

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

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

ADVISORY STAFF Oscar Orci, Director
PRESENT: Robert Dalquest, Assistant Director
Michael Reiter, Assistant City Attorney
Tamara Alaniz, Associate Planner
Tabitha Kevari, Assistant Planner
Chris Boatman, Assistant Planner

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

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

II. CONSENT ITEMS

Chairman Macdonald pulled Item II. C from the Consent Calendar for further discussion.

A. **DARYL MOORE, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

Consideration of a **TIME EXTENSION FOR TENTATIVE TRACT NO. 15757** an approved Tentative Tract Map subdividing approximately 4.73 gross acres into six (6) residential lots located on the southeast corner of Carob Street and Kincaid Street in the R-E, Residential Estate District.

B. **ABCO REALTY AND INVESTMENTS, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

Consideration of a **TIME EXTENSION FOR TENTATIVE TRACT NO. 17253** an approved Tentative Tract Map for a thirty-seven (37) unit condominium development on 2.56 acres located on the southwest corner of Lugonia Avenue and Church Street in the R-2, Multiple Family Residential District.

D. **AARON WEISS, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. **COMMISSION SIGN REVIEW NO. 351** – Consideration of a Commission Sign Review for a uniform sign program for an industrial development consisting of four single story buildings comprising a total of 71,872 square feet on a 4.75 acre site located at 560, 570, 580, and 590 Nevada Street within the East Valley Corridor Specific Plan Industrial/Commercial District (EV/IC).
2. **COMMISSION SIGN REVIEW NO. 352** – Consideration of a Commission Sign Review for a center identification monument sign, 4 feet in height and approximately 10 feet in width, with a sign face area of approximately 20 square feet for an industrial development consisting of four single story buildings comprising a total of 71,872 square feet on a 4.75 acre site located at 560, 570,

580, and 590 Nevada Street within the East Valley Corridor Specific Plan Industrial/Commercial District (EV/IC).

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Shamp and carried on a 7-0 vote to approve items II. A, B and D of the Consent Calendar.

C. **MIRIAM GUZMAN, APPLICANT**
(PROJECT PLANNER: TAMARA ALANIZ)

Consideration of a **COMMISSION SIGN REVIEW NO. 340** for a four foot (4') high, twenty-four (24) square foot monument sign for an existing massage business located at 1013 Orange Street in the C-4, Highway Commercial District.

Commissioner Dyer stated that it was not appropriate having a lighted sign in front of a residence building and suggested using a wooden sign.

Commissioner Miller stated that the proposed sign was not compatible with the architecture and suggested using a painted metal and finishing it with one of the colors that is used on the residence. Commissioner Miller concurred with Commissioner Dyer's comments relative to the lighted sign.

Commissioner's Cook and James concurred with Commissioner's Dyer and Miller's comments.

Chairman Macdonald suggested a continuance of the project. Ms. Alaniz indicated that the applicant was present to respond to the Commission's concerns. Ms. Alaniz indicated that a condition of approval could be added relative to providing a wooden, externally illuminated sign if the Commission preferred to provide direction today.

Commissioner Dyer proposed a condition of approval as follows: "The sign shall be redesigned to be made of wood with exterior illumination."

Commissioner Miller proposed a second condition of approval that would state that "the sign cap shall be finished in a color taken from the house and shall not be an unfinished metal."

Miriam Guzman, applicant, asked for clarification regarding the illumination of the sign. Commissioner Miller indicated that Ms. Guzman could put external lighting on the sign but could not have lighting inside the sign.

Chairman Macdonald stated that the applicant could get more specifics relative to sign requirements from staff.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Miller and carried on a 7-0 vote that the Planning Commission determine that Commission Sign Review No. 340 is categorically exempt from the California Environmental Quality Act Guidelines, under a Class 11(a) Categorical Exemption of Accessory Structures.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Miller and carried on a 7-0 vote that the Planning Commission approve Commission Sign Review No. 340, subject to the attached conditions of approval. This includes the addition of conditions of approval numbers five (5) and six (6) as follows:

5. The sign shall be redesigned to be made of wood with exterior illumination.
6. The sign cap shall be finished in a color taken from the house and shall not be an unfinished metal.

