

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, June 14, 2016, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Troy Clark, General Plan Administrator
Ruth Lorentz, Senior Planner
Emily Elliott, 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. There were no comments forthcoming and the Public Comment period was closed. All members were present with the exception of Commissioner Guzkowski who was excused.

II. CONSENT CALENDAR – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **DONALD PAULSON, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. Consideration of a second, one-year time extension for **Tentative Tract Map No. 17080** which concerns the approval to subdivide 6.98 gross acres into eight (8) residential lots and one (1) common lot for property located on the north side of Sunset Drive and the west side of Wabash Avenue in the R-E (Residential Estate) District and O (Open Land) District. The site is identified as Assessor's Parcel Number (APN) 0300-012-09.

Chairwoman Dyer opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Wallis and carried on a vote of 5-0 (Commissioner Guzkowski absent, and Commissioner Frasher not yet arrived) that the extension of time to Tentative Tract Map 17080 does not require any further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Wallis and carried on a vote of 5-0 (Commissioner Guzkowski absent, and Commissioner Frasher not yet arrived) to approve a one year extension of time for Tentative Tract Map 17080.

Commissioner Frasher arrived to the Planning Commission.

B. **800 OPAL, LLC, APPLICANT** (PROJECT PLANNER: RUTH LORENTZ)

1. Consideration of a recommendation to the City Council that the previously adopted Mitigated Negative Declaration (SCH#2015041020) for the Opal Avenue Residential Development by the County of San Bernardino, as Lead Agency under the California Environmental Quality Act (CEQA), is adequate for use by the City of Redlands in considering General Plan Amendment No. 131, pursuant to Section 15096 of the CEQA Guidelines and that no subsequent environmental analysis is required, in accordance with Section 15162 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **General Plan Amendment No. 131** to amend the General Plan Land Use Designation from Light Industrial to Low Density Residential (0 to 6 units per gross acre) for 35.35 acres located within the City of Redlands' designated Sphere of Influence on the north side of Colton Avenue, the south side of Nice Avenue, and the east side of Opal Avenue. The site is located in the unincorporated community of Mentone.

Chairwoman Dyer opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Wallis, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Guzkowski absent) that the Planning Commission recommend to the City Council to determine the previously adopted Mitigated Negative Declaration (SCH#2015041020) for the Opal Avenue Residential Development by the County of San Bernardino, as Lead Agency under the California Environmental Quality Act (CEQA), is adequate for use by the City of Redlands in considering General Plan Amendment No. 131, pursuant to Section 15096 of the CEQA Guidelines and that no subsequent environmental analysis is required in accordance with Section 15162 of the California Environmental Quality Act Guidelines, as based on the findings.

MOTION

It was moved by Commissioner Wallis, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Guzkowski absent) that the Planning Commission approve Planning Commission Resolution No. 1289 recommending to the City Council approval of General Plan Amendment No. 131 to change the land use designation of the 35.35 acre project area from Light Industrial to Low-Density Residential.

C. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: RUTH LORENTZ)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **Ordinance Text Amendment No. 346**, amending Title 18 (Land Use Zoning Ordinance) of the Redlands Municipal Code to add small accessory public parking areas as a permitted use in conjunction with existing public facilities and to provide for alternative parking and landscape standards for such uses.

Chairwoman Dyer opened up the Public Hearing.

Mr. Tandy Hill, submitted an email of opposition regarding the revisions to the parking lot language in the proposed ordinance text amendment. A copy of his email is on file in the Development Services Department.

Ms. Sherli Leonard, Redlands Conservancy representative, gave a presentation and brief overview of the Redlands Conservancy's needs.

Mr. Don Schroeder, Redlands Conservancy representative, gave a brief overview of their needs on the proposed ordinance.

Mr. Mason Einhorn, Redlands Conservancy representative, gave a brief overview of their needs for the proposed ordinance.

Ms. Tabitha Kevari, Quality of Life Sustainability Manager, clarified there was a conceptual plan approved in 2015 that consists of eleven spaces and was 7,500 square feet in size.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Wallis, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Guzkowski absent) that the Planning Commission recommend that the City Council found Ordinance Text Amendment No. 346 was exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), the general rule that states where there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

MOTION

It was moved by Commissioner Wallis, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Guzkowski absent) that the Planning Commission adopt Resolution No. 1288 recommending that the City Council approve Ordinance Text Amendment No. 346, amending Title 18 of the Redlands Municipal Code to add accessory public parking areas as a permitted use in the A-1 agricultural district in conjunction with existing public facilities and to provide for alternative parking and landscape standards for such uses. This includes the modified Legislative Version Ordinance Text Amendment No. 346 as follows:

18.12.190: EXCEPTIONS TO REVIEW PROCESS:

3. Accessory public parking areas at public facilities in the A-1 Agricultural District **containing a maximum area of 10,000 square feet or twenty (20) parking spaces, whichever is less**, and provided that such use conforms to the minimum standards set forth in Section 18.164.315 for parking and Section 18.168.210 (F) for landscaping. **Prior to approval of an accessory parking lot by the Development Services Director, a notice shall be sent to all adjacent property owners of the proposed site at least ten (10) calendar days in advance of a decision by the Development Services Director. Any interested party may request a public hearing in writing. If a public hearing is requested, the Development Services Director shall conduct a public hearing and approve, conditionally approve, or deny the project. If no public hearing is requested, the Development Services Director shall approve, conditionally approve, or deny the project. The decision of the Development Services Director shall be final unless appealed to the Planning Commission within ten (10) days. Upon appeal, the Planning Commission shall conduct a public hearing and approve, conditionally approve, or deny the project.**

18.20.030: PERMITTED USES:

Accessory public parking areas which serve existing public facilities such as parks, trails or linear parks, or similar public uses, pursuant to the review procedures set forth in Section 18.12.190 **for lots containing 10,000 square feet or less or twenty (20) spaces or fewer.** In this instance, “accessory” shall mean that the parking area is accessory to the existing land use of either park, trail or linear park, or similar public use.

