

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 14, 2017, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner

ADVISORY STAFF James Troyer, Director of Development Services
PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner
Alex Perez, Junior 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 Commissioner Rock and Commissioner Wallis who were excused.

I. CONSENT CALENDAR - None

II. OLD BUSINESS - None

III. NEW BUSINESS

A. **ADRIAN-GAUS ARCHITECTS, INC., APPLICANT**
(PROJECT PLANNER: ALEX PEREZ)

Consideration of a fourth one (1) year Time Extension for **TENTATIVE TRACT MAP NO. 16878**, to extend the expiration date to April 5, 2018, for a subdivision of approximately 41.22 acres into seventy-six (76) residential lots and four (4) common lettered lots. The project site is located on the west side of Wabash Avenue, south of San Bernardino Avenue and north of Capri Avenue, in the Residential Estate (R-E) District (APN: 0168-132-05).

Chairwoman Dyer opened up the Hearing.

Ms. April Kaufman, representative, stated the applicant would like to move forward with the tentative tract map.

Chairwoman Dyer closed the Hearing.

The Commission discussed the item, and recommended the item be continued in order for the applicant to discuss design, the Water Quality Management Plan, and if they are in compliance with the current Municipal Code.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 5-0 (Commissioner Rock and Commissioner Wallis absent) that the Planning Commission continue the extension of time for Tentative Tract Map No. 16878 to the March 28, 2017 Planning Commission meeting to allow more time to update the Planning Commission's concerns.

B. **SMARTLINK ON BEHALF OF AT&T, APPLICANT** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1064** to construct a wireless telecommunications facility and replace a seventy three (73) foot high light pole, attach six (6) antennas and twelve (12) remote radio units (RRU's), and construct a one hundred twenty (120) square-foot addition to an existing storage building for use as an equipment enclosure. The project site is within the Redlands Community Park located at 1500 Church Street (APN: 0167-161-06), in the Open Land (O) District.

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

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 5-0 (Commissioner Rock and Commissioner Wallis absent) that the Planning Commission table the item to allow additional time for the Quality of Life and the applicant to come to terms on the lease agreement.

Commissioner Hudson recused herself due to a conflict of interest.

C. **PARADOX CHURCH, APPLICANT** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1063** to establish a new religious place of worship within an existing commercial building, totaling 4,160 square-feet of floor space, to include related activities such as live entertainment and events. Proposed hours of operation would vary each day, and the business would be open seven days a week. A parking agreement between the applicant and Centennial Plaza (located at 101 E. Redlands Blvd.) will provide for approximately 160 parking spaces on Saturdays. The project site is located at 205 E. State Street in the General Commercial (C-3) District.

Chairwoman Dyer opened up the Public Hearing.

Development Services Director James Troyer stated the City Council has given staff direction to do a Downtown Parking Study with a global view of the City's parking. The study would not restrict any future businesses in the downtown.

Mayor Paul Foster came forward to address the Planning Commission on the Downtown Parking Study. Mayor Foster said the study will be a comprehensive study which includes an inventory of available parking in the City as one of the components. The study will begin to address the parking downtown and propose alternatives for the City Council to consider and will decide whether to redirect resources and time.

Mr. Craig Hadley, pastor, stated they are agreeable with the continuance and will work with staff on the proposal.

Mr. Todd Underwood, Redlands Chamber of Commerce, recommended the Planning Commission deny the project due to the lack of downtown parking. Parking has been an issue for years and the addition of hundreds of parishioners and the parking needed will increase the parking issues.

Ms. Sandy Davies, Redlands Art Association, stated they are open seven (7) days a week and parking is already an issue. Due to the lack of parking many parents drop the children off and staff runs out to the street to retrieve them. Art classes will be disrupted with the church music, noise and parking.

Ms. Erika Eubanks, Jax Toy business owner, confirmed parking is their number one priority. Market night impacts their business as it is, and the church will increase her parking concerns even more.

Mr. Michael Eubanks, Jax Toy business owner, stated that parking has been a problem since 1956. The proposed church will swallow up the available downtown parking. The Saturday Market takes up the parking on Saturdays, this is not the right location for the church.

Mr. Shane Sowers, speaker, confirmed his opposition on the project. Mr. Sowers stated he lives and works at the Fox Theatre and witnesses' people parking wherever they choose.

Mr. Paul Emerson, business owner, mentioned there are two (2) new restaurants that will need forty (40) to eighty (80) parking spaces downtown and the shops are in competition for parking. Mr. Emerson stated there are previous studies that were conducted in the past, and recommended the City pull the previous records.

Mr. Billy Hage, State Street restaurant owner, opposed the proposal and expressed concern on parking.

Ms. Rebecca Behunan, Sweet Memories business owner, stated the parking has always been a problem. A church going into the downtown will not be a part of the downtown ambiance.

Ms. Monica De La Paz, Fleur De Lis Gift and Home business owner, said that businesses are closing on State Street due to the lack of parking, retail stores are losing out on business. State Street is not the right location for a church.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 4-0 (Commissioner Hudson recused, Commissioner Rock and Commissioner Wallis absent) that the Planning Commission table the item.

IV. ADDENDA - None

V. MINUTES

A. Minutes of the January 24, 2017 Planning Commission

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 4-0 (Commissioner Hudson recused, Commissioner Rock and Commissioner Wallis absent) that the Planning Commission approved the minutes of January 24, 2017 Planning Commission.

B. Minutes of the February 28, 2017 Planning Commission

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher and carried on a vote of 4-0 (Commissioner Hudson recused, Commissioner Rock and Commissioner Wallis absent) that the Planning Commission approved the minutes of February 28, 2017 Planning Commission.

VI. LAND USE AND CITY COUNCIL ACTIONS ON MARCH 7th, 2017.

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

Director Troyer confirmed there were no actions to report.

VIII. ADJOURN TO MARCH 28, 2017

Chairwoman Dyer adjourned the meeting at 4:45 p.m. to the March 28, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

James Troyer
Development Services Director