

MINUTES: of the Special Meeting of the Planning Commission of the City of Redlands held Monday, September 30, 2019, at 6:00 p.m. are as follows:

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

ADVISORY STAFF Dan McHugh, City Attorney
PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Sean Reilly, 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 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.

2. PRESENTATION AND ANNOUNCEMENTS

Commissioner Botts and Commissioner Shaw stated they had met with Village Partners on the Redlands Mall.

3. CONSENT CALENDAR

A. Approval of the Planning Commission meeting minutes for September 24, 2019.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo and carried on a vote of 7-0 that the Planning Commission approve the Consent Calendar.

4. OLD BUSINESS - None

5. NEW BUSINESS

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

1. A recommendation to adopt a **Mitigated Negative Declaration** prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.

2. A recommendation to adopt a **Socio-Economic Cost/Benefit Study** prepared for the project proposed by Amendment No. 45 to the East Valley Corridor Specific Plan (Specific Plan 40), Tentative Tract Map No. 20244, and Commission Review & Approval No. 914.
3. A recommendation to approve **Amendment No. 45 to Specific Plan 40** (East Valley Corridor Specific Plan) - A proposal to change the zone of seven parcels on the north and south sides of Orange Avenue between Alabama Street and Iowa Street, further described as follows: on the north side of Orange Avenue, 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 Administrative Professional (EV/AP) to Multiple Family Residential (EV/2500); 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 south side of Orange Avenue, one 2.39-acre parcel located at the southwest corner of Alabama Street and Orange Avenue (APN: 0292-168-03-0000) will change from Administrative Professional (EV/AP) to Multiple Family Residential (EV/2500).
4. A recommendation to approve **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).
5. A recommendation to approve **Commission Review and Approval No. 914** - 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).
6. A finding of General Plan Conformity for **Street Vacation No. 171** - A request 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 Public Hearing.

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

Ms. Kerri Tuttle, First Carbon Solutions Senior Director, came forward and gave a presentation on the environmental document prepared on behalf of the City.

The Commission had concerns about traffic impacts.

Mr. Jose Alire, Urban Crossroads Traffic Engineer, came forward to address the Commission on their concerns with traffic.

Mr. Pat Meyer, representative, stated he agreed with the conditions of approval and mitigation measures. Mr. Meyer gave a brief overview and presentation on the project.

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

Mr. Jacob Kleespies, Southwest Regional Council of Carpenters union representative, stated the developer has addressed the union's concerns and agreed to use responsible contractors for the project and confirmed the Carpenter's Union was in support of the project.

Dr. Allie Blackburn, resident, said Redlands is a quiet and quaint city and a perfect place to raise a family. The project goes against the character of the city, and is outside the sphere of the City's General Plan, nor does it meet the criteria in the Climate Action Plan. Dr. Blackburn stated the Traffic Study is inconsistent.

Mr. Brian Sexton, Cottage Lane Homeowner's Association president, stated he has one hundred and fifteen (115) signatures in opposition of the proposed project. Mr. Sexton expressed concerns with the size of the development and the traffic that will be increased due to the project. Mr. Sexton said he believes that property values will go down for the Cottage Lane homeowners. Mr. Sexton requested the City deny the project, and support the general plan and its existing zoning of single family dwellings and Measure U.

Ms. Jenny Davidson, Montessori School in Redlands, confirmed they had come to an agreement with the developer and feel the developer has minimized their concerns with traffic, noise and safety.

Ms. Lisa Kensok, Grove School Chair of the Board, stated they have come to an agreement with the developer and are satisfied with the traffic safety, construction impacts, and traffic calming measures. The Grove School is in support of the project.

Ms. Jo Lynn Lambert, Armantrout Montessori Education Foundation, confirmed they were concerned with the traffic study and stated the studies are not always accurate. The developers have been great and have implemented creative ideas on mitigating traffic and construction impacts.

Ms. Dingyi Chang, Grove School student, came forward to address the Planning Commission regarding safety, traffic, and the lack of infrastructure. Ms. Chang stated their safety issues have been addressed, although their outdoor environment will be limited due to the lack of infrastructure and congestion in the morning and afternoon. The environmental impacts will affect the schools outdoor activities.

Mr. Eric Bonham, resident of Cottage Lane, expressed concerns about inadequate infrastructure, increased traffic, and privacy. He believes the future windows of apartments will look directly into their bedrooms. Mr. Bonham stated the Cottage Lane residents' concerns have not been heard or addressed by the City or the developer. Mr. Bonham inquired how the City will address the traffic on Alabama.

Mr. Victor Balatria, Cottage Lane resident, stated he was against the project due to the increased traffic.

Ms. Elinore Hair, resident, said the developer claims the development is walkable to Stater Brothers and was not sure how that would be possible without sidewalks from Alabama Street to Barton Road. Ms. Hair inquired how citizens will get to the train station by walking or bicycling without sidewalks.

Mr. Pat Meyer, representative, came forward to address the comments and concerns from the public.

Chair Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Botts, and seconded by Commissioner Richardson and carried on a vote of 7-0 that the Planning Commission determine, based on the whole of the administrative record to date including the Initial Study and public comments received, that there is no substantial evidence the project will have a significant environmental effect that cannot be mitigated to a level less than significant; that the information contained in the record justifies the adoption of a Mitigated Negative Declaration for the proposed project; and recommend adoption of the Mitigated Negative Declaration and related Mitigation Monitoring/Reporting Program prepared in accordance with the California Environmental Quality Act.

MOTION

It was moved by Commissioner Botts, and seconded by Commissioner Richardson and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1477 finding that Street Vacation No. 171 was in conformance with the City's General Plan and recommended that the City Council:

- Adopt the Mitigated Negative Declaration prepared for the project;
- Adopt the Socio-Economic Cost/Benefit Study prepared for the project;
- Adopt Amendment No. 45 to the East Valley Corridor Specific Plan;
- Approve Tentative Tract Map No. 20244, subject to the Conditions of Approval; and,
- Approve Commission Review & Approval No. 914, subject to the Conditions of Approval.

This includes the added Municipal Utilities and Engineering Condition of Approval Nos. B.12.I and J, and the added Development Services Condition of Approval Nos. 46 and 47 as follows:

B.12.I. Install two speed feedback signs near the midblock crosswalk at Heritage Park. Specifications of equipment to be determined by the City Engineer. This condition was offered by the project applicant.

B.12.J. Design and construct, to the satisfaction of the City Engineer, a raised crosswalk (speed table) at the midblock crosswalk at Heritage Park with in-roadway lighting and pedestrian activated beacons. This condition was offered by the project applicant.

46. **The applicant shall coordinate with the Development Service Department and the Cultural Arts Commission to incorporate a public art component within the project area.**
47. **The applicant shall provide landscape screening adjacent to the western border of the southern portion of the project (adjacent to the Cottage Lane Development) to provide screening. Landscaping shall be of a height and density to reduce visibility into the Cottage Lane development from the proposed project.**
6. ADDENDA - None
7. LAND USE AND CITY COUNCIL ACTIONS - None
8. ADJOURN TO THE OCTOBER 8, 2019, PLANNING COMMISSION MEETING

Chairman Guzkowski adjourned the meeting at 8:42 p.m. to the October 8, 2019, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director