MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, October 14, 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
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
Robert Dalquest, Principal Planner/Project Manager
Asher Hartel, Senior Planner
Richard Malacoff, Associate Planner
Manuel Baeza, Associate Planner
Alicia Heideman, Junior 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

A. **COMMISSION SIGN REVIEW NO. 254 -** Hearing for the Planning Commission to consider a request to remodel three existing Ford signs for Redlands Ford located at 1121 W. Colton Avenue in the C-M, Commercial Industrial District. Request submitted by DAWN KOLTES.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote (Commissioner Miller absent) to approve Commission Sign Review No. 254.

Commissioner Miller arrived at 2:03 p.m.

III. OLD BUSINESS

A. **COMMISSION REVIEW AND APPROVAL NO. 761** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council for a Mitigated Negative Declaration and Socio-Economic Cost /Benefit Study for a Commission Review and Approval to construct a two-story warehouse and office building with an area of 6,750 square feet located on Stuart Avenue approximately one-hundred feet (100') east of Ninth Street in the Service Commercial District of the Downtown Specific Plan No. 45. Request submitted by JOHN AND BETH KIMM.

Mr. John Jaquess advised the Commission that the project planner for Commission Review and Approval No. 761 was delayed in arriving at the meeting. Commission Review and Approval No. 761was tabled pending the arrival of the project planner.

B. **CONDITIONAL USE PERMIT NO. 485 (Revision 2)**- PUBLIC HEARING for the Planning Commission to consider a Socio-Economic Cost /Benefit Study and a Conditional Use Permit for an expansion to an existing shopping center to include the construction of two (2) new buildings with an area of two-thousand (2000) square feet each and a storage area expansion of three-thousand five hundred (3,500) square feet to an existing grocery store located on Orange Street south of Pearl Street in the Town Center District of Specific Plan No. 45. Request submitted by RAYMOND ARJMAND.

Mr. Jaquess stated that staff has been working with the applicant since the last Planning Commission meeting. Mr. Jaquess stated the applicant has prepared revised plans that are consistent with the Commission's expectations and should be ready for the October 28th Planning Commission meeting. Mr. Jaquess requested the proposed project be continued to October 28th.

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 7-0 vote to continue Conditional Use Permit No. 485 (Revision 2) to the Planning Commission meeting of October 28th.

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 LUGONIA FOUNTAINS MOBILE HOME ESTATES.

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 LUGONIA FOUNTAINS MOBILE HOME ESTATES.

Mr. Jaquess stated the applicant has not completed revisions to the plans requested by the Planning Commission and is asking for a ninety (90) day time extension as provided under the California Environmental Quality Act (CEQA). Mr. Jaquess stated the applicant requested a continuance to November 11th, which is a holiday. Mr. Jaquess requested the item be continued to November 12th.

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 7-0 vote to continue Variance No. 648 and Conditional Use Permit No. 172 (Revision No. 1) to November 12th.

Chairman Webber advised that Commission Review and Approval No. 761 would be heard at this time.

Project Planner Asher Hartel gave a brief PowerPoint presentation on revised elevations for the project. Mr. Hartel stated that staff recommends approval of the revised elevations and exterior finishes as presented.

Chairman Miller stated the building elevation implies there is a colonnade on the street facade of the south and east elevations, but the site plan does not depict a colonnade. Commissioner Webber stated there are five (5) rows of tile shown on the site plan and an indication that the roof pitch is 12 or 13. Commissioner Miller stated that having the tile without a colonnade would be physically impossible and he requested clarification.

Chairman Webber opened the public hearing.

Mr. Doug Schultz, project architect, stated there is a four (4) foot wide colonnade that sticks past the building on the sides. Mr. Schultz stated it was not portrayed by the civil engineer correctly.

Commissioner Miller stated when he thinks of stucco it is usually a dull, matte finish and he is struggling with the metal finish as proposed, with its vertical lines every four (4) feet. Commissioner Miller asked staff how it arrived at the conclusion that the metal finish is equivalent to stucco.

Mr. Hartel stated the Specific Plan guidelines do not prohibit metal finish.

Director Shaw stated it is a policy decision that is ultimately up Planning Commission or City Council. Mr. Shaw stated, staff felt that it was a compromise alternative they could support, given the location of the building.

