MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 26, 2008, at 2:00 p.m. are as follows:

PRESENT:
Jim Macdonald, Chairman
Paul Foster, Vice Chairman
Gary Miller, 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
Tamara Alaniz, Associate 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 with the exception of Commissioner Cook.

II. CONSENT CALENDAR

A. **REDLANDS SPECTRUM, LP, APPLICANT**
(PROJECT PLANNER: TERESA PAULSON)

A Request for Final Map Approval of **PARCEL MAP NO. 18208 (Minor Subdivision No. 309)**, a subdivision of 7.19 acres into one lot for an office condominium project located at the southeast corner of Redlands Boulevard and Nevada Street within the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

B. Planning Commission review of application for the Person to Person Transfer of an On-Sale General Alcohol Beverage License for Rock N Saddle located at 1327 W. Colton Avenue.

C. Planning Commission review of application for the Person to Person Transfer of an Off-Sale Beer and Wine License for ARCO AM PM located at 2098 W. Redlands Boulevard.

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 6-0 vote to approve the Consent Calendar.

III. OLD BUSINESS

A. **INVESTWEST PARTNERS IV, LP, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

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

2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation

to the City Council on a Socio-Economic Cost/Benefit Study.

3. **PUBLIC HEARING** for Planning Commission to consider a recommendation to the City Council on **STREET VACATION NO. 145** to vacate a segment of the existing alley east of Eureka Street from Pearl Avenue southerly a length of approximately 163 feet, in the Town Center District of Specific Plan No. 45.

4. **PUBLIC HEARING** for Planning Commission to consider a recommendation to the City Council on **STREET VACATION NO. 146** to vacate a segment of Ruiz Street from Pearl Avenue southerly a length of approximately 195 feet to High Avenue, in the Town Center District of Specific Plan No. 45.

5. Planning Commission to consider **COMMISSION REVIEW AND APPROVAL NO. 773 (REVISION NO. 1)** to expand an existing commercial center with the development of a two-story commercial building with an area of 18,200 square feet and new parking lot areas generally located on the south side of Pearl Avenue between Eureka Street and 3rd Street in the Town Center District of Specific Plan No. 45.

Chairman Macdonald opened the public hearing.

Project Planner Manuel Baeza indicated that the applicant submitted additional information relative to the Street Vacation but that staff will need additional time to research other questions on the project. Staff recommended a continuance to the March 11, 2008 meeting.

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 continue the Mitigated Negative Declaration, the Hearing on Revision No. 1 to Commission Review and Approval No. 773, Street Vacation Nos. 145 and 146 and the Public Hearing for the Socio-Economic Cost/Benefit Study to March 11, 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 stated that the project was continued due to aesthetics and lot configuration and that staff needs additional time to analyze the issues raised at the original meeting. Staff recommended continuance of the project to the March 11, 2008 meeting.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission continue the Mitigated Negative Declaration and Public Hearings for the Socio-Economic Cost/Benefit and Tentative Tract No. 17128 to March 11, 2008.

C. **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 project was continued from the December 11, 2007 meeting to allow the applicant to make changes based on the recommendations of the Planning Commission and staff. Mr. Baeza gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of the project subject to the conditions of approval with the elimination of condition of approval numbers thirty-six (36) and forty (40).

Commissioner Miller asked for the depth of the retention basin. Andre Ohanian, Redlands Center LLC, indicated that the retention basin would be four feet deep from the parking elevation.

Commissioner Dyer complimented the applicant on their extensive revisions to the architecture and that they have been accommodating in addressing the Commission's concerns.

Commissioner Miller commented on the four foot deep landscape basin within the parking lot and had concerns that it would not be able to withstand a substantial amount of water flow in the event of a five year storm that could potentially kill all the landscaping. Charles Rothenberger, STB Landscape Architects, stated that they plan on using river rock to take in a lesser flow to allow the water to percolate into the basin. Mr. Rothenberger indicated that they will use a fescue type hydro seed which will accept the water better than shrubbery or ground cover. Commissioner Miller stated that the percolation rate was his concern and that he did not want a lot of standing water there for days.

Commissioner Miller referred to the site plan for building four and suggested extending the drive to the corner and moving some of the parking stalls to avoid blocking the drive. Mr. Ohanian stated that he would look into Commissioner Miller's suggestion.

