

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 28, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chairman  
Steve Frasher, Vice Chairman  
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  
Loralee Farris, Principal Planner  
Catherine Lin, Principal 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 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 Commission members were present.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR - None

4. OLD BUSINESS - None

Chairman Guzkowski changed the order of the agenda as follows:

5. NEW BUSINESS

C. **DANIEL BUOYE**  
(PROJECT PLANNER: CATHERINE LIN, AICP)

**PUBLIC HEARING** to consider recommendations to the City Council for the following applications:

1. **Tentative Tract Map No. 20065** - A request to subdivide approximately 10.44 acres into 29 lots for future development with single-family residences, and one common lettered lot for infiltration basin purposes. Lot sizes would range between 10,012 and 19,529 square-feet each. The project site is located on the south side of East Highland Avenue and approximately 50 feet west of Redlands Street (APN: 0174-161-25-0000). A Socio-Economic Cost/Benefit Study has been prepared for the proposed project. The project is subject to the California Environmental Quality Act (CEQA), and a

Mitigated Negative Declaration is proposed in accordance with Section 15074 of the CEQA Guidelines.

2. **Zone Change No. 461** - A request to change the zoning designation from Educational (E) to Suburban Residential (R-S) District on one approximately 10.44 acre parcel located on the south side of East Highland Avenue and approximately 50 feet west of Redlands Street (APN: 0174-161-25-0000).

Chairman Guzkowski opened up the Public Hearing.

Ms. Catherine Lin, Principal Planner, gave a brief overview and presentation on the proposed project.

Mr. Pat Meyer, representative, came forward to address the Planning Commission and gave a brief overview of the proposed project.

Mr. David Raley, resident, said the report did not adequately address the drainage and recommended a full environmental impact report.

Mr. David Bricker, resident, stated he had submitted a letter of his concerns on traffic and said the traffic was not fully addressed in the report.

Mr. Don Young, Engineering Manager, addressed the Planning Commission on traffic.

Chairman Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Commissioner Botts, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission recommend that the City Council approve the Socio-Economic Cost/Benefit Study for Tentative Tract Map No. 20065, as it has been determined that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

#### MOTION

It was moved by Commissioner Botts, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1453 and recommend that the City Council approve Zone Change No. 461.

#### MOTION

It was moved by Commissioner Botts, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1454 and recommend that the City Council approve Tentative Tract Map No. 20065; this includes the amended Condition of Approval Nos. 4, and 15 as follows:

4. The subdivision shall be subject to the provisions of the Residential Development Allocation process under the Growth Management Ordinance, Title 19 of the Redlands Municipal Code. **Lots 25 through 29 shall be constructed with single-story homes no higher than twenty-feet (20') in height.**

15. Prior to the recordation of the final map, the applicant shall submit final landscape and irrigation plans, and wall and fence plans for review and approval by the Development Services Director or his/her designee. **Perimeter wall along the rear lot lines of lots 25 through 29 shall not exceed six feet (6') in height as viewed from the westerly side.**

B. **BOB AND BRIAN HARBER**  
(PROJECT PLANNER: LORALEE FARRIS)

**PUBLIC HEARING** to consider the following applications:

1. **Commission Review & Approval No. 902** - A request to construct a 7,967 square-foot automated car wash on approximately 1 acre of land. The project site is located at the southwest corner of Alabama Street and Orange Tree Lane (APN: 0292-381-45-0000) in the Commercial District of Specific Plan No. 33. A Socio-Economic Cost/Benefit Study was prepared for the project. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.
2. **Variance No. 797** - A request to allow a 12-foot reduction to the development standard for front building setback as required by Section 3(A)(4)(1) of the Specific Plan No. 33, from 25 feet to 13 feet, to accommodate the installation of canopy structures over vacuum stations. The project site is located at the southwest corner of Alabama Street and Orange Tree Lane (APN: 0292-381-45-0000) in the Commercial District of Specific Plan No. 33. The project qualifies for exemption from environmental review in accordance with Sections 15303 and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened up the Public Hearing.

