MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 10, 2007, at 2:00 p.m. are as follows:

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

II. CONSENT CALENDAR

A. **HEEMSTRA SIGNS, APPLICANT**
(JOSHUA ALTOPP, ASSISTANT PLANNER)

Planning Commission to consider **Commission Sign Review No. 320** for two monument signs within Redlands Park Plaza with one sign totaling 9 square feet located along Park Avenue and the other sign totaling 5 square feet located along Iowa Street for the development located at 1776 Park Avenue, in the EV/IC, Commercial Industrial District of the East Valley Corridor Specific Plan.

Commissioner Miller recused himself at 2:00 p.m. due to a conflict of interest.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp, and carried on a 5-0 vote (Commissioner Miller excused) to approve Consent Calendar item II. A.

Commissioner Miller returned to the meeting at 2:01 p.m.

B. **LONE CHANG, LLC, APPLICANT**
(MANUEL BAEZA, SENIOR PLANNER)

1. **TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. 834 -** A Time Extension on an approved Conditional Use Permit for a Planned Residential Development (PRD) on 41.22 gross acres into 76 residential lots and four (4) common lots located on the west side of Wabash Avenue, south of San Bernardino Avenue, and north of Capri Avenue in the R-E, Residential Estate District.

2. **TIME EXTENSION FOR TENTATIVE TRACT NO. 16878** - A Time Extension for an approved Tentative Tract Map to subdivide approximately 41.22 gross acres into seventy-six (76) residential lots and four (4) common lots located on the west side of Wabash Avenue, south of San Bernardino Avenue, and north of Capri Avenue in the R-E, Residential Estate District.

C. PLANNING COMMISSION REVIEW OF APPLICATION FOR THE PERSON TO PERSON TRANSFER OF AN ON-SALE BEER AND WINE LICENSE FOR OCEAN BLUELOCATED AT 347 ORANGE STREET.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp, and carried on a 6-0 vote to approve Consent Calendar items II. B and C.

III. OLD BUSINESS - NONE

IV. NEW BUSINESS

A. **CITICOM DEVELOPMENT, LP, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

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. 820** for the development of three (3) buildings having a cumulative area of 24,067 square feet within an existing 6.65 acre shopping center located at the northeast corner of Parkford Drive and Marshall Street in the C-4, Highway Commercial District.

4. **PUBLIC HEARING** for **Conditional Use Permit No. 877** for the development of a 1,615 square foot drive-through restaurant to be located at the northeast corner of Parkford Drive and Marshall Street within an existing 6.65 acre shopping center located at the northeast corner of Parkford Drive and Marshall Street in the C-4, Highway Commercial District.

5. **PUBLIC HEARING** for **Conditional Use Permit No. 878** for the development of a 1,722 square foot drive-through restaurant to be located at the north side of Parkford Drive approximately 200 feet west of Ford Street within an existing 6.65 acre shopping center located at the northeast corner of Parkford Drive and Marshall Street in the C-4, Highway Commercial District.

Chairman Macdonald opened the public hearing.

Project Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project. Mr. Baeza reviewed the architecture and parking and addressed the concerns that were raised relative to the preservation of existing landscaping. Due to the landscaping concerns, staff recommended to continue the project to allow for preparation of a detailed landscape plan that includes all the existing landscaping or to approve the project, but require final landscaping to return to the Commission prior to the issuance of any permits and adding a condition of approval requiring the preservation of all the existing trees. Staff also recommended adding a condition of approval requiring 331 parking stalls in lieu of the proposed 326.

Commissioner Miller asked where the menu board and ordering microphone for the drive-through restaurant was located on the site plan. Mr. Baeza indicated that he believed that the location had not been determined and referred the question to the applicant.

Commissioner Shamp asked where the compact parking stalls would be located. Mr. Baeza indicated the code requires that compact parking spaces are to be located away from the main building entrance.

