

MINUTES: of the Special Planning Commission Meeting of the City of Redlands held Tuesday, January 3, 2012, at 2:00 p.m. are as follows:

PRESENT: John James, Vice Chairman
Carol Dyer, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Ken Jeske, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF Oscar Orci, Development Services Director
PRESENT: Robert Dalquest, Assistant Development Services Director
Manuel Baeza, Principal Planner

A. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Vice Chairman James called the meeting to order, and opened up the Public Comment period. All members were present with the exception of Chairman Miller.

There were no Public Comments forthcoming, and the Public Comment period was closed.

B. CONSENT CALENDAR

A. None

C. THE SALVATION ARMY
(PROJECT PLANNER: MANUEL BAEZA)

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. 576 (Revision No. 3)** to establish a seasonal cold weather board and care facility within the existing Salvation Army facility located at 838 Alta Street in the R-2 (Multiple Family Residential) District.

Principal Planner Manuel Baeza gave a PowerPoint presentation and overview of the proposed project. Staff recommended approval of Conditional Use Permit No. 576 subject to conditions of approval.

Vice Chairman James opened the Public Hearing.

Captain Patrick Lyons, representative, gave a description of the cold weather shelter. Captain Lyons requested a waiver on the truncated domes and the installation of a camera system outside.

Commissioner Jeske inquired if the glue down truncated domes is an acceptable alternative. Commissioner Jeske requested clarification on the importance of the camera installation.

Commissioner Dyer requested clarification on the previous locations of the shelter. Captain Lyons clarified the previous locations of the shelter.

Commissioner Hudson expressed concern on their neighbor's security and safety. Captain Lyons stated their facility is proactive in making sure no one is loitering in the neighborhood. Commissioner Hudson requested clarification on the Municipal Utilities and Engineering (MUED) development impact fees.

Commissioner Rock inquired if there are building permits that would trigger the development impact fees. Director Oscar Orci stated there are no structural changes to the building.

Commissioner Guzkowski inquired if the applicant's security cameras were both interior and exterior. Captain Lyons stated the cameras are interior and the facility is considering the installation of exterior cameras. Commissioner Guzkowski requested clarification on the hours of operation. Captain Lyons clarified the hours of operation for the shelter and the feeding program. Commissioner Guzkowski inquired if staff had any concerns on the global health of the facility environment. Captain Lyons stated their staff uses very potent cleaners and sanitizers, the facility has a property health inspection and usually receive a Grade A.

Mr. Armando Camerena, resident, confirmed his support of the proposed project. Mr. Camerena stated it is a blessing if you could save a person a meal a day to keep them off of the street.

Lt. Chris Catren, Police Department, stated the Salvation Army has been a good partner. Lt. Catren confirmed the Police Department is in support of the cold weather shelter. The camera is a necessary requirement and they proposed to relocate the existing camera from the Blessing Center to the new location at a much lower cost.

Commissioner Guzkowski inquired if the Police Department would consider giving the Salvation Army some time on the installation of the camera. Lt. Catren stated there is an extensive need to have the cameras in place when the facility starts operation. Commissioner Guzkowski inquired if there are concerns for the Police Department on the possible calls for service, and requested clarification on the impacts. Lt. Catren stated the facility would increase the calls for service and stated there have been department cuts. The cameras will help the Police Department mitigate any issues.

Commissioner Rock requested clarification on the reasons why the Blessing Center wanted to change the location of the shelter. Director Orci stated the Blessing Center wanted to use of the shelter space as a medical facility for the indigent.

Vice Chairman James inquired if relocating cameras is common practice. Lt. Catren stated there is extensive research prior to the installation of cameras, and normally relocation is not necessary.

Commissioner Rock commended the security that went into Prospect Park.

Commissioner Jeske stated the community may be willing to donate the funds for the installation of the camera.

Mr. Don Young, MUED Engineering Manager, stated the development impact fees are tied to changes on the use of a property. The proposed conditional use permit (CUP) will have a change of use on their water and sewer usages.

Commissioner Jeske requested clarification on the calculation sheet. Engineering Manager Young stated there is an error on the calculation sheet; the chart should be amended to \$231.51.

Commissioner Rock recommended a revision to the condition of approval on the development impact fees. Engineering Manager Young concurred. Commissioner Rock requested clarification on MUED's preference on truncated domes. Engineering Manager Young stated the glue down truncated domes could be problematic.

Commissioner Jeske inquired if there was a ramp currently. Engineering Manager Young stated there is an ADA ramp that is not in compliance with the current standards. The applicant can make a written request for a waiver addressed to the MUED's Director indicating the reasons why it would be a hardship for the applicant.

Vice Chairman James inquired if the original development impact fees could cover the additional costs associated with the revision. Engineering Manager Young stated they do consider the fees collected in the past and compare the uses to recalculate the new fees.

Commissioner Rock expressed concern that the City is imposing fees on the proposed project, and the applicant is doing a great service for the community.

Commissioner Jeske recommended the City absorb the cost for the improvements recommended by MUED on the truncated domes, and the sidewalk.

Commissioner Guzkowski concurred with Commissioner Jeske's recommendations.

Director Orci stated the impact fees are regulated by Measure U. The Planning Commission could make findings if the conditions of approval are inappropriate.

Vice Chairman James requested the Commission give their recommendations on both the truncated domes and sidewalk improvements.

Commissioner Rock, Commissioner Hudson, Commissioner Dyer and Vice Chairman James stated they were in agreement with the removal of both the truncated domes and the maintenance on the sidewalk conditions of approval.

