

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 13, 2018, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Conrad Guzkowski, Vice Chairman
Judith Battey, Commissioner
Robert Botts, Commissioner
Donn Grenda, 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 with the exception of Commissioner Frasher and Commissioner Rock.

2. CONSENT CALENDAR – None

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 up the Hearing. There were no comments forthcoming and the Hearing was closed.

Ms. Loralee Farris, Principal Planner, gave an overview and presentation on the proposal.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Battey, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the extension of time for Tentative Tract No. 18560 did not require any further environmental review, in accordance with Section 15162 of the California Environmental Quality Act Guidelines.

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Battey, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission adopt Planning Commission Resolution No. 1366, approving a one-year extension of time for Tentative Tract Map No. 18560, based on the facts and findings contained in the staff report, and subject to the original conditions of approval.

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

Mr. Sean Reilly, Associate Planner, stated the applicant requested a continuance to allow additional time to work with the Municipal Utilities & Engineering Department regarding their conditions related to off-site improvements.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission continued the Public Hearing for Tentative Parcel Map No. 19887 to the regular Planning Commission meeting on April 10, 2018

C. WALMART STORES, INC.
(PROJECT PLANNER: EMILY ELLIOTT, AICP, SENIOR PLANNER)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to California Environmental Quality Act Guidelines Section 15311 for accessory structures such as on-premises signs.
2. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on **SIGN CONDITIONAL USE PERMIT NO. 23** for a uniform sign program for an approved 256,614 square-foot retail and commercial center on 45 acres, including two wall signs exceeding 120 square-feet for the anchor tenant, located on the southeast corner of San Bernardino Avenue and Tennessee Street in the East Valley Corridor Specific Plan, Concept Plan No. 4, (APNs: 0167-141-01-0000, 0167-141-02-0000, 0167-141-03-0000 and 0167-141-04-0000).

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

Ms. Emily Elliott, Senior Planner, stated the applicant requested additional time to make revisions to the sign program and requested a continuance to April 10, 2018.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission continued the hearing for Sign Conditional Use Permit No. 23 to the regular Planning Commission meeting of April 10, 2018.

D. **JMD HOSPITALITY, INC.; GAYATREE PATEL**
(PROJECT PLANNER: BRIAN FOOTE, AICP, PLANNING MANAGER)

1. Consideration of a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program prepared in accordance with Section 15074 of the California Environmental Quality Act.
2. Continued **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for the project.
3. Continued **PUBLIC HEARING** to consider **Conditional Use Permit No. 1056** to construct a hotel with 77 guest rooms and approximately 43,802 square-feet of floor area, four stories high (approximately 50 feet to roofline, and 60 to highest point of architectural feature), new parking lot with 85 spaces, and related on-site improvements including landscape, lighting, paving and utilities. The project site is a vacant parcel located at 1340 Industrial Park Avenue, west of Tennessee Street and adjacent to the Interstate 10 off-ramp (APN: 0169-343-09).
4. Continued **PUBLIC HEARING** to consider **Variance No. 777** to reduce the following development standards due to unusual parcel shape and location: a) reduce the rear landscape setback adjacent to Interstate 10, from the required 25 feet to 5 feet minimum; b) allow alternate size dimensions for the required on-site loading zone; and c) allow alternate placement for the required on-site loading zone, by allowing dual-use with two parking spaces.

Chairwoman Dyer opened up the Public Hearing.

Mr. Brian Foote, Planning Manager, gave a brief overview of the changes to the proposal.

The Commission requested an alternate color for the green accent on the building and recommended the cornice be increased to 24 inches.

Mr. Aaron Jess, architect, gave a brief overview of the proposed architectural revisions and addressed the Planning Commission's concerns. Mr. Jess stated they can change to a muted (darker) of green hue accent color and was agreeable with the increase to a 24" cornice size as requested.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission determined that there was no substantial evidence that the proposed project would have any potentially significant effects on the environment, and moved to adopt a Mitigated Negative Declaration in accordance with Section 15074 of the California Environmental Quality Act Guidelines.

It was moved by Commissioner Botts, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission adopt Resolution No. 1355 approving Conditional Use Permit No. 1056 (Attachment D – Approval Resolutions) based on the facts and findings contained in the staff report and Resolution for approval, and subject to the conditions of approval, this includes the revised Planning Condition of Approval Nos. 8 and 17, and Municipal Utilities and Engineering Conditions of Approval as follows:

8. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. **The cornice shall be twenty-four inches (24") high to appear more substantial. The green secondary color band (east and west sides of the building) shall be darker and less bright.**

17. Developer shall provide off-street parking for the project, including the number/types of spaces, stall dimensions, paving, striping, location, and access, as required by the Redlands Municipal Code. **The three parking spaces nearest the front entrance (westerly of the adjacent ADA-accessible parking spaces) shall include signs specifying that parking in those three spaces is short-term only for guests to register and check-in.**

44. The attached conditions of approval from the following City Departments/ Divisions are applicable to the project, and are hereby incorporated by reference: Municipal Utilities & Engineering Department.

