

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on December 19, 2016 at 9:00 a.m.

PRESENT Loralee Farris, Development Services
Chris Catren, Police Department
Jeff Frazier, Fire Department
Don Young, Municipal Utilities and Engineering
Will Hamilton, Quality of Life

STAFF Emily Elliott, Senior Planner
PRESENT Marie Gilliam, Contract Planner

STAFF None
ABSENT

I. ATTENDANCE

Ms. Loralee Farris called the meeting to order at 9:01 a.m.

II. APPROVAL OF MINUTES

A. Minutes of November 7, 2016

MOTION

The minutes of the November 7, 2016 meeting were approved with a motion from Mr. Chris Catren and a second from Mr. Jeff Frazier. Mr. Will Hamilton abstained.

B. Minutes of December 5, 2016

MOTION

The minutes of the December 5, 2016 meeting were approved with a motion from Mr. Don Young and a second from Mr. Frazier. Mr. Hamilton and Mr. Catren abstained.

III. OLD BUSINESS

A. SAM-REDLANDS LLC, MASTERCRAFT HOMES GROUP, APPLICANT (PROJECT PLANNER: MARIE GILLIAM)

1. A recommendation to the Planning Commission and City Council on the appropriate environmental process and socio-economic cost/benefit impacts for the following project:
2. **Annexation No. 94** to initiate proceedings 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.

3. **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).
4. **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).

Ms. Farris opened up the Hearing.

Mr. Steven Hellerman, resident, stated he would be writing to the Planning Commission on the Height and Density of the units zoned for 30 feet on the following matters:

- 2-story homes will block his view.
- He also voiced his discontent with the nature trail which comes to an end at the retaining wall. He suggested the trail continue beyond the boundaries of the project.

Ms. Farris closed the Hearing.

MOTION

It was moved by Mr. Catren, seconded by Mr. Frazier, and carried on a 4-0 vote (Mr. Hamilton abstained) that the Environmental Committee found that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the mitigation measures have been added to the project.

IV. NEW BUSINESS-None

V. COMMUNICATION/INFORMATION

Ms. Emily Elliott provided an update on the Mitigated Negative Declaration for the Zanja Trail and Greenway Project. The applicant decided to fence off Wabash so the trail will not continue, therefore the Mitigation measure is not needed.

VI. PUBLIC COMMENT PERIOD

Ms. Farris opened the Public Comment period. There were no Public Comments forthcoming and the Public Comment period was closed.

VI. ADJOURNMENT OF THE MEETING TO TUESDAY, JANUARY 3, 2016

The meeting adjourned at 9:16 a.m. to the next regularly scheduled Environmental Review Committee meeting of January 3, 2017.

Respectfully submitted,

Viviane Sierra-Ayon
Senior Administrative Assistant

Loralee Farris
Principal Planner