

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, November 12, 2008, at 2:00 p.m. are as follows:

PRESENT: Jim Macdonald, Chairman
Paul Foster, Vice Chairman
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
Sergio Madera, Associate 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 Miller.

II. CONSENT ITEMS

A. **SANDRA ELIZABETH KHODADADI, APPLICANT**
(PROJECT PLANNER: ROBERT DALQUEST, AICP)

Planning Commission review of application for the person to person transfer of an Off-Sale General Alcohol Beverage license for Redlands Mini Mart located at 402 E. Redlands Boulevard.

MOTION

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

III. OLD BUSINESS

A. **RAY ASHWORTH, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. **PUBLIC HEARING** to consider **PARKING MODIFICATION NO. 25** to allow three foot (3') wide planters within the parking lot, a reduction in the driveway aisle width to twenty-two feet (22'), and credit of on-street parking for two (2) parking spaces for designated Historic Resource No. 82 located at 1101 Orange Street in the C-4, Highway Commercial District.
2. **PUBLIC HEARING** to consider **CONDITIONAL USE PERMIT NO. 936** a request to convert an existing residence into an office for property located at 1101 Orange Street in the C-4, Highway Commercial District.

Project Planner Tabitha Kevari stated that the applicant needed additional time to resolve design elements and that staff would need additional time to review it. Staff recommended continuance to the meeting of November 25, 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 Public Hearing on Parking Modification No. 25 and Conditional Use Permit No. 936 to the meeting of November 25, 2008.

IV. NEW BUSINESS

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

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 **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 gave a PowerPoint presentation and overview of the proposed project. Mr. Boatman recommended adding several conditions of approval relative to adding five (5) gallon screening shrubs to the planters adjacent to the parking spaces visible to the street and to the inter-stall planters, that the entitlement would be directly associated with the existing office building located at 1209 Nevada Street and that the applicant shall post signage indicating that the lot would be used for private use. Staff recommended approval of the project subject to the conditions of approval. Mr. Boatman indicated that he received comments from Commissioner Miller relative to concerns about the project from the owners of Plum and Idaho LLC who own property near the proposed parking lot.

Commissioner Dyer indicated her concerns relative to employees cutting through the parking lot of the adjacent property owners. Commissioner Foster indicated that they would be creating that problem as a body for those landowners.

Commissioner Dyer had questions relative to what sort of traffic exists on Nevada Street and indicated her concerns that we would be setting up a dangerous situation. Mr. Boatman stated that we would need to reexamine the impacts to the traffic in the surrounding circulation as development comes into the area which may result in adding a traffic signal or crossing. Mr. Boatman commented that the owner of the Girls Scouts of America did raise some concerns about having the parking lot as an adjacent use but also expressed some interest in potentially using the lot for their use as well.

Dave Atchley, ESRI Facilities Department Representative, indicated that they would direct the ESRI employees not to walk on or through private property. He indicated that the proposed lot was the most viable alternative in providing additional parking for their employees. Mr. Atchley stated that a letter was sent to the Girls Scouts of America that indicated that they could use their parking facility.

Commissioner Cook asked if there was any clear pathway that could be negotiated with the surrounding property owners. Mr. Atchley indicated that they had not investigated that issue.

Commissioner Foster stated his concerns relative to the ESRI employees cutting through private property and indicated that the applicant should consult with the surrounding property owners as a courtesy before an action is taken on the project. Mr. Atchley concurred with Commissioner Foster.

Commissioner Shamp asked if building a parking deck over the existing parking area was considered. Mr. Atchley stated that they had not considered that option since large concrete structures are not aesthetically pleasing.

Commissioner Dyer recommended continuing the project so that proper notification could be sent to the adjacent property owners.

Commissioner Foster commented that he did not have any objection to the parking lot and would be fine with it if the applicant furnished letters from the adjacent property owners stating that they had no objections or concerns.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 6-0 vote that the Planning Commission continue the Mitigated Negative Declaration and Commission Review and Approval No. 861 to the meeting of December 9, 2008.

Commissioner Dyer wanted to ensure that additional notification would be provided to the surrounding property owners and that the project was not simply continued.

B. WEST COAST HOTELS GROUP, LLC
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. Consideration of **COMMISSION REVIEW AND APPROVAL NO. 858** to develop a four-story, 102-room Holiday Inn Express Hotel with a combined floor area of 59,116 square feet on 1.67 acres, located on the south side of Lugonia Avenue approximately 700 feet west of Nevada Street.

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.

Commissioner Dyer stated that she did not see a large swale or filtration pond and had concerns with everything flowing out onto Lugonia Avenue. Assistant Director Bob Dalquest indicated that the applicant could address Commissioner Dyer's question.

Bob Tuttle, Project Architect, indicated that he was available to answer questions. Mr. Tuttle commented on the added conditions of approval and indicated that they were fine with the Mission Revival Style main entry door. Mr. Tuttle asked for consideration not requiring inseting all of the windows per staff's recommendations since it would be expensive. Mr. Boatman indicated that the intent of inseting all of the windows was to provide a shadow line and visible mass.

