

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, October 14, 2008, at 2:00 p.m. are as follows:

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

II. CONSENT ITEMS

A. **ROSSMORE ENTERPRISES, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

Consideration of **COMMISSION SIGN REVIEW NO. 355** to construct a monument sign that is 4-feet in height with a sign face of approximately 24 square feet for the approved Nevada Business Park located on the southeast corner of Park Avenue and Nevada Street in the EV/IC, Commercial Industrial District of the East Valley Corridor Specific Plan.

B. Planning Commission review of application for the person to person transfer of an Off-Sale Beer and Wine license for the ARCO AM PM located at 539 E. Redlands Boulevard.

MOTION

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

III. OLD BUSINESS

A. **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) on 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 on 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 east 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** - a proposed 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.

Project Planner Manuel Baeza indicated that the project was continued from the August 12, 2008 meeting so that the applicant could revise the architectural plans and have staff update the cost of homes within the Socio-Economic Cost Benefit Study model and prepare a response to comments made by Mr. Bill Cunningham relative to the accuracy of the Socio-Economic Cost Benefit Study. Mr. Baeza gave a PowerPoint presentation and overview of the revisions to the architecture. Staff recommended approval of the project subject to the conditions of approval.

Gretchen Sauer, IDS Real Estate Group, commented that Project Planner Manuel Baeza did a good job outlining the project components. Ms. Sauer indicated that they focused on improving the architectural elevations in key locations of the site. Ms. Sauer stated that she was available for questions.

Commissioner Miller complimented the applicant on their efforts that were made on the architecture but had concerns relative to the vinyl fencing. Ms. Sauer indicated that Trex fencing would be used instead of vinyl fencing.

Tyler Gold, L.A. Group, gave an overview of the Trex fencing product. Commissioner Miller was satisfied with the use of the Trex fencing.

Mario Saucedo, North Redlands Visioning Committee, commented on their support for the project.

Bill Cunningham, Redlands Association, asked that the record reflect that all of his previous and current comments are being made on behalf of the Redlands Association. Mr. Cunningham commented on the Environmental Impact Report, the Socio Economic Cost Benefit Study, and the General Plan Amendment. Mr. Cunningham stated that he did not have a problem with the commercial element of the project but indicated that the residential component did not meet the standards of Measure "U".

Chairman Macdonald closed the public hearing.

Commissioner Dyer commented on her support stating that the General Plan Amendment was good planning and that this project would be a positive, well designed development for this community.

Commissioner James concurred with Commissioner Dyer's comments and indicated his support for the project.

Commissioner Miller gave an overview of six points that affected his support of the project. Commissioner Miller also concurred with the comments made by Commissioners Dyer and James.

Commissioner Shamp supported all of the comments made by Commissioners Dyer, James and Miller. Commissioner Shamp indicated that his thoughts were based on the premise on the location of the high school and the appropriateness of the zoning. He commented on the commercial component, the appropriateness of the density and green building. Commissioner Shamp was in support of the project.

Commissioner Foster commented on the reasons why he did not support the project. He stated that he would reserve his comments for the City Council.

Chairman Macdonald commented that he was opposed the project. He concurred with Commissioner Foster that the commercial component was very good but did not agree with the residential element indicating that we were losing some very valuable commercial property.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission recommend approval to the City Council on the Environmental Impact Report for 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; and recommend that staff file and post a Notice of Determination in accordance with City guidelines.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve Planning Commission Resolution No. 1170 recommending to the City Council approval of the Socio-Economic Cost Benefit Study.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve a reduced LOS at the intersection of Alabama Street/Redlands Boulevard during the peak hours as permitted in General Plan Policy 5.20b. Chairman Macdonald indicated that the motion failed due to the lack of a 6/7th vote. [The General Plan Standards for Traffic Service, 5.20b, indicates that a reduction of LOS C must be approved by a four-fifths (4/5th) vote].

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve a reduced LOS at the intersection of Redlands Boulevard/California Street during the peak hours as permitted in General Plan Policy 5.20b. Chairman Macdonald indicated that the motion failed due to the lack of a 6/7th vote. [The General Plan Standards for Traffic Service, 5.20b, indicates that a reduction of LOS C must be approved by a four-fifths (4/5th) vote].

