

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, January 22, 2008, at 2:00 p.m. are as follows:

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

ADVISORY STAFF

PRESENT: Robert Dalquest, Assistant Director
Michael Reiter, Assistant City Attorney
Manuel Baeza, Principal Planner
Teresa Paulson, Assistant Planner
Tabitha Kevari, Assistant Planner
Chris Boatman, Junior Planner

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

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

A. **ELECTION OF COMMISSION CHAIRMAN AND VICE-CHAIRMAN**

Chairman Macdonald opened up the nominations for Planning Commission Chairman.

It was moved by Commissioner Shamp and seconded by Commissioner Cook to elect James Macdonald for Chairman.

It was moved by Commissioner James and seconded by Commissioner Miller to elect Paul Foster for Chairman.

A vote was taken and by a four (4) to three (3) vote, Chairman Macdonald was re-elected Chairman.

It was moved by Commissioner Miller, seconded by Commissioner Cook and carried on a 7-0 vote to elect Paul Foster as Vice-Chairman.

II. CONSENT CALENDAR

A. **IOWA BARTON INVESTORS, APPLICANT**
(PROJECT PLANNER: TAMARA ALANIZ)

1. Request for Final Map Approval of **Parcel Map No. 18493 (Minor Subdivision No. 311)**, to subdivide 2.14 acres for condominium purposes located on the northeast corner of Barton Road and Iowa Street at 1696 Barton Road within the EV/AP, Administrative Professional District of the East Valley Corridor Specific Plan.

MOTION

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

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 4.8 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 2,330 square foot 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 the applicant is currently revising their plans to address the concerns made by the Commission. Staff recommended continuance of the project to the February 12, 2008 meeting.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Foster, and carried on a 7-0 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 February 12, 2008.

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 indicated that the applicant is currently revising their plans to address the comments made by the Planning Commission. Staff recommended continuance of the project to the February 12, 2008 meeting.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner James, and carried on a 7-0 vote that the Planning Commission continue the Mitigated Negative Declaration and Public Hearings for the Socio-Economic Cost/Benefit Study and Tentative Tract No. 17128 to February 12, 2008.

IV. NEW BUSINESS

A. **UNIVERSITY OF REDLANDS, APPLICANT** (PROJECT PLANNER: MANUEL BAEZA)

1. Planning Commission to consider a Mitigated Negative Declaration.
2. **PUBLIC HEARING for CONDITIONAL USE PERMIT NO. 922 – A** Conditional Use Permit to develop a new Center for the Arts and addition to the Glen Wallichs Theater with a cumulative area of 54,948 square feet to be located at the southeast corner of Sylvan Boulevard and University Street on the campus of the University of Redlands in the E, Educational District.

Chairman Macdonald opened the public hearing.

Commissioner Shamp recused himself at 2:06 p.m. due to a conflict of interest.

Project Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project. Mr. Baeza indicated that the applicant had concerns relative to condition of approval number twenty-eight (28) requiring the installation of a trail. Mr. Baeza stated that the applicant is willing to provide the trail but would like more flexibility relative to the location and timing of the installation of the trail. Staff prepared an alternative condition of approval for the Commission's consideration. Staff recommended approval of the project subject to the conditions of approval.

Philip Doolittle, University of Redlands Executive Vice President, gave an overview of the project and indicated concerns relative to the conditions of approval requiring a trail and the undergrounding utilities along University Street and Sylvan Boulevard. Mr. Doolittle stated that they support the idea of working with staff on these issues but did not want to delay the project from moving forward.

Paul Lentz, Lentz Morrissey Architects, gave an explanation of a black box theater.

Commissioner Miller asked Mr. Doolittle if the proposed revision of condition of approval number twenty-eight (28) was acceptable. Mr. Doolittle indicated that the revised condition of approval should provide sufficient time to complete the requirements of the trail. Mr. Baeza indicated that the condition is tied to the final occupancy of phase two.

Commissioner Miller asked what the University of Redlands intentions were relative to undergrounding the utilities. Mr. Doolittle indicated that they would prefer not to have the responsibility for the costs associated with putting the utilities underground.

Commissioner Miller stated that a colored rendering was not available and proposed that the applicant provide a color elevation for the Commission's review. Mr. Baeza indicated that the architect would provide colored elevations.

