MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, June 26, 2007, at 2:00 p.m. are as follows:

PRESENT: James Macdonald, Chairman
Gary Miller, Vice Chairman
Ruth Cook, Commissioner
Carol 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
David Jump, Associate Planner
Tamara Alaniz, Associate 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 with the exception of Commissioner Shamp.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **NATIONAL SIGN & MARKETING, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

1. Planning Commission to consider **Commission Sign Review No. 324** for a freeway-oriented pole sign for Carl's Jr. totaling 98.26 square feet and a proposed height of 107 feet 1 inch located at 1205 W. Colton Avenue, in the C-M, Commercial Industrial District.

Project Planner Joshua Altopp gave a PowerPoint presentation and overview of the proposed sign. Staff recommended approval of the proposed sign at a total height of 55 feet subject to the conditions of approval.

Director Shaw indicated that there were issues raised by the Commission relative to the orientation and the proximity of the utility lines to the proposed sign.

Steve Rosenblum, representing National Sign and Marketing, addressed the questions of the Commission relative to sign orientation, the logo, and the proximity of the utility lines.

Director Shaw indicated that an additional condition of approval relative to the landscaping would be added as part of the motion.

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission find that Commission Sign Review No. 324 is exempt from the CEQA Guidelines pursuant to Section 15311(A).

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission approve Commission Sign Review No. 324 subject to the Conditions of Approval.

This includes the addition of condition of approval number fifteen (15) as follows:

15. The applicant shall re-landscape the area where the pole sign is proposed upon installation. The landscaping shall include groundcover, 5-gallon shrubs, and a wood mulch base. The landscaping shall also include 2, 24 inch box trees chosen from the approved parking lot list of shade trees. These plans shall be approved by the Community Development Director prior to the issuance of building permits for the pole sign.

B. **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. Planning Commission to consider **Commission Review and Approval No. 820** for the development of three (3) commercial buildings having a cumulative area of 24,067 square feet on 6.65 acres located at the northeast corner of Parkford Drive and Marshall Street in the C-4, Highway Commercial District.

4. **PUBLIC HEARING** for the Planning Commission to consider **Conditional Use Permit No. 878** for the development of a 1,722 square foot drive through restaurant to be located at the northside of Parkford Drive approximately 200 feet west of Ford Street within a proposed 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 stated that a detailed landscaping plan had been submitted by the applicant but contained several inaccuracies. Staff has requested a revised landscaping plan and recommended continuance of the project to the meeting of July 10, 2007. Mr. Baeza referenced a letter that was received from the applicant withdrawing Conditional Use Permit No. 877 for the proposed drive-through restaurant located at the northeast corner of Parkford Drive and Marshall Street.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner Foster, and carried on a 6-0 vote that the Planning Commission continue the Mitigated Negative Declaration, the Public Hearing on the Socio-Economic Cost/Benefit Study and Conditional Use Permit No. 878, and the hearing on Commission Review and Approval No. 820 to July 10, 2007.

C. **ESRI, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of **Commission Review and Approval No. 825 (Revision No. 2)** to develop a three-story office building with an area of approximately 81,635 square feet, and a central plant with an area of approximately 3,845 square feet within the campus of ESRI, located at the terminus of New York Street, between State Street and Redlands Boulevard in the A-P, Administrative and Professional Office District, and to develop a parking lot over a portion of the Mission flood channel located immediately north of the ESRI Campus between New York Street and Tennessee Street in the M-2, General Industrial District.

Project Planner Manuel Baeza gave a brief overview of the proposed project. Staff recommended approval of Commission Review and Approval No. 825, Revision No. 2, subject to the conditions of approval.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve Revision No. 2 to Commission Review and Approval No. 825, 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 will meet setback and coverage limitations of the A-P, Administrative and Professional Office District;

2. That the site properly relates to neighboring streets which are designed and improved to carry the type and quantity of traffic to be generated by the proposed development;

3. That the conditions of approval proposed for Revision No. 2 to Commission Review and Approval No. 825 are necessary to protect the public health, safety and general welfare; Mitigation measures are included in the Conditions of Approval to protect the public health, safety and general welfare;

4. That the use is desirable for the overall development of the community; the project will provide new employment opportunities to City residents;

5. The proposed office building and parking lot will be consistent with the Office Designation of the General Plan.

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

1. Planning Commission to consider a recommendation to the City Council on a Negative Declaration.

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

Chairman Macdonald opened the public hearing.

Project Planner Tamara Alaniz gave a brief overview of the joint meeting that took place between the Planning and Cultural Arts Commissions on June 12, 2007. Ms. Alaniz indicated that both of the Commission's indicated that another joint meeting was necessary to continue to evaluate and discuss the merits of the Ordinance. Staff recommended that the Planning Commission table Ordinance Text Amendment No. 313 until another joint meeting could be conducted.

Chairman Macdonald closed the public hearing.

Chairman Macdonald requested that a total dollar value evaluation of applicable permits for the entire year of 2006 be included in any subsequent meetings with the Cultural Arts Commission.

Chairman Macdonald indicated that he received a letter from the President of the Redlands Chamber of Commerce concerning the Public Art Ordinance and distributed copies to the Commissioner's for their review.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Cook, and carried on a 6-0 vote that the Planning Commission table a recommendation on the Negative Declaration for Ordinance Text Amendment No. 313.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Cook, and carried on a 6-0 vote that the Planning Commission table a recommendation on Ordinance Text Amendment No. 313.

