

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 13, 2007, at 2:00 p.m. are as follows:

PRESENT: James Macdonald, Chairman
Ruth Cook, Commissioner
Carol M. Dyer, Commissioner
Paul Foster, Commissioner
John James, Commissioner

ADVISORY STAFF

PRESENT: Jeff Shaw, Director
Robert Dalquest, Assistant Director
Michael Reiter, Assistant City Attorney
Manuel Baeza, Senior Planner
Joshua Altopp, Assistant Planner

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

Chairman Macdonald called the meeting to order. All Commissioners were present except Commissioner's Shamp, Miller, and Foster.

II. CONSENT CALENDAR - NONE

III. OLD BUSINESS

A. **PENCE CONSTRUCTION, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

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. Consideration of **COMMISSION REVIEW AND APPROVAL NO. 670 (REVISION 1)** to develop an 18,480 square foot addition to the existing Express Containers warehouse for a combined total building area of 44,000 square feet with a 7,800 square foot-covered parking canopy on approximately 2.60 acres, located at 560 Iowa Street in the 'EV/IC', Commercial Industrial District of the East Valley Corridor Specific Plan.

Chairman Macdonald indicated that this project requires a 6/7th vote of the Planning Commission relative to the motion for Reduced Level of Service. He stated that due to an insufficient number of Commissioners present, the project would need to be continued to the meeting of March 27, 2007.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 4-0 vote that the Planning Commission continue Commission Review and Approval No. 670 (Revision 1) to the March 27, 2007 meeting.

Commissioner Foster arrived at 2:02 p.m.

Chairman Macdonald moved Addenda item V. A., Janet Cosgrove, forward as the next agenda item.

V. ADDENDA

A. **JANET COSGROVE, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

A hearing for the Planning Commission to conduct a one year review on approved **CONDITIONAL USE PERMIT NO. 884** establishing a Bed & Breakfast Inn to determine possible impacts on the surrounding neighborhood at 190 Terracina Boulevard (Morey Mansion) in the M-F, Medical Facility District.

Director Jeff Shaw stated that staff has not received any complaints or concerns relative to the Bed and Breakfast Inn and recommended approval of the one year review with no further action required.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 5-0 vote that no significant impacts have occurred on the surrounding neighborhood since operation of the Bed and Breakfast began and that Conditional Use Permit No. 884 be deemed appropriate and desirable within the City and no further action is required.

IV. NEW BUSINESS

A. **ROBERT BEEMAN, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

PUBLIC HEARING for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 903** to allow a prescription pharmacy to occupy a 1,765 square foot tenant space in the Terracina Medical Office Building located at 255 Terracina Boulevard, Suite #103 in the 'M-F', Medical Facility District.

Chairman Macdonald opened the public hearing.

Project Planner Joshua Altopp gave a brief presentation of the proposed project. Staff recommended that the Planning Commission approve the project subject to the conditions of approval.

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

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 5-0 vote that Conditional Use Permit No. 903 is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 5-0 vote that the Planning Commission approve Conditional Use Permit No. 903 subject to the following findings, submitted plans, and attached conditions of approval as follows:

1. The proposed development will not adversely affect the applicable land use plans of the City. The proposed prescription pharmacy is a medical use locating within the newly constructed building at 255 Terracina Blvd., Suite #103. The new building complies with the applicable land use plans of the City, thus ensuring that the proposed prescription pharmacy will not affect the applicable land use plans of the City.

2. The proposed development will not be detrimental to the public health, safety and welfare. The proposed prescription pharmacy is a small business operation confined to within the tenant space in which it is located. There will be no outside affects on the public and the type of operation will not be detrimental to the public health, safety and welfare.
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. The proposed use of a prescription pharmacy is a retail activity, the General Plan designation for the proposed location is Office (Medical Office only), the zoning designation for the proposed location is Medical Facility District, and the proposed project maintains the development standards as required by the zone.
4. The proposed development is appropriate at the proposed location. The prescription pharmacy is a retail activity and being such is appropriate to be located within an existing medical building.

B. A.B. HOLDINGS, LLC, APPLICANT
(PROJECT PLANNER: JOSHUA ALTOPP)

A recommendation to the City Council for the approval of points for **RDA 2007-I-01** for Commission Review and Approval No. 824, an approved 9-unit multiple family residential development on a .79 acre site located at 500 The Terrace adjacent to the Interstate 10 Freeway in the 'R-2', Multiple Family Residential District.

Chairman Macdonald stated that the applicant requested to address the Commission prior to allocation of points for the proposed project.

Brad Robertson, applicant, clarified the areas in which he disagreed with the points that were recommended to be allocated by staff. Mr. Robertson stated that there are plans to upgrade the landscaping, add barbeque pits and park benches for each building, and hoped to pick up additional points for these added amenities.

