MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 13, 2011, at 2:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT:
Dan McHugh, City Attorney
Oscar Orci, Development Services Director
Manuel Baeza, Principal Planner
Chris Boatman, Associate Planner
Tabitha Kevari, Associate Planner
Sergio Madera, 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.

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

II. PRESENTATION

A. Presentation to former Commissioner Shamp for his services on the Planning Commission.

Chairman Miller presented Mr. Shamp's plaque and thanked him for his service on the Planning Commission.

III. CONSENT CALENDAR

A. **GOLDEN STATE VENTURES, LTD, APPLICANT**
(PROJECT PLANNER: SERGIO MADERA)

Consideration of Final Map approval for **Parcel Map No. 18933,** the subdivision of 7.20 acres into two commercial parcels located at the southwest corner of Redlands Boulevard and Cypress Avenue within Specific Plan No. 41.

B. **STAR SIGN DESIGN, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.

2. Consideration of **Commission Sign Review No. 385** to construct an eighteen square foot monument sign that is three feet, six inches in height for Oasis Medical Plaza located at 1690 Barton Road within the EV/AP (Administrative Professional) District of the East Valley Corridor Specific Plan.

Chairman Miller opened up the consent calendar.

MOTION

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

IV. OLD BUSINESS

A. None

V. NEW BUSINESS

A. **REDLANDS COMMUNITY HOSPITAL, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 355 (Revision No. 12)** to construct an approximately 1,720 square foot mechanical equipment shelter located at 350 Terracina Boulevard in the MF (Medical Facility) District.

Principal Planner Manuel Baeza gave a brief overview and PowerPoint presentation. Staff recommended approval of the proposed project subject to the approved conditions of approval.

Chairman Miller opened the Public Hearing.

Mr. Pat Meyer, representative, stated he was in agreement with the conditions of approval and was available for any questions.

Commissioner Dyer requested clarification on the canopy materials proposed and if the applicant would be willing to match the colors of the other structures. Mr. Meyer stated corrugated metal is proposed and they would be willing to match the colors of the other structures. Commissioner Dyer requested an additional condition of approval to include automatic irrigation to the landscaping.

Commissioner Hudson inquired if there were any noise concerns for the residents. Mr. Meyer stated they were within the limits and provided staff with noise information that was received from the manufacturer.

Chairman Miller requested clarification on the retaining wall. Mr. Meyer clarified the concrete was poured and placed.

Chairman Miller closed the Public Hearing.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote that the Planning Commission find that Conditional Use Permit No. 355 (Revision 12) is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15301.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote that the Planning Commission recommend approval of Revision No. 12 to Conditional Use Permit No. 355 based on the following findings, and subject to the attached Conditions of Approval:

1. The proposed equipment shelter for the Redlands Community Hospital will not adversely affect the applicable land use plans of the City. The applicable land use plans that govern the site are the Office General Plan land use designation with an "M' applied to the site which designates these areas for medical office uses only, and the MF (Medical Facilities) zoning district. The use is consistent with the intent and purpose of the General Plan land use designation and zoning of the site which are specifically intended for the existing use of the site.

2. The equipment shelter will not be detrimental to the public health, safety and welfare. The shelter is proposed in order to meet new state safety requirements, it will be located adjacent to existing utility infrastructure for the hospital, activities at the hospital will remain the same with development of the shelter and new equipment will not produce excessive noise or other emissions.

3. The equipment shelter 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 project is consistent with the Office General Plan land use designation with a medical use restriction applied to the property and surrounding area, and the applicable development standards of the MF District.

4. The project is appropriate at the proposed location and will not create an adverse effect on surrounding properties or business in that the equipment shelter is located within an area surrounded by other utility infrastructure, will not produce excessive noise or other emissions and will not change existing operations at the hospital.

This includes the added Condition of Approval Nos. 12 and 13 as follows:

12. The canopy for the equipment shelter shall be painted to match surrounding buildings.

13. The applicant shall place all new landscaping associated with the project on an automatic irrigation system set to a timer.

B. **LALITA & NARESH BAKSHI, APPLICANT**
(PROJECT PLANNER: SERGIO MADERA)

1. Consideration of a Mitigated Negative Declaration.

2. **PUBLIC HEARING** to consider **Variance No. 763** from Section 18.164.280(A) of the Redlands Municipal Code for a two (2) foot reduction in the required twenty (20) foot driveway width for a proposed preschool located at 31587 Alta Vista Drive in the C-4 (Highway Commercial) District.