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

The Planning Commission requested an alternate color on the umbrella and rollup doors, and additional landscaping in the planter along the easterly property line, adjacent to Alabama Street.

Mr. Andrew Walcker, representative, came forward to address the Planning Commission.

Chairman Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Vice Chairman Frasher, seconded by Commissioner Saucedo and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1459 approving Commission Review & Approval No. 902 and Variance No. 797, based on the findings contained in the staff report, and subject to the Conditions of Approval; this includes the added Conditions of Approval No. 30 and 31 as follows:

30. The applicant shall utilize a neutral color or complementary color to the building's color palette for the "Sunbrella" canopies and roll-up doors, as approved by the Development Services Director.

31. Due to the grade difference between Alabama Street and the project site, the landscaping plans along the eastern property line, nearest Alabama Street, shall be amended to the satisfaction of the Development Services Director to densify the planting of trees and shrubs, utilizing the same plant palette, to provide an enhanced view of the project site and aid in screening.

A. **PROPERTY ONE, LLC**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

**PUBLIC HEARING** to consider the following applications:

1. Addendum to a certified Environmental Impact Report in accordance with Sections 15162 and 15164 of the California Environmental Quality Act Guidelines.
2. Socio-Economic Cost/Benefit Study for the proposed project.
3. **Variance No. 802** from Section III(C)(1.5) in the Town Center District of the Downtown Specific Plan which requires that a minimum of 50 percent of the 10-foot front building setback line be occupied by a building façade in a multiple building complex, in order to accommodate the development of a 15,250 square-foot expansion of the existing commercial center. The expansion will occupy 1.9 acres located on the west side of Eureka Street, and south side of West Stuart Avenue (APNs: 0169-271-21-0000, 0169-271-52-0000, 0169-271-47-0000, and 0169-271-58-0000).
4. Determination by the Planning Commission as to General Plan conformity for **Street Vacation No. 169**, a proposal to vacate approximately 495 linear feet of excess right-of-way along the northerly and southerly sides (approximately 10 feet wide on both sides) of the Southern California Regional Rail Authority parcel located between Stuart and Oriental Avenues and on the west side of Eureka Street (APN: 0169-271-43-0000).
5. **Conditional Use Permit No. 905, Revision No. 4**, to revise an approved entitlement for an existing 88,075 square-foot commercial center on 10.42 acres (Phase I) to accommodate the proposed development of a 15,250 square-foot expansion consisting of two commercial buildings (Phase II). The proposed expansion will occupy 1.9 acres located on the west side of Eureka Street and the south side of West Stuart Avenue, in the Town Center District of the Downtown Specific Plan (APNs: 0169-271-21-0000, 0169-271-52-0000, 0169-271-47-0000, and 0169-271-58-0000).

Chairman Guzkowski opened up the Public Hearing.

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

Mr. Donn Grenda, resident and business owner, gave an overview on the history of the area and the phase one assessment.

The Planning Commission recessed at 5:45 p.m.

The Planning Commission reconvened at 6:30 p.m.

Mr. Michael Steven, architect, gave a brief overview of the proposal.

Chairman Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Vice Chairman Frasher, seconded by Commission Rock and carried on a vote of 7-0 that the Planning Commission recommend that the City Council approve the Socio-Economic Cost/Benefit Study for Revision 4 to Conditional Use Permit No. 905, as it has been determined that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

#### MOTION

It was moved by Vice Chairman Frasher, seconded by Commission Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1455 recommending that the City Council approve Variance No. 802 for modification to the building setback requirement.

#### MOTION

It was moved by Vice Chairman Frasher, seconded by Commission Rock and carried on a vote of 7-0 that the Planning Commission find Street Vacation No. 169 is in conformance with the General Plan.

#### MOTION

It was moved by Vice Chairman Frasher, seconded by Commission Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1456 recommending that the City Council approve Revision 4 to Conditional Use Permit No. 905, for the 15,250 square-foot expansion of the Redlands Packing House District shopping center.

