

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 24, 2018, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman  
Conrad Guzkowski, Vice Chairman  
Julie Rock, Commissioner  
Robert Botts, Commissioner  
Donn Grenda, Commissioner

ADVISORY STAFF PRESENT: 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. All members were present with the exception of Commissioner Frasher who was absent.

Ms. Doris McClure, City volunteer, expressed concern with the homeless population and drug problems in the City. She mentioned that police officers are limited with what they are able to do with people going to rehab. The person can decide whether not to go to rehab and the Police Department can't do anything about it. Ms. McClure recommended the City make a decision on how to address the homeless and drug issues.

Chairwoman Dyer closed the Public Comment Period.

2. CONSENT CALENDAR – None

3. OLD BUSINESS

A. **WALMART STORES, INC.**  
(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. Continued **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: 0167-141-01-0000, 0167-141-02-0000, 0167-141-03-0000 and 0167-141-04-0000).

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Joseph Marconi, Pacific Retail Partners representative, came forward to address the Planning Commission.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Commissioner Botts, seconded by Vice Chairman Guzkowski, and carried on a vote of 5-0 (Commissioner Frasher absent) that the Planning Commission recommend to the City Council that Sign Conditional Use Permit No. 23 was exempt from environmental review under the California Environmental Quality Act (CEQA), in accordance with CEQA Guidelines Section 15311.

#### MOTION

It was moved by Commissioner Botts, seconded by Vice Chairman Guzkowski, and carried on a vote of 4-1 (Commissioner Rock opposed and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1354, and recommend that the City Council approve Sign Conditional Use Permit No. 23 for a uniform sign program on the Redlands Crossing project, this includes the added Condition of Approval Nos. 9 and 10 as follows:

9. Applicant shall include language within the Covenants, Conditions, and Restrictions that supports the applicability and enforceability of the sign program.
10. Applicant shall remove the 30 foot tall secondary freeway sign from the sign program.

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

#### 4. NEW BUSINESS

##### A. **NEWLAND HOMES, LLC** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

Consideration of a Mitigated Negative Declaration prepared for the project in accordance with Section 15074 of the California Environmental Quality Act Guidelines.

1. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **Agricultural Preserve Removal No. 125** for an approximately 10-acre parcel located on the north side of Lugonia Avenue, approximately 630 feet east of Judson Street, in the Agricultural (A-1) District (APN: 0168-161-06-0000).

3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Williamson Act Removal No. 14** for an approximately 10-acre parcel located on the north side of Lugonia Avenue, approximately 960 feet east of Judson Street, in the Residential Estate (R-E) District (APN: 0168-161-05-0000).

4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Zone Change No. 458** to change the zone of four parcels as described below: two contiguous parcels totaling approximately 19 acres (APNs 0168-161-06-0000 and 0168-161-07-0000) will change from Agricultural (A-1) to Planned Residential Development / Residential Estate (PRD/R-E) District; two adjacent parcels (APNs 0168-161-04-0000 and 0168-161-05-0000) totaling approximately 19.5 acres will change from Residential Estate (R-E) to Planned Residential Development / Residential Estate (PRD/R-E) District. The project site is located on the north side of Lugonia Avenue, beginning approximately 300 feet east of Judson Street, and then continuing approximately 1,316 feet to the east along Lugonia Avenue.

5. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 1078** for a Planned Residential Development containing 105 residential lots for a total of 105 single-family detached dwelling units, and five common lettered lots for open space, on a project site totaling approximately 39 acres located on the north side of Lugonia Avenue and approximately 630 feet east of Judson Street, in the proposed Planned Residential Development / Residential Estate (PRD/R-E) District (APNs: 0168-161-04-0000, 0168-161-05-0000, 0168-161-06-0000, 0168-161-07-0000).