Commissioner Dyer had a related concern indicating that the mullions show up as white on the rendering and that traditionally it would show up the same color as the window frames so that it gives a multi-pane appearance. Commissioner Dyer asked if a darker color could be provided on the mullions on the windows. Mr. Tuttle indicated that they would like the color of the windows and the mullions to be the same even though the rendering does not show it that way.

Mr. Boatman asked the Commission to provide staff with some degree of flexibility in working with the applicant to provide a shadow line on all elevations and still provide some mass on the corner projections. He recommended removing the twelve (12) inch measurement from the conditions of approval and specify that all windows would provide the impression of mass with the window deeply inset. Mr. Boatman stated that staff could work with the applicant on something that is feasible to the design.

Mr. Tuttle indicated that they could provide something less than twelve (12) inches on some of the windows and maintain the eighteen (18) inch deep well on all the towers. Commissioner Shamp indicated that it would be acceptable as long as there is some depth to the opening.

Mr. Tuttle indicated his concerns with the all mudded tile roof stating that a full mudded roof would be costly. He suggested doing a full mudded roof on the port-a-cochere, on the hips and ridge lines on the main roof but not on the high roof. Commissioner Shamp stated that he could leave it up to staff to make a judgment call on this issue but wanted to ensure that it would look good. Mr. Dalquest recommended letting staff determine if Mr. Tuttle's hybrid solution looks good or if they need to go with the fully mudded roof.

Commissioner James stated that the transition between the two variations of roofing needs to be similar.

Mr. Tuttle commented on the east and west towers, indicating that they were fine in popping out those ends as suggested but would like to explore having an arched recess rather than having windows since it would be a challenge in furnishing those rooms. Mr. Tuttle stated that he would be happy popping the tower out so that it is expressive and then add some window shapes that have deep recesses. Mr. Dalquest suggested faux windows. Mr. Tuttle commented that he was not keen on using fake windows but would work with staff if they wanted them. Commissioner Shamp agreed with Mr. Tuttle regarding the faux windows and suggested an inset with a little balcony on it or increase the number of Italian Cypressess on the east and west side so it could give some relief against the blank wall.

Mr. Boatman indicated that there was a condition of approval in the report that requires the applicant to install additional Eastern Redbud trees within the planters. Commissioner Shamp asked if that would conflict with the Italian Cypressess. Mr. Dalquest stated that the Italian Cypressess could be in place of the Eastern Redbud trees.

Commissioner Foster liked Commissioner Shamps compromise for the relief with the wrought iron balcony and Italian Cypress trees. Mr. Tuttle concurred with the compromise.

Vicky Valenzuela, Thatcher Engineering, addressed Commissioner Dyer's question relative to the bio-swale. Commissioner Dyer asked if the bio-swale was on-site. Ms. Valenzuela indicated that the bio-swale was on-site on the westerly property line. Commissioner Dyer indicated that the bio-swale was quite small and wall surprised that it met the requirements.

Chairman Macdonald closed the public hearing.

Commissioner Dyer left the meeting at 2:45 p.m.

Commissioner Shamp commented that the design of the project was nice but did not look distinctively Redlands. Commissioner Shamp passed around pictures of other Holiday Inn Express buildings that

were located in different parts of the country and were identical in design. He also passed around photographs of Holiday Inn Express buildings around the world that had more distinctive designs.

Mr. Hitesh Patel, owner, commented on Commissioner Shamp's examples and indicated that the elevations that they did for this project are totally different than the prototype.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 5-0 vote that the Planning Commission approve the Mitigated Negative Declaration Commission Review and Approval No. 858 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 5-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 858 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 5-0 vote that the Planning Commission approve Commission Review and Approval No. 858 subject to the following findings and attached Conditions of Approval."

1. The site for the proposed use is adequate in size and shape to accommodate the proposed hotel and is designed to comply with all property development standards for the Office/Industrial District of Specific Plan No. 25 including lot coverage, permitted uses, and required setbacks;
2. The site properly relates to Lugonia Avenue which is designed and improved to carry the type and quantity of traffic to be generated by the proposed development; the street will be constructed at City-prescribed standards to its ultimate half-width through compliance with project conditions of approval and the applicant has been conditioned to perform other street improvements which will accommodate traffic movement and flow;
3. The Conditions of Approval proposed for Commission Review and Approval No. 858 are necessary to protect the public health, safety and general welfare; and,
4. The use is desirable for the overall development of the community because the proposed project conforms with both the General Plan land use designation and Specific Plan requirements regarding site design and permitted uses within the land use designations of the site.

This includes the modifications to condition of approval numbers thirty-two (32), thirty-three (33), and thirty-four (34) as follows:

32. All windows should provide the impression of mass with the windows deeply inset. ~~at least twelve inches.~~
33. The roof shall be constructed of **a combination of mudded and standard** tile and color blended. The placement is to be approved by staff prior to issuance of building permit.
34. ~~All exterior lighting shall be of a decorative, wrought iron design.~~ To address the plain surface on the

east and west building elevations, the corner treatments shall protrude out from the side elevation on each corner and contain recesses with wrought iron on each floor. Additional Italian Cypressess shall be added to the west elevation to provide additional relief.

