

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, November 22, 2005, at 2:00 p.m. are as follows:

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

ABSENT: Caroline Laymon, Commissioner
Thomas Osborne, Commissioner
Paul Thompson, Commissioner

ADVISORY STAFF

PRESENT: Jeff Shaw, Director
John Jaquess, Assistant Director
Asher Hartel, Senior Planner
Manuel Baeza, Associate Planner
Joshua Altopp, Assistant Planner
David Jump, Junior Planner

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

Chairman Webber called the meeting to order at 2:03 p.m. All commissioners were present except Commissioners Laymon, Osborne, and Thompson.

Chairman Webber advised the audience that he received a letter of resignation from Commissioner Caroline Laymon dated November 6, 2005. Chairman Webber stated he withheld announcing the resignation until he had an opportunity to discuss the matter with Commissioner Laymon. Chairman Webber stated oftentimes Commissioner Laymon was the dissenting vote on the Commission, which he felt was important. Chairman Webber thanked Commissioner Laymon for seven years of active civic duty.

Chairman Webber asked Director Jeff Shaw to advise the City Manager of the Planning Commission vacancy.

II. CONSENT ITEM(S)

A. **ELRO SIGN CO., APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Planning Commission to consider **Commission Sign Review No. 293** for a freestanding sign for the Goodwill Industries store located at 223 West Colton Avenue in the C-4, Highway Commercial District.

B. **VICTOR LA BASTIDA, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Request for Final Approval of **Parcel Map 16021 (Minor Subdivision No. 265)** located at the southwest corner of Citrus Avenue and La Salle Street in the R-S, Suburban Residential District.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner by Commissioner Miller, and carried

on a 4-0 vote that the Planning Commission approve the consent items.

III. OLD BUSINESS

A. **CHEN KUO, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. **PUBLIC HEARING** for a Socio-Economic Cost/Benefit Study.
2. Consideration of **Commission Review and Approval No. 803** to develop a four (4) building, fifty-two (52) unit motel with an area of 19,730 square feet on an approximately one (1) acre property located on the north side of Colton Avenue approximately 420 feet west of Texas Street in the C-4, Highway Commercial District.

Assistant Director John Jaquess requested the proposed project be continued to December 13th to allow the applicant to complete modifications to the building design.

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 Miller, and carried on a 4-0 vote that the Planning Commission continue Commission Review and Approval No. 803 to December 13, 2005.

IV. NEW BUSINESS

E. **REGINIA LIWNICZ, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

1. Planning Commission to consider a recommendation from the Historic and Scenic Preservation Commission for **Parking Modification Permit No. 22** for conversion of a historically designated structure to establish a Psychiatrist Office located at 537 Cajon Street in the A-P, Administrative and Professional District.
1. **PUBLIC HEARING** for **Conditional Use Permit No. 873** to allow conversion of a residential structure to establish a Psychiatrist Office containing two (2) exam rooms, a reception area, and a private office located at 537 Cajon Street in the A-P, Administrative and Professional District.
3. Planning Commission to consider **Commission Sign Review No. 295** for a freestanding sign for a medical office located at 537 Cajon Street in Historic District No. 3, (Early Redlands Historic and Scenic District), in the A-P, Administrative and Professional Office District.

Project Planner Joshua Altopp gave a brief PowerPoint presentation on the proposed project.

Commissioner Cook asked Mr. Altopp why the handicap ramp was so large (45 feet in length).

Mr. Altopp responded that the size of the ramp was based on the height of the floor of the home; for every inch of rise, the ramp has to be extended one (1) foot.

Assistant Director Jaquess noted there was an alternative proposal to run the handicap ramp from the rear of the house to the front of the building, but the applicant did not want to intrude in the front elevation and she wanted to take advantage of a more direct access to the waiting area of the house.

Chairman Webber opened the public hearing.

Mr. Dick Burkhardt stated he and the applicant were available to answer questions. Mr. Burkhardt stated the elevation of the house is critical; they believe they will be able to raise the parking lot area by six (6) inches which will result in a decrease of the length of the handicap ramp.

Commissioner Cook stated she preferred having the handicap ramp on the side and she felt the applicant did a nice job.

Commissioner Miller concurred and he stated he felt the applicant did a great job with the landscaping. Commissioner Miller stated he appreciates when someone takes one of the "gems" of the city and finds a way to reuse it. Commissioner Miller asked Mr. Burkhardt if he would consider adding vertical battens or all horizontal or all vertical siding rather than a mixture.