Chairman Macdonald asked for clarification relative to the number of food tenants allowed for the project. Mr. Baeza indicated that four food tenants were identified for the project.

John DeFrenza, architect, concurred with staff's recommendations relative to additional stonework enhancements and changing the roofing material to tile on building three. Mr. DeFrenza indicated that the parking has been designed to try to maintain standard parking throughout the center and avoid using compact spaces. Mr. DeFrenza indicated that they have approximately forty (40) percent of the tenancy still open and may have to re-stripe a row of compact spaces once all of the tenants have been determined. Mr. DeFrenza stated that they plan to protect and manage the plants and trees that are on-site. He stated that there are plans to renovate and provide better quality landscaping in the parking areas. Mr. DeFrenza indicated that relocating the entrance on Parkford Drive would improve the grade at the entry of the complex and would pull away the traffic that goes to the existing fitness center. He stated that relocating the drive would impact one tree which would be safely relocated to where the current drive is located. Mr. DeFrenza addressed the drive-through lane stating that the menu board on pad two has been established but not yet determined on pad one.

Commissioner Shamp asked about importing or exporting fill for grading. Mr. DeFrenza stated that they would be exporting dirt from the site to develop the pads.

Commissioner Shamp asked how the storm water infiltration was being handled on site. Mr. DeFrenza indicated that there were several underground tank systems that would be used.

Chairman Macdonald had concerns that the removal of the one tree at the new entrance would cause the remaining two trees to die and asked if that was considered by the applicant. Mr. DeFrenza stated that an analysis was done by an engineering firm and was confident that the root ball of those trees would not be affected.

Chairman Macdonald stated that he would like to see an arborist's report relative to the relocation of the tree and potential impact upon the trees on either side of the driveway before moving forward with the project.

Marc Bazell, resident at 1460 Marshall Street, had concerns relative to increased noise and traffic congestion that would result from the new shopping center and on the impact it would have on the residents residing on Marshall Street.

Chairman Macdonald commented that he did not see traffic issues addressed in the staff report. Mr. Baeza stated that both Marshall Street and Parkford Drive are local streets and that there are no plans to widen them. He indicated that the applicant would contribute their fair share for a new signal at Reservoir and the Interstate 10 on-ramp which should help traffic flow in that area.

Director Shaw asked if a traffic study was done for the project. Mr. Baeza indicated that a traffic study was completed.

Tara Smith, Apartment Manager at 1460 Marshall Street, had concerns relative to traffic congestion, noise, and increased crime that would result from the proposed shopping center.

Chairman Macdonald asked Ms. Smith about traffic and parking on weekends and holidays that resulted from people visiting Ford Park. Ms. Smith indicted that there is traffic congestion and parking problems on Parkford and Marshall on weekends and holidays.

John DeFrenza commented on traffic issues stating that the project was a small convenience center that would not generate substantial traffic flow. He indicated that a video camera surveillance system would be installed for security and would be managed by the Redlands Police Department.

Chairman Macdonald asked if the drive-through restaurants would operate twenty-four hours. Mr. DeFrenza stated that he did not feel that the drive-through restaurants would be twenty-four hour operations and could entertain restricting the operating hours from 6:00 a.m. to midnight. Mr. DeFrenza discussed the possibility of turning off the speaker boxes after a certain hour to reduce noise levels.

Commissioner James asked where the speaker box would be located on pad one for the drive-through restaurant. Mr. DeFrenza indicated that it would be located on the south end of the building.

Commissioner Foster asked if the applicant could delete the drive-through restaurant on pad one. Mr. DeFrenza indicated that the future tenant is currently unknown for the drive-through on pad one and would not like to lose the opportunity to provide that feature.

Chairman Macdonald asked how the landscaping would work around the perimeter stating that there are currently forty-five (45) trees on-site but that the plans show that twelve (12) trees would be saved. Mr. DeFrenza stated that they intend to keep all the existing trees in the buffer along Marshall Street and Parkford Drive and in the existing landscaped areas in the developed parking lot.

