

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

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

ADVISORY STAFF Brian Desatnik, Development Services Director

PRESENT: Brian Foote, Planning Manager  
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.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR - None

4. OLD BUSINESS - None

5. NEW BUSINESS

A. **ALCOHOLIC BEVERAGE SPECIALISTS**  
(PROJECT PLANNER: SEAN REILLY)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 630, Revision No. 2**, to establish a restaurant with on-site consumption of alcoholic beverages utilizing a Type 47 (On-Sale General - Eating Place) Alcoholic Beverage Control License within the existing Studio Movie Grill theater. The subject property is located at 340 South Eureka Street, in the Town Center - Historic (TC-H) District of the Downtown Specific Plan. The project qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Public Hearing.

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

The Commission discussed the parking and the revised conditions of approval.

Mr. Steve Rawlings, Alcoholic Beverage Specialists representative, gave a brief overview of the proposed project.

Ms. Carolyn Gadbaw, Studio Movie Grill Area Manager, came forward to address to Commission on the proposed project.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts, and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1394 approving Conditional Use Permit No. 630, Revision No. 2, based on the findings contained in the staff report, and subject to the Conditions of Approval.

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

**PUBLIC HEARING** to consider **Conditional Use Permit No. 530, Revision No. 2**, 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 rehabilitate existing landscaping at 612 E. Redlands Boulevard in the Highway Commercial (C-4) District (APN: 0171-341-33-0000). The proposal is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines for existing facilities. Staff will provide a brief description and summary of the Planning Division work program for Fiscal Year 2018-2019.

Chairwoman Dyer opened up the Public Hearing.

Mr. Gary Lee, Design UA Architects, came forward to address the Planning Commission.

The Commission expressed concerns about the architecture, parking lot design and traffic flow, drive-through lane, and the entrance to the building. The Commission suggested McDonald's revise the architectural renderings to include a more reminiscent historical and sympathetic representation, and redesign to fit in with the historic Route 99 along Redlands Boulevard.

Mr. Don Young, Engineering Manager, gave a brief overview of Municipal Utilities and Engineering Department (MUED) requirements and recommendations to the configuration of the parking lot and driveway ingress and egress.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Guzkowski, and carried on a vote of 7-0 that the Planning Commission table the item to allow time for the applicant to bring back a redesign.

C. **CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT**  
(PROJECT PLANNER: LORALEE FARRIS)

**PUBLIC HEARING** for consideration of the review of Conditions of Approval and potential revocation of **Conditional Use Permit No. 963**, as amended, for a water and amusement park on approximately 17 acres located at 1101 California Street, in the Special Development (EV/SD) District of the East Valley Corridor Specific Plan. This item qualifies for exemption from environmental review pursuant to Section 15321 (Enforcement Actions by Regulatory Agencies) of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Public Hearing.

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

The Commission requested a shorter lead time for the continuance date.

Mr. Brian Desatnik, Development Services Director, stated that the conditions of approval of the Conditional Use Permit (CUP) should be separate from the code violations. The mere discontinuance of varied uses isn't a violation of the CUP. The majority of the violations are with the removal or lack of maintenance on the landscaping, and revisions to the parking configuration. The applicant has started installing new landscaping and they have been cleaning up the site. The applicant would like to come back and share their ideas on a new design and revision to the CUP, although they are not yet ready to do so. If staff proceeded with a revocation hearing it would impact the applicant's future plans for the site. Staff will bring the item back to give the Commission a status update at the August 14, 2018, Planning Commission meeting.

Chairwoman Dyer closed the Public Hearing.

**MOTION**

It was moved by Commissioner Rock, seconded by Commissioner Reiter, and carried on a vote of 7-0 that the Planning Commission continue the item to the August 14, 2018, Planning Commission meeting for a status report.

6. ADDENDA - None

7. MINUTES

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

**MOTION**

It was moved by Commissioner Frasher, seconded by Commissioner Rock, and carried on a vote of 7-0 to approve the Planning Commission minutes of July 10, 2018.

8. LAND USE AND CITY COUNCIL ACTIONS FOR JULY 17, 2018.

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

Mr. Desatnik, Development Services Director, stated that the City Council approved the time extension to the Conditional Use Permit and Tentative Tract Map for the Walmart project. Mr. Desatnik said the Purchase and Sale Agreement for the last Redevelopment property located on Citrus Avenue adjacent to the I-10 was approved as well.

9. ADJOURN TO THE AUGUST 14, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 6:15 p.m. to the August 14, 2018, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director