

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on January 17, 2017 at 9:04 a.m.

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

STAFF Emily Elliott, Senior Planner  
PRESENT

STAFF Jeff Frazier, Fire Department  
ABSENT

## **I. ATTENDANCE**

Ms. Lorelee Farris called the meeting to order at 9:04 a.m.

## **II. APPROVAL OF MINUTES**

Minutes of November 21, 2016

### **MOTION**

The minutes of the November 21, 2016 meeting were approved with a motion from Mr. Chris Catren and a second from Mr. Don Young.

Minutes of December 19, 2016

### **MOTION**

The minutes of the December 19, 2016 meeting were approved with a motion from Mr. Catren and a second from Mr. Young.

Minutes of January 3, 2017-need revision

### **MOTION**

The minutes of the January 3, 2017 meeting were continued with a motion from Mr. Catren and a second from Mr. Young in order to provide additional time for recommended revision.

## **III. OLD BUSINESS - None**

## **IV. NEW BUSINESS-**

### **A. REDLANDS SUPPORTIVE HOUSING, L.P., APPLICANT (PROJECT PLANNER: LORALEE FARRIS)**

A recommendation to the Planning Commission and City Council on the appropriate environmental process and socio-economic cost/benefit impacts for the following project:

**Density bonus** and incentive/concession agreement for the construction of very low and low income housing to allow for a density increase of 2.9 dwelling units per acre for a total of 17.9 dwelling units per acre, and concessions to reduce the open space dimension requirements, and separation requirements between buildings and carports for the construction of an eighty (80) unit affordable apartment complex for veterans and their families, individuals with special needs, and low income families on approximately 4.72 acres, situated on the southwest corner of Texas Street and Lugonia Avenue (APN: 0169-021-19).

**Zone Change No. 448** to change the zoning designation of approximately 4.72 acres from R-1 (Single Family Residential) District to the R-2 (Multiple Family Residential) District, situated on the southwest corner of Texas Street and Lugonia Avenue (APN: 0169-021-19).

**Conditional Use Permit No. 1045** for the construction of an eighty (80) unit affordable apartment complex for veterans and their families, individuals with special needs, and low income families on approximately 4.72 acres, situated on the southwest corner of Texas Street and Lugonia Avenue (APN: 0169-021-19).

Ms. Farris opened the Public Comment period.

Mr. Chul Gulgich, applicant, stated he was available to answer any questions, and confirmed Redlands Supportive Housing has their own resources for the residents.

Ms. Rosa Gomez, resident, is concerned the housing units are listed as medium density which would be 2.9 units but in reality 17.9 units were proposed per acre which falls under high density not medium. Ms. Gomez stated the project is in the wrong location with existing impacts to the following:

- Traffic
- Texonia Park patronage
- Open Space
- Parking
- Increase on already stressed neighborhood

Ms. Farris closed the Public Comment period.

**V. COMMUNICATION/INFORMATION - None**

**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 MONDAY, FEBRUARY 6, 2017**

The meeting adjourned at 9:24 a.m. to the next regularly scheduled Environmental Review Committee meeting of February 6, 2017.

Respectfully submitted,

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Viviane Sierra-Ayon  
Senior Administrative Assistant

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Loralee Farris  
Principal Planner