MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, March 8, 2005, at 2:00 p.m. are as follows:

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

ABSENT: Caroline Laymon, Commissioner

ADVISORY STAFF
PRESENT: Jeff Shaw, Director
John Jaquess, Assistant Director
Leslie E. Murad II, Assistant City Attorney
Asher Hartel, Senior Planner
Manuel Baeza, Associate Planner
David Jump, Junior Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Chairman Webber called the meeting to order at 2:00 p.m. All commissioners were present except Commissioners Cook and Laymon

Chairman Webber advised the audience that parking passes can be obtained from the Planning Commission secretary for those who parked in the Civic Center parking lot.

II. CONSENT ITEM

A. **COMMISSION SIGN REVIEW NO. 278 -** Planning Commission to consider a Commission Sign Review for two building mounted signs for Las Fuentes Mexican Restaurant located at 336 North Eureka Street within the Krikorian Theater building situated in the Town Center-Historic (TC-H) District of Specific Plan No. 45. Request submitted by CARLOS OROZCO. (Project Planner: David Jump)

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Osborne, and carried on a 5-0 vote that the Planning Commission approve Commission Sign Review No. 278 subject to the Conditions of Approval.

III. OLD BUSINESS - NONE

IV. NEW BUSINESS

A. **COMMISSION REVIEW AND APPROVAL NO. 800 - HEARING** for a Commission Review and Approval to renovate and convert a vacant church building to a display and sales office of 2,342 square feet for a window and door company, to renovate an accessory building of 1,178 square feet at the rear for storage, and to provide parking at the rear on 0.2 acres at 402 W. Colton Avenue in the C-4 (Highway Commercial) District. Request submitted by MICHAEL AND NORMA DE DOES.
(Project Planner: Asher Hartel)

Commissioner Cook arrived at 2:03 p.m.

B. **VARIANCE NO. 700 - PUBLIC HEARING** for the Planning Commission to consider a Variance from Section 18.164.240 of the Municipal Code to allow a reduction in the required parking from nine (9) on-site spaces to four (4) on-site spaces at 402 W. Colton Avenue in the C-4 (Highway Commercial) District. Request submitted by MICHAEL AND NORMA DE DOES. (Project Planner: Asher Hartel)

C. **VARIANCE NO. 701 - PUBLIC HEARING** for the Planning Commission to consider a Variance from Section 18.168.210 of the Municipal Code to allow a reduction in the landscaped area around the rear parking lot at 402 W. Colton Avenue in the C-4 (Highway Commercial) District. Request submitted by MICHAEL AND NORMA DE DOES. (Project Planner: Asher Hartel)

Project Planner Asher Hartel gave a brief presentation and stated the storage structure on site is an ancillary use to the office and display building and should not be included in the calculation for project parking requirements.

Commissioner Miller questioned why the storage structure was considered an ancillary use for the project. Mr. Hartel responded that the project was discussed amongst staff and reviewed by a staff member who is knowledgeable on the Code relative to parking standards and a determination was made. Assistant Director John Jaquess interjected that parking for retail business is calculated based upon the retail floor area of the building; and non retail floor area is not included in the parking calculation therefore, staff felt the storage structure should not be included.

Chairman Webber noted a sentence on Page 5 of the staff report that was erroneously included in the staff report. Mr. Hartel asked the Commission to disregard the sentence.

Chairman Webber opened the public hearing.

Mr. Richard Hickey, John Zane Architecture, commended staff for the staff report which was very thorough.

Chairman Webber closed the public hearing.

Commissioner Osborne concurred with staff relative to its recommendation for approval of the parking variance.

Chairman Webber noted that variances for reduced parking or reduced landscape setbacks are rare and the Commission allows some flexibility because it involves the re-use of a historical site.

Commissioner Cook stated it is exciting to see the reuse of the building and she applauds the applicant.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission approve Variance No. 700 subject to the following findings:

1. There are exceptional or extraordinary 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. The project site is zoned for commercial uses, has a very limited size, and has severe constraints with the existing historically and architecturally important buildings on the property. These factors do not occur with any other properties or uses in the C-4 District in the vicinity.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question. There are a number of properties in the City which have been able to develop or redevelop with parking that does not meet a strict interpretation of the City's standards, and which have had Variance requests approved.

3. That the granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity. The reduced parking will not be detrimental to existing neighboring development. The project site is a corner lot with on-street parking available on both Colton Avenue and Webster Street. The renovation of the buildings on the site is desirable and beneficial to the neighborhood and the City.

4. That the granting of the variance will not adversely affect the General Plan of the City of Redlands. The project is consistent with the General Plan Land Use designation of Commercial , and will not adversely affect the General Plan of the City of Redlands.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve Variance No. 701 subject to the following findings:

1. There are exceptional or extraordinary 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. The project site is zoned for commercial uses, has a very limited size, and has severe constraints with the existing historically and architecturally important buildings on the property. These factors do not occur with any other properties or uses in the C-4 District in the vicinity.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question. There are a number of properties in the City which have been able to develop or redevelop with landscaping that does not meet a strict interpretation of the City's standards, and which have had Variance requests approved.

