

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 14, 2015, at 4:00 p.m. are as follows:

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

ADVISORY STAFF Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Patricia Brenes, Principal Planner
Sean P. Kelleher, 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.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **RELIANT LAND SERVICES, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **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 and enclosed within an eight foot (8') tall block wall located on the east side of New York Street, south of the Interstate 10 Freeway in the CM (Commercial Industrial) District.

Chairwoman Dyer opened the Public Hearing.

Ms. Marilyn Warren, representative, came forward to address the Planning Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Hudson, seconded by Commissioner Frasher and carried on a 4-3 vote (Vice Chairman Jeske, Commissioner Guzkowski and Commissioner Rock opposed) that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 1030, and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

It was moved by Commissioner Hudson, seconded by Commissioner Frasher and carried on a 4-3 vote (Vice Chairman Jeske, Commissioner Guzkowski and Commissioner Rock opposed) that the Planning Commission approve Conditional Use Permit No. 1030 based on the findings and subject to the conditions of approval, this includes the amended Condition of Approval Nos. 21, 22, and 24 and the added Condition of Approval No. 25 as follows:

21. The applicant shall install ~~faux dead fronds extending from thirty feet (30') above grade up to fifty feet (50') above grade. The fronds shall be designed to provide a natural appearance and shall screen the parabolic antenna~~ a faux dead frond beard extending down below the proposed 4' circular microwave antenna to screen it. The fronds shall be designed to provide a natural appearance and be approved by the Development Services Director.
22. A Minor Exception Permit application must be submitted and approved for the proposed eight foot (8') tall screening wall or chain link fence that surrounds the tower and associated equipment.
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. ~~The applicant shall provide appropriate screening of the equipment enclosure through the incorporation of landscaping in the form of shrubs.~~ Additionally, the applicant shall plant a minimum of three (3) palm trees adjacent to the equipment enclosure. Mitigation Measure No. 1
25. The applicant shall provide landscaping within the existing planter areas located along the lot frontage along New York Street. The landscape plan shall brought back to the Planning Commission for review and approval.

IV. NEW BUSINESS

A. **FRANK MISTRETТА FAMILT TRUST, APPLICANT** (PROJECT PLANNER: SEAN P. KELLEHER)

1. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.

2. **PUBLIC HEARING** to consider **Variance No. 773** from Section 18.144.200(B) of the Redlands Municipal Code to waive the requirement to develop a minimum of five percent (5%) of the gross land area in common, landscaped, recreational open space for a proposed planned residential development on property with an average slope of more than fifteen percent.
3. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1036** for a planned residential development containing twenty four (24) single family residential lots and three (3) lettered lots for open space purposes on approximately 181.82 acres located south of Highview Drive and east of South Lane in the A-1 (Agricultural) District.
4. **PUBLIC HEARING** to consider **Tentative Tract No. 18845** to subdivide approximately 181.82 acres into twenty four (24) single family lots for a planned residential development and three (3) lettered lots for open space purposes located south of Highview Drive and east of South Lane in the A-1 (Agricultural) District.

Chairwoman Dyer opened up the Public Hearing.

Ms. Teresa McLemore, resident, stated she had submitted a Public Records Request for the Environmental Impact Report (EIR).

Assistant Director Robert Dalquest assured Ms. McLemore that the Planning Department would provide her a copy of the EIR.

Ms. Amanda Frye, resident, expressed concern on traffic, and said she would like to see the agreement with Western Heights. Ms. Frye confirmed she had submitted a Public Records Request for information on the project. Ms. Frye stated there are some residents that are not getting noticed.

Assistant Director Dalquest confirmed that Public Hearings require the City notify residents within a three hundred foot (300') radius from the property lines, and stated if a resident requests to be added to the mailing labels staff will accommodate their request.

Mr. Michael Flores, resident, expressed concern on traffic and confirmed his opposition to the project.

Ms. Susan Chappell, resident, stated she was concerned with traffic and safety, construction vehicle safety and the water runoff causing issues with the environment. There is a mandate to decrease water usage. Ms. Chappell stated Ms. Susan Fenton is interested in purchasing the property.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher and carried on a 7-0 vote to continue the Public Hearing on the Socio Economic/Cost Benefit Study, Variance No. 773, Conditional Use Permit No. 1036, and Tentative Tract No. 18845 to the April 28, 2015 Planning Commission meeting.

B. **VERIZON WIRELESS, APPLICANT**
(PROJECT PLANNER: PATRICIA BRENES)

1. Consideration of a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 355 (Revision 13)** to revise an approved conditional use permit to allow the installation of an unmanned wireless telecommunication facility consisting of twelve (12) antennas and equipment cabinets on the rooftop of Redlands Community Hospital, located at 350 Terracina Boulevard, situated on the northwesterly corner of Terracina Boulevard and Fern Avenue, in the MF (Medical Facility) District.

Chairwoman Dyer opened up the Public Hearing.

Ms. Yumi Kim, representative, came forward to address the Commission. Ms. Kim stated Condition of Approval Number 3 had an error. Verizon was proposing three (3) equipment cabinets.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 7-0 vote that Conditional Use Permit No. 355 (Revision 13), was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 355 (Revision 13) based on the findings and subject to the conditions of approval, this includes the amended Condition of Approval No. 3 as follows:

3. This approval is for the installation of twelve (12), six-foot high antennas and a two (2) foot diameter parabolic dish on the north, east, west and south sides of the existing screen wall; and the installation of ~~two (2)~~ three (3) equipment cabinets and a transformer within a one-hundred four (104) lease area on the roof top of the Hospital building in the MF (Medial Facility) District.

V. ADDENDA - None

VI. MINUTES

Minutes of March 10, 2015

MOTION

It was moved by Commissioner Hudson, seconded by Vice Chairman Jeske and carried on a 7-0 vote that the Planning Commission approve the minutes of March 10, 2015.

VII. LAND USE AND CITY COUNCIL ACTIONS MARCH 17, 2015, AND APRIL 7, 2015.

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

Assistant Director Dalquest stated the Solar Ordinance was approved by the City Council on April 7th.

VIII. ADJOURN TO APRIL 28, 2015

Chairwoman Dyer adjourned the meeting at 5:25 p.m. to the April 28, 2015 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director