

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 12, 2009, at 2:00 p.m. are as follows:

PRESENT: Paul Foster, Chairman
Gary Miller, Vice Chairman
Jim Macdonald, 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
Manuel Baeza, Principal Planner
Tabitha Kevari, Associate Planner
Sergio Madera, Associate Planner

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

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

II. CONSENT ITEMS

A. **SWAIN SIGN, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

Consideration of **COMMISSION SIGN REVIEW NO. 363** to construct a pedestal sign that is ten (10) feet in height with a sign face of twenty-four (24) square feet for Firestone Tires located at 300 West Redlands Boulevard in the C-4, Highway Commercial District.

Chairman Foster pulled the Commission Sign Review No. 363 for discussion at the request of Commissioner Dyer.

Project Planner Manuel Baeza gave a presentation and overview of the proposed Commission Sign Review. Staff recommended approval of Commission Sign Review No. 363 subject to the Conditions of Approval listed in the staff report.

Commissioner Dyer stated the proposed sign met the code requirements and expressed concern on the location, and recommended a monument sign with ornamental block to be more appropriate. Commissioner Dyer requested clarification regarding the location of the pedestal signs mentioned in the staff report. Planner Baeza stated Krikorian, Redlands Auto Electric, Mattress Brothers and the auto dealers in the area have pedestal signs. Commissioner Dyer requested revising the color choices to be more compatible with the building colors.

Commissioner Macdonald stated a few years ago the Planning Commission had agreed that monument signs were preferred in the downtown area. Commissioner Macdonald stated pedestal signs are not appropriate in the downtown area and will open the door for other businesses to request a pedestal sign. Commissioner Macdonald recommended a continuance to revise the sign.

Commissioner James concurred with the previous comments of the Commissioners. Commissioner James stated the area is pedestrian oriented and acknowledged a monument sign would be more appropriate.

Commissioner Shamp concurred with the previous comments of the Commissioners. Commissioner Shamp stated Redlands Boulevard is one of three primary east and west passages, and is a view corridor through the City of Redlands. Commissioner Shamp recommended a specific plan on signage for various street corridors.

Commissioner Cook stated the proposed pedestal sign is unattractive and recommended a monument sign.

Commissioner Miller concurred with the previous comments of the Commissioners.

Chairman Foster concurred with the previous comments of the Commissioners, and recommended the item be tabled.

MOTION

It was moved by Commissioner Shamp, seconded by Commissioner Macdonald, and carried on a 7-0 vote to table Commission Sign Review No. 363 to revise the pedestal sign to a monument sign.

III. OLD 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** to consider **CONDITIONAL USE PERMIT NO. 930** to construct a 4,800 square foot self service car wash 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.

Project Planner Tabitha Kevari gave a presentation and overview of the proposed Conditional Use Permit No. 930. Staff recommended approval of Conditional Use Permit No. 930 subject to the Conditions of Approval.

Commissioner Dyer requested clarification on the utility doors on the north elevation. Commissioner Dyer inquired if the doors were solid with glass. Planner Kevari stated they are solid decorative doors with raised panels.

Chairman Foster opened the Public Hearing.

Mr. Shahab Nourani, applicant, stated he was available for any questions.

Commissioner Miller stated he had a few concerns to address:

- ❖ Commissioner Miller inquired if the applicant had an example of a previous completed project with a color board illustrating materials used. Mr. Nourani stated he thought he emailed some photos to Planner Kevari. Planner Kevari confirmed she did not receive the pictures.
- ❖ Commissioner Miller stated the elevation notes read “roll up doors” and the illustration indicated sectional doors, and requested clarification. Mr. Nourani confirmed they proposed sectional doors. Commissioner Miller inquired if the applicant would be in agreement for the garage doors to be raised panel upward acting sectional doors. Mr. Nourani concurred.