3. That the granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity. The reduced landscaping will not be detrimental to existing neighboring development. New and refurbished landscaping will be provided that will result in 22% of the site being landscaped. The renovation of the buildings on the site is desirable and beneficial to the neighborhood and the City.

4. That the granting of the variance will not adversely affect the General Plan of the City of Redlands. The project is consistent with the General Plan Land Use designation of Commercial, and will not adversely affect the General Plan of the City of Redlands.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission approve Commission Review and Approval No. 800 subject to the following findings:

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

2. The site properly relates to Colton Avenue and Webster Street, which have been designed and improved to carry the type and quantity of traffic to be generated by the proposed commercial building.

3. The conditions proposed for Commission Review and Approval No. 800 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 C-4, Highway Commercial District.

D. **COMMISSION REVIEW AND APPROVAL NO. 753 (REVISION NO. 1)** - Consideration of a Revision to Commission Review and Approval for the addition of four classrooms with a combined area of 3,840 square feet on the site of an existing private school located at 130 Tennessee Street in the E, Educational District. Request submitted by REDLANDS ADVENTIST ACADEMY. (Project Planner: Manuel Baeza)

Project Planner Manuel Baeza gave a brief presentation on the proposed project. Mr. Baeza stated that the Municipal Utilities Department Conditions of Approval were distributed to the Commission prior to the start of the Planning Commission meeting.

Chairman Webber noted that he was contacted by the owner a property that is located northwest of the proposed project, relative to a concern on a graded low spot on the church site. Chairman Webber stated that water drains from the school site to the adjacent property especially during rainy weather. Chairman Webber suggested a Condition of Approval be added to address this matter.

Chairman Webber opened the public hearing.

Ms. Lyn Park, Assistant to the Principal, stated that she was available to answer questions.

Chairman Webber advised Ms. Park that a Condition of Approval would be added to address the drainage issue.

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 approve Revision No. 1 to Commission Review and Approval No. 753, 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 Tennessee 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 Revision No. 1 to Commission Review and Approval No. 753 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 Public Institutional Land Use Designation of the General Plan **with the addition of Condition of Approval 20 to read**:

The applicant shall eliminate any drainage being conveyed from the athletic field onto adjoining private property prior final occupancy of the classrooms. A grading

plan shall be submitted demonstrating the elimination of drainage subject to review and approval by the Community Development Director prior to issuance of a building permit.

V. ADDENDA

A. FINAL LANDSCAPE PLAN FOR COMMISSION REVIEW AND APPROVAL NO. 779 - WESTERN REALCO (Project Planner: Manuel Baeza)

Project Planner Manuel Baeza gave a brief presentation on the proposed landscape plan. Mr. Baeza stated that single trunk crepe myrtle trees are proposed for the project, however staff has conditioned the project to include multi trunk crepe myrtles.

Chairman Webber complimented Mr. Baeza on his attention to detail relative to the crepe myrtles.

Chairman Webber asked the applicant's representative if he would like to address the Commission. Mr. Pat Meyer indicated that he would not.

Chairman Webber complimented the applicant on the landscape plan stating it was very detailed and well laid out.

MOTION

It was moved by Commissioner Thompson, seconded by Commissioner Macdonald, and carried on a 6-0 vote that the Planning Commission approve the Final Landscape Plan for Commission Review and Approval No. 779.

Assistant Director John Jaquess requested that agenda item V-C be heard at this time.

C. FINAL LANDSCAPE PLAN AND FENCING/WALL PLAN FOR TENTATIVE TRACT NO. 16747 - RYLAND HOMES (Project Planner: Asher Hartel)

Project Planner Asher Hartel gave a brief presentation on the proposed project noting that Condition of Approval 14 required the landscape and fencing/wall plan return to the Commission for final approval.

Mr. Hartel stated the proposed project did not receive sufficient points during the RDA process in December 2004, but was ultimately awarded the required points by the City Council.

Mr. Hartel stated that six feet high wood fences are proposed for several corner lots, however it is staff's recommendation that any proposed wood fence visible from a public street be changed to a decorative split-face block wall. Mr. Hartel stated that staff recommends that the fencing that faces public streets between the houses be of decorative split-face blocks, with the exception of gates which may be made of wood.

Commissioner Macdonald commended staff for its recommendation relative to the change of fencing to split-face blocks.

Commissioner Miller asked Mr. Hartel if elevations for the pavilions were included in the previous approval. Mr. Hartel stated he was unsure if the elevations were included however, the restrictions for the flight area required that a corridor approximately 300 feet wide be provided. Commissioner Miller offered to review plans for the pavilions buildings, however he suggested that the color of the roof be changed to deep green or dark brown and the columns be made more substantial, so as not to look spindly.
Assistant Director John Jaquess requested that the applicant's representative come forward to answer questions.

Chairman Webber opened the public hearing.

Mr. Jeff Oberson, Ryland Homes, stated the plan did not specify a color but he agreed that a dark earth-tone color would be satisfactory. Mr. Oberson concurred with the recommendation relative to the split-face block wall on corner lots and in the areas between the houses that face public streets.

