

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 8, 2018, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Conrad Guzkowski, Vice Chairman
Julie Rock, Commissioner
Steven Frasher, Commissioner
Donn Grenda, Commissioner

ADVISORY STAFF PRESENT: Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Emily Elliott, Senior 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.)

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 Botts who was absent.

2. CONSENT CALENDAR

A. **64 ALABAMA, LLC.**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15268 (Ministerial Actions) of the California Environmental Quality Act Guidelines.
2. Consideration of a Final Map for **Parcel Map No. 19465 (Minor Subdivision No. 337)**, a request for final map approval to subdivide approximately 8.6 acres into three (3) parcels for a proposed 169,790 square-foot industrial complex. The project site is located at the southwest corner of Alabama Street and Park Avenue in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

Chairwoman Dyer inquired if the Commission would like to pull the Consent Calendar.

MOTION

It was move by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Guzkowski recused) that the Planning Commission approve the Consent Calendar.

3. OLD BUSINESS

A. **CIRCLE K STORES, INC.**
(PROJECT PLANNER: LORALEE FARRIS)

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). Chairwoman Dyer opened up the Public Hearing.

Chairwoman Dyer opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

Ms. Lorelee Farris, Principal Planner, stated the applicant requested the item be tabled to allow time to secure a funding source for a Historic Resource evaluation as requested by the Planning Commission, once complete we will re notice and bring the item back to the Planning Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher, and carried on a vote of 5-0 (Commissioner Botts absent) to table Conditional Use Permit No. 441, Revision 1.

Vice Chairman Guzkowski recused himself due to a conflict of interest.

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

1. Consideration of a Mitigated Negative Declaration prepared for the project in accordance with Section 15074 of the California Environmental Quality Act Guidelines.
2. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study.
3. Continued **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).
4. Continued **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).

5. Continued **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.
6. Continued **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).
7. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on **Tentative Tract Map 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. There were no comments forthcoming and the Public Hearing was closed.

Ms. Emily Elliott, Senior Planner, stated the applicant requested a continuance to the May 22, 2018 Planning Commission to allow additional time to revise the Cultural Resource study as the Planning Commission had requested previously.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock, and carried on a vote of 4-0 (Commissioner Botts absent and Vice Chairman Guzkowski recused) to continue the hearing for Agricultural Preserve Removal No. 125, Williamson Act Removal No. 14, Zone Change No. 458, Conditional Use Permit No. 1078, and Tentative Tract Map No. 20126 to the next regular Planning Commission meeting on May 22, 2018.

Vice Chairman Guzkowski returned to the Planning Commission.

C. **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. Continued **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 18.193.020 (Uses Permitted Subject to Administrative Use Permit) would allow for the Administrative 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 Article XI for new definitions and development standards for Small Collection Recycling Facilities and Beverage Container Recycling Facilities.

Chairwoman Dyer opened the Public Hearing.

Mr. Brian Foote, Planning Manager, gave a brief overview of the ordinance.

Mr. Brian Jackson, Replanet Recycling Business Manager, stated he has a facility that is less than one hundred feet from residential and inquired if existing facilities would have a grandfather clause.

The Commission inquired if the hundred feet could be resolved through a variance along with the Administrative Use Permit, and be grandfathered in for the existing facilities.

Mr. Foote, Planning Manager, stated he could not speak on the options for a grandfather clause for the other facilities. The Administrative Use Permit allows for it to be elevated to the Planning Commission.

Mr. Brian Desatnik, Development Services Director, stated the City would prefer that the applicant go through the permitting process for a variance. The preexisting facilities would need to go through the permitting process within six (6) months after the code is adopted.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Botts absent) that the Planning Commission recommend that the City Council determine that Ordinance Text Amendment No. 353 was not subject to the California Environmental Quality Act, in accordance with CEQA Guidelines Section 15061(b)(3).

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Grenda, and carried on a vote of 5-0 (Commissioner Botts absent) that the Planning Commission adopt Resolution

No. 1386, as amended, recommending that the City Council approve Ordinance Text Amendment No. 353 to amend Section 18.193.020 and Chapter 18.156 of the Redlands Municipal Code.

4. NEW BUSINESS

A. **ADRIAN-GAUS ARCHITECTS ON BEHALF OF THE ANCHOR BIBLE CHURCH OF REDLANDS**

(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1015, Revision 1**, to construct tenant improvements to expand the existing 5,354 square-foot Anchor Bible Church by an additional 4,056 square-feet to accommodate new Sunday school classrooms, new office area, lobby area, and storage space. The project site is located at 2015 West Park Avenue in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan (APNs: 0292-215-32-0000 & 0292-215-39-0000).

Chairwoman Dyer opened up the Public Hearing,

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

Mr. Javier Adrian, Adrian-Gaus Architects, came forward to address the Commission. Mr. Adrian expressed concern that the cost of the American with Disabilities Act (ADA) improvements will take up half of their budget for their remodel. Mr. Adrian requested the condition be waived. Mr. Adrian clarified the portion of the plan to be included with the submittal.

Mr. Don Young, Engineering Manager, confirmed that twenty (20) percent of the applicant's project budget would go towards ADA improvements.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher, and carried on a vote of 5-0 (Commissioner Botts absent) that the Planning Commission determined that Conditional Use Permit No. 1015, Revision No. 1, was exempt from the California Environmental Quality Act Guidelines pursuant to Section 15301.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher, and carried on a vote of 5-0 (Commissioner Botts absent) that the Planning Commission adopt Resolution No. 1389 approving Revision No. 1 to Conditional Use Permit No. 1015.

