

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, August 14, 2018, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Conrad Guzkowski, Vice Chairman
Julie Rock, Commissioner
Steven Frasher, Commissioner
Donn Grenda, Commissioner
Robert Botts, Commissioner
Michael Reiter, Commissioner

ADVISORY STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner
Sean Reilly, Associate 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.)

Chairwoman Dyer 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 members were present.

2. CEREMONIAL MATTERS, PRESENTATIONS. AND ANNOUNCEMENTS -NONE

3. CONSENT CALENDAR

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

1. Consideration of Commission Sign Review No. 448 to construct a new twenty (20) square-foot freestanding monument sign that is three feet (3'0") in height for a commercial /industrial building located at 2459 Almond Avenue within the East Valley Corridor Specific Plan (APN: 0167-451-09-0000). This project qualifies for an exemption from environmental review an accordance with Section 15311(a) of the California Environmental Quality Act Guidelines for on-premises signs.

MOTION

It was move by Commissioner Julie Rock, seconded by Commissioner Steve Frasher and carried on a vote of 6-0 (Vice Chairman Conrad Guzkowski absent) that the Planning Commission approve the Consent Calendar.

Vice Chairman Conrad Guzkowski recused himself due to a conflict of interest.

4. NEW BUSINESS

A. **NEWLAND HOMES**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. A recommendation to the City Council for the approval of points for **Residential Development Allocation No. 2018-III-01** for Tentative Tract Map No. 20126 and Conditional Use Permit No.1078, an approved project for a Planned Residential Development with one hundred and five (105) residential lots on approximately 39 acres. The project site is located on the north side of East Lugonia Avenue, the south side of East Pennsylvania Avenue, and between Judson Street and Dearborn Street, in the Planned Residential Development/Residential Estate (PRD/R-E) District. The project has a Mitigated Negative Declaration that was adopted in conjunction with the approvals for Tentative Tract Map No. 20126 and Conditional Use Permit No. 1078.

Ms. Emily Elliott, Senior Planner, gave a brief overview of the Residential Development Allocation and provided a presentation on the proposed project.

MOTION

It was moved by Commissioner Donn Grenda, seconded by Commissioner Julie Rock, and carried on a vote of 6-0 (Vice Chairman Guzkowski abstained) that the Planning Commission recommend that City Council adopt a value of thirty one (31) points from the Planning Commission for Residential Development Allocation No. 2018-III-01.

Vice Chairman Guzkowski returned to the Planning Commission meeting.

B. **SAAD SAGMAN**

(PROJECT PLANNER: JACQUELINE HONG)

1. PUBLIC HEARING to consider Conditional Use Permit No. 1105 to establish a dental office within an existing 1,164 square foot tenant space within a 3.14 acre commercial shopping center located center located at 1568 Orange Street, in the Neighborhood Convenience Center (C-2) District (APN: 0167-161-14-0000). The proposal is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the CEQA Guidelines for existing facilities.

Chairwoman Dyer opened up the Public Hearing.

Ms. Jacqueline Hong, Assistant Planner, gave a brief overview of Conditional Use Permit No. 1105.

Mr. Saad Sagman, applicant, thanked the Commission and was available for questions.

Commissioner Rock expressed concerns with the current landscaping of the location and inquired if the property owner was compliant with the original conditions of approval.

Ms. Denise Taylor, property manager, informed the Commission that the property owner has made several attempts to improve the landscaping, but in all cases the landscaping was subsequently been stolen. Ms. Taylor stated she is open to new ideas and will continue to work with the landscapers to improve the center.

The Commission discussed the landscaping and made a recommendation to staff to send a written notice of violation to the owner regarding the existing conditions of approval for landscaping.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Steve Frasher, seconded by Commissioner Michael Reiter and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1397 approving Conditional Use Permit No. 1105, based on the findings contained in the staff report, and the Conditions of Approval.

C. LUGONIA HOSPITALITY, INC.

(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for Commission Review & Approval No. 889 located on the south side of West Lugonia Avenue, approximately 650 feet east of Nevada Street, in the Office/Industrial land use area of Specific Plan 25 (A.P.N. 0292-341-22-0000).
2. Consideration of **Commission Review & Approval No. 889** to construct a proposed Springhill Suites hotel by Marriott consisting of 88 guest rooms, a total of 55,465 square-feet of floor area, parking lot with 97 spaces, and related on-site improvements including landscape, lighting, and utilities. The project site is a 1.67-acre vacant parcel located on the south side of West Lugonia Avenue, approximately 650 feet east of Nevada Street, in the Office/Industrial land use area of Specific Plan 25 (A.P.N. 0292-341-22-0000). An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program is proposed in accordance with Section 15074 of the CEQA Guidelines. Chairwoman Dyer opened up the Public Hearing.

Chairwoman Dyer opened up the Public Hearing.

Ms. Emily Elliott, Senior Planner, gave a brief update on the project stating that Commission Review and Approval No. 889 has not received the final approval of the preliminary Water Quality Management Plan. Staff has recommended that the project be continued to the regular Planning Commission meeting scheduled for September 11, 2018

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Reiter and carried on a vote of 7-0 to continue the public hearing for Commission Review and Approval No. 889 to the regular Planning Commission meeting scheduled for September 11, 2018.

D. ELEMENTS ARCHITECTURE, INC./SCOTT HOLLAND, AIA

(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. **PUBLIC HEARING** to consider **Commission Review and Approval No. 903** to construct a new 8,000 square-foot pre-engineered metal storage building to be constructed at the Southern California Edison Mountain

View Generating Station, located at 2492 W. San Bernardino Avenue in the General Industrial (M-2) district (APN: 0292-491-05-0000). This project qualifies for exemption from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Hearing.

