

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 27, 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
Gary Miller, Commissioner

ADVISORY STAFF

PRESENT: Jeff Shaw, Director
Robert Dalquest, Assistant Director
Michael Reiter, Assistant City Attorney
Manuel Baeza, Senior Planner
David Jump, Associate Planner
Joshua Altopp, Assistant 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 except Commissioner Shamp.

Mario Saucedo, Chairman of the North Redlands Visioning Committee, stated that the North Redlands Visioning Committee would like the opportunity to provide input relative to projects being developed in the north side community.

II. CONSENT CALENDAR

- A. PLANNING COMMISSION REVIEW OF APPLICATION FOR THE PERSON TO PERSON TRANSFER OF AN OFF-SALE GENERAL ALCOHOL BEVERAGE LICENSE FOR RANCHO LIQUOR LOCATED AT 802 W. COLTON AVENUE, SUITE "J".
- B. PLANNING COMMISSION REVIEW OF APPLICATION FOR THE PERSON TO PERSON TRANSFER OF AN ON-SALE BEER AND WINE LICENSE FOR JOHNNY'S TACOS & SPORTS, LOCATED AT 1756 LUGONIA AVENUE, SUITE 108.

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

III. OLD BUSINESS

Commissioner Miller recused himself from item III A., due to a conflict of interest and left the meeting room at 2:04 p.m.

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 opened the public hearing.

Assistant Director Bob Dalquest indicated that the applicant is working on Water Quality Management Plan issues and has requested a thirty (30) day continuance to the April 24, 2007 Planning Commission meeting.

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 James, seconded by Commissioner Cook, and carried on a 5-0 vote, (Commissioner Miller excused), that the Planning Commission continue Commission Review and Approval No. 670 (Revision 1) to the April 24, 2007 meeting.

Commissioner Miller returned to the meeting at 2:06 p.m.

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 indicated that the project was continued from the meeting of February 27, 2007 to allow staff to work with the applicant to develop a plan for the project site. The applicant has requested an additional continuance to the April 24, 2007 meeting to continue to work on development alternatives for the project.

Chairman Macdonald stated that a speaker slip was received from Redlands resident, Amanda Frye, who indicated that she would wait to address the Commission when the item came back for review in April.

Chairman Macdonald indicated that a letter was received from Ms. Frye relative to the project.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission continue the Negative Declaration and public hearing for Agricultural Preserve Removal No. 116 and Zone Change No. 428 to the meeting of April 24, 2007.

C. **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. Mr. Baeza indicated that the project was continued from the March 13, 2007 meeting due to a number of concerns raised by staff and the Commission. Mr. Baeza addressed the concerns relative to open space, architectural elevations, landscaping, setbacks and the widening of Street "D". Staff recommended approval of the project subject to the conditions of approval.

Chairman Macdonald indicated that he had a meeting with Standard Pacific representatives, Pat Meyer and Steve White, relative to issues that were identified at the last meeting. Chairman Macdonald commended the applicant for trying to satisfy all the items that needed addressing.

Pat Meyer, representing Standard Pacific Homes, gave an overview of the project and addressed the revisions relative to the play areas, side yard setbacks, front yard landscaping, the architecture and Street "D" issues. Mr. Meyer concurred with the conditions of approval outlined in the staff report and was available to answer questions.

Commissioner Dyer asked if the applicant would agree to add a condition relative to working with the Public Works Department on providing crosswalk striping across San Bernardino Avenue. Mr. Meyer indicated that there would not be a problem in adding striping across San Bernardino Avenue.

Commissioner Dyer complimented the applicant on the revisions to the landscaping and provision of the parks facilities.

Commissioner Miller had concerns relative to the corner lots having a straight, uninterrupted line and asked that a condition be considered stating that any corner lots have some relief to the elevation. He

suggested the condition read “a relief and roof lines that eliminates two-story uninterrupted flat vertical surfaces.” Mr. Meyer concurred with Commissioner Miller’s condition.

Commissioner Miller referred to angled lot number 126 and suggested that irregularly shaped lots, where excess side yard setback area exists, be distributed to lots with side yard setbacks less than ten feet. Mr. Meyer concurred with Commissioner Miller’s suggestion.

