MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, July 10, 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
Eric Shamp, 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

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

Chairman Macdonald called the meeting to order.

II. CONSENT CALENDAR

A. **VENTURE POINTE RED I, LLC, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

A request for final map approval of **PARCEL MAP NO. 17658 (Minor Subdivision No. 295)** an approved subdivision to subdivide approximately a 4.43 acre property into four parcels located at the southwest corner of Park Avenue and Nevada Street within the EV/IC, Commercial Industrial District of the East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp, and carried on a 7-0 vote to approve the Consent Calendar.

III. OLD 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. 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 north side 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 gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of the proposed project subject to the conditions of approval with the added condition requiring the relocation of the Canary Island Pine tree on Parkford Street to be completed in accordance with measures outlined in the submitted Arborist's report.

Commissioner Dyer indicated that she did not see a condition of approval requiring 331 parking spaces. Mr. Baeza stated that he would add a condition of approval requiring 331 parking spaces.

Commissioner Foster asked what the provision was in the event the Canary Island Pine did not survive being relocated. Mr. Baeza indicated that a condition of approval could be added requiring replacement of the tree in the event the Canary Island Pine did not survive the relocation.

Commissioner Foster had concerns relative to the cumulative affect of traffic in the proposed area.

John DeFrenza, Architect for the project, was available for questions.

Commissioner Foster asked Mr. DeFrenza what their strategy would be in the event that the Canary Island Pine did not survive the relocation. Mr. DeFrenza indicated that a condition of approval should be added requiring an 84" box tree replacement.

Commissioner Dyer had concerns relative to the existing maintenance of the landscaping and indicated that she would be recommending several conditions of approval to enhance the landscaping at the project site.

Chairman Macdonald had concerns that the new driveway could destroy the remaining two trees root systems and asked if the applicant would be willing to reduce the width of the driveway. Mr. DeFrenza indicated that he would be willing to reduce the driveway to 26 feet.

Chairman Macdonald and Commissioner Cook had concerns relative to an existing thirty foot Oak tree that was left off the landscape plan. Mr. DeFrenza apologized stating that he was not aware that the tree existed and indicated that they would box and move the tree to a safe place on the site.

Commissioner Dyer requested that additional conditions of approval be added relative to the landscaping and gave a summary of each proposed condition.

Commissioner Foster commented that he had concerns relative to the traffic and would not be able to support the project. Commissioner Cook concurred with Commissioner Foster adding that the project was too dense for the area.

Commissioner's Dyer, James, Miller, and Shamp indicated their concerns relative to the landscaping and traffic issues but stated the project was consistent with the current land use and would encourage retail use in the area. They supported the project with the changes proposed.

Mr. Baeza summarized the amended conditions of approval.

Chairman Macdonald commented that the site could be redesigned to reduce the density and loss of the trees but could not support the project as proposed.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner James, seconded by Commissioner Dyer, and carried on a 4-3 vote, (Chairman Macdonald and Commissioner's Cook and Foster opposed), that the Planning Commission approve the Mitigated Negative Declaration for Commission Review and Approval 820 and Conditional Use Permit No. 878 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 Dyer, and carried on a 4-3 vote, (Chairman Macdonald and Commissioner's Cook and Foster opposed), that the Planning Commission approve the Socio-Economic Cost Benefit Study for Commission Review and Approval 820 and Conditional Use Permit No. 878. It is determined by the Commission 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 James, seconded by Commissioner Dyer, and carried on a 4-3 vote, (Chairman Macdonald and Commissioner's Cook and Foster opposed), that the Planning Commission approve Commission Review and Approval No. 820, subject to the following findings and subject to the attached Conditions of Approval:

1. The site for the proposed use is adequate in size and shape to accommodate the use; the project meets all development standards of the C-4, Highway Commercial District;

2. The site properly relates to a Parkford Drive and Marshall Street which are designed and improved to carry the type and quantity of traffic to be generated by the proposed development;

3. The conditions of approval proposed for Commission Review and Approval No. 820 are necessary to protect the public health, safety and general welfare; mitigation measures incorporated into the conditions of approval will address impacts to health and safety;

4. The use is desirable for the overall development of the community; the project will provide new shopping, dining and employment opportunities to City residents;

5. The proposed commercial center will be consistent with the Commercial Designation of the General Plan.

This includes the modification to condition of approval number twenty (20) b, c and o, and the addition of conditions of approval numbers thirty-seven (37), thirty-eight (38), thirty-nine (39), forty (40), forty-one (41), and forty-two (42) as follows:

20. B. Landscaping in existing planters shall be replaced where needed subject to review and approval by the Community Development Director. Additional landscaping shall be provided in the planer found adjacent to the drive-through driveway for Pad 2. ***Slopes facing Marshall Street and Parkford Drive shall have all exposed dirt areas replanted with five gallon shrubs planted at a spacing of five (5) feet on center with groundcover at six (6) inches on center below. Interior parking lot planters shall be refurbished with a continuous row of five (5) gallon shrubs planted at a spacing of five (5) feet on center also with a flowing groundcover planted at a spacing of six (6) inches on center. All areas indicated for bark mulch shall also have groundcover planted at a spacing of six (6) inches on center. The row of parking facing Parkford Drive adjacent to Pad 1 shall be screened with a row of five gallon shrubs.***

As amended by the Planning Commission on July 10, 2007.

