MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, January 27, 2004, 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
John Jaquess, Assistant Director
Leslie E. Murad II, Assistant City Attorney
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. All commissioners were present except Commissioner Miller.

Ms. Sherli Leonard (Redlands Conservancy) expressed her concerns on the sewer hook-up for a proposed project located on Fountain Avenue, between Cajon and Knoll Street.

Ms. Leonard stated that a representative from the survey company stated that the sewer hook-up will require the removal of a row of 8-10 seventy-five (75) foot high palms, a row of sixty (60) foot high cedars, and part of the historic, cut-stone Zanja. Ms. Leonard stated neither the Historic and Scenic Preservation Commission nor the Tree Committee has had an opportunity to consider these items. Ms. Leonard urged the Commission to be aware of the ramifications, both legal and aesthetic, of the installation of the sewer hook up.

Chairman Webber advised Ms. Leonard that the project was approved by the Commission approximately six months ago.

Mr. Shaw stated that he would come back to the Commission with a report on the proposed project.

Chairman Webber noted that during his review of another project on today's agenda, he had an opportunity to view the Burgeson property, which is located directly across the street. Chairman Webber stated that he could not find any trees on the property, although trees were shown on the landscape plan that was approved. Chairman Webber asked staff to report back with information on the status of the landscape plan and its installation.

II. WORKSHOP AND DISCUSSION ON GOALS AND/OR REGULATIONS TO PROVIDE CITRUS WITHIN THE CITY

Mr. Jeff Shaw stated the Redlands Conservancy brought forward a proposal for a Citrus Ordinance that would require that all industrial zoned property be planted with at least two rows of citrus, which would be maintained by the property owner. Mr. Shaw stated that several meetings were held on the item, but the Ad Hoc Zoning Committee felt the standard was too strict. The Ad Hoc Zoning Committee directed staff to identify an alternative that could expand on existing City policy within the General Plan, without mandating or requiring citrus.

Mr. Shaw stated that staff reviewed existing policies and identified possible alternative language that could be added which would expand upon existing goals. Mr. Shaw stated that members of the Citrus Commission and Redlands Conservancy attended the meetings to give their input. Mr. Shaw stated he anticipates a recommendation from the Commission to the City Council, today or at a later date.

Mr. Jim Cavanaugh, Redlands Conservancy, stated in 2002 the City passed a resolution to encourage all development in the City to include citrus.

Mr. Mike Huffstetler, President, Citrus Commission, stated that there may be problems associated with the resolution, particularly with pesticides. Mr. Huffstutler expressed his concern that a homeowner may not know how to properly maintain a grove and he stated the Citrus Commission would be happy to offer its expertise.

Commissioner Osborne asked if groves of orange tree near buildings would pose a threat to active farming groves. Mr. Huffstutler stated that it was possible if the groves were not cared for properly. Mr. Huffstutler stated that the trees must be sprayed. He continued by saying that the spray can damage car paint and that people should not be near the sprayed trees for approximately two weeks after spraying.

Mr. Jim Cavanaugh stated that there are other alternatives, such as the "clustering" of orange trees as used with the Salton and Beckton Dickinson projects.

Mr. Huffstetler suggested the use of the Seville orange, an ornamental orange species that is commonly used.

Mr. Gary Brandstetter stated that planting of citrus is a compromise for the developer, who has to give up land that could have been developed.

Commissioner Laymon suggested that a specified percentage of the landscaping be planted with citrus.

With regard to citrus, Commissioner Thompson noted that separate water systems, watering schedules, and fertilization schedules are needed, which is an added expense for the developer.

Commissioner Laymon stated that warehouse areas, in particular, should be planted with citrus.

Ms. Leonard stated that the Redlands Conservancy is preparing a booklet that will provide information on how to plant and care for citrus.

Mr. Bill Cunningham, stated the Citizens Committee for the General Plan of 1995 which was predicated on the Redlands 2000, identified the corridor of San Bernardino Avenue from Route 30 to Mountain View Avenue to be planted in citrus. Mr. Cunningham stated it could be argued that landscaping costs are less with citrus than with grass. Mr. Cunningham stated that the City should set goals to ensure a critical mass of citrus, otherwise no one will be able to grow it.

Mr. Shaw stated one of their objectives is to establish special water rates for irrigation. Mr. Shaw stated currently there is a special rate for potable water, and not for irrigation.

