

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 8, 2008, at 2:00 p.m. are as follows:

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

ADVISORY STAFF Oscar Orci, Director
PRESENT: Robert Dalquest, Assistant Director
Dan McHugh, City Attorney
Manuel Baeza, Principal 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 Commissioners Cook, Dyer and Miller.

II. CONSENT ITEM

A. **AMB PROPERTY CORPORATION, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. **COMMISSION SIGN REVIEW NO. 341** - Planning Commission to consider Commission Sign Review for a sign program for a 1,313,470 square foot concrete tilt-up building for warehouse distribution tenants located at 1651 California Street in Concept Plan No. 2, of the East Valley Corridor Specific Plan.
2. **COMMISSION SIGN REVIEW NO. 336** - Planning Commission to consider Commission Sign Review for three (3) center identification monument signs for a 1,313,470 square foot concrete tilt-up building for warehouse distribution tenants located at 1651 California Street in Concept Plan No. 2, of the East Valley Corridor Specific Plan.

MOTION

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

III. OLD BUSINESS

A. **FORD STREET PARTNERS LLC, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)

PUBLIC HEARING for the Planning Commission to consider **REVISION NO. 1 to MINOR SUBDIVISION NO. 319 (TENTATIVE PARCEL MAP 18857)**, a subdivision of 2.99 acres into one lot for condominium purposes, located at the northeast corner of Ford Street and Reservoir Road in the A-P, Administrative and Professional Office District.

Chairman Macdonald opened the public hearing.

Project Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of the project subject to the conditions of approval. Mr. Boatman stated that staff is requesting that the Commission delete condition of approval number eleven (11) which pertains to the installation of a traffic signal on Ford and Reservoir which a condition that was part of the initial Commission Review and Approval.

Pat Meyer, Project Representative, concurred with the staff report and the deletion of condition of approval number eleven (11).

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner James, and carried on a 4-0 vote, (Commissioner Miller recused), that Minor Subdivision No. 319 (Revision 1) 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 Shamp, seconded by Commissioner James, and carried on a 4-0 vote, (Commissioner Miller recused), that the Planning Commission approve Minor Subdivision No. 319 (Revision 1), subject to the conditions of approval, and based upon the following findings:

- 1. The proposed map is consistent with the Administrative and Professional Office District and the General Plan. The project has a General Plan land use designation of office and a zoning of Administrative and Professional Office District 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 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 the Administrative and Professional Office District 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.

This includes the deletion of condition of approval number eleven (11).

IV. NEW BUSINESS

A. **QUIEL BROTHERS SIGN COMPANY, 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 **SIGN CONDITIONAL USE PERMIT NO. 11** - A Conditional Use Permit to permit a two sided freeway oriented sign with an area of 377 square feet and a height of sixty-five (65') feet for an approved shopping center located on the northeast corner of Parkford Avenue and Marshall Street in the C-4, Highway Commercial District.

Chairman Macdonald opened the public hearing.

Project Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of the project subject to the conditions of approval. Mr. Baeza distributed a copy of a letter of opposition of the project from John and Gayle Wucheni who reside at 451 Summit Avenue.

Sheri Stahlheber, Quiel Brothers, gave an overview of the proposed sign and expressed the importance of freeway exposure.

Chairman Macdonald indicated that a letter of opposition from John and Gayle Wucheni was received by the Commission.

Chairman Macdonald closed the public hearing.

Commissioner Shamp had concerns relative to the size, safety and aesthetics of the sign. Commissioner Shamp asked if there was any consideration of sharing the sign with the 76 gas station located next to the project site.

Chairman Macdonald opened the public hearing.

Alan Steward, Citicom Development, addressed issues relative to aesthetics, the lease agreement with Starbucks, and indicated that the sixty-five (65) foot height would fit into the area.

Ms. Stahlheber commented on the safety issue and indicated that the sixty-five (65) foot height would allow enough time for motorists to exit the freeway.

Larry Quiel, Quiel Brothers Sign Company, addressed issues relative to the design, height and location of the sign and commented on the importance of having freeway exposure.

Commissioner James asked if there would be motorist visibility if the sign was reduced in size. Mr. Quiel stated that the sign is the appropriate size for the height proposed.

Commissioner Foster stated that the sign is attractive and meets code requirements. Commissioner Foster indicated that he supports the sign as presented.

Commissioner Macdonald stated he wants the center to be successful and realizes the need for freeway exposure. Commissioner Macdonald recommended that the height of the sign be increased to eight-five (85) feet since it would provide better visibility for motorists. He stated that the sign should be supported and approved to the City Council.

Commissioner Shamp commented that he realizes that there is a need for a freeway sign for the tenants of the center but does not find the sign aesthetically pleasing. Commissioner Shamp stated that he cannot deny the project since it meets sign code requirements. He would like to invite a closer look at the current sign code if we want Redlands to be represented aesthetically.

Chairman Macdonald commented on Commissioner Shamp's remarks relative to the sign code. He indicated that he still recommended that the sign height be raised to eight-five (85) feet.

