

MINUTES of a Special meeting of the Environmental Review Committee of the City of Redlands held on September 29, 2014, at 9:00 a.m.

PRESENT Robert D. Dalquest, Development Services
Philip Gairson, Fire Department
Don Young, Municipal Utilities and Engineering
Chris Catren, Police Department
Erik Reeves, Quality of Life

STAFF Loralee Farris, Associate Planner
PRESENT Patricia Brenes, Principal Planner

I. ATTENDANCE

Mr. Robert Dalquest called the meeting to order at 9:00 a.m. All members were present.

II. APPROVAL OF MINUTES

A. Minutes of the September 22, 2014 meeting.

The minutes of September 22, 2014 meeting were approved with a motion from Mr. Chris Catren and a second from Mr. Don Young. The motion carried with a 4-0 vote.

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. CITY OF REDLANDS, APPLICANT

A recommendation to the Planning Commission and City Council on the appropriate environmental process for:

1. **General Plan Amendment No. 132** consisting of two components: 1) to amend the General Plan land use designation from Commercial to Parks/Golf Courses for approximately 3,920 square feet of dedicated alley to repurpose the subject area to a public park; and 2) to amend the Open Space and Conservation Element to include the subject site as a public park. The subject site is located between Citrus Avenue and State Street and Orange Street and 5th Street, in the C-3 (General Commercial) District.
2. **Zone Change No. 444** to change the zoning designation from the C-3 (General Commercial) District to the O (Open Land) District on an approximately 3,920 square foot alley to repurpose the subject area to a public park, located between Citrus Avenue and State Street and Orange Street and 5th Street.

3. **Street Vacation No. 161** to possibly vacate approximately 3,920 square feet of dedicated alley, located between Citrus Avenue and State Street and Orange Street and 5th Street, in the C-3 (General Commercial) District. [Proposed for change to the O (Open Land) District].
4. **Award of Construction Contract** for improvements to the proposed Orange Street Alley project, including but not limited to the installation of decorative pavers, shade structures, raised planters, drought tolerant landscaping, storage enclosures, sconces and light standards, rehabilitation and restoration of historic signs, decorative awnings, installation and modification of the existing infrastructure, and installation of decorative gates on the easterly side at 5th Street and on the westerly side at Orange Street to secure the area during non-business hours.
5. **Possible Acquisition of Property** through negotiations of approximately 917 square feet on the northerly side (rear) of two contiguous parcels, located at 21 and 31 East Citrus Avenue, situated on the northwesterly corner of East Citrus Avenue and 5th Street, in the C-3 (General Commercial) District, to repurpose the subject area to a public park.
6. **Consideration of Loading Zone Area** to allow short term parking of delivery vehicles for loading and unloading of merchandise or products, along the segment of 5th Street, between East State Street and East Citrus Avenue.

Mr. Young recommended the wording be modified on page two last paragraph "No vehicles will be allowed to travel within and through the subject area". Mr. Dalquest confirmed that the wording will be addressed regarding Mr. Young's concerns.

Mr. Young inquired on what method of maintenance will be used to clean the hardscape while maintaining the water quality point of view.

Mr. Dalquest opened up the hearing.

Ms. Tabitha Kevari, Sustainability Manager informed the committee that water will not be used as a method to clean the hardscape.

Mr. Young recommended that under the environmental factor of water quality, reference the water quality management plan if required.

Ms. Kevari, stated that the plans included one camera. Ms. Kevari will work with the Police Department for the correct installation location.

MOTION

It was moved by Mr. Catren, seconded by Mr. Young and carried on a 5-0 that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration will be prepared including the modifications.

V. PUBLIC COMMENT PERIOD

At this time, the Environmental Review Committee will provide an opportunity for the Public to address them on a matter not already scheduled for this agenda (please limit your comments to three minutes).

Mr. Dalquest opened the Public Comment period. There were no comments forthcoming and the Public Comment period was closed.

VI. ADJOURNMENT TO OCTOBER 6, 2014

The meeting adjourned at 9:20 a.m. to the October 6, 2014 meeting.

Respectfully submitted,

Joni Mena
Senior Administrative Assistant

Loralee Farris
Senior Planner