

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, October 23, 2018, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Conrad Guzkowski, Vice Chairman
Steven Frasher, Commissioner
Robert Botts, Commissioner
Donn Grenda, Commissioner
Michael Reiter, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Emily Elliott, Senior 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 Commissioner Rock who was excused.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR - None

4. OLD BUSINESS – None

Vice Chairman Guzkowski stated he had a conflict of interest and recused himself.

5. NEW BUSINESS

A. **GLENN FEARON ON BEHALF OF ESRI, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of **Commission Review & Approval No. 904**, a request to construct an employee parking lot for the ESRI campus on seven parcels totaling approximately 1.74 acres. Access would be provided by a new driveway on West Park Avenue, and pedestrian and vehicle bridges over the Mission Channel (San Bernardino County Flood Control District) connecting to an existing portion of the ESRI campus. The project site is located on the south side of West Park Avenue, approximately 640 feet west of New York Street and 200 feet east of Tennessee Street (APNs: 0171-011-47-0000, 0171-011-61-0000, 0171-011-62-0000, 0171-011-56-0000, 0171-011-43-0000, 0171-011-40-0000, and 0171-011-38-0000). An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program is proposed pursuant to Section 15074 of the CEQA Guidelines.

Chairwoman Dyer opened up the Public Hearing.

Ms. Emily Elliott, Senior Planner, gave a brief overview and presentation on the proposed project.

Mr. Dave Atchley, representative, came forward to address the Commission.

Mr. Glenn Fearon, architect, came forward to address the Commission

Mr. Dennis Bell, resident, stated the applicant started construction and mentioned the site would be a great spot for a transit village.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Grenda and carried on a vote of 6-0 (Commissioner Rock absent) that the Planning Commission adopt Resolution No. 1411, adopt the Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program, and approve Commission Review and Approval No. 904 subject to the Conditions of Approval.

B. 1600 ORANGE AVE. LLC, APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Significant Project Presentation: General Plan Amendment No. 140, Specific Plan Amendment No. 45, Specific Plan Amendment No. 46, Tentative Tract Map No. 20244, and Conditional Use Permit No. 1108 - A proposal to construct a total of 412 apartments within eight (8) three-story buildings, including a variety of on-site amenities and recreational space. The project site consists of 10 parcels totaling approximately 21.84 acres to be merged into two lots for development. The project site is located on the north and south sides of Orange Avenue, between Alabama Street and Iowa Street, with primary access driveways provided on the north and south sides of Orange Avenue (APNs: 0292-176-08-0000; 0292-167-11-0000, -12-0000, -13-0000, -18-0000, and -25-0000; 0292-168-03, -16-0000, -21-0000, and -22-0000).

Chairwoman Dyer opened up the Public Hearing.

Ms. Elliott, Senior Planner, gave a brief overview of the proposed project.

Mr. Pat Meyer, representative, gave a brief overview and presentation of the proposed project.

Mr. Gary Miller, architect, gave a presentation on the proposed project.

Mr. Bell, resident, stated employees at Loma Linda Hospital and the Veterans Administration do not want to live in the Redlands and prefer Orange County because Redlands does not have the cultural amenities they prefer. This project is too large for the City's infrastructure.

Chairwoman Dyer closed the Public Hearing.

The item is informational only, and there is no motion necessary.

6. ADDENDA – None

7. MINUTES

A. Approval of the Planning Commission meeting minutes for October 9, 2018.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commission Grenda, and carried on a vote of 6-0 (Commissioner Rock absent) to approve the Planning Commission minutes of October 9, 2018.

8. LAND USE AND CITY COUNCIL ACTIONS FOR OCTOBER 16, 2018.

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

Mr. Desatnik, Development Services Director, stated that it was a light agenda and he has no reportable actions. Ms. Elliott mentioned that the Sign Conditional Use Permit for the 300 E. State Street building was approved by City Council. Mr. Desatnik stated the Liberty Lane lawsuit was settled and is moving forward. Mr. Desatnik confirmed there is a workshop on the Transit Village Plan and will take place tomorrow night at 6:00 p.m. Mr. Desatnik said staff will be reevaluating the process for allocating residential credits pursuant to the limitation of four hundred single family dwellings per year.

9. ADJOURN TO THE NOVEMBER 13, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:25 p.m. to the November 13, 2018, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director