Mr. Schultz stated the product to be used has a shiny tint to it.

Ms. Maria Bosley, resident, stated she thought it awkward that the Commission would allow the applicant to have a shiny surface on the building.

Commissioner Laymon stated the product proposed does not look like stucco.

Commissioner Macdonald concurred with Commissioner Miller. Commissioner Macdonald stated the other buildings on the street are of stucco construction and because the building is in the downtown area, he felt it should be stucco.

Commissioner Miller stated he appreciated the Commission's desire to be business friendly and help keep costs down. Commissioner Miller stated if the Commission concludes that it wants stucco on the building that does not prohibit the applicant from having a steel framed building; he could still do so. Commissioner Miller stated because of the shininess and the vertical joints every 48 inches, he could not agree that it was an acceptable substitute.

Commissioner Thompson concurred with Commissioner Miller and reminded the Commission that this type of material was proposed because of the applicant's limited budget.

Commissioner Cook stated the building is located at an odd site.

Commissioner Laymon stated that she did not want this to be the way to go because it is cheaper. Chairman Webber concurred with Commissioner Laymon.

Commissioner Osborne asked staff if the Specific Plan prohibits the use of all types of metal siding.

Mr. Hartel stated the Specific Plan includes metal panels in the list of discouraged building materials.

Chairman Webber concurred with Commissioner Macdonald and stated the other buildings have been required to have stucco finish. Chairman Webber expressed his concern on the reflectiveness of the building, and stated he was not in favor of material. The Commission reached a consensus to reject the proposed material for the building.

Chairman Webber reopened the public hearing.

Mr. John Kimm stated that he was disheartened and he asked if the project would be approved today if it were stucco. Mr. Kimm stated he was led to believe that a smooth finish would be allowed.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Commission Review and Approval No. 761 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 Miller, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 761 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 Miller, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission approve Commission Review and Approval No. 761 subject to the following findings:

1. The size and shape of the site are adequate for the proposed warehouse/office building.

2. The site properly relates to Stuart Avenue, which has been designed and improved to carry the type and quantity of traffic to be generated by the proposed warehouse/office building.

3. The conditions proposed for Commission Review and Approval No. 761 shown on the site plan are necessary to protect the public health, safety and general welfare of the neighborhood and the City of Redlands.

4. When completed, the project will contribute to the overall development of the neighborhood

5. The proposed project will be consistent with the existing Commercial/Industrial Designation of the General Plan and the addition of the following Conditions of Approval

6. **Building shall be sheathed in stucco.**

7. **Project shall include a four (4) foot colonnade on the east and south elevations as depicted on the elevation sheet.**

IV. NEW BUSINESS

A. **VARIANCE NO. 665** - PUBLIC HEARING for Planning Commission consideration of a Variance from Section18.28.110 of the Redlands Municipal Code to allow an increase in the maximum coverage for a residential building from ten (10) percent to fourteen (14) percent for property located at 16 East Sunset Drive South in the R-R, Rural Residential District. Request submitted by DAVID AND DIANA MCLAUGHLIN.

Mr. Richard Malacoff stated the applicant originally filed for a Lot Line Adjustment, but in rechecking the plans staff found an inconsistency in the building areas that was not found earlier. For that reason, the applicant filed an application for a variance, which was deemed to be the most expedient alternative.

Commissioner Miller asked for information on the proposed use of the addition and the floor plan.

Chairman Webber opened the public hearing.

Ms. Diana McLaughlin, applicant, stated the addition would be used as an artist studio and guest room/bathroom area.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Osborne, and carried on a 7-0 vote that the Planning Commission approve Variance No. 665 subject to the following findings and attached Conditions of Approval:

1. There are exceptional circumstances to this proposal because the lot was subdivided prior to the current regulations and is currently non-conforming with respect to minimum lot size and maximum coverage which makes it impossible to make any additions that would satisfy the code requirement.

2. There are other instances of properties exceeding the maximum coverage requirement of ten (10) percent at 109 East Sunset Drive, 111 East Sunset Drive, and 1841 Valle Vista Drive and a similar Variance was granted under Variance No. 553.

3. The applicant's request to exceed the maximum coverage by four (4) percent or 1,515 square feet will not have a negative impact on the City, neighborhood, or any specific property owner.

