

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, June 25, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chair  
Steven Frasher, Vice Chair  
Julie Rock, Commissioner  
Robert Botts, Commissioner  
Mario Saucedo, Commissioner  
Joe Richardson, Commissioner  
Karah Shaw, Commissioner

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

Chair 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. **DANIEL BUOYE**  
(PROJECT PLANNER: SEAN REILLY)

Consideration of **Final Parcel Map No. 19887**, the subdivision of one parcel measuring approximately 4.2 acres in size into two legal parcels. The project site is located at 828 West Colton Avenue in the Commercial Industrial (C-M) and Highway Commercial (C-4) Districts (APNs: 0169-022-24-0000 and 0169-022-25-0000).

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo and carried on a vote of 7-0 that the Planning Commission approve the Consent Calendar.

4. OLD BUSINESS – None

Commissioner's Shaw and Richardson recused themselves on the following item, due to a conflict of interest.

5. NEW BUSINESS

A. **CONGREGATION EMANU EL**  
(PROJECT PLANNER: CATHERINE LIN, AICP)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 965, Revision No. 1**, to construct an outdoor amphitheater to be constructed at the northern portion of the property with an existing religious facility. The proposed outdoor amphitheater will be able to accommodate seating for approximately 107 persons, and is proposed to be used occasionally during day and evening hours to support current functions and programs of the facility. The project also includes an outdoor garden, memorial wall, and a dining patio. The subject property is located at located at 1495 Ford Street (APN: 0174-252-19-0000), at the northeast corner of Ford Street and Patricia Drive, within the Residential Planned Unit Development District of Specific Plan No. 23.

Chair Guzkowski opened up the Public Hearing.

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

Mr. Justin Swant, representative, addressed the Planning Commission's concern on the artificial turf proposed.

Chair Guzkowski closed the Public Hearing.

It was moved by Vice Chair Frasher, seconded by Commissioner Rock and carried on a vote of 5-0 (Commissioner's Shaw and Richardson recused) that the Planning Commission adopt Resolution No. 1463 to approve Revision No.1 to Conditional Use Permit No. 965, based on the findings contained in the staff report, and subject to the Conditions of Approval.

Commissioner's Shaw and Richardson returned to the Planning Commission.

B. **McDONALDS USA, LLC.**  
(PROJECT PLANNER: SEAN REILLY)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 530, Revision No. 2**, a request to renovate the existing drive-through lane and exterior facade of an existing McDonald's restaurant, revise the drive-through lane for a dual-lane entry and construct an additional cashier's window, and rehabilitate existing landscaping. The project site is located at 612 E. Redlands Boulevard in the Highway Commercial (C-4) District (APN: 0171-341-33-0000). The proposal is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines for existing facilities.

Chair Guzkowski opened up the Public Hearing.

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

Mr. Robert Preece, representative, gave a brief overview of the proposed project.

Mr. Kevin Harpee, resident, expressed concern with the lighting overspill and requested it be shielded as well as the landscaping be kept up and to be diligent of the trash on the site.

Chair Guzkowski closed the Public Hearing.

The Commission had concerns with the traffic circulation and pedestrian safety of the parking lot.

Chair Guzkowski re-opened the Public Hearing.

Mr. Preece, representative, came forward to discuss the traffic circulation.

Chair Guzkowski asked Staff to provide two additional Conditions of Approval. The first one requiring parking lot pavement rehabilitation. The second Condition of Approval was to include best practices for pedestrian movement throughout the site, which could include, signage, striping or other mechanisms necessary to allow safe access building's entrances.

Chair Guzkowski closed the Public Hearing.

It was moved by Commissioner Botts, seconded by Commissioner Richardson and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1393 to approve Revision No. 2 to Conditional Use Permit No. 530, based on the findings contained in the staff report, and subject to the Conditions of Approval; this includes the added Conditions of Approval Nos. 19 and 20 as follows:

19. Prior to any final sign-off of any building permit, parking lot pavement shall be resurfaced and rehabilitated.
20. Appropriate parking lot signage and striping designed to improve pedestrian safety and access to the building's entrances, shall be indicated on the project plans and approved by the Development Services Director prior to the issuance of a building permit.