- ❖ Commissioner Miller inquired what the applicant's viewpoint of the green metal roof was. Mr. Nourani expressed concern on the maintenance of the painted roof. Commissioner Cook inquired what the proposed roof color was. Mr. Nourani stated the roof would be made of galvanized steel and would not need to be painted. Commissioner Miller declared the factory makes a metal roof with a Kynar finish that has a twenty year life expectancy. Mr. Nourani concurred.
- ❖ Commissioner Miller said there was discussion in the last Planning Commission meeting regarding interior roof drains, and recommended an added condition of approval. Mr. Nourani concurred.
- ❖ Commissioner Miller expressed concern on the proposed wood windows. Commissioner Miller stated the wood windows will weather more rapidly and recommended aluminum or vinyl clad windows. Mr. Nourani concurred.
- ❖ Commissioner Miller recommended an added condition of approval to work closely with staff to address the final architectural details. Commissioner Miller gave an example of an inconsistency; Commissioner Miller stated the large beams that rest on the columns measured out at 12" w X 24" h and the note on the drawings called out 18" w X 24 " h. Commissioner Miller stated the note on the drawings were more appealing.

Director Orci requested clarification on Commissioner Miller's comments and stated the preference was to have a scale in size that is similar to what is shown on the elevation.

Commission Miller concurred.

Commissioner Shamp concurred with Commissioner Miller's suggestions except for one. Commissioner Shamp stated he is content with the galvanized roof.

Commissioner Dyer stated she preferred the galvanized metal roof or Kynar finish opposed to the green metal roof. Commissioner Dyer stated the green roof gave the building too much contrast and expressed concern on paint peeling.

Commissioner Cook inquired if the galvanized roof will rust.

Commissioner Shamp stated the galvanized roof will gleam then fades out to a dull darker grey. Commissioner Miller confirmed there is a zinc coating that will eventually show some signs of rust after several decades.

Commissioner Miller stated the building with a green roof would blend in with the landscaping. Commissioner Miller recommended a reduction in the paving and substitute with landscaping. Mr. Nourani concurred.

Chairman Foster opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

Commissioner James stated according to the Cost Benefit Study the proposed project will generate \$1,800.00 a year, and a project in this area with the highest and best use should generate approximately \$18,000.00 to \$20,000.00 a year.

Commission Macdonald inquired if the roof type was determined.

Chairman Foster conducted a vote to decide on either the green roof or the galvanized roof. The Commission voted 2 for the green roof, 5 for the galvanized roof.

Planner Kevari stated she will add the pre-weathered galvalume as an added condition of approval. Commissioner Miller and Commissioner Shamp concurred.

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 6-1 vote, (Commissioner James opposed), that the Planning Commission approve a reduced LOS at the intersection of Alabama Street and Redlands Boulevard during the peak hours as permitted in General Plan Policy 5.20b."

MOTION

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 6-1 vote, (Commissioner James opposed), that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 930 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

It was moved by Commissioner Macdonald, seconded by Commissioner Cook, and carried on a 6-1 vote, (Commissioner James opposed), that the Planning Commission approve the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 930 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 Macdonald, seconded by Commissioner Cook, and carried on a 6-1 vote, (Commissioner James opposed), that the Planning Commission approve Conditional Use Permit No 930 subject to the following findings and attached Conditions of Approval, with six added Conditions of Approval.

1. The proposed commercial use at this location will not adversely affect the applicable land use plans of the City because the facility complies with all development standards of the East Valley Corridor Specific Plan; will provide sufficient room to accommodate auto queuing; sufficient parking has been provided for employees and patrons; an 8' high wall will reduce noise levels to acceptable standards; the building's architecture will provide architectural variety; and the car wash will be limited to day time use;
2. The proposed commercial 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. The project will also provide a modern commercial facility within the City as well as improve an existing blighted area along this section of Redlands Boulevard;
3. That the proposed development will 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; the proposed commercial use will comply with the regulations of the City's General Plan, the East Valley Corridor Specific Plan, 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 commercial use is appropriate at the proposed location in that the use is permitted in the General Commercial District and is located on a major arterial street which is designed to accommodate the traffic to be generated by the development of the site.

This includes the addition of condition of approval numbers forty-two (42) through forty-seven (47) as follows:

42. The garage doors proposed for the north and south elevations shall be raised panel doors.
43. The proposed metal roof shall be the color indicated as pre-weathered galvalume on the detail sheet submitted by the applicant.
44. All roof drains and down spouts shall be inside the building and or screened from public view.
45. All windows proposed for the building shall be of aluminum material.
46. Final architecture details shall be submitted and approved by the Community Development Department prior to issuance of building permits. The submitted plans shall illustrate dimensions (scale and sizes) as indicated on the plans approved by the Planning Commission.
47. The applicant shall work with staff to substitute concrete (such as sidewalks) for additional landscaping, where feasible.

