

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 10, 2015, at 4:00 p.m. are as follows:

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

ADVISORY STAFF Oscar W. Orci, Development Services Director  
PRESENT: Robert D. Dalquest, Assistant Development Services Director  
Patricia Brenes, Principal Planner  
Loralee Farris, Senior Planner  
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. There were no comments forthcoming and the Public Comment Period was closed. All members were present with the exception of Commissioner Wallis.

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **DENERGY DEVELOPMENT, LLC, APPLICANT**  
(PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Mitigated Negative Declaration.
2. Consideration of **Commission Review and Approval No. 876 (Revision No. 1)** for the construction of seven (7) solar-covered carports totaling 14,947 square feet in size within the parking lot of a 27,240 square foot office building and ranging in size from 880 square feet to 5,655 square feet, and a 108 square foot equipment structure located on 3.32 acres at the southeast corner of Lugonia Avenue and Nevada Street within Specific Plan No. 25.

Chairwoman Dyer opened up the Hearing.

Mr. O'Neil, applicant, came forward to address the Commission.

Mr. Cleveland, General Contractor, came forward to address the Commission.

Chairwoman Dyer closed the Hearing.

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve the Mitigated Negative Declaration for Commission Review and Approval No. 876 Revision No. 1, and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve Commission Review and Approval No. 876 Revision No. 1 based on the findings and subject to the conditions of approval.

### B. **LA SMSA LP dba VERIZON WIRELESS, APPLICANT** (PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1029** to construct a fifty-five foot (55') tall wireless telecommunications tower disguised as a pine tree within a nine hundred (900) square foot lease area enclosed within an eight foot (8') tall block wall located on the south side of East Central Avenue, four hundred feet (400') east of Grove Street, in the R-2 (Multiple-Family Residential) District.

Chairwoman Dyer opened up the Public Hearing.

Dr. Wong came forward to address the Commission.

Ms. Shup, representative, came forward to address the Commission and stated she was available for any questions.

Chairwoman Dyer closed the Public Hearing.

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 1029, and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve Conditional Use Permit No. 1029 based on the findings and subject to the conditions of approval, this includes the amended Condition of Approval No. 25 and the added Condition of Approval No. 28 as follows:

25. The applicant shall provide appropriate stealth treatment (proposed a mono-pine) to camouflage the tower with its surroundings and minimize impacts to visual aesthetics. The antenna panels/sectors and supports shall be painted to match the simulated foliage. **The simulated foliage shall be installed at a ratio of 2.5 branches per linear foot.** ~~The~~ Antenna socks shall be installed on all antennas and include simulated foliage. The antennas shall not project beyond the branches of the mono-pine. The applicant shall provide appropriate screening of the equipment enclosure through the incorporation of landscaping in the form of climbing vines. Additionally, the applicant shall plant a minimum of three (3) pine trees adjacent to the equipment enclosure. Mitigation Measure No. 1
  
28. The applicant shall provide a paved driveway from the drive approach to the equipment shelter as approved by the Fire Marshall and Development Services Director.

C. **RELIANT LAND SERVICES, APPLICANT**  
(PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Mitigated Negative Declaration.
  
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1030** to construct a fifty-eight foot (58') tall wireless telecommunications tower disguised as a palm tree within an eight hundred (800) square foot lease area enclosed within an eight foot (8') tall block wall located on the east side of New York Street, directly south of Interstate 10 Freeway, in the CM (Commercial Industrial) District.

Chairwoman Dyer opened up the Public Hearing.

Ms. Marilyn Warren, representative, addressed the Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 5-1 vote (Commissioner Frasher opposed, Commissioner Wallis absent) that the Planning Commission continue Conditional Use Permit No. 1030 to the April 14, 2015 Planning Commission.