Commissioner Rock recused herself on the following item, due to a conflict of interest.

C. **BRYAN MCKERNAN**  
(PROJECT PLANNER: LORALEE FARRIS)

**PUBLIC HEARING** to consider the following applications:

1. **Conditional Use Permit No. 1113** – A request to construct a 9,969 square-foot industrial warehouse for a wholesale trade business on 0.73 net acres, located at the northeast corner of Eleventh Street and Stuart Avenue in the Service Commercial (SC) District of Specific Plan No. 45 (APNs: 0169-244-15-0000, 0169-244-16-0000, 0169-244-17-0000, 0169-244-18-0000, and 0169-244-34-0000). A Socio-Economic Cost/Benefit Study was prepared for the project. The project qualifies for exemption from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines.
2. **Tentative Parcel Map No. 20021** - A request to combine five parcels, totaling 0.73 net acres, into one parcel located at the northeast corner of Eleventh Street and Stuart Avenue in the Service Commercial (SC)

District of the Specific Plan No. 45 (APNs: 0169-244-15-0000, 0169-244-16-0000, 0169-244-17-0000, 0169-244-18-0000, and 0169-244-34-0000). The project qualifies for exemption from environmental review in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines.

Chair Guzkowski opened up the Public Hearing.

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

Mr. Pat Meyer, representative, gave a brief overview of the proposal and stated they are agreeable to the conditions of approval, and confirmed they will work with staff on the trees for the site.

It was suggested by Commissioner Saucedo to do some improvements on paving, curb and gutter on the west side of the site.

Mr. Don Young, Engineering Manager, stated the City cannot require any improvements that are not adjacent to the property.

Mr. Meyer stated they would be willing to consider the improvements and will work with staff.

Chair Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Commissioner Saucedo, seconded by Vice Chair Frasher and carried on a vote of 6-0 (Commissioner Rock recused) that the Planning Commission adopt Resolution Nos. 1466 and 1467 approving Conditional Use Permit No. 1113 and Tentative Parcel Map No. 20021, based on the findings contained in the staff report, and subject to the Conditions of Approval.

Commissioner Rock returned to the Planning Commission.

D. **REDLANDS RAILWAY DISTRICT, LLC**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

**PUBLIC HEARING** to consider the following applications:

1. **Conditional Use Permit No. 1129** - A proposal to construct a 2,400 square-foot coffee shop with a drive-through lane and new parking lot, located on the southeast corner of Eureka Street and Stuart Avenue, in the Town Center District of the Downtown Specific Plan (Specific Plan No. 45) (APN: 0169-281-62-0000). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

2. **Variance No. 801** - A request to modify the development standard contained in Downtown Specific Plan Section III(C)(1.5) that requires a minimum of 50 percent of the front ground-level façade of a building to be located within 10 feet of the property line. The subject property is located on the southeast corner of Eureka Street and Stuart Avenue, in the Town Center District of the Downtown Specific Plan (Specific Plan No. 45) (APN: 0169-

281-62-0000). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction or Conversion of Small Structures), Section 15305 (Minor Alterations in Land Use Limitations), and 15332 (In-Fill Development Projects) of the CEQA Guidelines.

Chair Guzkowski opened up the Public Hearing,

Ms. Emily Elliott, Contract Planner, gave a brief overview and presentation on the proposed project.

Vice Chair Frasher, Commissioner's Saucedo, Botts, Shaw, and Richardson disclosed their individual ex parte' meetings with the applicant.

Mr. Michael Stevens, SGH Architects representative, gave a brief overview and presentation on the proposed project.

Mr. Donn Grenda, Statistical Research, Inc. representative, gave a brief overview of the historical aspects of the area.

Mr. David Chu, DJW Traffic Engineer representative, gave a brief overview on traffic and its impacts.

Mr. Glen Ferron, ESRI Representative, stated he was available for any questions.

