

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

PRESENT: Carol Dyer, Chairwoman  
Conrad Guzkowski, Vice Chairman  
Julie Rock, Commissioner  
Donn Grenda, Commissioner  
Michael Reiter, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director  
Brian Foote, Planning Manager  
Loralee Farris, Principal Planner  
Emily Elliott, Senior Planner  
Jacqueline Hong, Assistant 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 Botts who were excused.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR

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

1. Consideration of a one-year **Extension of Time** for **Tentative Parcel Map No. 17548**, an approved subdivision of approximately 11.86 acres into three (3) lots for residential purposes and one lettered lot. The project site is located at the southeast corner of Edgemont Drive and Sunset Drive, with a site address of 106 E. Sunset Drive South (APN: 0294-141-70-0000) in the Rural Residential (R-R) District. The proposal is not subject to further environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines.

B. **PATRICK J. MEYER, URBAN ENVIRONS**  
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a one-year **Extension of Time** for **Tentative Tract Map No. 19956**, an approved subdivision of 18.54 acres into forty (40) lots for single-family residential purposes, and two lettered lots for landscaping purposes. The project site is located on the east side of Wabash Avenue, north of Highland Avenue, and south of Citrus Avenue in the Residential Estate (R-E) District (APNs: 0299-101-01-0000 and 0299-101-04-0000). A Mitigated Negative Declaration was previously adopted for this project. In accordance with Sections 15162 and 15164 of the California Environmental Quality Act Guidelines, no additional or further environmental review is required for this proposal.

## MOTION

The Commission moved and approved and carried a vote of 5-0 (Commissioner Frasher and Commissioner Botts absent) that the Planning Commission approve the Consent Calendar.

4. OLD BUSINESS – None

5. NEW BUSINESS

A. **JUSTIN JERRY**

(PROJECT PLANNER: JACQUELINE HONG)

1. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1110** to establish a personal training facility in an existing 6,877 square-foot tenant space within the Tri City shopping center. The proposed business would operate Monday through Sunday, from 7:00 a.m. to 10:00 p.m. by appointment only. The project site is located at 1380 Industrial Park Avenue, in the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (APN: 0169-401-10-0000).

Chairwoman Dyer opened up the Public Hearing.

Ms. Jacqueline Hong gave a brief overview and presentation on the proposed project.

Mr. Justin Jerry, applicant, gave a brief overview of the project.

Mr. Michael Aguilar, property owner, came forward and introduced himself to the Commission.

Chairwoman Dyer closed the Public Hearing.

## MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Rock and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Botts absent) that the Planning Commission adopt Resolution No. 1414 to approve Conditional Use Permit No. 1110, based on the findings contained in the staff report, and subject to the Conditions of Approval.

B. **LUGONIA HOSPITALITY, LLC**

(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for **Commission Review & Approval No. 889**. The project site is located on the south side of West Lugonia Avenue, approximately 650 feet east of Nevada Street (APN: 0292-341-22-0000).
2. Consideration of **Commission Review & Approval No. 889**, a proposal to construct a Springhill Suites hotel by Marriott consisting of 88 guest rooms, a total of 55,465 square-feet of floor area, new parking lot with 97 spaces, and related on-site improvements including landscape, lighting, and utilities. The project site is a 1.67-acre vacant parcel on the south side of West Lugonia Avenue, approximately 650 feet east of Nevada Street (APN: 0292-341-22-0000) in the Office/Industrial District of Specific Plan No. 25. An Initial

Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration is proposed pursuant to Section 15074 of the CEQA Guidelines.

Chairwoman Dyer opened up the Public Hearing.

Ms. Emily Elliott, Senior Planner, gave a brief overview and presentation.

Mr. Aaron Bata, representative, gave a brief overview of the proposed project.

Mr. Fernando Mangami, designer, addressed the Commission's questions.

The Commission requested additional landscaping and discussed options on the architecture.

Mr. Kerry Bubb, nearby property owner, requested clarification if the applicant proposed landscaping along the block wall and if a sidewalk will be installed in the easement.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Commissioner Rock, seconded by Commissioner Grenda and carried on a vote of 5-0 that the Planning Commission move to continue the Public Hearing to the December 11, 2018 meeting.

#### C. CITY OF REDLANDS (PROJECT PLANNER: LORALEE FARRIS)

1. **PUBLIC HEARING** for the Planning Commission to consider revocation of **Conditional Use Permit No. 963**, as amended, for a water and amusement park located on approximately 17 acres at 1101 California Street in the Special Development (EV/SD) District of the East Valley Corridor Specific Plan. This item qualifies for exemption from environmental review pursuant to Section 15321 (Enforcement Action by Regulatory Agencies) of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Ryan Sauter, Splash Kingdom partner, came forward to address their parking design and the vision and future plans for the park.

