

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, June 12, 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
Michael Reiter, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
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 with the exception of Commissioner Frasher who was absent.

2. CONSENT CALENDAR - None

3. OLD BUSINESS - None

4. NEW BUSINESS

A. **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. Continued **PUBLIC HEARING** to consider **Conditional Use Permit No. 279, Revision No. 3**, a request to renovate the exterior of an existing McDonald's restaurant with drive-through, 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, Senior Planner, gave a brief overview and presentation on the proposed project.

Mr. Gary Lee, UA Design Group, stated he had no issues with an added condition of approval to resurface the asphalt.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Grenda, and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission moved to determine that Conditional Use Permit No. 279, Revision No. 3, was categorically exempt from the California Environmental Quality Act, pursuant to Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Grenda, and carried on a vote of 4-2 (Commissioner Reiter and Commissioner Rock opposed, and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1390 to approve Revision No. 3 to Conditional Use Permit No. 279, based on the findings contained in the staff report, and subject to the conditions of approval, this includes the added Condition of Approval No. 15 as follows:

15. The parking lot shall be repaired, re-sealed and re-stripped prior to building permit final.

B. **SPLASH KINGDOM AMUSEMENT PARK** (PROJECT PLANNER: LORALEE FARRIS)

1. The proposed review of **Conditional Use Permit No. 963** is not subject to environmental review at this time, in accordance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15321 for enforcement actions by regulatory agencies.

2. A review of compliance with conditions of approval related to **Conditional Use Permit No. 963**, as amended, for the Splash Kingdom Amusement Park located on an approximately 16.1-acre property. The subject property is located at 1101 California Street, between West Lugonia Avenue and the Interstate 10 freeway, in the Special Development (EV/SD) District of the East Valley Corridor Specific Plan (APNs: 0292-033-11-0000 and 0292-033-13-0000).

Mr. Brian Desatnik, Development Services Director, gave a brief overview of the purpose of the review of compliance with conditions of approval and indicated that the new operators would be making a presentation of their short term and long term goals.

Ms. Lorelee Farris, Principal Planner, gave a brief overview and presentation on Splash Kingdom's compliance issues with their conditions of approval.

Mr. Dan Martinez, PS80 Partners LLC dba Hybrid One representative and Splash Kingdom co-owner, gave a brief overview of their short and long term goals.

Mr. Chris Boatman, Quality of Life Director, stated the previous Conditional Use Permit (CUP) was revoked in 2010 and a new CUP was issued. Currently the entire site has been transformed with regards to their parking lot, debris on site, demolition without permits, landscaping maintenance, and vehicles stored on site. Mr. Boatman confirmed there was a violation issued on May 5, 2018 for immediate property maintenance. The facility was not red tagged because there were no life safety issues.

Mr. Ryan Sauter, Splash Kingdom co-owner, stated their intentions are to bring something good to the community. They embrace vegetation and would like to bring something special

to the site like a desert oasis. They want a place where all our families can go and enjoy. Mr. Sauter indicated they foresee the park to provide a sense of family and community.

The Commission discussed the item and the option to direct staff to initiate revocation proceedings.

Mr. Desatnik, Development Services Director, stated the Commission's responsibility is to give staff direction whether or not to schedule a revocation hearing.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Guzkowski, and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission direct staff to initiate revocation proceedings for Conditional Use Permit No. 963 in accordance with Section 18.192.100 of the Redlands Municipal Code.

5. ADDENDA - None

6. MINUTES

A. Approval of the Planning Commission meeting minutes for April 10, 2018.

MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Guzkowski, and carried on a vote of 6-0 (Commissioner Frasher absent) to approve the April 10, 2018, Planning Commission minutes.

7. LAND USE AND CITY COUNCIL ACTIONS FOR MAY 15, 2018.

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

Mr. Desatnik stated that the City Council approved the recycling ordinance; Walmart Sign Program; Zone Change and Demolition of the Safety Hall; City's Budget; and an extension on the Purchase and Sale agreement for the 330 3rd Street Packing House to the end of the year.

8. ADJOURN TO THE JUNE 12, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:58 p.m. to the June 12, 2018, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director