MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 14, 2012, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT:
Oscar Orci, Development Services Director
Robert Dalquest, Assistant Development Services Director
Manuel Baeza, Principal Planner
Sergio Madera, Associate Planner
Benjamin Matlock, Planning Intern

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 Hudson.

Mayor Pro Tem Foster stated he was appointed from the City Council to be the Planning Commission Liaison, and stated he was available if needed. There were no additional Public Comments forthcoming, and the Public Comment period was closed.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **YMCA OF EAST VALLEY, APPLICANT**
(PROJECT PLANNER: SERGIO MADERA)

1. Consideration of a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 383 (Revision No. 3)** to amend the conditions of approval that require the widening of Clark Street in conjunction with the approval to expand the Redlands Family YMCA located at 500 E. Citrus Avenue in the A-P (Administrative and Professional Office) District and R-2 (Multiple Family Residential) District.

Associate Planner Sergio Madera stated the item was forwarded to the City Council for their review and consideration, there is no action required from the Planning Commission.

IV. NEW BUSINESS

A. **AVEDIS DEGIRMENDJIEN, APPLICANT**
(PROJECT PLANNER, SERGIO MADERA)

1. Consideration of a Notice of Exemption pursuant to Section 15303 (c) of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 485 (Revision No. 4)** to establish a recycling center kiosk in a lease area of 500 square feet within the Orange Street Plaza shopping center located at 550 N Orange Street within the TC (Town Center) District of the Downtown Specific Plan No. 45.

Associate Planner Madera gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 485 (Revision No. 4) subject to the conditions of approval.

Commissioner Guzkowski inquired if the plans identified the placement of the shipping containers. Associate Planner Madera stated the applicant had not confirmed the orientation of the shipping container at this time.

Commissioner Dyer requested clarification on the orientation of the trailer doors and where the customers would park to unload their recyclables. Associate Planner Madera identified the customer parking and stated the trailer doors would face the building.

Commissioner Jeske inquired if the trailer could be oriented three spaces to the east for better visibility. Associate Planner Madera deferred to the property owner and his willingness to dedicate seven parking spaces verses the four parking spaces as proposed.

Commissioner Rock inquired if there is a way the applicant could improve the architectural appearance of the container to match the center. Associate Planner Madera stated the kiosk and shipping containers are a prefabricated metal material and are a standard design and color. Commissioner Rock expressed concern on the safety on the proposed location and inquired if there had been discussion on an alternate location. Associate Planner Madera confirmed staff had urged the applicant to find a more suitable location; the applicant had indicated the proposed location was the least impact to the center.

Chairman Miller opened up the Public Hearing.

Ms. Maria Degirmendjien, applicant, gave a brief description of the proposed project and stated she was available for any questions.

Commissioner Guzkowski inquired if there was a self service component to the recycling center. Ms. Degirmendjien stated there is not a self service component.

Commissioner Jeske inquired if the facility accepted cardboard and paper. Ms. Degirmendjien confirmed the facility accepted cans, glass, and plastic only.

Vice Chairman James inquired if the applicant would be willing to locate the building to the east. Ms. Degirmendjien stated the reason they chose the location was to have more visibility from the centers patrons.

Chairman Miller stated the proposed facility will block the current landscaping. Ms. Degirmendjien stated they could add potted plants.

Commissioner Guzkowski expressed concern on traffic and safety. Ms. Degirmendjien stated as business increases the facility will add employees to process the recycling at a faster pace.

Commissioner Rock requested clarification on the container pick up process. Ms. Degirmendjien clarified the containers would be picked up in the morning at approximately 7:30am and would take approximately thirty minutes to transfer containers.

Chairman Miller closed the Public Hearing.

Commissioner Dyer inquired if there are new laws to require a recycling facility to the center. Associate Planner Madera stated there are no new laws that require the facility.

Commissioner Jeske stated the City must meet their recycling guidelines.

Commissioner Rock requested clarification how the City will receive credit for the recycling.

Director Oscar Orci stated the facility could provide receipts so that the City can receive credit on the recycling.

Commissioner Guzkowski requested additional conditions that the facility will be a staffed operation, and that the drive isle will be kept clear and maintained.

Commissioner Rock expressed concern with the facilities location, safety and aesthetics.

Commissioner Dyer expressed concern on traffic and stated the aisle is a connector back to Stewart Avenue and said the proposed location was dangerous. Commissioner Dyer recommended relocating the kiosk behind the building on the southeast corner of the property, as originally proposed.

Ms. Degirmendjien confirmed she provides receipts to the County and can do the same for the City. Ms. Degirmendjien clarified the containers are a neutral beige color.