IV. NEW BUSINESS

A. **JUDSON HOMES LLC, APPLICANT** (PROJECT PLANNER: SERGIO MADERA)

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 **AGRICULTURAL PRESERVE REMOVAL NO. 119** to remove the Agricultural Preserve designation from approximately 19.92 acres located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Judson Street.
4. **PUBLIC HEARING** to consider a recommendation to the City Council for **ZONE CHANGE NO. 437** to change the zoning designation from A-1, Agricultural District to R-E, Residential Estate District for two parcels totaling approximately 19.92 acres located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Judson Street.
5. **PUBLIC HEARING** to consider a recommendation to the City Council for **CONDITIONAL USE PERMIT NO. 939** for a planned residential development containing forty-one (41) single family residential lots located on approximately 19.92 acres located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Judson Street in the A-1, Agricultural District, (proposed to change to R-E, Residential Estate District).
6. **PUBLIC HEARING** to consider a recommendation to the City Council for **TENTATIVE TRACT MAP NO. 18571** to subdivide approximately 19.92 acres into forty-one (41) lots for single family residential purposes and five (5) lettered lots for open space purposes located north of San Bernardino Avenue, south of Pioneer Avenue, and east of Judson Street in the A-1, Agricultural District, (proposed to change to R-E, Residential Estate District).

Project Planner Sergio Madera gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Agricultural Preserve Removal No. 119, Zone Change No. 437, Conditional Use Permit No 939 and Tentative Tract Map No. 18571 subject to the conditions listed in the staff report.

Commissioner James requested clarification on the density in Compatibility Zone C and the total acreage. Project Planner Madera stated Compatibility Zone C has 14.37 acres and the density is 2.87 units per acre.

Commissioner Dyer inquired if there was a graphic, showing the airport overlay zones. Assistant Director Robert Dalquest stated it was reflected on the Tract Map. There was clarification regarding the Compatibility Zones. Commissioner Dyer requested clarification if trees were allowed in the Compatibility Zone B2. Planner Madera confirmed trees are allowed but are limited to a maximum height of thirty-five (35) feet.

Commissioner Miller referred to the table in the staff report on page 11, and inquired if there were dates of when the tracts were approved. Planner Madera stated he researched the dates and had included it in the PowerPoint for reference.

Commissioner Macdonald stated they have approximately one-thousand (1,000) homes approved and undeveloped in the City of Redlands. Chairman Foster confirmed.

Chairman Foster opened the Public Hearing.

Mr. Al Mozayeni, applicant, passed out a handout to the Commission members. Mr. Mozayeni stated they have been asked by the airport not to have trees above the B2 line.

Commissioner James stated there were no elevations of the homes included. Mr. Mozayeni stated the elevations will be submitted when they apply for the Residential Development Allocation (R.D.A.). Commissioner James inquired what the average selling prices of the homes were. Planner Madera stated the average price range was from \$550,000.00 to \$590,000.00 according to the Socio Economic Cost Benefit Study and the homes square foot ranges were from 2,300 to 2,700 square feet on an approximate lot size of 9,300 square feet.

Commissioner Shamp stated he had questions regarding the storm water design.

Mr. Bud Thatcher, representative, stated he was available for any questions.

Commissioner Shamp inquired if all surface conveyance was directed to the street. Mr. Thatcher confirmed.

There was discussion on the storm water design.

Commissioner Shamp requested clarification on how the design will address the inlets backing up and getting clogged with debris. Mr. Thatcher stated there are two (2) inlets, should one (1) backup then the other would act as a secondary device. If both inlets backup the water would flow over through the park before it reached the private properties.

Commissioner Dyer requested clarification on the ribbon drains in front of San Bernardino Avenue. Mr. Thatcher stated they are required by the Water Quality Management Plan (W.Q.M.P.) to address the pollutants of the first flush. There is a v-ditch bio swale built into the landscaping to filter the water. Commissioner Dyer asked if there was permeable material at the base for drainage. Mr. Thatcher stated there was grass over a graveled and perforated pipe sub drain.