Commissioner Hudson confirmed her support of the security camera.

Commissioner Guzkowski confirmed his support of the camera installation and would like to see the camera installed and operational prior to December 1, 2012. Commissioner Guzkowski recommended an added condition of approval for an annual review; to mitigate any impacts the facility may have with their operational characteristics.

Commissioner Rock stated there may be funds available for cold weather shelter's, and recommended the camera installed no later than December 1, 2012.

Commissioner Dyer confirmed her support of the camera installation. Commissioner Dyer was not in agreement with an annual review.

Commissioner Jeske recommended the installation of the camera prior to December 2012.

Vice Chairman James confirmed his support of the installation of the camera prior to December 2012, and confirmed he was opposed to an annual review. Vice Chairman James requested MUED review the development impact fees.

Captain Lyons stated the Salvation Army was \$40,000.00 in the red for their operational funding last year. The Salvation Army will incur an additional cost of \$17,000.00 with the added shelter. Captain Lyons confirmed if the Salvation Army can not find the funding they would need to abandon the project next year.

Commissioner Jeske inquired if there is a cost for an annual review. Director Orci stated the City Council may waive the fee. If the Commission sets a time limit and if the conditions are not met, the item would be brought back to the Commission. Commissioner Jeske inquired if the cameras could be installed by any vendor.

Lt. Catren confirmed the applicant could have another vendor relocate the camera.

Commissioner Jeske recommended the conditions be amended.

Commissioner Rock inquired if there were impacts from the shelter at the Blessing Center. Lt. Catren could not confirm and stated the cameras are instrumental in deterring crime and helps the Police Department improve public safety. Commissioner Rock inquired if the vendor could work with the facilities current system. Lt. Catren stated their vendor could evaluate the system and verify if they would be compatible.

Vice Chairman James closed the Public Hearing.

Vice Chairman James requested staff review the development impact fees charged. Director Orci confirmed they will review the fees with MUED to make sure it is the appropriate amount charged.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 6-0 vote (Chairman Miller absent) that the Planning Commission determine that Revision No. 3 to Conditional Use Permit No. 576 is categorically exempt from the California Environmental Quality Act, pursuant to section 15061(b) (3) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 6-0 vote (Chairman Miller absent) that the Planning Commission approve Revision No. 3 to Conditional Use Permit No. 576, subject to the following findings and subject to the following findings and subject to the attached Conditions of Approval:

1. The proposed cold weather board and care facility at this location will not adversely affect the applicable land use plans. General Plan Policies 10.10d and 10.10f encourage human rights and support services and assistance for community organizations. As indicated in the staff report, the conditional use permit amendment would allow for support services to homeless people in the form of a cold weather shelter during the coldest part of the year.
2. The proposed cold weather board and care facility will not be detrimental to the public health, safety and welfare because the project will provide a clean, safe, environment to homeless Redlands residents. In addition, the activity will be conducted entirely

indoors and operated by trained volunteers and employees in accordance with their operations manual (conditioned herein), which includes safety and security provisions.

3. The proposed cold weather board and care facility will comply with the regulations of the City's General Plan, the applicable zoning district and the City's development standards because it is consistent with the General Plan Policies referred to in the staff report, and because cold weather board and care facilities are conditionally permitted in the R-2 (Multiple Family Residential) District.
4. The proposed cold weather board and care facility is appropriate at the proposed location because the facility would be located at the existing Salvation Army facility which has been providing similar types social service at this same location for 50 years, and the facility is fully serviced by the City's services.

This would include the modifications to MUED's Condition of Approval No. F.3. and the deletion of F.5.a. as follows:

~~F.3. Pay the required development impact fees per ordinance in effect at time of issuing the building permit~~ **prior to operation of the shelter.** The exact amount will be determined based upon the review of the final building plan or project information.

Development Impact Fees shall include:

- Water Capital Improvement Charge;
- Water Source Acquisition Charge;
- Sewer Capital Improvement Charge;
- Solid Waste Capital Improvement Charge.

~~F.5. Requirements for Alta Street.~~

- ~~a. Repair/replace altered broken or substandard existing off-site improvements to the project boundary, to include the installation of truncated dome at the existing ADA ramp located at the south east corner of Alta Street and Sun Avenue.~~

~~Please be aware that additional onsite improvements and/or entitlements in the future may trigger the requirement that a street light be installed on Sun Avenue at the easterly property line.~~

Director Orci confirmed that the deletion of Condition of Approval No. F.5.a. is appropriate because the Commission finds that the requirement for the installation of truncated domes do not have a bearing on the proposed cold weather shelter. The facility is serving an existing population, and there is no change in intensity or use.

This would include the modifications to Development Services Condition of Approval No. 7 as follows:

7. **The applicant shall pay for the installation to relocate an existing video camera outside of the building with a live video feed to police dispatch subject to review and approval by the Police Department by November 1, 2012.**

D. MINUTES

- A. Planning Commission Minutes of October 25, 2011

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a 6-0 vote (Vice Chairman Miller absent) that the Planning Commission approve the minutes of October 25, 2011.

E. Public Comment Period

Vice Chairman James opened up the Public Comment Period. There were no comments forthcoming and the Public Comment Period was closed.

VIII. ADJOURN TO JANUARY 10, 2012

Vice Chairman James adjourned the meeting at 3:45 p.m. to the January 10, 2012 meeting.

Linda McCasland
Senior Administrative Technician

Oscar Orci
Development Services Director