Chairman Miller recommended rotating the facility 180 degrees of the kiosk and to add potted plants along the edge to obstruct pedestrian traffic. Chairman Miller requested a green screen on the north and south side of the container.

The Commission concurred with Chairman Miller's recommendations.

Associate Planner Madera read the added conditions of approval as follows:

7. The kiosk shall be located at the southeast corner of the project site as depicted in the exhibit dated 9.12.11 with the exception that the kiosk shall be rotated 180 degrees to face west.

8. Potted plants shall be provided parallel along the westerly edge of the parking stalls to create definition.

9. A green screen material with vine shall be provided along the southerly edge of the kiosk.

10. The applicant shall provide monthly log sheets of materials recycled to the Quality of Life Department.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 7-0 vote (Commissioner Hudson) that the Planning Commission determine that

Revision No. 4 to Conditional Use Permit No. 485 is categorically exempt from the California Environmental Quality Act, pursuant to section 15303.(c) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 7-0 vote (Commissioner Hudson) that the Planning Commission approve Revision No. 4 to Conditional Use Permit No. 485, subject to the following findings, and the modified site plan that is outlined in Condition of Approval No. 7, and attached conditions of approval:

1. The proposed recycling center kiosk will not adversely affect the applicable land use plans of the City. The project site has a Commercial General Plan Land Use Designation and the recycling center kiosk is a commercial activity consistent with the land use designation. In addition, the project will be supportive of existing uses in the center by facilitating the recycling of materials and furthering the California Beverage Container Recycling and Litter Reduction Act.

2. The recycling center kiosk will not be detrimental to the public health, safety and welfare. The recycling center kiosk will not encroach into the ADA path of travel nor will it eliminate ADA parking stalls. In addition, the recycling center kiosk will be continually monitored by employees to insure a neat and orderly state and to guard against vandalism and theft. The hours of operation will be consistent with normal business hours. No noise related impacts will be generated. In addition the recycling center kiosk will be configured so as not to create hazards, or impact vehicle circulation within the shopping center.

3. The outdoor recycling center kiosk will comply with the regulations of the City's General Plan, the applicable land use district and the City's development standards. The recycling center kiosk at the existing shopping center would be consistent with the Commercial General Plan Land Use Designation, and is supportive of uses existing within the shopping center. In addition, the shopping center will continue to meet the City's development standards with regard to parking and vehicle circulation.

4. The project is appropriate at the proposed location within Downtown Specific Plan No. 45; the applicant will collect recyclable items that are generated by grocery stores located within the same commercial center as the proposed recycling center kiosk. In addition, the recycling center kiosk will be configured so as not to interfere with vehicle circulation as it does not extend beyond the parking stalls into driveway areas.

This includes the added Conditions of Approval Nos. 7, 8, 9, and 10 as follows:

7. The kiosk shall be located at the southeast corner of the project site as depicted as in the exhibit dated 9.12.11 with the exception that the kiosk shall be rotated 180 degrees to face west.

8. Potted plants shall be installed parallel along the westerly edge of the parking stalls to create definition.

9. A green screen material with vine shall be provided along the southerly edge of the kiosk.

10. The applicant shall provide monthly log sheets of materials recycled to the Quality of Life Department.

B. **KIM SUTHERLAND, APPLICANT**
(PROJECT PLANNER: BENJAMIN MATLOCK)

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. 766** to allow a five (5) foot reduction in the required twenty-two (22) foot front yard setback to accommodate a proposed 336 square foot balcony for a single family residence located at 1017 La Hermosa Drive in the R-E (Residential Estate) District.

Planner Intern Benjamin Matlock gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Variance No. 766 subject to the attached findings.

Chairman Miller opened up the Public Hearing.

Mr. Kim Sutherland, representative, gave a brief overview of the proposed variance and stated he was available for any questions.

Commissioner Dyer requested clarification on the deck plans. Planner Intern Matlock clarified the proposed deck plans.

Commissioner Guzkowski inquired if any of the trees were proposed to be removed. Planner Intern Matlock confirmed the applicant does not propose to remove any trees.

There was discussion on the design of the deck.

Vice Chairman James requested clarification on the future re-design plans of the home. Mr. Sutherland clarified the future plans with the Commission.

There was discussion on the future re-design plans of the home.

Chairman Miller closed the Public Hearing.

Commissioner Jeske inquired if the Commission had the authority to recommend design revisions on a variance. Assistant Director Robert Dalquest stated there is a certain level of detail that the Commission could recommend.

Director Orci stated the Commission does not have development standards for residential projects. Director Orci confirmed if the Commission would like to allow the variance to move forward they could provide input to lessen the impacts, based on the findings in the staff report.