Commissioner Miller expressed concern regarding the volume of water on San Bernardino Avenue. Mr. Thatcher stated San Bernardino Avenue is a water carrying street and will siphon down.

Chairman Macdonald Foster closed the Public Hearing.

Commissioner James stated the airport is a valuable asset to the City of Redlands, regarding entertainment and recreation, economically, environmentally, educationally and for emergencies. Commissioner James expressed concern that the airport will be encroached upon by the residential development regarding noise and possibly the beacon. Commissioner James stated the R.D.A. is a prioritizing tool for staff to choose the best one from the group. Commissioner James recommended a General Plan change to light industrial use. Commissioner James expressed concern regarding the accuracy of the Cost Benefit Study. Commissioner James stated he is opposed to the proposed project.

Commissioner Macdonald concurred with the previous comments of the Commissioner's. Commissioner Macdonald stated the Planning Commission does not make revisions to landscaping or architecture in the R.D.A. process.

Commissioner Dyer stated that the Standard Pacific project did include elevations when the project went to Planning Commission. Planner Madera stated the Planned Residential Development section of the Municipal Code does not require elevations. Standard Pacific is a home builder and proposed a large development. Commissioner Dyer stated the General Plan designation is Very Low Density Residential and in her opinion is inconsistent with the area and recommends staff be more cautious with the land use and their impacts. Commissioner Dyer concurred with the previous comments of the Commissioner's.

Commissioner Miller recommended when proposing a Planned Residential Development to include elevations for consideration. Commissioner Miller stated there are multiple zones in the area. Commissioner Miller expressed concern on the survival of the airport with the proposed single family residential project.

Commissioner Macdonald expressed concern on finding number two (2), and if it can be met.

Commissioner Shamp stated the differences between the proposed project and the Walton Development is that the proposed project is perpendicular to the runway. Commissioner Shamp declared finding number two (2) cannot be met and recommended denial of the proposed project.

Commissioner Cook stated the proposed project is too close to the airport and is undesirable and recommended denial of the proposed project.

Chairman Foster concurred with the previous comments of the Commissioners. Chairman Foster stated the City of Redlands has more houses than needed and recommended denial of the proposed project. Chairman Foster inquired if Director Orci would like to make any comments.

Director Orci stated staffs responsibility is to direct the applicant accordingly and to create a project that is consistent to our codes and provisions. The City of Redlands municipal code is not always consistent with the General Plan.

Commissioner Macdonald stated the General Plan is in need of review and recommended staff view the General Plan designations with caution.

Chairman Foster concurred with Commissioner Macdonald and re-opened the hearing for additional comments.

Mr. Thatcher stated the property is difficult. Mr. Thatcher indicated that the residential was pulled away from the B-2 zone with a large green belt pushing the residential further south which abuts to existing residential. Mr. Thatcher stated the green belt is adding to the open space corridor along the B-2 area. Mr. Thatcher stated the elevations and floor plans have not been a requirement.

Mr. Mozayeni stated for a variety of reasons architecture was not submitted because it is a long road for the approval process, and in that time the buyer profile may change. Mr. Mozayeni pointed out some existing homes on the exhibits. Mr. Madera confirmed. Mr. Mozayeni stated they have met with the airport and made adjustments to meet the airport criteria.

Chairman Foster closed the public hearing.

Commissioner Macdonald requested staff not encourage that the elevations and landscaping will be approved in the R.D.A. process.

Director Orci stated staff can direct the applicant but because it is not a provision in the municipal code staff can not mandate it unless there was a change in the municipal code. Director Orci clarified his previous comments, the General Plan does indicate a residential use as a suitable land use not necessarily the density, and the Conditional Use Permit is to address the density. Director Orci stated staff is to present the findings to decide if the Conditional Use Permit can be supported.

Commissioner James stated there is a General Plan, Airport Master Plan and an Airport Land Use Compatibility Plan. Some believe the plans may be in conflict. Director Orci stated the General Plan is the overriding document.

