

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 27, 2007, at 2:00 p.m. are as follows:

PRESENT: James Macdonald, Chairman
Gary Miller, Vice Chairman
Ruth Cook, Commissioner
Carol M. Dyer, Commissioner
Paul Foster, Commissioner
John James, Commissioner
Eric Shamp, Commissioner

ADVISORY STAFF

PRESENT: Jeff Shaw, Director
Robert Dalquest, Assistant Director
Michael Reiter, Assistant City Attorney
David Jump, Associate Planner
Tamara Alaniz, Assistant Planner

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

Chairman Macdonald called the meeting to order. All Commissioners were present.

Director Jeff Shaw informed the Planning Commissioners that a seminar on Green Building would be held in the Council Chambers on Thursday, March 8th at 9:00 a.m.

II. CONSENT CALENDAR

A. **ROSE VILLAS DEVELOPMENT, APPLICANT**
(PROJECT PLANNER: DAVID JUMP)

Planning Commission consideration of an extension of time for **TENTATIVE TRACT NO. 16915** a 6-lot subdivision on 1.74 acres within the R-S, Suburban Residential District located on the southeast corner of Highland Avenue and Redlands Street.

Director Shaw indicated that Consent item II. A., Rose Villas Development, would need to be pulled from the Consent Calendar due to revised conditions from the Municipal Utilities Department. Director Shaw recommended that the revised conditions, which relate to fees for the tract map, should be part of the motion.

MOTION

1. It was moved by Commissioner James, seconded by Commissioner Cook, and carried on a 7-0 vote that the extension of time for Tentative Tract No. 16915 does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the following findings:
 - A. The proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects;
 - B. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken; and,
 - C. There is no new information of substantial importance with respect to this project's environmental consequences that was not known at the time the previous Mitigated Negative Declaration was adopted.

2. It was moved by Commissioner James, seconded by Commissioner Cook, and carried on a 7-0 vote to grant a one year extension of time for Tentative Tract Map No. 16915 to January 25, 2008 based upon the following findings:
- A. The proposed map is consistent with the City's General Plan and Municipal Code. The project has a General Plan land use designation of Low Density Residential and a zoning designation of R-S, Suburban Residential District.
 - B. The site, which is located on the southeast corner of Highland Avenue and Redlands Street, is physically suitable for the type of development. The site has a flat grade and is large enough to subdivide into six (6) lots;
 - C. The site is physically suitable for the density of development of six (6) residential lots. The General Plan Land Use Designation of Low Density Residential (0-6.0 lots per gross acre) in conjunction with the zoning of R-S, Suburban Residential (10,000 square foot lots minimum) allows for the creation of six (6) residential lots;
 - D. The designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject site is not identified as being within an area containing biological resources or within a wildlife corridor;
 - E. The design of the subdivision or type of improvements is not likely to cause serious public health problems. This is a residential project and is not likely to cause any serious public health problems, aside from temporary air quality and noise impacts during construction as addressed in the Mitigated Negative Declaration;
 - F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision; the project will accommodate existing easements and all streets will be public;
 - G. That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The property is not in an agricultural preserve;

This includes the modification to condition of approval, item H, as follows:

- H. There are no potential impacts of any increases in applicable development fees, **except for those noted in the addendum**, which have occurred since the date of approval of the tentative map.

III. OLD BUSINESS

A. **AYRES HOTEL COMPANY, INC., APPLICANT** (PROJECT PLANNER: DAVID JUMP)

- 1. Planning Commission to consider a Mitigated Negative Declaration.
- 2. **PUBLIC HEARING** for the Planning Commission to consider a Socio-Economic Cost/Benefit Study.
- 3. **PUBLIC HEARING** for the Planning Commission to consider **VARIANCE NO. 736** a request to allow a variance from Section 18.168.220 of the Redlands Municipal Code reducing the required 25-foot landscape setback from freeway right-of-way to 11 feet, 7 inches for the Ayres Hotel located on the south side of

Colton Avenue approximately 150 feet west of New York Street within the C-M, Commercial Industrial District.

