

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 26, 2017, at 4:00 p.m.:

PRESENT: Carol Dyer, Chairwoman
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner
Judith Battey, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Troy Clark, Senior Planner
Alex Perez, Junior Planner

1. 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 Public Comments forthcoming and the Public Comment Period was closed. All members were present with the exception of Vice Chairman Jeske and Commissioner Hudson who were excused.

2. CONSENT CALENDAR - None

3. OLD BUSINESS

A. **CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT**
(PROJECT PLANNER: TROY CLARK)

1. **PUBLIC HEARING** to consider a recommendation to adopt the Redlands General Plan Update 2035.
2. Consideration of a recommendation to adopt the Redlands Climate Action Plan created in conjunction with the Redlands General Plan 2035 update.
3. Consideration of a recommendation of approval and certification of the Final Environmental Impact Report for the General Plan Update 2035 and the Climate Action Plan, Findings of Fact, and Statement of Overriding Considerations as required by the California Environmental Quality Act (CEQA).

Chairwoman Dyer opened up the Public Hearing.

Mr. Troy Clark, Senior Planner, gave a brief overview and presentation.

Mr. Steve Rogers, Church Street, stated the infrastructure has not been addressed, and the Redlands Railroad was not included in the draft. Mr. Rogers said that Caltrans requested an update on the Traffic Impact Analysis.

Ms. Debra Biddick, resident, confirmed she had turned in a letter of her concerns and said the City should consider the neighbors on the eastern end of the City. Ms. Biddick shared some pictures of 7-W's site.

Ms. Annette Gregory, resident, expressed concern with noise and how Seven W is out of compliance. Ms. Gregory stated 7-W has deliveries at all hours through the night and asked the Commission not to add to the existing problems.

Mr. Martin Stratte, Gresham, Savage, Nolan and Tilden representative for Seven W, said he was not aware of any code violations, that the company doesn't have many employees. Mr. Stratte confirmed his support on the re-designation.

Ms. Joyce Micallef, Citizen's Advisory Committee representing the Crafton area, stated that the majority in the citizen's survey said that maintaining orange groves and preserving open space was very important. Ms. Micallef asked which maintains the citizen's views, maintaining the current boundary or moving the boundary to allow development.

Mr. Mike Micallef, resident, confirmed that buffer zones have a tendency to add additional buffer zones. Mr. Micallef requested to retain the buffer zone as it was at its lowest density.

Mr. Bert Marchom, resident, confirmed he had delivered a letter with his concerns. Mr. Marchom inquired if the City was eliminating the potential to get a general plan amendment and a zone change to have higher density with residential. Mr. Marchom stated there is a good chance that the orange groves will not be there due to the citrus greening disease.

Ms. Wendy Rea, Director of the Alliance of Mill Creek, stated there is an excellent opportunity for the agriculture and the only regret is what we fail to preserve. It is agriculture and to consider that open space cannot be returned and requested the City maintain the agricultural boundary as much as possible, like the original boundary. Ms. Rea requested the City to consider the needs of the many versus the short term needs of the few.

Mr. David Hazecamp, resident of High Avenue, stated his neighborhood has historical homes and one home burnt down. The owner has plans submitted to the City and the plans look like a 1980's ranch style home and does not fit in with the style of homes in the neighborhood. All the homes on High Avenue are built before the 1920's. Mr. Hazecamp requested the Commission not allow the home to be built as proposed.

The Commission discussed the General Plan update.

Commissioner Rock stated she will recuse herself on the Transit Village Overlay of the project, due to a conflict of interest.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Battey and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission adopt Resolution No. 1326 recommending to the City Council approval of the Findings of Fact and Statement of Overriding Consideration in accordance with Sections 15091, 15092, and 15093 of the California Environmental Quality Act, and certification of the Final Environmental Impact Report.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission adopt Resolution No. 1327 recommending to the City Council adoption of the updated General Plan excluding the Transit Village Overlay and all associated policies with the transit villages, with the following change(s):

- a. General Plan Amendment No. 131 shall be not be included in the land use changes for the update and the property shall remain Light Industrial.
- b. The 46.4 acres of the property owned by Seven W Enterprises Inc. that is presently designated as "Flood Control / Construction Aggregate Conservation / Habitat Preservation" and proposed to be designated as "Light Industrial" shall be designated as "Open Space" instead.

Commissioner Rock recused herself due to a conflict of interest.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Guzkowski and carried on a vote of 4-0-1 (Vice Chairman Jeske and Commissioner Hudson absent, and Commissioner Rock recused) that the Planning Commission adopt Resolution No. 1339 recommending to the City Council the incorporation of the Transit Village Overlay and all associated policies into the updated Redlands General Plan.

Commissioner Rock rejoined the Commission.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission adopt Resolution No. 1328 recommending to the City Council adoption of the Climate Action Plan.

4. NEW BUSINESS

A. **VERIZON WIRELESS** (PROJECT PLANNER: ALEX PEREZ)

1. Consideration of a Notice of Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1074** to construct a seventy foot (70') tall wireless telecommunications tower, designed as a monopine, within a 240 square-foot lease area enclosed within an existing six foot (6') tall block wall located at 1950 West Park Avenue (APN: 0292-153-40) in the EV/IC (Commercial/Industrial) District of East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Public Hearing.

