

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, July 24, 2007, at 2:00 p.m. are as follows:

PRESENT: James Macdonald, Chairman
Gary Miller, Vice Chairman
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
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's Cook, Shamp and Miller.

II. CONSENT CALENDAR

- A. PLANNING COMMISSION REVIEW OF APPLICATION FOR THE PREMISE TO PREMISE TRANSFER OF AN OFF-SALE GENERAL ALCOHOL BEVERAGE LICENSE FOR TOMMY LIQUOR LOCATED AT 1558 BARTON ROAD.
- B. PLANNING COMMISSION REVIEW OF APPLICATION FOR THE PERSON TO PERSON TRANSFER OF AN ON-SALE BEER AND WINE LICENSE FOR HELLO SUSHI RESTAURANT LOCATED AT 1630 W. REDLANDS BOULEVARD.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 4-0 vote to approve the Consent Calendar.

Commissioner Shamp arrived at 2:01 p.m.

III. OLD BUSINESS

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

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

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. 833, Revision 1, subject to the conditions of approval.

Richard Hickey, representing the applicant, was available to answer questions.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 5-0 vote that the Planning Commission determine that the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines under Section 15301 Class 1 (e.2).

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 5-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Commission Review & Approval No. 833 (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 5-0 vote that the Planning Commission approve Commission Review & Approval No.833 (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 commercial and dentist office, and meeting room use because it complies with all property development standards of C-4, Highway Commercial District;
2. The site properly relates to Colton Avenue, Columbia Avenue, and Calhoun Street to carry the type and quantity of traffic to be generated by the proposed development because this street will be constructed to city prescribed standards to its ultimate half widths through compliance with project conditions of approval;
3. The Conditions of Approval proposed for Commission Review and Approval No. 833 (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 C-4, Highway Commercial District.

Commissioner Miller arrived at 2:05 p.m.

IV. NEW BUSINESS

A. **REDLANDS CORPORATE CENTER, LLC, APPLICANT** (PROJECT PLANNER: TAMARA ALANIZ)

PUBLIC HEARING for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 916** to allow a church to occupy an existing 15,988 square foot suite within the Redlands Corporate Center on the west side of the terminus of Research Drive located at 1125-B Research Drive within Specific Plan No. 42.

Chairman Macdonald opened the public hearing.

Project Planner Tamara Alaniz gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 916 subject to the conditions of approval.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Shamp, and carried on a 6-0 vote that the Planning Commission determine that Conditional Use Permit No. 916 is categorically exempt from the California Environmental Quality Act, under a Class 1 Categorical Exemption of Existing Structures.

It was moved by Commissioner Dyer, seconded by Commissioner Shamp, and carried on a 6-0 vote that the Planning Commission approve Conditional Use Permit No. 916, subject to the following findings, submitted plans, and attached conditions of approval:

Conditional Use Permit Findings:

1. The religious institution applied for at this location is permitted in any district, subject to approval of a Conditional Use Permit.
2. The religious institution at this location is necessary and desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses or to uses specifically permitted in the zone.
3. The project site is sufficient in size and shape to accommodate the proposed use, meets all development standards and other features required in order to adjust the use to those existing or permitted future uses on land in the neighborhood.
4. That the site for the religious institution relates to streets and highways properly designed and improved to carry the type of traffic generated or to be generated by the proposed use. The building to be utilized by the religious institution was originally designed to handle all traffic generated by various uses allowed within the center.
5. The conditions for the proposed use are reasonably related to the proposed religious institution to address potential effects of the proposed use, and are necessary to protect the public health, safety, and general welfare and the best interests of the neighborhood.

B. **ETHAN ALLEN GLOBAL, INC., APPLICANT**
(PROJECT PLANNER: DAVID JUMP)

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. 852** for the construction of an 18,400 square foot Ethan Allen furniture store on a 1.63 acre site located on the southeast corner of Lugonia Avenue and Indiana Court in the EV/CG, General Commercial 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. Mr. Jump passed around a material board for the Commissions review. Staff recommended approval of Commission Review and Approval No. 852 subject to the conditions of approval.

Wallace Wong and his associates, Architects for Ethan Allen, were available for questions.