4. Planning Commission to consider **COMMISSION REVIEW AND APPROVAL NO. 840** to establish a 52,158 square foot, two-story, 107 room Ayres Hotel on a 2.66 acre parcel located on the south side of Colton Avenue approximately 150 feet west of New York Street within the C-M, Commercial Industrial District.

Chairman Macdonald opened the public hearing.

Project Planner David Jump stated that the project was continued from the meeting of January 23, 2007 due to concerns raised by the Commission relative to site and architectural plans. Mr. Jump gave a PowerPoint presentation and overview of the enhancements for the proposed project. Staff recommended approval of the project subject to the conditions of approval.

Chairman Macdonald asked if the applicant or anyone in the audience wished to address the Commission.

Bill Cunningham, resident, stated that he had no issues relative to the proposed project and commented on the new hotels being built in the area.

Chairman Macdonald closed the public hearing.

Mr. Jump addressed a concern that was raised at the January 23rd meeting and confirmed that there was a signalized pedestrian crossing at New York Street on all four corners.

Commissioner Miller recommended tile treatment for the porte-cochere and changing the size of the window trim accents from the proposed 2 x 6 to 2 x 8. Commissioner Miller complimented the applicant on a good job in addressing the prior concerns of the Commission.

Chairman Macdonald stated that the applicant indicated approval of Commissioner Miller's recommended changes and that they would be added as conditions of approval.

Director Shaw commented on the sidewalk in front of the building stating that staff was not concerned in splitting the difference between the applicant's request of a six (6) foot width and staffs recommended four (4) foot width. Director Shaw stated that the current condition of approval narrows the sidewalk down to four (4) feet to allow for additional landscaping at the street frontage. He advised that any changes the Commission makes relative to the sidewalk width will need to be identified in the motion.

Chairman Macdonald asked for a consensus of the Commission relative to the change in the size of the planter, increasing the planter one foot, and sidewalk, reducing it to five (5) feet. The Commissioners concurred with the change in size of the planter and sidewalk.

Commissioner Shamp commented that accessibility should take precedence over landscape space and indicated that the six foot walkway is acceptable as designed.

Chairman Macdonald commented on the twenty (20) foot, one-way drive aisle and asked if that presented a concern to the Commission. The Commission was agreeable with the proposed drive aisle.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Variance No. 736 and Commission Review and Approval No. 840 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 Foster, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Variance No. 736 and Commission Review and Approval No. 840 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

Commissioner Miller commented on Mr. Cunningham's concerns relative to the economics of the project and indicated that it would be better determined by the private sector if the project was economically viable for them.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission approve Variance No. 736 subject to the following findings and attached conditions of approval:

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 due to the current grade differential between the freeway and proposed site making the landscape setback ineffectual.
2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zoning district, but which is denied to the property in question, such as those identified in the staff report.
3. 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, as no affect on current lines of sight or impediments to pedestrian movement will occur ensuring aesthetic and safety issues are minimized.
4. The granting of the variance will not adversely affect the General Plan of the City of Redlands.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission approve Commission Review and Approval No. 840 subject to the following findings and attached Conditions of Approval.

1. The site for the proposed use is adequate in size and shape to accommodate the hotel use because it will comply with all property development standards for the C-M, Commercial Industrial zoning district including lot coverage, permitted uses, and required setbacks;
2. The site properly relates to Colton Avenue and New York Street which are designed and improved to carry the type and quantity of traffic to be generated by the proposed development because both streets will be constructed to city prescribed standards to their ultimate half widths through compliance with project conditions of approval and the applicant has been conditioned to perform other required street improvements which will benefit traffic movement and flow;
3. The Conditions of Approval proposed for Commission Review and Approval No. 840 are necessary to protect the public health, safety and general welfare;

4. The use is desirable for the overall development of the community because the proposed project conforms with both the General Plan Designation and Municipal Code requirements regarding site design and permitted uses within the zoning district and site designation of Commercial/Industrial.

This includes the modification to Commission Review and Approval condition number forty-one (41) and the addition of conditions of approval number forty-three (43) and forty-four (44) as follows:

41. The sidewalk at the front of the building shall be reduced to ~~the required 48-inch~~ **a 60-inch** width **as measured from the curb face** to allow for an increased planter width in the street side planter which will require the installation of an additional tree within this street side planter.
42. The shown tile accent element shall be added to the support columns of the porte-cochere.
43. All window trim accent features shall be modified from the indicated size of 2 x 6 as shown on the submitted plans to a size of 2 x 8.