18.20.050: CONDITIONAL USES:

Accessory public parking areas which serve existing public facilities such as parks, trails or linear parks, or similar public uses, containing more than 10,000 square feet or twenty (20) spaces. In this instance, “accessory” shall mean that the parking area is accessory to the existing land use of either park, trail or linear park, or similar public use.

18.164.315: ALTERNATIVE IMPROVEMENT STANDARDS FOR ACCESSORY PUBLIC PARKING AREAS

The use of alternative improvement standards for accessory parking areas that serve public parks, trails and linear parks, or similar public uses may be approved by the final acting authority upon the review and recommendation of technical staff within Planning, Municipal Utilities and Engineering, Building and Safety, Police, Fire, and Quality of Life, and provided the following minimum criteria are met:

- A. Alternative surfacing material may be allowed in all areas of the parking lot unless otherwise required by this subsection. **Consideration shall be given for surface materials that are compatible with the surrounding area.**
- E. The minimum parking stall dimensions shall not be less than eight feet (8') in width and fifteen feet (15') in length, as provided by Section 18.164.260(B)(1) for compact stalls. **Notwithstanding the allowance of reduced parking stalls, a portion of the parking stalls and the parking area shall be designed to accommodate larger vehicles such as trucks, vans, and buses;**

18.168.210: LANDSCAPING; PARKING LOT STANDARDS

F. The Development Services Director may approve a reduction to the landscape standards in Section 18.168.210 for accessory public parking areas, provided that the parking area and any adjacent paved roadways are separated by a planter measuring a minimum of three (3) in width and improved with a decorative combination of fencing, walls, boulders, or similar hardscape materials. Additional plant materials, such as trees, shrubs, and groundcover shall be installed along the perimeter of accessory public parking areas which serve public facilities that have been improved with, or are proposed to be improved with, landscaping. **For all accessory parking areas, consideration should be given for the installation of drought tolerant shade trees, where feasible.**

V. ADDENDA

A. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: TROY CLARK)

WORKSHOP to review the Principles and Actions of two proposed themes of the 2035 General Plan Update as recommended by the General Plan Steering Committee.

Chairwoman Dyer opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

Mr. Troy Clark, General Plan Administrator, gave an overview of the recommended themes from the General Plan Steering Committee.

There was discussion regarding the recommended themes among the Planning Commission, the changes to the Livable Communities are as follows:

4-A.4 **Work towards** the inclusion of the “Donut Hole” in northwest Redlands in the Redlands Sphere of Influence and annexation at the time current revenue sharing agreements end. (GPSC recommendation)

Residential

- **Rural Living.** Rural Living is a residential land use category that designates areas intended to be developed with detached single-family dwellings at densities of **up to 1** dwelling unit per **5** acres on slopes up to 15 percent, and **up to 1** dwelling unit per **10** acres on slopes greater than 15 percent and less than 30 percent. The intent of this land use category is to preserve natural features of the designated area and/or encourage agricultural use of the majority of each designated parcel.

Agriculture and Hillsides

- **Hillside Conservation.** Hillside Conservation designates areas of 30 percent slope or greater. It allows for residential development at densities of up to 1 dwelling unit per **20** acres on slopes between 30 and 40 percent, and one unit per **40** acres on slopes greater than 40 percent, dependent upon site-specific slope and soil conditions.

4-A.27 Designate areas for the development of research and development, high tech, and professional businesses in the Planning Area. (Staff recommendation)

~~4-A.122 Establish a transitional area between Wabash Avenue and Opal Avenue where Low-Density Residential west of Wabash Avenue transitions to Very Low Density Residential to Rural Living. Preserve the Rural Living designation east of the quarter~~

~~section of Wabash Avenue (midway between Wabash Avenue and Opal Avenue).
(Staff recommendation)~~

~~The Steering Committee was divided on this issue with 10 members supporting an urban/rural boundary at Wabash Avenue and 13 members favoring a transitional area between Wabash Avenue and Opal Avenue (quarter section).~~

Establish an urban/rural boundary to preserve Rural Living in the Crafton Planning Area. The boundary shall run northward along Wabash Avenue from 7th Street to 5th Avenue, turn east on 5th Avenue to a midpoint between Wabash Avenue and Opal Avenue, and head north to Sylvan Boulevard, turning east to Opal Avenue and running north on Opal Avenue to Colton Avenue; Colton Avenue forming the northern most boundary until its terminus at Crafton Hills. (GPSC recommendation)

- B. Discussion on electronic delivery of meeting packets to the Planning Commission.

Ms. Karen Peterson, City Planner, inquired if the Planning Commission would be amiable to receiving the Planning Commission packets electronically.

The Commission agreed to receive the packet through Basecamp, and if the Commissioner's would like to have a set of plans, staff would have the plans available for pick up on the Thursday before the meeting in the Development Services Department.

VI. MINUTES

- A. Minutes of the May 10, 2016 & May 24, 2016 Planning Commission

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 5-0 (Commissioner Guzkowski absent) that the Planning Commission approved the Planning Commission minutes of May 10th and 24th, 2016 Planning Commission meeting.

VII. LAND USE AND CITY COUNCIL ACTIONS ON JUNE 7, 2016.

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

Assistant Director Robert Dalquest stated there were no reportable actions.

VIII. ADJOURN TO JUNE 28, 2016

Chairwoman Dyer adjourned the meeting at 6:15 p.m. to the June 28, 2016 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director