Chairman Macdonald asked what utilities needed to be undergrounded. Mr. Doolittle indicated that there were utilities located on both Sylvan Boulevard and University Street.

Commissioner Cook indicated it would be helpful to know the full details of the poles on both Sylvan Boulevard and University Street. Chairman Macdonald concurred with Commissioner Cook.

Commissioner Dyer commented on the mature landscaping on the University Street site and had concerns about the existing parking lot. She felt that the parking lot ordinance should be reflected and that the current City standards for parking lots should apply.

Commissioner Dyer commented that she would like to see conditions of approval added requiring shade trees on the northerly and easterly portion of the existing parking lots and that all the trees on site should be twenty-four (24) inch box trees.

Commissioner Miller stated that he appreciates Commissioner Dyer's desire for more landscaping but would be comfortable with deferring that for now since there is so much landscaping remaining to the east. Chairman Macdonald concurred with Commissioner Miller.

Commissioner Foster asked Mr. Doolittle if the University would be willing to add the trees that Commissioner Dyer is proposing. Mr. Doolittle stated that they would not oppose the idea of doing some tree development in that area but it would be a matter of when and how they integrate it.

Mr. Baeza read new conditions of approval numbers thirty (30), thirty-one (31) and thirty-two (32) that pertained to colored elevations, undergrounding of utilities, and adding shade trees along the north and east boundaries of the existing parking area.

Commissioner Miller commented on the undergrounding of utilities indicating that his predisposition is to underground University Street and not Sylvan Avenue or do Sylvan Avenue at a later date. Commissioner Dyer supported Commissioner Miller's point of view on the undergrounding.

Commissioner Foster stated that several of the Commissioners made a reasonable argument for an exception relative to not undergrounding Sylvan Boulevard but would support undergrounding on University Street. Commissioner James concurred with Commissioner Foster.

Mr. Doolittle stated that he appreciated not having to include Sylvan Boulevard but indicated that the undergrounding is not a logical requirement and feels that they are paying for City infrastructure a second time.

Chairman Macdonald asked if the project should be continued or voted on today with the color application coming back to the Commission in two weeks. Mr. Dalquest indicated that the Commission could approve the project today with amended conditions of approval or the project could be continued for two weeks to give the applicant time to furnish color elevations.

Commissioner Foster indicated his vote to continue the project for two weeks. Commissioner Miller stated that he could go either way. Mr. Doolittle indicated that another two weeks would not have an impact on their schedule.

Commissioner Cook asked if the applicant could come back with details relative to the utilities. Commissioner James asked that the applicant go far enough to the north and south on University Street to ensure that the Commission understands what may or may not have to be included off-site.

Commissioner Miller indicated that it would be a big expense to take down the pole on the corner of Sylvan Boulevard and University Street which would force crossing the street.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Miller and carried on a 6-0 vote (Commissioner Shamp excused) that the Planning Commission continue the Mitigated Negative Declaration and the Public Hearing for Conditional Use Permit No. 922 to the meeting of February 12, 2008.

Commissioner Shamp returned to the meeting at 3:05 p.m.

B. MAGGIE LANE DEVELOPMENT, APPLICANT
(PROJECT PLANNER: CHRIS BOATMAN)

1. **PUBLIC HEARING** for the Planning Commission to consider **MINOR SUBDIVISION NO. 321 (TENTATIVE PARCEL MAP 18879)**, a subdivision of 6.42 acres into four (4) condominium lots and one common area lot, located on the east side of Ford Street, north side of Patricia Drive, and south side of the Interstate 10 Freeway in the Administrative and Professional Office District of Specific Plan 23.

Chairman Macdonald opened the public hearing.

Project Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Minor Subdivision No. 321 subject to the conditions of approval.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 7-0 vote that the proposed condominium parcel map 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 creation of condominium space.
- 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 Miller, seconded by Commissioner Shamp and carried on a 7-0 vote that the Planning Commission approve Minor Subdivision No. 321, subject to the conditions of approval, and based upon the following findings:

1. The proposed map is consistent with Specific Plan 23 and the General Plan. The project has a General Plan land use designation of office and a zoning of Specific Plan 23 which allows for both commercial and office uses.
2. The site is physically suitable for the type of development. The site meets all development standards relating to height, size, and area and can accommodate the subdivision of interior airspace.
3. The site will be physically suitable for commercial/office development. The site allows for two-way travel at all locations, has sufficient emergency access, includes multiple ingress and egress points, all off-site improvements have or will be completed to avoid future traffic impacts, and all the development standards of Specific Plan 23 have been met.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject site is not identified as being within an area containing biological resources or within a wildlife corridor;
 5. The design of the subdivision or type of improvements is not likely to cause serious public health problems. This is a commercial/office project and is not likely to cause any serious public health problems, as pedestrian access ways will be installed, no offensive emissions or odors will be associated with the development, nor will noise affect any surrounding receptors as all uses will be conducted within an enclosed building.
 6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;
 7. That pursuant to California Government Code Section 66474.4, of the Subdivision Map Act the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965. The property is not in an agricultural preserve.
- C. **ENTERPRISE RENT-A-CAR, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)
- A. **PUBLIC HEARING** for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 888 (REVISION 1)** for the addition of a truck rental use to an existing 8,961 square foot regional office headquarters and vehicle inventory yard for Enterprise Rent-A-Car located on Park Avenue between Nevada Street and New Jersey Street in the EV/IC, Commercial Industrial District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 888 (Revision) subject to the conditions of approval.

Todd Kovalcik, Enterprise Rent-A-Car, and Madison Lee, Regional Vice President, indicated that they were available for questions.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner James, seconded by Commissioner Dyer and carried on a 7-0 vote that the Planning Commission find that Commission Use Permit 888 (Revision 1) is considered to be a Categorical Exemption under the provisions of Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

MOTION

It was moved by Commissioner James, seconded by Commissioner Dyer and carried on a 7-0 vote that the Planning Commission approve Revision No.1 to Conditional Use Permit No. 888, subject to the following findings, submitted plans, and attached conditions of approval:

- a. The proposed truck rental use applied for at this location will not adversely affect the applicable land use plans of the City because it is a permitted use in the EV/IC, Commercial Industrial District; and
 - b. The proposed truck rental use will not be detrimental to the public health, safety and welfare; mitigation measures approved for the project will ensure that the use will not present a detriment to public health, safety, and welfare;
 - c. The proposed truck rental use 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 is a permitted use; and
 - d. The truck rental use is appropriate at the proposed location in that the use is permitted within the EV/IC, Commercial Industrial District.
- D. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: TERESA PAULSON)
- 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. 321** to amend Section 12.55.070 to the Redlands Municipal Code to permit decorative signs in the public right-of-way within the boundaries of the Downtown Redlands Business District.

Chairman Macdonald opened the public hearing.

Project Planner Teresa Paulson gave an overview of the proposed ordinance. Staff recommended that the Planning Commission recommend to the City Council adoption of Planning Commission Resolution No. 1150 and adoption of Ordinance Text Amendment No. 321 and the Negative Declaration.

Commissioner Foster asked for a picture or an example of the proposed sign. Ms. Paulson passed around an example of a sign for the Commission's review.

Commissioner Dyer asked if the Downtown Beautification Committee came up with standards or guidelines relative to the type of materials that could be used for the signs. Ms. Paulson indicated that the Committee did not make a determination on the type of materials that could be used for the signs.

Assistant Director Bob Dalquest indicated that Heather Smith of the Downtown Redlands Business Association was present to answer questions.

Heather Smith, Downtown Redlands Business Association, stated that the Committee had not made a determination relative to the type of materials that would be used for the signs. She indicated that the Committee wanted to have the ability to have different types of decorative signs available to the downtown merchants. Ms. Smith indicated that Redevelopment Director Steve Dukett has requested that the Beautification Committee establish a color palette for the painting program and would imagine that the colors that would be proposed for the signs would have to be within the same palette.

Chairman Macdonald questioned how the Planning Commission could approve the ordinance without knowing what materials or colors would be used for the signs. Commissioner Foster concurred with Chairman Macdonald.

Ms. Smith stated that she would be happy to take this back to the Beautification Committee for specifics on the materials and colors.

Chairman Macdonald indicated that the Beautification Committee should be the deciding factor in determining the specifications, colors, and designs.

Commissioner Dyer indicated that she did not want to give the Beautification Committee specific descriptive guidelines relative to what would or could not be used for the signs.