Chairman Macdonald gave a brief overview on how forty to fifty mature Conifer trees were mistakenly cut down during the development of the L.A. Fitness Center and had concerns that the current set of plans did not stipulate that all the trees on this project would be saved. He requested that a complete schematic of all the trees on-site, identifying each tree by type and height, to ensure that they would not be removed during construction. Chairman Macdonald also requested a new redesign so that the driveway is not moved and that the existing trees would not be compromised.

Chairman Macdonald indicated that traffic concerns needed addressing, stating that paying a fair share for the signal at Ford and Interstate 10 does not relieve the problems relative to traffic congestion at the project site. He asked if the Commission could approve a project without knowing how many spaces there would be for parking. Mr. Baeza stated that a condition of approval for 331 parking spaces would cover the required parking. Director Shaw indicated that the number of spaces was based on the uses identified on the site plan and if the use was changed, less parking would be required.

Commissioner James asked if the liquor license for the restaurant that will be located on pad three (3) was approved. Assistant Director Dalquest stated that the application is currently going through the ABC (Alcoholic Beverage Control) process.

Director Shaw brought up the issue relative to the menu board and speaker systems stating that in the past, staff has conditioned that speaker boxes not exceed certain noise levels which could be evaluated before and after the speaker system was installed to ensure that certain noise levels were maintained. Mr. Dalquest stated that there were speaker systems available that were automatic in terms of ambient noise. He indicated that Conditional Use Permit No. 877 could be conditioned to have the automatic speaker installed.

Commissioner Shamp stated that the automatic system should be locked to a low level after hours regardless of the ambient noise.

Marc Bazell thanked the Commission for adding items of interest and concern relative to the proposed project. Mr. Bazell stated that he sent a letter of protest to the Department of Alcoholic Beverage Control relative to serving alcohol at this location and submitted a copy to the Commission for the record.

Chairman Macdonald acknowledged a letter received from the Law Office of H. Troy Farahmand, representing the neighboring residents and a business owner near the project site, and asked if the issues raised had been addressed. Mr. Baeza indicated that Mr. Farahmand indicated that there were concerns relative to loitering and the serving of alcohol.

Al Stewart, representing Citicom Development, appreciated the input from resident Marc Bazell and expressed that they were not in the business of creating poor environments for any of their developments. He indicated that he was unsure as to how they would approach any traffic concerns on Marshall and Parkford Drive and would defer to the traffic study that is in place. Mr. Stewart spoke of his success in moving trees on a previous project and felt that moving the Canary Island tree and relocating it to the existing driveway would be successful. He stated that he was confident that the additional two trees on either side of the Canary Island tree would be saved as well.

Chairman Macdonald stated that the trees located on the slopes behind the pads were very close to the edge and asked if they would be disturbed during development. Mr. Stewart indicated that there were no plans to decrease the tree count but that some of the smaller Cedars may need to be moved back.

Commissioner Miller commented on the neighbors concerns relative to drivers pulling out of the parking lot quickly and asked if there would be a problem adding a condition requiring placement of speed bumps at each driveway. Mr. Stewart stated that speed bumps would not be a problem and asked if they should be installed at the ingress/egress of the driveways. Director Shaw indicated that the speed bumps should be placed further back on the property.

Commissioner Miller asked Mr. Stewart if he would object to an arborist certifying that grading plans have been reviewed and evaluated and the degree that the trees may be put in danger if the soil is removed. Mr. Stewart indicated that he would accept such a condition.

Commissioner Miller commented on security issues and suggested the requirement of an on-site security guard during certain hours of the day. Mr. Stewart concurred with Commissioner Miller's recommendation and indicated that there would also be a total of twelve surveillance cameras on site.

Mr. DeFrenza asked the Commission for their consideration in approving the components relative to the construction of the project and bring back the landscaping plans at a later date. Chairman Macdonald stated that he understood Mr. DeFrenza' concerns but indicated that having the landscaping identified prior to the start of construction is one of the safeguards that the trees would remain.