4. The granting of the requested variance will not have any conflict with the City's General Plan.

B. **CONDITIONAL USE PERMIT NO. 803** - Public Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit to restore a three-story residential building for conversion to office use and for the provision of outdoor weddings on 3.21 acres located on north of Barton Road on Nevada Street. The property is known as the Barton House. The property is zoned EV/AP (East Valley Corridor Specific Plan Administrative Professional District). Request submitted by TERRY AND GENEIL VINES.

C. **COMMISSION REVIEW AND APPROVAL NO. 759** - Hearing for the Planning Commission to consider a Mitigated Negative Declaration and a Commission Review and Approval to restore and convert an existing 3-story designated historic landmark to office use. The project is known as the Barton House located north of Barton Road on Nevada Street. Request submitted by TERRY AND GENEIL VINES.

Mr. Malacoff gave a brief presentation on the proposed project. Mr. Malacoff distributed a copy of the motion for the Mitigated Negative Declaration that was not included in the Planning Commission packet.

Mr. Shaw stated there is an issue concerning Conditions of Approval from the Public Works Department that were not included in the Planning Commission packet.

Commissioner Macdonald questioned if it were customary to set the hours for this type of project at 10:00 p.m. to 8:00 a.m. Mr. Malacoff responded by saying there are no set time lines and there is flexibility if the Commission would like to change the hours.

Commissioner Macdonald stated he felt a wedding that ends at 10:00 p.m. would interfere with nearby residents. Commissioner Macdonald stated a wedding that finishes at 9:00 p.m. would be quiet by 10:00 p.m.

Mr. Shaw stated that Mr. Ron Mutter, Public Works Department, was available to answer questions concerning Conditions of Approval from the Public Works Department and actions taken by the City Council.

Mr. Mutter stated the Conditions of Approval submitted to him for review, did not comply with the City Council's actions when they sold the property to Dr. Vines. Mr. Mutter stated Dr. Vines is not required to make any street improvements or pay any permit fees. Mr. Mutter stated the Conditions of Approval for this project would be minimal.

Chairman Webber asked Mr. Mutter if the Conditions of Approval could be completed later in the day so that the Commission could act on the project. Mr. Mutter responded by saying he could not make any guarantees, but he would try to bring back something by the end of the day.

Mr. Shaw noted that the plans reflect a half street right-of-way dedication, which would require an additional two (2) foot right-of-way.

Chairman Webber opened the public hearing.

Mr. Terry Vines, applicant, stated the additional two-foot dedication would not be a problem. Mr. Vines stated if the Commission would require the music be turned off by 9:00 p.m. with time for clean up afterwards, it would be a fair request.

Commissioner Miller suggested the wording for the Condition of Approval be changed to prohibit any amplified music or voice after 9:00 p.m.

Chairman Webber closed the public hearing.

The item was tabled pending receipt of the Department of Public Works Conditions of Approval.

D. **COMMISSION REVIEW AND APPROVAL NO. 754** - Public Hearing for Planning Commission consideration of a recommendation to the City Council for a Mitigated Negative Declaration, Socio-Economic Cost Benefit Study and a Commission Review and Approval to construct a two-story 12,000 square foot office and warehouse building on a 1.93 (approximate) acre vacant property located at 11018 Iowa Street in the EV/IC Commercial Industrial District of the East Valley Corridor Specific Plan. Request submitted by TOM HODGIN.

Mr. Manuel Baeza gave a brief presentation on the proposed project. Mr. Baeza stated that approval authority for this type of project is expected to be delegated to the Planning Commission next week. Mr. Baeza stated the Commission may want to consider continuing the project until then.

Chairman Webber asked for and received clarification on the landscape plan.

Mr. Shaw updated the Commission on a request by the Redlands Conservancy concerning use of citrus within industrially designated properties in the East Valley Corridor Specific Plan. Mr. Shaw stated the request would require between 2-3 rows of citrus along all frontages. Mr. Shaw stated the Ad Hoc Committee is evaluating that alternative but it has not reached a decision yet. Mr. Shaw stated they will return to the next Ad Hoc Committee meeting with alternative approaches.

