

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 24, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chair  
Steven Frasher, Vice Chair  
Julie Rock, Commissioner  
Mario Saucedo, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director  
Brian Foote, Planning Manager  
Sean Reilly, Senior Planner  
Jocelyn Torres, Assistant 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 meeting agenda. Please limit your comments to three (3) minutes.)

Chair 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 with the exception of Commissioner Richardson, Commissioner Shaw, and Commissioner Botts, all of whom had excused absences.

2. PRESENTATION AND ANNOUNCEMENTS

Chair Guzkowski inquired if there were any presentations or announcements.

Mr. Brian Desatnik, Development Services Director, stated there is going to be a special Planning Commission meeting on September 30<sup>th</sup>, 2019 at 6:00 p.m. to hear the Luxview Apartment project.

3. CONSENT CALENDAR

A. Approval of the Planning Commission meeting minutes for September 10, 2019.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a vote of 4-0 (Commissioners Richardson, Commissioner Shaw and Commissioner Botts were absent) that the Planning Commission approve the Consent Calendar, with the minutes as amended.

4. OLD BUSINESS – None

5. NEW BUSINESS

A. **CHASE HOLDINGS, LP**  
(PROJECT PLANNER: JOCELYN TORRES)

**PUBLIC HEARING** to consider **Commission Review and Approval No. 909** and the associated Socio-Economic Cost/Benefit Study to construct two medical office buildings (approximately 7,314 and 9,400 square-feet in size) and

related site improvements including driveways, parking lot, landscape, and lighting. The project site is two parcels located on the north side of West Redlands Boulevard and 250 feet east of North Nevada Street (APN's: 0292-063-58-0000 and 0292-063-59-0000) in the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan. The project qualifies for exemption from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Chair Guzkowski opened up the Public Hearing.

Ms. Jocelyn Torres, Assistant Planner, gave a brief overview and presentation on the proposed project.

Mr. Mark Stanson, representative, stated he accepted the conditions of approval.

Chair Guzkowski inquired if the applicant could increase the height of the cornice and the tile on the building.

Mr. Stanson said that he did not see a problem with slightly increasing the cornice, and the property owner would rather not extend the tile in order to be consistent with the existing site design and architecture.

Vice Chair Frasher encouraged the applicant to add public art to the site, if feasible.

Mr. Stanson stated he would speak with the applicant about possible adding a public art component.

Chair Guzkowski closed the Public Hearing.

## MOTION

It was moved by Commissioner Rock, and seconded by Commissioner Saucedo and carried on a vote of 4-0 (Commissioners Richardson, Shaw, and Botts absent) that the Planning Commission adopt Resolution No. 1475, approve the Socio-Economic Cost Benefit Study, and approve Commission Review & Approval No. 909 based on the findings contained in the staff report and subject to the Conditions of Approval; this includes the added Condition of Approval Nos. 35 and 36 as follows:

35. The applicant shall enlarge the cornice treatment on the exposed street sides and on the entry driveway, subject to review and approval by Planning staff prior to building permit issuance.
36. The project site shall incorporate a public arts component, to be referred to the Development Services Department and the Facilities and Community Services Department to provide a public art piece in coordination with input from the Cultural Arts Commission.

### **B. RAYMOND ARJMAND** (PROJECT PLANNER: SEAN REILLY)

Conditional Use Permit No. 485, Revision 5 - A request to construct a 1,556 square-foot addition at the existing Orange Street Plaza shopping center. The proposed project would convert an existing unenclosed covered patio area

adjacent to the existing Office Depot into retail space. The project site is located at 602 North Orange Street in the Town Center (TC) District of the Downtown Specific Plan (APN: 0169-212-23-0000). The project qualifies for exemption from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

Chair Guzkowski opened up the Public Hearing.

Mr. Sean Reilly, Senior Planner, gave a brief overview and presentation on the proposal.

Commissioner Saucedo stated there was a fire hydrant that had been previously knocked down on the site.

Mr. Vince Anderson, Redlands Fire Marshall, stated he will work with the applicant on repairing the fire hydrant.

Mr. Raymond Arjmand, applicant, came forward to address the Planning Commission and stated he agrees with the conditions of approval.

Chair Guzkowski closed the Public Hearing.

It was moved by Vice Chair Frasher, and seconded by Commissioner Rock and carried on a vote of 4-0 (Commissioner Richardson, Commissioner Shaw, and Commissioner Botts absent) that the Planning Commission adopt Resolution No. 1480, approving Revision No. 5 to Conditional Use Permit No. 485, based on the findings contained in the staff report and subject to the Conditions of Approval.

#### **C. PM DESIGN GROUP**

(PROJECT PLANNER: JOCELYN TORRES)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 1131** - A request to construct a 4,086 square-foot restaurant (Raising Cane's Chicken Fingers) with dual drive-through lanes and an outdoor covered dining patio area, including associated parking lot, landscape, and related site improvements on a 1.64-acre parcel. The project site is located at the southeast corner of Indiana Court and West Lugonia Avenue within the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (APN: 0292-441-21-0000). The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

Chair Guzkowski opened up the Public Hearing. There were comments forthcoming and the Public Hearing was closed.

Ms. Jocelyn Torres, Assistant Planner, stated that she received a request from the applicant to continue the item to the October 22, 2019 Planning Commission; to allow the applicant additional time to meet with staff and review the Conditions of Approval.

#### **MOTION**

It was moved by Commissioner Rock, seconded by Commissioner Saucedo and carried on a vote of 4-0 (Commissioner Richardson, Commissioner Shaw, and Commissioner Botts absent) that the Planning Commission continue Conditional Use Permit No. 1131 to the October 22, 2019 Planning Commission meeting.

6. ADDENDA

A. STAFF PRESENTATION; EXAMINING LOCAL NEEDS IN REDLANDS

This item is anticipated to be rescheduled for the October 22, 2019 Planning Commission meeting.

7. LAND USE AND CITY COUNCIL ACTIONS FOR SEPTEMBER 17th, 2019.

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

Mr. Desatnik, Director, stated City Council approved the extension of time for Conditional Use Permit No. 1045 for the Liberty Lane Apartments project.

8. ADJOURN TO THE SEPTEMBER 24, 2019, PLANNING COMMISSION MEETING

Chairman Guzkowski adjourned the meeting at 5:15 p.m. to the September 24, 2019, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director