Chair Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Commissioner Botts, seconded by Commissioner Saucedo and carried on a vote of 6-1 (Commissioner Rock opposed) that the Planning Commission adopt Resolution No. 1457 to approve Variance No. 801, based on the findings contained in the staff report

#### MOTION

It was moved by Commissioner Botts, seconded by Commissioner Saucedo and carried on a vote of 6-1 (Commissioner Rock opposed) that the Planning Commission adopt Resolution No. 1458 to approve Conditional Use Permit No. 1129, based on the findings contained in the staff report, and subject to the attached Conditions of Approval; this includes the added Conditions of Approval Nos. 41, 42, 43, and 44 as follows:

41. Developer will provide one 100kW DC Ev Fast Charger with CHAdeMO and CCS configuration, or two 50kW Fast Chargers similarly configured, in a convenient and suitably marked location on the site.
42. Developer shall incorporate a significant piece of public art into the site, which shall be designed with formal input from the City's Cultural Arts Commission.
43. Developer shall install the photo voltaic (solar panel) equivalent of 50% of the gross roof area of the building on a nearby future project as jointly identified by Developer and CD Director.
44. Developer will use best efforts to identify and install a proximate, site-oriented, passenger loading/unloading turnout on Stuart Street to further integrate the subject project with the area's pedestrian circulation.

E. **PROPERTY ONE, LLC**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 1130**, a proposal to convert an existing 2,850 square-foot auto repair shop into a distillery, construct a new 4,730 square-foot restaurant building associated with the distillery, and construct associated parking, landscaping, lighting, and street improvements. The project is located at 349 North Eureka Street, at the northwest corner of Eureka Street and Oriental Avenue (APNs 0169-271-37-0000, 0169-271-38-0000, and 0169-271-54-0000), within the Service Commercial (SC) District of the Downtown Specific Plan (Specific Plan No. 45). The project qualifies for exemption from environmental review in accordance with Section 15332 (Infill Development Projects) of the California Environmental Quality Act Guidelines.

Chair Guzkowski opened up the Public Hearing.

Ms. Elliott, Contract Planner, gave a brief overview and presentation on the proposed project.

Mr. Stevens, SGH Architects representative, gave a brief overview and presentation of the proposal.

Mr. Jason Riley, owner, gave a brief overview and addressed the Planning Commission.

Chair Guzkowski closed the Public Hearing.

**MOTION**

It was moved by Vice Chair Frasher, seconded by Commissioner Botts and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1464 to approve Conditional Use Permit No. 1130, based on the findings contained in the staff report, and subject to the Conditions of Approval; this includes the modified Conditions of Approval Nos. 39 through 51 as follows:

39. The project site shall be kept in a weed and dust free condition throughout all periods of development.
40. All on-site utilities shall be placed underground except power poles for lines over 66 KV. Plans shall be submitted that detail the undergrounding of all on-site utilities, subject to review and approval by the Development Services Director, prior to issuance of building permits.
41. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways.
42. Ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director, prior to issuance of building permits.

43. All fire sprinkler risers shall be located inside the building. Any exterior fire and/or mechanical equipment shall be appropriately screened, except for equipment designated by the Fire Chief as being exempt from this requirement.
44. All freestanding walls shall incorporate design features, such as tree planter wells, variable setbacks, columns, split face block, decorative cap, or other such features to provide visual relief along the wall surface.
45. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits.
46. The applicant shall prepare plans that include a trash enclosure and/or trash compactor(s) as specified by the Municipal Utilities & Engineering Department. Trash enclosure design and location shall be subject to review and approval by the Municipal Utilities & Engineering Director and Development Services Director prior to issuance of building permits. Trash storage areas shall be completely enclosed with solid masonry walls that have a decorative block and cap and solid metal gate. The exterior design and finish of the trash enclosure shall be designed to match or be compatible with the structures on site.
47. The Final Landscape Plans shall incorporate the following:
  - a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant to Chapter 18.168.210 of the RMC and the Downtown Specific Plan.
  - b. The landscape plans shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover;
  - c. Provide a 50-50 mix of evergreen and deciduous trees within the parking areas and periphery planters;
  - d. The Landscape Plan shall show concrete mow strips to separate turf from other ground surfaces;
  - e. All trees shall be a minimum of 15-gallon size and be double staked. Arbor guards shall be provided on all trees planted in turf areas;
  - f. The landscape plans shall identify measures such as root barriers and deep watering to be utilized to minimize heaving of parking lot pavement by tree roots;
  - g. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.
  - h. List additional project specific landscape conditions here.
48. The Landscape and Irrigation Plans shall be approved by the following City departments, prior to the issuance of building permits:
  - a. Submit Landscape and Irrigation Plans with each copy of the construction plans for plan check to the Development Services Department, Building & Safety Division, for distribution to other departments and for review and approval by the Development Services Director.

