

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, January 23, 2018, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
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 introduced and welcomed the new Planning Commissioner's Mr. Donn Grenda and Mr. Robert Botts. 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.

Chairwoman Dyer inquired if the Commission would like to pull any item off of the Consent Calendar to discuss. The Commission did not pull any items off of the Consent Calendar.

Commissioner Guzkowski stated he would like to recuse himself on Consent items 2.A. and 2.B. due to a conflict of interest.

2. CONSENT CALENDAR

A. **REDLANDS PENNSYLVANIA, LLC**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) (Accessory Structures) of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 444** to construct a subdivision identification sign that is six feet (6'-0") in height for Tract 19975, located at the southwest corner of Adeline Avenue and San Bernardino Avenue in the R-E, Residential Estate District (APN: 0168-121-08).

MOTION

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

B. **REDLANDS PIONEER, LLC**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) (Accessory Structures) of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 445** to construct a subdivision identification sign that is six feet (6'-0") in height for Tract 18979 located at the northeast corner of Lucas Lane and San Bernardino Avenue in the R-E, Residential Estate District (APN: 0168-071-75).

MOTION

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

C. **LARRY JACINTO LIVING TRUST, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS, PRINCIPAL PLANNER)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) (Accessory Structure – On-Premise Signs) of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 446** to construct a twenty four (24) square foot, internally-illuminated monument sign that is four (4) feet in height for "Mentone Beach RV & Boat Storage" located at 1155 Jasper Avenue, situated on the northeast corner of Wabash Avenue and Nice Street, in the M-1 (Light Industrial) District.

MOTION

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

3. OLD BUSINESS

A. **JMD HOSPITALITY, INC., APPLICANT**
(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. PUBLIC HEARING to consider a Socio-Economic Cost/Benefit Study prepared for the project.
3. 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. **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 the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

Mr. Brian Foote, Planning Manager, confirmed the item was reviewed by the Planning Commission on December 12, 2017, and continued to the next regular meeting. The applicant requested additional time to complete research and that the hearing be continued to the February 13, 2018 Planning Commission, staff concurred with the request.

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 to continue the Public Hearing for Conditional Use Permit No. 1056 and Variance No. 777 to the next regular Planning Commission meeting on February 13, 2018.

B. WALMART STORES, INC., APPLICANT
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

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. **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; 0167-141-02; 0167-141-03; 0167-141-04).

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

Ms. Emily Elliott, Senior Planner, confirmed the item was reviewed by the Planning Commission on December 12, 2017, and continued to the next regular meeting. The applicant required additional time to make revisions to the sign program and had requested that the hearing be continued to February 13, 2018. Staff concurred with the request.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Battey and carried on a vote of 7-0 to continue the hearing for Sign Conditional Use Permit No. 23 to the next regular Planning Commission meeting on February 13, 2018.

4. NEW BUSINESS

A. **DON YOUNG, APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

1. Determination that the proposed one-year Extension of Time is not subject to further environmental review, in accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines.
2. Consideration of a one-year **Extension of Time for Minor Subdivision No. 331 (Tentative Parcel Map No. 17548)** to subdivide approximately 11.86 acres into three (3) numbered lots and one (1) lettered lot located at the southeast corner of Edgemont Drive and Sunset Drive in the R-R (Rural Residential) District.

Chairwoman Dyer opened the Hearing.

Mr. Sean Reilly, Associate Planner, gave a brief overview and presentation on the time extension.

Mr. Don Young, applicant, came forward to address the Commission and confirmed he planned on moving forward with the subdivision. Mr. Young stated the land was for his family.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Guzkowski and carried on a vote of 7-0 that the Planning Commission approved the extension of time for Minor Subdivision No. 331 (Tentative Parcel Map 17548) and it does not require any further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Guzkowski and carried on a vote of 7-0 that the Planning Commission adopt Planning Commission Resolution No. 1361, approving a one-year extension of time for Minor Subdivision No. 331 (Tentative Parcel Map No. 17548), based on the facts and findings contained within the staff report, and subject to the original conditions of approval.

B. **ORANGETHEORY FITNESS / HIBI FITNESS MANAGEMENT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption prepared in accordance with the California Environmental Quality Act (CEQA) and Section 15301 (Existing Facilities) of the CEQA Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1099**, a request to establish an "Orangetheory Fitness" studio in an existing 3,000 square-foot tenant space, within a 10.42 acre commercial shopping center. The subject property is located 450 West Stuart Avenue, Suite 110, in the Town Center (TC) District of the Downtown Specific Plan (Specific Plan No. 45) (APN: 0169-141-32-0000).

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Glen Feron, Property One representative, came forward to address the Planning Commission.

Ms. Terri Dickerhoff, Orangetheory Fitness representative, addressed the Planning Commission on the hours of operation and the entrance access. Ms. Dickerhoff stated for security reasons they would like to have a buzzer system on the back access for security and requested a modification to Condition of Approval No. 9.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission determined that Conditional Use Permit No. 1099 was exempt from environmental review in accordance with Sections 15301 of the California Environmental Quality Act Guidelines.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1362 to approve Conditional Use Permit No. 1095, based on the findings contained in the staff report, and subject to the conditions of approval, this includes the modified Condition of Approval No. 9 as follows:

9. The access doors facing Stuart Avenue shall remain ~~unlocked~~ and available for public access at all times during business hours **through the use of a video and/or buzzer system.**

Commissioner Grenda recused himself on the following item due to a conflict of interest.

5. ADDENDA

A. **REDLANDS FOOD HALL, LP.; JERRY TESSIER, ARTECO PARTNERS**
(PROJECT PLANNER: BRIAN FOOTE, AICP, PLANNING MANAGER)

1. A **Significant Project Presentation** for the proposed renovation of the Mutual Orange Distributors ("MOD") Packinghouse, located at 330 Third Street in downtown Redlands (Conditional Use Permit No. 1100 and Commission Review & Approval No. 895). The proposal would convert the former packing plant into a food hall with small restaurants, food retail, a farmer's market and demonstration kitchen, and alcoholic beverage licenses for certain restaurants.

Mr. Foote, Planning Manager, gave a brief overview and presentation on the proposed project. Mr. Foote stated Mr. Jerry Tessier from Arteco will give a presentation on the project.

Mr. Jerry Tessier gave a presentation on the proposed project and addressed the Planning Commissions questions.

The Planning Commission recommended additional details on landscaping and boardwalk cross-sections for their future review.

There was no motion required.

6. MINUTES

- A. Approval of the November 14, 2017 Planning Commission Minutes

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski, and carried on a vote of 5-0 (Commissioner Botts abstained and Commissioner Grenda recused) to approve the November 14, 2017, Planning Commission minutes.

7. LAND USE AND CITY COUNCIL ACTIONS FOR JANUARY 10TH AND JANUARY 16TH, 2018

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

Mr. Brian Desatnik, Development Services Director, stated there were no actions on the January 10, 2018 meeting. Mr. Desatnik confirmed there was a presentation on the passenger rail project which is on the City's website, and the amendment to the Packing House sign program was approved by the City Council on January 16, 2018.

8. ADJOURN TO FEBRUARY 13, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:30 p.m. to the February 13, 2018, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director