

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, August 12, 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 PRESENT: Oscar Orci, Director
Robert Dalquest, Assistant Director
Michael Reiter, Assistant City Attorney
Manuel Baeza, Principal 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

A. **WALTON DEVELOPMENT, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of an extension of time for **TENTATIVE TRACT NO. 16465** a planned residential development consisting of 61 residential lots and nine (9) common open space lots located north of San Bernardino Avenue, south of Pioneer Avenue, and west of Judson Street in the R-E, Residential Estate District.
2. Consideration of an extension of time for **TENTATIVE TRACT NO. 16627** a planned residential development consisting of 20 residential lots and six (6) common open space lots located at the southeast corner of Pioneer Avenue and Judson Street in the R-E, Residential Estate District.

MOTION

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

III. OLD BUSINESS

A. **EBBE VIDERIKSEN, APPLICANT**
(PROJECT PLANNER: ROBERT DALQUEST)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost Benefit Study
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **AMENDMENT NO. 4** to **SPECIFIC PLAN NO. 43** to develop a subdivision of approximately forty-four (44) acres into twenty-seven (27) single family residential lots and five (5) lettered, open space lots located on

the east side of Alessandro Road in Neighborhood 2 of Specific Plan No. 43.

4. **PUBLIC HEARING** to consider a recommendation to the City Council on **TENTATIVE TRACT MAP NO. 18560** to subdivide approximately forty-four (44) acres into twenty-seven (27) single family residential lots and five (5) lettered, open space lots located on the east side of Alessandro Road in Neighborhood 2 of Specific Plan No. 43.

Chairman Macdonald opened the public hearing.

Assistant Director Bob Dalquest indicated that the revised plans showed some outstanding design issues that need to be resolved. Staff recommended a continuance to the meeting of September 9, 2008 so that staff can meet with the applicant to address these issues and bring back a design that satisfies all concerns identified on this project.

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 continue consideration of the Mitigated Negative Declaration, and the Public Hearings for the Socio-Economic Cost/Benefit Study, Amendment No. 4 to Specific Plan No. 43 and Tentative Tract No. 18560 to the September 9, 2008 Planning Commission meeting.

B. **ON TEXAS STREET, APPLICANT** (PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a recommendation to the City Council on an Environmental Impact Report.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **GENERAL PLAN AMENDMENT NO. 117** - amending the General Plan Land Use Designation from Commercial to Medium Density Residential (0 to 15 units per gross acre) for approximately 23 acres located on the south side of Pioneer Avenue, the west side of Texas Street and east of Tennessee Street in EV/SD, Special Development District of the East Valley Corridor Specific Plan (proposed for change to Concept Plan No. 7).
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **AMENDMENT NO. 36 TO SPECIFIC PLAN NO. 40 (EAST VALLEY CORRIDOR SPECIFIC PLAN)** - establishing the EV/RP9, Planned Residential 9 District to the East Valley Corridor Specific Plan.
5. **PUBLIC HEARING** to consider a recommendation to the City Council on **CONCEPT PLAN NO. 7** - establishing a concept plan within the East Valley Corridor Specific Plan for approximately 72 acres located on the north side of San Bernardino Avenue, the south side of Pioneer Avenue, the west side of Texas Street and immediately west of the 210 Freeway.
6. Consideration of a **COMMISSION REVIEW AND APPROVAL NO. 851** - to develop a ten (10) building commercial center with 105,500 square feet of floor area on approximately 13 acres located on the north side of San Bernardino Avenue, the west side of Texas Street, and east of Tennessee Street in the

EV/SD, Special Development District of the East Valley Corridor Specific Plan (proposed for change to Concept Plan No. 7).

