

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 12, 2017, at 4:00 p.m. and Special Planning Commission Meeting at 6:30 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner
Troy Clark, Senior 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 with the exception of Vice Chairman Jeske and Commissioner Battey who were excused.

2. CONSENT CALENDAR

A. **SEVER SIGNS ON BEHALF OF REDLANDS URGENT CARE, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) (minor structures) of the California Environmental Quality Act Guidelines.
2. **Commission Sign Review No. 436** for the construction of a 4 foot high monument sign with a sign area of approximately 20 square feet located at 301 W. Redlands Blvd. in the C-4 (Highway Commercial) District.

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Battey absent) to approve the Consent Calendar.

3. OLD BUSINESS – NONE

4. NEW BUSINESS

A. **LARRY JACINTO LIVING TRUST, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act and Section 15074 of the CEQA Guidelines.

2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. Consideration of **Lot Line Adjustment No. 607** to merge four parcels totaling 8.01 gross acres into one parcel, located on the northeast corner of Wabash and Nice Avenues in the M-1 (Light Industrial) District (APNs: 0298-052-10, 11, 12, 13).
4. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1065** to expand an existing recreational vehicle storage facility (Conditional Use Permit No. 928), located at 1150 Jasper Avenue, by constructing 127,746 square feet of carport canopies, for 197 covered, and 8 uncovered spaces, located on the northeast corner of Wabash and Nice Avenues (APNs: 0298-052-10, 11, 12, 13).

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Pat Meyer, representative, stated they are in agreement with the recommendations and confirmed they would like to install Wrought Iron fencing and requested an amendment to Condition of Approval No. 13.

Mr. Shawn Burch, landscaping representative, discussed the preferred plantings with the Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Battey absent) that the Planning Commission move to adopt the Mitigated Negative Declaration for Conditional Use Permit No. 1065 and Lot Line Adjustment No. 607.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Battey absent) that the Planning Commission adopt Resolution No. 1332 to approve Lot Line Adjustment No. 607, based on the findings contained in the staff report and conditions of approval.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Battey absent) that the Planning Commission adopt Resolution No. 1333 to approve Conditional Use Permit No. 1065, based on the findings contained in the staff report and subject to the conditions of approval, this includes the modified Condition of Approval No. 13 as follows:

13. The proposed fencing at the rear of the storm water basin, running parallel to Wabash Avenue, shall be constructed with decorative wrought iron or tubular steel and placed adjacent to a row of planted shrubs to provide an element of screening, such as or similar to Photinia, to achieve the same function intended in as-a

~~decorative block wall and a decorative post cap, and planted with vines, in accordance with Section 18.168.030(C)(3) of the Redlands Municipal Code.~~

B. CITY OF REDLANDS
(PROJECT PLANNER: BRIAN FOOTE)

1. Consideration of a determination of exemption pursuant to Sections 15060(c)(3) and 15061(b)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** for the Planning Commission to consider a recommendation to the City Council on **ORDINANCE NO. 2854 (ORDINANCE TEXT AMENDMENT NO. 349)**, an ordinance amending Title 18 of the Redlands Municipal Code by updating Chapters 18.12 and 18.168 relating to exceptions to the City's Minor Exception Permit process, respectively.

Chairwoman Dyer opened up the Public Hearing.

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

The Planning Commission discussed the item.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Battey absent) to table Ordinance No. 2854 (Ordinance Text Amendment No. 349) to allow additional time for staff to revise the language.

5. ADDENDA - None
6. MINUTES - None
7. LAND USE AND CITY COUNCIL ACTIONS OF SEPTEMBER 5TH, 2017

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

Development Services Director Brian Desatnik stated that the City Council approved the Marijuana Ordinance, and the Packing District Sign Program.

Planning Manager Foote confirmed the City Council approved Annexation No. 93 and its related Specific Plan and Zone Change, as well as the Tentative Tract Map No. 20079 as recommended by the Planning Commission.

Chairwoman Dyer adjourned the Planning Commission meeting at 4:56 P.M. to the Special Planning Commission meeting at 6:30 P.M.

8. RECONVENE TO THE SPECIAL PLANNING COMMISSION MEETING AT 6:30 P.M.

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

1. **PUBLIC HEARING** to consider a recommendation to adopt the Redlands General Plan Update 2035.
2. **Consideration of** a recommendation to adopt the Redlands Climate Action Plan created in conjunction with the Redlands General Plan 2035 update.
3. **Consideration of** a recommendation of approval and certification of the Final Environmental Impact Report for the General Plan Update 2035 and the Climate Action Plan, Findings of Fact, and Statement of Overriding Considerations as required by the California Environmental Quality Act (CEQA).

Chairwoman Dyer opened up the Public Hearing.

General Plan Administer Troy Clark gave an overview and presentation on the Redlands General Plan update, the Climate Action Plan, and the Environmental Report for the General Plan update and Climate Action Plan.

Mr. Steve Rogers, Redlands Church Street, stated the General Plan is all fluff and no meat and said the infrastructure is not adequate. Mr. Rogers said CalTrans submitted a letter on the scope of the traffic impact analysis and believed the traffic study in the General Plan was inadequate.