Commissioner Miller had concerns that the two air conditioning units for building one would not be adequate and that there were no provisions for parapets at the back of the building. Mr. Ohanian stated that the air conditioning units would have a large enough capacity to cover the building.

Commissioner Miller commented on the enclosure for the air conditioning units on building one indicating that it would continue the raised element across the south side. Mr. Baeza stated that the enclosure will go around all four sides of the air conditioning equipment along with the cornices.

Commissioner Miller recommended adding a condition of approval requiring that the travertine wainscot located on the front of building one be sealed to prevent staining. He also referred to the diamond shaped element that was located on the peak of building one and suggested using a quatrefoil shape.

Commissioner Miller indicated that the three arches located on building one were a prominent part of the building and suggested adding a six inch raised stucco element. Commissioner Miller recommended that the decorative light fixtures on the building should measure approximately three feet which would be a nice proportion for the building.

Commissioner Miller indicated that there was a horizontal band located directly above the travertine that appears to be six inches high but was not labeled on the plans. Mr. Ohanian stated that it would be a travertine trim. Mr. Baeza indicated that a condition would be added requiring that the six inch band above the travertine wainscot shall be constructed of travertine.

Commissioner Miller questioned the three inch wide element that surrounds all four sides of the store front windows and asked if it would be a raised trim. Mr. Ohanian indicated that the windows would have a pre-made raised trim. Commissioner Miller indicated that it should be shown on the plans as a requirement.

Commissioner Miller indicated that the light fixtures chosen were attractive but were too close to the corners of the building. He suggested moving the light fixtures inward on each end of the building and adding two more fixtures to balance it out.

Commissioner Miller referred to building two (2) and recommended that a condition of approval be added requiring that the back side of the offices have cornices added due to the visibility factor.

Commissioner Miller stated that the raised element on building two (2) does not return back a distance at all and looks like a western store front. He suggested adding a condition of approval that would require that the raised element return back approximately six feet instead of two feet.

Commissioner Miller asked that trim be added to the arches located on building two. Mr. Ohanian stated that it would be better to have plain stucco instead of trim since there is an overhead walkway that would become dirty after the rainy season. Commissioner Miller understood Mr. Ohanian's concerns and suggested putting the trim on the main arch of the building. Mr. Ohanian asked Commissioner Miller if he could do the same to building number one (1) by adding the trim to the center arch. Commissioner Miller indicated that building one is a one story structure and not subject to dust issues and that the two smaller arches are twice the size of those on building two (2) and therefore would need to have trim.

Commissioner Miller indicated that the back side of the building is repetitious and monotonous and suggested that the applicant reduce the number of modules by one half to make it appear less busy.

Chairman Macdonald asked if there were any other questions for the applicant.

Chairman Macdonald stated that this project should come back to the Commission due to the numerous changes that have been recommended. Mr. Dalquest indicated that there were enough changes that would require the applicant to revise his elevations and come back to the Commission for their review and approval.

Commissioner Shamp stated that he concurred with most of Commissioner Miller's recommendations but that building one was acceptable as designed without the added trim.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Foster, and carried on a 6-0 vote that the Planning Commission continue the Mitigated Negative Declaration, the Socio-Economic Cost/Benefit Study, Commission Review and Approval No. 838 and Conditional Use Permit No. 893 to the March 11, 2008 meeting.

D. **EUGENE JARAMILLO, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. **PUBLIC HEARING** for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 923** to establish a riding stable and academy and the relocation of a mobile home unit for the academy's office use located at 28442 San Timoteo Canyon Road in the A-1, Agricultural District.

Chairman Macdonald opened the public hearing.

Project Planner Tabitha Kevari gave an overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 923 subject to the conditions of approval.

Bud Thatcher, Thatcher Engineering, concurred with the conditions of approval and indicated that he was available to address questions.

Chairman Macdonald closed the public hearing.