Commissioner Miller stated the fence detail shows a 5/8 inch picket size, which can easily be bent. Commissioner Miller suggested the size be changed to 3/4 inch picket that is spaced further apart. Commissioner Miller asked Mr. Oberson if he would consider the recommendation; Mr. Oberson stated that he would. Commissioner Miller suggested the column for the pavilion be a minimum 8" width.

The Commissioners reached a consensus that the building color be dark green or dark brown. It was determined that Conditions of Approval would be added to address the issue of the column for the pavilion and the picket size change from 5/8 inch to 3/4 inch.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve the Final Landscape Plan and Fencing/Wall Plan for Tentative Tract No. 16747 subject to the attached Conditions of Approval with the addition of Condition of Approval 6 to read:

Tubular steel fences to have minimum 3/4 inch pickets at 6 inch minimum

and Condition of Approval 7 to read:

Shade structures to be painted dark earth tones and have 8 inch by 8 inch minimum columns.

B. FINAL LANDSCAPE PLAN FOR MINOR SUBDIVISION NO. 276 -

TOM SIMPSON (Project Planner: David Jump)

Project Planner David Jump gave a brief Power Point presentation. Mr. Jump stated that staff proposed additional landscaping to include an additional brisbane box tree, Canary Island pines and more heavenly bamboo.

Mr. Tom Simpson, applicant, expressed concern that the large trees will block his building and signage and stated he would prefer to have a planter or flower bed with dwarf pines in the front area. Mr. Simpson stated he has been told that his building signage has poor visibility.

Chairman Webber stated the Brisbane box trees can be moved away from the sign and the main part of the tree will be taller than the building after it matures.

Mr. Simpson expressed concern that the trees will interfere with electrical wires. Chairman Webber responded by saying there are large trees throughout the City that are located next to electrical wires.

Mr. Simpson requested the planting of the trees be rearranged to mitigate this issue.

Commissioner Miller commended staff for coming up with a plan that the applicant can live with and that will make the building nicer. Commissioner Miller stated he felt that three (3) brisbane box trees on the east side may be more than the site can accommodate. Chairman Webber concurred with Commissioner Miller. Chairman Webber suggested that one tree be deleted from the plan.

Commissioner Miller requested the applicant be given latitude relative to the placement of the trees.

Chairman Webber requested the 15 gallon crepe myrtle trees be changed to 24 inch box. Commissioner Miller stated that 15 gallon crepe myrtle trees are easily broken when used as street trees.

Chairman Webber requested a Condition of Approval be added to require that the brisbane box trees be placed in the proper position to avoid future complications with the sign. Mr. Shaw suggested that Condition of Approval 7 be changed to five (5) brisbane box trees.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Thompson, and carried on a 6-0 vote that the Planning Commission approve the Final Landscape Plan for Minor Subdivision No. 276 with a revision to Condition of Approval 7 to read:

The Redlands Auto Body site shall install an additional **five (5)** brisbane box trees within the front turf areas along the north and east of the building along Colton Avenue and Lawton Street. Planting locations shall include one tree at the western property line with Covington Engineering, **two (2)** trees planted in an irregular grouping **so as not to block signage** within the turf area at the corner of Colton Avenue and Lawton Street and the remaining two trees would be added to the turf area along Lawton Street,

and the addition of Condition of Approval 10 to read:

All parkway crepe myrtle trees shall be 24 inch box on site.

D. REPORT ON STATUS OF SPECIFIC PLAN NO. 43

Assistant Director John Jaquess stated that the report was specifically requested by Commissioner Laymon at the last Planning Commission meeting, and he suggested it be continued to the next meeting so that Commissioner Laymon can be present.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner Thompson, and carried on a 6-0 vote that the report on the Status of Specific Plan No. 43 be continued to March 22nd.

VI. APPROVAL OF MINUTES

A. January 25, 2005

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission approve the Planning Commission minutes of January 25, 2005.

B. February 22, 2005

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 4-0 vote (Commissioners Miller and Osborne abstaining) that the Planning Commission approve the Planning Commission minutes of February 22, 2005.

VII. CORRESPONDENCE/COMMUNICATIONS

A. City Council Report

Mr. Shaw gave a brief presentation on the City Council actions of March 1st.

B. Status of Major Projects

Mr. Shaw stated an updated Status of Major Projects list was included in the Planning Commission packet.

VIII. ADJOURN TO MARCH 22, 2005

Mr. Shaw asked if the Planning Commission would be available to meet with the Airport Commission on April 13th (tentative) at 6:00 p.m. Mr. Shaw stated the meeting would be held at Redlands Airport.

Commissioner Macdonald stated that he would prefer to meet on a regularly scheduled Planning Commission date. Chairman Webber stated he prefers to meet at 6:00 p.m. at the airport.

Mr. Shaw stated he would report back to the Commission with a definite date and time for the meeting.

Chairman Webber adjourned the meeting to March 22nd at 3:30 p.m.

Patti Ortiz, Senior Administrative Assistant Community Development Department	Jeffrey L. Shaw, Director Community Development Department