D. **REDLANDS RAILWAY DISTRICT, LLC**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

**PUBLIC HEARING** to consider the following applications:

1. **Conditional Use Permit No. 1129** - A proposal to construct a 2,400 square-foot coffee shop with a drive-through lane and new parking lot, located on the southeast corner of Eureka Street and Stuart Avenue, in the Town Center District of the Downtown Specific Plan (Specific Plan No. 45) (APN: 0169-281-62-0000). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

2. **Variance No. 801** - A request to modify the development standard contained in Downtown Specific Plan Section III(C)(1.5) that requires a minimum of 50 percent of the front ground-level façade of a building to be located within 10 feet of the property line. The subject property is located on the southeast corner of Eureka Street and Stuart Avenue, in the Town Center District of the Downtown Specific Plan (Specific Plan No. 45) (APN: 0169-281-62-0000). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction or Conversion of Small Structures), Section 15305 (Minor Alterations in Land Use Limitations), and 15332 (In-Fill Development Projects) of the CEQA Guidelines.

Chairman Guzkowski opened up the Public Hearing.

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

Mr. Stevens, representative, came forward and addressed the Planning Commission.

The Commission had concerns on the following:

- Traffic
- Parking requirements
- Heavy use of a drive-through conflicts with the Transit Villages Concept
- Does not meet the vision for Redlands moving forward
- The proposal is not a destination
- Not an appropriate use for the site

## MOTION

It was moved by Commissioner Botts, seconded by Commissioner Shaw and failed on a vote of 2-5 (Chairman Guzkowski, Vice Chairman Frasher and Commissioner's Rock, Saucedo, and Richardson opposed) that the Planning Commission adopt Resolution No. 1457 to approve Variance No. 801, based on the findings contained in the staff report.

Mr. Brian Desatnik, Director, recommended the Planning Commission clarify in their discussion which of the findings are unable to be met. Director Desatnik recommended the Planning Commission to continue the item, if necessary, so staff may prepare a resolution with findings for denial on the Conditional Use Permit and Variance.

The Commission discussed that the Conditional Use Permit, Finding No. 1, is an automobile-centric use in a transit-oriented area which is a conflict; and Finding No. 2 in that the proposal for a drive-through may adversely affect the applicable future Transit Villages Concept of the City. The proposed use is not appropriate in the future Downtown Transit Village area and near the future train stations.

Mr. Brian Foote, Planning Manager, stated the Transit Villages Specific Plan currently being prepared has not yet been adopted, and the City is working from the current municipal code and the Downtown Specific Plan.

The Commission discussed that Variance Finding No. 1, the "exceptional and extraordinary circumstances" finding, cannot be met with the current proposal for development; there are many other design options available that can comply with the lot

size and development criteria; and regarding Finding No. 4, in tandem with other City objectives, the proposal for a drive-through may adversely affect the Transit Villages Concept that is in the 2035 General Plan.

## MOTION

It was moved by Commissioner Saucedo, seconded by Commissioner Richardson and carried on a vote of 7-0 that the Planning Commission continue the item to the June 11<sup>th</sup>, 2019, Planning Commission meeting to bring back findings for denial.

6. ADDENDA - None
7. MINUTES
  - A. Approval of the Planning Commission meeting minutes for May 14, 2019.

## MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo and carried on a vote of 7-0 that the Planning Commission approve the minutes of May 14<sup>th</sup>, 2019.

8. LAND USE AND CITY COUNCIL ACTIONS FOR MAY 21st, 2019.

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

Mr. Desatnik stated the City Council approved the Historic Resource for the Rondor Building and the Sport Court Ordinance was tabled due to batting cages issue.

9. ADJOURN TO THE JUNE 11th, 2019, PLANNING COMMISSION MEETING

Chairman Guzkowski adjourned the meeting at 7:25 p.m. to the May 28th, 2019, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director