

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, July 23, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chair
Julie Rock, Commissioner
Robert Botts, Commissioner
Mario Saucedo, Commissioner
Joe Richardson, Commissioner
Karah Shaw, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
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.)

Chair 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 with the exception of Vice Chair Frasher who was excused.

2. CONSENT CALENDAR

A. Approval of the Planning Commission meeting minutes for July 9, 2019.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo and carried on a vote of 5-0 (Commissioner Botts abstained and Vice Chair Frasher absent) that the Planning Commission approve the Consent Calendar.

3. OLD BUSINESS – None

4. NEW BUSINESS

A. **UNIVERSITY OF REDLANDS**
(PROJECT PLANNER: BRIAN FOOTE)

PUBLIC HEARING to consider the following applications:

1) A recommendation to City Council on **Sign Conditional Use Permit No. 25**, a request to construct a freestanding scoreboard sign facing the interior of Ted Runner Stadium at the University of Redlands, 38 feet high by 33.6 feet wide (to include scoreboard, game timing devices, sponsor panels, and one LED display screen with internal illumination), and a maximum height of 48 feet to top of structure. The proposed sign placement is within Ted Runner Stadium located at 1215 East Brockton Avenue (APN: 1212-431-02-0000) in the Educational (E) District. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (Accessory Structures) of the CEQA Guidelines.

2) A recommendation to City Council on **Variance No. 805**, a request for relief from the requirement in Redlands Municipal Code Section 15.36.340(H) that states signs in the Educational (E) District may only be externally illuminated. The proposed sign would include an LED video display board and would require internal illumination, to be placed within Ted Runner Stadium located at 1215 East Brockton Avenue (APN: 1212-431-02-0000) in the Educational (E) District. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (Accessory Structures) of the CEQA Guidelines.

Chair Guzkowski opened up the Public Hearing.

Mr. Brian Foote, Planning Manager, gave a brief overview and presentation on the proposal.

Commissioner Richardson stated that he had met with Mr. Martinez from the University of Redlands on the proposed sign.

Mr. Jeff Martinez, University of Redlands Director of Athletics, came forward to address the Planning Commission.

Chair Guzkowski closed the Public Hearing.

It was moved by Commissioner Richardson, and seconded by Commissioner Saucedo and carried on a vote of 6-0 (Vice Chair Frasher absent) that the Planning Commission adopt Resolution No. 1470 recommending approval of Variance No. 805 and Sign Conditional Use Permit No. 25 based on the findings contained in the staff report, and subject to the Conditions of Approval.

5. ADDENDA

A. **1600 ORANGE AVE. LLC, APPLICANT** (PROJECT PLANNER: SEAN REILLY)

A Significant Project Presentation for the development applications described below:

1. **Conditional Use Permit No. 1108** - A request to construct a 328-unit multi-family residential project, consisting of one-bedroom, two-bedroom, and three-bedroom units, plus a clubhouse, on-site amenities, and open space. The project site is located on the north and south sides of Orange Avenue, between Alabama Street and Iowa Street (APNs 0292-168-16-0000, 0292-168-21-0000, 0292-168-22-0000, 0292-168-03-0000 0292-167-08-0000, 0292-167-13-0000, 0292-167-18-0000, 0292-167-25-0000, 0292-167-11-0000, and 0292-167-12-0000). An Initial Study has been prepared for the project in accordance with the California Environmental Quality Act. A Socio-Economic Cost/Benefit Study has been prepared for the project in accordance with Measure U.

2. **Amendment 45 to Specific Plan No. 40** (East Valley Corridor Specific Plan) - A proposal to change the zone of seven parcels as described below: on the northern portion of the project site, four contiguous parcels located in the northwest corner of Orange Avenue and Alabama Street totaling approximately 6.14 acres (APNs: 0292-167-08-0000, 0292-167-13-0000, 0292-167-18-0000, and 0292-167-25-0000) will change from EV/AP (Administrative Professional) to

EV/2500 (Multiple Family Residential); two contiguous parcels located in the northeast corner of Iowa Street and Orange Avenue totaling 4.02 acres (APNs: 0292-167-11-0000 and 0292-167-12-0000) will change from EV/3000 (Multiple Family Residential) to EV/2500 (Multiple Family Residential); and on the southern portion of the site, one 2.39-acre parcel located at the southwestern corner of Alabama Street and Orange Avenue (APN: 0292-168-03-0000) will change from EV/AP (Administrative Professional) to EV/2500 (Multiple Family Residential). The project site is located on the north and south sides of Orange Avenue, between Alabama Street and Iowa Street. An Initial Study has been prepared for the project in accordance with the California Environmental Quality Act.

