

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on February 17, 2015 at 9 a.m.

PRESENT Patricia Brenes, Development Services
Don Young, Municipal Utilities and Engineering
Chris Catren, Police Department

STAFF Loralee Farris, Senior Planner
PRESENT Sean Kelleher, Associate Planner

I. ATTENDANCE

Mr. Don Young called the meeting to order at 9:00 a.m. All members were present with the exception of the Fire Department and the Quality of Life Department.

II. APPROVAL OF MINUTES

A. Minutes of the December 15, 2014 meeting

Mr. Young continued the minutes of December 15, 2014 to the February 23, 2015 Environmental Review Committee meeting, due to a lack of quorum. No action was taken.

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. NABIL AYOUB, APPLICANT

A recommendation to the Planning Commission on the appropriate environmental process for the following:

Historic Parking Modification No. 28 to allow thirteen (13) on street parking stalls along the site's frontage on Olive Avenue and Citrus Avenue toward meeting the required on-site parking requirements contained in Chapter 18.164 to enable reuse of an existing 4,164 square foot historic building known as Heritage Hall (Historic Resource No. 117) located at 255 E. Olive Avenue, situated on the southwest corner of Citrus and E. Olive Avenues in the C-3 (General Commercial) District.

Commission Review Approval No. 882 to adaptively reuse an existing 4,164 square foot historic building known as Heritage Hall as a restaurant, construction of 706 square feet of terraces for outdoor dining, and to allow the use of off-site parking stalls, approximately 261 feet away from the project site at 200 E. Olive Avenue, to substitute in meeting the required parking pursuant to Section 18.164.250 located at 255 E. Olive Avenue in the C-3 (General Commercial) District.

Mr. Shan McNaughton, Representative, stated he had designed this project to provide the best long term use for the Applicant and the City. The proposed restaurant will stimulate the growth of similar projects in the surrounding area. Mr. McNaughton stated there will be appropriate signage for the dedicated parking areas, and the restaurant staff will direct patrons to the specific parking areas.

Mr. Young opened the Hearing

Mr. Stan Weisser, Speaker Sign Up, stated he is the owner of the property which is located adjacent to the proposed project. Mr. Weisser stated his concerns are as follows:

- The unauthorized use of his building's eleven parking spaces.
- The destruction of his parking lot.
- A solution is needed to protect his property and monitor the parking lot.

Mr. Mike Gillespie, Business Owner, confirmed his support for the proposed restaurant and expressed his concerns as follows:

- Signage for the designated parking areas
- Pedestrian safety
- Crosswalk is needed
- Parking

Mr. Young closed the Hearing.

MOTION

It was moved by Mr. Chris Catren, seconded by Ms. Patricia Brenes and carried on 3-0 vote 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 with the concern to traffic and parking.

B. RELIANT LAND SERVICES, APPLICANT

A recommendation to the Planning Commission on the appropriate environmental process for **Conditional Use Permit No. 1030** to construct a fifty-eight foot (58') tall wireless telecommunications tower disguised as a palm tree within an eight hundred (800) square foot lease area enclosed within an eight foot (8') tall block wall located on the east side of New York Street, directly south of Interstate 10 Freeway in the CM (Commercial Industrial) District.

Mr. Young opened the Hearing.

Mr. Young requested clarification on the proposed location of the microwave antenna.

Ms. Raquel Barnas, Representative, stated the microwave antenna is required to be a certain number of feet away from the antenna panel.

Ms. Brenes inquired if the microwave antenna can be camouflaged.

Ms. Barnas stated the microwave antenna can be painted.

Mr. Young stated that the issue of additional screening of the microwave antenna can be further explored by the applicant and presented to the Planning Commission.

Mr. Young recommended Mitigation Measure No. 1 include an additional sentence stating the microwave antenna have appropriate screening.

Mr. Young closed the hearing

MOTION

It was moved by Mr. Catren, seconded by Ms. Patricia Brenes and carried on 3-0 vote that although the project could not 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 with revisions to Mitigation Measure No. 1 as follows:

24. The applicant shall provide appropriate stealth treatment (proposed a mono-palm) to camouflage the tower with its surroundings and minimize impacts to visual aesthetics. The antenna panels/sectors and supports shall be painted to match the simulated foliage. Antenna socks shall be installed on all antennas and include simulated foliage. The antennas shall not project beyond the fronds of the mono-palm. Additionally, the applicant shall plant a minimum of three (3) palm trees adjacent to the equipment enclosure. Mitigation Measure No. 1

C. LA SMSA LP dba VERIZON WIRELESS, APPLICANT

A recommendation to the Planning Commission on the appropriate environmental process for **Conditional Use Permit No. 1029** to construct a fifty-five foot (55') tall wireless telecommunications tower disguised as a pine tree within a nine hundred (900) square foot lease area enclosed within an eight foot (8') tall block wall located on the south side of East Central Avenue, four hundred feet (400') east of Grove Street in the R-2 (Multifamily Residential) District.

Mr. Young opened the Hearing.

Mr. Young inquired if the proposed project is on one parcel.

Ms. Sunnshine Schupp, Representative, confirmed that the proposed project is on one parcel.

Ms. Brenes inquired if there is adequate distant to allow a future residence to be built on the property

Ms. Schupp stated the current property owner had stated there are no plans for the sale for the property.

Mr. Young closed the Hearing.

MOTION

It was moved by Mr. Catren, seconded by Ms. Brenes and carried on 3-0 vote 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, with additional recommendation from the Environmental Review Committee. A Mitigated Negative declaration will be prepared.

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

VI. ADJOURNMENT TO FEBRUARY 23, 2015

The meeting adjourned at 9:45 a.m. to the February 23, 2015 meeting.

Respectfully submitted,

Joni Mena
Sr. Administrative Assistant

Loralee Farris
Senior Planner