Commissioner Foster stated that he could not support the sign at eight-five (85) feet. Commissioner James concurred with Commissioner Foster.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 4-0 (Commissioner Miller recused), vote that the Planning Commission recommend approval to the City Council on the Mitigated Negative Declaration for Sign Conditional Use Permit No. 11.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 4-0, (Commissioner Miller recused), vote that the Planning Commission recommend approval to the City Council on Sign Conditional Use Permit No. 11, subject to the following findings and subject to the attached Conditions of Approval:

1. The size of the sign is compatible with the design, architecture, and scale of the building(s) and/or project; the design and colors of the sign are compatible with the approved center for which it is proposed;
2. The size of the sign is aesthetically consistent with the project, adjacent areas, and the City of Redlands; the sign is consistent with the adjacent urban setting containing an interstate highway, busy roadways and an existing freeway-oriented sign and,
3. The size of the sign is needed to provide necessary project identification for the benefit of the general public; a portion of the additional area will identify the name of the center and nearest freeway exit assisting motorists traveling through the area locate the center for which the sign is proposed.

Commissioner Miller arrived to the meeting at 2:45 p.m. and advised the Commission that he needed to recuse himself from items III. A. and IV. A. due to a conflict of interest.

V. ADDENDA

A. **TUTTLE ENGINEERING, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)

Planning Commission to consider architectural changes to **COMMISSION REVIEW AND APPROVAL NO. 790** an approved 3,182 square foot office building located at 1449 W. Redlands Blvd. in the General Commercial District of the East Valley Corridor Specific Plan.

Project Planner Chris Boatman indicated that this project was continued from the March 25, 2008 meeting. Mr. Boatman stated that the applicant has solicited the help of an architect and has requested a continuance to the May 6, 2008 meeting.

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 5-0 vote that the Planning Commission continue the consideration of architectural changes to Commission Review and Approval No. 790 to May 6, 2008.

B. **TRINITY EVANGELICAL FREE CHURCH, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)

Planning Commission to consider changes in the approved landscape plan under **CONDITIONAL USE PERMIT NO. 541 (REVISION NO. 8)** for an approved expansion of parking area at an existing religious institution located on an 18.9-acre site located at 1551 Reservoir Road in the R-E, Residential Estate District.

Project Planner Chris Boatman gave an overview of the proposed landscape changes. Staff recommended approval of the revised landscaping subject to the conditions of approval.

Commissioner Miller commented that it has been the practice of most landscape plans to require either a shrub row or some berming to a curb between the parking lot and street and asked if this could be considered for this application. Assistant Director Dalquest indicated that it could be considered.

Commissioner Miller commented on the removal of the trees without prior approval of the Commission.

Tom Forte, Executive Pastor, gave an explanation on why the trees were removed without Planning Commission approval. Reverend Forte stated that they are eager to provide whatever landscaping will be consistent with keeping their portion of the City of Redlands looking good.

Chairman Macdonald indicated the Commissioner Dyer, who was not present at the meeting, had a recommendation that a tree retention plan be developed that would tie into the signing off of the grading plan. Mr. Dalquest indicated there needs to be a plan that clearly depicts which trees are to remain on the site so that the contractors have it available in the field.

Chairman Macdonald indicated that Commissioner Dyer's recommendation is an excellent idea. Commissioner Shamp stated that he would recommend making it part of the grading plan.

Mr. Dalquest stated that it will be conditioned that a tree retention plan will be part of the grading plans when there is a development that has mature trees that need to be saved.

Commissioner Miller indicated that many cities require that conditions are printed onto the blueprints. Mr. Dalquest stated that the City will incorporate this into the boilerplate conditions when they are revised.

Community Development Director Oscar Orci indicated that there will be a condition of approval that will require that all conditions of approval will be incorporated into the set of blueprints.

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller and carried on a 5-0 vote that the Planning Commission approve the changes in the approved landscape plan with the exception that ten (10) additional thirty-six (36") box trees be added under CONDITIONAL USE PERMIT NO. 541 (REVISION NO. 8) at an existing religious institution located on an 18.9-acre site located at 1551 Reservoir Road.

This includes the addition of condition of approval number five (5) as follows:

5. The applicant shall install additional screening in the form of a shrub row or berming to be approved by staff and installed prior to occupancy.

VI. PLANNING COMMISSION DISCUSSION ITEMS

A. Discussion on status of the Art in Public Places Ordinance

Chairman Macdonald indicated that Commissioner Foster requested that the Art in Public Places Ordinance be put on this agenda for discussion. Chairman Macdonald stated that there have been a number of meetings over the last few months that have brought forward recommendations from BEDAC and other proposed amendments. Chairman Macdonald stated that the ordinance may come back to the Planning Commission for review due to the number of changes that have been proposed unless the City Council approves the ordinance as currently written.

City Attorney Dan McHugh indicated that the City Council will recommend that the ordinance return to the Planning Commission for review and approval if there are substantial changes proposed.

Assistant Director Bob Dalquest indicated that the Art in Public Places Ordinance is scheduled for the May 6, 2008 City Council meeting. Mr. Dalquest stated that there will be discussions on the ordinance that was recommended by the Planning Commission along with several alternatives that will include the recommendation from BEDAC.

VII. MINUTES

A. MARCH 25, 2008

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Shamp and carried on a 4-0 vote (Chairman Macdonald abstained) to approve the minutes of March 25, 2008 with correction.

VIII. LAND USE AND CITY COUNCIL ACTIONS OF APRIL 1, 2008

Director Oscar Orci gave a brief presentation on the City Council Actions of April 1, 2008.

IX. ADJOURN TO APRIL 22, 2008

Chairman Macdonald adjourned the meeting at 3:03 p.m. to April 22, 2008.

Christine Szilva
Senior Administrative Assistant

Oscar W. Orci, Director
Community Development Department