Commissioner Thompson questioned why the Socio-Economic Cost/Benefit Study for this project determined that the project would result in a negative cost to the City. Mr. Baeza responded by saying the project could be assessed at a higher valuation but a metal building of this size would not be assessed as much as a concrete tilt-up.

Mr. Jaquess stated there are no criteria that say a project can be denied based on the result of the Socio-Economic Cost/Benefit Study, which is informational only.

Chairman Webber opened the public hearing.

Mr. Tom Hodgin, applicant, stated the design of the front of the building was changed to stucco after the Preliminary Review meeting.
Commissioner Miller questioned whether there is sufficient room for the trisitiana trees to grow which are to be located on the back side of the building. Mr. Hodgin stated he would check with his landscape architect about a deep root watering system.

Commissioner Laymon asked if any of the trees listed in the legend would grow tall enough to break up the roof line, such as citriodora trees. Chairman Webber stated the canary island pines are approximately 15 feet high.

Chairman Webber closed the public hearing.

Commissioner Cook requested a color board be brought back to the Commission for a better description of the colors to be used.

Chairman Webber reopened the public hearing.

Mr. Hodgin stated that he would submit a material board for approval by the Planning Division.

Mr. Shaw stated that there is an item before the City Council that, if approved, could delegate the ability to grant the 4/5 vote for traffic intersections to the Planning Commission. Mr. Shaw stated this item could be brought back to the Planning Commission for final action on October 28th.

Mr. Baeza stated that staff recommends the Commission condition the project to have the turf in the front yard area mounded.

Commissioner Miller stated he would like to see a parapet on the south side of the building.

Mr. Baeza stated he would like to condition the project so that the back portion remains unused.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Laymon, and carried on a 7-0 vote that the Planning Commission continue Commission Review and Approval No. 754 to October 28th.

E. **CONDITIONAL USE PERMIT NO. 810** - PUBLIC HEARING for the Planning Commission to consider a Conditional Use Permit to establish a Bed and Breakfast Facility containing five (5) guest rooms located at 256 Cajon Street in the A-P, Administrative Professional District. Request submitted by DEBORAH HARMON.

F. **HISTORIC PARKING MODIFICATION NO. 17** - A request for the Planning Commission consideration of a Historic Parking Modification to allow for reduced number of parking spaces, reduced landscape planter widths, and reduced drive aisle width located in Historic and Scenic District No. 8 at 256 Cajon Street in the A-P, Administrative and Professional Office District. Request submitted by DEBORAH HARMON.

Commissioner Cook recused herself due to a possible conflict of interest at 3:41 p.m.

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

Chairman Webber opened the public hearing.

Ms. Deborah Harmon, applicant, stated she was available to answer questions.

Commissioner Laymon asked Ms. Harmon if she were amenable to a reduction in the sign size. Ms. Harmon stated she was.
Chairman Webber thanked Ms. Harmon for her endeavor, stating he felt it was a good use for the property.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson and carried on a 6-0 vote (Commissioner Cook excused) to approve Historic Parking Modification No. 17 subject to the following findings:

1. The proposed parking modification and use of the historic structure is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the General Plan, and is not detrimental to the surrounding area which is composed of offices, apartments, and single family homes or to any other use specifically permitted in the A-P, Administrative and Professional Office District.

2. The parking modification which provides for a reduction of the number of parking spaces, use of compact parking, reduced aisle width and the reduced planter width along with the Bed and Breakfast itself will significantly improve the possibility the structure will be preserved and maintained as a historic structure.

3. The required parking cannot be provided without the approval of the Historic Parking Modification which will grant a reduction of the number of parking spaces, use of compact parking, reduced aisle width and reduced planter width.

4. Approval of the parking modification will not harm the integrity of the historic structure or the surrounding neighborhood.

5. All on-site parking will function safely.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carrried on a 6-0 vote (Commissioner Cook excused) that the Planning Commission approve Conditional Use Permit No. 810 based on the following findings:

1. The Bed and Breakfast Facility applied for at 256 Cajon Street is proper for a Conditional Use Permit;

2. The Bed and Breakfast Facility as proposed is a project that is necessary, essential, and desirable for the public welfare as well as the development of the community;

3. The Bed and Breakfast Facility is not detrimental to existing or permitted uses in the A-P, Administrative and Professional Office District where it would be located;

4. The size and shape of the site are adequate for the proposed Bed and Breakfast Facility;

5. The site properly relates to Cajon and Clark Streets which are designed and improved to carry the type and quantity of traffic to be generated by the proposed Bed and Breakfast facility;

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 Office designation of the City's General Plan.