D. **NABIL AYOUB, APPLICANT**  
(PROJECT PLANNER: PATRICIA BRENES)

1. Consideration of a Mitigated Negative Declaration.
  
2. **PUBLIC HEARING** to consider **Historic Parking Modification No. 28** to allow the use of thirteen (13) on-street parking stalls along the site's frontage on Olive Avenue and Citrus Avenue, and allow the use of thirty-four (34) parking spaces approximately 261 feet away at 200 E. Olive Avenue (Community Bank) toward meeting the required on-site parking requirements contained in

Chapter 18.164 of the Redlands Municipal Code for reuse of an existing 4,164 square foot historic building, known as Heritage

Hall (Historic Resource No. 117), located at 255 E. Olive Avenue in the C-3 (General Commercial) District.

3. Consideration of **Commission Review Approval No. 882** to adaptively reuse an existing 4,164 square foot historic building, known as Heritage Hall, as a restaurant and construction of 706 square feet of terraces for outdoor dining located at 255 E. Olive Avenue in the C-3 (General Commercial) 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 Hudson and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission continue the Public Hearing for Historic Parking Modification No. 28, and the hearing for Commission Review and Approval No. 882 and the Mitigated Negative Declaration for the project to the meeting of March 24, 2015.

#### E. **CITY OF REDLANDS, APPLICANT** (PROJECT PLANNER: PATRICIA BRENES)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **Ordinance Text Amendment No. 340** to amend Chapter 18.172 of the Redlands Municipal Code to provide an expedited, streamlined permitting process for small residential rooftop solar systems.

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

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission recommend to the City Council that Ordinance Text Amendment No. 340, is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission adopt Planning Commission Resolution No. 1267 and recommend that the City Council approve Ordinance Text Amendment No. 340, amending Section 18.172 of the Redlands Municipal Code.

F. **CITY OF REDLANDS, APPLICANT**  
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a recommendation to City Council on a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to City Council on **General Plan Amendment No. 133** to amend Section 5.0 (Circulation Element) of the Redlands General Plan by adding a new roadway cross-section entitled "Special Collector", for a segment of Pioneer Avenue, approximately 1,100 linear feet in length, from Texas Street to Furlow Drive.

**NEWLAND HOMES, APPLICANT**

3. **PUBLIC HEARING** to consider a recommendation to City Council on a Socio-Economic Cost/Benefit Study.
4. **PUBLIC HEARING** to consider a recommendation to City Council on **Agricultural Preserve Removal No. 120** to remove 30.51 acres from the City-designated agricultural preserve located on the north side of Pioneer Avenue, east of Texas Street.
5. **PUBLIC HEARING** to consider a recommendation to City Council on **Zone Change No. 442** to change the zoning designation of approximately 30.51 acres from A-1 (Agricultural) District to PRD/R-E (Planned Residential Development/Residential Estate) District.
6. **PUBLIC HEARING** to consider a recommendation to City Council on **Conditional Use Permit No. 1028** for a Planned Residential Development (PRD) on approximately 30.51 acres consisting of eight two (82) single-family residential lots and seven (7) lettered lots located on the north side of Pioneer Avenue, east of Texas Street, in the A-1 (Agricultural) District (Proposed change to PRD/R-E District).
7. **PUBLIC HEARING** to consider a recommendation to City Council on **Tentative Tract No. 18988** to subdivide approximately 30.51 acres into eighty two (82) single-family residential lots and seven (7) lettered lots located on the north side of Pioneer Avenue, east of Texas Street, in the A-1 (Agricultural) District (Proposed change to PRD/R-E District).

Chairwoman Dyer opened up the Public Hearing.

Mr. Bud Thatcher, representative, addressed the Commission. Mr. Thatcher stated the developer will connect to purple pipe.

Mr. Bill Cunningham, resident, expressed concerns on traffic, circulation, greenhouse emissions, socio economic impacts, and Measure U.

Mr. Paul Dearberry, resident, expressed concern on traffic and the loss of the HOA orange groves.

Ms. Susan Adcox, resident, stated students are using the street for parking. Ms. Adcox expressed concern on student violence, such as fighting and a shooting, and traffic demands and speeding are a problem in this area.

