

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 14, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chairman
Steve Frasher, Vice Chairman
Julie Rock, Commissioner
Robert Botts, Commissioner
Mario Saucedo, Commissioner
Joe Richardson, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Catherine Lin, Principal 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.)

Chairman 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. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR - None

4. OLD BUSINESS - None

5. NEW BUSINESS

A. **DONNA HOFFMAN**
(PROJECT PLANNER: JACQUELINE HONG)

PUBLIC HEARING for **Conditional Use Permit No. 1123**, a request for a Type 42 Alcoholic Beverage Control License (On-Sale Beer & Wine - Public Premise) for a proposed arts and crafts studio with instructional woodworking (Board and Brush) within a 1,033 square-foot tenant space. The project site is located at 415 Tennessee Street, Suite M (APN: 0292-192-25-0000) in the Commercial Industrial (C-M) District. The proposal is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

Mr. Brian Foote, City Planner, gave a brief overview and presentation on the proposal.

Ms. Donna Hoffman, business owner, gave a brief overview on the proposal.

Ms. Lillian Vasquez, speaker, confirmed she was in favor of the proposal.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Vice Chairman Frasher, seconded by Commissioner Rock and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1440 to approve Conditional Use Permit No. 1123 based on the findings contained in the staff report, and subject to the Conditions of Approval, this includes the revised Condition of Approval No. 13 as follows:

13. The hours of alcohol service shall be limited to between ~~8:00 a.m.~~ **10:00 a.m.** to 10:00 p.m. daily. No "after hours" operations with alcohol service/consumption shall be permitted. Alcohol service shall be limited to patrons participating in regular business activities as described in the CUP application.

B. DANIEL MARZIGLIANO
(PROJECT PLANNER: CATHERINE LIN)

PUBLIC HEARING to consider **Variance No. 803** and **Administrative Use Permit No. 1**, a request to legalize an existing 496 square-foot small beverage container recycling/redemption facility within the rear parking lot of an existing retail shopping center, and placed less than 100 feet from an existing residential property. The project site is located at 1536-1560 Barton Road (APNs: 0293-172-16-0000 & 0293-172-17-0000) within Specific Plan No. 26. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15303 and 15305 of the CEQA Guidelines.

Chairman Guzkowski opened up the Public Hearing.

Ms. Catherine Lin, Principal Planner, gave a brief overview and presentation on the proposed project.

Mr. Joe Perez, RePlanet representative, came forward to address the Planning Commission.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Richardson and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1452 to approve Administrative Use Permit No. 1 and Variance No. 803, based on the findings contained in the staff report, and subject to the Conditions of Approval.

C. NEW CINGULAR WIRELESS PCS, LLC / AT&T MOBILITY
(PROJECT PLANNER: CATHERINE LIN)

PUBLIC HEARING to consider **Conditional Use Permit No. 1112**, a proposal to replace a wooden utility pole with a new wooden utility pole with a new small cell wireless facility mounted at the top at the same location. The new pole and antennas will be approximately 34 feet tall. The project site is located in the right-of-way of Tennessee Street, directly adjacent to the property located at 1205 West Colton Avenue (0169-411-07-0000), and

approximately 115 feet south of the intersection of Tennessee Street and Colton Avenue. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

Ms. Catherine Lin, Principal Planner, gave a brief overview and presentation on the proposed project.

Mr. Julio Figueroa and Mr. Frank Ortega, representatives for Cingular Wireless, came forward to address the Planning Commission.

Mr. Don Young, Engineering Manager, commented on the status of the City's draft master license agreement for small cell wireless facilities located in public rights-of-way.

Mr. Joshua Hall, resident, inquired if the proposal was for 4G or 5G service.

Commissioners commented on other recent applications for small cell wireless antennas and concerns about consistency in the designs of such facilities.

Mr. Brian Desatnik, Development Services Director, commented on the status of the City's draft master license agreement. Mr. Don Young commented on the typical condition of approval regarding a master license agreement.

Commissioners expressed concerns with the current proposal for antennas and related equipment to be installed without concealment on a replacement wooden pole, rather than substituting the wood pole concept with a new concrete or Marbelite pole (similar to street light poles) for aesthetic and concealment purposes.

Mr. Foote, Planning Manager, asked if the applicant would be willing to modify the current proposal for a replacement wooden pole, and instead utilize a concrete type of pole.