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve Planning Commission Resolution No. 1171 recommending to the City Council approval of General Plan Amendment No. 117.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve Planning Commission Resolution No. 1172 recommending to the City Council approval of Amendment No. 36 to Specific Plan No. 40.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve Planning Commission Resolution No. 1173 recommending to the City Council approval of Concept Plan No. 7.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve Planning Commission Resolution No. 1174 recommending to the City Council approval of Commission Review and Approval No. 851, subject to the attached Conditions of Approval.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve Planning Commission Resolution No. 1175 recommending to the City Council approval of Minor Subdivision No. 314, subject to the attached Conditions of Approval.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve Planning Commission Resolution No. 1176 recommending to the City Council approval of Conditional Use Permit No. 907, subject to the attached Conditions of Approval.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner Shamp and carried on a 4-2 vote, (Chairman Macdonald and Commissioner Foster opposed), that the Planning Commission approve Planning Commission Resolution No. 1177 recommending to the City Council approval of Tentative Tract Map No. 18444, subject to the attached Conditions of Approval.

B. **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** for a development plan to subdivide 44.35 acres into twenty-seven (27) single family residential lots and seven (7) 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 **CONDITIONAL USE PERMIT NO. 941** for a Planned Residential Development to subdivide 44.35 acres into twenty-seven (27) single family residential lots and seven (7) lettered, open space lots located on the east side of Alessandro Road in Neighborhood 2 of Specific Plan No. 43.
5. **PUBLIC HEARING** to consider a recommendation to the City Council on **TENTATIVE TRACT MAP NO. 18560** to subdivide 44.35 acres into twenty-seven (27) single family residential lots and seven (7) 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 Robert Dalquest indicated that there were several issues that needed to be addressed and that additional time was needed to have the applicant refine the project design. Staff recommended a continuance of the project to the October 28, 2008 Planning Commission meeting.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner James and carried on a 6-0 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, Conditional Use Permit No. 941 and Tentative Tract No. 18560 to the October 28, 2008 Planning Commission meeting.

C. **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 approved 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 2:43 p.m. due to a conflict of interest.

Project Planner Chris Boatman indicated that the applicant has requested that this item be tabled due to a scheduled conflict with his representative. Staff recommended that Commission Review and Approval No. 839 (Revision 1) be tabled.

MOTION

It was moved by Commissioner James, seconded by Commissioner Shamp and carried on a 5-0 vote (Commissioner Miller recused), that the Planning Commission table Revision No. 1 to Commission Review and Approval No. 839.

Commissioner Miller returned to the meeting at 2:45 p.m.

IV. NEW BUSINESS

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

1. Consideration of a recommendation to the City Council on a Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **SPECIFIC PLAN NO. 25 (AMENDMENT NO. 13)** an amendment to Section 3(B)(2) to allow automobile parking garages and lots, public or private, as a permitted use in the Office/Industrial District of Specific Plan No. 25.
3. Consideration of **COMMISSION REVIEW AND APPROVAL NO. 861** to construct an automobile parking lot containing 87 parking spaces on 1.03 acres located on the south side of Plum Lane, approximately 200 feet east of Idaho Street in the Office/Industrial District of Specific Plan 25.

Chairman Macdonald opened the public hearing.

Project Planner Chris Boatman indicated that staff is working out issues relative to the site plan and the orientation of the ingress/egress of the parking lot. Staff recommended continuance of the project to the meeting of November 12, 2008.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner James and carried on a 6-0 vote that the Planning Commission continue the consideration of Commission Review and Approval No. 861 and Amendment No. 13 to Specific Plan No. 25 to November 12, 2008.

B. ETHAN ALLEN, APPLICANT
(PROJECT PLANNER: CHRIS BOATMAN)

PUBLIC HEARING to consider **REVISION NO. 1 TO COMMISSION REVIEW AND APPROVAL NO. 852** to modify the conditions of approval for required public improvements for the construction of an 18,400 square foot Ethan Allen furniture store on a 1.63-acre site located on the southeast corner of Indiana Court and Lugonia Avenue in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Commission Review and Approval No. 852 (Revision No. 1) subject to the conditions of approval.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Dyer and carried on a 6-0 vote that the Planning Commission approve the Addendum to the Mitigated Negative Declaration for Commission Review and Approval No. 852 (Revision No. 1).

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Dyer and carried on a 6-0 vote that the Planning Commission approve Commission Review and Approval No. 852 (Revision No. 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 which has been found to meet all applicable development standards; and
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 as the project will not reduce the existing LOS below the level which presently exists and the applicant has contributed a fair share contribution in the form of the required traffic impact fee; and
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.

