

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, July 12, 2011, at 2:00 p.m. are as follows:

PRESENT: Gary Miller, Chairman
John James, Vice Chairman
Carol Dyer, Commissioner
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF Oscar Orci, Development Services Director
PRESENT: Robert Dalquest, Assistant Development Services Director
Manuel Baeza, Principal Planner
Tabitha Kevari, Associate Planner

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

Chairman Miller called the meeting to order, and opened up the Public Comment period. All members were present with the exception of Commissioner Jan Hudson who was excused.

There were no Public Comments and the Public Comment period was closed.

II. CONSENT CALENDAR

A. None

III. OLD BUSINESS

A. None

IV. NEW BUSINESS

Chairman Miller stated he had a conflict of interest on both Assistance League of Redlands as well as Jonathan and Becky Joseph and turned the meeting over to Vice Chairman James.

Vice Chairman James stated Chairman Miller has left the diocese and there is a quorum.

A. **ASSISTANCE LEAGUE OF REDLANDS, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Notice of Exemption pursuant to Section 15301(e)(2) of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Review and Approval No. 833 (Revision No. 2)** to construct a 3,221 square foot addition to an existing 3,792 square foot retail commercial building located at 560 West Colton Avenue in the C-4 (Highway Commercial) District.

Associate Planner Tabitha Kevari gave a PowerPoint presentation and overview of the proposed project. Associate Planner Kevari stated there is a correction on the address and it should read 506 W. Colton Avenue. Staff recommended the item be approved subject to the conditions of approval.

Commissioner Dyer asked for the color board to review.

Vice Chairman James opened up the Public Comment Period.

Mr. Glen Follett, representative, stated the color rendering indicated a green and tan color for the awning. Mr. Follett stated they are in agreement with the conditions of approval.

Vice Chairman James closed the Public Comment Period.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 4-0 vote (Chairman Miller recused, and Commission Hudson absent) that the Planning Commission determine Commission Review and Approval No. 833 Revision No. 2 is exempt from the California Environmental Quality Act Guidelines pursuant to Section 15301.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 4-0 vote (Chairman Miller recused, and Commission Hudson absent) that the Planning Commission approve Commission Review and Approval No. 833 Revision No. 2 based on the following findings and subject to the attached conditions of approval.

1. The site for the proposed use is adequate in size and shape to accommodate the proposed addition. The project meets all development standards established for the C-4 (Highway Commercial) District. The addition will result in 20.5% lot coverage which is significantly less than the 50% maximum allowed in this district. In addition, the project will result in setback areas of four (4) feet to seventy (70) feet which exceeds the minimum (zero) allowed by code. Furthermore, the building will reach a maximum height of twenty-three (23) feet and six (6) inches which is consistent with the requirement for this district and surrounding neighborhood.
2. The site for the proposed addition relates to streets and highways which are properly designed and improved to carry the type and quantity of traffic generated by the proposed use and the expansion. The project site is located adjacent to an arterial street (Colton Avenue) which is designed to accommodate traffic generated by the proposed thrift store addition. Access to the parking lot areas remains unchanged and are located along Calhoun Street and Columbia Street which eliminates traffic congestion along the main arterial (Colton Avenue).
3. The conditions set forth in the approval those shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare. Conditions of approval for the project will require improved aesthetics of the site, with requirements for such things as additional landscaping along the southern and western property line, which will result in a positive impact on the surrounding neighborhood.

B. JONATHAN AND BECKY JOSEPH, APPLICANT
(PROJECT PLANNER: MANUEL BAEZA)

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 **Amendment No. 14 to Specific Plan No. 25** to amend Section 3(B)(2) to allow learning centers for the developmentally disable adults as conditionally permitted uses in the Office/Industrial District of Specific Plan No. 25.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 987** to establish a learning center for developmentally disable adults within a 2,432 square tenant space in an existing 16,882 square foot commercial building located at 1711 Plum Lane in the Office/Industrial District of Specific Plan No. 25.

Principal Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project.

Project Planner Baeza stated Commissioner Guzkowski requested clarification on Condition of Approval Nos. 4 and 7 and modifications were provided.

Commissioner Dyer requested Condition of Approval No. 6 be changed from "Along and replenish" to "The applicant shall replenish". Principal Planner Baeza concurred.

Commissioner Rock requested Condition of Approval No. 6 be changed from "building with shrubbery" to "building and along the street frontage with shrubbery". Principal Planner Baeza concurred.

