

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, March 23, 2004, 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, Assistant Director  
Leslie E. Murad II, Assistant City Attorney  
Richard Malacoff, 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.

Chairman Weber stated the final landscape plan for Burgeson's Heating was discussed at the Planning Commission meeting on February 10<sup>th</sup>. Chairman Webber requested information on the trees that were planted on the Burgeson site.

Mr. John Jaquess stated he was unsure of the species of trees that was planted.

Chairman Webber directed staff to agendize the item and return with information relative to the types of trees that were planted on the site.

Chairman Miller arrived at 2:05 p.m.

II. CONSENT ITEMS - NONE

III. OLD BUSINESS

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

- B. **COMMISSION REVIEW APPROVAL NO. 764** - PUBLIC HEARING for Planning Commission consideration of a Mitigated Negative Declaration and a Commission Review Approval for the construction of a 1,748 square foot office building on a 8,250 square foot parcel located at 224 Nordina Street in the A-P, Administrative and Professional Office District. Request submitted by RUSS HUSTON.
- C. **VARIANCE NO. 668** - PUBLIC HEARING for Planning Commission consideration of a Variance from Section 18.164.270 (D) 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.
- D. **VARIANCE NO. 671** - PUBLIC HEARING for Planning Commission consideration of a Variance from Section 18.64.090 of the Redlands Municipal Code to allow a decrease in the required side yard setback from five (5) feet to two (2) feet for an office located at 226 Nordina Street in the A-P, Administrative and Professional Office District. Request submitted by JAMES BALLARD.

#### IV. NEW BUSINESS

- A. **COMMISSION SIGN REVIEW NO. 262** - A request for Planning Commission consideration of one (1) monument sign with a total face area of nineteen and one-half (19.5) square feet located at 224 Nordina Street in the A-P, Administrative and Professional District. Request submitted by RUSS HOUSTON.
- B. **COMMISSION SIGN REVIEW NO. 263** - A request for Planning Commission consideration of one (1) monument sign with a total face area of nineteen and one-half (19.5) square feet located at 226 Nordina Street in the A-P, Administrative and Professional District. Request submitted by JAMES BALLARD.

Items III A-D and IV A-b were tabled pending arrival of the applicant for this project.

Chairman Webber opened the public hearing.

- C. **COMMISSION REVIEW AND APPROVAL NO. 774** - PUBLIC HEARING for the Planning Commission to consider a Mitigated Negative Declaration on a Commission Review and Approval for the construction of an 3,872 square foot medical office on a 14,980 square foot lot located at 317 Brookside Avenue (between Grant Street and Parkwood Drive) in the A-P,

Administrative and Professional Office District. Request submitted by DR. GREG GROCHOWSKI.

- D. **VARIANCE NO. 674** - PUBLIC HEARING for the Planning Commission to consider a Variance from Sections 18.168.030 (C) (4), 18.164.270 (A), and 18.64.090 to allow vehicles to back into an alley, to waive the requirement for a block wall between the A-P, Administrative Professional and Office District and the adjoining R-2, Multiple Family Residential District, and to allow a two (2) foot encroachment of parking within the required front yard setback on Parkwood Avenue for a proposed medical office located at 317 Brookside Avenue (between Grant Street and Parkwood Drive) in the A-P, Administrative and Professional Office District. Request submitted by DR. GREG GROCHOWSKI.

Project Planner Richard Malacoff requested the item be continued to April 27<sup>th</sup> to allow staff time to readvertise the public hearing notice, as the project was revised.

Chairman Webber opened the public hearing.

Mr. Brett Weiss stated he would reserve his comments for the April 27<sup>th</sup> Planning Commission meeting.

Chairman Webber closed the public hearing.

## **MOTION**

It was moved by Commissioner Thompson, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission continue Commission Review and Approval No. 774 and Variance No. 674 to the Planning Commission meeting of April 13, 2004.

