

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 24, 2016, 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: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Ruth Lorentz, 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.

II. CONSENT CALENDAR – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **RICHARD BROWN, APPLICANT**
(PROJECT PLANNER: RUTH LORENTZ)

Consideration of a second one-year Time Extension for **Tentative Tract Map No. 17675** to subdivide 6.3 gross acres into eleven (11) lots for property located on the west side of Sunnyside Avenue and north side of Cypress Avenue in the R-S, Suburban Residential District. The site is identified as Assessor's Parcel Numbers (APN) 0172-231-03, -04, and -05.

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

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 6-0 (Vice Chairman Jeske absent) that the extension of time to Tentative Tract Map No. 17675 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 Guzkowski, seconded by Commissioner Hudson and carried on a vote of 6-0 (Vice Chairman Jeske absent) to approve a one year extension of time for Tentative Tract Map No. 17675, to expire on September 26, 2017, based on the findings and subject to the Conditions of Approval.

B. **REDLANDS-PENNSYLVANIA, LLC, APPLICANT** (PROJECT PLANNER: ROBERT D. DALQUEST, AICP)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **General Plan Amendment No. 135** to amend the General Plan land use designation of approximately 4.95 acres from Parks/Golf Courses to Very-Low-Density Residential (0 to 2.7 dwelling units per gross acre), located on the southerly side of San Bernardino Avenue between Judson Street and Dearborn Street.
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Agricultural Preserve Removal No. 121** to remove 4.95 acres from the City-designated agricultural preserve, located on the southerly side of San Bernardino Avenue between Judson Street and Dearborn Street.
5. **PUBLIC HEARING** to consider a recommendation to the City Council on **Zone Change No. 457** to rezone approximately 4.95 acres from the A-1 (Agricultural) District to the R-E (Residential Estate) District, located on the southerly side of San Bernardino Avenue between Judson Street and Dearborn Street.
6. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 1047** to allow a planned residential development consisting of sixty-seven (67) lots for single family dwellings and ten (10) lettered lots for open space purposes on 24.87 acres, located on the southerly side of San Bernardino Avenue between Judson Street and Dearborn Street, in the R-E (Residential Estate) District and the A-1 (Agricultural) District.
7. **PUBLIC HEARING** to consider a recommendation to the City Council on Tentative Tract No. 19975 to subdivide approximately 24.87 acres into sixty-seven (67) lots for a planned residential development and ten (10) lettered lots for open space purposes, located on the southerly side of San Bernardino Avenue between Judson Street and Dearborn Street, in the R-E (Residential Estate) District and the A-1 (Agricultural) District.

Chairwoman Dyer opened up the Public Hearing.

Assistant Director Robert Dalquest gave an overview and presentation on the proposed project. Assistant Director Dalquest stated that Mr. Pete Pitassi will give an overview of the project.

Mr. Pete Pitassi, Diversified Pacific Principal, gave an overview of the proposed project. Mr. Pitassi stated that Mr. Pat Meyer from Urban Environs will give an overview and presentation of the proposed project to the Planning Commission.

Mr. Pat Meyer, Urban Environs, gave a presentation on the proposed project.

Concerns and recommendations from the Planning Commission are as follows:

- Install a play area for the children for the tract within a half mile
- Pursue a good faith agreement between the developer and the school district to use the school playground
- Install sidewalks on the North Side of San Bernardino Avenue
- The proposed grove dedicated to the city is similar to a Transit Density Rights (TDR)
- One story homes are in short supply
- Inquired if purple pipe is available
- The trend of the definition of “open space”
- The flowering trees and flowers in the front yard selection, will be dormant part of the year. Recommended using other drought tolerate plants that are low water use and don't have the tendency to go dormant part of the year.
- Educate the citizens on drought tolerate restrictions
- Planning Commission requested a training session on the State of California Water regulations
- Camphor's are extremely destructive trees

Mr. Scott Rice, landscape architect, confirmed the model landscaping pallet and water use is extremely decreased with the States parameters, and confirmed there is not much flexibility. Mr. Rice stated they will add root barriers to contain the possible destruction of the Camphor's.

Mr. Ted Gablin, Redlands Airport Association, stated the proposed project is in the Redlands Airport Compatibility Plan, and should be reviewed by the airport. Coffman and Associates confirmed that the City is not up to date on the evaluation criteria, which includes noise, land use safety, and to protect airspace.

Assistant Director Robert Dalquest confirmed that a disclosure is in the Quality of Life's conditions of approval. The Airport Land Use Compatibility Plan is not out of date and is a

resource to follow. The land use analysis includes 29 items and 16 were deficient which were administrative in nature.

