

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 9, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chairman  
Julie Rock, Commissioner  
Steve Frasher, Commissioner  
Robert Botts, Commissioner  
Mario Saucedo, Commissioner  
Joe Richardson, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director  
Brian Foote, Planning Manager  
Loralee Farris, Principal Planner  
Sean Reilly, Associate Planner  
Jacqueline Hong, Assistant 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.)

Chairman Guzkowski 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 Commission members were present.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR

A. **PATRICK MEYER, URBAN ENVIRONS**  
(PROJECT PLANNER: JACQUELINE HONG)

Consideration of request for a one-year **Extension of Time** for **Tentative Tract Map No. 18845 and Conditional Use Permit No. 1036**, an approved subdivision of 181 acres of land into 24 single-family residential lots three lettered open space purposes located south of Highview Drive and east of South Lane in the Agricultural (A-1) District. This project is exempt from further environmental review in accordance with Section 15162 of the California Environmental Quality Act Guidelines.

Chairman Guzkowski pulled the Consent Calendar.

Ms. Jacqueline Hong, Assistant Planner, gave a brief overview and presentation on the time extension.

Mr. Pat Meyer, representative, came forward to address the Planning Commission.

Chairman Guzkowski closed the Consent Calendar.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts and carried a vote of 6-0 that the Planning Commission approve Resolution No. 1433, determining that the Extension of Time does not require any further environmental review in accordance with Section 15162 of the California Environmental Quality Act Guidelines, and approve a one-year Extension of Time for Tentative Tract Map No. 18845 and Conditional Use Permit No. 1036 based on the original findings and subject to the original Conditions of Approval.

**B. PATRICK MEYER, URBAN ENVIRONS**  
(PROJECT PLANNER: LORALEE FARRIS)

Consideration of a one-year **Extension of Time** for **Tentative Tract Map No. 19942**, an approved subdivision to subdivide 11.97 acres into thirty four (34) residential lots and four lettered lots in the Single Family Residential (R-1) District. The project site is located on the east side of Wabash Avenue, and on the north side of Sylvan Boulevard (APNs: 0299-011-11-0000 and 0299-011-12-0000). A Mitigated Negative Declaration was previously adopted for this project. In accordance with Section 15162 of the California Environmental Quality Act Guidelines, no additional or further environmental review is required for this proposal.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts and carried a vote of 6-0 that the Planning Commission approve Item B of the Consent Calendar.

4. OLD BUSINESS – None

5. NEW BUSINESS

**A. SHAW DEVELOPMENT PARTNERS, LLC**  
(PROJECT PLANNER: LORALEE FARRIS)

Consideration of a Determination for General Plan Conformity for **Street Vacation No. 167**, consisting of 597 linear feet of excess public right-of-way adjacent to the frontage of the parcel located at 1675 Park Avenue in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. The project is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

Ms. Lorelee Farris, Principal Planner, gave a brief overview and presentation on the proposal.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried a vote of 6-0 that the Planning Commission adopt Resolution No. 1443, determining that the proposed vacation of a portion of the Park Avenue right-of-way, and corresponding easement dedication to create a 33-foot half width, for approximately 597 feet adjacent to 1675 Park Avenue is in conformance with the City's General Plan.

B. **CROWN CASTLE NG WEST, LLC.**  
(PROJECT PLANNER: SEAN REILLY)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 1080**, a proposal to install a new streetlight with small cell wireless antennas. The new streetlight pole and antennas will be approximately 33 feet tall. The project site is located in the Redlands Boulevard right-of-way adjacent to the northwest corner of the property located at 611 East Cypress Avenue, and approximately 30 feet from the western terminus of East Home Place. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened up the Public Hearing.

Mr. Sean Reilly, Associate Planner, gave a brief overview and presentation on the proposed project.

Ms. Lena Huffmier, Crown Castle representative, came forward to address the Planning Commission.

Mr. Josh Hall, resident, expressed concern on radiation once 5G is implemented and inquired if there were any guarantees that radiation will not harm residents.

Mr. Brian Foote, City Planner, stated the applicant is required to comply with the radio frequency regulations with the FCC Section 332 (c)(7).

Mr. Don Young, Engineering Manager, stated power for the utilities on the pole will be paid by the carriers.

Chairman Guzkowski closed the Public Hearing.