Ms. Emily Elliott, Senior Planner, gave a brief update of Commission Review and Approval No .903

Mr. Scott Holland, Representative, stated the pre-engineered metal storage building will store cargo containers and additional parts and machinery. Mr. Holland was available for questions.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a vote of 6-0 (Commissioner Reiter recused himself) that the Planning Commission adopt Resolution No. 1398 subject to the Conditions of Approval.

E. SHOWPROP REDLANDS, LLC. (PROJECT PLANNER: SEAN REILLY)

1. PUBLIC HEARING to consider a Socio-Economic Cost/Benefit Study for a proposal to construct a 10,000 square foot multiple-tenant retail building and a 5,200 square foot bank building located at 333 Orange Street, in the TC-H (Town Center Historic) District of the Downtown Specific Plan (Specific Plan 45).
2. Consideration of **Commission Review and Approval No. 898** to construct a 10,000 square foot multiple-tenant retail building and a 5,200 square foot bank building located at 333 Orange Street, in the TC-H (Town Center Historic) District of the Downtown Specific Plan (Specific Plan 45) (APNs: 0169-281-46-0000, 0169-281-51-0000, 0169-281-52-0000, 0169-281-53-0000). The project qualifies for exemption from environmental review in accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act Guidelines.
3. Consideration of **Commission Sign Review No. 449** to establish a Uniform Sign Program for a proposed commercial center, on 1.7 acres located at 333 Orange Street in the Town Center-Historic (TC-H) District of Specific Plan 45.

Chairwoman Dyer opened up the Public Hearing.

Mr. Sean Reilly, Associate Planner, gave a brief update on the Socio-Economic Cost/Benefit Study, Commission Review and Approval No. 898 and Commission Sign Review No. 449.

The Commission inquired on the following:

Chairwoman Dyer inquired if the chalk style sign was additional signage or part of the overall tenant space allowance for signs.

Mr. Reilly confirmed that the signage was included in the overall tenant space as required by code.

Commissioner Robert Botts inquired on the location of the monument signs, and the location of the boardwalk and the sidewalks.

Mr. Reilly indicated on the plot plan the location of the monument sign and indicated that the boardwalk was between the pads and the sidewalk would continue to the front of both buildings.

Commissioner Reiter inquired if the Americans with Disabilities Act (ADA) access was only from the parking lot and no access from the public right away. Commissioner Reiter also inquired if the Police Department had conditions for the project.

Mr. Reilly confirmed that the access is from the parking lot, and the Police Department did not have conditions for the project.

Vice Chairman Conrad Guzkowski inquired on the standard and compact parking spaces.

Mr. Reilly stated that the project is in compliance with the code.

Mr. [Bala Vairavan](#), representative, addressed the Commission and was available for questions

The Commission inquired if the Kinkos building would remain the same.

Mr. Bala Vairavan, representative confirmed that the Kinkos building will remain the same stating that the building reflects the character of the Santa Fe Depot and it contributes to the diverse architecture in the area.

MOTION

It was moved by Commissioner Robert Botts, seconded by Commissioner Frasher and carried on a vote of 6-0 (Commissioner Grenda recused himself) that the Planning Commission adopt Resolution No. 1400 and approved Commission Review and Approval No. 898 subject of the Conditions of Approval .

MOTION

It was moved by Commissioner Robert Botts , seconded by Commissioner Frasher and carried on a vote of 6-0 (Commissioner Grenda recused himself) that the Planning Commission adopt Resolution No. 1401 and approved Commission Sign Review No. 898 subject of the Conditions of Approval.

5. OLD BUSINESS

A. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT (PROJECT PLANNER: LORALEE FARRIS)

PUBLIC HEARING for reviewing the Conditions of Approval and considering the potential revocation of **Conditional Use Permit No. 963**,

for a water and amusement park on approximately 17 acres located at 1101 California Street in the Special Development (EV/SD) District of the East Valley Corridor Specific Plan. This item qualifies for exemption from environmental review in accordance with Section 15321 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Public Hearing.

Ms. Lorelee Farris, Principal Planner gave a brief status update on Conditional Use Permit No.963.

Mr. Ryan Sauter, co-owner, gave a presentation on the future plans of the recreation oasis. The plans included additional recreational amenities, including zip lines, basketball courts, e-sports event space, and a membership program that would allow patrons to enjoy various packages of amenities. Mr. Sauter was available for questions.

The Commission expressed concerns about the status of landscaping, parking lot, and façade improvements and requested that an interim plan be prepared by the operator to address how and when these concerns would be addressed and brought back to the Commission for review, to ensure that improvements are made to return the park to compliance prior to the submittal and review of a Conditional Use Permit revision to implement the operator's future vision.

MOTION

It was moved by Vice Chairman Conrad Guzkowski, seconded by Commissioner Frasher carried on a vote of 7-0 to continue the public hearing for the review of Conditions of Approval and potential revocation of Conditional Use permit no. 963 to September 25, 2018.

6. ADDENDA – NONE

7. Minutes

A. Approval of Planning Commission meeting minutes for July 24, 2018.

The Planning Commission moved to approve and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) to approve the February 27, 2018, Planning Commission minutes.

8. LAND USE AND CITY COUNCIL ACTIONS - NONE

ADJOURN TO SEPTEMBER 11, 2018

Joni Mena
Senior Administrative Technician

Brian Desatnik
Development Services Director