Mr. Burkhardt stated the house has a mixture of horizontal and vertical siding therefore, he wanted to continue with that style however, he will go with the wishes of the Commission. Commissioner Miller stated he would defer to Mr. Burkhardt's judgment because he had not seen the vertical base in the photographs earlier. Commissioner Miller suggested molding trim be added where the vertical and horizontal siding join. Mr. Burkhardt indicated this suggestion was acceptable.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Cook, and carried on a 4-0 vote that the Planning Commission approve Parking Modification Permit No. 22 subject to the following findings:

1. The proposed parking modification and use of the historic structure at 537 Cajon Street is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the General plan, and is not detrimental to existing uses or to uses specifically permitted in the zone because the site is designated by the City for office use and there are existing office uses on two sides of the property;
2. That approving the proposed parking modification and use will significantly improve the possibility that the structure will be preserved and maintained as a historic structure because the applicant has committed to make the necessary improvements to maintain the historic structure;
3. That the required parking cannot be provided without the approval of the requested modification because this 0.24 acre property has no space to provide any additional parking on-site;
4. That all on-site parking lots will function safely because the traffic flow goes in one direction with the ingress located on Cajon and the egress located at the alley in the era of the property;
5. That approval of the parking modification will not harm the integrity of

the historic structure or the surrounding neighborhood because there is adequate space on Cajon Street for the provision of one off-site parallel parking space on this public street.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Cook, and carried on a 4-0 vote that the Planning Commission approve Conditional Use Permit No. 873 subject to the following findings:

1. That the proposed development will not adversely affect the applicable land use plans of the City, because 537 Cajon Street is designated "Office" by the General Plan and is within the "Administrative and Professional Office" Zoning District. The proposed conversion to office use is consistent with the City's land use plans;
2. That the proposed development will not be detrimental to the public health, safety and welfare, because conditions of approval from various City departments require any necessary improvements;
3. That the proposed development will 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 because current standards have been applied to the project's conditions of approval;
4. That the proposed development is appropriate at the proposed location because both the General Plan and Zoning District provide for office use at 537 Cajon Street.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Cook, and carried on a 4-0 vote that the Planning Commission approve Commission Sign Review No. 295 subject to the Conditions of Approval.

B. PANDA EXPRESS, APPLICANT (PROJECT PLANNER: DAVID JUMP)

1. Planning Commission to consider a recommendation to the City Council on a Mitigated Negative Declaration.
2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **Amendment 32 to Specific Plan No. 40** (East Valley Corridor Specific Plan) modifying section EV 3.0613 (2) to eliminate text restricting the location of drive-through restaurants from any closer than three-hundred (300) feet from each other and amending Section EV3.0620(i) pertaining to development standards for drive-through restaurants and services to include an allowance for architectural projections such as porticos into the front yard and street side yard setback.
3. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **Conditional Use Permit No. 869** to allow the construction of a 2,448 square foot fast food restaurant on a 40,471 square foot parcel located at the southwest corner of New Jersey Street and Redlands Boulevard in the EV/CG, East Valley Corridor Specific Plan General Commercial District.

applicant to include an additional Specific Plan Amendment that would allow a portico and covered pedestrian walkways. Mr. Jaquess stated the applicant redesigned the site so that the landscaping areas would comply with the Code.

Commissioner Miller stated it was a pleasure to work with their organization and he noted that the building was very attractive.

Chairman Webber opened the public hearing.

Ms. Deborah Kerr, representing the applicant, stated they concur with the Conditions of Approval.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 4-0 vote that the Planning Commission recommend approval of the Mitigated Negative Declaration for Specific Plan No. 40, Amendment No. 32 and Conditional Use Permit No. 869 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 Macdonald, seconded by Commissioner Miller, and carried on a 4-0 vote that the Planning Commission adopt Resolution No. 1076 (Amendment No. 32 to Specific Plan No. 40) and recommend that the City Council approve Amendment No. 32 to Specific Plan No. 40.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 4-0 vote that the Planning Commission recommend approval of Conditional Use Permit No. 869 subject to the following findings, submitted plans, and attached conditions of approval:

1. The use applied for at this location will not adversely effect the applicable land use plans of the City because the use is conditionally permitted in the EV/CG zone and conforms to all property development standards for drive through restaurants in the EV/CG District.
2. The proposed development will not be detrimental to the public health, safety and welfare because the location of the drive through restaurant will not interfere with vehicular or pedestrian movement, is an approved use within the EV/CG zoning district, will generate revenue to fund City services for residents, and meets all applicable standards for drive through restaurants.
3. The proposed development will 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 because the proposed project meets the minimum lot size requirements, exceeds all parking landscape requirements, and provides complete screening of drive through aisles.
4. The proposed development is appropriate at the proposed location as the

use is an approved conditional use within the EV/CG District, the 40, 471 square foot lot exceeds lot size requirements, 40 percent of the site is landscaped, and the site is served by Redlands Boulevard designated in the General Plan as a Major Arterial which can serve the traffic generated by the proposed project.