Commissioner James asked if a tenant has been identified for pad one. Mr. Stewart stated that a tenant had not been identified at this time.

Mr. Stewart addressed the hours of operation and stated that they did not intend to have a twenty-four operation.

Chairman Macdonald asked staff if the Conditional Use Permit could be pulled and reviewed when the new tenant is announced since some tenants may insist upon twenty-four hour or a midnight operation. Director Shaw indicated that the Commission has the ability with the Conditional Use Permit to impose conditions on hours of operation and that the applicant has the ability to come back to the Commission to ask for a revision or amendment to the conditions if a tenant requests expanded hours of operation.

Chairman Macdonald asked if now was the time for the Commission to condition the hours and speaker box operation. Director Shaw indicated that if action was taken today, the Commission could condition these issues with the landscape plan coming back prior to the issuance of a building permit.

Commissioner Shamp indicated that he was not inclined to approve the drive-through on pad one due to the noise from the speaker box and that a drive-through is not an appropriate use in most neighborhoods, especially near residential construction. Commissioner Shamp had concerns with noise, air quality and cars stacking up in the drive-through lanes which would add to the traffic congestion issue. Chairman Macdonald concurred with Commissioner Shamp.

Commissioner James indicated that he would like to delay the Conditional Use Permit until the tenant is determined. He stated that he would also like to see the landscape plan come back before the Commission actually approves the project to see more detail that might mitigate the concerns brought forward today. Chairman Macdonald stated that it would also allow the applicant to make some changes relative to some of the issues discussed today.

Commissioner Miller asked Mr. Baeza if information could be obtained relative to what the current and projected traffic counts would be on Parkford Drive indicating that the percentage increase would be a measure of impact. He stated that the impacts could be mitigated to the point that they may not affect the neighbors. Commissioner Miller thanked Mr. Bazell and Ms. Smith for their well presented comments relative to the project. He would be in favor of a continuance with the added consideration of doing a noise study and analyzing the measure of impact relative to the traffic.

Commissioner Miller commented on the hours of operation stating that the speaker boxes should be turned off after 10:00 p.m.

Chairman Macdonald indicated that he recognized that this is a good project and the additional revenue to the City coffers is very respectable and that he would like to make this project work.

Mr. Stewart appreciated Chairman Macdonald's comments. He asked Commissioner Miller if his concerns relative to noise and hours of operation pertained to the drive-through on pad one. Commissioner Miller indicated his concerns were relative to pad one.

Commissioner Cook asked if Mr. Stewart had any knowledge of who the tenant would be at the other drive-through. Mr. Stewart commented that he is getting ready to get eliminate the drive-thru due to the comments made today. He stated that they were thinking of putting in a Mom and Pop restaurant similar to a Farmer Boys that would not have late hours of operation. Commissioner Cook stated that it would be a huge factor in knowing who the tenant would be.

Mr. Stewart indicted that they will look at eliminating the drive-through on that side of the project and may come back with a tenant.

Commissioner Foster stated that the majority of his concerns have been addressed but thought that the project was too much for the site. He stated that he would vote against the project if a decision was being made today. Commissioner Foster stated that with some changes and the elimination of one or two of the drive through lanes, it may become more palatable. Commissioner Foster supported a continuance.

Chairman Macdonald stated that there was a general consensus of the Commission for a thirty day continuance to May 8, 2007.

Commissioner Cook referenced the landscape plan and suggested placing ground cover to fill in the dirt areas on site.

Chairman Macdonald asked if the applicant had questions relative to the landscape information that was being requested by the Commission.

Mr. DeFrenza stated that he was going to endeavor to provide a fully noted landscape plan indicating every tree along the frontage and fix the site plan so it indicates a typical notation for all trees to remain on the site. He indicated that he would endeavor to engage an arborist to summarize the solution that is intended relative to the movement of the drive aisle since it is an important component of their success for pad two.