C. BARRY WICKMAN, APPLICANT
(PROJECT PLANNER: TABITHA KEVARI)

1. **PUBLIC HEARING** to consider **VARIANCE NO. 739** a request to grant a variance from section 18.168.220 of the Redlands Municipal Code to allow a seventeen (17) foot landscape setback rather than the required twenty-five (25) foot setback to construct a single-story retail commercial building of 8,048 square feet on 1.07 acres located at the southwest corner of Tennessee Street and

Lugonia Avenue in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

2. Consideration of **COMMISSION REVIEW AND APPROVAL NO. 843** to construct a single-story retail commercial building of 8,048 square feet on 1.07 acres located at the southwest corner of Tennessee Street and Lugonia Avenue in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

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

Commissioner Dyer stated that a condition needed to be added to have a row of screening shrubs along Tennessee Street. The Commission concurred with Commissioner Dyer's recommendation.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster and carried on a 6-0 vote that Commission Review and Approval No. 843 and Variance No. 739 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; there are no new environmental effects beyond those previously identified.
- B. No substantial changes have occurred with respect to the circumstances under which the project will be undertaken; the project will be undertaken 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 Foster and carried on a 6-0 vote that the Planning Commission approve a reduced LOS at the intersection of Alabama Street/Redlands Boulevard during the peak hours as permitted in General Plan Policy 5.20b.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster and carried on a 6-0 vote that the Planning Commission approve Variance No. 739 subject to the following findings:

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. The project site has an irregular shape and configuration. There is a significant grade difference between the property and the Freeway; therefore the landscape setback area will not be seen from the freeway.

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 a number of properties in the City which have been granted variances and that were able to develop within the twenty-five foot setback area from the freeway right-of-way.
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. The reduced setback would not affect existing neighboring development as the project site is between Tennessee Street and the 210 Freeway and is isolated from other properties in the vicinity.
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.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster and carried on a 6-0 vote that the Planning Commission approve Commission Review and Approval No. 843 subject to the following findings:

1. That the site for the proposed use is adequate in size and shape to accommodate the use; the project complies with setbacks and development standards of the General Commercial District of the East Valley Corridor Specific Plan;
2. That the site properly relates to adjoining streets which are designed and improved to carry the type and quantity of traffic to be generated by the proposed development; the site properly relates to Tennessee Street, which has been designed and improved to carry the type and quantity of traffic to be generated by the proposed commercial building.
3. That the conditions of approval proposed for Commission Review and Approval No. 843 are necessary to protect the public health, safety and general welfare; the project is not likely to cause any serious public health problems, aside from temporary air quality and noise impacts during construction addressed in the project's Mitigation Measures;
4. That the use is desirable for the overall development of the community; once developed the project will provide on-site improvements that will contribute to the development of the overall area and provide employment opportunities within the city;
5. The proposed project will be consistent with the existing Commercial Designation of the General Plan and the General Commercial District of the East Valley Corridor Specific Plan.

This includes that addition of condition of approval number twenty-seven "h" (27. h) as follows:

27. (h) A row of hedges shall be placed along Tennessee Street to screen the parking area.

V. ADDENDA

A. **ARCHITECTURAL GUIDELINES** (PROJECT PLANNER: MANUEL BAEZA)

Consideration of a recommendation to the City Council on the establishment of Architectural Design Guidelines.

Principal Planner Manuel Baeza indicated that staff and several members of the Planning Commission have been working on the architectural guidelines that would provide a document that adequately addresses architecture, site design and landscaping. Mr. Baeza stated that the document is being

presented today to the entire Planning Commission for their input and will be forwarded to the City Council for adoption once the revisions have been completed.

Commissioner Foster recommended that this document be forwarded to the City Council as a draft item and that the Planning Commission and City Council meet in a joint session to review the document together with the goal in having that accomplished by the end of the year.

Commissioner Dyer commented on commercial projects with multiple restaurants and indicated that another guideline should be added that encourages outdoor seating with tables, umbrella's, shade trees, public art and water features. Commissioner Foster asked Commissioner Dyer to compose a guideline relative to this issue and forward it to Mr. Baeza for the next meeting.

The Commissioner's had a discussion and made comments relative to the architectural guidelines. It was suggested that the architectural guidelines be brought back in two weeks with additional comments and recommendations.

Commissioner Foster complimented Mr. Baeza for his support and help on the architectural guidelines project.

VI. MINUTES

A. SEPTEMBER 23, 2008

It was moved by Commissioner James, seconded by Commissioner Miller and carried on a 4-0 vote, (Commissioners Shamp and Dyer abstained), to approve the minutes of September 23, 2008.

VII. LAND USE AND CITY COUNCIL ACTIONS OF OCTOBER 7, 2008

Director Oscar Orci reported that there were no land use actions at the City Council meeting on October 7, 2008.

VIII. ADJOURN TO OCTOBER 28, 2008

Chairman Macdonald adjourned the meeting at 3:50 p.m. to October 28, 2008.

Christine Szilva
Senior Administrative Assistant

Oscar Orci, Director
Community Development Department