Vice Chairman James opened up the Public Hearing.

Mr. Follett, representative, stated they concurred with the conditions of approval and were available for any questions.

Commissioner Dyer inquired if the applicant had a facility in another location.

Ms. Cindy Clayburn, representative, stated they have another facility in Yucaipa.

Commissioner Rock requested clarification on the recreational activities. Ms. Clayburn stated they do not have outdoor activities, all of the daily living skills will be conducted inside of the facility with a nurse.

Vice Chairman James closed the Public Hearing.

Commissioner Guzkowski confirmed his support of the proposed project.

Commissioner Dyer thanked staff for including the guidelines from the General Plan which clearly indicated the use was appropriate.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 4-0 vote (Chairman Miller recused, and Commission Hudson absent) that the Planning Commission recommend approval to the City Council on the Negative Declaration for Amendment No. 14 to Specific Plan No. 25 and Conditional Use Permit No. 987."

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 4-0 vote (Chairman Miller recused, and Commission Hudson absent) that the Planning Commission approve Planning Commission Resolution No. 1214, recommending to the City Council approval of Amendment No. 14 to Specific Plan No. 25."

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 4-0 vote (Chairman Miller recused, and Commission Hudson absent) that the Planning Commission recommend approval of Conditional Use Permit No. 987 based on the following findings, and subject to the attached Conditions of Approval:

1. The proposed learning center will not adversely affect the applicable land use plans of the City. The applicable land use plans that govern the site are the Commercial land use designation of the General Plan and Specific Plan No. 25. The use is consistent with the General Plan Policies cited in the staff report and will be conditionally permitted with the adoption of the Specific Plan Amendment.

2. The Learning Center will not be detrimental to the public health, safety and welfare. The project will be located within a freestanding building within an existing facility. There are no other tenants on the subject site. There is sufficient parking to accommodate the use. The building has been designed to meet State and local standards for building safety and no structural changes are proposed to the building. In addition, conditions of approval have been applied to the project that regulates the proposed use's operational characteristics which include hours of operation, number of clients and permitted activities.
3. The Learning Center will comply with the regulations of the City's General Plan, the applicable land use district and the City's development standards. As indicated in the staff report, the site is adequate in size to accommodate the physical requirements, including parking. The current improvements comply with the applicable development standards no alternations are proposed.
4. The project is appropriate at the proposed location and will not create an adverse effect on surrounding properties or business in that the Learning Center is located within an area surrounded by other commercial and office uses. The activities will be conducted completely inside the building.

This includes the modifications of Conditions of Approval Nos. 4, 6, and 7 as follows:

4. This approval is for a Conditional Use Permit for the establishment of a learning center for developmentally disabled adults as regulated by State Community Care licensing provisions within a 2,432 square foot tenant space in an existing 16,882 square foot commercial building located at 1711 Plum Lane in the Office/Industrial District of Specific Plan No. 25.
6. The applicant shall replenish landscaping found adjacent to the building and along the street frontage with shrubbery and groundcover.
7. Any expansion of the learning center will require a revision of Conditional Use Permit No. 987.

C. **BARRY AND CONNIE CRAWFORD, APPLICANT**
(PROJECT PLANNER: SERGIO MADERA)

1. Consideration of a Notice of Exemption pursuant to Section 15305 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Variance No. 764** and allow a five (5) foot reduction in the required ten (10) foot rear setback, pursuant to Section 18.32.090 of the Redlands Municipal Code, for a proposed two-story accessory structure located at 1288 W. Crescent Avenue in the R-E (Residential Estate) District.

Principal Planner Baeza stated the proposed project was withdrawn by the applicant.

V. **ADDENDA**

- A. None

VI. **MINUTES**

- A. Planning Commission Minutes of May 24, 2011

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 4-0 vote that the Planning Commission approve the minutes of April 26, 2011.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JUNE 21, 2011 AND JULY 5, 2011.

Vice Chairman James inquired if there were City Council actions to report for June 21, 2011 and July 5, 2011.

Director Orci stated there were no reportable actions.

VIII. ADJOURN TO JULY 26, 2011

Vice Chairman James adjourned the meeting at 2:30 p.m. to the July 26, 2011 meeting.

Commissioner Guzkowski stated he will be out of town on July 26, 2011 and will not be able to attend the Planning Commission.

Linda McCasland
Senior Administrative Technician

Oscar Orci
Development Services Director