C. **RYLAND HOMES, APPLICANT**
(PROJECT PLANNER: ASHER HARTEL)

1. A recommendation to the City Council on a Mitigated Negative Declaration
2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study
3. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **Agricultural Preserve Removal No. 109** on 10.37 gross acres on property located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Hanford Street in the A-1, Agricultural District.
4. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **Zone Change No. 416** from A-1, Agricultural District to R-E, Residential Estate District on 10.37 gross acres located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Hanford Street in the A-1, Agricultural District.
5. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **Conditional Use Permit No. 860** for a Planned Residential Development (PRD) on 10.37 gross acres consisting of 27 residential lots and multiple common open space lots located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Hanford Street in the A-1, Agricultural District.
6. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **Tentative Tract No. 17502** to subdivide 10.37 gross acres into 27 residential lots and multiple common open space lots located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Hanford Street in the A-1, Agricultural District.
7. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **Variance No. 717** from Section 18.36.090 of the Redlands Municipal Code to reduce the required front yard setback from twenty-five (25) feet to fifteen (15) feet on two corner lots (Lots 7 and 8) in Tract 17502 in the A-1, Agricultural District (change to R-E, Residential Estate District pending), located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Hanford Street.

Project Planner Asher Hartel stated the proposed project is a continuation of the adjacent tract to the east. Mr. Hartel gave a brief summary on the proposed project. Mr. Hartel noted there are several distinctions between the proposed project and the Walton project. Mr. Hartel requested the proposed project be continued to January 24, 2006, pending a final determination on the Walton project which is scheduled to be heard by the City Council on December 20th.

Chairman Webber opened the public hearing.

Mr. Pat Meyer, representing the applicant, stated he concurs with staff's recommendation to continue the proposed project. Mr. Meyer stated they believe the tract is unique, in terms of its location with respect to the B2 and the C Zone.

Mr. Meyer stated there is a Special Conditions section within the Airport Land Use Plan that they would like to review with the Municipal Utilities Department, which oversees the airport. Mr. Meyer stated they believe their property qualifies as an "in-fill property" as defined in the Airport Land Use Plan. In addition, Mr. Meyer stated they would like to discuss how they arrived at their open space calculation with the Municipal Utilities Department.

Mr. Meyer stated they would like to meet with the Planning Division and Municipal Utilities Department within the next 10 days to discuss these issues, and return to the Planning Commission on December 13th.

Chairman Webber stated he would not have a problem with Mr. Meyer meeting with the City departments.

Commissioner Macdonald disagreed with Chairman Webber, stating he felt everything should be put on hold until a final decision has been reached by the City Council.

Mr. Shaw stated staff met with Ryland Homes after the staff report was written, and one of the issues they would like to discuss is the open space issue. Mr. Shaw stated there are multiple issues to be decided. Commissioner Macdonald asked Mr. Shaw if it is a mute point to discuss special land use or in-fill properties when the Airport Land Use Plan is in the process of being revised.

Mr. Shaw stated it is a subject that will have to be discussed. Mr. Shaw stated staff felt that the project should be continued pending the outcome of the Walton project by the City Council. Mr. Shaw stated both the Walton project and the proposed project are located within the B2 and C zones.

Chairman Webber closed the public hearing.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner Macdonald, and carried on a 4-0 vote that the Planning Commission continue the project to December 13, 2006, to allow the project to be reviewed with respect to the pending Walton Development projects, and airport and land use planning efforts in this area of the City.

D. BUCKEYES, LIMITED PARTNERSHIP (PROJECT PLANNER: ASHER HARTEL)

1. A recommendation to the City Council for the approval of points for **Residential Development Allocation 2005-IV-01** for Conditional Use Permit No. 865 and Tentative Tract No. 17691, an approved twenty-four (24) unit condominium project on 2.6 acres located on the south side of Highland Avenue, west side of Ford Street, and immediately east of the I-10 Freeway. (Note: This request is for 24 allocations; no allocations have been previously awarded.)

Project Planner Asher Hartel reviewed the Residential Development Allocation categories and point allocation for the proposed project.

Commissioner Miller stated the grading plan calls for a bio swale adjacent to the swimming pool, however it is not reflected in the landscaping plan. Commissioner Miller requested clarification.

Mr. Alex Irshaid, representing the applicant, stated the bio swales are hidden beneath the landscape areas. Mr. Irshaid stated they will be located in gravel areas with a piping system that will allow infiltration of the storm water into the ground prior to disposal into the public storm system.

Commissioner Miller asked Mr. Irshaid for clarification on the height of the two (2) retaining walls that separate the church from the applicant's property. Mr. Irshaid stated the height will range from seven (7) feet down to three (3) feet.