Mr. Dean Papapetru, Redlands Realty, said the Urban-Rural Growth boundary as proposed will impact one hundred and ten (110) acres and would limit development of homes on 14,000 square foot lots valued around one and a half million (1.5) million dollars. Mr. Papapetru requested the boundary be moved to Opal Avenue.

Mr. Bob Knight, farmer, confirmed he was enthusiastic with the new General Plan. Five (5) acre parcels make farming feasible. Mr. Knight stated it is great to have a rural urban boundary as a formal code.

Mr. Steve Buoye, farmer, said it was too soon to restrict the land to farming and citrus groves, they may be obliterated from the citrus greening disease soon. Mr. Buoye stated he is against the Urban-Rural growth boundary.

Mr. Joyce Micallef, of the General Plan Steering Committee, recommended the Planning Commission approve the General Plan as proposed. If the City doesn't indicate the boundary line as proposed, residential tract developments will intrude into the Agriculture Preserve.

Mr. Douglas Krahn, resident, confirmed he supports local farming. Mr. Krahn expressed concern on the boundary line and stated he would have financial loss if the proposal moves forward.

Mr. Steve Donell, federally court appointed Receiver, stated if the City moves forward with the approval of the General Plan he may have up to a seven figure reduction in values. Mr. Donell confirmed he would need to report the loss to the United States Security Exchange Commission, the investors, investor's attorneys, and the Federal Court Judge. Mr. Donell confirmed his opposition on the boundary.

Ms. Opal Tilton, farmer, inquired why didn't she receive a notice. Ms. Tilton stated her property is located in the County, the Redlands Police are not around and homeless people are in their grove stealing whatever they can find.

Mr. Martin Stratte, Gresham Savage Nolan & Tildan attorney, confirmed that their client's 7-W property of eighty five (85) acres zoned Industrial. Mr. Stratte stated they are in agreement with the Light Industrial as proposed.

Ms. Debora Biddick, resident, stated that the neighborhood has been impacted by truck traffic from 7-W. Often times, they are disturbed during all hours of the night from trucks entering and exiting the property. The trucks beeping, trailers being hitched and unhitched is a nuisance. There are ten to twenty trucks coming and going at all hours of the day and night. The diesel fumes are so strong they can't open their windows. Ms. Biddick was strongly against the proposed zoning [land use change] and expressed concern with her property values decreasing.

Mr. Ted Strain, Gresham Savage Nolan & Tildan attorney, said it is a great comprehensive plan. Mr. Strain confirmed his opposition with the zig zag line along Opal Street, and recommended the Commission consider moving the boundary.

Mr. Mike Micallef, resident, stated the developer's proposal is not likely going to have a huge effect but will set a precedence.

Ms. Deborah Forthun, General Plan Steering Committee member, stated the line was based on the existing rural areas in Crafton. Ms. Forthun confirmed that Mr. Jacinto had gone through the process to amend his zoning as the General Plan was moving forward. There was extensive advertising on General Plan Steering Committee meetings.

Mr. Clark said that while they were going through the General Plan Steering Committee meetings Mr. Jacinto had submitted an Annexation and General Plan amendment with the City and that partly dictated the location of the boundary line, along with existing development.

Chairwoman Dyer stated the County has always had five (5) acre parcels and the City is proposing the density be consistent. There were eighteen (18) meetings on the General Plan update, there was no covert special interest actions going on and the Committee debated a lot on the acre size and decided the five (5) acre parcels were most appropriate.

Commissioner Rock clarified if someone wanted to change their property like Mr. Jacinto, they would need to apply for a General Plan amendment and Annexation with the City.

Mr. Donell, stated the decrease in value is not a hypothetical situation. The buying public has valued the property with and without the General Plan changes.

Commissioner Guzkowski requested clarification on the 7-W land use, and inquired is the Industrial use is most appropriate.

Planning Manager Foote stated the property has light industrial uses, office components, and outdoor storage activity. There are currently code enforcement actions ongoing for the property. A CUP has been submitted for one of the uses involving outdoor storage. The City is looking into all of the uses at the property to create an inventory.

General Plan Administer Clark stated there is a variety of industrial uses on the property. A comprehensive development plan would be ideal to guide the development of the rest of the

property. The entire property is zoned M-1 and M-2 which is Light Industrial and General Industrial respectively.

Planning Manager Foote confirmed there is a master plan for 7-W from several years ago, but would like to have an updated plan.

The Commission discussed the General Plan.

Director Desatnik stated that staff can draft policies to encourage a variety of lot size to transition properties in Crafton from Very Low Density Residential to Rural Living, and recommended that the Commission continue the item to allow staff time to refine the details.

Mr. Papapetru stated devaluation of the property with five (5) acre minimums limits the density on residential and will have a decrease in property values.

Chairwomen Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 5-0 (Vice Chairman Jeske and Commissioner Battey absent) that the Planning Commission continue the General Plan Update to the September 26th Planning Commission meeting to allow staff time to refine the details.

9. ADJOURN TO SEPTEMBER 26, 2017 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 9:00 p.m. to the September 26, 2017, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director