Chairman Webber recessed the meeting at 3:49 p.m.
Chairman Webber reconvened the meeting at 3:57 p.m.

G. **COMMISSION REVIEW AND APPROVAL NO. 583 (Revision No. 2)** - A request for Planning Commission consideration of a Commission Review and Approval to convert 1,130 sq. ft. of existing garage and storage space to office use within an existing commercial office complex at the rear of 278 Tennessee Street and 1175 W. State Street (southeast corner of Tennessee Street and State Street) in the M-1, Light Industrial District. Request submitted by TIMOTHY B. MURONE.

Mr. Asher Hartel gave a brief presentation on the proposed project. Mr. Hartel stated the proposed landscaping plan includes trees that are not listed on the approved Planning Commission List of Recommended Shade Trees for Parking Lots.

Chairman Webber opened the public hearing.

Mr. Tim Murone, applicant, stated he concurred with the Conditions of Approval and he asked that he be allowed to keep the melaleuca trees.

Chairman Webber suggested the camphor and carrot wood trees be replaced with trees from the approved Planning Commission List of Recommended Shade Trees for Parking Lots.

MOTION

It was moved by Commissioner Laymon, seconded by Commissioner Thompson, and carried on a 7-0 vote to approve Commission Review and Approval No. 583 (Revision 2) based on the following findings and subject to the attached Conditions of Approval:

1. That the site for the proposed use is adequate in size and shape to accommodate the use; the proposed site is adequate to accommodate the proposed commercial office use, and the proposed coverage and setbacks meet Code requirements for the M-1 Light Industrial District.

2. That the site properly relates to streets and highways designed and improved to carry the type and quantity of traffic to be generated by the proposed development; the project does relate to State Street in that the limited intensity of the project will not generate significant new traffic.

3. That the use is desirable for the overall development of the community, is consistent with the policies, programs, and objectives of the Redlands General Plan, and will not be detrimental to existing development or planned uses in the vicinity of the project site; the project converts a storage use in the M-1 Light Industrial District into a commercial office use.

4. That the conditions of approval proposed for Commission Review and Approval No. 583 Revision 2 are necessary to protect the public health, safety and general welfare; required improvements insure adequate parking, and safe traffic circulation, maintain property values of neighboring properties, and provide for the safe and sanitary handling

of refuse, and,

5. That Commission Review and Approval No. 583 Revision 2, therefore, be approved subject to all departmental recommendations, and the addition of

   Condition of Approval 15(k) to read:

Replace the camphor and carrot wood trees with trees from the approved List of Recommended Shade Trees for Parking Lots.

Item 4B/C, Conditional Use Permit No. 803 and Commission Review and Approval No. 759 which was tabled earlier during the meeting, was heard at this time.

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 Conditional Use Permit No. 803, Commission Review and Approval No. 759, and Certificate of Appropriateness No. 226 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It has been determined this project will not individually or cumulatively affect wildlife resources as defined in Section 711.2 of the California Fish and Game Code.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 803 based on the following findings:

1. The offices and conducting of weddings applied for at the Barton House are proper for a Conditional Use Permit;

2. The offices and conducting of weddings as proposed is a project that is necessary, essential, and desirable for the public welfare as well as the development of the community;

3. The offices and conducting of weddings are not detrimental to existing or permitted uses in the Administrative Professional 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 offices and the conduction of weddings.

5. The site properly relates to Barton Road and Nevada Street which are designed and improved to carry the type and quantity of traffic to be generated by the proposed offices and conducting of weddings;

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 Office Designation; and

8. **The conducting of weddings shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. and all music and/or amplified noise**

shall cease at 9:00 p.m.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission approve Commission Review and Approval No. 759 subject to the following findings:

1. The size and shape of the site are adequate for the proposed office and wedding facility.
2. The site properly relates to Barton Road and Nevada Street which are designed and improved to carry the type and quantity of traffic to be generated by offices and the conducting of weddings.
3. The conditions proposed for Commission Review and Approval No. 759 and shown on the site plan are necessary to protect the public health, safety and general welfare of the neighborhood and the City of Redlands.
4. When completed, the project will contribute to the overall development of the neighborhood
5. The proposed project will be consistent with the existing Office Designation of the General Plan.

