

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 27, 2018, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Vice Chairman Guzkowski
Judith Battey, Commissioner
Robert Botts, Commissioner
Steven Frasher, Commissioner
Donn Grenda, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner
Sean Reilly, Associate 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. CONSENT CALENDAR

A. **LA ARCHITECTS, APPLICANT**

(PROJECT PLANNER: EMILY ELLIOTT, AICP, SENIOR PLANNER)

1. Consideration of a determination that the project is exempt from further environmental review pursuant to Section 15311(a)(on premise signs) of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 447** to construct a new twenty one (21) square foot freestanding monument sign that is five (5) feet in height for One Legacy Clinical Center located at 1701 Orange Tree Lane in the Urban Services Commercial zone within Specific Plan No. 25 (APN: 0292-351-11-0000).

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Grenda and carried on a vote of 7-0 that the Planning Commission approved the Consent Calendar.

3. OLD BUSINESS

A. **CHUNGMIN WU, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS, PRINCIPAL PLANNER)

Consideration of a one-year Time Extension for Tentative Tract No. 18560 to subdivide 45-acres into twenty-seven (27) lots for single family residential

purposes and seven (7) lettered open space lots located on the east side of Alessandro Road in Neighborhood 2 of Specific Plan No. 43.

Chairwoman Dyer opened the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

Ms. Lorelee Farris, Principal Planner, requested the Planning Commission grant a continuance to the March 13, 2018 Planning Commission to allow additional time for staff to research and address the Planning Commission's concerns that were brought up on the February 27, 2018 Planning Commission meeting.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts and carried a vote of 7-0 that the Planning Commission continue the one-year Time Extension for Tentative Tract No. 18560 to the next regular meeting of March 13, 2018.

4. NEW BUSINESS

A. **CIRCLE K STORES, INC.**
(PROJECT PLANNER: LORALEE FARRIS, PRINCIPAL PLANNER)

1. Consideration of a Notice of Exemption in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 441 (Revision No. 1)** to remodel the interior and exterior of an existing automotive service station to convert the existing lube/automobile service bays to a convenience store, approximately 1,356 square feet in size, construct façade improvements to the existing building, and construct on-site parking and landscaping improvements. The project site is located at 1325 Barton Road in the C-1 (Neighborhood Stores) District (APN: 0172-481-01-0000).

Chairwoman Dyer opened up the Public Hearing.

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

The Commission inquired about the excess right-of-way in this area of Barton Road, noted portable price signs in the parkway that were on the property that did not appear to be permitted, inquired about the canopy color scheme, and suggested Eastern Redbud trees to fit in line with a proposed condition of approval for tree species near power lines.

Mr. Don Young, Municipal Utilities & Engineering Manager, addressed the existing right-of-way of Barton Road and explained the process that would be involved for any request to vacate excess right-of-way.

Mr. Amad Ghaderi, A & S Engineering architect, came forward to address the Commission's concerns regarding Circle K and Mobil's branding schemes, clarified that there were no structures or tanks encroaching into the right-of-way, and indicated that the portable price signs would be removed.

Mr. Anji Alyounan, adjacent business owner, inquired whether the applicant proposed alcohol sales with their expansion. Mr. Alyounan expressed concern with the economic impacts it may have to his convenience store located nearby.

Ms. Farris confirmed the applicant planned to expand their convenience store items but no alcohol sales were proposed.

The Commission inquired whether the building had been evaluated as a potential historical resource. The Commission recommended additional analysis on the historic integrity of the structure.

Ms. Farris provided an overview of previous entitlements and modification to the site including the later addition of the canopy and pumps and the façade improvements that were completed to create a snack shop in the 1980's.

The Commission recommend the item be continued to allow staff time to complete additional architectural historical analysis of the site.

Mr. Kent Allen, applicant, agreed to the continuance and stated he will discuss the Commission's request with Circle K.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Frasher and carried a 7-0 vote that the Planning Commission continue Conditional Use Permit No. 441 Revision No. 1 to the March 27, 2018 Planning Commission meeting.

B. DANIEL BUOYE, APPLICANT (PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15315 (Minor Land divisions) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider **TENTATIVE PARCEL MAP 19887**, a request to subdivide an approximately 4.2 acre parcel into two legal parcels. Parcel One is currently developed with an automobile service/repair facility and is proposed to be 0.67 gross acres. Parcel Two is currently vacant and proposed to be 3.53 gross acres. The project is located at 828 West Colton Avenue within the C-M (Commercial Industrial) and the C-4 (Highway Commercial) Districts. No new development is proposed at this time. (APNs: 0169-022-24-0000 and 0169-022-25-0000).

