

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, October 28, 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

II. CONSENT ITEMS

- A. **COMMISSION SIGN REVIEW NO. 256** - A request for Planning Commission consideration of two (2) subdivision identification signs each with a face area of twenty (20) square feet located on the east and west corners of Revelation way and Lugonia in the R-E, Residential Estate District. Request submitted by STANDARD PACIFIC HOMES.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission approve Commission Sign Review No. 256.

III. OLD BUSINESS

- A. **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 10,905 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 *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission continue Conditional Use Permit No. 797 to November 12, 2003.

- 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.

MOTION

It was moved by Commissioner *, seconded by Commissioner * and carried on a 7-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 485 Revision 2 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 *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 485 Revision 2, subject to the following findings and subject to the attached Conditions of Approval:

1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title;
2. That the use is necessary or 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 Specific Plan 45 in which the proposed use is to be located;
3. That the site for the intended use is adequate in size and shape to accommodate the use, and all the yards, walls or fences, landscaping, and other features required in order to adjust the use to those existing or permitted future uses on land in the neighborhood;
4. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use;
5. That the conditions set forth in the permit and shown on the approved site plan are necessary to protect the public health, safety or general welfare; and,
6. That Conditional Use Permit No. 485 Revision 2, therefore be approved, subject to all department recommendations.

- C. **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.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on the Mitigated Negative Declaration for Commission Review and Approval No. 754 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 *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning

Commission recommend approval to the City Council on the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 754. It is recommended 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 *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on Commission Review and Approval No. 754, subject to 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.
2. That the site properly relates to Iowa Street which is designed and improved to carry the type and quantity of traffic to be generated by the proposed development.
3. That the conditions of approval proposed for Commission Review and Approval No. 754 are necessary to protect the public health, safety and general welfare.
4. That the use is desirable for the overall development of the community.
5. The proposed project will be consistent with the existing Commercial/Industrial Designation of the General Plan.

IV. NEW BUSINESS

- A. **SPECIFIC PLAN NO. 58** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration and a Specific Plan to develop 5.01 gross acres into a seventy-two (72) unit condominium development located at the southwest corner of Orange Avenue and Kansas Street. Request submitted by ABCO REALTY AND INVESTMENTS.
- B. **TENTATIVE TRACT NO. 16548** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration, Socio-Economic Cost/Benefit Study, and a Tentative Tract Map to subdivide 5.01 gross acres into a seventy-two (72) unit condominium development in the 2500 RM Multiple Family Residential District of the East Valley Corridor Specific Plan (proposed Specific Plan No. 58) located at the southwest corner of Orange Avenue and Kansas Street. Request submitted by ABCO REALTY AND INVESTMENTS.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission continue Specific Plan No. 58 and Tentative Tract No. 16548 to the November 12th Planning Commission meeting.

- C. **AGRICULTURAL PRESERVE REMOVAL NO. 101** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration and Agricultural Preserve Removal on 39.99 acres on property located south of San Bernardino Avenue, north of Pennsylvania Avenue approximately three hundred feet east of University Street in the A-1, Agricultural District. Request Submitted by ION COMMUNITIES, LLC.