Commissioner Cook suggested that all fence minor exceptions be handled at one time and had concerns relative to the lack of variation where the garage doors are situated. Mr. Meyer indicated that he would have Mike White address Commissioner Cook’s concerns.

Mike White, representing Standard Pacific Homes, indicated that the plans shown today were not the final product and that there would be a variation relative to the garages.

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

Amanda Frye, Redlands resident, commented on an article in the Los Angeles Times relative to small hobby farms and maintaining agricultural land. She asked the Commission to postpone the project to discuss options for the land that would be unique and bring tourism into the area.

Thomas Chung, Redlands property owner, commented on the restrictions in developing hobby farms.

Chairman Macdonald asked if a hobby farm would be permitted in A-1 (Agricultural) zoning. Mr. Baeza stated that it would be permitted in agricultural zoning.

Ken Spear, University Grove resident, spoke about Dearborn Avenue becoming a drag strip and asked if speed bumps could be incorporated along Dearborn Avenue. Director Shaw stated that the City does not generally utilize speed bumps on streets but that this issue could be referred to the Traffic Commission who would evaluate the situation and make a recommendation to City Council.

Bill Cunningham, Redlands resident, commented on the significant flooding issues in the project area and asked if the drainage was completely addressed and questioned the projected market value of the homes. Mr. Baeza addressed Mr. Cunningham’s concerns indicating that the project was designed to direct flows to adjoining streets and integrate them into the City’s storm system. Mr. White indicated that the market value of the homes would be in the low \$400,000 to mid \$500,000.

Chairman Macdonald closed the public hearing.

Commissioner Dyer referred to the architectural elevations and considered them incomplete due to the lack of side and rear elevations of the homes and had concerns along the major roadways where the rear and side elevations face Dearborn, San Bernardino and Lugonia. Director Shaw indicated that a condition could be added requiring the applicant to come back to the Commission with revised architectural plans along with the landscape plans to review the final elevations.

Commissioner Miller commended the applicant on the design of the project and liked the incorporation of citrus trees, stating they are a nice balance in creating home sites for people and still keeping a little bit of our heritage.

Commissioner Foster concurred with Commissioner Miller’s comments but had concerns relative to the traffic. He supports the project but continues to be concerned about the traffic implications of this project and other projects being built on the north part of the community.

Commissioner James complimented the applicant for the changes made, especially on the side yard setbacks and active open space and concurred with Commissioner Miller's comments.

Director Shaw asked the applicant for confirmation relative to the total number of lots being requested on the most recent map submitted.

Chairman Macdonald opened the public hearing.

Mr. White stated that they are requesting 207 lots. Mr. Shaw stated that the 207 lots will provide some flexibility for the setbacks that would need adjustment.

Chairman Macdonald commented on the wording of condition of approval number thirty-four (34), relative to the Conditional Use Permit, suggesting that the condition remain as presented and adding that at least eighty (80) percent of the lots will meet ten and ten side yard setbacks. Mr. Baeza read the revised condition of approval to the Commission.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission recommend that the City Council approve the Mitigated Negative Declaration for 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. 802 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 Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission recommend that the City Council approve the Socio-Economic Cost Benefit Study for 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. 802 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.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve Planning Commission Resolutions Nos. 1121 through 1125 recommending to the City Council approval of Williamson Act Contract Removals Nos. 8 through 12.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve Planning Commission Resolution No. 1126, recommending to the City Council approval of Agricultural Preserve Removal No.107.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve Planning Commission Resolution No. 1127, recommending to the City Council approval of Zone Change No. 409.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission recommend to the City Council the approval of Conditional Use Permit No. 840 based on the Following Findings, and subject to the attached Conditions of Approval:

1. The Planned Residential Development applied for north of Lugonia Avenue, south of San Bernardino Avenue, and west of Dearborn Street is proper for a Conditional Use Permit; the project meets all requirements of the Planned Residential Development Ordinance;
2. The Planned Residential Development as proposed is a project that is necessary, essential or desirable for the public welfare as well as the development of the community; the project will provide new housing opportunities for future and current City residents;
3. The Planned Residential Development is not detrimental to existing or permitted uses in the proposed R-E, Residential Estate District where it would be located;
4. The size and shape of the site are adequate for the proposed Planned Residential Development; the site is large enough to accommodate the proposed number of lots;
5. The site properly relates to Lugonia Avenue, San Bernardino Avenue, and Dearborn Street which are designed and improved to carry the type and quantity of traffic to be generated by the proposed Planned Residential Development;
6. The conditions set forth on this Conditional Use Permit are deemed necessary and reasonable to protect the public health, safety and general welfare; the best interests of the neighborhood;
7. The proposed project will be consistent with the existing Very Low Density Residential (0-2.7 units per gross acre) General Plan Designation.

This includes the additions and modifications to the conditions of approval as follows:

4. This approval is for a Conditional Use Permit for a ~~209~~ **207** unit planned residential development on approximately 76.3 acres located on the north side of Lugonia Avenue, south side of San Bernardino Avenue west of Dearborn Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District). This approval includes the deletion on one (1) lot along Street D.
34. The applicant shall provide a minimum side-yard setback of seven feet (five feet for fireplaces) and a minimum distance of fifteen feet between homes. **A minimum of eighty (80) percent of the lots shall have setbacks of ten feet on each side.**

35. The applicant shall work with the Public Works Department to provide crosswalk striping at the intersection of San Bernardino Avenue and Dearborn Street.
36. Architectural relief shall be added to all street facades at corner lots throughout the tract.
37. Final architecture for all home elevations shall be reviewed and approved by the Planning Commission with final landscaping prior to recordation of the map.
38. Where excess side yard setback area exists on irregularly shaped lots, that area shall be distributed to lots with side yards setbacks less than ten feet.

Modifying conditions of approval numbers 4 and 34 and adding condition of approval numbers 35, 36, 37 and 38 was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-vote.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission recommend that the City Council approve Tentative Tract No.16689 subject to conditions of approval, and based upon the following findings, and subject to the attached Conditions of Approval:

1. The proposed map is consistent with the City's General Plan and Municipal Code. The project has a General Plan land use designation of Very-Low Density Residential and a proposed zoning of R-E, Residential Estate and is consistent with both the General Plan and Municipal Code including the Planned Residential Development Ordinance;
2. The site, which is located west of Dearborn Street, on the north side of Lugonia Avenue, and south side of San Bernardino Avenue, is physically suitable for the type of development. The site has a relatively flat grade and is large enough to subdivide into the proposed number of lots;
3. The site is physically suitable for the proposed density of development. The General Plan Land Use Designation of Very-Low Density allows for up to 2.7 dwelling units per gross acre and the project as proposed has a density of 2.62 dwelling units per gross acre;
4. 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. Mitigation measures addressing biological resources included in the Conditions of Approval will reduce impacts to less than significant;
5. 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 addressed in the project's Mitigation Measures;
6. 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; public streets and pedestrian access will be provided throughout the project site;

7. 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 has applied for removal of existing Williamson Act Contracts.

This includes the additions and modifications to the conditions of approval as follows:

3. This approval is for a Tentative Tract Map to subdivide approximately 76.3 acres into **209** lots and common area lots for property located on the north side of Lugonia Avenue, south side of San Bernardino Avenue, and west of Dearborn Street in the A-1, Agricultural District (Proposed R-E, Residential Estate District).
41. The applicant shall provide a minimum side-yard setback of seven feet (five feet for fireplaces and a minimum distance of fifteen feet between homes. **A minimum of eighty (80) percent of the lots shall have setbacks of ten feet on each side.**
42. The applicant shall work with the Public Works Department to provide crosswalk striping at the intersection of San Bernardino Avenue and Dearborn Street.
43. Architectural relief shall be added to all street facades at corner lots.
44. A final architecture for all home elevations shall be reviewed and approved by the Planning Commission with final landscaping prior to recordation of map.
45. Where excess side yard setback area exists on irregularly shaped lots, that area shall be distributed to lots with side yard setbacks less than ten feet.

Modifying conditions of approval numbers 3 and 41 and adding condition of approval numbers 42, 43, 44 and 45 was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-vote.

