

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on January 3, 2017 at 9:00 a.m.

PRESENT Loralee Farris, Development Services  
Chris Catren, Police Department  
Jeff Frazier, Fire Department  
Don Young, Municipal Utilities and Engineering

STAFF Emily Elliott, Senior Planner  
PRESENT Marie Gilliam, Contract Planner

STAFF Will Hamilton, Quality of Life  
ABSENT

**I. ATTENDANCE**

Loralee Farris called the meeting to order at 9:03 a.m.

**II. APPROVAL OF MINUTES - None**

**III. OLD BUSINESS - None**

**IV. NEW BUSINESS-**

**A. REDLANDS SUPPORTIVE HOUSING, L.P., APPLICANT**  
(PROJECT PLANNER: LORALEE FARRIS)

A recommendation to the Planning Commission and City Council on the appropriate environmental process and socio-economic cost/benefit impacts for the following project:

**Density bonus** and incentive/concession agreement for the construction of very low and low income housing to allow for a density increase of 2.9 dwelling units per acre for a total of 17.9 dwelling units per acre, and concessions to reduce the open space dimension requirements, and separation requirements between buildings and carports 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).

**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).

**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).

Loralee Farris opened the Public Comment period.

Ms. Christine Roque, resident is concerned that the housing units are no in spirit of the future land use and density. Is concerned why the density and zone change is being requested. Also stated ERC meetings are not convenient for people who work, especially meetings after major holidays.

Ms. Rosa Gomez, resident is concerned with parking, traffic, and increase in City's public services and feels it is not compatible in an already stressed neighborhood. She prefers to see single family residences.

Mr. Chul Gulgich and Mr. Jose Torres, applicants addressed the concerns of the residents. They assured the public that the Redlands Supportive Housing which will house Veterans and homeless people will have their own social services, including wraparound and rehabilitation services, onsite support, and case management. They also stated a Traffic Study was conducted as well.

Public Comment period was closed.

**B. BALBOA PARK PROPERTIES, LLC., APPLICANT**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

A recommendation to the Historic and Scenic Preservation Commission on the appropriate environmental process for **Demolition No. 269** to demolish an approximately 1,500 square foot office building less than 50 years of age, and an approximately 3,000 square foot storage building, over 50 years of age, located at 250 and 254 W. Stuart Avenue within the TC (Town Center) District of Specific Plan 45.

**MOTION**

It was moved by Mr. Catren, seconded by Mr. Frazier, and carried on a 4-0 vote that the Environmental Committee found that although the proposed project could create unmitigable physical blight or overburden public services in the community, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project by the applicant

**V. COMMUNICATION/INFORMATION - None**

**VI. PUBLIC COMMENT PERIOD**

Loralee Farris opened the Public Comment period.

There were no Public Comments forthcoming and the Public Comment period was closed.

**VI. ADJOURNMENT OF THE MEETING TO TUESDAY, JANUARY 17, 2016**

The meeting adjourned at 9:37 a.m. to the next regularly scheduled Environmental Review Committee meeting of January 3, 2017.

Respectfully submitted,

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Viviane Sierra-Ayon  
Senior Administrative Assistant

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Loralee Farris  
Principal Planner