Ms. Alex Perez, Junior Planner, gave an overview and presentation on the proposed project.

Ms. Maryann Neward, Verizon representative, came forward to address the Commission, and confirmed they can make the monopine wider at the bottom and narrowing towards the top.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission moved to determine that Conditional Use Permit No. 1074 was exempt from the California Environmental Quality Act, pursuant to Section 15303 of the CEQA Guidelines for new construction of small structures.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission adopt Resolution No. 1330 approving Conditional Use Permit No. 1074 based on the findings contained in the staff report, and subject to the conditions of approval, this includes the added Condition of Approval No. 18 as follows:

18. The branch foliage shall vary in size, length and angle to avoid rigid symmetry and shall be designed to allow for a natural appearance with a pyramidal pine tree shape.

B. HARCOURTS AND FREEMAN (BRAD FREEMAN)
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act and Section 15074 of the CEQA Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study.
3. Consideration of a recommendation to the City Council on **Commission Review and Approval No. 890** to construct a 9,990 square foot child care center, with a 13,500 square foot outdoor play area, located at 1035-1045 Parkford Drive (APN: 0174-143-07) within the C-4 (Highway Commercial) District.
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 1061** to construct a 5,000 square foot multi-tenant retail building, to include one drive-through restaurant located at 1035-1045 Parkford Drive (APN: 0174-143-07) within the C-4 (Highway Commercial) District.
5. **PUBLIC HEARING** to consider a recommendation to the City Council on **Sign Conditional Use Permit No. 20** to construct a one hundred twenty (120) foot tall freeway-oriented sign, with a total of

200 square feet of sign area, located at 1035-1045 Parkford Drive (APN: 0174-143-07) within the C-4 (Highway Commercial) District.

6. **PUBLIC HEARING** to consider a recommendation to the City Council on **Sign Conditional Use Permit No. 21** to establish a Uniform Sign Program for a 6.13 acre unified center (APN: 0174-143-06 and APN: 0174-143-07).

Chairwoman Dyer opened up the Public Hearing.

Ms. Lorelee Farris, Principal Planner, gave an overview and presentation on the proposed project.

The Commission discussed and expressed concern on the following:

- Air quality modeling in the Health Risk Assessment and locating sensitive receptors in proximity to a freeway
- The utilization of air filtration systems to further mitigate diesel particulates
- Possible health effects concerning children near to a freeway
- Traffic and Level of Service (LOS) of F at nearby intersections and the mitigation needed to reduce the project's impact
- Square footage of the proposed child care center and capacity of facility
- Landscaping and the removal and replacement of trees
- Freeway signage

Mr. Brad Freeman, Applicant, provided an overview of the layout of the site, anticipated tenants, explained that the occupancy of the child care center is 175 children at the site, detailed the staggered pick-up and drop-off times, and discussed the arborist report for the trees.

Mr. John Dodson, Project Architect, explained the design of the drive-through, the construction plans for the project, and the re-alignment of the parking lot.

Mr. Vince Mirabella, Air Quality Consultant with First Carbon Solutions, explained the conservative assumptions taken, the modeling used, and the results of the Health Risk Assessment.

Mr. Zawwar Saiyed, Senior Transportation Engineer with Linscott, Law and Greenspan, addressed the Commission on traffic, level of service, and the ingress and egress at the site.

Mr. Gary Quiel, Quiel Brothers Signs, stated there are extenuating circumstances to have the sign at the proposed height to have visibility prior to the long off-ramps.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher and

carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) that the Planning Commission continue the proposed project to the October 24, 2017 Planning Commission meeting.

5. ADDENDA

A. **NEWLAND HOMES**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

A significant project presentation for proposed Tentative Tract Map No. 20126 to subdivide approximately 40 acres into 103 residential lots for future single family development. The project site is located on the north side of Lugonia Avenue, approximately 400 feet east of Judson Street, and on the south side of Pennsylvania Avenue (APNs: 0168-161-04, -05, -06, -07).

Mr. Brian Foote, Planning Manager, stated Newland Homes will provide a brief overview and presentation on the proposed project.

Mr. Bryan Avilla, Newland Homes representative, gave a brief overview and presentation on the proposed project.

The Planning Commission suggested the following:

- Recommended shade sails for the children in the common areas.
- Requested that Pennsylvania Avenue have a striped and designated crosswalk with a flashing light for the children to cross safely to Judson Brown Elementary.
- Encouraged alternatives on the garage doors.

6. MINUTES

A. Approval of the Planning Commission meeting minutes for August 8, 2017.

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski, and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Hudson absent) to approve the August 8, 2017, Planning Commission minutes.

7. LAND USE AND CITY COUNCIL ACTIONS OF SEPTEMBER 19, 2017.

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

Mr. Brian Desatnik, Director, stated that the Liberty Lane project was approved, as well as the Historic Context Statement, and the amendment to the Purchase and Sale Agreement with the City and Brixton Capital on the Redlands Mall.

8. ADJOURN TO OCTOBER 10, 2017

Chairwoman Dyer adjourned the meeting at 7:20 p.m. to the October 10, 2017, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director