Chairman Macdonald indicated that both of the freestanding signs were attractive and appropriate for an agricultural district. Commissioner Shamp concurred with Chairman Macdonald.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote that the Planning Commission determine that Conditional Use Permit No. 923 is exempt from the California Environmental Quality Act pursuant to Section 15301 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 Conditional Use Permit No. 923 subject to the following findings, submitted plans, and attached conditions of approval:

1. The proposed horse boarding and riding academy applied for at this location will not adversely affect the applicable land use plans of the City because it is a permitted uses in the A-1, Agricultural District, subject to approval of a Conditional Use Permit;

2. The proposed horse boarding and riding academy will not be detrimental to the public health, safety and welfare because it is a conditionally permitted use within the zoning district and it will meet the applicable development standards of the zone;

3. The proposed horse boarding and riding academy will comply with the regulations of the City's General Plan, the applicable zoning district and the City's development standards because the proposed project is adequate in size and shape to accommodate the use, setbacks, and parking requirements for the proposed use. In addition, it is a permitted use with the approval of a conditional use permit and conditions of approval have been applied to the project to ensure that development standards are met;

4. The proposed horse boarding and riding academy is appropriate at the proposed location in that the use is permitted with a conditional use permit within the A-1 District.

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 **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.

Ordinance Text Amendment No. 321 was withdrawn.

IV. NEW BUSINESS

A. **CITICOM DEVELOPMENT, APPLICANT**
(PROJECT PLANNER: TERESA PAULSON)

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. 812 (REVISION NO. 1)** to develop a 6,750 square foot commercial center on a 25,616 square foot lot located on the southeast corner of Lugonia Avenue and Orange Street in the C-4, Highway Commercial District.

Commissioner Miller recused himself from the meeting at 3:15 p.m. due to a conflict of interest.

Chairman Macdonald opened the public hearing.

Project Planner Teresa Paulson gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Commission Review and Approval No. 812 (Revision No. 1) subject to the conditions of approval.

Alan Steward, Citicom Development, stated that they missed the deadline date and did not file an extension of time before the project expired. Mr. Steward spoke about the coordination with both Verizon and Southern California Edison relative to the undergrounding of utilities. Mr. Steward indicated that they plan to break ground somewhere between April 15th and May 1st of this year.

Mario Saucedo, North Redlands Visioning Committee, stated that he appreciated that Citicom accepted the responsibility of undergrounding the utilities. Mr. Saucedo invited the developer to come to a North Redlands Visioning Committee meeting to allow for community input on the project.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp, and carried on a 5-0 vote, (Commissioner Miller excused), that Revision No. 1 to Commission Review and Approval No. 812 does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the following findings:

1. The proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects;

2. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken; and,

3. 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.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp, and carried on a 5-0 vote, (Commissioner Miller excused), that the Planning Commission approve the Socio-Economic Cost/ Benefit Study for Commission Review and Approval No. 812 Revision 1. It is recommended that this project will not create unmitigated 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 Shamp, and carried on a 5-0 vote, (Commissioner Miller excused), that the Planning Commission approve Commission Review and Approval No. 812 Revision 1 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.

2. That the site properly relates to Orange Street and Lugonia Avenue which is 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 Commission Review and Approval No. 812 Revision 1 are necessary to protect the public health, safety and general welfare.

4. That the use is desirable for the overall development of the community.

5. The proposed project will be consistent with the existing Commercial Designation of the General Plan.

Commissioner Miller returned to the meeting at 3:26 p.m.

B. **MICHAEL JOHNSON, APPLICANT**
(PROJECT PLANNER: TERESA PAULSON)

1. **PUBLIC HEARING** for the Planning Commission to consider **MINOR COMMISSION APPROVAL NO. 37** to allow a five (5') foot reduction in the twenty-five foot (25') front yard setback for a single family residence located at 1139 Emily Street in the R-1, Single Family Residential District.

Chairman Macdonald opened the public hearing.

Project Planner Teresa Paulson gave an overview of the proposed project. Staff recommended approval of Minor Commission Approval No. 37 subject to the conditions of approval. Ms. Paulson advised the Commission that applicant, Michael Johnson, was out of the country.

Chairman Macdonald indicated that he received a speaker slip along with a letter from resident Teresa Rocha, 1367 Mia Court.

Chairman Macdonald closed the public hearing.

Chairman Macdonald asked if the Commission wanted to continue the project since the applicant was not available.

Commissioner Dyer indicated that she was not against the variance but had questions on the proposed room addition. Ms. Paulson indicated that the applicant was going to try to use the same roof line for the proposed addition.

Commissioner Miller stated that because the roof plate is raised a little higher, it would be physically possible to extend the roof line further out the additional five feet.