A total of 42 points were recommended to City Council.

E. TELLUS FINANCIAL GROUP
(PROJECT PLANNER: ASHER HARTEL)

1. A recommendation to the City Council for the approval of points for **Residential Development Allocation 2005-IV-02** for Conditional Use Permit No. 768, an approved one-hundred sixty (160) unit senior apartment complex in eight (8) two story buildings on 4.76 acres on the north side of Orange Avenue 300 feet east of Kansas Street. (Note: This request is for 43 allocations; 117 allocations have been previously awarded.)

Project Planner Asher Hartel reviewed the Residential Development Allocation categories and point allocation for the proposed project. A total of 36 points were recommended to City Council.

Chairman Webber recessed the meeting at 3:20 p.m.

Chairman Webber reconvened the meeting at 3:28 p.m.

F. ABCO REALTY, APPLICANT
(PROJECT PLANNER: ASHER HARTEL)

1. A recommendation to the City Council for the approval of points for **Residential Development Allocation 2005-IV-03** for Conditional Use Permit No. 845 and Tentative Tract No. 17253, an approved thirty-seven (37) unit condominium project on 2.56 acres located on the southwest corner of Lugonia Avenue and Church Street. (Note: This request is for 37 allocations; no allocations have been previously awarded.)

Chairman Webber stated that the applicant for ABCO Realty wanted to address the Commission prior to allocation of points for the proposed project.

Mr. Al Mozayeni, applicant, stated he wanted to clarify the areas in which he disagreed with the points that were recommended to be allocated by staff.

Mr. Mark Carnighan, Musser Architects, requested the project be given 9 out of 10 possible points for architectural design. Mr. Carnighan cited high durability finish materials such as Hardiplank roofing shingles, upper deck railings, steel columns, and trellises.

Mr. Carnighan requested 6 out of 15 possible points for site and grading design. Mr. Carnighan cited large separations between units and private outside space that provides a substantial degree of privacy from the public way.

Mr. Carnighan requested 6 out of 7 possible points for landscaping. Mr. Carnighan stated the project provides 63% evergreen trees to 37% deciduous trees.

Mr. Carnighan requested 5 out of 5 possible points for open space. Mr. Carnighan stated substantial private recreational facilities are provided and the project provides 172% of the required open space.

Commissioner Macdonald asked staff if the calculations were correct. Mr. Hartel stated that evaluation of the project was based on the information included in the applicant's submittal.

Chairman Webber stated that information provided after submittal of the Residential Development Allocation is not considered.

Mr. Shaw stated that staff did not provide more points because they could not make a determination based on the information that was provided.

Project Planner Asher Hartel reviewed the Residential Development Allocation categories and point allocation for the proposed project. A total of 30 points were recommended to City Council.

V. ADDENDA

A. **TERRY AND GENEIL VINES, APPLICANT**
(PROJECT PLANNER: ASHER HARTEL)

1. Annual Review of Conditional Use Permit No. 803 and Commission Review and Approval No. 759

Project Planner Asher Hartel stated the project was subject to a one year review period relative to conducting weddings at the site. Mr. Hartel stated to date, no outdoor weddings have been held. Mr. Hartel stated the applicant would like the landscape to mature before they allow weddings to be conducted at the Barton House.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Miller, and carried on a 4-0 vote that the project be reviewed by the Planning Commission again in November 2006.

B. **INITIATION OF PRE-ZONING FOR ANNEXATION 83**
(PROJECT PLANNER: JOHN JAQUESS)

Assistant Director John Jaquess stated that Annexation 83 (Amethyst Bible Church) was heard by the Local Agency Formation Commission (LAFCO), however the proposal was continued. Mr. Jaquess stated that LAFCO requested the area to be annexed include the four (4) parcels located to the north of the church. Mr. Jaquess stated that the City was requested by LAFCO to initiate a pre-zoning of the additional four parcels to R-1, Single Family Residential.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner Miller, and carried on a 4-0 vote that the

Planning Commission initiate pre-zoning of Assessor Parcel Numbers 0298 251 05, 06, 07, and 08 to R-1, Single Family Residential District.

VI. APPROVAL OF MINUTES

A. November 8, 2005

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Cook, and carried on a 4-0 vote that the Planning Commission approve the November 8th Planning Commission minutes.

VII. LAND USE AND CITY COUNCIL ACTIONS OF NOVEMBER 15, 2005

Mr. Shaw gave a brief presentation on the City Council actions of November 15th.

VIII. ADJOURN TO DECEMBER 13, 2005

Chairman Webber adjourned the meeting to December 13th at 4:05 p.m.

Patti Ortiz
Senior Administrative Assistant

Jeffrey L. Shaw, Director
Community Development Department