Commissioner James asked if adding the landscaping, barbeques and park benches were being added as a consequence of trying to obtain additional points. Mr. Robertson indicated that it was a consequence of obtaining more points.

Chairman Macdonald asked about the additional landscaping being proposed by the applicant. Mr. Robertson answered Chairman Macdonald's question.

Commissioner Dyer had concerns relative to the architecture, landscaping and lack of acknowledging the site in having historical significance.

Project Planner Joshua Altopp reviewed the Residential Development Allocation categories and point allocation for the proposed project. A total of twenty-five (25) points were recommended to City Council.

C. BRENTWOOD COMMUNITIES, APPLICANT
(PROJECT PLANNER: JOSHUA ALTOPP)

A recommendation to the City Council for the approval of points for **RDA 2007-I-02** for Conditional Use Permit No. 886 and Tentative Tract No. 17962, an approved 38-unit planned residential development project on a 4.10 acre site located on the northwest corner of Orange Street and Nevada Street in the EV/3000RM, Multiple Family Residential District of the East Valley Corridor Specific Plan.

Project Planner Joshua Altopp reviewed the Residential Development Allocation categories and point allocation for the proposed project. A total of thirty-seven (37) points were recommended to City Council.

D. **WINDSTAR REDLANDS, LLC, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

A recommendation to the City Council for the approval of points for **RDA 2007-I-03** for Zone Change No. 413, Tentative Tract No. 17064, and Conditional use Permit No. 880, an approved 12-lot single-family planned residential development project on a 5.6 acre site located on the southwest corner of Wabash Avenue and Capri Avenue in the PRD/R-E, Planned Residential Development/Residential Estate District.

Project Planner Joshua Altopp reviewed the Residential Development Allocation categories and point allocation for the proposed project. A total of thirty-nine (39) points were recommended to City Council.

E. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

PUBLIC HEARING for the Planning Commission to consider a recommendation to the City Council on **ORDINANCE TEXT AMENDMENT NO. 314** an ordinance amending Title 18 of the Redlands Municipal Code by adding Chapter 18.06 to provide reasonable accommodations in the City's residential development standards for the benefit of persons with disabilities, and amending 18.168.060 regarding minor exception permits and requests for reasonable accommodations in accordance with proposed Chapter 18.06. Request submitted by the CITY OF REDLANDS.

Chairman Macdonald opened the public hearing.

Project Planner Joshua Altopp gave a brief presentation of the proposed ordinance. Staff recommended approval of Resolution No. 1120 and that the Planning Commission recommend that the City Council adopt Ordinance Text Amendment No. 314.

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

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 5-0 vote that the Ordinance Text Amendment is exempt from the California Environmental Quality Act pursuant to Section 15061 (B) (3) of the CEQA Guidelines.

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 5-0 vote that the Planning Commission approve Planning Commission Resolution No. 1120, recommending that the City Council adopt Ordinance Text Amendment No. 314.

F. **STANDARD PACIFIC, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

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 a Socio-Economic Cost/Benefit Study.

3. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **WILLIAMSON ACT REMOVAL NO. 8** - a Williamson Act Contract Removal on 9.75 acres (APN: 0168-161-05) located on the north side of Lugonia Avenue approximately 960 feet east of Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
4. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **WILLIAMSON ACT REMOVAL NO. 9** - a Williamson Act Contract Removal on 9.75 acres (APN: 0168-161-03) located on the north side of Lugonia Avenue approximately 330 feet west of Dearborn Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
5. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **WILLIAMSON ACT REMOVAL NO. 10** - a Williamson Act Contract Removal on 9.75 acres (APN: 0168-161-02) located on the north side of Lugonia Avenue and west side of Dearborn Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
6. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **WILLIAMSON ACT REMOVAL NO. 11** - a Williamson Act Contract Removal on 9.75 acres (APN: 0168-121-10) located on the south side of San Bernardino Avenue approximately 330 feet west of Dearborn Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
7. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **WILLIAMSON ACT REMOVAL NO. 12** - a Williamson Act Contract Removal on two noncontiguous parcels one (1) with an area of 1.8 acres (APN: 0168-121-08) located on the south side of San Bernardino Avenue approximately 660 feet west of Dearborn Street and one with an area of 11.7 acres (APN: 0168-121-06) located on the south side of San Bernardino Avenue approximately 930 feet west of Dearborn Street both in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
8. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **AGRICULTURAL PRESERVE REMOVAL NO. 107** - an Agricultural Preserve Removal on nine (9) parcels with a cumulative area of approximately 79.3 acres generally located on the north side of Lugonia Avenue, south side of San Bernardino Avenue, west of Dearborn Street, approximately 960 feet east of Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
9. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **ZONE CHANGE NO. 409** - a Zone Change from A-1, Agricultural District to a proposed zoning of R-E, Residential Estate District on nine (9) contiguous properties with a cumulative area of approximately 79.3 acres generally located on the north side of Lugonia Avenue, south side of San Bernardino Avenue, west of Dearborn Street approximately 960 feet east of Judson Street.
10. **PUBLIC HEARING** for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 840** - a Conditional Use Permit for 199 single family lots within a planned residential development on approximately 71.4 net acres generally located on the north side of Lugonia Avenue, south side of San Bernardino Avenue, west of Dearborn Street, approximately 960 feet east of

Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).

11. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **TENTATIVE TRACT MAP NO. 16689** - a Tentative Tract Map to subdivide approximately 71.4 net acres into 199 residential lots and seven (7) common area lots for property generally located on the north side of Lugonia Avenue, south side of San Bernardino Avenue, west of Dearborn Street, approximately 960 feet east of Judson Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).

Chairman Macdonald opened the public hearing.

Project Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project. Staff recommended continuance of the project to the April 10, 2007 meeting to obtain information on open space improvements, amend the map to include additional lots and open space and provide landscape plans.

Commissioner Dyer asked for the exact location of the Sports Park on San Bernardino Avenue. Mr. Baeza addressed Commissioner Dyer's question.

Chairman Macdonald asked if there was any discussion relative to some of the open space being turned into actual, useable open space. Mr. Baeza indicated that there was discussion in the staff report on creating some active open space areas which are not shown on the current map which is one of the reasons for the project being continued.

Commissioner Dyer asked why architectural and landscape plans were not submitted by the applicant. Mr. Baeza indicated that staff has requested that landscape plans be provided at the next scheduled meeting but that architectural plans are not generally submitted until Residential Development Allocations are reviewed. Commissioner Cook indicated that she would also like to see landscape and architectural plans.

Commissioner Cook commented on the orange trees that are planted at the existing University Grove tract and asked why they were not flourishing. Mr. Baeza stated that the applicant could respond to her question regarding the orange trees.

Chairman Macdonald questioned the lot widths and side yard setbacks at University Grove. Mr. Baeza responded to Chairman Macdonald's question stating that the new tract will be a more spacious design than the existing University Grove development.

Commissioner Cook asked if there would be variable setbacks. Mr. Baeza indicated that the applicant could address this issue.

Commissioner Foster had concerns that a project of this size could be a significant contributor to traffic and asked if staff researched traffic issues related to this project and future ones planned for the area. Mr. Baeza stated that the traffic issues were analyzed in the initial study for the project.

Commissioner Dyer concurred with Chairman Macdonald's concerns relative to active, useable open space, indicating that there were no centrally located recreational facilities for the residents.

Pat Meyer, representing Standard Pacific Homes, gave a brief overview of the history of Standard Pacific homes. Mr. Myer addressed Commissioner Cook's concerns relative to the orange trees at the existing University Grove tract, provided an exhibit of the site plan, and gave an update relative to the relocation of the Kangaroo Rat. Mr. Meyer reviewed the project design, indicating that there would be larger backyards with more depth and narrower lots and indicated that there would not be a problem in providing

variable setbacks. Mr. Meyer addressed Street "D" issues and recreational opportunities. Mr. Meyer requested a two (2) week continuance for the project.

Commissioner Dyer referred to Street "D" and asked if there was an agreement with the school district relative to their half of the street. Mr. Meyer stated that they have been working closely with the school district over the last four years and provided them with an exhibit and tentative tract map. He indicated that it was always their intention to build the entire street and will try to get the school districts approval in writing.

Commissioner Cook asked Mr. Meyer if architectural plans could be provided at the next meeting. Mr. Meyer stated that the architecture will be provided at the next meeting along with plans for the recreational facilities.

Commissioner James asked if the side setbacks were larger than the existing University Grove homes and if they included the fireplaces and other encroachments that show on the new plans. Mr. Meyer indicated that the side setbacks were the same and that the fireplace projection exists on the last two phases of University Grove. Commissioner James asked what the differences were between the new and existing tracts. Mr. Meyer indicated that the larger, rear yards would be the biggest difference between the new and existing tracts.

Mr. Baeza commented on the side setbacks of the proposed tract asking for clarification that there would be fifteen feet between the houses versus fifteen feet per lot.

Michael White, Standard Pacific Homes, commented that they have upgraded the project by adding enhancements to it. He indicated that they were not prepared to bring forward the architecture to the Commission but will bring conceptual drawings to show what is envisioned along with plans for the fireplaces and media niches.

Commissioner James commented that it would be nice to see play yards and appreciated the orange groves. Mr. Meyer indicated that there is plenty of open space and large areas that would be conducive to open play, tot lots and recreational equipment.