Commissioner Miller had concerns relative to the color of the lighting and indicated that the fluorescent lighting would have broken, non-illuminated spots and suggested neon lighting for continuity. Mr. Wong addressed Commissioner Miller's concerns indicating that the lighting would be a cool white light.

Chairman Macdonald closed the public hearing.

Commissioner Dyer indicated that the plant palette was fine but had concerns that the schematic plan did not show the number of plantings. Commissioner Dyer suggested adding a condition of approval that indicates that all the shrubs shall be listed with the proposed spacing.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Commission Review and Approval No. 852 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 approve the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 852 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 a reduced LOS at the intersection of Alabama Street and Redlands Boulevard during the peak hours as permitted in General Plan Policy 5.20b.

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MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve Commission Review and Approval No. 852 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 commercial use because it complies with all property development standards contained within the East Valley Corridor Specific Plan and Municipal Code;
2. The site properly relates to Lugonia Avenue and Indiana Court which have been designed and improved to carry the type and quantity of traffic to be generated by the proposed development because both streets have been constructed to city prescribed standards and their ultimate half widths;
3. The Conditions of Approval proposed for Commission Review and Approval No. 852 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 both the General Plan Designation and Municipal Code requirements.

This includes the addition of conditions of approval numbers forty-one (41), forty-two (42) and forty-three (43) as follows:

41. Any neon entry cornice alcove accent lighting to be used shall consist of the color cool white.
42. All proposed shrubs shall be listed, subject to count, and proposed spacing indicated on the submitted landscape plans for the plan check process.
43. Any accent lighting to be used shall be continuous and not subject to any break between fixtures.

C. **MARYJOANN ORBAN, APPLICANT**
(PROJECT PLANNER: DAVID JUMP)

Planning Commission to consider **COMMISSION REVIEW AND APPROVAL NO. 774 (REVISION NO. 1)**, for the construction of an 3,872 square foot medical office on a 14,980 square foot lot located at 317 Brookside Avenue (between Grant Street and Parkwood Drive) in the A-P, Administrative and Professional Office District.

Project Planner David Jump gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Commission Review and Approval No. 774 subject to the conditions of approval.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 6-0 vote that the proposed Commission Review and Approval 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 re-approval of the project.

- 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 5-1 vote, (Commissioner Shamp opposed), that the Planning Commission approve Commission Review and Approval No. 774, Revision No. 1 subject to the following findings:

- 1. The site for the proposed use is adequate in size and shape to accommodate the office use because it complies with all property development standards contained in the Municipal Code;
- 2. The site properly relates to Brookside Avenue and Parkwood Drive which have been designed and improved to carry the type and quantity of traffic to be generated by the proposed development because both streets have been constructed to city prescribed standards to their ultimate half widths;
- 3. The Conditions of Approval proposed for Commission Review and Approval No. 774, Revision No. 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 both the General Plan Designation and all Municipal Code requirements.

V. ADDENDA

A. **WINDSTAR REDLANDS, LLC, APPLICANT**
(PROJECT PLANNER: DAVID JUMP)

Planning Commission to consider final landscape plans for **TENTATIVE TRACT NO. 17064** a 12 lot planned residential development containing a single common area lot situated on a 5.6 acre site located on the southwest corner of Wabash Avenue and Capri Avenue within the R-E, Residential Estate District.

Project Planner David Jump gave a brief overview of the proposed final landscape plans. Staff recommended approval subject to the conditions of approval.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve the Final Landscape Plan for Tentative Tract No. 17064, subject to the attached Conditions of Approval.

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

1. Planning Commission to consider recommended changes on **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 an overview of the Planning Commission's suggestions from the July 24, 2007 meeting relative to the Point Rating System and provided a copy of proposed Ordinance No. 2672 for the Commissioner's review.

VI. MINUTES

A. JULY 10, 2007

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote to approve the minutes of July 10, 2007.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JULY 17, 2007

Director Shaw gave a brief presentation on the City Council Actions of July 17, 2007.

VIII. ADJOURN TO EVENING SESSION

The meeting was adjourned at 2:54 p.m. to 7:00 p.m.

7:00 P.M.

