

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, October 10, 2017, at 4:00 p.m.:

PRESENT: Carol Dyer, Chairwoman
Ken Jeske, Vice Chairman
Conrad Guzkowski, Commissioner
Julie Rock, Commissioner
Judith Battey, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior 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.)

Chairwoman Dyer 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.

2. CONSENT CALENDAR - None

3. OLD BUSINESS - None

4. NEW BUSINESS

A. **DIVERSIFIED PACIFIC COMMUNITIES**
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15305(a) (for Minor Alterations in Land Use Limitations) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider Variance No. 779, a request to allow a reduction in the front yard setback required by Section 18.36.90(A) of the Redlands Municipal Code from 25' to 0', a reduction in the rear yard setback required by Section 18.36.110 from 25' to 0', and to allow an increase in the maximum lot coverage required by Section 18.36.070 from 25 percent maximum to 26.9 percent on an approximately 1,100 square foot parcel. This variance would allow the construction of a well house enclosure for existing water well equipment located at 1660 Judson Street in the R-E (Residential Estate) District (APN: 1212-451-69).

Chairman Dyer opened up the Public Hearing.

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

Mr. Jerry Cockroft, Diversified Pacific representative, came forward to address the Commission and gave a brief overview of his proposal.

Mr. Leo Connelly, resident, stated he was concerned with the noise and his view. Mr. Connelly confirmed his support of the proposed enclosure structure.

The Commission requested that staff work with the applicant to add vines and acoustical attenuation to the area.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission determine that Variance No. 779 was exempt from the California Environmental Quality Act, pursuant to Section 15305 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission adopt Resolution No. 1342 to approve Variance No. 779, based on the findings contained in the staff report and subject to the conditions of approval, including the added Condition of Approval Nos. 10 And 11 as follows:

10. The applicant shall work with Staff to identify potential locations for additional planting pockets immediately adjacent to the proposed structure. Climbing vines shall be placed within any identified planter areas to provide additional screening of the structure if additional planters are feasible.
11. The applicant shall work with Staff to identify options for the application of sound attenuating foam or similar material to the interior of the proposed structure's metal surfaces.

Chairwoman Dyer stated the Commission will take item 4.C. next to allow more time for the Verizon representative to arrive.

C. **HANNIBAL PETROSSI, PETROSSI AND ASSOCIATES** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption for the project in accordance with California Environmental Quality Act Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and Section 15332 (Infill Development Projects).
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study for the project.
3. Consideration of **Lot Line Adjustment No. 616** to merge three parcels totaling 1.5 gross acres into once parcel for development. The subject properties are located at 614, 624, and 634 Nevada Street in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APNs: 0292-155-05, -13, -14).

4. Consideration of **Commission Review and Approval No. 891** to construct a 16,676 square-foot commercial/industrial building with six suites, located at 614, 624, and 634 Nevada Street in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APNs: 0292-155-05, -13, 14).

Chairwoman Dyer opened up the Public Hearing.

Ms. Emily Elliott, Senior Planner, gave a brief overview and presentation on the proposed project.

Mr. Hannibal Petrossi, applicant, gave an overview of his proposed project.

The Commission requested the parking lot trees be consistent with the development immediately adjacent to the south of the project with the intent of maintaining consistency.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission determine that Commission Review and Approval No. 891 was exempt from the California Environmental Quality Act, in accordance with Section 15332 of the CEQA Guidelines for in-fill development projects.

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission determine that Lot Line Adjustment No. 616 was exempt from the California Environmental Quality Act, in accordance with Section 15305 of the CEQA Guidelines for minor alterations in land use limitations.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission adopt Resolution No. 1340 to approve Lot Line Adjustment No. 616, based on the analysis in the staff report and subject to the conditions of approval.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission adopt Resolution No. 1341 to approve Commission Review and Approval No. 891, based on the analysis and findings in the staff report, and subject to the conditions of approval, including the modified Condition of Approval No. 19 as follows:

19. The following standards shall apply to all parking areas accessible to the public, adjacent to roadways or exposed to public view from roadways or adjacent parcels:
 - a. Tree species shall be the same or similar to those used in the development immediately adjacent to the south of the project with the intent of maintaining a consistent landscape theme.

B. RELIANT LAND SERVICES
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1034** to construct a fifty-six foot (56') tall wireless telecommunications tower disguised as a water tower with a citrus packing label, within a 900 square-foot lease area enclosed within an eight foot (8') tall block wall, located within a City-owned citrus grove on the south side of San Bernardino Avenue, approximately 133 feet west of Judson Street in the A-1 (Agricultural) District (APN: 1212-211-01).

Chairman Dyer opened up the Public Hearing.

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

Ms. Maryann Neward, Verizon representative, stated the Quality of Life Department indicated that entrance at Moriarty Street would be the least intrusive and the best entrance for future development. Maintenance of the facility would typically occur once a month.

Mr. Tim Holt, resident, stated that the maintenance vehicles would tear up the street, and is intrusive to the adjacent residential neighborhood; it is approximately one hundred feet away from their home. He stated his concern that maintenance could be conducted in the middle of the night.

Ms. Rose Holt, resident, stated there is an elementary school across Judson Street and was concerned with the children's health and safety.

Ms. Stephanie Mc Phearson, resident, stated cell phone transmitters within 350 meters can cause cancer, tissue causing miscarriages, suppressed immune functions and health problems. Ms. Mc Phearson said there are many other areas that the cell tower can go.

Mr. Kevin Mc Phearson, resident, confirmed there are many homes in the area. The driveway to the proposed facility would be well into the grove and may impact the orange trees. Mr. Mc Phearson indicated that Moriarty Street is very narrow and that widening of street to facilitate a better entrance into the grove would be a large expense for the City. Mr. Mc Phearson stated the proposal will give another shelter for the homeless, and that a better access point is off of Pennsylvania Street.

The Commission recommended the applicant explore an alternate location, and to table the item to a later date.

Mr. Brian Foote, Planning Manager, stated that federal law preempts local agency decisions based directly or indirectly on the environmental effects from radio frequency emissions, and if complying with FCC regulations it is covered by federal law and local land use decisions cannot take into consideration any alleged health effects. The agencies must consider four (4) findings: that the proposal is consistent with the general plan, is in compliance with the zoning code, has a one hundred (100) foot separation of wireless facilities from residential neighborhoods, and that the location is appropriate.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission table Conditional Use Permit No. 1034 to allow the applicant time to explore more appropriate locations.

5. ADDENDA - None
6. MINUTES - None
7. LAND USE AND CITY COUNCIL ACTIONS OF OCTOBER 3RD, 2017.

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

Mr. Brian Desatnik, Director, stated that there was one City Council Action to report, the 2nd reading of the zone change ordinance for the Liberty Lane project was finalized.

8. ADJOURN TO OCTOBER 24, 2017

Chairwoman Dyer adjourned the meeting at 5:29 p.m. to the October 24, 2017, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director