- E. **VARIANCE NO. 675** - PUBLIC HEARING for Planning Commission consideration of a Variance from Section 18.52 of the Redlands Municipal Code to waive the requirement for front-yard setback for a building and wall from twenty-five (25) feet to fifteen (15) on Herald Street frontages, and the reduction of the side-yard setback from ten (10) feet to seven feet nine inches (7'-9') on lots 10, 11, and 15 in the R-2, Multiple Family Residential District. Request Submitted by TOM OVERTURF.

Project Planner Alicia Heideman gave a brief PowerPoint presentation on the proposed project.

Chairman Webber opened the public hearing.

Mr. Tom Overturf, applicant, stated he is ready to commence with construction. Mr. Overturf stated he purchased the house next door to the proposed site and he is committed to the area.

Commissioner Miller asked Mr. Overturf if landscaping could be added to the rear of the property, between the garages. Mr. Overturf responded by saying he provided excess on-site parking, which would make it difficult to add landscaping.

Chairman Webber closed the public hearing.

## **MOTION**

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission approve Variance No. 675 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 which makes it impractical to construct a house that would be marketable.
  2. There are many instances on Herald Street, Colton Avenue, and Sun Avenue, that already have the setbacks requested and a variance for the side yard setback has been recently granted under Variance No. 650.
  3. The applicant's request for reduced setbacks 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.
- F. **COMMISSION SIGN REVIEW NO. 259** - A request for Planning Commission consideration of one (1) pedestal sign with a total face area of twenty-four (24) square feet located at 1680 W. Redlands Blvd. in the EV/CG, East Valley Corridor Specific Plan General Commercial District. Request submitted by GLOBAL SIGN SYSTEMS.

Project Planner Alicia Heideman gave a brief PowerPoint presentation on the proposed project.

Mr. Jeff Shaw stated both pedestal and monument signs have been allowed along Redlands Boulevard, however staff feels a monument sign would be visible at this site, given the type of landscaping. Mr. Shaw stated he felt it was the intent of the Planning Commission to reduce the scale of signs while still allowing for visibility. Mr. Shaw stated that the proposed use for this site is not a retail business.

Commissioner Osborne stated he prefers monument signs.

Chairman Webber opened the public hearing.

Mr. Dennis Stout, Global Sign Systems, stated the applicant, Storage West, is adamant about having a pedestal sign, since it is the only sign that will be located on the property.

Chairman Webber advised Mr. Stout that the only pedestal signs approved in that general area (Macdonald's, Nick's Burgers, Smart and Final, and Autoplex) were approved approximately 15 years. However, it is the general policy of the Commission to approve monument signs in predominant areas, such as Redlands Boulevard.

Mr. Stout asked Chairman Webber why a pedestal sign is allowed in the specific plan, when it is not the preference of the Commission. Mr. Stout suggested the specific plan be revised. Mr. Stout stated that

Ms. Heideman stated that she contacted Mr. Stout and Global Systems and advised them to change the sign to a monument sign after reviewing the application. At that time she was told that the applicant wanted to go forward with the project and leave it up to the Commission.

## **MOTION**

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 7-0 vote that the Planning Commission continue Commission Sign Review No. 259 to April 13<sup>th</sup>, 2004.

## **V. ADDENDA**

### **A. APPLICATION FOR TRANSFER OF AN ON-SALE GENERAL ALCOHOLIC BEVERAGE CONTROL LICENSE FOR LE BASIL, 1574 BARTON ROAD.**

Mr. John Jaquess recommended approval of the transfer for an On-Sale General Alcoholic Beverage Control license for Le Basil.

## **MOTION**

It was moved by Commissioner Thompson, seconded by Commissioner Osborne, and carried on a 7-0 vote that the Planning Commission approve the application for transfer of an On-Sale General Alcoholic Beverage Control License for Le Basil.

