

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, March 27, 2018, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Vice Chairman
Julie Rock, Commissioner
Steven Frasher, Commissioner
Robert Botts, Commissioner
Donn Grenda, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Cruz Esparza IV, Economic Development Manager
Loralee Farris, Principal 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.)

Chairman 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 members were present with the exception of Chairwoman Dyer and Commissioner Battey who were excused.

2. CONSENT CALENDAR – None

3. OLD BUSINESS

A. **CIRCLE K STORES, INC., APPLICANT**

(PROJECT PLANNER: LORALEE FARRIS, PRINCIPAL PLANNER)

1. Consideration of a Notice of Exemption in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

2. Continued **PUBLIC HEARING** for **Conditional Use Permit No. 441, Revision No. 1**, a request to remodel the interior and exterior of an existing automotive service station to convert the existing automobile service bays to a convenience store, totaling approximately 1,356 square-feet in size, construct façade improvements to the existing building, and construct on-site parking and landscaping improvements. The project site is located at 1325 Barton Road in the Neighborhood Stores (C-1) District (APN: 0172-481-01-0000).

Vice Chairman Guzkowski opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

Ms. Loralee Farris, Principal Planner, gave a brief overview of the proposed project.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock, and carried on a vote of 5-0 (Chairwoman Dyer and Commissioner Battey absent) to continue Conditional Use Permit No. 441, Revision 1, to the regular Planning Commission meeting of May 8, 2018.

4. NEW BUSINESS

A. HOPE CHRISTIAN SCHOOL

(PROJECT PLANNER: SEAN REILLY, ASSOCIATE PLANNER)

1. Consideration of a Notice of Exemption pursuant to Section 15305 (Minor Alteration in Land Use Limitations) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines.

2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 225 (Revision No. 3)**, for the construction of a new 5,253 square-foot classroom building with library to expand an existing private school to offer a high school curriculum to eighty (80) additional students, for a maximum enrollment of 150 students total. The project site is located at 1307, 1309, and 1315 East Brockton Avenue in the Agricultural (A-1) District and the Single-Family Residential (R-1) District (APNs: 1212-411-06-0000, 1212-411-07-0000, and 1212-411-10-0000).

3. Consideration of **Lot Line Adjustment No. 624** to merge two parcels totaling approximately 2.8 gross acres into one parcel. The subject properties are 1309 and 1315 East Brockton Avenue (APNs: 1212-411-06-0000 and 1212-411-10-0000).

Vice Chairman Guzkowski opened up the Public Hearing.

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

Mr. Jonathan Hartog, HCS representative, came forward to address the Planning Commission and stated he was available for any questions, and clarified the 80 additional students would be through all grade levels.

Mr. Brian Foote, Planning Manager, stated the conditions of approval can be amended to not limit the additional 80 students to high school grades (they could be in any grade).

Vice Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commission Rock and carried on a vote of 5-0 (Chairwoman Dyer and Commissioner Battey absent) to determine that the proposed project was exempt from the California Environmental Quality Act in accordance with Sections 15305 and 15332 of the CEQA Guidelines.

It was moved by Commissioner Frasher, seconded by Commission Rock and carried on a vote of 5-0 (Chairwoman Dyer and Commissioner Battey absent) that the Planning Commission adopt Resolution No. 1372 to approve Lot Line Adjustment No. 624, subject to the conditions of approval.

It was moved by Commissioner Frasher, seconded by Commission Rock and carried on a vote of 5-0 (Chairwoman Dyer and Commissioner Battey absent) that the Planning Commission adopt Resolution No. 1373 to approve Conditional Use Permit No. 225, (Revision No. 3), based on the findings contained in the staff report and subject to the conditions of approval, this includes the amendment to Condition of Approval No. 4 as follows:

4. This approval is for a Conditional Use Permit for the construction and operation of a new 5,235 square foot classroom and library building to expand an existing private school to offer a high school curriculum and to allow up to eighty (80) new **high school** students, for a total enrollment of 150 students. The existing school is 5,800 square feet in size and is located at 1309 East Brockton Avenue in the A-1 (Agricultural) District and R-1 (Single-Family Residential) District. All applicable provisions of CUP 225 and CUP 225 R1 will continue to apply. Additionally, this approval includes Lot Line Adjustment 624 which will merge two lots (APNs: 1212-411-06-0000, and 1212-411-10-0000) and expand the school site from approximately 2.2 acres to approximately 2.8 acres.

B. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT
(PROJECT PLANNER: CRUZ ESPARZA IV, ECONOMIC DEVELOPMENT
MANAGER)

1. Consideration of a determination of exemption from environmental review in accordance with the California Environmental Quality Act (CEQA), in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Determination of General Plan Consistency for the purchase of one approximately 0.7-acre residential property located on Cypress Avenue, north of the Interstate 10 right-of-way (A.P.N. 0173-191-16-0000).

Vice Chairman Guzkowski opened up the Hearing. There were no comments forthcoming and the Hearing was closed.

Mr. Cruz Esparza IV, Economic Development Manager, gave a brief overview of the General Plan conformity.

MOTION

It was moved by Commissioner Rock, seconded by Commission Grenda and carried on a vote of 5-0 (Chairwoman Dyer and Commissioner Battey absent) that the Planning Commission determined that the proposed disposition and sale of an approximately 0.7-acre property located on Cypress Avenue north of the Interstate 10 freeway, and further identified as Assessor's Parcel Number 0173-191-16, was exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

MOTION

It was moved by Commissioner Rock, seconded by Commission Grenda and carried on a vote of 5-0 (Chairwoman Dyer and Commissioner Battey absent) that the Planning Commission determined that the proposed disposition and sale of an approximately 0.7-

acre property located on Cypress Avenue north of the Interstate 10 freeway, and further identified as Assessor's Parcel Number 0173-191-16, was in conformance with the 2035 General Plan.

5. ADDENDA - None

6. MINUTES

A. Approval of the Planning Commission meeting minutes for March 13, 2018.

MOTION

The Planning Commission moved to approve and carried on a vote of 5-0 (Commissioner Frasher and Commissioner Rock absent) to approve the February 27, 2018, Planning Commission minutes.

7. LAND USE AND CITY COUNCIL ACTIONS FOR MARCH 20TH, 2018.

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

Mr. Brian Desatnik, Development Services Director, stated there were no City Council Actions to report. Mr. Desatnik mentioned that Commissioner Battey has relocated to another City and has resigned from the Planning Commission.

8. ADJOURN TO APRIL 10, 2018 PLANNING COMMISSION

Vice Chairman Guzkowski adjourned the meeting at 4:40 p.m. to the April 10, 2018, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director