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 6-0 vote that the Planning Commission approve Minor Commission Approval No. 37 subject to the following findings and attached conditions of approval.

1. That strict compliance with the required front yard setback causes practical difficulties for the use of the property;

2. That the reduction of the front yard setback requirement will not adversely affect neighboring properties;

3. That the additional five feet of living area will greatly improve the design of the home and provide more efficient use of the space.

C. **TOM BELL, APPLICANT**
(PROJECT PLANNER: TERESA PAULSON)

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

2. **PUBLIC HEARING** for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 929** to convert the Toyota of Redlands site into a collision center and sales lot for Tom Bell Chevrolet and to construct a 4,400 square foot steel canopy containing a paint booth and prep-station areas located at 1139 Redlands Boulevard in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner Teresa Paulson gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 929 subject to the conditions of approval.

Commissioner Miller asked if there were noise generated activities that needed to be mitigated. Ms. Paulson indicted that the applicant could address the noise issues.

Commissioner Shamp indicated that there was an exhaust system for the spray booth and asked if this was reviewed by the AQMD (Air Quality Management District) or another body. Assistant Director Bob Dalquest indicated that there were AQMD regulations relative to spray booth operations and that the applicant could elaborate on this issue.

Patrick Gray, representing Tom Bell Chevrolet, indicated that there are regulations regarding spray booth operations that would require a separate approval by AQMD. Mr. Gray stated that the outside hydraulic lifts would be removed entirely.

Commissioner Miller asked if there would be equipment such as buffers, sanders or other air driven tools that would be used. Mr. Gray indicated that the equipment would not be any different than what was currently being used.

Chairman Macdonald closed the public hearing.

Commissioner Foster commended Tom Bell for selecting the property for its operation and that it was a positive move to see it reused so quickly.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Foster, and carried on a 6-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 929 as it has been determined that this project will not create unmitigated 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 Foster, and carried on a 6-0 vote that the Planning Commission approve Conditional Use Permit No. 929, subject to the following findings, submitted plans, and attached conditions of approval:

1. That the proposed development will not adversely affect the applicable land use plans of the City. The reuse of the site and the development of a collision repair center is permitted in the location with an approved Conditional Use Permit;

2. That the proposed development will not be detrimental to the public health, safety and welfare and will not have an adverse effect on the City. The Conditions of Approval for the project address potential effects of the use and are necessary to maintain the public heath, safety, and welfare;

3. That 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. The project site is sufficient in size to accommodate the proposed use. The project meets all development standards;

4. That the proposed development is appropriate at the proposed location. The reuse of the site with a collision repair center is compatible with the surrounding land uses. The implementation of the Conditions of Approval will ensure that the use continues to be appropriate for the location.

Assistant Director Bob Dalquest informed the Planning Commission that Project Planner Teresa Paulson has accepted a part time position so that she could spend more time with her family.

D. **REDLANDS CHRISTIAN HOME, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **SPECIFIC PLAN NO. 54 (AMENDMENT NO. 1)** - Amending Development Standards in Section III (A)(3)(a and b) pertaining to Lot Area and Lot Dimensions for Specific Plan No. 54 (Mountain View Acres Specific

Plan) located on the east side of Wabash Avenue, the north side of 5th Avenue, and the south side of Highland Avenue.

Commissioner Miller recused himself from the meeting at 3:43 p.m. due to a conflict of interest.

Chairman Macdonald opened the public hearing.

Project Planner Manuel Beaza gave an overview of the proposed project. Staff recommended approval of the project subject to the conditions of approval.

Pat Meyer, Urban Environs, indicated that he was available for questions.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner James, and carried on a 5-0 vote, (Commissioner Miller excused), that the Planning Commission determine that Amendment No. 1 to Specific Plan No. 54 is exempt from the California Environmental Quality Act pursuant to Section 15061b(3) of the CEQA Guidelines .

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner James, and carried on a 5-0 vote, (Commissioner Miller excused), that the Planning Commission adopt Planning Commission Resolution No.1154 and recommend that the City Council approve Amendment No. 1 to Specific Plan No. 54.

Commissioner Miller returned to the meeting at 3:47 p.m.

Chairman Macdonald recessed the meeting at 3:48 p.m.

Chairman Macdonald reconvened the meeting at 3:54 p.m.