Mr. Don Walters, resident, stated the students are coming from Highland which is causing the increased traffic. There are many student fights and shots have been fired, there are many issues.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission recommend to the City Council approval of a Mitigated Negative Declaration for General Plan Amendment No. 133, Agricultural Preserve Removal No. 120, Zone Change No. 442, Conditional Use Permit No. 1028, and Tentative Tract Map No. 18988.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve Resolution No. 1268 and recommend that the City Council approve General Plan Amendment No. 133.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission recommend to the City Council approval of the Socio-Economic Cost Benefit Study for Agricultural Preserve Removal No. 120, Zone Change No. 442, Conditional Use Permit No. 1028, and Tentative Tract Map No. 18988, as it has 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, have been added to the project as Conditions of Approval.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve Resolution No. 1269 and recommend that the City Council approve Agricultural Preserve Removal No. 120.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve Resolution No. 1270 and recommend that the City Council approve Zone Change No. 442.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission

approve Resolution No.1271 and recommend that the City Council approve Conditional Use Permit No. 1028.

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve Resolution No. 1272 and recommend that the City Council approve Tentative Tract Map No. 18988.

This includes the Planning Division's modified Conditions of Approval Nos. 13, 9, 10(d), and 23 and the added Condition of Approval Nos. 63, 64, and 65.

### **Tentative Tract Map Conditions**

*Development Services Department*

**Condition of Approval No. 13** - The grading plan shall be designed so that the incorporation of internal retaining walls between lots are not necessary on-site. Aside from necessary retaining walls at the perimeter of the tract, as shown on the approved Tentative Tract Map, no internal retaining walls within the development shall be incorporated into the design of the grading plan.

### **Conditional Use Permit Conditions**

*Development Services Department*

**Condition of Approval No. 9** - All freestanding walls, visible from the public right-of-way or public areas, shall incorporate design features, such as tree planter wells, variable setbacks, columns, split face block, decorative cap, or other such features to provide visual relief along the wall surface.

**Condition of Approval No. 10(d)** - The Landscape Plan shall show concrete mow strips to separate turf from other ground surfaces on all common lots;

**Condition of Approval No. 23** - Maximum lot coverage by structures for each parcel within this PRD shall be calculated by multiplying the lot area by 133% and then multiplying that product by ~~twenty five percent (25%)~~ thirty percent (30%).

**Condition of Approval No. 63** – Perimeter walls adjacent to a street, open space and park areas shall be planted with vines or coated with an anti-graffiti seal or paint to discourage graffiti and defacing of the walls.

**Condition of Approval No. 64** – A children's playground with benches, or "tot lot", shall be provided within the active open space.

**Condition of Approval No. 65** – All facades facing a street shall be enhanced with windows with decorative treatment, to provide additional architectural articulation to the satisfaction of the Development Services Director.

This includes the modified Municipal Utilities and Engineering Department's Condition of Approval No. 14 as follows:

**Condition of Approval No. 14.** – Install a minimum 8 inch diameter recycled water main including necessary valves and appurtenances from a point(s) ~~along the project's southerly boundary~~ **of connection with the existing recycled water main at the intersection of Texas Street and Pioneer Avenue** to provide future service to all

lettered lots **and allow for the conversion of the existing irrigation system** at the existing Israel Beal Park **by others** as accepted by the City Engineer.

V. ADDENDA - None

VI. MINUTES

Minutes of February 10, 2015

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a 6-0 vote (Commissioner Wallis absent) that the Planning Commission approve the minutes of February 10, 2015.

VII. LAND USE AND CITY COUNCIL ACTIONS FEBRUARY 17, 2015 AND MARCH 3, 2015.

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

Director Oscar Orci stated that City Council tabled the General Plan 131 to allow the applicant time to work with the County. The City Council approved Heritage Park.

VIII. ADJOURN TO MARCH 24, 2015

Chairwoman Dyer adjourned the meeting at 6:50 p.m. to the February 24, 2015 Planning Commission meeting.

---

Linda McCasland  
Administrative Analyst

---

Oscar W. Orci  
Development Services Director