III. OLD BUSINESS

A. **DOUGLASS WILSON, APPLICANT** (PROJECT PLANNER: CHRIS BOATMAN)

PUBLIC HEARING to consider **VARIANCE NO. 754**, a request to grant a variance from Section 18.40.130 to allow a five foot (5') reduction in the required ten foot (10') side yard setback for a 470 square foot addition located at 1448 Fulbright Avenue in the R-S, Suburban Residential District.

Chairman Macdonald opened the public hearing.

Project Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Staff recommended denial of Variance No. 754 since Finding Number One (1) could not be justified.

Dick Burkhardt, Dick Burkhardt Design, handed out additional information supporting the variance for the Commission's review. Mr. Burkhardt indicated that the most conjunct argument relative to finding number one is the placement on the lot, the topographical differences between the project site and adjoining property and that the project site has a substandard lower front and side yard setback. Mr. Burkhardt stated that this should be an easy finding to make since the two lots are unusual, and are different in shape, size and placement.

Commissioner Miller asked if the addition would have a pitched roof to match the slope of the existing house. Mr. Burkhardt indicated that everything will match the existing house but will be slightly lower since it will be staggered or stepped back. Commissioner Miller asked if there would be problem adding this as a condition of approval for the variance that the roof pitch match the existing house. Mr. Burkhardt indicated that there would not be a problem with the added condition.

Douglass Wilson, applicant, indicated that staff is wonderful in working with homeowners and commented on the variance process.

Commissioner Dyer commented that she visited the site and indicated that she understood the difficulty in locating the structure to the south side. Commissioner Dyer commented on the peculiar lot configuration of the property and that the neighboring properties were able to build up to five feet of their property line prior to the zone change which gives justification in approving the variance. She indicated that she supported the variance.

Commissioner James indicated that he was in support of the variance due to the supporting testimony and that the original setbacks were five and ten feet.

Commissioner Miller supported the variance since the subdivision was initially approved with five foot setbacks.

Commissioner Foster supported the comments made by Commissioner's Dyer, James and Miller and stated that no one in the neighborhood has come forward to object to the project.

Chairman Macdonald concurred with Commissioner Dyer's comments and supported the variance.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 7-0 vote that the Planning Commission determine that Variance No. 754 is categorically exempt from the California Environmental Quality Act, under a Class 5(a) Categorical Exemption of Minor Alterations in Land Use Limitations.

MOTION

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 7-0 vote that the Planning Commission approve Variance No. 754 subject to the following findings and attached conditions of approval:

- A. 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; the lot in question is one of two lots in the area located within a right-angled knuckle with diverging lot lines and the house is skewed relative to the adjacent lot lines further reducing the usable side yard area of the property;
- B. 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 four properties in the vicinity and zone that contain side yard setbacks less than five feet;
- C. 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; the project is spaced a sufficient distance away from surrounding structures and located two feet below the pad of the adjacent neighbor and is therefore screened from view;
- D. That the granting of the variance will not adversely affect the General Plan of the City of Redlands; the General Plan Land Use Designation of Low Density Residential will not be affected by the project.

This includes the addition of condition of approval number six (6) as follows:

- 6. The roof pitch shall match the existing structure.

IV. NEW BUSINESS

- A. **CITICOM DEVELOPMENT, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

PUBLIC HEARING to consider **MINOR SUBDIVISION NO. 325 (TENTATIVE PARCEL MAP 19078)**, a subdivision of 2.39 acres into two (2) lots located on the southeast corner of Orange Tree Lane and California Street in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Commissioner Miller recused himself from the meeting at 2:33 p.m. due to a conflict of interest.

Chairman Macdonald opened the public hearing.