Chairman Webber asked Mr. Shaw if the City Council is looking for a recommendation from the Planning Commission.

Mr. Shaw stated that there is no rush to forward a recommendation at this time.

Commissioner Macdonald stated that one attempt of the Ad Hoc Zoning Committee was to develop an incentive to encourage a developer to plant citrus. Commissioner Macdonald asked if there was a way for the Commission or the Redlands Conservancy to come up with an incentive for the developer to plant citrus. Commissioner Macdonald stated that the Redlands Conservancy booklet would be excellent to include in every development packet handed out by the Planning Division.

Chairman Webber requested a short recess due to an interruption by an unknown visitor.

Chairman Webber reconvened the meeting.

Commissioner Macdonald stated if information could be put together regarding the economic viability of citrus, it might be of interest to developers.

Ms. Leonard advised the Commission that the booklet should be completed in approximately one (1) month.

Commissioner Laymon stated that she did not feel it would be an unfair request to mandate a specific percentage of citrus for larger developments.

Mr. Shaw stated that he would coordinate with the Redlands Conservancy regardinginformation on the care of citrus and with the Water Department relative to water rates.

Commissioner Macdonald asked Mr. Shaw for positive examples of citrus that have been incorporated into developments within the City.

Mr. Shaw stated that he would come back and identify projects within the City that have incorporated citrus into their landscaping.

Chairman Webber closed the workshop at 2:52 p.m.

III. CONSENT ITEMS - NONE

IV. OLD BUSINESS - NONE

V. NEW BUSINESS

A. **MINOR COMMISSION APPROVAL NO. 33** - PUBLIC HEARING for the Planning Commission to consider a Minor Commission Approval to allow a two (2) foot reduction in the required front yard setback from the required twenty-five (25) foot front yard, for a proposed single family residence located at 1271 Pennsylvania Avenue in the R-1, Single Family Residential District. Request submitted by Morteza Eghbal.

Ms. Alicia Heideman 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 Macdonald, seconded by Commissioner Osborne, and carried on a 6-0 vote that the Planning Commission approve Minor Commission Approval No. 33 subject to the following findings and attached conditions of approval:

1. That the proposed two (2) foot reduction of the required front yard setback meets the set criteria for a Minor Commission Approval (Section 18.196.130 of the Redlands Municipal Code) and is determined to be in the public interest and proper to accommodate the proposed residence.

2. That the reduction of the required front yard will not impact or be detrimental to the immediate uses or existing uses or uses specifically permitted in the zone in which the proposed yard modification is to be located.

3. That the proposed reduction in the required front yard is necessary and desirable for the proper development of the project site and is in harmony with the goals and policies of the General Plan; and

4. That the conditions set forth in the permit and shown on the approved plans are necessary to protect the public health, safety, or general welfare.

B. **CONDITIONAL USE PERMIT NO. 823** - PUBLIC HEARING for the Planning Commission to consider a Conditional Use Permit to establish a 2,300 square foot addition to an existing 5,508 square foot central mechanical plant facility located at 1200 Colton Ave in the E, Educational District. Request submitted by University of Redlands.

Vice Chairman Macdonald recused himself due to a possible conflict of interest at 2:58 p.m.

Ms. Heideman gave a brief PowerPoint presentation on the proposed project.

Chairman Webber opened the public hearing.

Mr. Fred Weck, Director of Facilities Management, University of Redlands, stated the cogeneration plant will provide a heightened degree of reliability and less vulnerability for future power outages. Mr. Weck stated the plant would provide ½ of their current load in the summer, and 2/3 of their load during the winter. Mr. Weck stated that the demand for power generated by Edison Company would be reduced. Mr. Weck stated that Mr. Lucas Hyman President of Goss Engineering, was available to answer any technical questions that the Commission may have.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Thompson, and carried on a 5-0 vote (Commissioner Macdonald excused) that the Planning Commission approve Conditional Use Permit No. 823 subject to the following findings, submitted plans, attached Conditions of Approval, and

1. That the proposed development does not adversely affect the applicable land use plans of the City.

2. That the proposed development does comply to the maximum extent feasible with the regulations of the City's General Plan, the applicable zoning district, and the City's development standards.

3. The conditions for the proposed use are reasonably related to the use to address potential effects of the proposed use, and are necessary to protect the public health, safety, and general welfare and the best interest of the neighborhood.