Commissioner Shamp had concerns relative to potential ADA issues and indicated that he would like to see some requirements or guidelines regarding the proportion of the sign or footprint area along with the construction of the base of the sign. Commissioner Shamp requested that an ADA consultant or advocate review the guidelines to ensure that there is no hardship relative to the path of travel to the sign.

Commissioner Miller concurred with Commissioner Shamp's concerns relative to ADA issues. He had concerns with the potential of the signs blowing over and asked if the City should establish standards relative to this issue. Assistant Attorney Michael Reiter stated that it could be taken into consideration on the next draft.

Chairman Macdonald recommended a way to prevent the signs from blowing over in the wind. Ms. Smith indicated that she would propose Chairman Macdonald's idea to the Quality of Life Department for their comments.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James and carried on a 7-0 vote that the Planning Commission continue the Negative Declaration and the Public Hearing for Ordinance Text Amendment No. 321 to the meeting of February 26, 2008.

E. **CITY OF REDLANDS, APPLICANT** (PROJECT PLANNER: TERESA PAULSON)

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 an **ORDINANCE TEXT AMENDMENT NO. 323** to add Chapter 18.138, Hillside Development District to the Redlands Municipal Code.

Chairman Macdonald opened the public hearing.

Project Planner Teresa Paulson gave an overview of the proposed ordinance. Staff recommended that the Planning Commission adopt Resolution No. 1151 and recommend to City Council adoption of Ordinance Text Amendment No. 323 and the Negative Declaration.

Commissioner Miller asked why a line was crossed out that indicated that the density bonus shall not be allowed in the hillside development district. Mr. Dalquest indicated that this was a change from the City Attorney due to it not being consistent with state law.

Caroline Laymon, Redlands resident, asked that the Planning Commission make a positive recommendation to the City Council to amend the ordinance text.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp 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. 323 and direct staff to file and pose a "Notice of Determination" in accordance with City guidelines.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp and carried on a 7-0 vote that the Planning Commission approve Planning Commission Resolution No. 1151, recommending that the City Council adopt Ordinance Text Amendment No. 323.

V. ADDENDA

A. **VENTURE POINT DEVELOPMENT, APPLICANT** (PROJECT PLANNER: TABITHA KEVARI)

Planning Commission to consider a change to the exterior color palette of an approved industrial/warehouse park with a combined floor area of 76,742 square feet on approximately 4.43 acres, located at the southwest corner of Park Avenue and Nevada Street in the EV/IC, Commercial Industrial District of the East Valley Corridor Specific Plan. (Commission Review and Approval No. 821).

Project Planner Tabitha Kevari gave an overview of the proposed change to the exterior color palette. Staff recommended approval of the requested change to Commission Review and Approval No. 821.

Commissioner Dyer stated that she visited the site and indicated that the building looked good and was compatible with the newer complex nearby that has a similar color scheme.

Chairman Macdonald asked why the applicant painted the building prior to the Commission's approval. Mr. Dalquest indicated that the applicant approached staff about changing the colors on the building and was advised that it would need to go before the Planning Commission for approval. Mr. Dalquest stated that the applicant went ahead and painted the building.

Commissioner Foster stated that he found the colors tasteful and consistent with the area.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Foster and carried on a 7-0 vote that the Planning Commission approve the change in the color palette for Commission Review and Approval No. 821.

B. Planning Commission to discuss a City-initiated General Plan Amendment to prohibit future residential development on sites adjacent to a freeway.

Assistant Director Bob Dalquest gave an overview relative to residential sites that are adjacent to the freeway.

The Planning Commission discussed the potential risks associated with development adjacent to the freeway and recommended to defer action to the General Plan update.

VI. MINUTES

A. JANUARY 8, 2008 SPECIAL MEETING

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner James and carried on a 7-0 vote to approve the minutes for the Special Meeting of January 8, 2008.

B. JANUARY 8, 2008

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster and carried on a 7-0 vote to approve the minutes for January 8, 2008.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JANUARY 15, 2007

Assistant Director Dalquest gave a brief presentation on the City Council Actions of January 15, 2008.

VIII. ADJOURN TO FEBRUARY 12, 2008

Chairman Macdonald adjourned the meeting at 4:20 p.m. to February 12, 2008.

Christine Szilva
Senior Administrative Assistant

Robert Dalquest, Assistant Director
Community Development Department