Chairman Macdonald indicated that he was still going to request that the plans be redrawn so that the driveway does not compromise the three trees. He reiterated that this was a good project but would not allow the three trees to be destroyed. Mr. DeFrenza stated that he needs to find a way to secure that the two remaining trees at the driveway would not be lost and if they are lost, find a way to document it to the Commission's acceptance.

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission continue the Mitigated Negative Declaration, the Socio-Economic Cost Benefit Study, Commission Review and Approval No. 820, Conditional Use Permit No. 877, and Conditional Use Permit No. 878 to the meeting of May 8, 2007.

B. **ELIZABETH FOLEY AND TED/MARGARET MOHR, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

1. Planning Commission to consider a Negative Declaration.

2. **PUBLIC HEARING** for the Planning Commission to consider a Socio-Economic Cost/Benefit Study.

3. **PUBLIC HEARING** for **Minor Subdivision No. 293** to subdivide a parcel totaling 36,854 square feet into two parcels one totaling 17,272 square feet with an existing house and detached garage and the other parcel totaling 17,050 square feet and is vacant within the R-1, Single Family Residential District located at 1135 Judson Avenue.

Chairman Macdonald opened the public hearing.

Project Planner Joshua Altopp 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 wished to address the Commission.

Louis Flores, Project Engineer, stated that he was available for questions.

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 6-0 vote that the Planning Commission approve the Negative Declaration for Minor Subdivision No. 293 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 Minor subdivision No. 293 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.

Assistant Director Bob Dalquest indicated that one of applicants wanted to address the Commission.

Chairman Macdonald opened the public hearing.

Margaret Mohr, applicant, stated that she had a question pertaining to a Public Works condition of approval relative to the requirements for the sidewalk on Judson Street, indicating that it would bring the sidewalk very close to the existing structure. Ms. Mohr asked if a waiver would be allowed.

Chairman Macdonald asked if this was a Public Works issue. Assistant Director Dalquest indicated that this issue was relative to Public Works condition of approval items B. 8, and C.13.

Chairman Macdonald asked for direction since the project had been approved by the Commission. Director Shaw stated that the Commission could proceed and take action for approval on the project or continue the item until there was feedback from the Public Works Department relative to the condition of approvals in question.

Ms. Mohr indicated that Public Works informed her that this issue could be discussed at the Planning Commission meeting. Director Shaw stated that the Planning Commission would not modify a condition of approval unless there was feedback from that department relative to the condition of approval in question.

Director Shaw asked the applicant if the sidewalk was on Judson Street. Ms. Mohr indicated that the sidewalk was on Judson Street. Director Shaw indicated that Judson Street was an arterial street and that the condition is written to conform with the requirements of the General Plan. He stated that the flexibility relative to those types of conditions is limited depending on what the applicant was requesting.

Chairman Macdonald asked the applicant if she would like to forstall the action that was pending and continue the project until the issue was resolved with the Public Works Department.

Commissioner Cook commented that it appeared that the sidewalk was shown on the site plan. Ms. Mohr stated that the plans were drawn based on Public Works recommendations and asked if a variance could be considered.

Director Shaw stated that the applicant can sometimes work with the Public Works Department in modifying a condition of approval that would be acceptable and Public Works would then furnish a report with the revised conditions. Director Shaw stated that the Planning Commission would usually support a recommendation from the Public Works Department.

Director Shaw stated Ms. Mohr could request to continue the project. Ms. Mohr indicated that she wanted to continue the project.

Director Shaw stated that the motions for the Negative Declaration and the Socio-Economic Cost/Benefit Study could remain as approved and that motion relative to Minor Subdivision No. 293 could come back to the Commission for approval at the April 24, 2007 meeting.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission continue Minor Subdivision No. 293 to the meeting of April 24, 2007.