20. c. All double row parking spaces shall be separated by either a planter or planter boxes with an overall outside width of five (5) feet. Planters shall be enclosed by a six (6) inch continuous poured in place curb. The curb shall be included in the measurement of the overall width of the planter. The Community Development Director may allow breaks or gaps in the planter for pedestrian access and drainage purposes only. ***All landscape planters throughout the site are to be connected to an automatic irrigation system.***

As amended by the Planning Commission on July 10, 2007.

20. o. All landscape planters that are ten (10) feet or less in width shall utilize measures such as root barriers ***and*** ~~**other**~~ deep watering system to minimize heaving of parking area pavement and curbs by tree roots.

As amended by the Planning Commission on July 10, 2007.

37. The applicant shall relocate the Canary Island Pine proposed for relocation on the site plan using measures outlined in the submitted arborist report. In the event the relocated Canary Island Pine or trees adjacent to the relocated driveway die within two (2) years of occupancy, the trees shall be replaced with 84"-box Canary Island Pine trees.

As added by the Planning Commission on July 10, 2007.

38. The project shall provide a minimum of 331 parking stalls on site. The use of compact stalls shall be allowed in order to provide the required amount of spaces.

As added by the Planning Commission on July 10, 2007.

39. The relocated driveway shall be reduced in width to 26 feet.

As added by the Planning Commission on July 10, 2007.

40. If public improvements in the public right of way are damaged by tree roots in the area of the relocated driveway, the improvements shall be repaired at the applicant's expense. *As added by the Planning Commission on July 10, 2007.*

41. The Brisbane Box tree shown behind the building found on Pad 2 shall not be installed. The existing mature oak tree in this location shall be left in place.

    As added by the Planning Commission on July 10, 2007.

42. Thirty-six inch (36") Brisbane Box trees shall be provided for island planters located adjacent to driveways on Parkford Drive.

    As added by the Planning Commission on July 10, 2007.

MOTION

It was moved by Commissioner James, seconded by Commissioner Dyer, and carried on a 4-3 vote, (Chairman Macdonald and Commissioner's Cook and Foster opposed), that the Planning Commission approve Conditional Use Permit No. 878, subject to the following findings and subject to the attached Conditions of Approval:

a. The proposed development will not adversely affect the applicable land use plans of the City; the proposed drive through restaurants are conditionally permitted within the C-4, Highway Commercial District;

b. The proposed development will not be detrimental to the public health, safety and welfare; because the location of the drive through restaurant will not interfere with vehicular or pedestrian movement and because mitigation measures incorporated into the conditions of approval will address impacts to health and safety;

c. The proposed development will comply to the maximum extent feasible with the regulations of the City's General Plan, and applicable zoning district and the City's development standards; the project is consistent with both the General Plan and Zoning and meets all development standards of the C-4, Highway Commercial District and standards established for Drive-Through Restaurants;

d. The proposed development is appropriate at the proposed location; the proposed drive through restaurant is located in the C-4, Highway Commercial District and will be adjacent to the Interstate 10 Freeway.

B. **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. Planning Commission to consider **Commission Review and Approval No. 670 (Revision 1)** to develop an 18,480 square foot addition to the existing Express Containers facility 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.

Commissioner Miller recused himself from the meeting at 3:38 p.m. due to a conflict of interest.

Chairman Macdonald opened the public hearing.

Project Planner Joshua Altopp gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Commission Review and Approval No. 670, Revision 1, subject to the conditions of approval.

Raymond Schofield, GMID Architects, addressed Commissioner's Shamp and Dyer's questions and concerns relative to the location of the landscape planter, the repainting of the existing building and planting vines on the precision block wall.

Rick Pence, Pence Construction, asked for clarification relative to planting vines on the precision block wall. Commissioner Dyer addressed Mr. Pence's question.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote, (Commissioner Miller excused), that the Planning Commission approve the Mitigated Negative Declaration for Commission Review & Approval No. 670 (Revision 1) 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, (Commissioner Miller excused), that the Planning Commission approve the Socio-Economic Cost Benefit Study for Commission Review & Approval No. 670 (Revision 1) 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, (Commissioner Miller excused), that the Planning Commission approve a reduced LOS at the intersections of Alabama Street/Redlands Boulevard and California Street/Redlands Boulevard during the peak hours as permitted in General Plan Policy 5.20(b).

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote, (Commissioner Miller excused), that the Planning Commission approve Commission Review & Approval No. 670 (Revision 1) 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 addition to the Express Containers facility because it complies with all property development standards of the 'EV/IC', Commercial Industrial District of the East Valley Corridor Specific Plan;

2. The site properly relates to Iowa Street which is designed and improved to carry the type and quantity of traffic to be generated by the proposed development because Iowa Street has been constructed to City prescribed standards to its ultimate half width;

3. The Conditions of Approval proposed for Commission Review and Approval No. 670 (Revision 1) 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/IC', Commercial Industrial District of the East Valley Corridor Specific Plan.

