

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 28, 2017, at 4:00 p.m. are as follows:

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

ADVISORY STAFF James Troyer, Director of Development Services
PRESENT: Brian Foote, Planning Manager
Alex Perez, Junior 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 Frasher who was excused.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **ADRIAN-GAUS ARCHITECTS, INC., APPLICANT**
(PROJECT PLANNER: ALEX PEREZ)

Consideration of a fourth one (1) year Time Extension for **TENTATIVE TRACT MAP NO. 16878**, to extend the expiration date to April 5, 2018, for a subdivision of approximately 41.22 acres into seventy-six (76) residential lots and four (4) common lettered lots. The project site is located on the west side of Wabash Avenue, south of San Bernardino Avenue and north of Capri Avenue, in the Residential Estate (R-E) District (APN: 0168-132-05).

Chairwoman Dyer opened up the Hearing.

Mr. Eugene Chang, representative, stated the applicant was planning on developing the property. Previously plans have been effected by the economy but the economy has improved and they are ready to move forward.

Ms. Monica Vu, Hazen Real Estate Group, confirmed they are looking forward to working with the City, and moving forward with the project.

Mr. Javier Adrian, architect, stated if the extension is not approved the owner's may sell the property.

Mr. Don Young, Municipal Utilities and Engineering Manager, came forward to address the Commission on the Water Quality Management Plan (WQMP) and Tentative Tract Map.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 6-0 to deny the time extension pursuant to Redlands Municipal Code Sections 17.07.070(D) and 17.07.120(B), based on the Planning Commission's inability to make Finding No. 2.

2. That the site is physically suitable for the type of development;

The project site may not be physically suitable to adequately accommodate all necessary site improvements to comply with applicable design requirements, codes, and regulations for the proposed type of development.

IV. NEW BUSINESS - None

V. ADDENDA - None

VI. MINUTES - None

VII. LAND USE AND CITY COUNCIL ACTIONS ON MARCH 21st, 2017.

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

Planning Manager Brian Foote confirmed the City Council approved the Sam Redlands subdivision.

VIII. ADJOURN TO APRIL 11, 2017

Chairwoman Dyer adjourned the meeting at 5:45 p.m. to the April 11, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

James Troyer
Development Services Director