

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 13, 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
Loralee Farris, Principal Planner
Emily Elliott, Senior 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.

2. CONSENT CALENDAR – NONE

3. OLD BUSINESS

A. **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 up the Public Hearing.

Ms. Emily Elliott, Senior Planner, gave a brief overview and presentation of the sign program.

Mr. Robin Bell, ADS Sign, addressed the Planning Commission on the sites signage.

The Planning Commission expressed concern on the amount of signage proposed. It was suggested the applicant reconsider revising the quantity of the proposed signage.

Mr. Pat Meyer, applicant, came forward to address the Commission. Mr. Meyer requested more direction on the Commission's desires regarding the signage.

Chairwoman Dyer closed up the Public Hearing.

The Commission discussed the signage and gave their direction.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 to continue Sign Conditional Use Permit No. 23 to the March 13, 2018 Planning Commission.

B. **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.

Mr. Brian Foote, Planning Manager, gave a brief overview and presentation on the proposed project.

Mr. Hitesh Bhakta, applicant representative, addressed the Commission on the Variance and stated a hotel was always the intent for the property. When the subdivision map was approved previously the Commission was in favor of the proposal. The proposed use is the highest and best use of the property.

Ms. Gina Patel, applicant, addressed the Commission on the variance, and confirmed they are agreeable to deeper recess on the building elements, trellis feature enhancements, and added cornice trim. Ms. Patel requested the Commission allow the variance.

Ms. Kathleen Beall, resident, recommended the drawings show the dimensions. If three dimensional plans with dimensions were presented it would make it more comprehensive and then the Commission would be able to make a more informed decision.

The Planning Commission expressed concern on the following:

- More specifics on the modifications to the building
- Overbuilt site
- Best effort that could be made?
- Landlocked site
- Architecture, expanse of blank walls devoid of articulation
- No vertical and horizontal variation
- Varying parapet lines and varying roof lines
- Offset windows recessed or projected
- No focal point or formal entryway
- Parking and site design is poor
- Color scheme

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Botts 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 March 13, 2018 Planning Commission meeting.

3. NEW BUSINESS

A. **CHUNGMIN WU, APPLICANT** (PROJECT PLANNER: LORALEE FARRIS, PRINCIPAL PLANNER)

1. Consideration of request for a one-year **Extension of Time** for **Tentative Tract Map No. 18560**, an approved subdivision of 45 acres of land into twenty-seven (27) residential lots for future single-family development, and seven (7) lettered open space lots. The project site is vacant land located on the east side of Alessandro Road, north of Sunset Hills Lane, and to the south of Sunset Drive, within Neighborhood 2 of Specific Plan No. 43.
2. Exempt from further environmental review in accordance with Section 15162 of the California Environmental Quality Act Guidelines. A Mitigated Negative Declaration was previously adopted for the project at the time of project approval.

Chairwoman Dyer opened the Hearing.

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

Mr. Ebbe Videriksen, applicant representative, stated he was available for any questions.

Commissioner Guzkowski stated the applicant cannot depend on the continuation of Deer Trail as a secondary access to the property. Commissioner Guzkowski expressed concern with the lack of public safety access for the area.

Mr. Videriksen confirmed they are only depending on the Fire departments approval of the hammerhead. The Final Map will be completed in two to three months.

There was discussion on the specific plan, developing roads and the sectors in the specific plan.

Mr. Don Young, Municipal Utilities and Engineering Manager, gave a brief overview of the sectors and its roadways.

Mr. Brian Foote, Planning Manager, confirmed that when new Tentative Tracts come into the City staff will take a closer look at the requirements.

Planning Commission suggested the item be continued to allow additional time to get information from the Fire Department and the Sector 2 Specific Plan and design.

Ms. Farris stated there is not a Specific Plan in process to develop the road in Sector 2 at this time.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts and carried on a vote of 7-0 to continue the item to the February 27, 2018 Planning Commission meeting.

4. ADDENDA

A. ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE-CHAIRMAN

Commissioner Guzkowski nominated Ms. Carol Dyer as the Planning Commission Chairwoman, seconded by Commissioner Frasher and carried a vote of 7-0.

Chairwoman Dyer nominated Mr. Conrad Guzkowski as the Planning Commission Vice-Chairman, seconded by Commissioner Rock and carried a vote of 7-0.

5. MINUTES

A. Approval of the Planning Commission meeting minutes for December 12, 2017.

B. Approval of the Planning Commission meeting minutes for January 23, 2018.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher, and carried on a vote of 7-0 vote to approve the December 12, 2017 and the January 23, 2018 Planning Commission minutes.

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

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

Mr. Brian Desatnik, Development Services Director, confirmed there were two actions to report; the ordinance for the sports courts is moving forward, and the City Council adopted the resolution to accept the State grant for the Transit Oriented Village Plans.

7. ADJOURN TO FEBRUARY 27, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 6:36 p.m. to the February 27, 2018, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director