

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 26, 2015, at 4:00 p.m. are as follows:

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

ADVISORY STAFF Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Chris Diggs, Interim Municipal Utilities & Engineering Dept.
Director Sean P. Kelleher, Associate 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. Chairwoman Dyer stated she would like to take item III first on the agenda to allow more time for all of the Commission to arrive for item II.

III. CONSENT CALENDAR

A. **MICHAEL MORAN, APPLICANT**
(PROJECT PLANNER: PATRICIA BRENES)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 421** to construct a fifteen (15) square foot, externally-illuminated monument sign that is four (4) feet in height for the "Pinewood Apartment Homes" located at 1000 Pine Avenue, situated on the northwest corner of Pine Avenue and New York Street, in the R-2 (Multiple Family Residential) District.

MOTION

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

II. PRESENTATION

- A. Informational presentation by the Municipal Utilities & Engineering Department regarding water supply and the City's distribution system. Topics will include the following:
1. Potable distribution network:
 - i. Sources;
 - ii. Capacity;
 2. Non-potable (purple pipe) distribution network:
 - i. Sources – reclaimed from the treatment plant vs non-potable from wells;
 - ii. Capacity;
 3. Drought and the City's conservation efforts:
 - i. Capability to provide water for future development projects;
 - ii. Potential impact of state restrictions on future development projects.

Interim Director Chris Diggs gave a brief overview and presentation on water supply and the City's distribution system.

There was no motion.

IV. OLD BUSINESS

- A. **JASON RILEY, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)
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. 1024 (Revision No. 1)** to allow tours and tastings to be conducted within an existing distillery located in a 2,000 square foot tenant space in an existing industrial park at 721 N. Nevada Street in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Public Hearing.

Mr. Jason Riley, applicant, came forward to address the Planning Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a 7-0 vote that the Planning Commission determined that Conditional Use Permit No. 1024 Revision 1 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 Frasher and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 1024 Revision 1 based on the Alcohol Beverage Sales Establishment Regulations findings, and subject to the Conditions of Approval.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 1024 Revision 1 based on the Conditional Use Permit findings, and subject to the Conditions of Approval, this includes the modified Condition of Approval No. 9 as follows:

9. ~~Tours of t~~The distillery shall be limited to a maximum of fifteen (15) ~~people~~ **customers** at any one time.

B. **LA SMSA LP, dba VERIZON WIRELESS, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1026** to collocate a wireless communications facility on an existing seventy five foot (75') tall wireless telecommunications tower disguised as a pine tree within a two hundred and ninety five (295) square foot lease area, and enclosed within an eight foot (8') tall block wall located at 1519 W. Lugonia Avenue in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

Associate Planner Sean Kelleher stated that he had received a request from the applicant to continue their item to the June 9, 2015 Planning Commission meeting.

MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Jeske and carried on a 7-0 vote that the Planning Commission continue Conditional Use Permit No. 1026 to the June 9, 2015 Planning Commission meeting.

C. **FRANK MISTRETTA FAMILT TRUST, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider **Variance No. 773** from Section 18.144.200(B) of the Redlands Municipal Code to waive the requirement to develop a minimum of five percent (5%) of the gross land area in common, landscaped recreational open space

for a proposed planned residential development on property with an average slope of more than fifteen percent.

4. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1036** for a planned residential development containing twenty four (24) single family residential lots and three (3) lettered lots for open space purposes on approximately 181.82 acres located south of Highview Drive and east of South Lane in the A-1 (Agricultural) District.
5. **PUBLIC HEARING** to consider **Tentative Tract No. 18845** to subdivide approximately 181.82 acres into twenty four (24) single family residential lots for a planned residential development and three (3) lettered lots for open space purposes located south of Highview Drive and east of South Lane in the A-1 (Agricultural) District.

Chairwoman Dyer opened the Public Hearing.

Mr. Pat Meyer, representative, gave a brief overview of the project and confirmed they accept the Conditions of Approval.