This includes condition of approval thirty-two (32) which was omitted from the conditions of approval and the addition of conditions of approval numbers thirty-three (33) and thirty-four (34) as follows:

32. The applicant shall replace the forty-three (43) 15-gallon Queen Palms proposed along the northern and southern property lines behind the existing gates with alternative specie of columnar tree from the approved list of parking lot trees.

33. The applicant shall paint the existing building and security gates with a new coat of paint to match the newly constructed portions of the building. The plans shall reflect a note stating that the existing building and gates will receive a fresh coat of paint.

34. The applicant shall plant vines at 10 foot on center intervals along the northern block wall from Iowa Street to the security gate. This change will be reflected in the landscaping plans.

Commissioner Miller returned to the meeting at 3:54 p.m.

IV. NEW BUSINESS

A. **ASSISTANCE LEAGUE OF REDLANDS, APPLICANT**
(PROJECT PLANNER: JOSHUA ALTOPP)

Planning Commission to consider **Commission Review and Approval No. 833 (Revision 1)** to phase the construction of an addition to the existing Assistance League building totaling 5,060 square feet and convert the existing school house storage building for use as a thrift store, dental office, and meeting rooms on a parcel totaling .94 gross acre, located on the north side of Colton Avenue, between Columbia Avenue and Calhoun Street, in the C-4, Highway Commercial District.

Project Planner Joshua Altopp indicated that staff is recommending continuance to the July 24th meeting in order to revise the Socio Economic Cost Benefit Study and to notice the public on the study.

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

Richard Hickey, applicant representative, was available for questions.

Chairman Macdonald closed the hearing.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster, and carried on a 7-0 vote that the Planning Commission continue Commission Review and Approval No. 833 (Revision No. 1) to the July 24, 2007 Planning Commission meeting.

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

A recommendation to the Planning Commission and City Council on the appropriate environmental process for **ORDINANCE TEXT AMENDMENT NO. 319** replacing Chapter 19.12 the point rating system of the residential development allocation process amending sections pertaining to location, storm drainage, water distribution, streets and open space and adding point allocations related to solid waste, energy conservation, and LEED.

Project Planner David Jump gave a PowerPoint presentation and overview of the proposed amendments of the point rating system of the residential development process. Staff recommended that the Planning Commission recommend to the City Council adoption of the Negative Declaration and Ordinance Text Amendment No. 319.

The Commissioner's had numerous comments and suggestions and indicated that it would be beneficial to review each category of the proposed allocations page by page. The Commission's recommendations were as follows:

Page Number	Section Affected	Suggested Revision
Page No. 1	Public Services	5 points for 1/4 mile from transit facility and 3 points for 1/2 mile from transit facility.
Page No. 3	WQMP	The section regarding preparation of a WQMP appeared to be flawed due to the awarding for points based on performing a current requirement of all projects
Page No. 3	WQMP	Addition of a section for detention basin appearance based on landscaping or other treatments.
Page No. 4	Wastewater Collection	Added points for recycling of grey water for use on landscaping
Page No. 5	Wastewater Collection	Reduction of points for increased distances for wastewater connections into areas without connections to reduce sprawl
Page No. 5	Solid Waste	Change the way points are awarded due to projects being penalized for not performing demolition

Page Number	Section Affected	Suggested Revision
Page No. 7	Streets	Addition of a Section H to award points for the installation of walking paths and/or bikeways
Page No. 8	LEED	Points should be awarded based on a level of performance, awarding more points for passive energy efficiency, higher point totals for exhaustive uses of energy efficiency technologies, 6 points for platinum LEED certification, and 5 points for gold LEED certification
Page No. 10	Grading and Design	Include a single point for the installation of curvilinear streets
Page No. 11	Landscaping	The use of decorative masonry walls throughout a project should be awarded a point total of between 3 or 4 rather than the shown 2, addition of a section that awards points for decorative features such as pilasters, variations of wall face possibly tiers for the award of points
Page No. 12	Open Space	Request to boost available points for an increase of open space on multi-family projects, including community gardens as an acceptable amenity, a reward for installing citrus groves based on a minimum amount
N/A	Art	Point award based on the installation of art in conjunction with development projects

The Commission also indicated they would like to see a proportionate increase in the minimum point score which is currently at ninety (90), as the number of points available has increased.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on the Negative Declaration for Ordinance Text Amendment No. 319, 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 Foster, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission adopt Resolution No. 1141 (Ordinance Text Amendment No. 319) and recommend that the City Council approve Ordinance Text Amendment No. 319 as amended.

V. ADDENDA - None

VI. MINUTES

A. JUNE 26, 2007

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 7-0 vote to approve the Planning Commission minutes of June 26, 2007.

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

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

VIII. ADJOURN TO JULY 24, 2007

Chairman Macdonald adjourned the meeting at 5:35 p.m. to July 24, 2007.

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