## **VI. APPROVAL OF MINUTES**

### **A. March 9, 2004**

It was moved by Commissioner \*, seconded by Commissioner \*, and carried on a \* vote that the Planning Commission approve the Planning Commission minutes of March 9<sup>th</sup> with a correction noted.

## VII. CORRESPONDENCE/COMMUNICATIONS

### A. City Council Report

## VIII. ADJOURNMENT TO APRIL 13, 2004

Respectfully submitted,

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Patricia Ortiz, Senior Admin. Assistant  
Community Development Department

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Jeffrey L. Shaw, Director  
Community Development Department

## MOTION

It was moved by Commissioner \*, seconded by Commissioner, and carried on a \* vote that the Planning Commission approve Variance No. 668 subject to the following findings and attached Conditions of Approval:

1. There are exceptional circumstances or conditions applicable to the property or the intended use that do not apply generally to other properties or uses in the same vicinity and zone in that the building footprint currently exists and would remain unchanged if it was used for a residential land use and that any other solution requires the modification of the footprint of the building or to have no project.
2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties such as 424 Fourth Street, 101 West Fern Street, 317 Cajon Street, 261 Cajon Street, 240 Nordina Street, and 239 Nordina Street where a substandard side yard setback exists but which is otherwise denied to the property in question.
3. The applicant's request to reduce the width of the side yard setback from five (5) feet to two (2) feet will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.
4. The granting of such variance will no adversely affect the General Plan of the

City of Redlands and is supported by Policy 3.20a, Policy 3.20b, Policy 3.20d, Policy 3.20e, and Policy 3.23b.

### **MOTION**

It was moved by Commissioner \*, seconded by Commissioner \*, and carried on a \* vote that the Planning Commission approve Variance No. 671 subject to the following findings and attached Conditions of Approval:

1. There are exceptional circumstances or conditions applicable to the property or the intended use that do not apply generally to other properties or uses in the same vicinity and zone in that the building footprint currently exists and would remain unchanged if it was used for a residential land use and that any other solution requires the modification of the footprint of the building or to have no project.
2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties such as 424 Fourth Street, 101 West Fern Street, 317 Cajon Street, 261 Cajon Street, 240 Nordina Street, and 239 Nordina Street where a substandard side yard setback exists but which is otherwise denied to the property in question.
3. The applicant's request to reduce the width of the side yard setback from five (5) feet to two (2) feet will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity.
4. The granting of such variance will not adversely affect the General Plan of the City of Redlands and is supported by Policies 3.20a, Policy 3.20b, Policy 3.20d, Policy 3.20e and Policy 3.23b.

### **MOTION**

It was moved by Commissioner \*, seconded by Commissioner \*, and carried on a \* vote that the Planning Commission approve Commissioner Review and Approval No. 764 subject to the following findings:

1. The size and shape of the site are adequate for the proposed office structure.
2. The site properly relates to Nordina Street and Olive Avenue which are designed and improved to carry the type and quantity of traffic to be generated by an office.
3. The conditions proposed for Commission Review and Approval No. 764 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.

## **MOTION**

It was moved by Commissioner \*, seconded by Commissioner \*, and carried on a \* vote that the Planning Commission approve Conditional Use Permit No. 811 based on the following findings:

1. The office conversion applied for at 226 Nordina Street is proper for a Conditional Use Permit;
2. The office conversion 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 office conversion 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 office conversion;
5. The site properly relates to Nordina Street and Olive Avenue which are designed and improved to carry the type and quantity of traffic to be generated by the proposed office conversion;
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.

## **MOTION**

It was moved by Commissioner \*, seconded by Commissioner \*, and carried on a \* vote that the Planning Commission approve Commission Sign Review No. 262 at 224 Nordina Street subject to the Conditions of Approval.

## **MOTION**

It was moved by Commissioner \*, seconded by Commissioner \*, and carried on a \* vote that the Planning Commission approve Commission Sign Review No. 263 at 226 Nordina Street subject to the Conditions of Approval.