3. **PUBLIC HEARING** to consider **Conditional Use Permit No. 989** to establish a preschool within an existing single family dwelling that is proposed to be converted for non-residential purposes on a 0.61 acre parcel located at 31587 Alta Vista Drive in the C-4 (Highway Commercial) District.

Associate Planner Sergio Madera gave a brief overview and PowerPoint presentation. Staff recommended approval of the proposed project subject to the conditions of approval.

Commissioner Dyer requested clarification on the number of students attending the school, and the amount of parking stalls available.

Commissioner Rock expressed concern on the potential attendance and the parking issues. Commissioner Rock requested clarification of the school start times and student drop off schedule. Associate Planner Madera stated the parking is adequate to accommodate the potential attendance per the ITE Manual.

Commissioner ~~Dyer~~ **Rock** recommended shade trees in the back play area and requested clarification if the applicant had their state license. Associate Planner Madera stated an additional condition of approval can be added to include shade trees in the backyard.

Commissioner Dyer stated she concurred with Commissioner Rock's comments on the shade trees and requested clarification on the tree location in the front parking area. Associate Planner Madera clarified the location.

Commissioner Hudson recommended additional lighting in the parking area.

Commissioner Guzkowski expressed concern with circulation and safety of the students. Commissioner Guzkowski inquired if the close proximity of the freeway and the dust from the dirt alley created a health hazard for the students.

Commissioner Dyer stated a day care is a sensitive receptor of particulate matter and would need to comply with Air Quality Management District (AQMD) guidelines. Commissioner Dyer inquired if there were any issues when it went through the Environmental Review Committee. Associate Planner Madera stated Air Quality was not considered the sensitive receptor; however, the noise impacts from the freeway were a concern. The applicant had a noise study completed and it was within limits. Associate Planner Madera stated the play time could be adjusted to outside of the peak hours of traffic.

Director Oscar Orci stated the Commission may want to consider the orientation of the parking area to better suit the cueing issues.

Chairman Miller opened up the Public Hearing.

Mr. Richard Hickey, representative, stated he was available for any questions. Mr. Hickey clarified the peak hours of the student drop off and pick up times. Mr. Hickey stated they can add additional trees in the front parking lot planters, and the play area in the back yard. Mr. Hickey confirmed the applicant has a state license for their existing school which will run with the new school and are in compliance with the Montessori certification.

Commissioner Guzkowski requested clarification on the maximum students allowed. Mr. Hickey confirmed forty-eight (48) students is the maximum. Mr. Hickey stated the peak hour for student drop off is between 6:00am and 9:30am. Commissioner Guzkowski inquired if the State Licensing Board and Montessori certification will take into account surrounding environmental conditions. Mr. Hickey confirmed both agencies will consider the environmental impacts.

Commissioner Hudson requested the applicant address her concerns on lighting in the parking area. Mr. Hickey stated the lighting will be optimal and will not impact the neighbors. Associate Planner Madera stated there is a condition of approval not to exceed .1% of candle foot lighting, which is in compliance with the new green building standards. Associate Planner Madera mentioned there is a condition of approval for a one year review.

Chairman Miller recommended both planters to measure eighteen (18) feet. Mr. Hickey stated they wanted to keep the landscaping planters as proposed for visibility and safety. Chairman Miller requested the installation of shade trees in place of ornamental trees, and additional landscaping near the front of the building. Mr. Hickey concurred. Chairman Miller requested clarification on the towers and the arch element. Mr. Hickey provided clarification of the towers and the arch. Chairman Miller recommended additional stone on the towers, and inquired if the state required shade in the play areas. Mr. Hickey concurred.

Ms. Lalita Bakshi, applicant, stated the state licensing does require shade and confirmed she would make sure to provide the necessary shade needed while they are developing the site.

Commissioner Guzkowski inquired if a horseshoe turnaround is an option for the parking area. Mr. Hickey stated the area is too tight to provide a horseshoe turnaround. Mr. Hickey stated with parental education on the student drop off and pick up could be managed safely. Commissioner Guzkowski inquired if the school playtime could be modified.

Chairman Miller expressed concern on the risks with traffic during the peak hours. Ms. Bakshi stated the students do not arrive at the same time. Mr. Hickey stated the school could have a staff person escorting the students as well as redirect some of the cars to the back parking area if necessary.

Commissioner Guzkowski inquired if traffic could be brought around the back of the building. Mr. Hickey stated it may be a possibility but would take away a good deal of play area from the children. Commissioner Guzkowski recommended continuing the item and to consider the options available, relative to safety.

Commissioner Rock stated she concurred with Commissioner Guzkowski's comments. Commissioner Rock recommended a review of the operational characteristics, parking for staff, parking for infants and toddlers, and people carpooling. Mr. Hickey stated they would like to meet with staff and the Commission to consider all the options.