Project Planner Tabitha Kevari gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Minor Subdivision No. 325.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner James and carried on a 6-0 vote, (Commissioner Miller recused), that the Planning Commission determine that Minor Subdivision No. 325 is categorically exempt from the California Environmental Quality Act Guidelines, under a Class 15 Categorical Exemption of Minor Land Divisions.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner James and carried on a 6-0 vote, (Commissioner Miller recused), that the Planning Commission approve Minor Subdivision No. 325, subject to the conditions of approval, and based upon the following findings:

1. The proposed map is consistent with the City's General Plan and Municipal Code. The project has a General Plan land use designation of Commercial and a zoning of EV/CG, General Commercial District and is consistent with both the General Plan and Municipal Code;
2. The site is physically suitable for the type of development.
3. The site is physically suitable for the density of development. The General Plan Land Use Designation of Commercial and EV/CG, General Commercial District Zoning both allow for commercial development;
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. The project proposes to subdivide the site of an existing commercial development. The subdivision involves no new development and therefore no environmental impacts will occur.
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.

Commissioner Miller returned to the meeting at 2:38 p.m.

V. ADDENDA

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

Consideration of 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 stated that this project was continued from the June 10, 2008 meeting. Mr. Boatman indicated that staff will be working with the applicant to address the architectural concerns of the Planning Commission. Staff is recommending continuance to the meeting of September 9, 2008.

MOTION

It was moved by Commissioner James, seconded by Commissioner Dyer and carried on a 7-0 vote that the Planning Commission continue the consideration of architectural changes to Commission Review and Approval No. 790 to September 9, 2008.

B. **OMNIPOINT COMMUNICATIONS, INC, APPLICANT** (PROJECT PLANNER: CHRIS BOATMAN)

Consideration of architectural changes to **CONDITIONAL USE PERMIT NO. 892** for the installation of an approved 50-foot tall cellular telecommunications facility designed as a church tower at Christ the King Church on 4.57 acres located at 1505 Ford Street in the R-E, Residential Estate District.

Project Planner Chris Boatman indicated that the applicant has chosen to complete construction of the building per the original plan and that no further action was needed.

Linda Paul, T-Mobile Real Estate and Zoning Manager, apologized to the Commission for constructing a facility that was not built as represented. Ms. Paul indicated that T-Mobile is compiling bids from their contractors to rectify the situation and are implementing procedural changes to ensure that all parties in their organization, including the outside consultants and services, are properly communicating. Ms. Paul indicated that she was available to address questions.

Commissioner Miller thanked Ms. Paul for coming forward and addressing the Commission. Commissioner Miller indicated that it would be appropriate that the new contractor meet with staff to ensure that everyone is agreeable relative to the expectations of the structure. He commented that the current masonry workmanship was poor and hopes that the remaining masonry will be built to a higher standard. Commissioner Miller stated that there was no care in masking off the brick from the wood when painting the trim and that there is a lot of brick that needs to be cleaned of paint and excess grout.

Commissioner Foster asked if T-Mobile would have better communication with the church. Ms. Paul indicated that there would be improved communication between T-Mobile and the church.

Commissioner James asked if there would be co-location on the site. Ms. Paul indicated that she did not know if there would be co-location for the facility. Commissioner James stated that the original design should be used in the event that a co-location is planned for the site.

VI. MINUTES

A. JULY 8, 2008

It was moved by Commissioner Miller, seconded by Commissioner Foster, and carried on a 6-0 vote (Commissioner James abstained) to approve the minutes of July 8, 2008.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JULY 15, 2008

Director Oscar Orci gave a brief presentation on the City Council Actions of July 15, 2008.

VIII. ADJOURN TO AUGUST 12, 2008

Chairman Macdonald adjourned the meeting at 2:50 p.m. to August 12, 2008.

Christine Szilva
Senior Administrative Assistant

Oscar W. Orci, Director
Community Development Department

