

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, November 27, 2007, at 2:00 p.m. are as follows:

PRESENT: Jim Macdonald, Chairman
Gary Miller, Vice Chairman
Ruth Cook, Commissioner
Carol Dyer, Commissioner
Paul Foster, Commissioner
John James, Commissioner

ADVISORY STAFF: Jeffrey Shaw, Director
PRESENT: Robert Dalquest, Assistant Director
Michael Reiter, Assistant City Attorney
Manuel Baeza, Senior Planner
Teresa Paulson, Assistant Planner

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

Chairman Macdonald called the meeting to order. All Commissioners were present except Commissioner Shamp.

Chairman Macdonald pulled Consent Calendar item II A so that there could be discussion and a vote on item II B as a consent item.

II. CONSENT CALENDAR

B. **OLYMPIC BARRINGTON, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. The Planning Commission to consider **TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 17577** for an approved tentative tract map to subdivide approximately 4.5 gross acres into 20 residential lots and 1 common area lot located at the northeast corner of Ford Street and Patricia Drive in the Planned Residential District of Specific Plan No. 23.

MOTION

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

A. **QUIEL BROTHERS SIGN COMPANY, APPLICANT**
(PROJECT PLANNER: TERESA PAULSON)

1. Planning Commission to consider approval of **COMMISSION SIGN REVIEW NO. 331**, to construct a 23.74 square foot monument sign for an approved commercial center on approximately .59 gross acre located on the southeast corner of Lugonia Avenue and Orange Street in the C-4, Highway Commercial District.
2. Planning Commission to consider approval of **COMMISSION SIGN REVIEW NO. 332**, a Uniform Sign Program for an approved commercial center on approximately .59 gross acre located on the southeast corner of Lugonia Avenue and Orange Street in the C-4, Highway Commercial District.

Project Planner Teresa Paulson gave a brief overview of the proposed monument sign and Uniform Sign Program.

Commissioner Miller asked what type of stone was being used at the base of the monument and suggested putting a 5/8" or 3/4" black line around the red frame of the sign.

Commissioner Dyer advised Commissioner Miller that the plans indicate that the stone at the base of the monument is intended to match the building.

Sheri Stahlheber, Quiel Brothers Sign Company, indicated that they were proposing channel letters for the sign and that the modification that Commissioner Miller requested could be added.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission determine that Commission Sign Review Nos. 331 and 332 are categorically exempt from the California Environmental Quality Act, under a Class 11(a) Categorical Exemption of Accessory Structures.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission approve Commission Sign Review Nos. 331 and 332 **with the modification of amending the sign face to include a 5/8" or 3/4" black line between the red border and the tan background.**

III. OLD BUSINESS

A. REDLANDS CENTER LLC, 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. 838** to develop a commercial retail center consisting of an in-line set of retail businesses and one free standing restaurant with a combined floor area of 51,101 square feet on approximately 4.79 acres, located south of Interstate 10 Freeway on the west side of California Street in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.
4. **PUBLIC HEARING** for the Planning Commission to consider **Conditional Use Permit No. 893** to establish a drive-thru food establishment within a proposed retail center located south of Interstate 10 Freeway on the west side of California Street in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner Manuel Baeza indicated that staff has identified a number of issues that require further revisions on the plans that were recently submitted by the applicant. Staff recommended that the project be continued to the December 11, 2007 meeting.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission continue the Mitigated Negative Declaration, the Hearing on Commission Review and Approval No. 838 and the Public Hearing for the Socio-Economic Cost/Benefit Study and Conditional Use Permit No. 893 to December 11, 2007.

IV. NEW BUSINESS

A. **DAVID VAN DIEST AND ROSA E. GOMEZ, APPLICANT** (PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of **COMMISSION REVIEW AND APPROVAL NO. 728 (Revision No. 1)** - Amending the Public Works Department Conditions of Approval concerning drainage channel improvements for a fourteen (14) unit apartment complex on approximately 1.16 acres located at the southeast corner of Clifton Avenue and San Mateo Street in Specific Plan No. 52.