C. **RON SIMUS, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

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 **Zone Change No. 427** to pre-zone two contiguous assessor parcels in the unincorporated area of San Bernardino County to the City of Redlands M-1, Light Industrial District on a 6.68-acre parcel (APN: 0298-052-09) located on the northeast corner of Wabash Avenue and Nice Avenue,

and to pre-zone a 6.37-acre parcel (APN: 0298-051-07) to C-4, Highway Commercial District, located on the southeast corner of Wabash Avenue and Naples Avenue.

4. **PUBLIC HEARING** for Planning Commission to consider a recommendation to the City Council on **Annexation No. 88** an Annexation of two contiguous assessor parcels that total 13.05 acres and contiguous San Bernardino County right-of-way totaling approximately 2.6 acres located on the east side of Wabash Avenue, between Naples Avenue and Nice Avenue (APNs: 0298051-07 and 0298-052-09) within an unincorporated area of the County of San Bernardino and the City of Redlands Sphere of Influence area.

5. **PUBLIC HEARING** for Planning Commission to consider a recommendation to the City Council on **Street Vacation No. 140** to vacate a portion of right-of-way along the west side of Jasper Avenue, between Nice Avenue and Naples Avenue.

6. Planning Commission consideration of **Commission Review and Approval No.837** to develop 6.68 acres with a mini-storage facility containing 60,857 square feet of building area, two industrial buildings that are each 11,880 square feet in size, and a 14,285 square foot industrial building located on the northeast corner of Wabash Avenue and Nice Avenue (APN: 0298-052-09) in the unincorporated area of the County of San Bernardino (Proposed for Pre-Zoning to the City of Redlands M-1, Light Industrial District).

Chairman Macdonald opened the public hearing.

Project Planner Joshua Altopp stated that a letter was received from a homeowners association located directly across the street from the project site that addressed their concerns and suggestions relative to the proposed storage facility. Mr. Altopp stated that staff will meet with the applicant to review the project and discuss the changes that were suggested by the homeowners. Staff recommended continuance of the project to the April 24, 2007 meeting.

Chairman Macdonald asked if the applicant wished to address the Commission. The applicant indicated that they would wait to address the Commission at the next meeting. 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 James, seconded by Commissioner Cook, and carried on a 6-0 vote that the Planning Commission continue the Mitigated Negative Declaration, the public hearings on the Socio-Economic Cost/Benefit Study, Zone Change No. 427, Street Vacation No. 140, Annexation No. 88, and the hearing for Commission Review and Approval No. 837 to the April 24, 2007 Planning Commission meeting.

D. **QUANTUM STRUCTURES LLC, APPLICANT**
(PROJECT PLANNER JOSHUA ALTOPP)

1. Consideration of **Commission Review and Approval No. 814** to develop a seventy seven (77) unit townhome project on approximately 7.5 acres located at the northeast corner of Alabama Street and Orange Avenue in the EV/2500RM, Multiple Family Residential District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner Joshua Altopp stated that this project came before the Planning Commission back in November, 2006 requesting recommendation to the City Council for the General Plan and Specific Plan amendments, Tentative Tract Map and Commission Review and Approval. Mr. Altopp indicated that the City Council approved the project with the exception of the Commission Review and Approval which required final approval from the Planning Commission. Mr. Altopp gave a brief overview of the architectural changes that resulted from recommendations made by the Commission at the November, 2006 meeting and gave a PowerPoint presentation of the proposed project. Staff recommended approval of the Commission and Review and Approval subject to the conditions of approval.

Chairman Macdonald asked if the applicant was available to address the Commission.

David Musser, architect, stated that he was available for questions.

Commissioner Miller asked Mr. Musser to indicate on the plans where the changes were made relative to the stone work on the building. Mr. Musser addressed Commissioner Miller's request.