- D. ZONE CHANGE NO. 393** - Public Hearing for Planning Commission consideration of a recommendation to the City Council on a Mitigated Negative Declaration for a Zone Change from A-1, Agricultural District to R-E, Residential Estate District on three (3) contiguous parcels totaling 39.99 gross acres located south of San Bernardino Avenue, north of Pennsylvania Avenue approximately three hundred feet east of University Street. Request submitted by ION COMMUNITIES, LLC.
- E. CONDITIONAL USE PERMIT NO. 802** - Public Hearing for Planning Commission consideration of a recommendation to the City Council for a Mitigated Negative Declaration, a Socio-Economic Cost/Benefit Study, and a Conditional Use Permit for a Planned Residential Development (PRD) on 39.99 acres consisting of 107 residential lots and four (4) common lots located south of San Bernardino Avenue, north of Pennsylvania Avenue approximately three hundred feet east of University Street in the A-1, Agricultural District (Proposed R-E Residential Estate District). Request submitted by ION COMMUNITIES, LLC.
- F. TENTATIVE TRACT NO. 16556** -Public Hearing for Planning Commission consideration of a recommendation to the City Council for a Mitigated Negative Declaration, a Socio-Economic Cost/Benefit Study, and a Tentative Tract Map to subdivide approximately 39.99 gross acres into 107 residential lots and four(4) common lots located south of San Bernardino Avenue, north of Pennsylvania Avenue approximately three hundred feet east of University Street in the A-1, Agricultural District (Proposed R-E Residential Estate District). Request submitted by ION COMMUNITIES, LLC.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission recommend that the City Council approve the Mitigated Negative Declaration for Agricultural Preserve Removal No. 101, Zone Change No. 393, Tentative Tract No. 16556, and Conditional Use Permit No. 802 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 *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission recommend that the City Council approve the Socio-Economic Cost Benefit Study for Agricultural Preserve Removal No. 101, Zone Change No. 393, Tentative Tract No. 16556, and Conditional Use Permit No. 802 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 *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission adopt Resolution No. 1008 recommending that the City Council adopt Agricultural Preserve Removal No. 101 based upon the following findings:

1. The applicants are the legal owner's of record. Ion Comminutes and Thatcher Engineering are authorized representatives of the owners;
2. The land requested to be removed from the preserve abuts a developed zone other

than agricultural. There is existing or planned residential development to the east, west and south;

3. The application is in conformity with the City of Redlands' General Plan. The General Plan land use designation is Very Low Density Residential and the project is consistent with this designation;
4. The land requested to be removed from the Preserve shall not circumvent land under contract in accordance with the California Land Conservation Act of 1965. The project site is not under Williamson Act Contract;
5. The development will not adjoin lands under Williamson Act Contract and thus will not share a common boundary with contract lands. Development of the project will not impact agricultural uses found on contract land.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission approve Resolution No. 1006, recommending to the City Council adoption of Zone Change No. 393 based upon the following findings:

1. The proposed Zone Change is in conformity with the General Plan of the City. The proposed R-E, Residential Estate zoning is consistent with the project site's General Plan land use designation of Very-Low Density Residential;
2. There is a need in the community for single family residential development which is permitted within the R-E, Residential Estate District;
3. The proposed zone change will not adversely affect the surrounding area or the community in general. The project for which the zone change is requested is a single family residential development which is consistent with adjoining uses in the immediate area.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission recommend to the City Council the approval of Conditional Use Permit No. 802 based on the Following Findings:

1. The Planned Residential Development applied for north of Pennsylvania Avenue and south of San Bernardino Avenue is proper for a Conditional Use Permit; the project meets all requirements of the Planned Residential Development Ordinance;
2. The Planned Residential Development as proposed is a project that is necessary, essential or desirable for the public welfare as well as the development of the community; the project will provide new housing opportunities for future and current City residents;
3. The Planned Residential Development is not detrimental to existing or permitted uses in the proposed R-E, Residential Estate District where it would be located;
4. The size and shape of the site are adequate for the proposed Planned Residential Development; the site is large enough to accommodate the proposed one hundred and

seven (107) lots;

5. The site properly relates to Pennsylvania Avenue and San Bernardino Avenue which is designed and improved to carry the type and quantity of traffic to be generated by the proposed Planned Residential Development;
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 Very Low Density Residential (0-2.7 units per acre) General Plan Designation.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission recommend that the City Council approve Tentative Tract No. 16556 subject to conditions of approval, and based upon the following findings:

1. The proposed map is consistent with the City's General Plan and Municipal Code. The project has a General Plan land use designation of Very-Low Density Residential and a proposed zoning of R-E, Residential Estate and is consistent with both the General Plan and Municipal Code including the Planned Residential Development Ordinance;
2. The site, which is located on the west of Judson Street, north of Pennsylvania Avenue, and south of San Bernardino Avenue, is physically suitable for the type of development. The site has a relatively flat grade and is large enough to subdivide into one hundred seven (107) lots;
3. The site is physically suitable for the density of development of a one hundred seven (107) lot subdivision. The General Plan Land Use Designation of Very-Low Density allows for up to one hundred seven (107) dwelling units;
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject site is not identified as being within an area containing biological resources or within a wildlife corridor;
5. The design of the subdivision or type of improvements is not likely to cause serious public health problems. This is a residential project and is not likely to cause any serious public health problems, aside from temporary air quality and noise impacts during construction addressed in the project's Mitigation Measures;
6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision; public streets and pedestrian access will be provided throughout the project site;
7. That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The property is not under Williamson Act Contract.

G. ORDINANCE TEXT AMENDMENT NO. 300 - PUBLIC HEARING for the Planning Commission

to consider a recommendation to the City Council on an Ordinance Text Amendment to modify Section 18.164.130 of the Redlands Municipal Code relating to the parking of motor homes. Request submitted by the CITY OF REDLANDS.

MOTION

It was moved by Commissioner*, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1008, recommending that the City Council adopt Ordinance Text Amendment No. 300.

- H. **ORDINANCE TEXT AMENDMENT NO. 301** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on an Ordinance Text Amendment to modify Section 18.168.060 of the Redlands Municipal Code relating to the composition of the committee that reviews minor exception permits for fences and walls. Request submitted by the CITY OF REDLANDS.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1007, recommending that the City Council adopt Ordinance Text Amendment No. 301.

- I. **CONDITIONAL USE PERMIT NO. 817** - PUBLIC HEARING for the Planning Commission to consider a Mitigated Negative Declaration and a Conditional Use Permit for upgrades to the Henry Tate Surface Water Treatment Plant consisting of pressurization of the effluent line, alteration of the conventional media filters, the addition of a washwater recovery basin, a sludge pond, a chemical feed and storage facility, and a blower building on approximately 37 acres located at 3050 Mill Creek Road in the A-1 (Agricultural) District. Request submitted by CITY OF REDLANDS.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 817 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It is determined that this project will not individually or cumulatively affect wildlife resources as defined in Section 711.2 of the California Fish and Game Code.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 817, subject to the following findings and subject to the attached Conditions of Approval:

1. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title;
2. That the use is necessary or 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 which the proposed use is to be located;
3. That the site for the intended use is adequate in size and shape to accommodate the use, and all the yards, setbacks, walls or fences, landscaping, and other features

required in order to adjust the use to those existing or permitted future uses on land in the neighborhood;

4. That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use;
5. That the conditions set forth in the permit and shown on the approved site plan are necessary to protect the public health, safety or general welfare; and,
6. That Conditional Use Permit No. 817 therefore be approved subject to all department recommendations.

V. ADDENDA

- A. Proposed Ordinances Pertaining to Trees

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission recommend approval of Ordinance 2554 replacing Chapter 12.52 to regulate street trees and trees on public property as recommended by the Public Works staff and Parks Commission.

- B. **TENTATIVE TRACT NO. 16360** - Final Landscape Plans for property located at Orange Avenue and Iowa Street. Request submitted by ALEXANDER COMMUNITIES.

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote that the Planning Commission approve the Final Landscape Plan for Tentative Tract Map No. 16360.

- C. **VARIANCE NO. 658** - Resolution of Architectural Details, Condition No. 7.

Request submitted by TOM OVERTURF.

VI. APPROVAL OF MINUTES

Planning Commission Minutes of October 14, 2003

MOTION

It was moved by Commissioner *, seconded by Commissioner *, and carried on a 7-0 vote to approve the Planning Commission minutes of October 14th.

VII. CORRESPONDENCE/COMMUNICATIONS

- A. City Council Report

VII. ADJOURNMENT TO WEDNESDAY, NOVEMBER 12, 2003

Respectfully submitted,

Patricia Ortiz, Senior Admin. Assistant
Community Development Department

Jeffrey L. Shaw, Director
Community Development Department