7. **PUBLIC HEARING** to consider a recommendation to the City Council for **MINOR SUBDIVISION NO. 314** (Tentative Parcel Map No. 18550) to subdivide approximately 36 acres into ten (10) lots and one (1) remainder lot for property on the north side of San Bernardino Avenue, the south side of Pioneer Avenue, the west side of Texas Street, and east of Tennessee Street in the EV/SD, Special Development District of the East Valley Corridor Specific Plan (proposed for change to Concept Plan No. 7).
8. **PUBLIC HEARING** to consider a recommendation to the City Council for **CONDITIONAL USE PERMIT NO. 907** - for a 204 unit planned residential development on approximately 23 acres located on the south side of Pioneer Avenue, the west side of Texas Street and east of Tennessee Street in the EV/SD, Special Development District of the East Valley Corridor Specific Plan (proposed for change to EV/RP9, Planned Residential 9 District within Concept Plan No. 7 of the East Valley Corridor Specific Plan).
9. **PUBLIC HEARING** to consider a recommendation to the City Council on **TENTATIVE TRACT MAP NO. 18444** - to subdivide approximately 36 acres into 204 single family residential lots, five (5) common area lots, and one (1) remainder lot for property located on the south side of Pioneer Avenue, the west side of Texas Street and east of Tennessee Street in EV/SD, Special Development District of the East Valley Corridor Specific Plan (proposed for change to EV/RP9, Planned Residential 9 District within Concept Plan No. 7 of the East Valley Corridor Specific Plan).

Chairman Macdonald opened the public hearing.

Commissioner James stated that he was not at the July 8, 2008 meeting and advised the Planning Commission that he did review the staff report and DVD of that meeting pertaining to this project.

Project Planner Manuel Baeza indicated that this project was continued for the July 8, 2008 meeting. Mr. Baeza gave a PowerPoint presentation and overview of the proposed changes to the project. Mr. Baeza indicated that staff prepared a revised finding for recommending the Environmental Impact Report which was passed out to the Commissioners at the start of the meeting. Staff recommended approval of the project subject to the conditions of approval.

Chairman Macdonald stated that he received a letter from the Redlands Association regarding Redlands Commons.

Gretchen Sauer, IDS Real Estate Group, addressed the changes that were made since the last meeting. Ms. Sauer indicated that they deleted five units to allow for pocket parks and to give a better presence at the corner of Texas and Pioneers Streets and increased the yard space in the clusters. She indicated that the predominant changes were made on the open space and amenities by adding decorative paved crosswalks at all the corners and pocket parks. In addition, they added three barbecues, two bicycle racks, three picnic benches, added seventy-six (76) Camphor trees, and seating niches between the residential and commercial area. Ms. Sauer also gave an overview on why they chose to build a residential and commercial project at the site.

Commissioner Dyer commented on the commercial portion of the project and indicated that she did not see any ground cover specified underneath the shrubs or in the double aisle planters. Commissioner Dyer indicated that she would like to see all of the planters receive ground cover and/or mulch.

Tyler Gold, Landscape Architect, L.A. Group, indicated that the location of the ground cover will be based on sun versus shade exposures and that it is shown on the legend of the plans. Mr. Gold stated that ground cover will be underneath the shrubs.

Commissioner Dyer had concerns relative to the heat that could be generated from the black picnic tables and benches. Mr. Gold stated that the tables and benches are powder coated so that they do not absorb the heat.

Commissioner Shamp indicated his concerns relative to the cost of the residential units. Ms. Sauer indicated that the units would sell between the mid to high \$300,000. Medinah Adal, Architect with KTG Group, commented that the cluster homes are priced between what a town home and a single family detached would cost.

Bill Cunningham, Redlands Association, commented on the land and residential use, the density and concerns relative to the Environmental Impact Report. Mr. Cunningham stated that the City must make six (6) mandatory findings in order to rezone agriculture land to any residential density higher than R-E, (Residential Estate), and felt that those findings could not be made. Mr. Cunningham indicated that they strongly support the retention of the commercial zoning.

Mario Saucedo, Chairman of the North Redlands Visioning Committee, expressed his support for the project.

Alison Rondone, Senior Project Manager with PBS&J, spoke as a resident of the Santa Clarita Valley and commented on how two high schools and one junior high school had been built adjacent to either medium or fairly dense single family residential areas. Ms. Rondone indicated that this would not have been done unless a study had not supported that residential and high school uses are very acceptable next to each other.

