

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, November 24, 2015, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner
Patrick Wallis, Commissioner

ADVISORY STAFF PRESENT: Oscar W. Orci, Development Services Director
Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Patricia Brenes, Principal Planner
Troy Clark, General Plan Administer

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 Frasher and Commissioner Hudson who were excused.

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: TROY CLARK)

PUBLIC HEARING to consider a recommendation to the City Council on the vision statement, themes, and topics for the Redlands General Plan Update.

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

The Commission brought forward the following recommendations and concerns:

- Address the aging infrastructure, traffic, and congestion
- Keep Redlands as a small town atmosphere
- make the General Plan clear and concise
- separate Implementation Plan
- reference emergency management
- exercise caution with the state mandates

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher, and Commissioner Hudson absent) to approve the vision statement, themes, and topics for the Redlands General Plan Update.

V. ADDENDA

A. **REDLANDS PENNSYLVANIA, LLC, APPLICANT** (PROJECT PLANNER: PATRICIA BRENES)

Significant Project Presentation to the Planning Commission concerning General Plan Amendment No. 135 to change the land use designation of 4.95 acres from Parks/Golf Courses to Very Low Density Residential (0 to 2.7 dwelling units per acre), Agricultural Preserve Removal No. 121 to remove 4.95 acres from the City's Agricultural Preserve, Zone Change No. 457 to rezone 4.95 acres from the A-1 (Agricultural) District to R-E (Residential Estate) District, Tentative Tract Map No. 19975 to subdivide 24.87 acres into sixty-seven (67) residential lots and eleven (11) lettered lots from common open space, and Conditional Use Permit No. 1047 for a planned residential development located on the southerly side San Bernardino Avenue between Judson Street and Dearborn Street, in the R-E (Residential Estate) District and A-1 (Agricultural) District.

Chairwoman Dyer opened up the Hearing.

Principal Planner Patricia Brenes gave a brief overview of the significant project and introduced Mr. Pat Meyer, and stated he will give a presentation of the project.

Applicant Representative's Mr. Peter Pitasi, Mr. Scott Rice, and Mr. Pat Meyer gave an overview and presentation of the significant project.

The Commission brought forward the following comments:

- Solar
- State Education
- Drought tolerate landscaping plants
- irrigation design and smart controllers
- Recommended the project wait to move forward until the Airport Master Plan and Airport Land Use documents are updated
- Additional background analysis to understand the Airport Land Use Plan and the effects of the proposed project impacts
- requested additional detailing on areas visible from the street
- View corridors
- Park and Play areas
- Walls to include drought tolerate vines

Chairwoman Dyer called Ms. Ingrid Biglow to address the Commission.

Ms. Biglow came forward to address the Commission and stated the proposed project is not a good match with the airport, and expressed concern with safety. If a plane needed to land in an emergency it would be limited if there were homes.

Chairwoman Dyer called Mr. Steve Willer forward to address the Commission.

Mr. Willer expressed concern on the following:

- Airport Master Plan and Airport Land Use updates are needed
- Increased noise
- California Environmental Quality Act (CEQA)
- Developer is not transparent relative to the airport influence area

Mr. Willer requested continuing the proposed project until the items are addressed.

Assistant Director Robert Dalquest confirmed that the consultant Coffman and Associates scope of work will include a comprehensive analysis on the Airport Compatibility Plan, and the Master Plan. Staff is processing an airport permit, pilot education, the Airport Compatibility Plan, and the helicopter flight pattern.

Mr. Joe Holland , flight instructor, clarified the flight pattern.

Ms. Madeline Scattilhorn, resident, confirmed she was opposed to the zone change.

Chairwoman Dyer closed the Hearing.

There was no motion needed.

MINUTES - None

VI. LAND USE AND CITY COUNCIL ACTIONS ON NOVEMBER 17, 2015.

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

Assistant Director Dalquest stated there were no reportable actions.

VIII. ADJOURN TO DECEMBER 8, 2015

Chairwoman Dyer adjourned the meeting at 5:30 p.m. to the December 8th, 2015 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director