- b. The Landscape and Irrigation Plans shall be subject to review and approval by the Municipal Utilities & Engineering Director and the Development Services Director for compliance with the Water Efficient Landscape Ordinance No. 2724 (Also known as Chapter 15.54 of the RMC).
  - c. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.
  - d. The evergreen trees, as identified on the landscape plan, are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy-type configuration which is the intent of this approval.
49. All lighting within the parking lot areas shall be a shoe box-type design that directs the light beam downward and not outward. In addition, any lighting attached to the building shall be shielded to prevent light and glare from projecting horizontally or outward. Parking lot light fixtures shall not exceed the overall height as permitted by the Redlands Municipal Code or applicable Specific Plan.
50. The illumination along all property lines of the project site shall not exceed 0.5 foot candle.
51. Noise producing equipment shall be acoustically insulated to prevent impacts on adjacent residential uses and/or sensitive receptors. The location of such equipment shall be shown on the site plan and shall be subject to review and approval by the Development Services Director, prior to issuance of building permits. The plans shall also detail any noise reduction measures taken.

F. **PROPERTY ONE, LLC**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 1132**, a proposal for the adaptive reuse of an existing 8,520 square-foot historic building into a brewery and restaurant. The proposed brewery area is approximately 3,820 square-feet in size, and the proposed restaurant/kitchen is approximately 4,700 square-feet in size. The project is located at 440 Oriental Avenue (APN No. 0169-271-39-0000) within the Service Commercial (SC) District of the Downtown Specific Plan (Specific Plan No. 45). The project is exempt from environmental review in accordance with Sections 15331 (Historical Resource Restoration/Rehabilitation) and 15332 (Infill Development Projects) of the California Environmental Quality Act Guidelines.

Chair Guzkowski opened up the Public Hearing.

Ms. Elliott, Contract Planner, gave a brief overview and presentation on the proposed project.

Mr. & Mrs. Josh Fisher, owners, gave a brief overview on their proposal.

Ms. Justine Leon, architect, gave an overview of the proposal, and stated she was available for any questions.

Mr. Ferron, ESRI representative, gave a brief overview of the proposed project.

Chair Guzkowski closed the Public Hearing.

## MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1465 to approve Conditional Use Permit No. 1132, based on the findings contained in the staff report, and subject to the Conditions of Approval; this includes the modified Conditions of Approval No. 35 through 47 as follows:

35. The project site shall be kept in a weed and dust free condition throughout all periods of development.
36. All on-site utilities shall be placed underground except power poles for lines over 66 KV. Plans shall be submitted that detail the undergrounding of all on-site utilities, subject to review and approval by the Development Services Director, prior to issuance of building permits.
37. Prior to the issuance of building permits, the applicant shall submit plans detailing that roof screening is of adequate height to screen any roof-top equipment from public view on all sides, subject to review and approval by the Development Services Director. Screening of air conditioning units and other equipment on the buildings shall be incorporated into or compatible with the architectural design of the buildings. All equipment shall be screened from public view of adjacent roadways and freeways.
38. Ground mounted equipment shall be screened from public view on all sides subject to review and approval by the Development Services Director, prior to issuance of building permits.
39. All fire sprinkler risers shall be located inside the building. Any exterior fire and/or mechanical equipment shall be appropriately screened, except for equipment designated by the Fire Chief as being exempt from this requirement.
40. All freestanding walls shall incorporate design features, such as tree planter wells, variable setbacks, columns, split face block, decorative cap, or other such features to provide visual relief along the wall surface.
41. Transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping. Multiple electrical meters and panels shall be fully enclosed and incorporated into the overall architectural design of the building(s). Backflow preventers shall be enclosed with landscaping that will provide complete screening upon maturity. The location and method of enclosure or screening of this equipment shall be shown on the construction plans and landscape plans prior to building permit issuance. Location of said equipment shall be coordinated with appropriate utility company (i.e., Southern California Gas Company or Southern California Edison Company). The applicant shall submit plans showing details of screening subject to review and approval by the Development Services Director, prior to issuance of building permits.
42. The applicant shall prepare plans that include a trash enclosure and/or trash compactor(s) as specified by the Municipal Utilities & Engineering Department. Trash enclosure design and location shall be subject to review and approval by the Municipal Utilities & Engineering Director and Development Services Director prior

to issuance of building permits. Trash storage areas shall be completely enclosed with solid masonry walls that have a decorative block and cap and solid metal gate. The exterior design and finish of the trash enclosure shall be designed to match or be compatible with the structures on site.

43. The Final Landscape Plans shall incorporate the following:
  - a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant to Chapter 18.168.210 of the RMC and the Downtown Specific Plan.
  - b. The landscape plans shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover;
  - c. Provide a 50-50 mix of evergreen and deciduous trees within the parking areas and periphery planters;
  - d. The Landscape Plan shall show concrete mow strips to separate turf from other ground surfaces;
  - e. All trees shall be a minimum of 15-gallon size and be double staked. Arbor guards shall be provided on all trees planted in turf areas;
  - f. The landscape plans shall identify measures such as root barriers and deep watering to be utilized to minimize heaving of parking lot pavement by tree roots;
  - g. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.
  - h. List additional project specific landscape conditions here.
  
44. The Landscape and Irrigation Plans shall be approved by the following City departments, prior to the issuance of building permits:
  - a. Submit Landscape and Irrigation Plans with each copy of the construction plans for plan check to the Development Services Department, Building & Safety Division, for distribution to other departments and for review and approval by the Development Services Director.
  - b. The Landscape and Irrigation Plans shall be subject to review and approval by the Municipal Utilities & Engineering Director and the Development Services Director for compliance with the Water Efficient Landscape Ordinance No. 2724 (Also known as Chapter 15.54 of the RMC).
  - c. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.
  - d. The evergreen trees, as identified on the landscape plan, are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy-type configuration which is the intent of this approval.
  
45. All lighting within the parking lot areas shall be a shoe box-type design that directs the light beam downward and not outward. In addition, any lighting attached to the building shall be shielded to prevent light and glare from projecting horizontally or outward. Parking lot light fixtures shall not exceed the overall height as permitted by the Redlands Municipal Code or applicable Specific Plan.
  
46. The illumination along all property lines of the project site shall not exceed 0.5 foot candle.
  
47. Noise producing equipment shall be acoustically insulated to prevent impacts on adjacent residential uses and/or sensitive receptors. The location of such

equipment shall be shown on the site plan and shall be subject to review and approval by the Development Services Director, prior to issuance of building permits. The plans shall also detail any noise reduction measures taken.

6. ADDENDA – None

7. MINUTES

A. Approval of the Planning Commission meeting minutes for May 28, 2019.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission approve the minutes of May 28<sup>th</sup>, 2019, as amended.

8. LAND USE AND CITY COUNCIL ACTIONS FOR JUNE 4<sup>TH</sup> AND JUNE 18<sup>TH</sup>, 2019.

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

Ms. Elliott stated the Packing House Phase II was approved by the City Council.

9. ADJOURN TO THE JUNE 11th, 2019, PLANNING COMMISSION MEETING

Chairman Guzkowski adjourned the meeting at 7:15 p.m. to the June 11th, 2019, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director