Commissioner Miller stated there was reference made to the Walton Development and declared the Planning Commission denied the project. Commission Miller stated as a commission they need to review the elevations as part of the package. Commissioner Miller recommended a continuance to write findings for denial.

MOTION

It was moved by Commissioner Cook, seconded by Commissioner Macdonald, and carried on a 7-0 vote, that the Planning Commission continue Agricultural Preserve Removal No. 119, Zone Change No. 437, Conditional Use Permit No. 939 and Tentative Tract Map No. 18571 to June 9, 2009 in order to give staff time to write findings for denial.

B. HARISINH CHAUHAN, APPLICANT (PROJECT PLANNER: SERGIO MADERA)

PUBLIC HEARING to consider **CONDITIONAL USE PERMIT NO. 954** to establish an animal hospital within a 2,520 square foot tenant space in an existing commercial center located at the southwest corner of Lugonia Avenue and Wabash Avenue within the C-4, Highway Commercial District.

Project Planner Sergio Madera gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 954 subject to the conditions of approval.

Chairman Foster opened up the public hearing.

Dr. Harisinh Chauhan, applicant, stated he was available for any questions.

Commissioner Miller requested clarification how the applicant proposed to store and dispose of deceased animals. Dr. Chauhan stated his architect was in the process of revising the plans. Dr. Chauhan stated the new plans show a smaller isolation ward with a freezer to store the deceased

animals. Commissioner Miller recommended an additional condition of approval to address the storage of the deceased animals. Dr. Chauhan concurred. Commissioner Miller inquired if the deceased animals would be in containers when removed from the facility. Dr. Chauhan confirmed. Commissioner Miller requested an additional condition of approval. Dr. Chauhan concurred.

Commissioner Dyer inquired if the dog runs would be to board animals. Dr. Chauhan stated he had planned to board small animals that are less than twenty (20) pounds.

Commissioner Shamp expressed concern on the demising wall and air quality for the adjacent tenant. Commission Shamp requested additional conditions of approval regarding acoustics of the wall and indoor air quality and would like some assurance the demising wall will be completely sealed from the adjacent space. Commissioner Shamp inquired if the Heating Ventilation and Air Conditioning (H.V.A.C.) system is completely separate and there will be no infiltration between the two suites. Dr. Chauhan confirmed and stated Commissioner Shamps' concerns will be addressed.

MOTION

It was moved by Commissioner Miller, seconded by Commissioner James, and carried on a 7-0 vote that the Planning Commission approve the Conditional Use Permit No. 954 based on the following findings, and subject to the attached Conditions of Approval:

1. The proposed Animal Hospital applied for 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 Animal Hospital will not be detrimental to the public health, safety and welfare because it is a conditionally permitted use within the zoning district, will be completely contained within the tenant space and the use will meet the applicable development standards of the zone;
3. The proposed Animal Hospital will 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 as 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 with the approval of a conditional use permit and conditions of approval have been applied to the project to ensure that development standards are met;
4. The Animal Hospital is appropriate at the proposed location in that the use is permitted with a conditional use permit within the C-4, Highway Commercial District; and will be compatible with the uses located within the commercial center.”

This includes the addition of condition of approval numbers nine (9), ten (10) and eleven (11) as follows:

9. The applicant shall provide a freezer for the temporary keeping of deceased animals until proper disposal of the remains can be arranged.
10. The deceased animals shall be concealed in appropriate containers prior to the removal of the remains from the premises.
11. The tenant improvement plans shall contain the necessary information to ensure that the tenant space is appropriately sealed to maintain air quality standards of the adjacent tenant space.

V. ADDENDA - None

VI. MINUTES

A. APRIL 28, 2009

It was moved by Commissioner James, seconded by Commissioner McDonald, and carried on a 7-0 vote to approve the minutes of April 28, 2009.

VII. LAND USE AND CITY COUNCIL ACTIONS OF MAY 5, 2009.

Director Oscar Orci reported that there were no land use actions at the City Council meeting on May 5, 2009.

VIII. ADJOURN TO MAY 26, 2009

Chairman Foster adjourned the meeting at 3:57 p.m. to May 26, 2009.

Linda McCasland
Administrative Secretary

Robert Dalquest, Assistant Director
Community Development Department