

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 26, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chairman
Donn Grenda, Vice Chairman
Julie Rock, Commissioner
Steve Frasher, Commissioner
Robert Botts, Commissioner
Mario Saucedo, Commissioner
Joe Richardson, Commissioner

ADVISORY STAFF PRESENT: Dan McHugh, City Attorney
Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Catherine Lin, Principal Planner
Jacqueline Hong, Assistant Planner

1. 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.)

Chairman Guzkowski called the Planning Commission to order and opened the Public Comment Period. There were no Public Comments forthcoming and the Public Comment Period was closed.

All Commission members were present.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR

A. **SIGN SPECIALIST CORP.**
(PROJECT PLANNER: JACQUELINE HONG)

Consideration of **Commission Sign Review No. 452** to construct a 24 square-foot freestanding monument sign, four feet high, for a multi-tenant commercial center. The proposed sign will be located at 1915 West Redlands Boulevard, in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APN: 0292-153-24-0000). The proposal is exempt from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines for on-premises signs.

Chairman Guzkowski opened the Consent Calendar.

Ms. Jacqueline Hong, Assistant Planner, gave a brief overview and presentation on the sign.

Chairman Guzkowski closed the Consent Calendar.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Frasher and carried on a vote of 7-0 to approve the Consent Calendar.

4. OLD BUSINESS – None

5. NEW BUSINESS

A. **MB COLLISION CENTER, MICHAEL OH**
(PROJECT PLANNER: JACQUELINE HONG)

PUBLIC HEARING to consider **Conditional Use Permit No. 1122**, to establish an auto body repair and paint shop in an existing 23,812 square-foot building. The project site is located at 335 Iowa Street, in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan (APN: 0292-156-30-0000). The proposal qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

Ms. Hong, Assistant Planner, gave a brief overview and presentation on the proposed project.

Mr. Michael Oh, owner, addressed the Planning Commission and stated he was available for any questions.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1435 to approve Conditional Use Permit No. 1122 based on the findings contained in the staff report, and subject to the Conditions of Approval.

Vice Chairman Grenda recused himself for item 3(B) due to a conflict of interest.

B. **CITY OF REDLANDS, QUALITY OF LIFE DEPARTMENT**
(PROJECT PLANNER: CATHERINE LIN)

A request for a determination of General Plan consistency for the potential sale of two City-owned properties, located at 31 West Stuart Avenue (APN: 0169-281-19-0000) and 205 West Stuart Avenue (APN: 0169-281-23-0000) within the Town Center and Town Center-Historic districts of the Downtown Specific Plan.

Chairman Guzkowski opened up the Public Hearing.

Ms. Catherin Lin, Principal Planner, gave a brief overview and presentation on the proposed project.

Mr. Brian Desatnik, Director, confirmed the parking structure will be three stories high and will be brought back to the Planning Commission for approval. Mr. Desatnik stated there will be a minimum of two hundred parking spaces for the public at no cost. The concept does include a mixed use with retail uses on the first floor.

Mr. Donn Grenda, business owner, expressed concern with the following:

- Cultural resources
- There needs to be more transparency on the process.
- Conceptual design and plans are being circulated but there has been nothing sent to the surrounding property owners.
- Building height
- China Town outreach
- Mexican Town outreach
- The parking structure should be architecturally designed for the historical period
- Architectural Resource Group did not contact him for input as a neighbor
- Site is a known as an archeological site
- There was significant dirt moved

Mr. Desatnik, Director, confirmed the project will go through a full design review and will be presented through Public Hearings. The Transit Villages Plan has had public workshop meetings and a concept of the parking structure was shared at the meetings. The parking structure will be noticed as well as the surrounding property owners and will be heard at the Planning Commission and open for discussion. The dirt that was moved was for environmental soil testing for an adjacent property and was being completed with an archeological monitor.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Saucedo, seconded by Commissioner Botts and carried on a vote of 6-0 (Vice Chairman Grenda recused) that the Planning Commission adopt Resolution No. 1432, and recommend that the sale of two properties with site addresses of 31 and 205 West Stuart Avenue will be in conformance with the Redlands General Plan.

Vice Chairman Grenda returned to the Planning Commission.

C. **ROBERT ZIPRICK, ESQ., ON BEHALF OF PROPERTY OWNER BRIAN CHU**
(PROJECT PLANNER: BRIAN FOOTE)

PUBLIC HEARING to consider **Ordinance No. 2881 (Ordinance Text Amendment No. 355)** and a recommendation to the City Council regarding a proposal to amend Article X of Chapter 18.156 of the Redlands Municipal Code, entitled "Private Residential Sports and Recreation Courts," to deem as approved ("grandfathered" from existing regulations) private residential sports and recreation courts in their existing configuration and placement as of March 23, 2018, and make other minor changes to the regulations governing private residential recreation courts. The proposal is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3), as the proposal will not result in any potentially significant environmental effects, and will not result in any direct or reasonably foreseeable indirect physical changes in the environment.

