MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, December 23, 2003, at 2:00 p.m. are as follows:

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

ABSENT: Gary Miller, Commissioner

ADVISORY STAFF
PRESENT: Jeffrey L. Shaw, Director
Leslie E. Murad II, Assistant City Attorney
Asher Hartel, Senior 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. 258** - A request for Planning Commission consideration of one (1) monument sign with a total area of twenty-three (23) square feet located at 515-525 New Jersey Boulevard in the EV/IC, East Valley Corridor Specific Plan Commercial Industrial District. Request submitted by Inland Signs Inc.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson and carried on a 6-0 vote that the Planning Commission approve Commission Sign Review No. 258.

III. OLD BUSINESS

A. **COMMISSION REVIEW AND APPROVAL NO. 762** - PUBLIC HEARING for the Planning Commission to consider a Mitigated Negative Declaration and Socio-Economic Cost /Benefit Study for a Commission Review and Approval to construct two office buildings with an area of 8,145 and 8,350 square feet on 1.4 acres located on the north side of Plum Lane approximately six-hundred (600) feet east of Idaho Street in the Office Industrial District of Specific Plan No. 25. Request submitted by JAMES DIDION.

Mr. Hartel gave a brief overview of the proposed project. He recommended approval and a Planning Commission determination of the flowering plum trees.

For the benefit of Commissioner Thompson, Chairman Webber requested Mr. Hartel go over the revisions of the landscape plans discussed at the prior planning commission meeting.

Mr. Hartel discussed the flowering plum trees and that a Condition of Approval be added regarding tree spacing along both building sides of the parking lot.

Chairman Webber opened the public hearing.

James Didion, with Howard Roberts, stated that the condition was every third parking space was to have trees and the landscape plan is currently being modified to reflect the change.

There was discussion regarding the future monitoring of projects with regards to traffic and its impact to Alabama Street and Redlands Boulevard.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Thompson and carried on a 6-0 vote that the Planning Commission approved the Mitigated Negative Declaration for Commission Review and Approval No. 762 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It has been determined this project will not individually or cumulatively affect wildlife resources as defined in Section 711.2 of the California Fish and Game Code.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Thompson and carried on a 6-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 762 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 Osborne, seconded by Commissioner Thompson and carried on a 6-0 vote that the Planning Commission approve a reduced LOS at the intersection of Alabama Street/Redlands Boulevard during the peak hours as permitted in General Plan Policy 5.20b and 5.20c and City Council Resolution 6202.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Thompson and carried on a 6-0 vote that the Planning Commission approve Commission Review and Approval No. 762 subject to the following findings:

1. The size and shape of the site are adequate for the proposed office buildings.

2. The site properly relates to Plum Tree Lane, which has been designed and improved to carry the type and quantity of traffic to be generated by the proposed office buildings.

3. The conditions proposed for Commission Review and Approval No. 762 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 Designation of the General Plan and the Office Industrial District of Specific Plan No. 25.

Addition of Condition of Approval 27G, regarding landscape plans, should read that tree spacing be one tree for every three parking spaces along building frontages.

IV. NEW BUSINESS - NONE

V. ADDENDA

A. Transfer of an Off-Sale Beer and Wine Alcoholic Beverage License for Redlands Mart located at 1195 West Redlands Blvd.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Laymon and carried on a 6-0 vote to approve the person to person transfer of the Off-Sale Beer and Wine Licence for Redlands Mart and no conditions are recommended to be added as there are no problems associated with this facility.

B. Transfer of an Off-Sale General Alcoholic Beverage License for Joe Liquor located at 1748 East Lugonia Avenue #115

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson and carried on a 6-0 vote to approve the Off-Sale General Alcoholic Beverage License person to person and premises to premises transfer for Joe Liquor and no conditions are recommended as there are no problems associated with this site.

VI. APPROVAL OF MINUTES - None

VII. CORRESPONDENCE/COMMUNICATIONS

A. City Council Report

Mr. Shaw gave a brief presentation on the City Council actions of December 16th, 2003.

VIII. ADJOURNMENT TO JANUARY 13, 2004

Chairman Webber adjourned the meeting to January 13th, 2004 at 2:00 p.m.

Respectfully submitted,

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Christine Szilva, Admin. Assistant II Community Development Department	Jeffrey L. Shaw, Director Community Development Department