B. McDONALDS USA, LLC.
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption in accordance with the California Environmental Quality Act and Section 15301 (Existing Facilities) of the CEQA Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 279, Revision No. 3**, a request to renovate the exterior of an existing McDonald's restaurant, construct an additional cashier's window, revise the drive-through lane for a dual-lane entry, and install new landscaping at 1620 W. Redlands Boulevard in the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (APN: 0169-362-15-0000).

Chairwoman Dyer opened up the Public Hearing.

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

The Commission expressed concern with the following:

- Is this an expansion of the permitted use
- Alabama Street and Redlands Boulevard is at a Level of Service (LOS) F, and the driveway approach on Alabama Street egress and ingress creates an additional conflict with traffic on Alabama Street
- Character of the architecture is not consistent with the City's style

Mr. Don Young, Engineering Manager, stated Alabama street and Redlands Boulevard is operating better than LOS of F during off peak hours. Municipal Utilities and Engineering Department is asking for additional dedication of right-of-way and stated that the egress and ingress is acceptable as proposed.

Mr. Gary Lee, Design UA Architects, came forward to address the Commission. Mr. Lee stated they are willing to revise the landscaping as requested. Mr. Lee stated he would need to go back to McDonalds to revisit changes to the architecture.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock, and carried on a vote of 5-0 (Commissioner Botts absent) that the Planning Commission table the item to allow additional time for the applicant to propose a new design.

C. VANTAGE ONE REAL ESTATE INVESTMENTS V, LLC.
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a recommendation to City Council on a Mitigated Negative Declaration in accordance with Section 15074 of the California Environmental Quality Act Guidelines, for the proposed General Plan Amendment No. 137 and Zone Change No. 457 described below, and Demolition Nos. 281 and 282 to demolish the former Redlands Safety Hall building and the former County Courthouse building.

2. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **General Plan Amendment No. 137** to amend the General Plan land use designation of approximately 2.8 acres from Public Institutional to Commercial. The project is located at 212 Brookside Avenue and 216 Brookside Avenue at the northwest corner of Brookside Avenue and North Eureka Street (APNs: 0171-211-13-0000 through 0171-211-21-0000; 0171-211-25-0000; and 0171-101-01-0000 through 0171-101-05-0000).
3. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **Zone Change No. 457** to change the zone of approximately 2.65 acres from Administrative Professional (A-P) to General Commercial (C-3) District. The project is located at 212 Brookside Avenue and 216 Brookside Avenue at the northwest corner of Brookside Avenue and North Eureka Street (APNs: 0171-211-14-0000 through 0171-211-21-0000; 0171-211-25-0000; and 0171-101-01-0000 through 0171-101-05-0000).

Chairwoman Dyer opened up the Public Hearing.

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

The Commission expressed concern on the following items

- How will the developer manage the dust and dirt once demos are completed
- Removal of the hardscape may create a weed field
- Requested an added condition of approval to have an arborist assess the existing palm trees for relocation

Mr. Reilly stated the developer will have stock piles and fencing on the site for approximately nine (9) months. The applicant plans on demolishing all structures and landscaping, and the demolition would precede the General Plan Amendment and Zone Change.

Mr. Brian Desatnik, Development Services Director, stated the developer is trying to market the site and it is difficult to market the site if the entitlements are not in place. Mr. Desatnik suggested adding a condition of approval to the demo permit to address the trash and relocating the palm trees.

Mr. Pat Meyer, representative, confirmed once the applicant has the demolition permit they will secure the site with **fence screening**. Mr. Meyer stated the existing structures make it difficult to market, and the homeless population are breaking in constantly. The building is like a homeless commune. The applicant plans to market the site as a mixed use retail, and restaurant entitlement. Mr. Meyer stated they agree with the mitigation measures, and suggested staff mitigate the site to be weed and trash free.

Mr. Tom Robinson, owner, stated the property is almost impossible to market without the entitlements. The demolition materials will be reused for the parking lot base. Mr. Robinson stated the homeless population has been breaking into the buildings and are making a mess inside of the buildings. The cost for the clean-up has been very costly.

Mr. Brian Foote, Planning Manager, stated there are standard conditions of approval that included Air Quality Management District (AQMD) Rules 401 through 403 relative to fugitive dust and stock piles. Mr. Foote suggested an added condition of approval to the demolition permit to address the health and relocation of the palm trees, and keeping the site free of trash. Mr. Foote stated staff could clarify the dust issues with an errata without triggering the recirculation of the environmental document.

Mr. Ray Hussey, LSA Associates Environmental Consultant, stated splitting a project is not allowed by CEQA. There are standard regulations from the AQMD and National Pollutant Discharge Elimination System (NPDES), and standard mitigation measures are included for air quality, hydrology, and water quality regarding dust and stock piles.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher, and carried on a vote of 4-1 (Commissioner Rock opposed, and Commissioner Botts absent) that the Planning Commission found there was no substantial evidence of any potentially significant environmental effects, and recommend that the City Council adopt the Mitigated Negative Declaration for General Plan Amendment No. 137 and Zone Change No. 457.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Frasher, and carried on a vote of 4-1 (Commissioner Rock opposed and Commissioner Botts absent) that the Planning Commission adopt Resolution No. 1387 and recommend that the City Council approve General Plan Amendment No. 137.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Grenda, and carried on a vote of 3-2 (Commissioner Guzkowski and Commissioner Rock opposed, and Commissioner Botts absent) that the Planning Commission adopt Resolution No. 1388 and recommend that the City Council approve Zone Change No. 457.

5. ADDENDA - None

6. MINUTES - None

7. LAND USE AND CITY COUNCIL ACTIONS FOR MAY 2, 2018.

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

Mr. Foote, Planning Manager, stated the City Council approved the MOD packing house project including the designation as a local historic resource.

8. ADJOURN TO THE MAY 22, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 6:00 p.m. to the May 22, 2018, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director