Ms. Susan Finsen, resident, requested clarification on the water usage for the development and the Socio Economic Cost Benefit Study pertaining to the square footage of homes. Ms. Finsen stated the Geo Glyph was desecrated in the 1980's and inquired if the Indian Tribes were ever notified.

Mr. Sean Kelleher, Associate Planner, clarified the Geo Glyph information.

Ms. Theresa McLemore, resident, expressed concern of her view shed, property values, traffic and safety for pedestrians and bicyclists. Ms. McLemore stated the Environmental Impact Report (EIR) was completed 10 years ago.

Ms. Helen Waites, resident, concurred with Ms. McLemore and stated she was concerned with traffic and safety. Ms. Waites requested clarification on the average slope of more than 15%.

Mr. Robert Dalquest, Assistant Director, clarified the average slope criteria.

Ms. Amanda Frye, resident, stated there is a group that is trying to buy the property. Ms. Frye said they are being asked to reduce their water usage by 25% and the additional homes will be added stress to the water department. The traffic is extremely dangerous for citizens and stated the City does not create an accurate Cost Benefit Study.

Mr. Stephen Rogers, resident, stated the project has not been adequately reviewed and is being pushed through the process. The ten year old EIR is not adequate. The map has a two year timeline and should have an EIR included with it, and is not consistent

with the Sub Division Map Act. Mr. Rogers expressed concern on the lack of access for emergency services.

Chairwoman Dyer closed the Public Hearing.

There was discussion from the Planning Commission.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission adopt the Notice of Exemption for Variance No. 773, Conditional Use Permit No. 1036, and Tentative Tract No. 18845 and direct staff to file and post a "Notice of Exemption" in accordance with City guidelines and based on Section 15162 findings.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 6-1 vote (Commissioner Frasher opposed) that the Planning Commission approve the Socio-Economic Cost Benefit Study for Variance No. 773, Conditional Use Permit No. 1036, and Tentative Tract No. 18845, as it has been determined that the proposed project would not create significant unmitigable physical blight or overburden public services in the community.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Variance No. 773 based on the findings.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 1036 based on the findings and subject to the conditions of approval.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Tentative Tract Map No. 18845 based on the findings and subject to the conditions of approval, this includes the Following additional Conditions of Approval Nos. 15, 16, 29, 30, 31 and 32 as follows:

New Conditions for Tentative Tract No. 18988

15. Prior to the Approval of the Final Map the Final Grading Plan, Building Architecture including building envelopes, Landscape Plan and view analysis shall be reviewed and approved by the Planning Commission.
16. Prior to the recordation of the Final Map, the Applicant shall provide the Development Services Department with a copy of the water service Agreement with Western Height Water Company.

New Conditions for the Conditional Use Permit 1036

29. The landscape plans shall be designed to comply with the Individual Front and Backyard Landscape and Irrigation Guidelines prepared for Tentative Tract 18845, and attached as Exhibit "A" hereto, or the State of California Landscape Guidelines, whichever is more restrictive.
 30. Prior to the approval of the Final Tract Map, the Final Grading Plan, Building Architecture, including building envelopes, landscape plan and view analysis shall be reviewed and approved by the Planning Commission.
 31. Prior to the recordation of the Final Map, the Applicant shall provide the Development Services Department with a copy of the water service Agreement with Western Height Water Company.
 32. The side and bottom of the Water Quality Management Basin shall incorporate undulating features, including variable slopes angles along the sides and mounding within the bottom of the basin.
- V. NEW BUSINESS - None
- VI. ADDENDA – None
- VII. MINUTES
- A. April 28, 2015

MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Jeske and carried on a 7-0 vote that the Planning Commission approve the minutes of April 28, 2015.

VIII. LAND USE AND CITY COUNCIL ACTIONS MAY 19, 2015.

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

Director Orci confirmed the Hillwood Final Map No. 19461, for the two large logistic warehouse buildings, were approved by the City Council.

VIII. ADJOURN TO JUNE 9, 2015

Chairwoman Dyer adjourned the meeting at 6:30 p.m. to the June 9, 2015 Planning Commission Meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director