**MOTION**

It was moved by Commissioner Botts, seconded by Commissioner Saucedo and carried a vote of 6-0 that the Planning Commission adopt Resolution No. 1436 approving Conditional Use Permit No. 1080, based on the findings contained in the staff report, and subject to the Conditions of Approval.

C. **CROWN CASTLE NG WEST, LLC.**  
(PROJECT PLANNER: SEAN REILLY)

1. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1081**, a proposal to install a new streetlight with small cell wireless antennas. The new streetlight pole and antennas will be approximately 35 feet tall. The project site is located in the right-of-way of East Palm Avenue directly adjacent to the property located at 702 E. Palm Avenue, and approximately 50 feet east of the intersection of Roosevelt Rd. and E. Palm Avenue. The project is exempt from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Variance No. 781**, a request to allow an approximately 65-foot reduction to the requirement for a minimum 100-foot setback from residential structures for wireless facilities, as required by

Section 18.178.090(E) of the Redlands Municipal Code. The project site is located in the right-of-way of East Palm Avenue directly adjacent to the property located at 702 E. Palm Avenue, and approximately 50 feet east of the intersection of Roosevelt Rd. and E. Palm Avenue. The project is exempt from environmental review in accordance with Section 15305 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened up the Public Hearing.

Mr. Reilly, Associate Planner, gave a brief overview and presentation on the proposal.

Ms. Huffmier, Crown Castle representative, came forward to address the Planning Commission.

Mr. Brian Desatnik, Director, stated the City Attorney is writing an ordinance to approve small cell towers administratively.

Chairman Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Commissioner Botts, seconded by Commissioner Saucedo and carried a vote of 6-0 that the Planning Commission adopt Resolution No. 1437 approving Conditional Use Permit No. 1081 and Variance No. 781, based on the findings contained in the staff report, and subject to the Conditions of Approval.

**D. CROWN CASTLE NG WEST, LLC.**  
(PROJECT PLANNER: SEAN REILLY)

1. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1082**, a proposal to replace an existing streetlight with a new street light and small cell wireless antennas. The new streetlight pole and antennas will be approximately 37 feet tall. The project site is located in the northern right-of-way of East Highland Avenue adjacent to the property located at 301 East Highland Avenue, and 35 feet north of the intersection of York Street and East Highland Avenue. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Variance No. 782**, a request to allow an approximately 58' reduction in the required 100' setback from residential structures for wireless facilities as required by Section 18.178.100 (E) of the Redlands Municipal Code. The applicant is requesting to provide a setback of approximately 42 feet. The project site is located in the right-of-way of East Highland Avenue adjacent to the property located at 301 East Highland Avenue, and 35 feet north of the intersection of York Street and East Highland Avenue.

Chairman Guzkowski opened the Public Hearing.

Mr. Reilly, Associate Planner, gave a brief overview and presentation on the proposal.

Ms. Huffmier, Crown Castle representative, came forward to address the Planning Commission.

Chairman Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Commissioner Saucedo, seconded by Commissioner Richardson and carried a vote of 6-0 that the Planning Commission adopt Resolution No. 1438 approving Conditional Use Permit No. 1082 and Variance No. 782, based on the findings contained in the staff report, and subject to the Conditions of Approval.

6. ADDENDA

7. MINUTES

A. Approval of the Planning Commission meeting minutes for March 26, 2019.

#### MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo, and carried on a vote of 6-0 to approve the Planning Commission minutes of March 26, 2019 with corrections.

8. LAND USE AND CITY COUNCIL ACTIONS FOR APRIL 19, 2019.

Chairman Guzkowski inquired if there were any City Council Actions to report.

Mr. Desatnik, Director, stated there was nothing to report. Mr. Desatnik said staff will have discussion items related to the Transit Village Plan on the next few Planning Commission meetings.

Mr. Foote, City Planner, stated he will give an overview of the Transit Village Plan items to be discussed at a following Planning Commission meeting. Mr. Foote said in order to have a productive study session the Planning Commission will analyze the documents and provide questions or concerns for discussion for the following Planning Commission.

#### ADJOURN TO THE APRIL 23rd, 2019, PLANNING COMMISSION

Chairman Guzkowski adjourned the meeting at 5:30 p.m. to the April 23rd, 2019, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director