

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 28, 2015, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner
Patrick Wallis, Commissioner

ADVISORY STAFF Oscar W. Orci, Development Services Director
PRESENT: Sean P. Kelleher, Associate 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. All members were present with the exception of Commissioner Hudson.

Mr. Albert Kelley, stated he is representing the Quan Am Buddhist Meditation Center in Redlands. Mr. Kelley confirmed he had gone to a meeting in Yucaipa and they are proposing a development that will block an easement and land lock to the center's property. Mr. Kelley said they have a two week extension to regain the right of way of the property. Mr. Kelley stated the Center had been robbed of a three hundred year old Temple Bell and when they had called the Redlands Police Department they were referred to the Yucaipa Sheriff's department because the address had been changed. He requested assistance from the City of Redlands.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **FRANK MISTRETTA FAMILT TRUST, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider **Variance No. 773** from Section 18.144.200(B) of the Redlands Municipal Code to waive the requirement to develop a minimum of five percent (5%) of the gross land area in common, landscaped, recreational open space for a proposed planned residential development on property with an average slope of more than fifteen percent.

4. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1036** for a planned residential development containing twenty four (24) single family residential lots and three (3) lettered lots for open space purposes on approximately 181.82 acres located south of Highview Drive and east of South Lane in the A-1 (Agricultural) District.
5. **PUBLIC HEARING** to consider **Tentative Tract No. 18845** to subdivide approximately 181.82 acres into twenty four (24) single family lots for a planned residential development and three (3) lettered lots for open space purposes located south of Highview Drive and east of South Lane in the A-1 (Agricultural) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Pat Meyer, representative, gave a brief overview and presentation on the proposed project.

There was discussion from the Planning Commission.

Mr. Pete Dangermond (Speaker Sign-Up) gave a brief overview of the proposed project.

Ms. Susan Finsen (Speaker Sign-Up) confirmed her opposition of any development in Live Oak Canyon. Ms. Finsen stated the Environmental Impact Report (EIR) is outdated due to existing climate changes. Ms. Finsen said she is raising funds to purchase the property from the Mistretta family. Ms. Finsen expressed concern on the following:

- Existing Artifacts
- Destruction of flora and fauna
- Constructing homes in the canyon will destroy the canyon

Mr. Kelley (Speaker Sign-Up) commended the Redlands Conservancy, Mr. Meyer, and the Mistretta family on their efforts. Mr. Kelley stated he had seen the Geoglyph in the seventies. Mr. Kelly suggested staff conduct current biological studies on the project.

Ms. Amanda Frye (Speaker Sign-Up) expressed concern on traffic and safety. Ms. Frye stated there is a dedicated bridle path on the property and confirmed the Yucaipa Historical Museum has a display of the Geoglyph. Further she said the Socio Economic Cost Benefit Study was completed in the year 2006 prior to the recession. Ms. Frye expressed concern with the project's water use.

Ms. Joanne Lassalle, resident, inquired if the project could be approved without a guaranteed source of water.

Mr. Tim Green, VP of Western Heights Water Company, confirmed they have plenty of water and it is not an issue at this time. Western Heights may have restrictions in the future; at this time they encourage water conserve conservation.

Mr. Stephen Rogers (Speaker Sign-Up) said the stipulated judgements should have been acted on within two years. He indicated that the Conservancy is the middle man for the City to pay for the property to use as a park. Mr. Rogers stated the project is a clear violation of the California Environmental Quality Act (CEQA) and the cul-de-sac is

too long for fire access.

Mr. Meyer stated the projects mitigation measures require subsequent biological studies. The cul-de-sac connects with Freya Dr. and there is emergency access. The project was analyzed in the EIR's Alternative Section and was deemed to be the environmentally superior project.

The Planning Commission expressed concern and discussed the following:

- Dry sewers
- Basins, and Septic Systems
- Street improvements
- Geo Glyph
- Drought tolerant Landscaping, cut and fill
- Western Heights' future water guidelines and restrictions
- Specific recommendations from the Fire Department
- Cost Benefit Analysis form dates

Mr. Don Young, Engineering Manager, clarified the Dry Sewer, Basins and Septic Systems and Water Restrictions and Landscaping.

Chairman Dyer confirmed there were two letters of opposition, one from Ms. McLemore and one from Ms. Pamela Smyth.

Chairman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Hudson absent) to continue the Public Hearing on the Notice of Exemption, Socio Economic/Cost Benefit Study, Variance No. 773, Conditional Use Permit No. 1036, and Tentative Tract No. 18845 to the May 26, 2015 Planning Commission meeting.

VII. LAND USE AND CITY COUNCIL ACTIONS FOR APRIL 21, 2015.

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

Director Orci stated there were no reportable actions.

VIII. ADJOURN TO MAY 12, 2015

Chairwoman Dyer adjourned the meeting at 5:20 p.m. to the May 12, 2015 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director