C. **PRUDENTIAL CALIFORNIA REALTY, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost Benefit Study.
3. **PUBLIC HEARING** to consider **TENTATIVE TRACT NO. 16806** to subdivide approximately 1.69 acres into six (6) residential lots located at the southeast corner of Pennsylvania Avenue and Texas Street in the R-1, Single Family Residential District.

Chairman Macdonald opened the public hearing.

Project Planner Chris Boatman gave a PowerPoint presentation and overview of the proposed project. Mr. Boatman stated that staff is recommending the addition of condition of approval number thirty-seven (37) that would require the applicant to provide an arborist report indicating the feasibility of preserving the mature Eucalyptus and Cedar trees adjacent to Pennsylvania Avenue. Staff recommended approval of the project subject to the conditions of approval.

Vicky Valenzuela, Thatcher Engineering, concurred with the staff report and recommendations including that addition of condition number thirty-seven (37) to provide an arborist report. Mr. Valenzuela stated that she was available to answer questions.

Chairman Macdonald closed the public hearing.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster, and carried on a 5-0 vote that the Planning Commission approve the Mitigated Negative Declaration for Tentative Tract Map No. 16806 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster, and carried on a 5-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Tentative Tract Map No. 16806 as it has been determined that this project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Foster, and carried on a 5-0 vote that the Planning Commission approve Tentative Tract Map No. 16806 subject to 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 Low Density Residential and a zoning of R-1 (Single Family Residential District) and is consistent with both the General Plan and Municipal Code;
2. The site is physically suitable for the type of development. The site is large enough to provide for

the development of six (6) lots and meets all applicable development standards;

3. The site is physically suitable for the density of development of a six (6) unit subdivision. All lots within the proposed subdivision comply with all development standards of the R-1 District and can accommodate future single family homes that will meet all setback and lot coverage requirements;
4. The design of the subdivision or the proposed improvements is 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 residential project and 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;
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 addition of condition of approval number thirty-seven (37) as follows:

37. The applicant shall provide an arborist report indicating the feasibility of preserving the mature Eucalyptus and Cedar trees adjacent to Pennsylvania Avenue. Should the report indicate that saving the trees are feasible with respect to required street improvements, the applicant shall provide the necessary easements and revisions to allow for the preservation of the trees.

V. ADDENDA

- A. Planning Commission presentation by Judson Homes, LLC on a proposed 43 lot residential subdivision located on 19.92 acres south of north of San Bernardino Avenue, south of Pioneer Street and east of Judson Street in the A-1, Agricultural District.

Project Planner Sergio Madera gave a brief overview of the proposed project. He indicated that the project being presented exceeded the established threshold for residential subdivisions of 35 lots or more and that the applicant, Thatcher Engineering, would be giving a presentation of the proposed project.

Vicky Valenzuela, Thatcher Engineering, gave a PowerPoint presentation on the proposed forty-three (43) lot residential subdivision.

Chairman Macdonald questioned if the project site could be re-zoned to R-E (residential estate) from A-1 (Agricultural) since it did not abut residential zoning. Assistant Director Bob Dalquest indicated that this issue had not been evaluated and that staff would look at the policy issues.

Chairman Macdonald indicated that the up and down layout of the site was terrible.

Commissioner Foster asked if it was their intention to develop the proposed subdivision and sell individual lots or to sell the subdivision. Ms. Valenzuela indicated that she suspects that the entire subdivision will be sold to a developer but that no product had been determined.

Commissioner James commented on the Airport Land Use and asked if the project was directly adjacent to the Walton projects. Mr. Dalquest indicated that the site was to the west of the Walton site.

Commissioner James had concerns relative to the impacts that the airport would have on the proposed site. He indicated that noise and other uses of the airport that may affect future homeowners along with airport encroachment should be addressed. Commissioner James recommended that the Airport Advisory Board should see this proposal.

Commissioner Shamp commented on the lack of integration of the open space with the housing area indicating that this project has the open space shoved to the back of the site. Commissioner Shamp stated that he would prefer a more centralized open space but realizes that noise, safety and other issues need to be taken into consideration.

VI. MINUTES

A. OCTOBER 28, 2008

It was moved by Commissioner Foster, seconded by Commissioner James, and carried on a 5-0 vote to approve the minutes of October 28, 2008.

VII. LAND USE AND CITY COUNCIL ACTIONS OF NOVEMBER 4, 2008

Director Oscar Orci reported that there were no land use actions at the City Council meeting of November 4, 2008.

VIII. ADJOURN TO NOVEMBER 25, 2008

Chairman Macdonald adjourned the meeting at 3:20 p.m. to November 25, 2008.

Christine Szilva
Senior Administrative Assistant

Oscar Orci, Director
Community Development Department

