

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, October 22, 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 Desatnik, Development Services Director
Brian Foote, Planning Manager
Sean Reilly, Senior Planner
Jocelyn Torres, Assistant 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 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 with the exception of Vice Chair Frasher who was tardy.

2. PRESENTATIONS

Chair Guzkowski inquired if there were any presentations or announcements.

There were no presentations or announcements.

3. CONSENT CALENDAR

A. Approval of the Special Planning Commission meeting minutes for September 30, 2019.

B. **JESSICA JIMENEZ (DBA: SWAIN SIGN)**
(PROJECT PLANNER: CATHERINE LIN, AICP)

Consideration of **Commission Sign Review No. 458** to construct a new freestanding monument sign, four feet high, for Woodspring Suites hotel located at 1700 Orange Tree Lane, between Idaho Street and Alabama Street, in the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (APNs: 0292-062-13-0000 and 0292-062-14-0000). The project is exempt from environmental review pursuant to Section 15311 of the California Environmental Quality Act Guidelines for on-premises signs.

MOTION

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

Vice Chair Frasher arrived to the Planning Commission.

Chair Guzkowski stated he had a request to rearrange the agenda and to move item 5.B. next on the agenda.

5. NEW BUSINESS

B. **CHAD GRIFFIN, (DBA: VNGCE ATHLETICS, LLC)** (PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING for Conditional Use Permit No. 1133 - A request to establish a martial arts and fitness training facility in an existing 11,712 square-foot space within a multi-tenant commercial center. The business proposes to operate Monday through Friday from 5:00 a.m. to 8:00 p.m., and between 7:00 a.m. to 10:00 a.m. on Saturdays and Sundays. The project site is located at 700 East Redlands Boulevard, Suites B3 and G (APNs: 0173-181-14-0000 and 0173-181-15-0000) within Specific Plan No. 41.

Chair Guzkowski opened up the Public Hearing.

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

Mr. Chad Griffin, applicant, came forward to address the Planning Commission. Mr. Griffin stated he believed the neighbors' complaints were due to the previous tenant who had closed their doors last week, and they were a cross fit business and were conducting activities outside. VNGCE Athletics will not be conducting any activities outdoors. They are not open for business and have only been conducting indoor training. Mr. Griffin requested a 5 a.m. opening hour Monday through Friday.

Mr. Paul Barich, Redlands City Council Member, came forward and stated he is a member of the previous facility and said there are delivery trucks that deliver to the center and the trucks are loud. Council Member Barich confirmed that VNGCE Athletics does not conduct classes outside.

Chair Guzkowski stated they had received two letters of complaint regarding noise from the shopping center.

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. 1483 to approve Conditional Use Permit No. 1133, based on the findings contained in the staff report, and subject to the Conditions of Approval, this includes the modified Condition of Approval Nos. 3, 4 and 13 as follows (new text underlined):

3. This approval authorizes establishing a health and fitness club in an existing 11,712 square-foot tenant space within the Citrus Village Shopping Center located at 700 E. Redlands Boulevard Suites B and G3 (APNs: 0173-181-14-0000 and 0173-181-15-0000). This approval shall be subject to review for compliance with these Conditions of Approval at twelve (12) months, or earlier as may be determined by the Development Services Director.
4. Operational hours of the proposed health and fitness club shall remain within the hours allowable by the Citrus Village Specific Plan. However, the business shall not begin operations on weekdays before 5:00 a.m. or on weekends before 7:00 a.m.
13. Landscaping areas located to the rear (west side) of the building shall be modified with low growing draught tolerant materials. Materials such as decomposed granite (DG) shall not be used.

4. OLD BUSINESS

A. **PM DESIGN GROUP**

(PROJECT PLANNER: JOCELYN TORRES)

PUBLIC HEARING to consider **Conditional Use Permit No. 1131** - A request to construct a 4,086 square-foot restaurant (Raising Cane's Chicken Fingers) with dual drive-through lanes and an outdoor covered dining patio area, including associated parking lot, landscape, and related site improvements on a 1.64-acre parcel. The project site is located at the southeast corner of Indiana Court and West Lugonia Avenue within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (APN: 0292-441-21-0000). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

Chair Guzkowski opened up the Public Hearing.