Director Orci recommended the Commission, staff, and the applicant explores the following;

- Horseshoe turnaround
- Operational characteristics to control the safety of the students on drop off and pick up times.
- Install lighting in the parking area.
- Review the sensitive receptors coming from the freeways.

Mr. Hickey inquired if the Commission was available to meet. Director Orci stated that would be a violation of the Brown Act for the Commission. Director Orci recommended staff work out the details on circulation and safety with the applicant.

Chairman Miller closed the Public Hearing.

The Commission gave their recommendations and concurred to allow staff time to work with the applicant.

Commissioner Dyer requested additional shrubs along parking stall four.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commission Hudson and carried on a 6-0 vote that the Planning Commission continue Variance No. 763 and Conditional Use Permit No. 989 to the October 11, 2011 Planning Commission meeting.

C. **OVERBROOK PARK INVESTMENTS, LLC, APPLICANT**
(PROJECT PLANNER: TABITHA KEVARI)

1. Consideration of a Notice of Exemption pursuant to Section 15331 of the California Environmental Quality Act Guidelines.

2. Consideration of **Commission Review and Approval No. 871** for the reconstruction of a 4,000 square foot single-story, commercial building on an existing 4,406 square foot lot containing a partially demolished brick building located at 360 Orange Street in the TC-H (Town Center-Historic) District of Specific Plan No. 45.

Associate Planner Tabitha Kevari gave a brief overview and PowerPoint presentation on the proposed project. Staff recommended approval of Commission Review and Approval No. 871 with the approved conditions of approval.

Chairman Miller opened the Public Hearing.

Mr. Gary Stegemann, architect, requested a revision to Condition of Approval No. 28 on the "parking spaces prior to issuance of building permits" to "parking spaces prior to issuance of certificate of occupancy".

Commissioner Rock inquired if the applicant had plans to reconstruct the second story.

Mr. Scott Poulston, applicant, stated it was not feasible to reconstruct the second story at this time.

Commissioner Guzkowski inquired if the applicant had contacted Centennial Plaza for additional parking and inquired how employees and patrons would get from the Centennial parking to his business. Mr. Poulston stated they would walk through the alley or down Orange Street.

Chairman Miller stated there is no transition from the brick to the stucco and inquired if he would consider adding a transitional element. Mr. Stegemann stated there is a transitional element and gave more details. Chairman Miller requested additional transitional components.

Chairman Miller closed the Public Hearing.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote that the Planning Commission determine that Commission Review and Approval No. 871 is exempt from the California Environmental Quality Act Guidelines pursuant to Section 15331 (Class 31).

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote that the Planning Commission approve Commission Review and Approval No. 871 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 project. The project meets all development standards established for the TC-H (Town Center Historic) District. Furthermore, the building will reach a maximum height of twenty-one (21) feet and eight (8) inches which is consistent with the requirement for this district.

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 a retail or restaurant use within the 4,000 square foot structure. The project site is located adjacent to a major arterial street (Orange Street) which is designed to accommodate traffic generated by the potential use of this structure. Access to public parking areas located along Orange Street will remain unchanged.

3. The conditions set forth in the approval and 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 a parking agreement for a restaurant use. This condition will insure that a negative impact will not result within the surrounding districts' parking areas. Furthermore, the project shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties to insure compatibility with the surrounding Redlands Santa Fe Depot Historic District.

This includes the modifications to Condition of Approval No. 28 and the addition of Condition of Approval No. 30 as follows:

28. The applicant shall obtain the required off street parking for employees of a restaurant tenant for that portion of the building that is occupied by said use based on one space per employee on the largest shift. Off street parking shall be located within 300 ft. of the property and must meet the criteria for substitute parking as specified in Section 18.164.250 of the Redlands Municipal Code. The applicant shall provide proof of long term lease of required parking spaces prior to issuance of ***certificate of occupancy***.

30. A transitional architectural element along the north elevation shall be added for the transition between the proposed stucco and existing brick exterior material.

D. **BNY INC, 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 a Socio-Economic Cost/Benefit Study.

3. **PUBLIC HEARING** to consider a recommendation to the City Council for **General Plan Amendment No. 127** to amend the General Plan Land Use Designation from Low Density Residential (0 to 6 units per gross acre) to Medium Density Residential (0 to 15 units per gross acre) for approximately 3.14 acres located on the east side of Occidental Drive, approximately 657 feet north of Brockton Avenue.