Project Planner Manuel Baeza gave a brief presentation on the proposed project. Staff recommended approval of Commission Review and Approval No. 728 subject to the conditions of approval.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Miller, and carried on a 6-0 vote that Revision No. 1 to Commission Review and Approval No. 728 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; the Initial Study/Mitigated Negative Declaration adopted for the project did not identify the open storm drain as a subject of concern requiring mitigation.
- B. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken; the project will be undertaken 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 Foster, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission approve Revision No. 1 to Commission Review and Approval No. 728, subject to the following findings and subject to the attached Conditions of Approval:

1. That the site for the proposed use is still adequate in size and shape to accommodate the use; the project complies with development standards of Specific Plan No. 52.
2. That the site properly relates to Clifton Avenue and San Mateo Street 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 the project are necessary to protect the public health, safety and general welfare; the project not likely to cause any serious public health problems, aside from temporary impacts addressed in the project's Mitigation Measures;
4. That the use is desirable for the overall development of the community; the project will provide housing opportunities for the City;
5. The proposed project will be consistent with the existing Medium-Density Residential Land Use Designation of the General Plan.

B. GREENWICH ENTERPRISES, INC., 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. **PUBLIC HEARING** for the Planning Commission to consider **Tentative Tract Map No. 17128** - a Tentative Tract Map to subdivide 2.66 acres into eight (8) residential lots and one (1) common area lot on property located on the west side of Ford Street, generally south of Farview Lane and north of Crestview Road in the R-S, Suburban Residential District.

Chairman Macdonald opened the public hearing.

Project Planner Manuel Baeza passed out amended conditions of approval to the Commission for their review. Mr. Baeza gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of the project subject to the conditions of approval.

Commissioner Dyer had concerns relative to the height of the sound walls, especially the wall on lot three that is twenty-one (21) feet high. Mr. Baeza indicated that the walls vary in height depending on the noise contours and needed to be that high in order to meet the 60 DBA CNEL.

Jeff Hart, Southland Engineering, stated that he concurred with the conditions of approval and was available for questions.

Commissioner Miller had concerns on how the twenty-one foot wall would look for the homeowner that occupies the homes and also how it would appear from the street. Commissioner Miller indicated that he also had concerns about the slopes between lots six and seven.

Commissioner Miller asked if there was a maximum allowable retaining wall height for residential subdivisions. Mr. Baeza indicated that the applicant was applying for a Minor Exception Permit which would allow the walls to be built in excess of code limitations.

Director Shaw indicated that another alternative would be to split up the walls so that there would be a six (6) foot wall and then a three (3) or four (4) foot wall elsewhere. Commissioner Miller indicated that it would be a good solution as long as it leaves enough frontage to build an acceptably large home on the property.

Commissioner Miller stated that there needed to be a ribbon gutter at the toe of the slope and above the retaining wall so that the water is carried away.

Commissioner Foster stated that the wall should be terraced and that the terraces should be landscaped in some fashion to screen all the wall space from the visibility of those who travel up that corridor of the freeway. Commissioner Foster indicated that he was not in favor of approving the project today since it needs to be reworked significantly.

Commissioner Miller indicated that it would be helpful if there was an understanding of the relationship between this site to the freeway and if the Commission could see some sections cut that show the height of the freeway, walls and pads. Commissioner Cook concurred with Commissioner Miller.

Commissioner Dyer commented that a terraced wall between lots two (2) and (3) should be considered to take up some of the grade changes so that the impact is not so terrific to lot three (3) and to the freeway. Commissioner Dyer also had concerns about potential graffiti on the wall.

Chairman Macdonald asked if there was a list of specific things that the Commission would like amended, corrected, or redesigned.

Director Shaw indicated that the Commission indicated that the walls were too high and would like to see how the walls could be broken up and suggested using some landscaping to screen the wall space. Director Shaw commented that the Commission would also like to see some sections presented to show how they would look along the freeway frontage as well as what the homeowners would look at in their backyard.