E. **SENIOR HOUSING SERVICES, LLC., APPLICANT**
(PROJECT PLANNER: TAMARA ALANIZ)

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

2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on a Socio-Economic Cost Benefit Study.

3. Planning Commission to consider a recommendation to the City Council on an amendment to an approved **DENSITY BONUS** Housing Agreement for the purpose of changing the location and unit size to allow for larger units in a more attractive setting, to substitute an updated schedule of completion, and to further clarify the parking incentive that was granted in the original agreement providing for additional covered parking beyond that which was entitled for a proposed one-hundred, sixty (160) unit senior housing complex on 4.76 acres located on the north side of Orange Avenue, 300 feet east of Kansas Street, in the R-3, Multiple Family Residential District.

4. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **REVISION NO. 1** to **CONDITIONAL USE PERMIT NO. 768** to construct a one-hundred sixty (160) unit senior apartment complex in five (5) three-story buildings on 4.76 acres located on the north side of Orange Avenue, 300 feet east of Kansas Street, in the R-3, Multiple Family Residential District.

Chairman Macdonald opened the public hearing.

Project Planner Tamara Alaniz gave a PowerPoint presentation and overview of the proposed revisions of the project. Staff recommended approval of the project subject to the conditions of approval.

Chairman Macdonald commented that this revision was a significant improvement over the previous proposal.

Bud Thatcher, Thatcher Engineering, indicated that the project applicant, architect, landscape architect and project manager were available to address any questions. Mr. Thatcher indicated that they concurred with the conditions of approval as proposed with the exception of the development impact fees with Municipal Utilities.

Commissioner Dyer indicated that there was no detailing for the garages but the building architecture appears quite articulated and would like to see something similar done for the parking garages. Commissioner Dyer asked Mr. Thatcher what they were doing on the garages. Mr. Thatcher indicted that the project architect could address this issue.

Brian Dawson, Project Architect, Irwin, Pancake, Dawson Architects, indicated that that have moved the garages in and out to try to create a shadow line. Mr. Dawson indicated that the garages are basically stucco structures and that they may use a darker color on the garage doors that would be consistent with the colors shown on the material board.

Commissioner Miller commented on the nice design and that it was a big improvement over the prior proposal. Commissioner Miller referred to the garages and indicated that he would like a condition of approval added that states that the garages would have a base and an accent color as part of the design.

Chairman Macdonald closed the public hearing.

Commissioner Foster commented that this was a significant improvement and a wonderful addition to the community.

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 approve the Mitigated Negative Declaration for Revision No. 1 to Conditional Use Permit No. 768 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

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 approve the Socio-Economic Cost Benefit Study for Revision No. 1 to Conditional Use Permit No. 768, 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 that the Planning Commission recommend that the City Council adopt the following findings to allow a high-density residential project in excess of 18 du/ac and more than two stories in height per Section 4.40 of the General Plan:

1. There are substantial and overriding economic or social benefits to the City and its residents and taxpayers for the proposed density because there is a great need for senior citizen housing in the City of Redlands and this project would help alleviate this shortage, thereby helping the City to comply with its Housing Element.

2. The proposed density increase will not cause adverse environmental impacts, either individually or cumulatively, directly or indirectly because the Initial Study indicates that the project will not cause adverse environmental impacts either individually or cumulatively, directly or indirectly.

3. The proposed density will not have a growth-inducing effect on other property because contiguous properties in the vicinity of the project are developed, therefore this project will not create a precedent for similar projects on undeveloped property in the near vicinity.

4. The resulting use will be compatible with uses on adjacent land because the staff reports and environmental review for the project include extensive analysis of project impacts, which conclude that the project will be compatible with the various uses found adjacent to and within the neighborhood of the project site. The proposed orientation of the project site revision has been designed to be compatible with adjacent properties through the provision of increased building setbacks, improved site circulation and parking facilities, and conditions of approval and a mitigation monitoring program that have been attached to this project.

5. The proposed density will not require substantial expansion of public infrastructure facilities or services because a Socio-Economic Cost/Benefit Study prepared for the project indicates that impacts to public infrastructure will be offset by developer-installed infrastructure improvements and through the payment of Development Impact Fees. The project is located in a developed urban area and will not require substantial expansion of public infrastructure facilities.

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 approve the amended Density Bonus Agreement with Senior Housing Services, LLC. for Assessor Parcel Number 0292-202-11 and 12.