IV. NEW BUSINESS

A. **RBF CONSULTING, APPLICANT** (DAVID JUMP: PROJECT PLANNER)

1. **PUBLIC HEARING** for the Planning Commission to consider a Socio-Economic Cost/Benefit Study.
2. **PUBLIC HEARING** for the Planning Commission to consider **MINOR SUBDIVISION NO. 311** a request to allow the subdivision of a two-story, 31,647 square foot medical office building into fifteen (15) separate condominium units located at 1696 Barton Road within the EV/AP, Administrative Professional District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner David Jump gave a PowerPoint presentation and overview of 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. No comments were forthcoming and Chairman Macdonald closed the public hearing.

MOTION

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It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 6-0 vote that the proposed condominium parcel map 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; no changes to the approved project will occur or are proposed through the creation of condominium space.
- B. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken; the project will be constructed and operated in the same manner as the previously approved project 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; no new information is available that would have an impact on the proposed project's environmental consequences.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 6-0 vote that the Planning Commission approve Minor Subdivision No. 311, subject to the conditions of approval, and based upon the following findings:

- 1. The proposed map is consistent with the East Valley Corridor Specific Plan and General Plan. The project has a General Plan land use designation of office and a zoning of EV/AP, Administrative Professional District of the East Valley Corridor Specific Plan which allows for medical office uses.
- 2. The site is physically suitable for the type of development. The site meets all development standards relating to height, size, and area and can accommodate the subdivision of interior airspace.
- 3. The site will be physically suitable for medical office development. The site allows for two-way travel at all locations, has sufficient emergency access, includes multiple ingress and egress points, all off-site improvements have or will be completed to avoid future traffic impacts, and all East Valley Corridor Specific Plan development standards have been met.
- 4. 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;
- 5. The design of the subdivision or type of improvements is not likely to cause serious public health problems. This is a medical office project and is not likely to cause any serious public health problems, as pedestrian access ways will be installed, no offensive emissions or odors will be associated with the development, nor will noise affect surrounding receptors as all uses will be conducted within an enclosed building.
- 6. 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;

7. 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.

Director Shaw indicated that there was a Socio-Economic Cost Benefit Study with this project but that a motion was not included. Director Shaw forwarded a motion to Commissioner James relative to the Socio-Economic Cost Benefit Study to read into the record.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 6-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Minor Subdivision No. 311 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.

B. **NORTON COMMUNITY CREDIT UNION, APPLICANT** (DAVID JUMP: PROJECT PLANNER)

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 **CONDITIONAL USE PERMIT NO. 901** for the construction of a two-story 22,900 square foot office building containing drive-through facilities to be used as the corporate headquarters for the Norton Community Credit Union on a 2.06 acre site located approximately 230 feet east of Indiana Court on the south side of Lugonia Avenue in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner David Jump passed around a material board, a color rendering of the building architecture and a site plan showing the landscaping to the Commission for review. Mr. Jump gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of the project subject to the conditions of approval.

Chairman Macdonald asked if the concealing design for the downspouts mentioned in the staff report had been resolved. Mr. Jump indicated that it had not been resolved but that the applicant did find a way to minimize the number of downspouts that would be located on the outside of the building. Chairman Macdonald asked if the exterior downspouts would present a problem for staff. Mr. Jump indicated that staff would rather see downspouts on the interior of the building but that the decision would be up to the Commission.

Chairman Macdonald asked if the applicant wished to address the Commission.

John Labrich, Architect for North Community Credit Union, addressed the roof drains, stating that they are proposing six downspouts to minimize the impact on the exterior of the building.

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Commissioner Miller commented on the contemporary and traditional architecture, color schemes and the metal roof. Commissioner Miller stated that the metal roof did not fit with this particular building.

Mr. Labrich stated that his client gave direction to pick up on the Craftsman look and the feel of the old packing houses that used to be common to Redlands. Commissioner Miller concurred with the direction given by the client but stated that the architecture needed to be either contemporary or traditional and not a blending of both.

Commissioner Cook concurred with Commissioner Miller relative to the metal roof and stated that she liked the stone and curved frontage.

Commissioner Foster stated that he liked the building and would like to move forward in approving the project.

