

MINUTES: General Plan Steering Committee of the City of Redlands held on March 16, 2016 at 6:00 p.m. are as follows:

MEMBERS PRESENT: Planning Commission, Primary Committee Chair, Carol Dyer
Business & Real Estate, Primary Committee Vice Chairman, Patrick Meyer
City Council Member Mayor Pro Tem, Jon Harrison
Arts & Culture, Primary Committee Member, Dennis Christensen
Historic Resources, Primary Committee Member, Terry Vines Jr.
Parks & Trails, Primary Committee Member, Tina Price
The Colony, Primary Committee Member, Ruth Cook
Lugonia, Primary Committee Member, Christine Roque
Highland-Canyons, Primary Committee Member, Shirley Harry
University District, Primary Committee Member, Deborah Forthun
Open Space & Agriculture, Alternate Committee Member, Shellie-Zias-Roe
Parks & Trails, Alternate Committee Member, Joe Gonzales
Lugonia, Alternate Committee Member, Andrea Nieman
Highland-Canyons, Alternate Committee Member, Michael Gallagher
Business & Real Estate, Alternate Committee Member, J. Montgomery Dill
Mentone, Primary Committee Member, Jordan Henk
Crafton, Alternate Committee Member, Joyce Micallef
East Valley, Alternate Committee Member, Steve Wuhs
West End, Primary Committee Member, Anna Marie Jaiswal
Crafton, Primary Committee Member, Robert Knight

MEMBERS ABSENT: Art and Culture, Alternate Committee Member, Janet Korfmacher
University District, Alternate Committee Member, Judith Ashton
Historic Resources, Alternate Committee Member, Donn Grenda
Downtown, Alternate Committee Member, John Montgomery
Education, Alternate Committee Member, Reyes Quezada
City Council Member, John James
Planning Commission, Primary Committee Member, Ken Jeske
East Valley, Primary Committee Member, Rosa Gomez
Education, Primary Committee Member, Kenneth Morse, Jr.
Open Space & Agriculture, Primary Committee Member, Sherli Leonard
Downtown, Primary Committee Member, Eric Shamp
Planning Commission, Alternate Committee Member, Patrick Wallis
The Colony, Alternate Committee Member, Daniel Cozad
West End, Alternate Committee Member, Gary Miller
Mentone, Alternate Committee Member, John Hallen

STAFF PRESENT: General Plan Administrator, Troy Clark

I. CALL TO ORDER AND ROLL CALL

Chairwoman Carol Dyer called the meeting to order and conducted roll call.

Approval of minutes was tabled until the next meeting.

II. PUBLIC COMMENT

- A lot of land use changes are going to High Density Residential (HDR) - rezoning everything to HDR north of Citrus Valley. Is Measure "U" going to be adhered to?
- Not much R-1 [Zoning] left in the City, far more apartments than Measure "U" suggests. The ratio of 75/25 has already been exceeded.

III. FOCUS AREAS-GENERAL PLAN MAP CHANGES

The Committee members gave their feedback on each focus area after a report by staff.

a. Area #23 - Nevada Street Park

- Members questioned whether the proposed park (indicated by a green circle) would be used for active recreation
- Brookside Park is close by and provides active recreation
- A member thought the park would serve Loma Linda residents more than Redlands residents
- An alternate location was suggested at the intersection of Fern Avenue and San Timoteo Canyon Road where the old Brookside Winery was located. The area has historical and cultural significance

Chairwoman Dyer opened the meeting for Public Comment.

No Public Comments forthcoming.

MOTION

It was moved by Vice Chairman Pat Meyer, second by Committee Member Terry Vines and carried on a vote 18-1 (Committee Member Christine Roque abstained) to move the proposed park from Nevada Street to Fern Avenue and San Timoteo Canyon Road to the location of the old Brookside Winery.

b. Area #19 - Alabama Street and Orange Avenue

- A member questioned whether one of the property owners understood the change proposed
- A member suggested that a trail be located along the Morey Arroyo
- A member wanted to insure that the change would not run contrary to Measure U.

Chairwoman Dyer opened the meeting for Public Comment.

No Public Comments forthcoming.

MOTION

It was moved by Committee Member Jon Harrison, seconded by Committee Member Ruth Cook and carried on a vote 19-1 (Committee Member Deborah Forthun voted No) to convert the General Plan land use designation from Office to Medium Density Residential.

c. Area # 20 - 1500 Citrus Avenue

- Members understood the proposal was consistent with the surrounding developed area but were concerned about the loss of additional citrus.
- A member suggested placing a proposed park (indicated by a green circle) over the Low Density Residential designation giving the City the option to purchase the property at a future date
- The requestor spoke and stated that the plans were to continue farming for the foreseeable future but this change was requested should there be the need to sell or develop the property

Chairwoman Dyer opened the meeting for Public Comment.