Mr. Greg Zole, landscape architect, came forward to address the Commission on the parking proposal.

Mr. Andy Hoder, resident, expressed concern with the self-pour alcohol containers, and the restaurant and bar moving from the 2<sup>nd</sup> floor to the ground floor and its impacts. Mr. Hoder stated the property does not appear to be maintained, there is fencing being supported with make shift rods and recommended the owners take a walk around the outside of the property and think about the image they are portraying.

Ms. Pamela Kennedy, Splash Kingdom Manager, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

## MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Rock and carried on a vote of 5-0 that the Planning Commission move to adopt Resolution No. 1396, revoking Conditional Use Permit No. 963.

Vice Chairman Guzkowski recused himself due to a conflict of interest on the following item.

### 6. ADDENDA

#### A. **GLENN FEARSON ON BEHALF OF ESRI, APPLICANT** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

**Significant Project Presentation for Zone Change No. 460 and Commission Review & Approval No. 901** - A proposal to change the zone designation from General Industrial (M-2) to Administrative Professional (A-P) District to be consistent with the General Plan land use designation for 15 parcels totaling 8.78 acres; and a proposal to construct a 110,479 square-foot office building, three stories high, on nine parcels totaling 3.59 acres. Access would be provided by driveways on New York Street and Park Avenue, and pedestrian and vehicle bridges over the Mission Channel connecting to an existing portion of the ESRI campus. The project site is located south side of Park Avenue, and approximately 300 feet west of New York Street (APNs: 0171-011-15, -18, -19, -27, -28, -38, -40, -43, -45, -47, -54, -56, -58, -61, -62).

Chairwoman Dyer opened up the Hearing.

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

Mr. Sean Ngo, DLR Group architect, gave a brief overview of the proposal.

Mr. Dave Atchley, representative, came forward to address the Commission.

Mr. Hoder, resident, stated large corporations have many offices in different areas. In the future ESRI may need to expand to another location and expressed concern on traffic. The building is going to be very hot with all of the glass and is not aesthetically appealing.

Commissioners discussed the design, architecture, and site plan of the proposed office building.

Chairwoman Dyer closed the Hearing.

There was no motion required.

Vice Chairman Guzkowski returned to the Commission.

#### B. **BEAZER HOMES HOLDINGS, LLC** (PROJECT PLANNER: LORALEE FARRIS)

1. Consider a recommendation to the City Council for the approval of points for **Residential Development Allocation (RDA) No. 2018-IV-01**, a request

for development allocations for Tentative Tract Map No. 19956, an approved subdivision of forty (40) residential lots on approximately 18.54 acres. The project site is located on the east side of Wabash Avenue, north of Highland Avenue, and south of Citrus Avenue in the Residential Estate (R-E) District (APNs: 0299-101-01-0000 and 0299-101-04-0000). A Mitigated Negative Declaration was previously approved for this project. In accordance with Sections 15162 and 15164 of the California Environmental Quality Act Guidelines, no additional or further environmental review is required for this proposal.

Chairwoman Dyer opened up the Hearing.

Ms. Farris, Principal Planner, gave a brief overview of the Residential Development Allocation.

Chairwoman Dyer closed the Hearing.

#### MOTION

It was moved by Vice Chairman Guzkowski, seconded by Chairwoman Dyer, and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Botts absent) that the Planning Commission recommend that City Council adopt a value of forty (40) points from the Planning Commission for Residential Development Allocation No. 2018-IV-01.

#### 7. MINUTES

- A. Approval of the Planning Commission meeting minutes for October 23, 2018.

#### MOTION

It was moved by Commissioner Grenda, seconded by Commissioner Reiter, and carried on a vote of 4-2-1 (Commissioner Frasher and Commissioner Botts absent, and Commissioner Rock abstained) to approve the Planning Commission minutes of October 23, 2018.

#### 8. LAND USE AND CITY COUNCIL ACTIONS FOR NOVEMBER 6, 2018.

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

Mr. Desatnik, Development Services Director, stated City Council declared a shelter crisis declaration which will allow the City to apply for funding with the state for homeless programs. The City Council gave staff direction to prepare an agreement with Wal-Mart to upsize a storm drain on San Bernardino Avenue. Mr. Desatnik announced there is a Transit Villages Specific Plan (TVSP) workshop tomorrow at 6:00 p.m. in the ESRI Café located at 278 New York Street, and that there is another TVSP meeting scheduled for November 28<sup>th</sup> that will be cancelled and rescheduled to late January 2019.

#### 9. ADJOURN TO THE NOVEMBER 27, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 6:40 p.m. to the November 27, 2018, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director