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 approve Revision No. 1 to Conditional Use Permit No. 768, subject to the attached conditions of approval, and based upon the following findings:

1. The site for the proposed use is adequate in size and shape to accommodate the proposed senior housing development and is designed to comply with all property development standards for the R-3, Multiple Family Residential District including lot coverage, permitted uses, and required setbacks;

2. The site properly relates to Orange Street which is designed and improved to carry the type and quantity of traffic to be generated by the proposed development. The street will be constructed at city-prescribed standards to its ultimate half-width through compliance with project conditions of approval and the applicant has been conditioned to perform other street improvements, which are necessary to accommodate traffic movement and flow;

3. The Conditions of Approval proposed for Revision No. 1 to Conditional Use Permit No. 768 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 is in conformance with both the General Plan land use designation and requirements of the R-3,

Multiple Family Residential District regarding site design and conditionally permitted uses within the zoning district and land use designation.

This includes the addition of condition of approval number thirty-nine (39) as follows:

39. The applicant shall provide base and accent colors that are complimentary to the building color schemes on the garages located along the east and west property lines.

F. **JOLENE CAUGHERY, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. **PUBLIC HEARING** for the Planning Commission to consider **VARIANCE NO. 751** to Section 18.40.130(C) of the Redlands Municipal Code to decrease the required side yard street setback for a corner lot from twenty-five feet to five feet to allow for an existing lattice patio structure and free standing fireplace structure located at 755 Cajon Street in the R-S, Suburban Residential District.

Chairman Macdonald opened the public hearing.

Project Planner Tabitha Kevari gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval subject to the conditions of approval.

William Caughery Jr., son of applicant Jolene Caughery, was available for questions.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp, and carried on a 6-0 vote that the Planning Commission approve Variance No. 751 subject to the following findings and attached conditions of approval:

1. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use that do not apply generally to other properties or uses in the same vicinity and zone; It is an exceptional circumstance that a permit was issued improperly by the city and the structure was constructed, and an injustice would result if a variance is not granted and is not of sufficient dimension to justify any effect upon the public interest or policy in maintaining the required street setback on this corner lot;

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zone district, but which is denied to the property in question; there are properties in the vicinity and zone that have side yard setbacks (street fronting) of less than the required 25 feet.

3. That the granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity as the non-conforming structure is concealed from the street by a mature hedge; and,

4. That the granting of the variance will not adversely affect the General Plan of the City of Redlands.

G. **UNIVERSITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)

1. Planning Commission to consider **COMMISSION REVIEW AND APPROVAL NO. 857** to place five buildings each 2,800 square feet in size for the purpose of temporary office and classroom space within the University of Redlands campus in the E, Educations District located at 1200 East Colton Avenue.

Commissioner Shamp recused himself from the meeting a 4:22 p.m. due to a conflict of interest.

Project Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Commission Review and Approval No. 857 subject to the conditions of approval.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Foster, and carried on a 5-0 vote, (Commissioner Shamp excused), that the Planning Commission determine that CRA No.857 is Categorically Exempt from the CEQA Guidelines pursuant to section 15314.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Foster, and carried on a 5-0 vote, (Commissioner Shamp excused), that the Planning Commission approve Commission Review and Approval No. 857 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 which has been found to meet all applicable development standards;
2. That the site properly relates to adjacent streets which are designed and improved to carry the type and quantity of traffic to be generated by the proposed development and the temporary modular classrooms will not increase student capacity or intensify the current traffic conditions;
3. That the conditions of approval proposed for Commission Review and Approval No. 857 are necessary to protect the public health, safety and general welfare.

Commissioner Shamp returned to the meeting at 4:30 p.m.

V. ADDENDA - NONE

VI. MINUTES

A. FEBRUARY 12, 2008

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 6-0 vote to approve the minutes of February 12, 2008.

VII. LAND USE AND CITY COUNCIL ACTIONS OF FEBRUARY 19, 2008

Assistant Director Dalquest gave a brief presentation on the City Council Actions of February 19, 2008.

VIII. ADJOURN TO MARCH 11, 2008

Chairman Macdonald adjourned the meeting at 4:33 p.m. to the March 4, 2008 Special Meeting.

Christine Szilva Senior Administrative Assistant	Robert Dalquest, Assistant Director Community Development Department