Ms. Jocelyn Torres, Assistant Planner, gave a brief overview and presentation on the proposed project.

Ms. Kristen Roberts, Raising Cane's representative, gave a brief overview of Raising Cane's.

Mr. John Pollock, Kimley Horn engineer, stated the 21 cars that stack are from the entrance to the drive through. The detention basin was previously designed for the Ethan Allen that was intended to be constructed at the site (but was not) and is now a shared basin for the credit union and Raising Canes.

Mr. Jack Kiesel, Kiesel Design landscape architect, came forward to discuss alternative landscaping. Mr. Kiesel stated their approach is low water usage, and they win awards for their landscaping.

Mr. Brain Desatnik, Director, recommended the Commission give specific details on their expectations relative to the landscaping.

Ms. Roberts requested working with staff on the landscaping plan instead of coming back for approval.

The Commission recommended the applicant work with the planner and choose a plant pallet executed with a dense material, and an appearance of a fully landscaped site.

Chair Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Shaw and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1479 and approve Conditional Use Permit No. 1131, based on the findings contained in the staff report, and subject to the Conditions of Approval, this includes the added Condition of Approval No. 20(l) as follows (new text underlined):

- I. The landscape plan shall be revised to reduce the quantity of grasses, reduce the decomposed granite area, and increase the quantity of shrubs and groundcover from the list in Tables 4-2 and 4-3 of the East Valley Corridor Specific Plan.

5. NEW BUSINESS

A. NYS, LLC

(PROJECT PLANNER: EMILY ELLIOTT, AICP)

Consideration of a Determination for General Plan conformity for **Street Vacation No. 172**, consisting of a 13-foot wide portion of street frontage, a total of 330 linear feet in length, of excess public right-of-way adjacent to the frontage of the parcel located at 1615 Park Avenue in the Light Industrial (M-1) District. The project is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Chair Guzkowski opened up the Hearing.

Ms. Emily Elliott, Contract Planner, gave a brief overview and presentation on the general plan conformity.

Chair Guzkowski closed the Hearing.

MOTION

It was moved by Commissioner Richardson, seconded by Commissioner Botts and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1481, and determined that the proposed vacation of a portion of the Park Avenue right-of-way, and corresponding easement dedication to create a 32-foot half-width, for approximately 330 feet adjacent to 1615 Park Avenue was in conformance with the City's General Plan.

6. ADDENDA – None

7. ANNOUNCEMENTS/COMMISSIONER'S COMMENTS

Chair Guzkowski stated there is a Planning Commission workshop soon.

Chair Guzkowski confirmed he had met with Village Partners on the Redlands Mall, and inquired if a significant project presentation will be brought to the Planning Commission in the future.

Director Desatnik stated it may come back in March, the project is contingent with the Ballot Measure moving forward.

Commissioner Richardson stated he had a meeting with Village Partners.

Commissioner Rock stated she had a conversation with Village Partners and discussed her position on ex-parte communication. She did not discuss the Redlands Mall.

Commissioner Saucedo stated he would like to know more about undergrounding and how it is determined where to use the funds.

Mr. Don Young, One Stop Manager, gave a brief description on how the funds are acquired and used.

8. LAND USE AND CITY COUNCIL ACTIONS FOR OCTOBER 1ST AND 15TH, 2019.

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

Mr. Desatnik, Director, stated City Council approved the Sports Court Ordinance first and second readings. Mr. Desatnik said the Luxview Apartments was approved and the Residential Development Allocation will come to the Commission in November. Mr. Desatnik stated the City sold some land on Stuart Avenue that was intended to build a parking structure. The Buyers agreed to build the parking structure and provide two hundred parking spaces for public use including an easement to the City. Mr. Desatnik stated the City was served with a lawsuit on the Buoye project based on the CEQA study.

9. ADJOURN TO THE NOVEMBER 12, 2019, PLANNING COMMISSION MEETING

Chairman Guzkowski adjourned the meeting at 6:00 p.m. to the November 12, 2019, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director