Commissioner Miller asked for clarification relative to the raptor habitat. Ms. Rondone indicated that the requirement has been removed from the Environmental Impact Report and that it is not going to be required in the mitigation monitoring program.

Chairman Macdonald recessed the meeting at 2:45 p.m.

Chairman Macdonald reconvened the meeting at 2:50 p.m.

Commissioner James indicated that he was in support of the proposal and that it is a positive project for the City. Commissioner James commented that the density of the residential is a good transition piece that fits into the area.

Commissioner Shamp indicated that he supported the project.

Commissioner Miller stated that he supported the project and commented that the mixture of retail and residential could give this property a better chance in being successful. Commissioner Miller indicated that he was also influenced by the support of the North Visioning Committee.

Commissioner's Cook and Dyer expressed their support on the project.

Commissioner Foster indicated that this project was not the highest and best use for this property. He indicated that the City of Redlands has very limited land space available for commercial retail in the future and that there is a desperate need for the revenue that those would generate.

Commissioner Miller stated that he favored the retail portion of the project but was not in favor of the residential and could not support the zone change.

Chairman Macdonald stated that he was opposed to the proposed General Plan Amendment and indicated that commercial was the best use for this property. Chairman Macdonald commented that the residential use was way too dense and the layout is incorrect with the five homes surrounding the concrete entryway. He indicated that he was not in support of the project.

Commissioner Miller commented that there was a likely vote for approval of the project but indicated that he had a number of comments relative to the architecture that he would like to address before making a motion.

Commissioner Miller commented on Planning condition of approval number seventeen (17) regarding Conditions, Covenants and Restrictions (CC&Rs) and indicated that a CC&R should be added that limits parking on the street such as not allowing overnight or 24 hour parking.

Commissioner Cook commented that this was an enormous project to go through in one sitting and asked if they could come back with the Planned Residential Development portion for discussion or if it had to be approved as a bundle.

Chairman Macdonald asked for clarification on what could be approved today and what could be brought back at a later date and indicated that there has been no discussion relative to the architecture of the development. Director Orci and Assistant Director Dalquest addressed Chairman Macdonald's question.

Chairman Macdonald asked the Commission for their input relative to continuing the entire project.

Commissioner Shamp was in agreement in continuing the entire project. Commissioner James supported Commissioner Shamp and indicated that it would give staff time to come back with the new Socio Economic Cost Benefit numbers.

Commissioner Miller indicated that he would like to go over the architectural changes with the applicant prior to making a motion for continuance.

Commissioner Miller referred to condition of approval number eighteen (18) under Planning Tentative Tract No. 18444 and recommended that it should read "architectural relief and detail shall be added to all street facades at corner lots, and at rear elevations facing public streets."

Commissioner Miller referred to condition of approval number twenty-five (25) and indicated that he would like to add an additional sentence as follows: "Setbacks shall vary a minimum of two feet in at least three locations along the street."

Commissioner Miller referred to condition of approval number twelve (12) under the Conditional Use Permit section and stated that the separation of the homes should utilize something else other than vinyl fencing and indicated that block with stucco or a pre-cast product which would be more appropriate.

Commissioner Miller discussed architectural changes relative to the elevation plans for the residential homes with Architect Medinah Adal.

Ms. Sauer indicated that they were comfortable in making the changes to the architecture of the residential homes.

Commissioner Miller commented on the commercial component of the project and asked if the wainscoting was a pre-cast material. Ms. Adal indicated that they were anticipating using a stone veneer which would be a masonry product.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission continue the Environmental Impact Report, the Socio-Economic Cost Benefit Study, General Plan Amendment No. 117, Amendment No. 36 to Specific Plan No. 40, Concept Plan No. 7, Commission Review and Approval No. 851, Minor Subdivision No. 314, Tentative Tract Map No. 18444 and Conditional Use Permit No. 907 to the September 9, 2008 meeting.

