

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, November 25, 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: Robert Dalquest, Assistant Director
Michael Reiter, Assistant City Attorney
Tabitha Kevari, Associate 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 - None

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.

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 had minor concerns relative to the landscaping. She stated that she preferred to see the two northerly Brisbane Box trees changed from thirty-six (36) inch to fifteen (15) gallon size to give them a better chance of survival. Commissioner Dyer indicated that she would prefer to upsize the two Jacaranda trees in the front of the structure to thirty-six (36) inch box size and to have screening shrubs in both planters along Brockton Avenue. The Commissioners concurred with Commissioner Dyer's recommendations.

Ray Ashworth, Applicant, indicated that Commissioner Dyer's recommendations were satisfactory.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission approve Parking Modification Permit No. 25 subject to the following findings:

1. The proposed parking modification and use of the historic structure at 1101 Orange Street is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the General Plan, and is not detrimental to existing uses or to uses specifically permitted in the zone because the site is designated by the City for commercial and professional office uses which are prevalent along this commercial corridor;
2. That approving the proposed parking modification and use will significantly improve the possibility that the structure will be preserved and maintained as a historic structure because the applicant has committed to making the necessary improvements to maintain the historic structure;
3. That the required parking cannot be provided without the approval of the requested modification because this property has inadequate space to provide all of the required parking requirements;
4. That the on-site parking lot will function safely because the parking lot contains standard parking spaces consistent with Section 18.164 of the Municipal Code, and contains a drive aisle width of 22' which has been determined under the Historic and Parking Modification Ordinance as being adequate.
5. That approval of the parking modification will not harm the integrity of the historic structure or the surrounding neighborhood because the original building will be retained and the parking lot is located to the rear of the structure and only interior alteration will occur.

This includes the addition of conditions of approval numbers fifteen (15) h, i and j as follows:

- 15 h. The two northerly Brisbane box trees shall be fifteen (15) gallon in size.
- 15 i. The two Jacaranda trees shall be thirty-six (36) inch box in size.
- 15 j. The screening shrubs shall be provided along both planters on Brockton Avenue.

MOTION

It was moved by Commissioner Foster, seconded by Commissioner Cook, and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 936 subject to the following findings and subject to the attached Conditions of Approval:

1. The proposed office use at this location will not adversely affect the applicable land use plans of the City because it is a permitted use in the C-4, Highway Commercial District, subject to approval of a Conditional Use Permit;
2. The proposed office use will not be detrimental to the public health, safety and welfare because it is a conditionally permitted use within the zoning district and it will meet the applicable development standards of the zone;
3. The proposed office use will comply with the regulations of the City's General Plan, the applicable zoning district and the City's development standards because the proposed project is adequate in size to accommodate the use, setbacks, and parking requirements for the proposed use. In addition, it is a permitted use and conditions of approval have been applied to the project to ensure that development standards are met;

4. The proposed office use is appropriate at the proposed location in that the use is permitted in the C-4, Highway Commercial District and is located on an arterial street which is designed to accommodate the traffic to be generated by the conversion of the site to office use.

This includes the addition of conditions of approval numbers fifteen (15) h, l and j as follows:

- 15 h. The two northerly Brisbane box trees shall be fifteen (15) gallon in size.
- 15 i. The two Jacaranda trees shall be thirty-six (36) inch box in size.
- 15 j. The screening shrubs shall be provided along both planters on Brockton Avenue.

Commissioner Dyer thanked Mr. Ashworth for saving this historic resource and recognizing its value to the City.

IV. NEW BUSINESS

A. **SHAHAB NOURANI, APPLICANT** (PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/ Benefit Study.
3. **PUBLIC HEARING** for the Planning Commission to consider **CONDITIONAL USE PERMIT NO. 930** to construct a 4,800 square foot self service car wash with associated landscape and parking areas on a 1.5-acre lot located on the south side of Redlands Boulevard, west of Kansas Street at 1417 West Redlands Boulevard in the EV/CG, General Commercial District of the East Valley Corridor Specific Plan.

Chairman Macdonald opened the public hearing.

Project Planner Tabitha Kevari indicated that staff is recommending that this item be continued to the December 9, 2008 meeting to allow the applicant time to prepare revised plans.

MOTION

It was moved by Commissioner James, seconded by Commissioner Miller, and carried on a 7-0 vote that the Planning Commission continue the Hearing on the recommendation on a Mitigated Negative Declaration and the Public Hearings on the Socio-Economic Cost/Benefit Study and Conditional Use Permit No. 930 to the meeting of December 9, 2008.

V. ADDENDA - None

VI. MINUTES

A. November 12, 2008

It was moved by Commissioner James, seconded by Commissioner Foster, and carried on a 6-0 vote, (Commissioner Miller abstained), to approve the minutes of November 12, 2008.

VII. LAND USE AND CITY COUNCIL ACTIONS OF NOVEMBER 18, 2008

Assistant Director Bob Dalquest gave a brief presentation on the City Council Actions of November 18, 2008.

VIII. ADJOURN TO DECEMBER 9, 2008

Chairman Macdonald adjourned the meeting at 2:16 p.m. to December 9, 2008.

Christine Szilva
Senior Administrative Assistant

Robert Dalquest, Assistant Director
Community Development Department