The Commission made changes to the Conditions of Approval Nos. 3, 4, 5, and 6.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Hudson) that the Planning Commission determine that Variance No. 766 is categorically exempt from the California Environmental Quality Act, pursuant to Section 15305 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Hudson) that the Planning Commission approve Variance No. 766 subject to the following findings and attached conditions of approval:

A. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to other properties or uses in the same vicinity and zone in that the site exhibits significant sloping, is irregular in shape, and is substandard in lot size and dimensions which makes compliance with the Zoning Ordinance impractical. Further, a redesign of this structure in order to comply with the Zoning Ordinance would require significant reconfiguration and represents an undue hardship,

B. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zoning district, but which is denied to the property in question as it is similar to properties in the immediate vicinity with a similar front yard setback including homes located at 1320, 1328, 1329, 1332, 1334, 1336, and 1339 La Loma Drive,

C. The granting of the variance will not be detrimental to the public welfare or injurious to the property or improvements of others in the vicinity as the new deck will not negatively disrupt the characteristics of this residential neighborhood,

D. The granting of the variance will not adversely affect the General Plan of the City of Redlands as the Land Use Designation of Low Density Residential will not be affected and the use will remain residential.

This includes the modifications to Condition of Approval Nos. 3, 4, 5, and 6 as follows:

3. All hardware for the proposed balcony will either be hidden from public view or shall be made from a decorative material.

4. Support columns for the proposed balcony will be wrapped with no less than a two (2) inch by eight (8) inch piece of wood in order to add additional detail.

5. The underneath cap for the handrail system will be made with a two (2) inch by four (4) inch piece of wood in order to add additional detail.

6. The homeowner shall be responsible for the replacement of the liquidambar trees screening the front balcony with another suitable alternative should the existing trees become plagued by disease.

C. **SHANTI DEWAN, APPLICANT**
(PROJECT PLANNER: MANUEL BAEZA)

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. 386** to construct a twenty-four (24) square foot monument sign with an overall height of four feet for the Redlands Auto Spa located at 2051 W. Redlands Boulevard within the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

Principal Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project. Staff recommended denial of the proposed sign.

Chairman Miller opened up the Public Hearing.

Mr. Shanti Dewan, applicant, stated he was under the impression that if the sign met the size requirement the sign would be approved. The sign is already made and they would like to use it at the site. Mr. Dewan requested a continuance.

Chairman Miller closed the Public Hearing.

Commissioner Dyer inquired if the applicant had code violations. Principal Planner Baeza confirmed there was a banner and a free standing sign on site without permits.

Vice Chairman James confirmed the sign code does not control the content. Principal Planner Baeza concurred and stated the sign code requires a base.

Commissioner Dyer stated the design does not fit the architectural design of the building.

Chairman Miller inquired if the applicant added a base and made architectural enhancements would the Commission be agreeable to a sign that was over the allowed height.

Commissioner Dyer stated the Commission has had previous conflicts relative to monument sign requirements and confirmed she would not be in support of the sign.

Assistant Director Dalquest stated a pedestal sign or a variance is an alternative.

Vice Chairman James recommended a continuance to give the applicant time to propose a new monument sign that would fit with the design of the car wash.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote (Commissioner Hudson) that the Planning Commission continue the item to the March 13, 2012 Planning Commission meeting.

V. ADDENDA-None

VI. MINUTES

A. Planning Commission Minutes of December 13, 2011

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote (Commissioner Hudson absent) that the Planning Commission approve the minutes of December 13, 2011.

VII. LAND USE AND CITY COUNCIL ACTIONS OF JANUARY 17 AND FEBRUARY 7, 2012.

Chairman Miller inquired if there were City Council actions to report for January 17, 2012 and February 7, 2012.

Director Oscar Orci stated the City Council approved Ordinance No. 2762 for the Density Bonus Requirement, and Ordinance No. 2763 for the Temporary Sales and Special Events Facilities. The City Council approved the one year extension on Commission Review and Approval No. 834 for Pacific Mercantile Bank and well as approved the Specific Plan 40 Amendment 40 on the development envelopes.

Vice Chairman James stated he and Commissioner Guzkowski attended the Splash Kingdom ground breaking on January 31, 2011 for the new wave pool. Both Vice Chairman James and Commissioner Guzkowski walked away feeling the new management are trying to be conscientious with their neighbors, and the City. Vice Chairman James gave the commemorative shovel they received at the groundbreaking, to the Planning Department.

VIII. ADJOURN TO FEBRUARY 28, 2012

Chairman Miller adjourned the meeting at 6:10 p.m. to the February 28, 2012 meeting.

Linda McCasland	Oscar Orci
Senior Administrative Technician	Development Services Director