

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 28, 2017, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Julie Rock, Commissioner
Patrick Wallis, Commissioner

ADVISORY STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner

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

(At this time, the Planning Commission will provide an opportunity for the public to address them on the subject, which is scheduled on this special meeting agenda. Please limit your comments to three (3) minutes.)

Chairwoman Dyer called the Planning Commission to order and opened the Public Comment period. There were no comments forthcoming and the Public Comment period was closed. All members were present with the exception of Vice Chairman Jeske who was excused.

I. CONSENT CALENDAR - None

II. OLD BUSINESS – None

III. NEW BUSINESS

A. **64 ALABAMA PARTNERSHIP, LP, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

Consideration of a Time Extension **for MINOR SUBDIVISION NO. 337** (Tentative Parcel Map 19465) to subdivide approximately 8.60 acres into three (3) parcels for a proposed 169,790 square foot industrial complex located at the southwest corner of Alabama Street and Park Avenue in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Wallis and carried on a vote of 6-0 (Vice Chairman Jeske absent) that the Planning Commission approve the extension of time to Minor Subdivision No. 337 (Tentative Tract Map 19465) does not require any further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Wallis and carried on

a vote of 6-0 (Vice Chairman Jeske absent) that the Planning Commission approve a one year extension of time for Minor Subdivision No. 337 (Tentative Parcel Map No. 19465), based on the facts and findings contained within the staff report.

B. ELECTRICARE INC., APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines.
2. **Conditional Use Permit No. 29 (Revision 3)** – To amend Conditional Use Permit No. 29 to construct three (3) carports equipped with solar panels, ranging in size from 1007 square feet to 1134 square feet in size, and totaling approximately 3,266 square feet in area, located in the parking lot and play area of an existing private school, located at 1650 Ford Street in the R-E (Residential Estate) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. John Black, representative, came forward to address the Planning Commission, and requested clarification on Condition of Approval No. 7.

Mr. Allan Johnson, Construction Supervisor, was available for any questions.

Mr. Eric, electrician, addressed the Planning Commission's questions.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Wallis, seconded by Commissioner Hudson and carried on a vote of 6-0 (Vice Chairman Jeske absent) that the Planning Commission determined that Conditional Use Permit No. 29 Revision 3 was categorically exempt from the California Environmental Quality Act, pursuant to Class 3 of Section 15303 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Wallis, seconded by Commissioner Hudson and carried on a vote of 6-0 (Vice Chairman Jeske absent) that the Planning Commission approve Conditional Use Permit No. 29 Revision 3 based on the facts and findings within this staff report, and subject to the Conditions of Approval, this includes the following revised Condition of Approval Nos. 7 and 8 as follows:

7. All new utilities shall be placed underground. Plans shall be submitted that detail the undergrounding of all on-site utilities, subject to review and approval by the Development Services Director, prior to issuance of building permits.
8. The applicant shall obtain approval of a lot line adjustment to merge APN 0176-031-44 and APN 0176-031-51 prior to receipt of final inspection ~~the issuance of a building permit.~~

C. **SAM-REDLANDS, LLC, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** for consideration of a recommendation to the City Council on a socio-economic cost-benefit study.
3. Consideration of a recommendation to the City Council on **Annexation No. 94** to direct staff to prepare a written letter of support for the annexation of Assessor Parcel Number(s) 0299-011-11 and 0299-011-12 from the unincorporated area of the County of San Bernardino into the boundaries of the City of Redlands comprising approximately 11.92 acres located in the unincorporated area of the County of San Bernardino north of Sylvan Boulevard and east of Wabash Avenue, at 988 N. Wabash Avenue.
4. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **Zone Change No. 454** to pre-zone approximately 11.92 acres proposed to be annexed from an unincorporated part of the County of San Bernardino) to Single Family Residential (R-1) District located north of Sylvan Boulevard and east of Wabash Avenue, at 988 N. Wabash Avenue (APNs: 0299-011-11 and -12).
5. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **Tentative Tract No. 19942** to subdivide approximately 11.97 acres into a thirty four (34) lot single family residential planned development and four (4) lettered lots for open space and water quality purposes; the property is located in the unincorporated area of the County of San Bernardino north of Sylvan Boulevard and east of Wabash Avenue (APNs: 0299-011-11 and -12).

Chairwoman Dyer opened the Public Hearing.

Mr. Pat Meyer, representative, gave a brief overview of the proposed project and confirmed they concurred with the condition of approvals.