H. **GENERAL PLAN AMENDMENT NO. 94** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Negative Declaration and a General Plan Amendment to change the land use designation of a 1.5 acre parcel of vacant land from Resource Preservation to Parks/Golf Courses with a "NH" (Natural Habitat) designation located approximately 900 feet south of Sunset Drive, and approximately 1,250 feet east of Edgemont Drive. Request submitted by the CITY OF REDLANDS.

I. **ZONE CHANGE NO. 397** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Negative Declaration and a Zone Change of a 1.5 acre parcel of vacant land from R-R (Rural Residential) District to O (Open Land) District located approximately 900 feet south of Sunset Drive, and approximately 1,250 feet east of Edgemont Drive. Request submitted by the CITY OF REDLANDS.

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

Commissioner Laymon asked Mr. Dalquest if the property was located in the Steven Sellinger Sunset Canyons project. Mr. Dalquest stated the property was one of the parcels that was part of the proposed subdivision.

Commissioner Laymon commented that she heard there was some type of litigation involved with the property. Mr. Dalquest responded by stating that Mr. Sellinger is challenging the delinquent tax lien sale, however, until it has been determined otherwise by the court, the City is the owner of the property.

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 Laymon, 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. 94 and Zone Change No. 397 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 Thompson, seconded by Commissioner Laymon, and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1004 recommending to the City Council approval of General Plan Amendment No. 94, changing the designation of the subject property from Resource Preservation to Parks/Courses with a "NH" designation.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Laymon and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1005 recommending to the City Council approval of Zone Change No. 397, changing the designation of the properties from R-R (Rural Residential) District to O (Open Land) District.

J. **SIGN CONDITIONAL USE PERMIT NO. 8 -** A request for the Planning Commission to consider a recommendation to the City Council for a Sign Conditional Use Permit for a wall sign with an area of 220 square feet located at 2301 San Bernardino Avenue in Concept Plan One (CP-1) of the East Valley Corridor Specific Plan. Request submitted by SALTON.

Ms. Alicia Heidemann gave a brief PowerPoint 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 Osborne, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission recommend that the City Council approve Sign Conditional Use Permit No. 8 based on the following findings, and subject to the attached conditions of approval:

1. That the Sign Conditional Use Permit applied for at the Salton Warehouse site is proper for a Conditional Use Permit;

2. That the proposed wall sign will not be detrimental to existing or permitted uses in the Commercial Industrial District of the East Valley Corridor Specific Plan or the surrounding industrial development;

3. That the proposal will not obscure the view of any other sign within the vicinity or create a visually obtrusive impact within the vicinity or the community;

4. That the proposed wall sign will be mounted on the north elevation of the building and will be proportional in size to the size of the building frontage.

5. That the proposed wall sign meets the criteria of the Redlands Municipal Code under the sign criteria of the C-4 District, and complies with applicable policies of the Redlands General Plan;

6. That Sign Conditional Use Permit No. 8, therefore, be approved subject to all departmental recommendations.

Commissioner Thompson asked what would happen if the applicant is not successful in obtaining an Ordinance Text Amendment. Mr. Shaw stated that the old sign would either have to be removed, or reduced to 24 square feet.

V. ADDENDA

A. **TENTATIVE TRACT NO. 16408 -** Final Landscape Plans. Request submitted by CENTEX HOMES.

Mr. Baeza gave a brief presentation on the project.

Commissioner Laymon noted that there were two large signs advertising the project and she wondered if the signs comply with Code. Mr. Shaw stated that staff would look into it.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission approve the Final Landscape Plan for Tentative Tract Map No. 16408.

B. **TENTATIVE TRACT NO. 16365 -** Final Landscape Plans. Request submitted by BEAZER HOMES.

Mr. Baeza gave a brief presentation on the project. Mr. Baeza stated staff is recommending five (5) additional trees along the outer edge of the common lot. Mr. Baeza stated the applicant agrees with staff's recommendation.

Chairman Webber commended staff for the recommendation of additional trees.

