

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on June 5, 2017 at 9:00 a.m.

PRESENT Brian Foote, Development Services
Tabitha Kevari, Quality of Life
Don Young, Municipal Utilities and Engineering
Chris Catren, Police Department
Jeff Frazier, Fire Department

STAFF Lorelee Farris, Principal Planner
PRESENT Emily Elliott, Senior Planner
Sean Reilly, Associate Planner

STAFF None
ABSENT

I. ATTENDANCE

Mr. Brian Foote called the meeting to order at 9:05 a.m.

II. APPROVAL OF MINUTES

Minutes of May 1, 2017

MOTION

The minutes of the May 1, 2017 meeting were approved with a motion from Mr. Chris Catren, and second by Mr. Don Young

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. DIVERSIFIED PACIFIC, APPLICANT (PROJECT PLANNER: BRIAN FOOTE, AICP)

A recommendation to the Planning Commission and City Council on the appropriate environmental process and socio-economic cost/benefit impacts for the following project, located at 1485 E. San Bernardino Avenue, in the City of Redlands (APN: 0168-071-06-0000). An Initial Study has been prepared for the project, and the recommended environmental determination is a Mitigated Negative Declaration.

Zone Change No. 456 to zone approximately 6.03 acres from Agricultural (A-1) District to Residential Estate (R-E) District, with a minimum lot size requirement of 14,000 square-feet;

Tentative Tract Map No. 20079 to subdivide approximately 6.03 acres into fourteen (14) single-family residential lots, with lot sizes ranging between 14,029 and 16,106 square feet each, plus one lettered lot

along San Bernardino Avenue for open space (landscape) purposes.

Agricultural Preserve Removal No. 124 to remove an Agricultural Preserve designation, to allow removal of the citrus orchard and permit development with residential uses.

Mr. Foote opened the Hearing.

Ms. Emily Elliott presented the item to the Committee and responded to questions.

Mr. Nolen Liggio, from Diversified Pacific, stated he was available for questions and comments.

Mr. Foote closed the Hearing.

MOTION

It was moved by Mr. Catren, seconded by Mr. Jeff Frazier, and carried a 4-0 vote that the Environmental Review Committee recommend to the Planning Commission and City Council adopt the a mitigated negative declaration, 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.

MOTION

It was moved by Mr. Catren, seconded by Mr. Young, and carried a 4-0 vote that the Environmental Review Committee recommend to the Planning Commission and City Council the approval the Socio-Economic Cost Benefit Study as the proposed project would not create significant unmitigable physical blight or overburden public services in the community, because the mitigation measures for environmental impacts, described in the study, have added Conditions of Approval to the project.

B. MASTERWORKS, LLC, APPLICANT; ON BEHALF OF HAL MARSHALL SEARS REVOCABLE TRUST, PROPERTY OWNER (PROJECT PLANNER: BRIAN FOOTE, AICP)

A recommendation to the Planning Commission and City Council on the appropriate environmental process for the following project, located at 1200 West Lugonia Avenue, at the northwest corner of Lugonia Ave./Tennessee St. (APN: 0167-171-13-0000). The City boundary currently divides the 1.73-acre property in the north-south direction, with the westerly portion of the property (0.764 acre) within the County's jurisdiction, and the easterly portion of the property (0.966 acre) is within the City. The environmental recommendation is to exempt the project from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act; Section 15061(b)(3) pertains to the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Pre-Zone designation for the westerly portion of the property (0.764 acre) to “East Valley Corridor Specific Plan/Commercial General (EV/CG).” The Pre-Zone designation would become the official zoning designation upon Annexation into the City of Redlands.

Annexation No. 93 for incorporation of the westerly portion of the property (0.764 acre) into the City of Redlands, and adjust the City/County boundary and the Sphere of Influence line accordingly. The proposed boundary adjustment would move the City/County boundary line approximately 64.5 feet to the west to follow the westerly property line of the subject parcel. After Annexation, this would result in the entire 1.73 acre parcel being designated as the EV/CG zone.

Zone Change No. 453 and East Valley Corridor Specific Plan, Amendment No. 44 to change the land use designation from “East Valley Corridor/Special Development (EV/SD)” to “East Valley Corridor/Commercial General (EV/CG)” for the easterly portion of property (0.966 acre) that is currently within the City. This would result in the entire 1.73 acre parcel being designated as EV/CG.

Mr. Frazier recommended a revision to the staff report for Masterworks, LLC. Under Section III City of Redlands Municipal Services section A) Fire Department from “Five personnel” to “Three personnel.”

Mr. Foote opened the Hearing. Mr. Sean Reilly presented the item to the Committee.

There was no public comments forthcoming and the Hearing was closed.

MOTION

It was moved by Mr. Foote, seconded by Mr. Catren, and carried a 5-0 vote that the project was exempt from Environmental Review in accordance with the California Environmental Quality Act and section 15061 (b)(3), as there is no potential for the project to have any environmental effects.