4. **PUBLIC HEARING** to consider a recommendation to the City Council for **Zone Change No. 439** to change the zoning designation from R-1 (Single Family Residential) District to R-2 (Multiple Family Residential) District for twelve (12) contiguous parcels of land totaling approximately 3.14 acres located on the east side of Occidental Drive, approximately 657 feet north of Brockton Avenue.

5. Determination of General Plan conformity for **Street Vacation No. 154** to vacate approximately 317 linear feet of Crystal Court located on the east side of Occidental Drive, approximately 657 feet north of Brockton Avenue in the R-1 (Single Family Residential) District (Proposed to change to R-2 [Multiple Family Residential] District).

6. **PUBLIC HEARING** to consider a recommendation to the City Council for **Conditional Use Permit No. 986** for the development of thirty six (36) townhomes on approximately 3.14 acres located on the east side of Occidental Drive, approximately 657 feet north of Brockton Avenue in the R-1 (Single Family Residential) District (Proposed to change to R-2 [Multiple Family Residential] District).

7. **PUBLIC HEARING** to consider a recommendation to the City Council for **Tentative Tract No. 18795** to subdivide approximately 3.14 acres into thirty six (36) numbered lots and one common lot for a townhome development located on the east side of Occidental Drive, approximately 657 feet north of Brockton Avenue in the R-1 (Single Family Residential) District (Proposed to change to R-2 [Multiple Family Residential] District).

Associate Planner Chris Boatman gave a brief overview and PowerPoint presentation on the proposed project. Staff recommended approval of the proposed project subject to the conditions of approval.

Commissioner Dyer stated the properties to the east have A-1 zoning. Associate Planner Boatman stated the zoning would change when the site is developed.

Vice Chairman James inquired if the surrounding properties should be included as part of the General Plan Amendment. Director Orci stated if the Commission desired to include the surrounding areas as a part of the General Plan Amendment, the item would need renoticing. Vice Chairman withdrew his comment.

Commissioner Guzkowski expressed concern that the surrounding neighborhood is a stressed one. Commissioner Guzkowski requested assurance of home ownership and recommended a condition. Associate Planner Boatman stated the code is silent and does not have any restrictions on ownership vs. rentals. Associate Planner Boatman stated there is a mixture of apartments, and condominiums in the area and they do not have abnormal levels of code enforcement issues or service calls from the police department.

Commissioner Rock stated she had conflicting materials and asked for clarification. Associate Planner clarified the new map numbers. Commissioner Rock requested clarification on the minimum dimension on the private open space per unit. Associate Planner Boatman clarified the minimum requirements. Commissioner Rock stated turf and Holly Oaks are incompatible. Associate Planner Boatman confirmed he would add an additional condition.

Chairman Miller expressed concern on the small size of the unit's bedrooms and decks.

Chairman Miller opened up the Public Hearing.

Mr. Bud Thatcher, representative, stated they concurred with all the conditions of approval except for Condition of Approval No. 61. The condition indicates a live feed to the police department of the pool area, and is a violation of privacy. Mr. Thatcher requested some flexibility on the condition to "the applicant will work with the Police Department".

Commissioner Guzkowski inquired if the HOA could ensure that the units would only be used for ownership vs. rentals. Mr. Bud Thatcher stated this is a townhome project and confirmed the project could not impose restrictions to the sale of the units.

Chairman Miller stated he supports the live feed to the police department; at the back driveways, the entrances to the complex, and concurred with Mr. Thatcher not to have live feed at the pool area. Mr. Gary Stegemann, architect, stated he was available for any questions.

Commissioner Hudson recused herself.

Chairman Miller requested clarification on the size of the units. Chairman Miller inquired if the unit's square footage could be increased. Mr. Stegemann stated the development is maxed out on coverage allowed by code, except for units 24-27 and 10-13 which could stretch out towards the open space area. Chairman Miller inquired if an additional foot of width could be added to the deck in front of the units. Mr. Stegemann concurred. Chairman Miller requested an additional variety of material to the street frontage. Mr. Stegemann concurred. Chairman Miller recommended running the stone up the piers, from what was proposed. Mr. Stegemann concurred.

Ms. Jesse Claus, resident, stated she and her family are opposed to the proposed project. Ms. Claus stated the entrance is facing their family room which has a large window. When cars go by the headlights go right into their family room. The mailman will not deliver their mail if there is a vehicle parked on the street. Ms. Claus stated the area would be hard pressed to get $318,000 for the units. They are going from two homes facing their property to ten. Ms. Claus expressed concern the units may be foreclosed at a later date causing the property and area to downgrade even more.

Chairman Miller closed the Public Hearing.

