

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, July 11, 2017, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Judith Battey, Commissioner
Steven Frasher, Commissioner
Jan Hudson, Commissioner
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Director
Brian Foote, Planning Manager
Emily Elliott, Senior Planner
Sean Reilly, Associate 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.

2. CONSENT CALENDAR - NONE

3. OLD BUSINESS - NONE

Commissioner Guzkowski recused himself due to a conflict of interest on the following item.

4. NEW BUSINESS

A. **DONALD PAULSON, APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

Consideration of a third one-year **Time Extension** for **Tentative Tract Map No. 17080** to subdivide 6.98 gross acres into eight (8) residential lots and one (1) common lot for property located on the north side of Sunset Drive and the west side of Wabash Avenue in the R-E (Residential Estate) District and O (Open Land) District. The site is identified as Assessor's Parcel Number (APN) 0300-012-09.

Chairwoman Dyer opened up the Hearing.

Mr. Don Paulson, applicant, came forward to address the Commission.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Guzkowski recused) that the Planning Commission found that the extension of time for Tentative Tract Map No. 17080 does not require any further environmental analysis under the California Environmental Quality Act pursuant to Section 15162 of the CEQA Guidelines.

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Guzkowski recused) that the Planning Commission approved the Planning Commission Resolution No. 1308 for a one-year extension of time for Tentative Tract Map 17080, based on the findings in the Resolution and subject to the original conditions of approval.

Commissioner Guzkowski returned to the Planning Commission.

B. BERNARD BIDART, THATCHER ENGINEERING & ASSOCIATES
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

Consideration of a first one-year **Time Extension** for **Tentative Tract Map No. 16402** to subdivide approximately 8.48 acres into twenty six (26) single family residential lots and two (2) lettered lots for open space purposes located south of Madeira Avenue and west of Sapphire Avenue in the R-E (Residential Estate) District and R-1 (Single Family Residential) District.

Chairwoman Dyer opened up the Hearing.

Mr. Bernard Bidart, applicant, came forward to address the Planning Commission.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Battey and carried on a vote of 7-0 that the Planning Commission found that the extension of time for Tentative Tract Map 16402 does not require any further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the CEQA Guidelines.

It was moved by Vice Chairman Jeske, seconded by Commissioner Battey and carried on a vote of 7-0 that the Planning Commission approved the Planning Resolution No. 1308 for a one year extension of time for Tentative Tract Map 16402, based on the findings of fact in the Resolution and the original conditions of approval.

C. CORE DEVELOPMENT SERVICES, VERIZON WIRELESS, APPLICANT
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15303 (new construction of small structures) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1037** to construct a 60-foot tall wireless telecommunications facility, install twelve (12) flat panel antennas and twelve (12) remote radio units (RRU's), and construct a 364 square-foot equipment enclosure, behind Brookside Church located at 75 Tennessee Street (APN: 0292-212-10) in the A-1 (Agricultural) District.

Chairwoman Dyer opened up the Public Hearing.

Ms. Mary Hoger, representative, gave a brief overview of the proposal, and addressed the Planning Commission.

Ms. Laura Adams, resident, stated their backyard abuts up to the church parking lot. Ms. Adams expressed concern on the health impacts to her family and the loss of property value.

Mr. Mark Bennett, church pastor, expressed concern that a eucalyptus tree in the planter may damage the parking lot concrete.

Ms. Cheney, resident, confirmed her opposition to the cell tower and stated her children's bedroom window will be ten (10) feet away from the tower.

Planning Manager Brian Foote stated that Section 332(c)(7) of the Federal Communications Act preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 6-1 (Commissioner Battey opposed) that the Planning Commission determined that Conditional Use Permit No. 1037 was categorically exempt from the California Environmental Quality Act, pursuant to Section 15303 of the CEQA Guidelines for new construction of small structures.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 6-1 (Commissioner Battey opposed) that the Planning Commission adopt Resolution No. 1307 approving Conditional Use Permit No. 1037 based on the findings contained in the staff report, and subject to the conditions of approval attached to the resolution, this includes the added Condition of Approval Nos. 16, 17, 18, 19, and 20 as follows:

16. **The applicant shall provide appropriate stealth treatment as determined by the Planning Commission (proposed as a mono-eucalyptus) to camouflage the tower with its surroundings and minimize impacts to visual aesthetics. A mono-eucalyptus shall include "full foliage" with a tapered trunk. Simulated foliage for a mono-eucalyptus shall begin at a height not less than fifteen feet (15'), the span of the foliage (north end to south end and east end to west end) at its widest point shall be a minimum of fifteen feet (15'). A mono-eucalyptus shall contain a minimum of 6 branches per every 1.5 feet starting at 15 feet high and ending at fifty-five (55) feet, including a five-foot crown with the bottom crown branches a minimum of six feet in length for simulation of a real eucalyptus, or an amount and appropriate screening method as determined appropriate by the Planning Commission. The trunk/monopole shall have a full simulated bark exterior from the ground up. The antenna panels/sectors and supports shall be painted to match the simulated foliage and shall not project beyond the branches of the mono-eucalyptus. The design of the mono-eucalyptus shall mimic a real eucalyptus tree as close as possible, with small branches along all main branches to provide thick foliage for concealment of antennas, dishes, and all support structures to the satisfaction of the Development Services Director.**

17. **All antennas and appurtenances shall be painted to match the mono-eucalyptus or covered in “socks”, and substantially screened with branches and leaves.**
18. **All wires shall be enclosed within the trunk of the facility and antenna arms. Any exposed wiring that must pass from ports within the trunk to connect to antenna locations shall be painted to match the foliage of the tree and shall not pass in front of any exterior antenna.**
19. **If feasible, four 15 gallon Eucalyptus trees shall be planted within the proposed parking lot planter spaces.**
20. **In the event the proposed wireless facility is abandoned or is no longer in use for a period of 180 days or more, the applicant shall remove the tower and associated structures.**

5. MINUTES

- A. Approval of the June 27, 2017 Planning Commission Minutes

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske and carried on a vote of 7-0 to approve the June 27, 2017 Planning Commission Minutes with an amendment.

6. LAND USE AND CITY COUNCIL ACTIONS

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

Planning Manager Foote confirmed that on July 5th the City Council approved Final Tract Map No. 19975.

7. ADJOURN TO JULY 25, 2017 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:20 p.m. to the July 25, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director