Chairman Macdonald asked if there were any aesthetic standards. Director Shaw indicated that there is no specific code criteria but that the Commission evaluates the aesthetics as part of the review of the project.

Director Shaw recommended continuing the project to the meeting in January. Mr. Baeza indicated that the six month CEQA time limit on the project lapses in December and that the applicant would need a CEQA time waiver. Director Shaw recommended continuing the project to the December 11, 2007 meeting and ask that the applicant submit a waiver relative to the CEQA time frame.

Commissioner Dyer reiterated that the twenty-one (21) foot walls were not acceptable and that there needed to be grade changes between lots three (3) and four (4).

Commissioner Miller gave Mr. Hart some revisions that he made to the plans showing some additional elevations. He indicated that he would like to see what the applicant was going to propose as an alternative in the context of all of these sites and how the basins affect the developable land.

Commissioner Dyer indicated that a five foot swathe would be needed in order to have adequate landscaping on the wall to the west toward the freeway and that it would also need to be shown on the plans.

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 continue the Mitigated Negative Declaration, the Public Hearing for the Socio-Economic Cost/Benefit Study, and the Public Hearing for the Tentative Tract Map No. 17128 to the December 11, 2008 Planning Commission meeting.

C. **STANDARD PACIFIC HOMES, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. A recommendation to the City Council for the approval of points for **RDA 2007-IV-01** for Tentative Tract No. 16689, an approved 207 lot single family residential development on a 76.3 acre site generally located on the north side of Lugonia Avenue, south side of San Bernardino Avenue, west of Dearborn Street, approximately 960 feet east of Judson Street. (Note: This request is for 40 allocations; No allocations have been previously awarded for this tract.)

Project Planner Manuel Baeza reviewed the Residential Development allocation categories and point allocation for the proposed project. A total of 47 points were recommended to City Council.

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

1. A recommendation to the City Council for the approval of points for **RDA 2007-IV-02** for Conditional Use Permit No. 836, an approved 40 unit multiple family residential development on an approximately 3 acre site located at the southeast corner of Grove Street and Sylvan Boulevard. (Note: This request is for 40 allocations; No allocations have been previously awarded for this tract.)

Project Planner Manuel Baeza reviewed the Residential Development allocation categories and point allocation for the proposed project. A total of 40 points were recommended to City Council.

V. **ADDENDA**

- A. Determination of General Plan Consistency for Purchase of Assessor Parcel No. 0175-122-06, 0175-131-14, 0175-231-01, 0175-241-01, 0175-251-09 and 0294-091-33, (The Cardinal Property), located in San Timoteo Canyon adjacent to San Timoteo Creek.

Director Jeff Shaw gave a brief presentation of the proposed acquisition of the 88.66 acre Cardinal property to be used as open space and habitat preservation.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission find that the proposed acquisition of the 88.66 acre Cardinal Property identified as Assessor Parcel Numbers 0175-122-06, 0175-131-14, 0175-231-01, 0175-241-01, 0175-251-09, and 294-091-33 for open space and habitat preservation is consistent with the City General Plan.

- B. Determination of General Plan Consistency for Purchase of Assessor Parcel No. 0168-571-72, (The Sani H. Panhwar Property), located north of and adjacent to Riverview Drive along the bluff of the San Ana River.

Director Jeff Shaw gave a brief presentation of the proposed acquisition of the 1.34 acre Pahnwar parcel to be used for linear park land.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission determine that the proposed acquisition of the 1.34 acre Pahnwar Parcel identified as Assessor Parcel Number 0168-571-72 for linear park land is consistent with the City General Plan.

VI. MINUTES

A. November 13, 2007

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 5-0 vote, (Commissioner Miller abstained), to approve the minutes of November 13, 2007 with two corrections.

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

Director Shaw gave a brief presentation on the City Council Actions of November 20, 2007.

VIII. ADJOURN TO DECEMBER 11, 2007

Chairman Macdonald adjourned the meeting at 3:37 p.m. to December 11, 2007.

Christine Szilva
Senior Administrative Assistant

Jeffrey L. Shaw, Director
Community Development Director