Mr. Ray Dormay, representative, gave a brief overview of the proposed project and Master Craft's company vision.

Mr. Al Martini, real estate broker for the Diocese of San Bernardino, gave his support of the project and stated his confidence in Master Craft Homes.

Mr. Stephen Sermbe, Deacon from Holy Name of Jesus, confirmed his support of the proposed project.

Mr. Steven Hellerman, resident, expressed concern with the following:

- Height of the structures and would prefer lots 16-22 be single story.
- The ambiance of the neighborhood will change
- keep the orange trees
- crosswalk for the children

- parking for the parents of the school

Mr. Bruce Taylor, resident, expressed concern with the removal of the orange grove, the water flow, and lots 18-20 obstructing his view.

Mr. Meyer came forward to address the Commission, and stated they propose raising the pads on the south side of the project. Mr. Meyer explained the water drainage proposed, and confirmed the location of the crosswalk is under consideration with the school district. Mr. Meyer stated they would be willing to do a line of sight study to consider which lots would be appropriate to be single story.

Ms. Sharon Taylor, resident, expressed concern on safety, traffic and removal of the orange grove.

There was discussion on the crosswalk.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a vote of 4-0-2-1 (Commissioner Frasher and Commissioner Guzkowski abstained, and Vice Chairman Jeske absent) that the Planning Commission recommend that the City Council approve the Mitigated Negative Declaration for Annexation No. 94, Zone Change No. 454 and Tentative Tract Map No. 19942.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a vote of 4-0-2-1 (Commissioner Frasher and Commissioner Guzkowski abstained, and Vice Chairman Jeske absent) that the Planning Commission recommend that the City Council approve the Socio-Economic Cost Benefit Study for Annexation No. 94, Zone Change No. 454 and Tentative Tract Map No. 19942, as it has been determined that the proposed project would not create significant unmitigable physical blight or overburden public services in the community, because the mitigation measures for environmental impacts, described in the study, have been added to the project as Conditions of Approval.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a vote of 4-0-2-1 (Commissioner Frasher and Commissioner Guzkowski abstained, and Vice Chairman Jeske absent) that the Planning Commission adopt Resolution No. 1300, recommending that the City Council initiate proceedings for Annexation No. 94.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a vote of 4-0-2-1 (Commissioner Frasher and Commissioner Guzkowski abstained, and Vice Chairman Jeske absent) that the Planning Commission adopt Resolution No. 1301 and recommend that the City Council approve Zone Change No. 454.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a vote of 4-0-2-1 (Commissioner Frasher and Commissioner Guzkowski abstained, and Vice Chairman Jeske absent) that the Planning Commission adopt Resolution No. 1302 and recommend that the City Council approve Tentative Tract Map No. 19942, this includes the following revision to Condition of Approval No. 2, and added Condition of Approval Nos. 66, and 67 as follows:

2. Unless the Final Map is recorded, or a time extension is granted in accordance with Title 17 of the Redlands Municipal Code, this tentative tract map shall expire two years after the date of City Council approval.
 66. A dog waste bag dispenser and trash bin shall be installed at the entrance of the trail, as well as a sign urging the proper pick up and disposal of dog fecal matter.
 67. Prior to issuance of any building permits, the Developer shall prepare and submit a line of sight study to the Planning Division for review and approval. The study shall evaluate the sightlines toward the mountain top ridgelines toward the north, as viewed from the residential property to the south of the project site, to confirm which of the lots 18 to 21 will need to be limited to one-story single family residences.
- IV. ADDENDA – None
- V. MINUTES – None
- VI. LAND USE AND CITY COUNCIL ACTIONS ON JANUARY 17TH, FEBRUARY 7TH, AND FEBRUARY 21ST, 2017.

Chairwoman Dyer inquired if there were any City Council Actions to report.

Planning Manager Brian Foote stated there were a few actions to report. On January 17th the Redlands Supportive Housing Project was pulled from the agenda; and City Council reversed the Planning Commission's decision and approved the Public Accessory Parking Lot with conditions. On February 7th an ABC license for the Art Walk was approved; and Final Map No. 18988 was approved for Single Family Residential. On January 17th a Parcel Map located on the west side of Eureka Street between the I-10 and Stuart Avenue was approved.

- VII. ADJOURN TO MARCH 14, 2017

Chairwoman Dyer adjourned the meeting at 6:00 p.m. to the March 14, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

James Troyer
Development Services Director