Bill Cunningham, representing the Redlands Association, stated that the location of the project was inappropriate for a residential project. He stated that Alabama Street is a primary corridor for commercial and office use and that the zone change to residential use is out of context with what is needed along that area. Mr. Cunningham had questions relative to Measure N and U and if traffic and noise had been evaluated by staff. Director Shaw and Assistant Director Dalquest addressed Mr. Cunningham's concerns.

Chairman Macdonald closed the public hearing.

Commissioner Shamp concurred with Mr. Cunningham's concerns relative to the project location being inappropriate for residential use.

Commissioner Miller stated that he also struggled with the zone change but that the project site was on the border where there is a transitioning to a multi-family land use which was a factor for him. He felt that a larger residential complex would result in a better managed facility with more amenities rather than one that was a mixed use of both office and residential.

Chairman Macdonald opened the public hearing.

Mr. Cunningham referred to a map pertaining to Measure U and commented on the description of boundaries.

Chairman Macdonald closed the public hearing.

Commissioner Cook stated that she visited the site and indicated that it was an appropriate place for residential use that would allow for a contiguous project with more amenities that would give a cleaner, overall appearance.

Commissioner James stated that he liked the project and believed that it fit the zoning but did not necessarily agree with the zone change. Commissioner James commented on what appeared to be a mirror image parcel across the street from this project, stating that he would like to see that considered a multi-use project where there is retail closer to Alabama Street with residential behind it. Commissioner James supported the project since it fit the current zoning.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner Foster, and carried on a 5-1 vote, (Chairman Macdonald opposed), that the Planning Commission approve Commission Review and Approval No. 814, 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 meets all development standards of the EV/2500RM, Multiple Family Residential District of the East Valley Corridor Specific Plan;

2. The site properly relates to Alabama Street and Orange Avenue 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;

3. The Conditions of Approval proposed for Commission Review and Approval No. 814 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 the General Plan Designation, Municipal Code requirements, and the development standards of the 'EV/2500RM', Multiple Family Residential District of the East Valley Corridor Specific Plan.

V. ADDENDA

A. **CITICOM DEVELOPMENT L.P., APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

1. Planning Commission to consider final landscape plans and final architectural details for a port-o-cochere for **Commission Review and Approval No. 826, Conditional Use Permit No. 885, and Variance No. 730** to develop a commercial retail center consisting of two buildings with a combined floor area of 22,739 square feet on approximately 2.10 acres, located at the southeast corner of Orange Tree Lane and California Street in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Project Planner Joshua Altopp stated that the project came before the Planning Commission for approval back on January 23, 2007 where deficiencies were found relative to the landscaping and architecture of the port-o-cochere. Mr. Altopp indicated that the applicant has upgraded both components and submitted the final landscape plans along with the revision proposed for the architectural elements for the port-o-cochere. Mr. Altopp gave a brief overview of the upgraded components. Staff recommended that the Planning Commission approve the final landscape plans and architectural treatment for the port-o-cochere.

Chairman Macdonald asked if the applicant wished to address the Commission. Chairman Macdonald indicated that the applicant did not have comments.

Commissioner Miller asked if the columns on the port-o-cochere were wood or tubular steel. Mr. DeFrenza, architect, indicated that the columns on the port-o-cochere were tubular steel.

Commissioner Miller asked for the dimensions of the columns. Mr. DeFrenza addressed Commissioner Miller's question.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve the final landscape plan and the final architectural treatment for the port-o-cochere for Commission Review and Approval No. 826, Conditional Use Permit No. 885, and Variance No. 730.

VI. MINUTES

A. MARCH 27, 2007

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote to approve the minutes of March 27, 2007.

VII. LAND USE AND CITY COUNCIL ACTIONS OF APRIL 3, 2007

Mr. Shaw gave a brief presentation on the City Council Actions of April 3, 2007.

VIII. ADJOURN TO APRIL 24, 2007

Chairman Macdonald adjourned the meeting at 4:15 p.m. to April 24, 2007.

Christine Szilva	Jeffrey L. Shaw, Director
Senior Administrative Assistant	Community Development Department