Mr. Ortega, Cingular Wireless, stated the applicant will decline utilizing a new concrete or Marbelite pole, and their client wants the current design with a replacement wooden pole and unconcealed antennas to move forward as proposed.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Richardson, and carried on a vote of 5-1 (Commissioner Saucedo opposed) that the Planning Commission deny the adoption of Resolution No. 1445. Therefore, the application for Conditional Use Permit No. 1112 was not approved.

Chairman Guzkowski stated he would like to take item "E" and "F" out of order due to the speaker sign ups wishing to speak on those items.

E. **CROWN CASTLE NG WEST, LLC.** (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Conditional Use Permit No. 1089**, a proposal to install a new small cell wireless facility within the public right-of-way. The new pole and antennas will be approximately 33 feet tall. The project is located in the Elizabeth Street right-of-way, approximately eight feet

to the south of the property located at 1363 Elizabeth Street (APN No. 0174-022-17-0000), in the northwest corner of the Elizabeth Street and Fountain Avenue intersection. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

PUBLIC HEARING to consider **Variance No. 789**, a request to allow an approximately 57-foot reduction in the required 100-foot separation distance from residential structures for wireless facilities as required by Section 18.178.100(E) of the Redlands Municipal Code. The applicant is requesting to provide a setback of approximately 43 feet. The project is located in the Elizabeth Street right-of-way, approximately eight feet to the south of the property located at 1363 Elizabeth Street (APN No. 0174-022-17-0000), in the northwest corner of the Elizabeth Street and Fountain Avenue intersection. The project qualifies for exemption from environmental review in accordance with Section 15305 of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

Mr. Reilly, Associate Planner, gave a brief overview and presentation on the proposal.

Ms. Lena Huffmier, Crown Castle NG West representative, came forward to address the Planning Commission.

Ms. Sharon Barrows, resident, gave an overview of her concerns with regards to the historic heritage, property values, bee population effected by radiation, health effects to the residents, and installation of cell towers that will be out of date technology. Ms. Barrows gave staff a letter of opposition of the project.

Mr. Michael Spray, resident, strongly disagreed with the variance. Mr. Spray stated Crowne Castle installed the pole and infrastructure prior to approval.

Mr. John Mills, resident, inquired if the proposal was co-locatable, confirmed he was in favor of the proposal.

Ms. Amy Jones, Crowne Castle District Manager, addressed the Planning Commission, on installing the infrastructure prior to approvals at their own risk. Ms. Jones stated Crowne Castle will work with other carriers to co-locate on their facilities.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Rock and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1450 approving Conditional Use Permit No. 1089 and Variance No. 789 based on the findings contained in the staff report, and subject to the Conditions of Approval attached to the Resolution.

F. **CROWN CASTLE NG WEST, LLC.**
(PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Conditional Use Permit No. 1090**, a proposal to install a new streetlight with small cell wireless antennas within

the public right-of-way. The streetlight and antennas will be approximately 33 feet tall. The project is located in the W. Hilton Avenue right-of-way, approximately 11' to the south of the property located at 18 W. Hilton Avenue, near the northwest corner of the W. Hilton Avenue and Garden Street intersection. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

PUBLIC HEARING to consider **Variance No. 790**, a request to allow an approximately three-foot reduction in the required 100-foot separation distance from residential structures for wireless facilities as required by Section 18.178.100(E) of the Redlands Municipal Code. The applicant is requesting to provide a setback of approximately 97 feet. The project is located in the W. Hilton Avenue right-of-way, approximately 11' to the south of the property located at 18 W. Hilton Avenue, near the northwest corner of the W. Hilton Avenue and Garden Street intersection. The project qualifies for exemption from environmental review in accordance with Section 15305 of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

Mr. Reilly, Associate Planner, gave a brief overview and presentation on the proposal.

Ms. Huffmier, Crown Castle NG West representative, came forward to address the Planning Commission.

Mr. John Baker Sr., resident, stated he was opposed to the cell tower. Mr. Baker expressed concern on the setback for the cell tower location, as well as the adverse health effects of radio frequency. Mr. Baker gave staff a letter of opposition of his concerns.

Ms. Nancy Baker, resident, stated she was opposed to the proposal and expressed concerns with eye abnormalities, brain cancer, and property values. Ms. Baker gave staff a letter of opposition of her concerns.

Mr. John Baker Jr., resident, came forward to address the Commission and confirmed he was opposed to the proposal due to the adverse health effects it will have on his family.

Ms. Katie Baker, resident, stated the modern pole design will not be a good fit in the Historic areas.

Ms. Jones, Crowne Castle representative, came forward to address the Commission.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Vice Chairman Frasher, seconded by Commissioner Richardson and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1451 approving Conditional Use Permit No. 1090 and Variance No. 790 based on the findings contained in the staff report, and subject to the Conditions of Approval attached to the Resolution.