Commissioner Dyer asked if there was a traffic signal at Dearborn and San Bernardino Avenue. Mr. Meyer indicated that there is currently a four-way stop at that location.

Commissioner Dyer asked to see the landscape plans for the project. Mr. Meyer gave a brief overview of the proposed landscaping and stated that the plans would be available in two weeks.

Bill Badgley, 1451 Red Bird Court, indicated that he delivered a three page document to the Planning Department back in November, 2006 relative to the Standard Pacific project and wanted to make it part of the public record. Chairman Macdonald indicated that his letter was an attachment to the Commissioner's staff report.

Chairman Macdonald stated that he was one of the vocal opponents of the side yard setback reduction from ten (10) feet for an R-E (Residential Estate) zone and is still opposed to anything less than ten feet on each side of the property. He referenced a letter attached to the staff report from a University Grove resident addressing substandard side yard setbacks at his home. Chairman Macdonald indicated that this is a significant issue in allowing people privacy and requested consideration on part of the other Commissioners that a minimum ten (10) foot, side yard setback be applied to this and future developments.

Mr. Meyer stated that providing ten (10) foot side yard setbacks would change the module that Standard Pacific uses. Mr. Meyer commented that market research shows that people would rather have larger backyards than side yards and the PRD (Planned Residential Development) ordinance gives them the opportunity to deviate from the standard R-E (Residential Estate) lot requirements.

Commissioner James asked if there would still be a minimum fifteen (15) foot combined setback between homes. Mr. Meyer stated that there would be a fifteen foot combined setback between homes.

Mr. White commented that there would be no problem making a stipulation that the side yard cannot be any less than seven (7) feet and ensure eight (8) feet on the other side or a fifteen (15) foot aggregate. This would be a compromise ensuring that there would not be a substandard side yard.

Commissioner Dyer appreciated the applicant's and Chairman Macdonald's comments relative to the side yard setbacks. She could see the fifteen foot setback as long as it was divided appropriately.

Commissioner Cook stated that taking a drive through the current development would provide a good visual review in determining appropriate setbacks. Mr. Baeza suggested taking pictures of the current setbacks at the existing tracts would be beneficial for the Commission.

Chairman Macdonald had concerns relative to the side yard setbacks stating that this is an issue that needs to be addressed and that he will request that future buildings in the City implement the ten (10) foot side yard setback.

Chairman Macdonald closed the public hearing.

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Chairman Macdonald indicated that an e-mail letter was received from Redlands resident, Amanda Frye, relative to the proposed project and that it was distributed to the Commission at the start of the meeting.

Chairman Macdonald closed the public hearing.

Commissioner James asked if the two week continuance was enough time for staff to prepare a revised report. Director Shaw stated that staff would recommend a thirty (30) day continuance but realizes that the applicant has issues with that time frame. He indicated that staff is here to accommodate when they can but had concerns relative to the large amount of information that needed to be addressed, especially where the recreation areas were going to be located which could possibly affect the design of the subdivision itself.

Chairman Macdonald opened the public hearing.

Mr. Meyer indicated that he would like a two week continuance stating the he could get the necessary information to staff in the next few days. He added that a redesign is not necessary since they could put recreational amenities in the open space areas.

Chairman Macdonald commented that there were requests for landscaping plans. Mr. Meyer indicated that landscape plans were previously submitted to staff but will provide the Commission with plans showing a typical front yard look.

Chairman Macdonald asked Assistant City Attorney Michael Reiter for his input relative to the two week continuance. Mr. Reiter stated that the decision would be up to the Commission.

Chairman Macdonald had concerns that the Commission would not receive the information that has been requested to make a decision within a two week time frame. Mr. White indicated that the architecture was completed and that the landscape plans were previously submitted. He stated that they are in the process of adding the recreational facilities along with the other items discussed today and would appreciate the two week continuance.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner Foster, and carried on a 5-0 vote that the Planning Commission continue the Mitigated Negative Declaration and Public Hearings for the Socio-Economic Cost/Benefit Study Williamson Act Contract Removals Nos. 8 through 12, Agricultural Preserve Removal No. 107, Zone Change No. 409, Tentative Tract No. 16689, and Conditional Use Permit No. 840 to March 27, 2007.

VI. MINUTES

A. FEBRUARY 27, 2007

It was moved by Commissioner James, seconded by Commissioner Cook, and carried on a 5-0 vote to approve the minutes of February 27, 2007.

VII. LAND USE AND CITY COUNCIL ACTIONS OF MARCH 6, 2007

Mr. Shaw gave a brief presentation on the City Council Actions of March 6, 2007.

VIII. ADJOURN TO MARCH 27, 2007

Chairman Macdonald adjourned the meeting at 4:10 p.m. to March 27, 2007.

Christine Szilva
Senior Administrative Assistant

Jeffrey L. Shaw, Director
Community Development Department