Commissioner Dyer commented on the maintenance of the metal roof and had concerns relative to the re-painting of the roof. Commissioner Miller indicated that a metal roof is long lasting with a twenty year warranty on the paint.

Commissioner Cook asked Commissioner Miller why he objected to the metal roof. Commissioner Miller stated that the metal roof was a contemporary material on top of a traditional form but that he would not have a problem with the metal roof if it was on top of a contemporary building.

Commissioner James stated that he liked the building and did not have a problem with the two different architectures.

Pat Meyer, representing North Community Credit Union, stated that the applicant has to vacate their current building and move into the new facility by April, 2008. Mr. Meyer indicated that they have actually filed the building for plan check along with the grading and drawings due to the tight time frame in building the structure. Mr. Meyer asked that the Commission work with them and give approval today so that the grading and site work could begin.

Commissioner Miller indicated that it was not a good building but stated that he would not hold up the project from moving forward.

Chairman Macdonald stated that it appeared that the majority of the Commission was in favor of the proposed building without any changes.

Commissioner Cook stated that she understood Commissioner Miller's concerns relative to the building and indicated that she did not like the metal roof and would like to see changes made to the building.

Commissioner Dyer commented that she found the architecture interesting with the integration of the two forms of architecture and did not find it unappealing the way it was proposed.

Chairman Macdonald concurred with Commissioner Foster and James comments stating that the building looked good.

Commissioner Dyer had concerns relative to the landscaping stating that the median island on the westerly side is an empty concrete curb and would like to see it landscaped with shrubs and accent flowering ground cover.

Chairman Macdonald asked who was responsible for the median. Mr. Jump stated that currently there is no one responsible for maintaining the median.

Commissioner Dyer referred to the ground cover on the landscape plan indicating that there was a lack of shrubs in various parking areas and would rather see shrubs that would screen the parked cars.

Mr. Labrich stated that his client would have concerns relative to the security near the twenty-four hour drive-thru lane and typically, try to keep the area open, visible and illuminated. Any trees or shrubs would provide an opportunity for someone to hide behind them.

Commissioner Dyer indicated approval of adding a condition relative to adding a row of screening shrubs to the interior single row of parking facing Lugonia Avenue, and concurred with the concern of the applicant regarding the security issues on the side of the building.

Commissioner Dyer commented that she noticed that all the perimeter planters have red bark mulch and would prefer ground cover. Mr. Labrich indicated that ground cover should not be a problem.

Commissioner Miller indicated that the downspout issue was not resolved. Mr. Jump stated that the architect found some ways to incorporate the downspouts to make them appear as cross members in some of the locations of the building.

Mr. Labrich indicated that he had a revised rendering that showed the proposed downspouts and passed them around to the Commission for review.

Commissioner Dyer indicated that she did not find the downspouts obtrusive as proposed on the renderings.

Chairman Macdonald indicated that the Commission approved of the downspouts as modified on the rendering.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 901 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 James, and carried on a 6-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 901 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.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve a reduced LOS at the intersection of Alabama Street and Redlands Boulevard during the peak hours as permitted in General Plan Policy 5.20b.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 5-1 vote, (Commissioner Miller opposed), that the Planning Commission approve Conditional Use Permit No. 901 subject to the following findings, submitted plans, and attached conditions of approval:

1. The use applied for at this location will not adversely affect the applicable land use plan of the City because the use is conditionally permitted in the EV/CG District and conforms to all property development standards for drive-through uses 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 financial institution will not interfere with vehicular or pedestrian movement, is an approved use within the EV/CG zoning district, and meets all applicable standards for drive through uses.
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 and landscape requirements, and provides complete screening of drive through aisles.
4. The proposed development is appropriate at the proposed location as the use is a conditionally permitted use within the EV/CG District, the 22,900 square foot lot meets lot size requirements, 22.5 percent of the site is landscaped, and the site is served by Lugonia Avenue designated in the General Plan as a Major Arterial which can serve the traffic generated by the proposed project.

This includes the elimination, additions and modifications to the conditions of approval as follows:

37. ~~All roof drain down spouts shall be placed on the interior of building walls and shall not be visible from the exterior of the building.~~

Condition of approval numbers 38, 39, 40, 41 and 42 are renumbered to 37, 38, 39, 40, and 41.