IX. RECONVENE EVENING SESSION

A. **LOVE ROCK MINISTRIES, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Planning Commission to consider a Mitigated Negative Declaration.
2. **PUBLIC HEARING** for a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 894** - A Conditional Use Permit to establish a place of worship in an existing house located at 1205 West Crescent Avenue (Burrage Mansion Estate) in the R-E, Residential Estate District.
4. **PUBLIC HEARING** for the Planning Commission to consider **MINOR SUBDIVISION NO. 305** (Parcel Map No. 17895) - A Minor Subdivision subdividing 17.83 gross acres into 4 lots for property located at 1205 West Crescent Avenue (Burrage Mansion Estate) in the R-E, Residential Estate District.

Chairman Macdonald opened the public hearing.

Commissioner Miller recused himself from the meeting at 7:03 p.m. due to living within 300 feet of the proposed project.

Project Planner Manuel Baeza indicated that the applicant requested a continuance to the September 25, 2007 meeting. Mr. Baeza stated that staff is recommending a continuance to the August 14, 2007 meeting to allow for a time waiver to be approved by City Council. Mr. Baeza indicated that a number of people have expressed an interest relative to this project and will be presenting a PowerPoint presentation for the Commission's review.

Commissioner James indicated that it would be helpful if staff reviewed the mitigation measures and how they would be enforced after construction at one of the future meetings. Mr. Baeza stated that an analysis would be included at the next meeting.

Julie Rock, 1216 W. Highland Avenue, advised that the neighbors surrounding the project area had prepared a PowerPoint presentation and that an attorney and traffic engineer would also be addressing the Commission.

Alicen Wong, Land Use Attorney with Gresham, Savage, Nolan & Tilden, distributed a letter to the members of the Planning Commission for their review. Ms. Wong addressed issues relative to reuse of the property and environmental impact concerns.

Victor Marabella, 1247 W. Crescent Avenue, addressed adaptive reuse and financial upkeep of the property.

Julie Rock, 1216 W. Highland Avenue, gave a PowerPoint presentation to the Commission that addressed environmental concerns and impacts on the surrounding neighboring properties.

Carrie Schindler, 1212 W. Crescent Avenue and a registered Civil Engineer, addressed potential increased traffic concerns relative to the proposed project.

Gary Miller, 1414 Sterling Road, gave a PowerPoint presentation and indicated concerns relative to subdividing the property, loss of tax revenue, the number and hours of future events, preservation of the property, and impacts to the neighborhood.

John Jennings, 1525 Crown Street, had concerns relative to the enforcement of the mitigation measures.

Jacob Pai, 1515 Crown Street, exhibited two photographs of the Burrage Mansion that were taken one year apart and addressed the changes that have taken place during that time. Mr. Pai also expressed concerns relative to events such as weddings and adhering to time mitigations.

Scott Reynolds, 1400 Sterling Road, gave a brief history of the Burrage Mansion and expressed concerns relative to geological hazards and noise pollution.

Lauren Bricker, 1413 E. Highland Avenue and architectural historian, spoke about the significance of the Burrage Mansion and the possibility of designating it a historical landmark.

Bill Cunningham, representing the Redlands Association, addressed issues of concerns relative to aesthetics, air quality, biological resources, noise and traffic and requested a full Environmental Impact Report.

Leon Armantrout, indicated concerns relative to the deterioration of the Burrage Mansion. Mr. Armantrout indicated that Thatcher Engineering and The Rock Church were on the right track in subdividing the property and supported their proposal.

Jack Katten, 1541 Crown Street, spoke about the noise that was generated from past events that took place at the mansion.

Chairman Macdonald closed the public hearing.

Director Shaw asked the Commission to continue the project to the afternoon session on August 14, 2007.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Shamp, and carried on a 5-0 vote, (Commissioner Miller excused), that the Planning Commission continue the Mitigated Negative Declaration and Public Hearings for the Socio-Economic Cost/Benefit Study, Minor Subdivision No. 305 and Conditional Use Permit No. 894 to August 14, 2007.

X. ADJOURN TO AUGUST 14, 2007

Chairman Macdonald adjourned the meeting at 8:25 p.m. to August 14, 2007.

Christine Szilva
Senior Administrative Assistant

Jeffrey L. Shaw, Director
Community Development Department