- How many floating park zone designations are allowed?
- Recommend changing the zoning as owner request
- Could there be a density transfer in order to preserve the citrus grove but still get the value of the land?
- There is nothing affordable (housing) to purchase in Redlands

MOTION

It was moved by Vice Chairman Pat Meyer, seconded by Committee Member Michael Gallagher and carried on a vote 17-2-1 (Committee Member Anna Marie Jaiswal and Committee Member Joyce Micallef voting No, and Committee Member Steven Wuhs Abstained) to convert the General Plan land use designation from Agriculture to Low Density Residential and place a proposed park (indicated by a green circle) over the parcel.

d. Area #21 - Seven W Industrial Business Park

- Some concern was raised before the meeting from the San Bernardo Valley Water Conservation District about the impacts of the industrial use on the aquifer and spreading ponds. The requestor met with the District before the meeting and will continue to meet to address any concerns
- A member raised a question about the status of any contaminants on the property. The requestor responded that monitoring wells have been placed around the property and that no remediable conditions exist for the property due to the presence of any contaminants

Chairwoman Dyer opened the meeting for Public Comment.

No Public Comments forthcoming.

MOTION

It was moved by Committee Member Shirley Harry, seconded by Committee Member Dennis Christensen and carried on a vote 16-1-1 (Committee Member Jordan Henk voted No, and Committee Member Christine Roque Abstained) to change the General Pan land use designation from Flood Control/Construction Aggregate Conservation/Habitat Preservation to Light Industrial for the balance of the property.

- e. Area #8 - New York Street
 - A member asked where the proposed train station would be located
 - A member asked about the relationship of the General Plan designation with the Transit Village Overlay Zone. It was stated that the General Plan was recommended to be changed to prevent/reduce incompatible land uses with the overlay zone
 - A member asked what needed to happen to develop the property with residential. It was stated that the General Plan language would have to be amended and the property rezoned to permit mixed use with a residential component

Chairwoman Dyer opened the meeting for Public Comment.

No Public Comments forthcoming.

MOTION

It was moved by Committee Member Forthun, seconded by Committee Member Anna Marie Jaiswal and carried on a unanimous vote to change the General Plan land use designation from Commercial/Industrial to Commercial.

- f. Area #11 - West Lugonia
 - Much discussion occurred about the different alternatives for development on the west side of Karon Street
 - A member suggested building out Karon Street with single-family houses, buffering against the commercial, and include some park land along New York Street extended
 - A member suggested New York Street curve to the east versus west
 - A member suggested a Class I bike path be included along New York Street extended
 - A member had polled residents on the street and stated their concerns were with traffic, noise, and impacts on views from adjoining commercial development
 - A suggestion was made to revise the proposed map change and bring the item back to the Committee

Chairwoman Dyer opened the meeting for Public Comment.

No Public Comments forthcoming.

MOTION

It was moved by Committee Member Cook, Seconded by Committee Member Tina Price and carried on a unanimous vote to continue the matter until the next meeting.

- g. Area #1- Citrus Valley High School/Scientific Research Park
 - A member suggested a linear park along I-210 to act as a sound buffer and meet AQMD requirements
 - A member suggested removing the proposed circular park since the linear park will require parkland along the bluff similar to the developments to the east that established and extended Israel Beal Park
 - A member asked what would be the total number of units if built out as the property owner requested
 - A member stated that a mixture of Low Density Residential and Very Low Residential was logical for the property

Chairwoman Dyer opened the meeting for Public Comment.

No Public Comments forthcoming.

MOTION

It was moved by Committee Member Jon Harrison, Seconded by Committee Member Tina Price and carried on a unanimous vote to convert the land use designation as such: from Light Industrial to Public/Institutional for the property occupied by Citrus Valley High School; from Light Industrial to Commercial/Industrial for the property west of Citrus Valley High School to I-210; from Light Industrial to a mixture of Low Density Residential and Very Low Density Residential for the area north of Domestic Avenue to the bluffs; and to create an L-shaped linear park running along the bluffs and then south to Domestic Avenue along I-210.

IV. NEXT MEETING AND ANNOUNCEMENTS

Next meeting will be set for March 30, 2016.

V. ADJOURNMENT

Chairwoman Dyer adjourned the meeting at 9:12 pm to the March 30, 2016 meeting.

Respectfully Submitted,

Viviane Sierra-Ayon
Senior Administrative Assistant

Troy Clark
General Plan Administrator