

MINUTES of the Planning Commission Meeting of the City of Redlands held Tuesday, April 11, 2006, at 2:00 p.m. are as follows:

PRESENT: James Macdonald, Chairman
Thomas Osborne, Vice Chairman
Ruth Cook, Commissioner
Paul Foster, Commissioner
John James, Commissioner
Gary Miller, Commissioner
Eric Shamp, Commissioner

ABSENT: None

ADVISORY STAFF
PRESENT: Jeff Shaw, Director
John Jaquess, Assistant Director
Manuel Baeza, Associate Planner
Joshua Altopp, Assistant Planner

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

Chairman Macdonald called the meeting to order at 2:00 p.m. All commissioners were present with the exception of Commissioner Cook.

II. CONSENT ITEM(S)

A. **PLUM LANE PARTNERS, LLC, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Planning Commission to Consider **Commission Sign Review No. 288 Revision No. 1** - a revision to an approved a sign program for a multiple building office complex located on the north side of Plum Lane west of Alabama Street and east of Idaho Street in the Office/Industrial District of Specific Plan No. 33. PLUM LANE PARTNERS, LLC.

B. **AVD GROUP, LLC**
(PROJECT PLANNER: MANUEL BAEZA)

1. Planning Commission to consider the appropriateness of an approved Mitigated Negative Declaration.
2. Consideration of a Time Extension for **Tentative Tract Map No. 16806** to subdivide approximately 2.09 gross acres into six (6) residential lots located at the southeast corner of Pennsylvania Avenue and Texas Street in the R-1, Single Family Residential District.

C. **ABC LICENSE TRANSFER FARM RESTAURANT**

(PROJECT PLANNER: JOHN JAQUESS)

Alcoholic Beverage Control License Premise to Premise Transfer for the Farm Restaurant located at 22 E. State Street.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 6-0 vote that the Planning Commission approve the Consent Calendar.

Commissioner Cook arrived at 2:01 p.m.

III. OLD BUSINESS

A. QUIEL BROS., APPLICANT (PROJECT PLANNER: JOSHUA ALTOPP)

1. A request for Planning Commission consideration of **Commission Sign Review No. 303** for a forty-two (42) square foot building mounted signs for Xrtainment Zone located at 409 E. Palm Avenue, in Specific Plan No. 41 (Citrus Village).

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

Chairman James Macdonald opened up the Public Hearing.

Chairman Macdonald stated a letter of opposition was submitted to the Planning Department by Ms. Donna Warren.

Chairman Macdonald asked if Ms. Warren was present.

Mr. Altopp stated Ms. Warren submitted the letter to the Planning Department, however she is not present.

Chairman Macdonald stated the letter was duly noted.

Commissioner Miller stated the applicant is proposing to sheath the blue tile in brushed aluminum.

Mr. Altopp concurred.

Commissioner Miller requested clarification on the height of the sign and the logo. Commissioner Miller asked if the sign was in compliance with City Code.

Mr. Altopp stated the proposed sign allows for an eight (8) inch protrusion at the base of the fascia; the entire sign will fit with the exception of the bottom portion of the "X". Mr. Altopp stated one option was to extend the face of the fascia so the entire sign fits including the logo. This is what is now proposed by the applicant.

Commissioner James stated the revisions meet the sign code, and he is in favor of Commission Sign Review No. 303.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 7-0 vote that the Planning Commission approve Commission Sign Review No. 303 subject to the Conditions of Approval.

B. HOSSEIN AFSHARI, APPLICANT (PROJECT PLANNER: MANUEL BAEZA)

2. Planning Commission to consider a Mitigated Negative Declaration.
1. **PUBLIC HEARING** for a Socio-Economic Cost/Benefit Study.