4. That the proposed development is appropriate at the proposed location.

Commissioner Macdonald returned to the meeting.

C. **CONDITIONAL USE PERMIT NO. 821** - Public Hearing for Planning Commission consideration of a Conditional Use Permit to convert five existing vacant buildings to a retail bakery, florist and a reception hall located 615-619 Tennessee Street in the C-M, Commercial industrial District. Request submitted by Michelle Faraj.

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

Mr. Baeza stated there was an oversight on the site plan that called for slag in the parking area, however, the applicant said that she intended to pave the parking area. Mr. Baeza stated a condition of approval will be added requiring the parking area be fully improved with asphalt paving subject to review and approval by the Community Development Director.

Chairman Webber requested adding three (3) trees in front of the proposed florist building which is located on

Tennessee Street.

Chairman Webber opened the public hearing.

Ms. Michelle Faraj, applicant, stated it would not be a problem to add trees because there is a grassy area in front of the florist building. Ms. Faraj stated she plans to trim the trees at the entrance down to a height of three (3) feet due to the limited visibility for vehicles entering and exiting on Tennessee Street. Ms. Faraj requested that the maximum number of guests allowed be increased from 137 to 200.

Mr. Mel Tyree, 610 Tennessee Street, stated that he supports the proposed project, which he feels will be a dramatic improvement to the neighborhood and a main artery into town.

Chairman Webber closed the public hearing.

Commissioner Osborne stated if the parking should reach capacity, there is no place on Tennessee for cars to park.

Mr. Baeza stated there are 58 parking spaces proposed for the project and the number of guests was computed by multiplying the number of parking spaces times 2.5.

Commissioner Osborne suggested the applicant could increase her parking by installing additional parking spaces on the east side of the project.

Mr. Shaw requested the Commission give staff some flexibility by agreeing upon a ratio for parking spaces, stating that staff could work with the applicant on a modification of the parking plan, if parking meets Code.

The Commission determined that 3.0 guests per parking space would be allowed. Mr. Shaw stated that Condition of Approval 9 would be modified to reflect the change.

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve Conditional Use Permit No. 821 subject to the following findings and subject to the attached Conditions of Approval:

1. That the use applied for at this location as set forth in the application is a proper one for which a conditional use permit is authorized.

2. The proposed use is necessary and desirable for the community and is in harmony with the goals and policies of the General Plan and will not be detrimental to the existing uses or 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 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. The conditions set forth in the permit and shown on the approved plans are necessary to protect the public health, safety, and general welfare, with

modification to Condition of Approval 29 to read:

29. The maximum number of guests permitted in the assembly portion of the site **will be based on the number of parking spaces multiplied by three.**

and the addition of Conditions of Approval 31-33:

31. **The Community Development Director shall have the ability to approve expanded parking areas.**

32. **Applicant shall add three (3) additional trees from the Planning Commission List of Approved Shade Trees in front of Building B.**

33. **The parking area shall be fully improved with asphalt paving subject to review and approval by the Community Development Director.**

D. **COMMISSION REVIEW AND APPROVAL NO. 771** - Planning Commission consideration of a Commission Review and Approval to add a 1,165 square foot addition to an existing building located on a 4,720 square foot lot located at 109 East State Street in the C-3, General Commercial District. Request submitted by David Jacobson.

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

Chairman Webber opened the public hearing.

Mr. Bill Cloud, John Zane Architecture, stated he was available to answer questions.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Laymon, and carried on a 6-0 vote that the Planning Commission approve Commission Review and Approval No. 771 subject to the following findings:

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

2. The site properly relates to Redlands Boulevard, State Street, and Fifth Street which have been designed and improved to carry the type and quantity of traffic to be generated by the proposed retail building.

3. The conditions proposed for Commission Review and Approval No. 771 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.

E. **VARIANCE NO. 668** - PUBLIC HEARING for Planning Commission consideration of a Variance from Section18.164 of the Redlands Municipal Code to allow a decrease in the required width of a driveway from twenty-six (26) feet to fourteen (14) feet for two proposed offices located at 224-226 Nordina Street in the A-P, Administrative and Professional Office District. Request submitted by RUSS HUSTON AND JAMES BALLARD.