Commissioner Guzkowski inquired if the construction was going to be phased. Associate Planner Boatman gave details on phasing developments. Associate Planner Boatman stated when the final map is recorded the CC&R's, CFD and HOA would be attached to the map.

City Attorney Dan McHugh stated prior to the approval of the Final Map the developer would have to vote to join a CFD. The City would impose a special tax rate structure in accordance with the law, and would not levy the special taxes unless the HOA was void.

Principal Planner Manuel Baeza stated in the past the City had required bonding for open space and is part of the subdivision improvement agreement.

Commissioner Guzkowski asked the Commission if the community is better off with the development or without it. Commissioner Guzkowski confirmed his opposition to the proposed project.

Commissioner Rock concurred with Commissioner Guzkowski's concerns, and expressed her opposition to the proposed project.

Vice Chairman James stated there is a market for high density residential. Vice Chairman James stated it is a well designed project and is near the university. Vice Chairman James stated he was in favor of the proposed project.

Commissioner Dyer stated some of the concerns expressed are a sign of the economy. The new proposed project may bring life to the area. Commissioner Dyer stated she would support the project with some changes to the landscaping and with more work on the architecture and building proportions.

Chairman Miller reopened the Public Hearing.

Chairman Miller asked Ms. Claus if she had the choice to see the site as it stands now for a few years vs. a completed townhome project, what she would prefer. Ms. Claus stated she plans to grow old in their home and would rather wait and hope for the best.

Commissioner Guzkowski requested discussion on phasing the proposed project. For the first phase to build out the first ten units along the Occidental frontage and to include the installation of the open space/common areas and facilities.

Chairman Miller stated the character of the area is single family homes. Chairman Miller requested clarification on the traffic study. Associate Planner Boatman stated the traffic study indicated currently for single family homes there were 120 trips and for the townhome project there were 205 traffic trips. It was considered insignificant according to the ITE Manual. Chairman Miller stated it would be significant to Ms. Claus. Chairman Miller recommended a single family model with a higher density.

Commissioner Guzkowski confirmed his opposition with the proposed project.

Chairman Miller confirmed his opposition. Chairman Miller stated the majority of the Commission is opposed to the project and asked the applicant if they would like for the Commission to vote on the proposed project or to continue the proposed project in order to work out a solution.

Chairman Miller opened the Public Hearing.

Mr. Thatcher stated the Commission supports a single family residential project and is not a simple solution of removing a few units. The applicant strongly believes the proposed project would be a viable development. If the Commission's desire is to recommend denial to the City Council, the applicant will move forward and take it to that level. If the Commission's desire is to enhance the project, the applicant would be willing to continue the proposed project. Mr. Thatcher stated if phasing the project is desired all of the infrastructure, grading, pads, curb and gutter, landscaping, interior and public improvements would need to come in at once as well as the four units on Occidental as the first phase. The remaining structures could be another phase.

Commissioner Guzkowski stated he was not adverse to a continuance as long as staff came up with creative problem solving.

Chairman Miller stated there are two projects that are of a high density nature but have a feel of single family development and if the project had similar style, it would address his concerns on changing the character of the neighborhood. Mr. Thatcher stated he would need to discuss the Commission's desires with the developer.

Commissioner Rock stated she would like more assurance that the proposed project is viable, and would maintain its quality.

Chairman Miller closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commission Rock and carried on a 5-0 vote (Commissioner Hudson absent for part of the meeting) that the Planning Commission continue the proposed project to the October 11, 2011 Planning Commission meeting.

I. ADDENDA

A. None

VII. MINUTES

A. Planning Commission Minutes of July 12, 2011

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a 5-0 vote (Commissioner Hudson, absent for part of the meeting) that the Planning Commission approve the minutes of July 12, 2011.

B. Planning Commission Minutes of July 26, 2011.

MOTION

It was moved by Commissioner James, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Hudson, absent for part of the meeting) that the Planning Commission approve the minutes of July 26, 2011.

Commissioner Dyer complimented staff on all of the analysis on the BNY, Inc. project and stated the report was well written and extremely detailed.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JULY 19, 2011, AUGUST 2, 2011 ANDAUGUST 23, 2011.

Chairman Miller inquired if there were City Council actions to report for July 19, 2011, August 2, 2011 and August 23, 2011.

Director Orci stated there were no reportable actions.

VIII. ADJOURN TO SEPTEMBER 27, 2011

Chairman Miller adjourned the meeting at 5:00 p.m. to the September 27, 2011 meeting.

Linda McCasland	Oscar Orci
Senior Administrative Technician	Development Services Director