

Planning Commission recommendations as considered by the City Council at a regular meeting thereof held on April 6, 1976, at 3:00 P.M.

PRESENT: Councilmembers Knudsen, Miller, Grace, Elliott, Mayor DeMirjyn;
City Attorney Taylor

1. R.P.C. No. 435 - Precise (Specific) Street Plan No. 17

That R.P.C. No. 435, a resolution of the Planning Commission recommending to the City Council approval of Precise (Specific) Street Plan No. 17 with departmental overlay for Sunset Drive realignment, be approved. This specific street plan proposes a precise alignment for that portion of Wabash Avenue to be realigned within the city limits of Redlands.

Mr. Richard Sheffer, 730 South Wabash Avenue, addressed Council with a summary of the past hearings concerning this project. He stated that the alignment as approved by the Planning Commission consumes a great amount of his property, and he recommended an alternate plan which he described at length. Following his presentation, Mr. Moore, another property owner, spoke briefly, stating that the proposal of Mr. Sheffer would bring the road much too close to his master bedroom. County Director of Transportation John Shone explained that there are not, at this time, the necessary funds for doing this work. Following lengthy discussion, Council moved to adopt the recommended plan with the departmental overlay; and Resolution No. 3245, which sets the public hearing on the matter for April 20, 1976, at 7:00 P.M., was presented on motion of Councilwoman Grace, seconded by Councilman Elliott with AYE votes of all present.

2. Tentative Map Tract No. 9291 - Wilbart Enterprises, Victorville

That the Tentative Map Tract No. 9291, located at the southeast corner of Lincoln Street and Campus Avenue extended, R-1 Zone, be approved subject to the recommendations of the various departments contained in Planning Commission minutes dated March 23, 1976. On motion of Councilman Miller, seconded by Councilman Knudsen, unanimous approval was given to this recommendation of the Planning Commission.

PLANNING COMMISSION RECOMMENDATIONS (Continued)

3. Tentative Map Tract No. 9293 - R. E. Highman, Santa Monica

That the Tentative Map of Tract No. 9293, as amended, located at the northeast corner of San Bernardino Avenue and Church Street, R-1 Zone, be approved subject to the recommendations of the various departments as contained in the Planning Commission minutes dated March 23, 1976. Councilwoman Grace questioned whether the easements for drainage had been arranged with Mr. and Mrs. Poe, adjacent property owners. Mr. Juran stated that the matter had been discussed, but not settled, as the engineering was not completed. Following discussion, on motion of Councilman Miller, seconded by Councilwoman Grace, unanimous approval was given to Tentative Map of Tract No. 9293, as amended, subject to the solution of the drainage problem on the private property in a manner satisfactory to the Department of Public Works.

4. R.P.C. No. 436 - Amendment No. 129 to Zoning Ordinance No. 1000

That R.P.C. No. 436, a resolution of the Planning Commission recommending adoption of Amendment No. 129 to Ordinance No. 1000, Section 1200, A-1 Agricultural District, placing riding academies in the Uses Permitted by Conditional Use Permit section and adding regulations for the raising and/or keeping of poultry, rabbits, and other animals, be adopted.

Following discussion, on motion of Councilman Miller, seconded by Councilwoman Grace, R.P.C. No. 436 was approved, and Ordinance No. 1577, an Ordinance of the City of Redlands, establishing the above amendment, was given first reading of the title and laid over under the rules, with public hearing set for the meeting of April 20, 1976, at 7:00 P.M.

5. R.P.C. No. 437 - Commission Determination No. 28

That R.P.C. No. 437, a resolution of the Planning Commission recommending to the City Council approval of Commission Determination No. 28, a determination that an auto parts store is similar to uses presently permitted in a neighborhood convenience center, subject to the conditions listed in the resolution, be approved. On motion of Councilwoman Grace, seconded by Councilman Miller, unanimous approval was given to the recommendation of the Planning Commission.

6. Conditional Use Permit No. 237 - Southwest Broadcasting Co. - Time Extension

That a time extension of one year, from April 15, 1976, to April 15, 1977, be approved for Conditional Use Permit No. 237, for property located on the south side of Lugonia Avenue, west of the proposed Tennessee Street Freeway.

On motion of Councilman Miller, seconded by Councilwoman Grace, unanimous approval was given to the recommendation of the Planning Department.

7. Conditional Use Permit No. 233 - Wilson-Hill - Time Extension

That a time extension of one year, from April 1, 1976, to April 1, 1977, be approved for Conditional Use Permit No. 233, for property located on the easterly side of Terracina Boulevard and northerly of Laurel Avenue.

On motion of Councilwoman Grace, seconded by Councilman Miller, unanimous approval was given to the recommendation of the Planning Department.

8. Conditional Use Permit No. 236 - Karahalios and Stapakis - Time Extension

That a time extension of one year, from April 1, 1976, to April 1, 1977, be approved for Conditional Use Permit No. 236, for property located on the northwest corner of Brookside Avenue and Tennessee Street.

On motion of Councilman Miller, seconded by Councilman Elliott, unanimous approval was given to this recommendation of the Planning Department.

PLANNING COMMISSION RECOMMENDATIONS (Continued)

9. Tract No. 9005 - W. J. E. Corporation - Final Approval

All requirements as outlined in Council minutes dated May 20, 1975, having been complied with, it is the recommendation of the Planning Department that final approval be given for Tract No. 9005, located at Serpentine Drive and Palm Avenue extended. On motion of Councilwoman Grace, seconded by Councilman Miller, unanimous approval was given to this recommendation of the Planning Department.

Mr. Merritt read a letter from Danny V. Daniels and Paul Johnson requesting permission to conduct month Flea Markets in Redlands as an outdoor business on commercial property located on a five-acre plot near Sandy's Restaurant. The applicants stated that they have contacted the property owners in anticipation of leasing the property for this use.

The memorandum from Planning Director Schindler stated that the proposed use is in C-M Zone, which requires all uses be conducted within an enclosed building, with minor exceptions such as nursery plant, vehicle and equipment displays. The most similar use to that requested is described in the ordinance as an auction house. The department's concern, with respect to the request, involves the provision of adequate and improved off-street parking spaces, appropriate landscaping, and public services' facilities.

Mr. Schindler states that Ordinance No. 1000 makes no provision for the type of use requested, which is similar to a circus or carnival operation, and that these traditionally have been handled by the Council due to their temporary and transient nature. He added that no notice has been given to adjacent property owners.

Council discussed the matter with the applicants at length, and explained their concern with the dust problem, adequate clean-up, sanitary facilities, traffic and police problems, licensing and questioned the experience of the applicants.

Following further consideration, the use was approved for three months, subject to compliance with all applicable laws and ordinances, ingress and egress to be from Lugonia Avenue, and Police approval, with a review to be made in ninety days. On motion of Councilman Miller, seconded by Councilman Knudsen, the motion carried by the following roll call vote:

AYES: Councilmembers Knudsen, Miller, Elliott, Mayor DeMirjyn
NOES: Councilwoman Grace, as there were too many gray areas
ABSENT: None

-0-0-0-0-0-0-0-0-0-0-0-