

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, November 22, 2016, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Conrad Guzkowski, Commissioner
Jan Hudson, Commission
Julie Rock, Commissioner

ADVISORY STAFF James Troyer, Interim Development Services Director
PRESENT: Lorelee Farris, Principal Planner
Emily Elliott, Senior Planner
Sean Reilly, 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 Frasher and Commissioner Wallis who were excused.

Mr. James Reed, resident, expressed concerns with the lighting and noise of a basketball court being installed behind his residence.

Interim Development Services Director James Troyer requested staff follow up on Mr. Reed's concerns.

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **LARRY JACINTO, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** for consideration of a recommendation to the City Council on a socio-economic cost-benefit study.
3. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **Annexation No. 92** to initiate proceedings for the annexation of approximately 18.54 acres from the unincorporated area of the County of San Bernardino into the boundaries of the City of Redlands located at the northeast corner of Highland Avenue and Wabash Avenue.

4. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **General Plan Amendment No. 134** to amend the General Plan land use designation of approximately 18.54 acres within the City of Redlands' Sphere of Influence from Rural Living (0.4 units per gross acre) to Very-Low-Density Residential (0 to 2.7 dwelling units per gross acre) located at the northeast corner of Highland Avenue and Wabash Avenue.
5. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **Zone Change No. 450** to pre-zone approximately 18.54 acres proposed to be annexed from an unincorporated part of the County of San Bernardino) to Residential Estate (R-E) District located at the northeast corner of Highland Avenue and Wabash Avenue.
6. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **Tentative Tract No. 19956** to subdivide approximately 18.54 acres into forty (40) single family residential lots and two (2) lettered lots located at the northeast corner of Highland Avenue and Wabash Avenue.

Chairwoman Dyer opened up the Public Hearing.

Mr. Pat Meyer, representative, gave a brief overview and presentation of the proposed project. Mr. Meyer requested a revision to the language on Condition of Approval No. 12 to allow the resident to build a wall.

Mr. Paul Teeter, resident, stated he had submitted a letter requesting three (3) rows of orange groves included in the landscaping, and to design larger lots with less units.

Mr. Steve Hellerman, resident, said Crafton School will have impacts with additional traffic and safety and expressed concerns with traffic during and after construction; and recommended less units on the development.

Mr. Sean Birch, STB Architects, gave a brief overview of the landscaping and confirmed the landscaping will have a natural foothill streambed theme, with a natural look and feel.

Chairwoman Dyer closed the Public Hearing.

MOTION

The Planning Commission deferred the Mitigated Negative Declaration for Annexation No. 92, General Plan Amendment No. 134, Zone Change No. 450 and Tentative Tract Map No. 19956 to the City Council.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 4-1 (Commissioner Rock opposed, Commissioner Frasher and Commission Wallis absent) that the Planning Commission recommend that the City Council approve the Socio-Economic Cost Benefit Study for Annexation No. 92, General Plan Amendment No. 134, Zone Change No. 450 and Tentative Tract Map No. 19956, as it had been determined that

the proposed project would not create significant unmitigable physical blight or overburden public services in the community, because the mitigation measures for environmental impacts, described in the study, had been added to the project as Conditions of Approval.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission adopt Resolution No. 1294, recommending that the City Council initiate proceedings for Annexation No. 92.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission adopt Resolution No. 1295 and recommend that the City Council approve General Plan Amendment No. 134.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission adopt Resolution No. 1296 and recommend that the City Council approve Zone Change No. 450.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 4-1 (Commissioner Guzkowski opposed, Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission adopt Resolution No. 1297 and recommend that the City Council approve Tentative Tract Map No. 19956.

This includes the revised Condition of Approval No. 12 as follows:

12. The grading plan **associated with the tract map** shall be designed so that the incorporation of retaining walls are not necessary on-site. ~~No retaining walls shall be incorporated into the design of the grading plan.~~

B. **SHAN MCNAUGHTON, APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15305 of the California Environmental Quality Act guidelines.
2. **PUBLIC HEARING** to consider **Minor Commission Approval No. 44** to allow a one-foot eight-inch (1'-8") reduction in the required ten-foot (10') side yard setback for the construction of a single family dwelling located at 902 W. State Street in the R-2 (Multi-Family Residential) District.

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

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission determined that Minor Commission Review No. 44 was categorically exempt from the California Environmental Quality Act, pursuant to Section 15305(a) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission approve Minor Commission Approval No. 44 based on the findings and subject to the Conditions of Approval.

C. **PAMA MANAGEMENT, APPLICANT** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

A recommendation to the City Council for the approval of points for **Residential Development Allocation (RDA) 2016-IV-02** for Tentative Tract Map No. 17022 which concerns development allocations for a subdivision of twelve (12) residential lots on approximately 4.33 acres located on the northeast corner of Texas Street and Pioneer Avenue, in the R-E (Residential Estate) District. (Note: This request is for 12 allocations. No allocations have been previously awarded for this tract.)

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

The Planning Commission awarded 35.4 points.

V. ADDENDA

A. **INLAND COMMUNITIES CORP., APPLICANT** (PROJECT PLANNER: SIJIFREDO M. FERNANDEZ JR.)

Consideration of a fourth one-year Time Extension for **Tentative Tract No. 16586** to subdivide approximately 66.2 acres into seventy-six (76) residential lots and five (5) common lots located north of Reservoir Road and bisected by Wabash Avenue in the R-E (Residential Estate) District.

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

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission approved the extension of time for Tentative Tract No. 16586, and it did not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission approved a one year extension of time for Tentative Tract No. 16586 based on the findings.

B. EBBE VIDERIKSEN, APPLICANT
(PROJECT PLANNER: SIJIFREDO M. FERNANDEZ JR.)

Consideration of a one-year Time Extension for **Tentative Tract No. 18560** to subdivide 45-acres into twenty-seven (27) lots for single family residential purposes and seven (7) lettered open space lots located on the east side of Alessandro Road in Neighborhood 2 of Specific Plan No. 43.

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

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the extension of time for Tentative Tract No. 18560 did not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission approved a one year extension of time for Tentative Tract No. 18560 based on the findings.

C. ANDREA STAACK, APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

Determination of a General Plan Conformity for Street Vacation No. 164; approximately 300 feet of Canyon Road in the R-A (Residential Estate) District.

Chairwoman Dyer opened up the Hearing.

Mr. Harold Hicks, representative, gave a brief overview of the street vacation.

Mr. Christen Staack, applicant, stated he and his wife wanted more room to add a deck around their pool.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission determined that the vacation of approximately 300 linear feet of Canyon Road, north of E. Sunset Drive was in conformance with the City's General Plan.

VI. MINUTES

- A. Minutes of the September 13, 2016 Planning Commission
- B. Minutes of the October 11, 2016 Planning Commission

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Wallis absent) that the Planning Commission approved the minutes of September 13th, and October 11th, 2016.

VII. LAND USE AND CITY COUNCIL ACTIONS ON DECEMBER 6, 2016.

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

Director Troyer stated he was not aware of any reportable actions.

VIII. ADJOURN TO DECEMBER 13, 2016

Chairwoman Dyer adjourned the meeting at 5:45 p.m. to the December 13, 2016 Planning Commission meeting.

Linda McCasland
Administrative Analyst

James Troyer,
Interim Development Services Director