IV. NEW BUSINESS

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

Consideration of **COMMISSION REVIEW AND APPROVAL NO. 839 (REVISION 1)** to allow the use of an existing off-site parking lot to accommodate medical uses for an approval two story office building located at the northeast corner of Ford Street and Reservoir Road in the A-P, Administrative and Professional Office District.

Commissioner Miller recused himself from the meeting at 3:39 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 subject to the conditions of approval.

Chairman Macdonald stated that the stairway construction needs to be outlined better in the conditions of approval and should indicate if there are handrails. Assistant Director Bob Dalquest indicated that the conditions could be amended to read that the stairway comply with all Uniform Building Code requirements.

Commissioner James asked how far the parking lot was from Trinity Church. Mr. Boatman stated that the Trinity Church parking lot was 700 feet away.

Commissioner Dyer stated that this proposal was not a practical solution and did not believe that the approximately 100 step stairway would be used and would be a waste of construction. Commissioner Dyer indicated that she did not support the project.

Commissioner James asked if the additional twenty parking spaces was calculated on the basis that the whole building would become medical. Mr. Boatman indicated that it was based on the whole building being medical. Commissioner James indicated that he concurred with Commissioner Dyer that this is not a practical solution. Commissioner James asked if there was another solution available, such as a variance.

Mr. Dalquest indicated that a variance could be an option but that the first two findings out of the four are difficult to meet.

Pat Meyer, Urban Environs and Project Representative, indicated that the applicant is receiving requests from doctors and dentists to lease the building which would require an additional twenty (20) parking spaces. He indicated that the applicant has signed two leases with Trinity Church and the Church on the Hill for reciprocal parking. Mr. Meyer indicated that this request is to market the building for medical related uses. Mr. Meyer indicated that people would use Trinity Church which does not qualify since it is located more than 200 feet from the applicants building. Mr. Meyer commented that we need to look at the options more closely and that the dimension of 200 feet is no longer a practical development standard in the code. Mr. Meyer requested a continuance to work with staff to see if a variance is appropriate for this project or if an Ordinance Text Amendment is required so that the 200 foot dimension can be a more flexible dimension.

Commissioner Cook indicated that a continuance would be a good idea before going to the expense of

building the tall staircase.

Chairman Macdonald asked Mr. Meyer if he was requesting a continuance. Mr. Meyer asked for a continuance to work with staff to see if there was a more practical solution.

Commissioner Shamp stated that he was very supportive in looking at the ordinance. He indicated that shared parking is a win-win situation and that we need to do everything possible to encourage this type of parking arrangement.

Ms. Dyer concurred with Commissioner Shamp on the shared parking concept but indicated that it was the proximity issue on this project that was impractical.

Mr. Dalquest stated that the project should be tabled and then return to the Commission when the applicant and staff have found a more practical solution.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp, and carried on a 6-0 vote, (Commissioner Miller recused), that the Planning Commission table Commission Review and Approval No. 839 (Revision 1).

Commissioner Miller returned to the meeting at 4:00 p.m.

B. **MOUNTAINVIEW POWER LLC, APPLICANT** (PROJECT PLANNER: CHRIS BOATMAN)

Consideration of **COMMISSION REVIEW AND APPROVAL NO. 863** to construct a 2,940 square foot addition to an existing 14,400 square foot warehouse within the Mountainview Power Plant located on the northeast corner of Mountain View Avenue and San Bernardino Avenue in the M-2, General Industrial District.

Project Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Commission Review and Approval No. 863 subject to the conditions of approval.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner James, and carried on a 7-0 vote that the Planning Commission find that Commission Review and Approval No. 901 is considered a Class 1 Exception under the provisions of Section 15301(e)(2) of the California Environmental Quality Act (CEQA) Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner James, and carried on 7-0 vote that the Planning Commission approve Commission Review and Approval No. 863 subject to the following findings and attached Conditions of Approval:

1. That the site for the proposed use is adequate in size and shape to accommodate the use. All applicable development standards are being met by the project;
2. That the site property relates to adjacent streets which are designed and improved to carry the type and quantity of traffic to be generated by the proposed development;
3. That the Conditions of Approval proposed for Commission Review and Approval No. 863 are

necessary to protect health, safety and welfare;

4. That the use is desirable for the overall development of the community. The project will support a facility which provides for the energy needs of the surrounding area;
5. The proposed project will provide addition storage for an existing Industrial Use which is consistent with the existing Light Industrial designation of the General Plan.