- MUED conditions Section F, No. 5: "Streets may be required to have a seal coat applied at the option of the City Engineer **due to utility installations and construction damage.** Type of seal coat is to be determined by the City Engineer."
- MUED conditions Section F, No. 7: "Existing striping shall be removed and replaced as necessary **due to utility installations and construction damage.** New striping and pavement markings shall be installed as required by the City Engineer."
- MUED conditions Section C, No. 9(a): **Repair/replace altered, broken or substandard existing off-site improvements across the adjacent property identified as Assessor's Parcel Number 0169-401-08 and currently owned by the Automobile Club of California. Reconstruct the driveway approach to create an ADA compliant sidewalk crossing the driveway approach. The applicant shall make a good faith effort to secure all necessary permissions and right-of-way dedication from adjacent property owner for this**

construction. In the event all permissions and right-of-way dedications cannot be secured, the applicant shall submit for review and approval by the City Engineer an alternative plan for an ADA compliant path of travel or a waiver of this condition.

It was moved by Commissioner Botts, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission adopt Resolution No. 1356 approving Variance No. 777 (Attachment D – Approval Resolutions) based on the facts and findings contained in the staff report and Resolution for approval, and subject to the conditions of approval.

4. NEW BUSINESS

A. **KINNEY CONSTRUCTION**

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

1. Consideration of a Notice of Exemption prepared in accordance with the California Environmental Quality Act and Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1101** to construct a paint spray booth within an existing industrial building, for furniture manufacturing and finishing, located at 1645 Park Avenue, Suite 100, in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan (APN: 0292-158-03-0000).

Chairwoman Dyer opened up the Public Hearing.

Ms. Elliott, Senior Planner, gave a brief overview and presentation on the proposal.

Ms. Christy Collins, Kinney Construction representative, came forward to address the Planning Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Battey, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission determined that Conditional Use Permit No. 1101 was exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act Guidelines.

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Battey, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission adopt Resolution No. 1371 approving Conditional Use Permit No. 1101, based on the findings contained in the staff report, and subject to the conditions of approval this includes the modified Condition of Approval No. 4 as follows:

4. All plans submitted to the City shall reflect Planning Commission approval and any other changes required by the Commission and/or staff, **including a powder coat treatment on the corrugated metal screening material.**

B. ESCAPE CRAFT BREWERY

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

1. Consideration of a Notice of Exemption prepared in accordance with the California Environmental Quality Act and Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1027, Revision 1**, to expand the operations of an existing microbrewery located in Suite 401 (4,314 square feet) into Suite 402 (4,541 square feet). Microbrewery operations include brewing, tasting room with patio, and weekly live entertainment and food trucks within an existing commercial/industrial park located at 721 North Nevada Street in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Public Hearing.

Ms. Elliott, Senior Planner gave a brief overview and presentation on the proposal.

Ms. Melissa Fisher, applicant, came forward to address the Planning Commission and requested Temporary Food Facilities up to five times a week. Ms. Fisher asked for the removal of three conditions from Municipal Utilities and Engineering Department regarding the ADA compliance sidewalk across the driveways, replacing a City light with a LED light and to dedicate a portion of Nevada Street.

Mr. Don Young, Engineering Manager, stated the conditions are standard when there are tenant improvements. The City requires twenty percent of their budget to go towards ADA improvements. Once a plan is submitted the ADA improvements would be evaluated.

The Planning Commission discussed the parking, the Temporary Food Facility and its hours of operation for the increased events.

Mr. Robert Montaghmi, Fire Department, requested to review the updated renderings to make sure the Temporary Food Facility, and food truck areas are compliant. Mr. Montaghmi confirmed as long as the roll up doors and exit doors do not intrude into the surface drive the applicant would be in compliance.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Battey, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission determined that Conditional Use Permit No. 1027, Revision 1, was exempt from further environmental review in accordance with Sections 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

It was moved by Commissioner Battey, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) that the Planning Commission adopt Resolution No. 1370 to approve Conditional Use Permit No. 1027, Revision 1, based on the findings contained in the staff report, and subject to the conditions of approval, this includes the modified Condition of Approval No. 20 as follows:

20. A food truck /temporary food facility is permitted on-site ~~once a~~ **no more than 5 days per week, permitted only after 5:00p.m. on weekdays, and permitted any time on weekends,** and shall park in either parking stall(s) or wholly within the loading zone of Suite 402.

At no point shall any emergency access lane or emergency exit be obstructed by any object related to the use and operation of the microbrewery. Location of the food truck/food facility shall be jointly approved by the Director of the Development Services Department, Fire Marshal, and the Building Official.

5. ADDENDA - None

6. MINUTES

A. Approval of the Planning Commission meeting minutes for February 27, 2018.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) to approve the February 27, 2018, Planning Commission minutes.

7. LAND USE AND CITY COUNCIL ACTIONS FOR MARCH 6TH, 2018.

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

Mr. Brian Desatnik, Development Services Director, stated the City Council adopted the State's current edition of the California Environmental Quality Act (CEQA) Guidelines as the City's local guidelines. In the future when the State of California updates their CEQA Guidelines, the City will automatically adopt the same as an update to the local guidelines.

8. ADJOURN TO MARCH 27, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:37 p.m. to the March 27, 2018, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director