Mr. James Hoyt, resident, confirmed the flight pattern passes directly over the properties mentioned. When taking off for flight there is considerable noise that goes directly over the proposed properties mentioned.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 4-2 (Vice Chairman Jeske absent, Commissioner Rock and Commissioner Wallis opposed) that the Planning Commission recommend that the City Council approve the Mitigated Negative Declaration for General Plan Amendment No. 135, Agricultural Preserve Removal No. 122, Zone Change No. 457, Conditional Use Permit No. 1047, and Tentative Tract Map No. 19975.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 6-0 (Vice Chairman Jeske absent) that the Planning Commission recommend that the City Council approve the Socio-Economic Cost/Benefit Study for Conditional Use Permit No. 1047 and Tentative Tract Map No. 19975, as it has been determined that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 4-2 (Vice Chairman Jeske absent, Commissioner Rock and Commissioner Wallis opposed) that the Planning Commission approve Resolution No. 1283 and recommend that the City Council approve General Plan Amendment No. 135.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 4-2 (Vice Chairman Jeske absent, Commissioner Rock and Commissioner Wallis opposed) that the Planning Commission approve Resolution No. 1284 and recommend that the City Council approve Agricultural Preserve Removal No. 122.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 4-2 (Vice Chairman Jeske absent, Commissioner Rock and Commissioner Wallis opposed) that the Planning Commission approve Resolution No. 1285 and recommend that the City Council approve Zone Change No. 457.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 4-2 (Vice Chairman Jeske absent, Commissioner Rock and

Commissioner Wallis opposed) that the Planning Commission approve Resolution No.1286 and recommend that the City Council approve Conditional Use Permit No. 1047.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a vote of 4-2 (Vice Chairman Jeske absent, Commissioner Rock and Commissioner Wallis opposed) that the Planning Commission approve Resolution No. 1287 and recommend that the City Council approve Tentative Tract Map No. 19975.

This includes the following modified Conditions of Approval:

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Commissioner Guzkowski and Commissioner Wallis recused themselves due to a conflict of interest.

V. ADDENDA

A. **PROPERTY ONE, LLC, APPLICANT** (PROJECT PLANNER: ROBERT D. DALQUEST AICP)

Significant Project Presentation concerning Revision No. 3 to Conditional Use Permit 905 to revise an approval for a 149,800 square foot commercial center on 13.2 acres to an 88,075 square foot commercial center on 10.42 acres consisting of a 61,942 square foot building containing three (3) major tenant spaces and five (5) out-parcel buildings with a potential of 26,133 square feet for retail and restaurant uses located in the TC (Town Center) District of the Downtown Specific Plan on the west side of Eureka Street, between the Interstate 10 Freeway and Stuart Avenue.

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

Assistant Director Dalquest gave a brief overview of the project and introduced Mr. Michael Stevens from the DLR Group. Assistant Director Dalquest stated Mr. Stevens will give a Significant Project Presentation to the Planning Commission.

Mr. Stevens, DLR Group architect, gave a presentation on the significant project to the Planning Commission.

Chairwoman Dyer shared her comments, recommendations and concerns on the project as follows:

- Recommended double access to the shopping center with an urban setting that is pedestrian friendly, similar to Orange and State Streets.
- Retaining walls and fencing divides the property, and does not provide access for pedestrians. It is predominately accessible by vehicles.

- Grass landscaping; is not drought tolerant. Building setbacks; are a wasteful use of space. Meandering sidewalks are not urban.
- There is no connection from the North Side and the South Side for the residents until you get to Building G. Would like the setting to be more inviting.
- Good circulation within the center although the center is turning their back to the street. Need an entrance statement that is strong architecturally, the seating area and water features should have an urban look. It is an urban destination and needs to be treated that way, with straight sidewalks and the buildings pushed out to the right of way. Should also have some way of connecting it across Eureka Street. There should be a crosswalk every six hundred feet with lights to connect both sides of the street.
- The Kirkorian Theatre is a big draw
- Elements in the patio need to be clearly designed.
- The storefront appearance is excellent and reflects the architectural heritage, history, and packing house theme, and has a similar look as Joe Greensleeves; then it turns into a suburban shopping center, denying the fact that it is an urban style downtown, where it should emphasize and embrace the urban style.
- Recommended straight sidewalks, not meandering suburban sidewalks, and steps to lead to each building for access. The suburban sidewalks go nowhere.
- Buildings should be inviting for the community without setbacks, the elements need to be clarified and designed.
- Recommended a large tower elevated to be seen from the freeway with directional signage incorporated in order to integrate historical sites such as Smiley Library etc. A V shape monument sign does not create an entrance way to the city or give the identity that the City is trying to achieve.
- Provide more information on the store front signage

Commissioner Frasher shared his comments, and recommendations on the project as follows:

- The retaining walls are not welcoming
- Requested clarification if the stairways would create an issue with ADA
- Recommended an entrance way with a water tower, archways and ornamental citrus

Commissioner Hudson shared her comments, and recommendations on the project as follows:

- Love the brick buildings, mentioned the design is sterile and needs a warmer look to be more inviting especially for the North Side

- The center should be more walkable

Commissioner Rock shared her comments, and concerns on the project as follows:

- Kudos on the architecture
- Concern with the north east corner being all parking for the people coming off of the freeway and suggested to relieve the area with a tower to punch up the north east corner
- The center is the first thing people see coming off the freeway, and it should welcome people into the city

Mr. Ron Running, Redlands Area Historical Society, stated the architecture is great and concurred with the Planning Commission's comments.

Commissioner Wallis returned to the Planning Commission.

VI. MINUTES - None

VII. LAND USE AND CITY COUNCIL ACTIONS ON MAY 17th, 2016.

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

Assistant Director Dalquest stated there were no reportable actions.

VIII. ADJOURN TO JUNE 14, 2016

Chairwoman Dyer adjourned the meeting at 6:25 p.m. to the June 14, 2016 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director