Modifying condition of approval number forty-one (41) and adding conditions of approval numbers forty-two (42) and forty-three (43) was moved by Commissioner Foster, seconded by Commissioner Miller, and carried on a 7-0 vote.

B. **TANDY HILL, APPLICANT**
(PROJECT PLANNER: TAMARA ALANIZ)

1. Planning Commission to consider a recommendation to the City Council on a Negative Declaration.
2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **AGRICULTURAL PRESERVE REMOVAL NO. 116** on approximately 12.43 acres located north of San Timoteo Canyon Road and west of Alessandro Road in the A-1, Agricultural District.
3. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **ZONE CHANGE NO. 428** from A-1, Agricultural District to R-R, Rural Residential District and FP-1, Floodplain District on approximately 12.46 acres located north of San Timoteo Canyon Road and west of Alessandro Road.

Chairman Macdonald opened the public hearing.

Project Planner Tamara Alaniz stated that the project was continued from the meeting of January 23, 2007. Ms. Alaniz stated that the applicant has indicated his intent in moving forward with the project but did not have a hard copy of the proposed development plan to present to the Commission. The applicant has requested an additional continuance to the March 27, 2007 meeting.

Ms. Alaniz indicated that staff has been working with the City Attorney to prepare an extension of time for the CEQA deadline and that the project has been scheduled for the March 6, 2007 City Council meeting. The applicant indicated that he will waive and release any claim against the City relative to the CEQA deadline.

Chairman Macdonald asked if the applicant wished to address the Commission. Chairman Macdonald indicated that the applicant was not present.

Chairman Macdonald stated that he had a speaker slip from Redlands resident, Dora Morris.

Dora Morris, representing the Redlands Association, expressed concerns relative to traffic and keeping the proposed project zoned rural.

Chairman Macdonald closed the public hearing.

Chairman Macdonald stated that three letters were received from Lisa A. Pierce, Joanne Lessard and Amanda Frye expressing opposition to the project.

Chairman Macdonald opened the public hearing.

Bill Cunningham asked if the next meeting would be an open public hearing. Director Shaw confirmed that it would be an open hearing.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 7-0 vote that the Planning Commission continue the Negative Declaration and the public hearing for Agricultural Preserve Removal No.116 and Zone Change No. 428 to the meeting of March 27, 2007.

C. CITY OF REDLANDS, APPLICANT
(PROJECT PLANNER: TAMARA ALANIZ)

1. Planning Commission to consider a recommendation to the City Council on a Negative Declaration.
2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **ORDINANCE TEXT AMENDMENT NO. 313** adding Chapter 18.170 to the Redlands Municipal Code establishing development standards for publicly displayed artwork, a public art program, and an inventory of existing public art located on public or private property.

Chairman Macdonald opened the public hearing.

Project Planner Tamara Alaniz stated that the project was continued from the December 12, 2006 meeting to move forward with a potential meeting between the Cultural Arts Commission and Planning Commission. Due to a lack of quorum, the Cultural Arts Commission did not meet in February and their next meeting is scheduled for March 12th. Ms. Alaniz stated that staff is planning on attending the March 12th meeting to see if any changes have been made to the potential ordinance that will be proposed. Staff is recommending a continuance to the April 24, 2007 meeting.

Chairman Macdonald asked if anyone wished to address the Commission. No comments were forthcoming and Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission continue the Public Hearing for Ordinance Text Amendment No. 313 to April 24, 2007.

IV. ADDENDA - NONE

V. MINUTES

A. FEBRUARY 13, 2007

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 7-0 vote to approve the minutes of February 13, 2007.

VI. LAND USE AND CITY COUNCIL ACTIONS OF FEBRUARY 20, 2007

Mr. Shaw gave a brief presentation on the City Council Actions of February 20, 2007.

VII. ADJOURN TO MARCH 13, 2007

Chairman Macdonald adjourned the meeting at 2:43 p.m. to March 13, 2007.

Christine Szilva
Senior Administrative Assistant

Jeffrey L. Shaw, Director
Community Development Department