C. **WALGREENS, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. **PUBLIC HEARING** to consider **CONDITIONAL USE PERMIT NO. 932** for the development of a 14,350 square foot drug store a with drive through pharmacy and a 2,040 retail shop pad on a 1.48 acre property located on the northeast corner of Redlands Boulevard and Eureka Street in the TC-H, Town Center-Historic District of the Downtown Specific Plan No. 45.
2. **PUBLIC HEARING** to consider **VARIANCE NO. 753** a request from Section 18.168.210 to allow diamond planters in the parking lot instead of a continuous five foot planter in-between double row parking spaces located at the northeast corner of Redlands Boulevard and Eureka Street in the TC-H, Town Center-Historic District of the Downtown Specific Plan No. 45.

Chairman Macdonald opened the public hearing.

Project Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project. Staff recommended denial of both Conditional Use Permit No. 932 and Variance No. 753.

Commissioner Dyer asked how high the screen wall was on Eureka Street. Mr. Baeza stated that he was unsure of the exact height but indicated that it was at least six to eight feet tall.

Gary Mull, Managing Member of Providence Investments, passed out a reference booklet to the Commission regarding Walgreen's plans for Redlands. Mr. Mull indicated that Walgreen's was very excited about the opportunity to locate in Redlands at the proposed location. Mr. Mull gave an overview of the Walgreen's project and how it was first proposed to the City a year and a half ago. He indicated that the City encouraged Walgreen's to start the application process and commented on how they met with staff to begin the process of embellishing the elevations to meet the historical flavour of Redlands. Mr. Mull gave an overview of some of the problems that occurred relative to the placement of the store and that it was agreed that it was best to maintain the retail on Third Street to create a more pedestrian feel along Eureka Street. Mr. Mull indicated that the screen wall on Eureka Street was ten (10) feet tall and designed that way to provide a full shield of everything that might happen in the retail service area. Mr. Mull stated that a significant amount of time was spent with Walgreen's and their architects to address staff's concerns in the staff report relative to the site layout and the drive-through issue. Mr. Mull indicated that the drive-through is an essential element of the operation and that they tried to make it a less prominent feature from public view. Mr. Mull also commented on moving the loading door to the north elevation which would allow them to slide the building to the west. Mr. Mull stated that Walgreen's is trying to comply with what the Redlands vision is now and what it will be in the future.

Commissioner Cook commented that there was not an entrance at the corner of Eureka Street and Redlands Boulevard. Mr. Mull indicated that an entrance would not be located at that corner and stated that the current state of retail does not allow for dual entrances and that entrances are where the parking is located.

Commissioner Miller commented that he would like a retailer like Walgreen's downtown and that the challenge is to find a way to make this project work and still preserve a pedestrian environment.

Chairman Macdonald indicated that an e-mail was received from a Sondra Morrison and Brian Watts in opposition to the development of Walgreen's.

Janet Jones, Redlands resident, commented that Walgreen's downtown is not pedestrian friendly and that another twenty four-seven (24-7) store is not necessary. Ms. Jones indicated that she was opposed to the project.

Leon Armantrout, Architect, stated that he concurred with Commissioner's Cook and Dyer's comments relative to the way the site and building is being handled and that it would not provide a good pedestrian, urban environment. Mr. Armantrout commented that the existing building is reasonably sound and indicated that we should be looking at ways at how it could be reused. Mr. Armantrout urged the Commission to table or deny the project.

Commissioner Shamp thanked Mr. Armantrout for his comments and agreed that we should consider using our existing building stock. He indicated that there is seven feet of concrete between the building and Redlands Boulevard which is not pedestrian friendly. Commissioner Shamp indicated that he was inclined to agree with staff's recommendation on the project. Commissioner Cook concurred with Commissioner Shamp.