MOTION

It was moved by Commissioner Laymon, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission approve the Final Landscape Plan for Tentative Tract No. 16365.

C. **RESIDENTIAL DEVELOPMENT ALLOCATION POINT SYSTEM**

Mr. Shaw stated he received a letter from Commissioner Osborne concerning the Residential Development Allocation System. Mr. Shaw stated both the Commission and the City Council made several comments regarding the allocation system and expressed a desire to look into the system to decide if amendments to the system would be appropriate. Mr. Shaw requested the Commission ask staff to add this item to its list of projects to be done.

Commissioners Thompson and Miller concurred with Commissioner Osborne. Commissioner Miller suggested that staff look into what defines a facade.

Mr. Shaw responded by saying there are several areas in the point system that need further evaluation however at this time his request is for the Commission to direct staff to add this item to staff's list of To Do Projects.

Commissioner Osborne noted he felt once points have been allocated to a project, the project should not be allocated additional points at a later time to bring it up to the minimum 90 points necessary for it to proceed.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Macdonald, and carried on a 7-0 vote that the Planning Commission direct staff to add the evaluation and revision of the point system associated with the Residential Development Allocation System to the Department's work schedule.

D. **REVISIONS TO THE GENERAL PLAN PERTAINING TO OPEN SPACE**

Mr. Shaw stated that the City Council initially requested staff prepare a memorandum that summarized the tools available for acquiring and maintaining open space in the City and suggested a number of workshops to evaluate Open Space. Mr. Shaw stated that two study sessions sponsored by the Redlands Conservancy were held and a number of experts gave presentations on Open Space. Mr. Shaw stated there was a proposal by the Redlands Conservancy requesting a revision to the Open Space Plan of the City of Redlands.

Mr. Shaw stated the committee would like to use the "Emerald Necklace" plan as presented by Pete Dangermond as a goal that they would like to achieve. Mr. Shaw stated the committee would like to put into place a more proactive open space plan.

Mr. Shaw noted that one of the first elements that needs to be accomplished is a comparison of the Park and Open Space Plan prepared by Dangermond and Associates and the plan currently in place.

Mr. Shaw said he felt it was important for staff to identify these lands that are in open space, have conservation easements, or for whatever reason are already protected. Mr. Shaw expressed his concern of the amount of staff time necessary in evaluating, updating, and establishing an implementation strategy.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission recommend that the City Council direct staff to initiate a review, evaluation, and update of the General Plan as it pertains to Open Space and to evaluate and develop an implementation strategy with regard to Open Space.

VI. APPROVAL OF MINUTES

A. September 23, 2003

MOTION

It was moved by Commissioner Miller, seconded by Commission Thompson, and carried on a 6-0 vote (Chairman Webber abstaining) to approve the Planning Commission minutes of September 23rd with a correction noted.

VII. CORRESPONDENCE/COMMUNICATIONS

A. City Council Report

Mr. Shaw gave a brief summary of the City Council actions of October 7th.

B. Status of Major Projects

Mr. Shaw stated he was available to answer questions regarding the updated Status of Major Projects list provided in the Planning Commission packet. Mr. Shaw stated he received a number of comments on the large pylons being built in the Tri-City Center area. Mr. Shaw stated the pylons are being installed for the large shopping center signs that were approved by the Planning Commission and City Council approximately two (2) years ago.

VIII. ADJOURNMENT TO 7:00 P.M.

Chairman Webber adjourned the meeting to the evening session at 4:53 p.m.

7:00 P. M.

IX. MEETING RECONVENED

Chairman Webber reconvened the meeting at 7:00 p.m. All commissioners were present except Commissioners Miller, Thompson, and Osborne.

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.

Mr. Jaquess stated the applicant requested continuing the item to the November 12th Planning Commission meeting. Mr. Jaquess stated the applicant entered into an agreement with the City to waive the time limits under the California Environmental Quality Act (CEQA).

Chairman Webber opened the public hearing.

Mr. Merrill Paxman (1443 Patricia Drive) expressed his concern regarding the impact of rezoning the area to commercial. Mr. Paxman stated he felt there were a number of factors that would make the project unsuccessful. Mr. Paxman noted the difficulty the Ralphs heavy-duty tractor trailers and vendor trucks will have traveling up Ford Street and turning into the shopping center.