C. HARCOURTS AND FREEMAN (BRAD FREEMAN), APPLICANT (PROJECT PLANNER: LORALEE FARRIS)

A recommendation to the Planning Commission on the appropriate environmental process and socio-economic cost/benefit impacts for the following project located at 1035-1045 Parkford Drive, in the City of Redlands, within the C-4 (Highway Commercial) District. An Initial Study has been prepared for the project, and the recommended environmental determination is a Mitigated Negative Declaration.

Conditional Use Permit No. 1061 to construct a 5,000 square foot multi-tenant retail building, to include one drive-through restaurant (APN: 0174-143-07).

Commission Review and Approval No. 890 to construct a 9,990 square foot child care center, with a 13,500 square foot outdoor play area (APN: 0174-143-07).

Sign Conditional Use Permit No. 20 to construct a one hundred twenty (120) foot tall freeway-oriented sign, with a total of 200 square feet of sign area (APN: 0174-143-07).

Sign Conditional Use Permit No. 21 to establish a Uniform Sign Program for a 6.13 acre unified center (APNs: 0174-143-06 and APN: 0174-143-07).

Mr. Catren recommended a revision to the staff report in the California Environmental Quality Act, Public Services section VIV.a) from "Police and Fire protection for the project site will be provided by the City of Redlands" to protection for the project site will be provided by the City of Redlands".

Mr. Foote opened the Hearing.

Ms. Lori Gordan, Manager of the 76 Gas Station suggested low intensity use, offices versus a Starbucks. She is also concerned with the new signs blocking the neighboring businesses including the 76 Gas Station.

Ms. Shay Scott, resident, stated she is concerned with traffic, and requested a Traffic Study be conducted.

Mr. Foote closed the Hearing.

MOTION

It was moved by Mr. Catren, seconded by Mr. Frazier and carried a 5-0 vote that the Environmental Review Committee recommend to the Planning Commission and City Council to adopt the mitigated negative declaration and 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.

MOTION

It was moved by Mr. Catren, seconded by Mr. Frazier and carried a 5-0 vote that the Environmental Review Committee recommend to the Planning Commission and the City Council to approve the Socio-Economic Cost Benefit Study as the proposed project would not create significant unmitigable physical blight or overburden public services in the community, because the mitigation measures for environmental impacts, described in the study, have added as Conditions of Approval, to the project.

D. L.A. VERIZON WIRELESS SMSA, APPLICANT (PROJECT PLANNER: EMILY ELLIOTT, AICP)

A recommendation to the Planning Commission on the appropriate environmental process for the following project, located at 2065 and 2073 Orange Tree Lane (APNs: 2092-061-49 and -50), within the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan. An Initial Study has been prepared for the project, and

the recommended environmental determination is a Negative Declaration.

Conditional Use Permit No. 1067 to construct a sixty-five foot (65') tall wireless telecommunications facility designed to appear like a eucalyptus tree, within a two hundred-sixty (260) square foot lease area, and enclosed with an eight foot (8') tall wrought iron fence.

Variance No. 776 for relief from the setback requirements of the East Valley Corridor Specific Plan, specifically for relief from the twenty-five (25) foot front yard setback requirement to a 12 foot setback, and relief from the fifty (50) foot freeway setback requirement to a ten (10) foot setback.

Mr. Foote opened the Hearing.

Ms. Elliott presented the item to the Committee.

Mr. Chris Colton, applicant, stated he was available for questions.

Mr. Foote closed the Hearing.

MOTION

It was moved by Mr. Catren, seconded by Mr. Young, and carried a 5-0 vote that the Environmental Review Committee recommend to the Planning Commission the adoption of the Negative Declaration as the proposed project could not have a significant effect on the environment.

V. COMMUNICATION/INFORMATION

- A. Consideration of a request from RK Engineering to be placed on the City's Approved Consultants List for the preparation of Traffic Studies and other transportation studies.

MOTION

It was moved by Mr. Catren, seconded by Mr. Frazier, and carried a unanimous vote that the Environmental Review Committee approve the request to add RK Engineering to the City's Approved Consultant List.

- B. Consideration of a request from Meridian Consultants to be placed on the City's Approved Consultants List for the preparation of environmental documents and CEQA/NEPA compliances (EIR's), air quality studies, and noise/acoustical studies.

MOTION

It was moved by Mr. Catren, seconded by Mr. Frazier, and carried a 5-0 vote that the Environmental Review Committee approve the request to add Meridian Consultants to the City's Approved Consultant List.

- C. Consideration of a request from The Altum Group for the preparation of environmental documents and CEQA/NEPA compliance (EIR's).

MOTION

It was moved by Mr. Young, seconded by Mr. Foote, and carried a 5-0 vote that the Environmental Review Committee declined the request at this time to add The Altum Group to the City's Approved Consultant List. Additional information regarding project experience will be requested.

VI. PUBLIC COMMENT PERIOD – None

Mr. Foote opened the Public Comment Period. There were no public comments forthcoming and the Public Comment Period was closed.

VII. ADJOURNMENT OF THE MEETING TO MONDAY, JUNE 19, 2017

The meeting adjourned at 9:38 a.m. to the next regularly scheduled Environmental Review Committee meeting of Monday, June 19, 2017.

Respectfully submitted,

Viviane Sierra-Ayon
Senior Administrative Assistant

Brian Foote
Planning Manager