

## AGENDA

CONRAD GUZKOWSKI, CHAIR

STEVEN FRASHER, VICE CHAIR

MARIO SAUCEDO, COMMISSIONER

JOE RICHARDSON, COMMISSIONER

KARAH SHAW, COMMISSIONER

MATT ENDSLEY, COMMISSIONER

ROSEMARIE GONZALES, COMMISSIONER

CITY OF REDLANDS  
SPECIAL PLANNING COMMISSION MEETING  
TUESDAY NOVEMBER 30, 2021  
CIVIC CENTER  
35 CAJON STREET, SUITE 2  
4:00 P.M.

Anyone desiring to speak at this meeting is encouraged but not required to turn in a "Speaker Sign-up Sheet." Forms are available prior to the meeting date in the Development Services Department, Redlands Civic Center, 35 Cajon St., Ste. 20, or in the Council Chambers during the meeting. Speakers are limited to three (3) minutes each.

If you challenge any proposed development entitlement listed on this Agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Goutam Dobby of Municipal Utilities & Engineering Department, 909-798-7584 Ex. 2. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

NOTE: Any writings or documents distributed to a majority of the Planning Commission regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the Development Services Department.

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It is the intent of the Commission to evaluate the progress of the meeting occasionally, and depending upon timing, the Commission may adjourn for a dinner hour.

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### 1. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

(At this time, the public has the opportunity to address the Commission on any item of interest within the subject matter jurisdiction of the Commission that does not appear on this agenda. The Commission may not discuss or take any action on any public comment made, except that the Commissioners or staff may briefly respond to statements made or questions posed by members of the public)

2. PRESENTATIONS - None

3. CONSENT CALENDAR

A. Approval of the October 12th and October 26th, 2021, Planning Commission meeting minutes.

4. OLD BUSINESS - None

5. NEW BUSINESS

A. **APPLICANT:**  
**PETER BHAKTA**  
(PROJECT PLANNER: JOCELYN TORRES)

**1. PUBLIC HEARING** to consider **Conditional Use Permit No. 1158** - A request for a Type 70 (On-Sale General – Restrictive Service) Alcoholic Beverage Control license to sell beer and wine for consumption on the premises within an existing Springhill Suites hotel. The project site is located at 1765 West Lugonia Avenue within Specific Plan 25 (APN: 0292-341-22-0000). The project qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

B. **APPLICANT:**  
**19TH TEE PREMIER INDOOR GOLF, LLC.**  
(PROJECT PLANNER: JOCELYN TORRES)

**1. PUBLIC HEARING** to consider **Conditional Use Permit No. 1162** - A request for a Type 40 (On-Sale Beer) Alcoholic Beverage Control license to sell beer for on-site consumption as an ancillary use to an existing indoor commercial recreation (virtual golf) establishment within an existing 2,133 square foot-tenant space. The hours of operation will be Monday through Sunday from 10:00 a.m. to 10:00 p.m. The project site is located at 19 E. Citrus Avenue, Suite 102, in the General Commercial (C-3) District (APN: 0171-121-03-0000). The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

C. **APPLICANT:**  
**SMUDGE POT BREWING COMPANY**  
(PROJECT PLANNER: JOCELYN TORRES)

**1. PUBLIC HEARING** to consider **Conditional Use Permit No. 1160** - A request for a Small Beer Manufacturer (Type 23) Alcoholic Beverage Control license to establish a small beer manufacturing business with an on-site tap room within a 3,190 square-foot tenant space located at 2025 West Park Avenue, Unit 3 (APN: 0292-152-32-0000) in the Commercial Industrial (EV/IC) District of the East Valley Corridor Specific Plan. The project qualifies for exemption from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

D. **APPLICANT:**  
**NEVADA STREET HOLDINGS, LLC**  
(PROJECT PLANNER: JOCELYN TORRES, ASSISTANT PLANNER)

**PUBLIC HEARING** to consider the following:

1. Consideration of a **Socio-Economic Cost/Benefit Study** prepared for the proposed project in accordance with Measure U.
2. **Lot Line Adjustment No. 659** – A request to merge three parcels into one single parcel for the construction of an 87,771 square foot industrial warehouse building. The subject properties are located at 10756 Nevada Street (APNs: 0292-154-02-0000, 0292-154-03-0000, and 0292-154-04-0000). The proposal is exempt from environmental review in accordance with Section 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines.
3. **Commission Review & Approval No. 928** – A request to construct an 87,771 square foot industrial warehouse building including related on-site improvements including parking lot, driveways, landscaping, lighting, and utilities on a 4.69 acre property. The project site is located at 10756 Nevada Street (APNs: 0292-154-02-0000, 0292-154-03-0000, 0292-154-04-0000) in the Commercial Industrial (EV/IC) 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.

6. ADDENDA - None
7. ANNOUNCEMENTS/COMMISSIONERS' COMMENTS
8. DIRECTOR'S UPDATES
9. ADJOURN TO THE DECEMBER 14TH, 2021, PLANNING COMMISSION MEETING

  
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for BRIAN DESATNIK,  
DEVELOPMENT SERVICES DIRECTOR