

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

PRESENT: Carol Dyer, Chairwoman
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
Loralee Farris, Senior 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. All members were present with the exception of Vice Chairman Jeske, and Commissioner Frasher who were excused.

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **LA VERIZON WIRELESS SMSA, APPLICANT**
(PROJECT PLANNER: PATRICIA BRENES)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1040** to construct a sixty (60) foot tall wireless telecommunications facility camouflaged as a eucalyptus tree within a nine hundred (900) square foot lease area on two contiguous parcels that contain the San Bernardino Valley Municipal Water District Pump Station on approximately 1.73 acres located on the easterly side of Julian Drive and northerly of Valalla Lane in the O (Open Land) District.

Chairwoman Dyer opened the Public Hearing.

Mr. Chris Colton, representative, stated he concurred with the conditions of approval with the exception of Condition of Approval No. 15. Mr. Colton requested a revision from 24 hours to 72 hours for graffiti removal in case it occurs over the weekend.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commission Hudson and carried on a 5-0 vote (Vice Chairman Jeske, and Commissioner Frasher absent) that the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Conditional Use Permit No. 1040, and direct staff to file and post a "Notice of Determination" in accordance with CEQA guidelines.

MOTION

It was moved by Commissioner Rock, seconded by Commission Hudson and carried on a 5-0 vote (Vice Chairman Jeske, and Commissioner Frasher absent) that the Planning Commission approve Conditional Use Permit No. 1040 based on the stated findings and subject to the conditions of approval, this includes the following modifications to Condition of Approval Nos. 9, 15, 20, 23 b, 23 c as follows:

9. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). The location of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company).
15. Any graffiti on the facility shall be removed within 72 hours of notification.
20. **Mitigation Measure AES-1:** The applicant shall provide appropriate stealth treatment as determined by the Planning Commission (proposed as a mono-eucalyptus) to camouflage the tower with its surroundings and minimize impacts to visual aesthetics. A mono-eucalyptus shall include "full foliage" with a tapered trunk. Simulated foliage for a mono-eucalyptus shall begin at a height not less than fifteen feet (15'), the span of the foliage (north end to south end and east end to west end) at its widest point shall be a minimum of fifteen feet (15'). The simulated foliage shall be installed at a ratio of 2.5 branches per linear foot, starting at 15 feet high and ending at sixty (60) feet, plus a five-foot crown with the bottom crown branches a minimum of six feet in length for simulation of a real eucalyptus, or an amount and appropriate screening method as determined appropriate by the Planning Commission. The trunk/monopole shall have a full simulated bark exterior from the ground up. The antenna panels/sectors and supports shall be painted to match the simulated foliage and shall not project beyond the branches of the mono-eucalyptus. The design of the mono-eucalyptus shall mimic a real eucalyptus tree as close as possible, with small branches along all main branches to provide thick foliage for concealment of antennas, dishes, and all support structures to the satisfaction of the Development Services Director. Additionally, the applicant shall plant a minimum of three (3) eucalyptus trees, for a mono-eucalyptus tower, adjacent to the equipment enclosure.

- 23.b. Two (2), fifteen (15) gallon Eucalyptus Citriodora (*Corymbia Citriodora*) trees and one (1), twenty-four (24) inch box Eucalyptus Citriodora (*Corymbia Citriodora*) tree shall be planted in close proximity to the wireless facility; and
- 23.c. Vines, five (5) gallon in size, shall be planted around the perimeter of the enclosure, as shown on the plans.

B. LA VERIZON WIRELESS SMSA, APPLICANT
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1041** to construct a wireless telecommunications facility with a sixty foot (60') tall tower disguised as a eucalyptus tree within a nine hundred (900) square foot lease area located at the northeast corner of San Bernardino Avenue and Wabash Avenue in the C-M (Commercial Industrial) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Chris Colton, representative, stated he concurred with the conditions of approval with the exception of Condition of Approval No. 15. Mr. Colton requested a revision from 24 hours to 72 hours for graffiti removal in case it occurs over the weekend.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commission Wallis and carried on a 5-0 vote (Vice Chairman Jeske, and Commissioner Frasher absent) that the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Conditional Use Permit No. 1041, and direct staff to file and post a "Notice of Determination" in accordance with CEQA guidelines.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commission Wallis and carried on a 5-0 vote (Vice Chairman Jeske, and Commissioner Frasher absent) that the Planning Commission approve Conditional Use Permit No. 1041 based on the stated findings and subject to the conditions of approval, this includes the following modification to Condition of Approval Nos. 15 and 24 C as follows:

15. Any graffiti on the facility shall be removed within 24 72 hours of notification.
- 24.c. Three ~~Two~~ (2) fifteen (15) gallon Eucalyptus Citriodora (*Corymbia Citriodora*) trees and one (1) twenty-four (24) inch box Eucalyptus Citriodora (*Corymbia Citriodora*) tree shall be planted in close proximity to the wireless facility; ~~and~~

II. ADDENDA

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

Consideration of the final landscape design for an approved conditional use permit (CUP 1030) to construct a fifty-eight foot (58') tall wireless telecommunications tower disguised as a palm tree located on the east side of New York Street, directly south of Interstate 10 Freeway in the CM (Commercial Industrial) District.

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

MOTION

It was moved by Commissioner Hudson, seconded by Commissioner Rock and carried on a 5-0 vote that the Planning Commission approve the proposed landscape plan and found that Planning Condition No. 25 has been satisfied.

B. Determination of General Plan Conformance for the acquisition of façade easements for Assessor's Parcel Numbers 0171-062-03, 04, 06, 09, 10, 13, 14, 15, 17 and 18 in the Commercial General Plan Land Use Designation.

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

MOTION

It was moved by Commissioner Hudson, seconded by Commissioner Rock and carried on a 5-0 vote that the Planning Commission determine that the façade easements for the properties identified as Assessor's Parcel Numbers: 0171-121-03, 04, 06, 09, 10, 13, 14, 15, 17, and 18 are in conformance with the Redlands General Plan.

C. Selection of two Planning Commissioners to serve on the General Plan Steering Committee.

Mr. Troy Clark gave a brief overview of the General Plan Steering Committee.

Chairwoman Dyer inquired if there was anyone on the Planning Commission that would like to serve on the General Plan Steering Committee.

Commissioner Wallis confirmed he would like to serve on the Committee but would not be available for the 3rd week of August.

Chairwoman Dyer stated that she and Vice Chairman Jeske would like to serve on the General Plan Steering Committee, and Commissioner Wallis could be an alternate.

The Planning Commission concurred with the selection.

VI. MINUTES

A. Minutes of June 23, 2015

MOTION

It was moved by Chairwoman Dyer, seconded by Commissioner Hudson and carried on a 5-0 vote (Vice Chairman Jeske, and Commissioner Frasher absent) that the Planning Commission approve the minutes of June 23, 2015.

VII. LAND USE AND CITY COUNCIL ACTIONS JULY 7, 2015

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

Director Orci stated that the Newland Homes subdivision was approved, Diversified Pacific subdivision along San Bernardino Avenue was continued to the July 21st City Council meeting to allow staff time to bring back information relative to the Airport Land Use Plan and helicopter flight patterns.

VIII. ADJOURN TO JULY 28, 2015

Chairwoman Dyer adjourned the meeting at 4:40 p.m. to the July 28th, 2015 Planning Commission meeting.

Linda McCasland
Administrative Analyst
Director

Oscar W. Orci
Development Services