

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, January 24, 2017, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Julie Rock, Commissioner
Patrick Wallis, Commissioner

ADVISORY STAFF James Troyer, Interim Development Services Director
PRESENT: Lorelee Farris, Principal Planner
Emily Elliott, Senior Planner

I. 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. All members were present with the exception of Commissioner Frasher who was excused.

Mr. Steve Rogers, came forward to address the Planning Commission on development fees. Mr. Rogers stated the development fees were going down, yet the General Fund was owed 8.2 million in development fees, and wanted to alert the Commission.

Chairwoman Dyer closed the Public Comment Period.

A. ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE-CHAIRMAN

Vice Chairman Jeske nominated Ms. Carol Dyer as the Planning Commission Chairwoman, seconded by Commissioner Guzkowski and carried a vote of 6-0 (Commissioner Frasher absent).

Commissioner Guzkowski nominated Mr. Ken Jeske as the Planning Commission Vice Chairman, seconded by Commissioner Rock and carried a vote of 6-0 (Chairman Frasher absent).

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **TANDY HILL, APPELLANT**
(PROJECT PLANNER: SEAN REILLY)

A **PUBLIC HEARING** of the Planning Commission to appeal a Director's decision to construct a public parking lot containing twelve (12) parking spaces immediately adjacent to the west side of Alessandro Road on vacant land at the western terminus of Sunset Hills Lane, and north of San Timoteo Canyon Road.

Chairwoman Dyer opened up the Public Hearing.

Mr. Tandy Hill, appellant, gave a brief overview of the proposed parking lot. Mr. Hill expressed concern with the following:

- Neighborhood is a rural setting
- Public parking is non-conforming
- Crosswalk is unsafe
- ADA issues
- EPA land restrictions
- Parking lot is outside of the City's right-of-way
- Violation of the conservation easements
- Land is to remain in its natural state

Ms. Sherli Leonard, Redlands Conservancy, gave a brief overview of the proposed parking area.

Mr. Mason Einhorn, Ambassador, shared statistics of the traffic of the parking area. There were 400 people who signed in for the month of December. Once completed it will be more visually appealing.

Ms. Joan Barger, Ambassador, stated a passive use is to keep an area open, for horseback riders, hiking, mountain biking, trail heads, kiosks etc.

Mr. Rogers, Church Street, stated the parking lot violates California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and National Pollutant Discharge Elimination System (NPDES).

Mr. Robert Dawes, Redlands Conservancy, said the conservancy takes its stewardship responsibilities very seriously.

Mr. Hill, appellant, confirmed he has owned his property for 37 years. The City could easily fix the flow of the water, which only affects his property. The EPA restrictions are the reason why the parking lot does not meet those conditions.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 5-2 (Chairwoman Dyer and Vice Chairman Jeske opposed and Commissioner Frasher absent) to sustain the appeal thereby denying the directors decision, and the information will be given to the City Council for their review.

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

IV. NEW BUSINESS

A. **DONALD J. BERRY, PROPERTY ONE, LLC, APPLICANT** (PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1058** to establish a grocery business utilizing a Type 20 (Off-Sale Beer and Wine) Alcoholic Beverage License within an approximately thirty thousand (30,000) square foot tenant space located at 560 W. Stuart Avenue, in the TC (Town Center) District of Specific Plan 45.

Chairwoman Dyer opened up the Public Hearing.

Ms. Teri Dickerhoff, representative, confirmed she agreed with the conditions of approval and stated she is available for any questions.

Mr. Rogers, Church Street, stated the City is not following normal protocols and said the proposed project is not consistent with CEQA.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 5-0 (Commissioner Frasher absent and Commissioner Wallis recused) that the Planning Commission determined that Conditional Use Permit No. 1058 was categorically exempt from the California Environmental Quality Act, pursuant to Class 1 of Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 5-0 (Commissioner Frasher absent and Commissioner Wallis recused) that the Planning Commission approved Conditional Use Permit No. 1058 based on the Alcohol Beverage Sales Establishment Regulations findings, and subject to the Conditions of Approval.

B. **PARADOX CHURCH, APPLICANT** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1063** to establish a new religious place of worship in coordination with an entertainment venue for live performances with no alcohol sales within an existing commercial building, located at 205 E. State Street in the C-3 (General Commercial) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Henry Hadley, Pastor, came forward to address the Commission.

Mr. Schofield, architect, confirmed he has been analyzing the downtown parking and they realize the church will need parking off-site.

Chairwoman Dyer closed the Public Hearing.

The Commission discussed the available parking needed for the proposed use.

MOTION

It was moved by Commissioner Guzkowski, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission table the item to allow time for the applicant to refine the proposal and expand on the parking needed for the proposed use.

C. **REDLANDS SUPPORTIVE HOUSING, APPLICANT** (PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on a socio-economic cost-benefit study.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Zone Change No. 448** to change the zoning designation of approximately 4.72 acres from R-1 (Single Family Residential) District to the R-2 (Multiple Family Residential) District, situated on the southwest corner of Texas Street and Lugonia Avenue (APN: 0169-021-19).
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 1045** for the construction of an eighty (80) unit affordable apartment complex for veterans and their families, individuals with special needs, and low income families on approximately 4.72 acres, situated on the southwest corner of Texas Street and Lugonia Avenue (APN: 0169-021-19).