IV. NEW BUSINESS

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

1. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **ORDINANCE TEXT AMENDMENT NO. 317** an ordinance amending Title 18 of the Redlands Municipal Code by adding Chapter 18.18 to prohibit medical marijuana dispensaries in all zoning districts in the City of Redlands. Request submitted by the CITY OF REDLANDS.

Chairman Macdonald opened the public hearing.

Project Planner Tamara Alaniz gave an overview of the proposed Ordinance Text Amendment. Staff recommended that the Planning Commission recommend that the City Council adopt Ordinance Text Amendment No. 317. Ms. Alaniz indicated that she received a letter of public comment from a local Pharmacist opposing medical marijuana dispensaries and supporting Ordinance Text Amendment No. 317. Ms. Alaniz distributed copies to the Commissioner's for their review.

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 recommend that the City Council determine that Ordinance Text Amendment

No. 317 is not subject to the California Environmental Quality Act, pursuant to §15060(c)(3) and §15061(b)(3) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve the attached Planning Commission Resolution, recommending that the City Council adopt Ordinance Text Amendment No. 317.

B. **ADVANTAGE PERFORMANCE CENTER, INC., APPLICANT**
(PROJECT PLANNER: DAVID JUMP)

1. **PUBLIC HEARING** for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 914** to allow the establishment of an aftermarket automotive parts and accessories sales and installation center within an existing 5,000 square foot building containing three service bays on a 1.65 acre site within the EV/CG, General Commercial District of the East Valley Corridor Specific Plan located at 1825 Industrial Park Avenue.

Chairman Macdonald opened the public hearing.

Project Planner David Jump gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 914 subject to the conditions of approval.

Commissioner Dyer had questions relative to the signs located on the site. Mr. Jump addressed Commissioner Dyer's questions.

Commissioner Miller asked for clarification relative to the limitation or non-limitation of text on a sign. Assistant Director Dalquest and Director Shaw addressed Commissioner Miller's question.

Chairman Macdonald closed the public hearing.

Commissioner Dyer indicated that she would like condition of approval number twenty-seven (27) amended to show that the new shrubs in front of the site be installed five (5) feet on center instead of two (2) feet. Commissioner Dyer also suggested that vines should be planted on the existing chain link fence.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission deem Conditional Use Permit No. 914 to be exempt from the California Environmental Quality Act under section 15301 (a) Existing Facilities Class 1, the permitting of existing public or private structures involving negligible or, no expansion of use beyond that existing at the time of the lead agency's determination as the project is zoned for auto service and repair centers subject to approval of a Conditional Use Permit, and is in conformance with the General Plan and East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve Conditional Use Permit No. 914 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 plans of the City because the use is conditionally permitted in the EV/CG District and conforms to all property development standards contained 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 aftermarket automotive parts and accessories sales and installation center will not interfere with vehicular or pedestrian movement, is a conditionally approved use within the EV/CG zoning district, and meets all applicable standards for auto service and repair centers.

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 service bays.

4. The proposed development is appropriate at the proposed location as the use is a conditionally permitted use within the EV/CG District, the 1.65 acre site meets lot size requirements, the site previously contained a similarly approved use, and the site is served by Industrial Park Avenue designated in the General Plan as a local street which can serve the traffic generated by the proposed project.

This includes the modification to condition of approval number twenty-seven (27) and the addition of condition of approval number twenty-eight (28) as follows:

27. The applicant shall install new shrubs and groundcover at the front of the site. The new shrubs at the front of the site shall be installed at ~~2~~ **5** feet on center.

28. The applicant shall install vines on the existing front chain link fence at an interval of 10 feet on center for the entire site frontage.

C. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: DAVID JUMP)

1. **PUBLIC HEARING** for the Planning Commission to consider **ORDINANCE TEXT AMENDMENT NO. 315** to modify section 18.156.190(H) of Article II, Architectural Treatment for Automobile Service Stations which requires that roof structures over fueling islands connect harmoniously to the service station roof to form one continuous roofed structure.

Chairman Macdonald opened the public hearing.

Project Planner David Jump gave an overview of the proposed Ordinance Text Amendment. Staff recommended that the Planning Commission recommend approval to the City Council on Ordinance Text Amendment No. 315.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 6-0 vote that the Planning Commission recommend approval to the City Council on the Negative Declaration for Ordinance Text Amendment No. 315, and direct staff to file and post a "Notice of Determination" in accordance with City guidelines. It is recommended that this project will not individually or cumulatively affect wildlife resources as defined in Section 711.2 of the California Fish and Game Code.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 6-0 vote that the Planning Commission adopt Resolution No. 1140 (Ordinance Text Amendment No. 315) and recommend that the City Council approve Ordinance Text Amendment No. 315.

V. ADDENDA - None

VI. MINUTES

A. JUNE 12, 2007 – SPECIAL MEETING

B. JUNE 12, 2007

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote to approve the Special Meeting minutes and Planning Commission minutes of June 12, 2007.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JUNE 19, 2007

Mr. Shaw gave a brief presentation on the City Council Actions of June 19, 2007.

VIII. ADJOURN TO JULY 10, 2007

Chairman Macdonald adjourned the meeting at 3:18 p.m. to July 10, 2007.

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