Chairman Guzkowski opened up the Public Hearing.

Mr. Desatnik, Director, gave a brief overview of the proposed ordinance text amendment.

Mr. Brian Foote, Planning Manager, gave a brief overview and presentation on the proposal.

Mr. Robert Ziprick, attorney representing Mr. Chu, addressed the Planning Commission.

Mr. James Reed, resident, stated Mr. Chu is not in compliance with his sports court. His fence is ten feet high and ten feet back from the property line. Mr. Reed went over his chronology of the sports court. The ordinance states that a sports court needs the written consent of the Commission which they never received.

Ms. Chris Sedmack, resident, expressed concern on the following:

- Sports court was built without any permits
- Location is extremely close to the neighbors
- Noise nuisance
- Potential flood lights
- Devaluation of properties
- Disruption of living conditions
- Location of court has impacted the drainage ditch

Ms. Sedmack stated the sports court is larger than their dwelling, backyard, and garage. Mr. Chu's sports court should not be grandfathered. Planning Commission previously said this court would not be grandfathered in.

Mr. Ziprick, attorney, stated his clients have tried to mitigate the neighbors' concerns. The Chu's have moved the fence back, and added cypress trees. There are similar sports courts around the City. Redlands has an athletic side, the outdoors are enjoyed and used. The Chu's want to be a good neighbor. Lighting can be controlled and be non-intrusive.

Mr. Dan McHugh, City Attorney, responded to the concerns of the neighbors and questions from the Commission.

Mr. Chris Boatman, Quality of Life Director, explained the Municipal Code standards with regard to fence heights and setbacks.

Commissioner Rock expressed concerns and comments on the following:

- Minor Exception Permit Committee, Planning Commission and City Council did not approve the project
- We are changing an ordinance because a resident cannot comply with our regulations
- Noise
- Light standards
- No hours of operation
- No lighting setback standards

Mr. Foote, Planning Manager, stated an Administrative Use Permit (AUP) would need to have a photometric plan submitted with any application for lighting, and illumination can go up to 0.5 foot-candle on the lighting overspill. Mr. Foote discussed the procedures and protocols of an AUP.

Mr. Desatnik, Director, confirmed Mr. Chu's light pole should follow the ten (10) foot setback standards, and stated the proposed ordinance shows operating hours of 7 a.m. to 10 p.m.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Richardson and carried on a vote of 4-3 (Commissioners Rock, Grenda, and Frasher opposed) that the Planning Commission adopt Resolution No. 1434 recommending that the City Council approve Ordinance Text Amendment No. 355.

6. ADDENDA

A. **PLANNING DIVISION WORK PROGRAM UPDATE & MAJOR PROJECTS UPDATE** (PROJECT PLANNER: BRIAN FOOTE)

Staff will provide a brief summary and update of the Planning Division's current work program, and a status update for major development projects.

Mr. Foote, Planning Manager, gave a comprehensive overview of the Planning Division's responsibility's and major development projects.

The Commission mentioned the following:

- Does staff foresee raising the maximum on the four hundred (400) residential units allowed per year?
- Years ago when the parking structure was proposed there was significant impacts with the Level of Service (LOS) for the intersections of Orange Street and Stuart Avenue as well as Eureka Street and Stuart Avenue; the impacts to the intersections would cause it to fail and suggested added mitigation measures to address the LOS.
- Suggested that Development Services Department push back on the MOD Packing house water tower element with State Historic Preservation Office (SHPO).
- Would the Redlands Market Place consider suggestions on the architecture, art, murals, and signage?

There was no motion required.

7. MINUTES

- #### A. Approval of the Planning Commission meeting minutes for February 26, 2019.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo, and carried on a vote of 7-0 to approve the Planning Commission minutes of February 26, 2019.

8. LAND USE AND CITY COUNCIL ACTIONS FOR MARCH 5TH AND 19TH, 2019.

Chairman Guzkowski inquired if there were any City Council Actions to report.

Mr. Desatnik, Director, stated the City Council had a discussion on potential modification to Measure U. They discussed the increase of the annual residential dwelling units allowed, and whether to have more flexibility on the carryover and maximums on the units allowed.

There was no decision made, and the item will come back to the City Council at a later date. The City Council had some discussion on Accessibility Dwelling Units and the appropriate impact fees.

9. ADJOURN TO THE APRIL 9TH, 2019, PLANNING COMMISSION

Chairman Guzkowski adjourned the meeting at 6:30 p.m. to the April 9th, 2019, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director