

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, January 14, 2014, at 4:00 p.m. are as follows:

PRESENT: John James, Chairman
Carol Dyer, Vice Chairperson
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Ken Jeske, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Manuel Baeza, Principal Planner
Loralee Farris, Associate Planner

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

Chairman James called the meeting to order, and opened up the Public Comment period. All members were present.

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

II. CONSENT CALENDAR – None

III. OLD BUSINESS

A. **REDLANDS CHRISTIAN MIDDLE SCHOOL, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1018** to establish a private middle school and the construction of a 6,715 square foot building addition that would connect two existing structures and create a 15,178 square foot building, parking and landscaping improvements located at 251 Tennessee Street in the M-P (Planned Industrial) District.

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

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission continue the hearing on the Mitigated Negative Declaration and the Public Hearing for Conditional Use Permit No. 1018 to the March 11, 2014 Planning Commission Meeting.

Chairman James recused himself due to a conflict of interest on the following item.

IV. NEW BUSINESS

A. **WILLIAM C. BUSTER, APPLICANT** (PROJECT PLANNER: MANUEL BAEZA)

1. Consideration of recommendation to the City Council on a Mitigated Negative Declaration.
2. Determination of General Plan conformity for **Street Vacation No. 158** to vacate an unimproved portion of Valley View Drive and Valley Road located south of Margarita Drive and north of Palo Verde Drive in the R-E (Residential Estate) District.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Minor Subdivision No. 334 (Tentative Parcel Map No. 19412)** to reconfigure two (2) existing parcels totaling one (1) acre located south of Margarita Drive and north of Palo Verde Drive in the R-E (Residential Estate) District.

Vice Chairperson Dyer opened up the Public Hearing.

Mr. Con Oamek, Speaker Sign Up, expressed concern on the storm drainage and requested the City and developer to properly complete the termination of Valley View Drive as well as install curb and gutter.

Ms. Carole Oamek, Speaker Sign Up, stated the public uses their driveway daily to turnaround and consequently their driveway and the street in front of their driveway are torn up. Ms. Oamek encouraged the installation of a cul de sac to properly complete the termination of Valley View Drive.

Ms. Michele Derry, Speaker Sign Up, thanked staff for addressing her concerns and all of their hard work. Ms. Derry stated she was pleased with the proposed undergrounding of the storm drain, and requested that an arborist evaluate a large tree near the storm drain.

Mr. Charles Wilburn, resident, shared a video of the storm drain water flow from the rain in December, and expressed concern regarding the funding needed to adequately address the amount of water flowing through the storm drain. Mr. Wilburn requested a cul de sac to complete Valley View Drive.

Mr. Daniel Snyder, resident, expressed concern regarding the maintenance of the wash near Margarita Drive. He indicated the wash has not been maintained.

Vice Chairperson Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Hudson and carried on a 6-0-1 vote (Chairman James recused) that the Planning Commission recommend to the City Council approval of the Mitigated Negative Declaration for Street Vacation No. 157 and Minor Subdivision No. 334 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Hudson and carried on a 6-0-1 vote (Chairman James recused) that the Planning Commission approved Planning Commission Resolution No. 1231 determining that the vacation of Valley View Drive and Valley Road is in conformity with the City's General Plan and recommending approval to the City Council on Street Vacation No. 157.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Hudson and carried on a 6-0-1 vote (Chairman James recused) that the Planning Commission recommended to the City Council approval of Minor Subdivision No. 334; subject to the findings and Conditions of Approval.

Chairman James returned to the Commission.

Commissioner Rock recused herself due to a conflict of interest on the following item.

- B. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: ROBERT D. DALQUEST, AICP, MPA)
 - 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 **General Plan Amendment No. 130** regarding a comprehensive update to the Redlands General Plan Housing Element for the 2013-2021 planning period pursuant to Article 10.6 of the State Planning and Zoning Laws.

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

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 6-0-1 vote (Commissioner Rock recused) that the Planning Commission recommend to the City Council approval of the Negative Declaration for General Plan Amendment No. 130 (Housing Element Update), and direct staff to file and post a Notice of Determination in accordance with City guidelines.

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 6-0-1 vote (Commissioner Rock recused) that the Planning Commission approve Planning Commission Resolution No. 1246 and recommend that the City Council approve General Plan Amendment No. 130 (Housing Element Update).

- V. **ADDENDA – None**

VI. MINUTES

A. Minutes of December 10, 2013

MOTION

It was moved by Commissioner Frasher seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve the minutes of December 10, 2013.

VII. LAND USE AND CITY COUNCIL ACTIONS OF DECEMBER 17, 2013 AND JANUARY 7, 2014.

Chairman James inquired if there were any City Council Actions to report.

Director Orci stated there were no reportable City Council Actions.

VIII. ADJOURN TO JANUARY 28, 2014

Chairman James adjourned the meeting at 5:15 p.m. to the January 28, 2014 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director