Chairwoman Dyer opened up the Public Hearing.

Mr. Sean Reilly, Associate Planner, stated the applicant had requested a continuance to allow additional time for the applicant to work with the Municipal Utilities and Engineering Department regarding their condition of approvals on the off-site improvements.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Battey and carried on a 7-0 vote that the Planning Commission continue Tentative Parcel Map No. 19887 to the March 13, 2018 Planning Commission.

C. **SAM-REDLANDS, LLC.**

(PROJECT PLANNER: LORALEE FARRIS, PRINCIPAL PLANNER)

1. A request to consider a recommendation to the City Council for the approval of points for **Residential Development Allocation (RDA) No. 2018-I-01** for Tentative Tract Map No. 19942, an approved subdivision for thirty four (34) residential lots on approximately 11.92 acres. The project site is located on the east side of Wabash Avenue, and on the north side of Sylvan Boulevard right-of-way in the R-1 (Single Family Residential) District (APNs: 0299-011-11-0000, 0299-011-12-0000) . This RDA 2018-I-01 request is for 34 allocations; no allocations have been previously awarded for this tract.
2. The project was approved with a Mitigated Negative Declaration (State Clearinghouse No. 2017011069) on March 21, 2017, by the City Council. This proposed Residential Development Allocation was included in the project analysis and Mitigated Negative Declaration. No additional or further environmental review is required for this proposal, in accordance with Section 15162 of the California Environmental Quality Act Guidelines.

Ms. Farris, Principal Planner, gave a brief overview of the Residential Development Allocation (RDA) process.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission awarded 40 points for the RDA.

5. ADDENDA

A. **THE PLANNING ASSOCIATES, HARDY STROZIER** (PROJECT PLANNER: SEAN REILLY, ASSOCIATE PLANNER)

A significant project presentation for Commission Review & Approval No. 893, a request to construct an eight (8) unit apartment building and related on-site improvements including parking lot, landscaping, lighting, and outdoor

amenities. The project site is located at 317 Brookside Avenue (APN: 0171-241-24-0000) within the Administrative Professional (A-P) zone, and designated as Office (O) in the 2035 General Plan.

Mr. Reilly, Associate Planner, gave a brief overview of the project, and stated there will be a presentation on the project from the applicant and their architects.

Mr. Howard Hardin, The Planning Associates Principal, gave an overview and stated that Mr. Keith Suchow will give a presentation on the proposed project.

Mr. Suchow, Gary Stegemann and Keith Suchow Architects, gave a presentation on the proposed project.

The Planning Commission suggested the following:

- Carport details
- Public art feature or sculpture
- Dimensional changes on architecture
- Additional articulation to create more depth and shadowing to the building
- Stone walls; change the materials for contrast
- More creativity with the garage doors for the trash enclosure
- Extend the north elevation view and expand the rendering to show adjacent buildings

Ms. Sheila Field, resident and property owner, stated this is an incredible project and was very happy with the proposal. Ms. Field confirmed the applicant has been very easy to work with and addressed her concerns. Ms. Field stated the neighbors are excited to see the project to its fruition.

- B. Staff is requesting that the Planning Commission call for a Commissioner to act as an alternate member to participate in the Minor Exception Permit Committee (as-needed), in the event a conflict occurs with respect to a regular member's schedule to attend a meeting

Mr. Brian Foote, Planning Manager, gave a brief overview of the Minor Exception Permit Committee and requested an alternate member to be available in case of a Committee member's absence.

Chairwoman Dyer inquired if there were any volunteers.

Commissioner Botts stated he would be able to be an alternate.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Battey and carried on a vote of 7-0 that the Planning Commission nominate Commissioner Botts as the alternate member for the Minor Exception Permit Committee.

6. MINUTES

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

MOTION

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

7. LAND USE AND CITY COUNCIL ACTIONS FOR FEBRUARY 20TH, 2018.

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

Mr. Brian Desatnik, Development Services Director, confirmed there was a second reading on the Sports Courts ordinance.

8. ADJOURN TO MARCH 13, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:50 p.m. to the March 13, 2018, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director