a brief presentation on City Council actions.

B. Status of Major Projects

Mr. Shaw gave a brief presentation on current City projects.

VII. ADJOURNMENT TO 7:00 P.M.

Commissioner Miller advised the Commission that he would not be available to attend the evening session due to another appointment. Chairman Webber adjourned the meeting to the evening session at 5:09 p.m.

7:00 P.M.

VIII. RECONVENE OLD BUSINESS

Chairman Webber reconvened the meeting. All commissioners were present except Commissioner Miller.

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 on13.89 acres located west of Patricia Drive, east of Ford Street, and south of the Interstate 10 Freeway. Request submitted by FORDRED DEVELOPMENT, LLC.

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 FORDRED DEVELOPMENT, LLC.

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 FORDRED DEVELOPMENT, LLC .

Chairman Webber opened the public hearing.

Mr. Richard Malacoff stated the applicant is requesting a continuance to August 12th so that they can provide the information requested by the Planning Commission at the last meeting.

Commissioner Laymon asked Mr. Malacoff why the applicant changed its name from Acqua Bella to FordRed. Mr. Malacoff stated that staff received a letter from the applicant stating that the name had been changed.

Chairman Webber opened the public hearing.

Mr. Robert Macey (387 Los Robles Crest) stated he is concerned with the name change. Mr. Macey stated the first time he spoke he expressed his concerned with the ethics, the motivation, and the partisanship that appeared to be evident relative to the change of existing zoning. Mr. Macey stated the second time he spoke it was revealed that the man who started the project apparently had some tax problems.

Mr. Macey stated there was an article in the Press Enterprise stating "City Planners have concluded that Ford Street is ideal for a shopping center because of its freeway access". Mr. Macey stated he hoped the decision had not been made because he lives there, he never asked the Commission to do that for him, and he pays the salary and votes for the people the Planning Commission reports to.

Commissioner Thompson stated he wanted to make a clarification and he advised Mr. Macey that they are the City Planning Commission, not City Planners; they are volunteers, not paid employees, and they are appointed by City Council, not voted into the position.

Chairman Webber stated that the Commission sent the developer away with many questions that needed to be answered. Chairman Webber continued by saying that he was not interviewed for the newspaper article, nor was it the opinion of the other members of the Commission. Chairman Webber stated that they have a long way to go before a decision is made on the project.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission continue General Plan Amendment No. 90, Amendment No. 40 to Specific Plan No. 23, and Conditional Use Permit No. 793 to August 12, 2003.

IX. ADJOURNMENT TO JULY 22, 2003

Chairman Webber adjourned the meeting at 7:09 p.m. to July 22, 2003.

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant Community Development Department	Jeffrey L. Shaw, Director Community Development Department