F. **VARIANCE NO. 671** - PUBLIC HEARING for Planning Commission consideration of a Variance from Section18.164 of the Redlands Municipal Code to allow a decrease in the required side ward setback from five (5) feet to two (2) feet for an office located at 224-226 Nordina Street in the A-P, Administrative and Professional Office District. Request submitted by JAMES BALLARD.

G. **COMMISSION REVIEW AND APPROVAL NO. 764** - PUBLIC HEARING for Planning Commission consideration of a recommendation to the City Council on a Mitigated Negative Declaration and a Commission Review Approval for the construction of a 1,748 square foot office building on an 8,250 square foot parcel located at 224 Nordina Street in the A-P, Administrative and Professional Office District. Request submitted by RUSS HUSTON.

H. **CONDITIONAL USE PERMIT NO. 811** - PUBLIC HEARING for Planning Commission consideration of a recommendation to the City Council on a Mitigated Negative Declaration and a Conditional Use Permit to convert an existing house to an office building located at 226 Nordina Street on an 8,250 square foot parcel in the A-P, Administrative and Professional Office District. Request submitted by JAMES BALLARD.

Mr. Malacoff requested a continuance to February 10th stating that staff is awaiting plans from the applicant.

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

MOTION

It was moved by Commissioner Laymon, seconded by Commissioner Macdonald, and carried on a 6-0 vote that the Planning Commission continue Commission Review and Approval No. 764, Conditional Use Permit No. 811, Variance No. 668, and Variance No. 671 to February 10, 2004

I. **GENERAL PLAN AMENDMENT NO. 97** - 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 from Commercial/Industrial to Commercial on five (5) contiguous parcels located along the south side of Redlands Boulevard from Iowa Street to Nevada Street. Request submitted by the CITY OF REDLANDS.

J. **SPECIFIC PLAN NO. 40 (AMENDMENT NO. 27)** - PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on a Negative Declaration and an amendment to the East Valley Corridor Specific Plan to change the land use designation from EV/IC (Commercial Industrial) District to EV/CG (General Commercial) District on five (5) contiguous parcels located along the south side of Redlands Boulevard from Iowa Street to Nevada Street. Request submitted by the CITY OF REDLANDS.

Mr. John Jaquess stated since the public hearing notice was originally advertised, staff determined that expanding the project area from five (5) parcels to eleven (11) parcels would be appropriate for the General Plan Amendment, and twelve (12) parcels would be appropriate for the Specific Plan Amendment. Mr. Jaquess requested a continuance so that the project can be readvertised.

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

MOTION

It was moved by Commissioner Laymon, seconded by Commissioner Macdonald, and carried on a 6-0 vote that the Planning Commission continue General Plan Amendment No. 97 and Specific Plan No. 40 (Amendment No. 27) to the February 10, 2004 Planning Commission meeting.

VI. ADDENDA

A. Application for the transfer of an On-Sale General Alcoholic Beverage license for Irene's located at 19 East Citrus Avenue

Mr. Jaquess stated that staff is recommending approval of the On-Sale General Alcoholic Beverage license transfer.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve the On-Sale General Alcoholic Beverage License transfer for Irene's and no conditions are recommended as there are no problems associated with this site.

B. Formation of Open Space Committee and Presentation by San Luis Obispo Natural Resource Manager

Mr. Shaw stated that the City Council approved the formation of an Open Space Committee at its meeting on January 20, 2004. Mr. Shaw stated that the Committee will consist of two (2) City Council members, two (2) Planning Commissioners, two (2) Parks Commissioners, and one (1) Recreation Commissioner.

Mr. Shaw noted that Mr. Neal Havlik, Natural Resources Manager, City of San Luis Obispo, is scheduled to speak to members of the City Council and the Planning Commission on Open Space.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission appoint Commissioners Laymon and Osborne to the Open Space Committee.

VII. APPROVAL OF MINUTES

A. January 13, 2004

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Macdonald, and carried on a 6-0 vote that the Planning Commission approve the minutes of January 13th, 2004, with a correction noted.

VIII. CORRESPONDENCE/COMMUNICATIONS

A. City Council Report

Mr. Shaw gave a brief report on City Council actions of January 20th.

IX. ADJOURNMENT TO FEBRUARY 10, 2004

Chairman Webber adjourned the meeting to February 10th at 4:02 p.m.

Respectfully submitted,

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