Ms. Janet Ward (121 E. South Avenue) stated she is opposed to the rezoning of the area and the Ralph's Store. Ms. Ward stated she understands that it is the City's job to process applications, however she feels the applicant, Aqua Bella, was not entitled to file an application because it is a corporation that has had its license suspended. Ms. Ward requested the Commission deny the project.

Ms. Joan Macey (387 Los Robles Crest) stated she is opposed to the development as she feels the company has been devious and deceitful. Ms. Macey stated the company has "stonewalled" the Commission for the past 3-4 months by not submitting a comprehensive traffic report or lighting report as requested by the Commission. Ms. Macey requested the development be placed between Wabash and the Yucaipa Blvd. exit.

Mr. Robert Macey (387 Los Robles Crest) stated the area was originally zoned for medium-density residential and office use. Mr. Macey stated he received a card in the mail that stated the project was approved for commercial use by Jim Macdonald. Mr. Macey cited a lack of integrity and attempt to coerce the residents of Chanteclair. Mr. Macey noted the loss of the developer's website and consequently, the project name change. Mr. Macey stated the developer is associated with Mr. Meyer, whom he thought or heard was an ethical man.

Chairman Webber advised Mr. Macey that personal comments and assaults against individuals could be reserved for another place.

Mr. Macey stated he felt the continuous delays are deceptive. Mr. Macey asked if a liquor license would automatically be approved for the project. Mr. Macey stated that he would like to see these comments in the newspaper and in the minutes. Mr. Macey stated he would be responsible for what he says, but they (Commission) will be responsible for what the developer does to Redlands.

Mr. Tex Moore (The Redlands Association) read a letter from the Redlands Association that questioned the adequacy of the environmental documentation and mitigation measures for the project. Mr. Moore stated issues of traffic, light, glare, and noise as well as a likely increase in crime would be impossible to reduce. Mr. Moore stated the City's Housing Element was recently approved by the state and the issue of removal of multiple unit zoning on a portion of the project site must be addressed. Mr. Moore continued by saying that local residents will have new traffic burdens exceeding the General Plan standards. Mr. Moore stated The Association requests the project be denied and the Commission ensure that any project approved for the site be consistent with the General Plan and zoning. Mr. Moore stated the The Association requests an Environmental Impact Report be prepared before moving forward with the approval process.

Mr. Ken Aday (1384 Crestwood Drive) stated the neighborhood was zoned as a residential area. Mr. Aday stated this area is quiet, clean, safe, and conducive to raising families. Mr. Aday stated the residents put their faith in the City and in its zoning plan when they purchased their houses and that these qualities should not be threatened by a project such as this. Mr. Aday stated the project would make it impossible to turn left onto Ford Street from Oak Street, and they don't want the added noise, traffic, congestion, and risk to safety as well as the smell from trucks and cars.
Ms. Dietlinde Cao (365 Los Robles Crest) read a letter stating she was opposed to the project because she felt it would diminish property values. Ms. Cao stated the development of the area and the increase in construction of new houses would bring a colossal traffic jam 24 hours per day. Ms. Cao suggested the City establish an orange tree park.

Commissioner Laymon asked if a combined traffic study was completed on the proposed project and the L. A. Fitness project. Mr. Jaquess stated he would look into what type of traffic analysis was completed on the project.

Commissioner Laymon asked what type of signage would be allowed for the project. Mr. Jaquess responded by saying the applicant has not given a specific proposal relative to signage.

Commissioner Macdonald stated the only businesses approved for freeway signs are service stations, hotels, and restaurants.

Commissioner Laymon requested the combined traffic study include the numbers for L. A. Fitness and its associated pads.

Commissioner Laymon requested further information on the L. A. Fitness hours of operations. Mr. Shaw stated that L. A. Fitness is located in a C-4 zone which allows businesses to operate 24 hours a day.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 4-0 vote to continue General Plan Amendment No. 90, Amendment No. 4 to Specific Plan No. 23, and Conditional Use Permit No. 793 to the Planning Commission meeting of November 12, 2003.

X. ADJOURNMENT TO OCTOBER 28, 2003

Chairman Webber adjourned the meeting to October 28th.

Respectfully submitted,

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Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department