Chairwoman Dyer opened up the Public Hearing.

Ms. Dora Gallo, Community of Friends, gave a brief overview of the proposed project and their company's mission.

Mr. Eddie Estrada, US Vets, gave a brief overview of their services available.

Ms. Jeanette Wilson, US Vets, stated they have other housing available within the agency to place individuals.

Mr. Gus Joslyn, San Bernardino County Housing Authority, stated they are in full support of the project and have donated ten (10) million dollars in funding for the project over twenty (20) years.

Mr. Michael Scheckell, San Bernardino County Department of Behavioral Health, gave a letter of support from Mr. Ramos. San Bernardino County Department of Behavioral Health has donated 1.8 million dollars for the project.

Mr. Mario Saucedo, North Redlands Visioning Committee, confirmed the support of the community. Some residents are concerned with the increase on traffic.

Mr. Xavier Adrian, resident, gave his support of the proposed project. The services and quality is at a high level.

Mr. Gilberto Flores, North Side Impact Committee, stated he was in opposition with the proposed project. Mr. Flores confirmed he had concerns with traffic, and suggested another location for the project.

Ms. Christine Roque, resident, stated a Los Angeles 40 unit facility developed by the Community of Friends had 166 calls for service in 2014, 129 calls for services in 2015, 106 calls for services in 2016. Some of the calls were disturbing the peace, assault and a murder at the facility. Ms. Roque requested the area maintain the R-1 zoning; otherwise the neighborhoods quality of life may be compromised. The development is not consistent with the General Plan, and will increase traffic.

Ms. Noni Kleinhouse, resident, stated there is a possibility that the veterans can be released. The residents may be exposed to lead in the ground from the Teledyne Company nearby, and recommended soil testing the site.

Mr. Rogers, Church Street, stated he was concerned with the traffic impacts, and stated an analysis on the fire circulation should have been completed. Mr. Rogers said the remnant parcel may be subject to the Subdivision Map Act.

Mr. Phil Courtney, stated that Ms. Roque covered his items of concern.

Chairwoman Dyer closed the Public Hearing.

Ms. Gallo, confirmed they did do soils testing. The buildings are very attractive and make the community proud of their environment. This is a family project and they are making sure it is a safe environment for the veterans and their families. Ms. Gallo recommended additional language on Condition of Approval No. 24 to include "in accordance with all applicable fair housing laws".

MOTION

It was moved by Commissioner Wallis, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission recommend that the City Council approve the Mitigated Negative Declaration for Zone Change No. 448 and Conditional Use Permit No. 1045.

MOTION

It was moved by Commissioner Wallis, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission recommend that the City Council approve the Socio-Economic Cost Benefit Study for Zone Change No. 448 and Conditional Use Permit No. 1045, as it had been determined that the proposed project would not create significant unmitigable physical blight or overburden public services in the community, because the mitigation measures for environmental impacts, described in the study, have been added to the project as Conditions of Approval.

MOTION

It was moved by Commissioner Wallis, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission approve Resolution No. 1298 and recommended that the City Council approve Zone Change No. 448.

MOTION

It was moved by Commissioner Wallis, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission approve Resolution No. 1299 and recommended that the City Council approve Conditional Use Permit No. 1045 based on the Conditional Use Permit findings, and subject to the Conditions of Approval, this includes the modification to Condition of Approval No. 24 and added Condition of Approval No. 36 as follows:

24. The applicant shall provide a digital video security camera system that is completely compatible with the City of Redlands video security camera system, so that cameras can be watched by the Police dispatch center, **in accordance with all applicable fair housing laws**. The system shall provide a streaming video signal at all times. The number of cameras must be approved by the Police Department. All entrances and exits for the common areas as well as the community building, shall be viewable.

36. **The applicant shall construct a raised “pork chop” at the northern most driveway at Texas Street to restrict access to this driveway to right-in and right-out only, as indicated in the Traffic Impact Analysis, prepared by Urban Crossroads.**

V. ADDENDA

- A. **General Plan Conformity Finding** – A request for the Planning Commission to determine that the sale of Assessor’s Parcel No. 0292-192-19, located at 1615 W. Park Avenue is consistent with the General Plan.

MOTION

It was moved by Commissioner Guzkowski, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission found that the disposition of the Property is in conformity with the Redlands General Plan.

- B. Discussion and possible direction on alternatives to allow a vehicle tow and storage yard to be located at 380/400 Kansas Street, Redlands, 92373

It was recommended by the Planning Commission that uses in the I-P Zone should require a Conditional Use Permit.

VI. MINUTES

- A. Minutes of the December 13, 2016 Planning Commission

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission approved the minutes of December 13, 2016.

VII. LAND USE AND CITY COUNCIL ACTIONS ON DECEMBER 20TH, 2016, JANUARY 3RD AND JANUARY 17TH, 2017.

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

Interim Director Troyer stated there were two actions to report, Zone Change 450, and Final Tract Map for the Packing House was approved by the City Council.

VIII. ADJOURN TO FEBRUARY 14, 2017

Chairwoman Dyer adjourned the meeting at 7:30 p.m. to the February 14, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

James Troyer
Development Services Director