42. The applicant shall be required to modify the current landscape plan to provide for additional shrub plantings in the landscaped island nearest Lugonia Avenue to increase screening of vehicles.
43. The applicant shall modify the current landscape plans and remove bark mulch from perimeter of planters and include ground cover in these locations.

Eliminating condition of approval number 37, modifying the numbering of conditions of approval numbers 38, 39, 40, 41 and 42 to 37, 38, 39, 40 and 41 and adding condition of approval numbers 42 and 43 was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 5-1, (Commissioner Miller opposed), vote.

C. **AMB PROPERTY CORPORATION, APPLICATION**
(TAMARA ALANIZ: PROJECT PLANNER)

PUBLIC HEARING for the Planning Commission to consider **REVISION NO. 1 to COMMISSION REVIEW AND APPROVAL NO. 802** to allow an increase in parking area on a 60.32 acre site within an existing warehouse distribution center located at 1651 California Street on the northwest corner of San Bernardino Avenue and California Street, in Concept Plan 2 of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner Tamara Alaniz gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of the project subject to the conditions of approval.

Commissioner Foster asked how many dock doors were in the existing distribution center. Ms. Alaniz indicated that there were 123 dock doors.

Commissioner Dyer indicated that the tree that the applicant is requesting to substitute is not recommended for this area and would like to give the applicant the flexibility to change it to a hardier variety. Commissioner Dyer suggested adding verbiage to the proposed condition of approval number nineteen (19) to add an equivalent or hardier tree for the area. Ms. Alaniz stated that condition of approval number 19 could be changed to add the verbiage.

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.

Commissioner Dyer indicated that it appeared that all the curbs and paving were completely constructed and questioned why this issue was coming before the Commission now for the parking revision. Ms. Alaniz addressed Commissioner Dyer's concerns and referred the question to Mr. Pat Meyer.

Chairman Macdonald opened the public hearing.

Pat Meyer, representing AMB Property, stated that Commissioner Dyer was correct in her assumption that the parking revision was already constructed. He indicated that the applicant took the risk with the additional parking and was aware that it would need to be torn out if the Commission did not approve it.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 6-0 that Revision No. 1 to Commission Review and Approval No. 802 does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the following findings:

1. The proposed revision would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects;
2. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken; and,

3. There is no new information of substantial importance with respect to the project's environmental consequences that was not known at the time the previous Mitigated Negative Declaration was adopted.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve Revision No. 1 to Commission Review and Approval No. 802 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 proposed changes to the approved regional distribution building and is designed to comply with all property development standards for the Regional Industrial District of Concept Plan No. 2 of the East Valley Corridor Specific Plan including lot coverage, permitted uses, and required setbacks;
2. The site properly relates to San Bernardino Avenue, California Street and Palmetto Avenue which are designed and improved to carry the type and quantity of traffic to be generated by the proposed development because these streets will be constructed at City-prescribed standards to their ultimate half-widths through compliance with project conditions of approval and the applicant has been conditioned to perform other street improvements which will accommodate traffic movement and flow;
3. The Conditions of Approval proposed for Revision No. 1 to Commission Review and Approval No. 802 are necessary to protect the public health, safety and general welfare; and,
4. The use is desirable for the overall development of the community because the proposed project conforms with both the General Plan land use designation and Specific Plan requirements regarding site design and permitted uses within the zoning district and land use designation.

This includes the addition to the conditions of approval as follows:

19. Sixty-two (62), 15-gallon Melaleuca quinquenervia may be substituted where indicated as Tristania conferta on the northern and southern building frontage of the approved landscaping plan or equivalent species approved by staff.

V. ADDENDA - NONE

VI. MINUTES

A. MARCH 13, 2007

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote to approve the minutes of March 13, 2007.

VII. LAND USE AND CITY COUNCIL ACTIONS OF MARCH 20, 2007

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

VIII. ADJOURN TO APRIL 10, 2007

Chairman Macdonald adjourned the meeting at 4:25 p.m. to April 10, 2007.

Christine Szilva
Senior Administrative Assistant

Jeffrey L. Shaw, Director
Community Development Department