6. **PUBLIC HEARING** to consider a recommendation to the City Council on **Tentative Tract No. 20126** to subdivide approximately 39 acres into 105 lots for a future Planned Residential Development with 105 single-family dwellings, and five lettered lots for open space purposes, located on the north side of Lugonia Avenue and approximately 630 feet east of Judson Street, in the proposed Planned Residential Development / Residential Estate (PRD/R-E) District (APNs: 0168-161-04-0000, 0168-161-05-0000, 0168-161-06-0000, 0168-161-07-0000).

Chairwoman Dyer opened up the Public Hearing. Chairwoman Dyer mentioned that staff had received public comments from Ms. Amanda Frye and the Municipal Utilities and Engineering Department.

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

Commissioner Grenda commented on the Initial Study and the Cultural Resources section.

Mr. Brian Avila, Newland Homes representative, came forward to address the Initial Study with the Planning Commission and stated he was available for any questions.

Mr. Adam Rush, CASC Engineering and Consulting (environmental consultant that prepared the Initial Study for City), came forward to address the Commission.

Ms. McClure, resident, stated the City abandoned the ditches due to the water runoff generating mosquitos.

Mr. Rush stated the document would need to be recirculated if there were any changes from one level of significance to another.

Chairman Dyer suggested a continuance in order for the Cultural Resource report be reevaluated.

## MOTION

It was moved by Commissioner Rock, seconded by Commissioner Grenda, and carried on a vote of 4-0 (Vice Chairman Guzkowski recused and Commissioner Frasher absent) that the Planning Commission continue the project to the May 8, 2018, Planning Commission.

### B. **CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT** (PROJECT PLANNER: BRIAN FOOTE, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

**2. PUBLIC HEARING** to consider a recommendation to the City Council regarding **Ordinance Text Amendment No. 353**, a proposed ordinance to amend Title 18 (Land Use Zoning Ordinance) of the Redlands Municipal Code. The proposed revision to Redlands Municipal Code (RMC) Section 18.192.020 (Specific Uses Permitted Subject to Conditional Use Permit) would allow for the Conditional Use Permit process to approve Small Collection Recycling Facilities and Beverage Container Recycling Facilities in all commercial and industrial zoning districts within the City of Redlands. Also, an amendment to RMC Chapter 18.156 (Development Provisions for Specific Uses) would create definitions and development standards for Small Collection Recycling Facilities and Beverage Container Recycling Facilities.

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Paige Gosney, Gresham Savage Nolan & Tilden attorney for Replanet Recycling, urged the Commission to recommend approval. Recycling is meant to be convenient to promote recycling. Mr. Gosney clarified that the state requires the City work cooperatively with recycling companies.

Mr. Brian Jackson, Replanet Recycling Business Manager, gave a brief overview of the recycling facility. Mr. Jackson stated that many of the older supermarkets include a provision for a recycling facility on the premises, some have an agreement between the supermarket and recycling facilities.

Ms. McClure, resident, stated the homeless collect recyclables in order to eat for the day. Ms. McClure suggested the City offer recycling containers and recommended the City repurpose the materials.

Chairwoman Dyer closed the Public Hearing.

The Commission discussed the item with Mr. Foote and recommended the following:

- Placement of the recycling facility
- Recommended 100 feet away from residential dwellings
- Process applications as an Administrative Use Permit unless there were concerns from staff and the residents
- If the proposal does not meet the land use standards, staff should then require a Variance

Mr. Foote, Planning Manager, stated to move forward the language to the resolution would need revisions.

Chairwoman Dyer re-opened the Public Hearing.

Mr. Gosney, Gresham Savage Nolan & Tilden attorney for Replanet, stated the Commission could make their recommendations on the resolution language and the item could move forward as amended.

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 (Commissioner Frasher absent) that the Planning Commission continue the project to the May 8, 2018, Planning Commission.

5. ADDENDA - None
6. MINUTES - None
7. LAND USE AND CITY COUNCIL ACTIONS FOR APRIL 17TH, 2018.

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

Mr. Foote, Planning Manager, stated there were no City Council Actions to report.

8. ADJOURN TO MAY 8, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 6:20 p.m. to the May 8, 2018, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director