3. Tentative Tract Map No. 20244 - A request to merge six lots located on the north side of Orange Avenue between Alabama Street and Iowa Street into one parcel totaling approximately 12.63 acres (APNs: 0292-167-08-0000, 0292-167-13-0000, 0292-167-18-0000, 0292-167-25-0000, 0292-167-11-0000, and 0292-167-12-0000), and to merge four lots located on the south side of Orange Avenue in the southwest corner of Alabama Street and Orange Avenue into one parcel totaling approximately 9.21 acres (APNs: 0292-168-16-0000, 0292-168-21-0000, 0292-168-22-0000, and 0292-168-03-0000). An Initial Study has been prepared for the project in accordance with the California Environmental Quality Act.

4. General Plan Conformity for Street Vacation No. 171, to vacate a 1,236-foot long strip of excess public right-of-way, seven feet wide, along the north side of Orange Avenue between Alabama Street and Iowa Street (adjacent to APNs 0292-167-12-0000, 0292-167-25-0000, and 0292-167-18-0000), and to vacate a 616-foot long strip of excess right-of-way, six feet wide, along the south side of Orange Avenue west of Alabama Street (adjacent to APNs 0292-168-22-0000, 0292-168-16-0000, and 0292-168-03-0000).

Chair Guzkowski opened up the Hearing.

Commissioner Saucedo stated that he had met with the applicant on the proposed project.

Commissioner Richardson stated that he had met with the applicant on the proposed project.

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

Mr. Pat Meyer, representative, gave a brief overview of the proposal and addressed the Planning Commission.

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

Ms. Jenny Davidson, Montessori Head of School, stated she believes there is inaccurate data on the Initial Study regarding the location and size of their schools. Ms. Davidson expressed concern about traffic and the health and safety of their students. Ms. Davidson requested traffic calming measures such as crosswalks and curb bump-outs, and asked that construction hauling or street closures are not implemented during the school's drop-off and pick-up hours. Ms. Davidson recommended the trees that are removed be replaced. Ms. Davidson submitted her letter of recommendations to the Planning Division.

Mr. Michael Paisner, Grove School Board member, stated he believes the Initial Study does not reflect the impact on air quality and noise for the Grove School or Montessori in

Redlands, he believes the Initial Study incorrectly shows that the school is 4.2 miles away (although it is less than a hundred feet from the school), and he believes the trip generation was not completed correctly due to the incorrect square footage..

Ms. Zoe Demarai, Montessori student, expressed her concerns with air pollution, noise, and the increased vehicular traffic from the project.

Ms. Anne Demarai, parent of two Montessori alumni and the president of Montessori of Redlands, expressed concern about the impacts of the project on the environment and how they deliver their school program to the children.

Mr. Steve Wuhs, resident, stated he was concerned with the development in the neighborhood, and the negative impacts of the traffic. Mr. Wuh said he believed the Initial Study for the proposed project was flawed.

Ms. Joan Ward, Board member of Cottage Lane HOA, stated that the development is going to increase parking by 726 spaces, and that their great views of the mountains will be impacted. Ms. Ward recommended the City consider all the homes being built in the area and expressed her opposition of the proposed project.

Mr. Brian Sexton, President of Cottage Lane HOA, expressed concern with the height of the proposed buildings, and traffic congestion. Mr. Sexton said there is plenty of housing being built in the City nearby. The landscape and views will be affected by the three story apartments proposed.

Ms. Lisa Kensock, Grove School President, stated she was concerned with what she believed were errors in the Initial Study and the recirculation date. She believed that the traffic counts were not collected while nearby schools were in-session, the traffic counts should be taken while school is in-session, and should include traffic between Iowa and Orange which she believed were not included in the initial count. The school starts on August 26th, 2019. Ms. Kensock requested that any road closures not interrupt the schools hours of operation.

Mr. Matt Scaluca, Montessori parent and Cottage Lane resident, agrees with the comments given, and stated their view of the mountains will be obstructed by the three story apartments. Mr. Scaluca stated he was concerned with the noise.

Mr. Meyer, representative, addressed the Planning Commission.

Chair Guzkowski closed the Hearing.

There was no motion required for this item.

6. LAND USE AND CITY COUNCIL ACTIONS FOR JULY 16, 2019.

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

Mr. Brian Desatnik, Development Services Director, stated there was extensive discussion on the small cell facilities. The City did not have an ordinance to address the small cell facilities. The City put forth an ordinance for the City Councils recommendation and will be approved through an administrative permit through the Community Facilities Department. Mr. Desatnik stated the comments from the public were mostly concerned with the health effects. The City is preempted by Federal law to even make site decisions based on health concerns. If the carriers show there is a plan for a mesh network the City must allow their

access. The City must allow the cell sites into the public right away, standalone poles, street lights, and Edison poles. The City Council approved the first reading of the ordinance.

7. ADJOURN TO THE AUGUST 13, 2019, PLANNING COMMISSION MEETING

Chairman Guzkowski adjourned the meeting at 5:40 p.m. to the August 13, 2019, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director