2. Consideration of **Commission Review and Approval No. 822** to develop a fourteen (14) building office park with a combined floor area of 104,207 square feet on approximately 7.44 acres, located on at the southeast corner of Redlands Boulevard and Nevada Street in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Relative to Commission Review and Approval No. 822, Commissioner Shamp stated he recused himself on March 28, 2006 due to a possible conflict of interest. Commissioner Shamp stated there is one (1) lot dividing the two projects, and given this separation he does not believe there is a conflict of interest.

Mr. Shaw concurred with Commissioner Shamp sitting in on the commission.

Project Planner Manuel Baeza gave a brief presentation on the proposed project. Mr. Baeza stated the proposed project was reduced from fifteen (15) buildings, to fourteen (14) buildings.

Commissioner Shamp asked if the twenty (20) percent landscaping requirement was measured at ground level. Commissioner Shamp stated it did not appear that it was at twenty (20) percent.

Mr. Baeza stated the proposed project provides one thousand (1000) square feet of landscaping over

what is required.

Mr. Hossein Afshari, applicant, stated he is available to answer questions.

Commissioner Cook asked what colors the applicant proposes to use because the exhibits are different on each material board.

Mr. Afshari stated the colors may change under the lighting. Mr. Afshari stated they will provide color swatches for the buildings so the commission can view the samples.

Commissioner Shamp stated Title 24 dictates the type of glass that can be used for projects. Commissioner Shamp stated the sample is a very dark tint and is reflective. Commissioner Shamp inquired about the applicant's approach to energy compliance; he asked if there is any option to change the windows to a lighter tint.

Mr. Afshari stated they are looking at dual glazing. Mr. Afshari stated they would like to use medium performance for privacy, security, and energy.

Commissioner Osborne questioned if the borders around the windows are painted or raised.

Mr. Afshari stated they have a square line and are painted.

Commissioner Miller stated he had a few questions on Building 1. Commissioner Miller noted on the roof plan, the raised parapet on the southwest corner has a four (4) foot return. Commissioner Miller stated he did not see the same detail on the other elevations.

Mr. Afshari stated it should be the same; he will revise the elevations.

Commissioner Miller requested clarification on the drawing elements.

There was discussion on the slate tile and materials.

Commissioner Miller stated they are labeled as concrete panels. Commissioner Miller questioned if the concrete panel is recessed into the slab.

Mr. Afshari stated the panel is recessed into the slab.

Commissioner Osborne requested clarification on the colors they intend to use.

Mr. Afshari stated he is open to suggestions.

Commissioner Cook stated the tiles go upward and then end near the windows; she asked if there is a cap to finish the tiles.

Mr. Afshari stated there is more articulation on the elevations.

Commissioner Foster stated the colors shown on the boards are appealing.

Commissioner Shamp asked if there was an infiltration system for the storm waters, or if it would go into the storm drain system.

Mr. Afshari stated the Water Quality Management Plan (WQMP) was approved. Mr. Afshari stated the first twenty (20) minutes of storm water would be stored in underground tanks, and then filtered. Mr. Afshari stated in some of the landscaped areas, the water will pond up to four (4) inches, and in the middle of the landscaping it will have a drain.

Commissioner Shamp asked if there was an infiltration system.

Mr. Afshari confirmed there is no infiltration system.

Commissioner Miller stated the tile is arbitrarily placed and looks out of place with the canopy. Commissioner Miller stated the thin band of slate looks unfinished; he requested the applicant keep it at the second tier.

There was discussion on design changes.

Commissioner Miller asked if the white dots above the arch are recessed.

Mr. Afshari confirmed the white dots are recessed.

Commissioner Osborne requested restricting the slate to the first level of the two story building.

Commissioners Cook and Shamp concurred.

Mr. Shaw requested additional conditions of approval to address these issues.

Mr. Baeza concurred.

Chairman Macdonald stated there was discussion on the color choices.

Commissioner Shamp stated he is in favor of subdued colors.

Commissioner James confirmed that the applicant will coordinate with the Planning staff, so that they may view the color swatches in the field.

Mr. Afshari concurred.