D. **CROWN CASTLE NG WEST, LLC.**
(PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Conditional Use Permit No. 1088**, a proposal to install a new small cell wireless facility within the public right-of-way. The new pole and antennas will be approximately 37 feet tall. The project is located in the Brookside Avenue right-of-way, approximately 12 feet to the north of the property located at 705 Brookside Avenue (APN No. 0172-031-50-0000), in the southwest corner of the Brookside Avenue and Center Street intersection. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act.

Chairman Guzkowski opened the Public Hearing.

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

Ms. Huffmeir, Crowne Castle representative, came forward to address the Planning Commission.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1449 approving Conditional Use Permit No. 1088 based on the findings contained in the staff report, and subject to the Conditions of Approval attached to the Resolution.

G. **DEDEAUX PROPERTIES, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

PUBLIC HEARING to consider a Socio-Economic Cost/Benefit Study prepared for the project proposed by Commission Review & Approval No. 900 and Tentative Parcel Map No. 19981.

Consideration of **Commission Review & Approval No. 900** to construct two (2) concrete tilt-up industrial buildings totaling 154,000 square-feet, including 139,000 square-feet of warehouse space and 15,000 square-feet of office space located on 7.7 net acres at the northwest corner of Alabama Street and Park Avenue in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APNs: 0292-157-10-0000 and 0292-157-17-0000). An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program is proposed pursuant to Section 15074 of the CEQA Guidelines.

PUBLIC HEARING to consider **Tentative Parcel Map No. 19981** to subdivide 7.7 net acres into two parcels, 3.63 acres and 4.13 acres in size, located on the northwest corner of Alabama Street and Park Avenue in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APNs: 0292-157-10-0000 and 0292-157-17-0000). An Initial Study was prepared for the project in accordance with the California Environmental

Quality Act (CEQA), and a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program is proposed pursuant to Section 15074 of the CEQA Guidelines.

Chairman Guzkowski opened the Public Hearing.

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

Mr. Ben Horning, Dedeaux Properties representative, gave a brief overview of the project and addressed the Planning Commission.

Mr. Brian Parker, GAA Architects, came forward to address the Planning Commission.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Saucedo, seconded by Commissioner Botts and carried on a vote of 6-0 that the Planning Commission adopt Resolution Nos. 1452 and 1453, adopt the Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program, approve the Socio-Economic Cost/Benefit Study, and approve Commission Review & Approval No. 900 and Tentative Parcel Map No. 19981, subject to the Conditions of Approval.

6. ADDENDA

A. **GRIFFIN RESIDENTIAL** (PROJECT PLANNER: LORALEE FARRIS)

Significant Project Presentation for General Plan Amendment No. 141, Specific Plan No. 62, Tentative Tract Map No. 20257, Specific Plan Amendment to East Valley Corridor Specific Plan - A request to amend the General Plan Designation of approximately 37.2 acres from Commercial to Low Density Residential, amend the zoning designation from Special Development (EV/SD) District of the East Valley Corridor Specific Plan to a new zoning designation through the adoption of Specific Plan No. 62, and subdivide 37.2 acres into 207 residential lots with 7 lettered lots. The project site is located on the west side of Texas Street, north side of San Bernardino Avenue and south side of Pioneer Avenue (APNs: 0167-091-02-0000, 0167-091-04-0000, 0167-091-05-0000, and 0167-091-08-0000).

Chairman Guzkowski opened the Hearing.

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

Mr. Jed Solomon, Griffin Residential representative, gave a presentation on the proposed project.

The Commission gave the following suggestions:

- Make the site skateboard proof
- Incorporate cut stone curb elements
- Connect with the community, residents may not like a residential development close to WalMart

- Submit serious elevations with landscaping
- Consider Art in Public spaces

Chairman Guzkowski closed the Hearing.

There was no action required.

7. MINUTES

- A. Approval of the Planning Commission meeting minutes for April 9, 2019.
- B. Approval of the Planning Commission meeting minutes for April 23, 2019.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo and carried on a vote of 6-0 that the Planning Commission approve the minutes of April 9th and April 23rd, 2019.

8. LAND USE AND CITY COUNCIL ACTIONS FOR MAY 7, 2019.

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

Mr. Desatnik stated there were no actions to report.

9. ADJOURN TO THE MAY 28th, 2019, PLANNING COMMISSION

Chairman Guzkowski adjourned the meeting at 8:25 p.m. to the May 28th, 2019, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director