

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, December 11, 2018, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
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 with the exception of Commissioner Frasher who was excused late.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR

A. **BRONC'S TOWING, APPLICANT**
(PROJECT PLANNER: JACQUELINE HONG)

1. A request to consider **Commission Sign Review No. 450**, a proposal to construct a monument sign totaling nine (9) square-feet in sign area for Bronc's Towing. The subject property is located at 380 Kansas Street within the Industrial (I-P) District. The proposal is exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15311 (On-Premise Signs) of the CEQA Guidelines.

B. **INLAND COMMUNITIES CORP., APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of **Extension of Time No. 6 for Tentative Tract Map 16586**, to extend the expiration date by one year for an approved subdivision of approximately 66.2 acres into 76 residential lots and five common lots. The subject property is located north of Reservoir Road and bisected by Wabash Avenue, within the Residential Estate (R-E) District. A Mitigated Negative Declaration was previously adopted for the project, and no further environmental review is necessary in accordance with Section 15162 of the California Environmental Quality Act Guidelines.

The Consent Calendar was moved by Commissioner Reiter, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Frasher late) that the Planning Commission approve the Consent Calendar.

4. OLD BUSINESS

A. **LUGONIA HOSPITALITY, INC., APPLICANT**
(PROJECT PLANNER: BRIAN FOOTE)

1. Continued **PUBLIC HEARING** to consider a **Socio-Economic Cost/Benefit Study** prepared for **Commission Review & Approval No. 889**. The project site is located on the south side of West Lugonia Avenue, approximately 650 feet east of Nevada Street (A.P.N.: 0292-341-22-0000).
2. Continued consideration of **Commission Review & Approval No. 889**, a proposal to construct a Springhill Suites by Marriott hotel 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 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.

Commissioner Frasher arrived to the Planning Commission.

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Aaron Bota, representative, came forward to address the Commission.

Mr. Fernando Magany, designer, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Grenda and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1415 determining that there was no substantial evidence that the proposed project will have any potentially significant effects on the environment, and hereby adopt the Mitigated Negative Declaration in accordance with Section 15074 of the California Environmental Quality Act; that the proposed project will not create unmitigable physical blight or overburden public services in the community, and hereby adopt the Socio-Economic Cost/Benefit Study; and hereby approve Commission Review and Approval No. 889 for a proposed hotel based on the findings in the Resolution and subject to the Conditions of Approval, this includes the amended Condition of Approval No. 4 as follows:

4. All plans submitted to the City shall be in substantial conformance to the Planning Commission approval and any other changes required by the Commission/Council and/or staff.

Developer shall delete the multi-color vertical Field Porcelain Tiles (Twilight Blue, Blue Lagoon, and Smoked Pearl colors) from the north and south elevations; and replace it with smooth Perma-Flex Stucco with horizontal lines/scoring and painted Dove Grey color to match the other sections with the same.

Developer shall increase the thickness of the carport roof by approximately six inches (to a total of approximately 30 inches) to enhance the massing and proportion.

5. NEW BUSINESS

A. **MARK GARDNER, APPLICANT**
(PROJECT PLANNER: JACQUELINE HONG)

1. **PUBLIC HEARING** to consider a **Socio-Economic Cost/Benefit Study** prepared for the proposed project located on the south side of Cypress Avenue, and abutting the east side of the Interstate 10 off-ramp at Cypress Avenue (A.P.N. 0173-191-16-0000).
2. **PUBLIC HEARING** to consider **Tentative Parcel Map No. 20008**, a proposal to subdivide 0.94 gross acres (0.71 net acres) into two parcels. Proposed Parcel One will be approximately 0.39 net acres in size, and proposed Parcel Two will be approximately 0.32 net acres in size. The subject property is located on the south side of Cypress Avenue, and abutting the easterly side of the Interstate 10 off-ramp at Cypress Avenue (A.P.N. 0173-191-16-0000), in the Suburban Residential (R-S) zone. The project qualifies for exemption from environmental review in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Public Hearing.

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

Ms. Vicky Valenzuela, representative, stated they concurred with the conditions of approval and was available for any questions.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Grenda and carried on a vote of 7-0 that the Planning Commission approve the Socio-Economic Cost/Benefit Study for Tentative Parcel Map 20008, as it has been determined that the project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Grenda and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1417 and approve Tentative Parcel Map 20008, based on the findings in the staff report, and subject to the Conditions of Approval, this includes the added Condition of Approval No. 13 as follows:

13. Applicant must provide a block wall on property line adjacent to the freeway off ramp.

**B. TYLER KENT OF SMARTLINK, ON BEHALF OF AT&T, APPLICANT
(PROJECT PLANNER: SEAN REILLY)**

1. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1106** to construct a 65-foot tall wireless telecommunications facility to support twelve (12) flat panel antennas, thirty six (36) remote radio units (RRU's), one (1) microwave antenna and one (1) GPS antenna within a proposed 800 square-foot equipment enclosure. The project site is to the rear of an existing warehouse distribution center located at 2200 Palmetto Avenue (APN: 0167-681-07-0000) in the Concept Plan 2 (CP-2) District of the East Valley Corridor Specific Plan. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Public Hearing.

Mr. Sean Reilly, Associate Planner, gave a brief overview and presentation on the proposed project.

Mr. Tyler Kent, representative, came forward to address the Commission and stated he concurred with the conditions of approval and was available for any questions.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1418 approving Conditional Use Permit No. 1106, based on the findings contained in the staff report, and subject to the Conditions of Approval.

6. ADDENDA – None

7. MINUTES

- A. Approval of the Planning Commission meeting minutes for November 13, 2018.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Grenda, and carried on a vote of 7-0 to approve the Planning Commission minutes of November 13, 2018, with corrections.

8. LAND USE AND CITY COUNCIL ACTIONS FOR NOVEMBER 20TH AND DECEMBER 4TH, 2018.

Chairwoman Dyer inquired if there were any City Council Actions to report.

Mr. Desatnik, Development Services Director, stated there was a Transit Village Workshop at 6:00 P.M. on Thursday December 13, 2018, at the University of Redlands; then another workshop on January 4, 2019, in the City Council Chambers. Staff and consultants will provide an update to the City Council.

9. ADJOURN TO THE JANUARY 8, 2019, PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:14 p.m. to the January 8, 2019, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director