Commissioner Foster commented that this project does not fit in with what the downtown vision should look like in the City of Redlands and that he would not support it. Commissioner Foster stated that he would not support the design or the concept, and concurs with Commissioner Shamp's comments.

Commissioner James concurred with the comments that staff and the other Commissioners expressed on the site design. He stated that the site design leaves a whole lot to be desired and that it does not meet the downtown pedestrian friendly atmosphere that we want to create. Commissioner James indicated that the site is not right and cannot support the project as it is currently designed.

Commissioner Miller stated that he would like to welcome a national brand like Walgreen's to the downtown area. He indicated that the project could work but that some issues need to be addressed such as providing two entrances to the store. Commissioner Miller suggested working with the developer to put something together that works today with provisions for development when the downtown area becomes more urbanized.

Commissioner Dyer commented that she respected the comments from the other Commissioners relative to the project and agreed that this is a suburban type development that is being put into an urban setting. Commissioner Dyer commented on the wasted street frontage and the drive-through and indicated that she sees the site design as being the main issue with this project. She stated that she would like to see Walgreen's here but not in the downtown historic district. Commissioner Dyer stated that the project is not a good development as proposed and would not be supportive of it.

Commissioner Miller commented on parking and indicated that walkable communities have parking but they often have parking in common. He stated that until we get some four story residential housing, he did not know how to resolve that conflict unless there is a phased plan that allows for someone to put parking in now with the expectation that the parking goes away when there is enough foot traffic.

Commissioner Shamp concurred with Commissioner Miller's comments.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission take no action on the Mitigated Negative Declaration for Commission Use Permit No. 932 and Variance No. 753.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 6-1 vote, (Commissioner Miller opposed), that the Planning Commission take no action the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 932 and Variance No. 753.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 6-1 vote, (Commissioner Miller opposed), that the Planning Commission deny Conditional Use Permit No. 932 subject to the following findings;

1. That the proposed development will adversely affect the applicable land use plans of the City. The proposed development is not consistent with the Downtown Specific Plan policies and design guidelines. Policies and design guidelines in the Specific Plan consists of high-quality pedestrian oriented development which discourages freeway-oriented land uses and drive through uses, which is proposed for this project.
2. That the proposed development will not be detrimental to the public health, safety, and welfare; the project will provide additional commercial and retail facilities within the City.
3. That the proposed development does not 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. Revisions to the site plan are feasible and will allow for the project to be consistent with the Downtown Specific Plan policies and design guidelines.
4. That the proposed development is not appropriate at the proposed location because the development includes elements that are inconsistent for the proposed location such as drive through uses and visible service areas.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 6-1 vote, (Commissioner Miller opposed), that the Planning Commission deny Variance No. 753 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; Staff has examined the project site and finds that an exceptional or extraordinary circumstance or condition is not applicable to the property in question. Staff finds that the re-design of the site is feasible and would also eliminate the need for this Variance. It is in staff's opinion that finding one can not be made.
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; Two of the mentioned properties include landscaped planters similar to that of the proposed project. However, staff finds that the mentioned properties do not comply with the City's code and therefore, in staff's opinion finding two can not be made.
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. An initial study was conducted for the project and mitigation measures were established to ensure that the proposed project would not result in a significant impact to the public welfare; and,

4. That the granting of the variance will not adversely affect the General Plan of the City of Redlands the project is consistent with the General Plan Land Use designation of Commercial.

V. ADDENDA - NONE

VI. MINUTES

A. JULY 22, 2008

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 7-0 vote to approve the minutes of July 22, 2008.

VII. LAND USE AND CITY COUNCIL ACTIONS OF AUGUST 5, 2008

Director Oscar Orci gave a brief presentation on the City Council Actions of August 5, 2008.

VIII. ADJOURN TO SEPTEMBER 9, 2008

Chairman Macdonald adjourned the meeting at 5:10 p.m. to September 9, 2008.

Christine Szilva
Senior Administrative Assistant

Oscar W. Orci, Director
Community Development Department