Mr. Afshari requested palm trees with upward lighting near the monument sign and building, and art sculpture in front of the building.

Mr. Jaquess stated a condition of approval relative to the art which staff added, requires approval from the Cultural Arts Commission.

Commissioner Shamp requested the upward lighting on the building have a very narrow beam, so that it would not stray from the building. Commissioner Shamp requested a narrow beam of upward lighting on the palm trees.

Commissioner Miller requested clarification on the intent of the Commission. Commissioner Miller stated the applicant would provide slate tile on the two story buildings on the ground level, and slate tile only at the entrance feature of the second level. Commissioner Miller requested trimming out the top of the slate on the second level of the two story building facades that face Redlands Boulevard and Nevada Street.

Commission Osborne concurred.

Mr. Baeza noticed the trim on the slate included all elevations that face Redlands Boulevard and Nevada Street.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 7-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Commission Review and Approval No. 822 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It has been determined that 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 Miller, seconded by Commissioner James, and carried on a 7-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 822 finding 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 Miller, seconded by Commissioner James, and carried on a 7-0 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."

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 7-0 vote that the Planning Commission approve Commission Review and Approval No. 822, 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; the project complies with setbacks and floor area ratio limitations of the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.
2. That the site properly relates to Redlands Boulevard and Nevada Street which are 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 Commission Review and Approval No. 822 is necessary to protect the public health, safety and general welfare; the project not likely to cause any serious public health problems, aside from temporary air quality and noise impacts during construction addressed in the project's Mitigation Measures;
4. That the use is desirable for the overall development of the community; the project will provide new offices for business located in the City;
5. The proposed project will be consistent with the existing Commercial Designation of the General Plan **with the addition of Condition of Approval No. 44 to read:**

Provide slate tile as indicated on the present documents and remove the tile from the second story, adjacent to the windows.

With the addition of Condition of Approval No. 45 to read:

Provide a foam and stucco trim at the top of the slate for all buildings facing Nevada Street and Redlands Boulevard.

With the addition of Condition of Approval No. 46 to read:

The color to be reviewed by staff at the time of application.

IV. NEW BUSINESS

A. BULLDOG COMMONS, LLC, APPLICANT (PROJECT PLANNER: MANUEL BAEZA)

1. Planning Commission to consider a recommendation to the City Council on an Environmental Impact Report.
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 **Conditional Use Permit No. 836** to develop a forty (40) unit apartment complex on a 3.07 acre property located at the southeast corner of Grove Street and Sylvan Boulevard in the R-2, Multiple Family Residential District.

Project Planner Baeza stated the applicant requested a continuance. Therefore, staff recommends the proposed project be continued to April 25th.

Chairman MacDonald opened the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster and carried on a 7-0 vote that the Planning Commission continue the Socio-Economic Cost/Benefit Study, Environmental Impact Report and Conditional Use Permit No. 836 to the meeting of April 25, 2006.

V. ADDENDA

A. AMERICAN PLANNING ASSOCIATION NEWSLETTER

Commission Osborne stated the American Planning Association newsletter was very informative.

Chairman Macdonald requested the updated Status of Major Projects be included in the commissioner's packets.

VI. APPROVAL OF MINUTES

A. March 28, 2006

MOTION

It was moved by Commissioner Osborne, seconded by Commissioner Foster, and carried on a 6-0 vote (Commissioner James recused) that the Planning Commission approve the Planning Commission minutes of March 28th.

VII. LAND USE AND CITY COUNCIL ACTIONS OF APRIL 4, 2006

Mr. Shaw gave a brief presentation on the City Council actions of April 4th.

VIII. WORKSHOP

Mr. Shaw gave a brief presentation on the Workshop.

IX. ADJOURN TO APRIL 25, 2006

Chairman Macdonald adjourned the meeting to April 25th at 2:56 p.m.

Linda Mc Casland
Administrative Assistant II

Jeffrey L. Shaw, Director
Community Development Department