

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, October 9, 2018, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman
Conrad Guzkowski, Vice Chairman
Donn Grenda, Commissioner
Michael Reiter, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal 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 Commissioners Julie Rock and Steve Frasher who were absent.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR - None

4. OLD BUSINESS - None

5. NEW BUSINESS

A. **URBAN ENVIRONS**
(PROJECT SEAN REILLY, ASSOCIATE PLANNER)

A request for an **Extension of Time of two (2) years for TENTATIVE TRACT MAP No.16678** to subdivide approximately 41.22 acres into seventy-six (76) residential lots and four (4) common lots. The project site is located on the west side of Wabash Avenue, south of San Bernardino Avenue, and north of Capri Avenue, in the Residential Estate (R-E) District (APN: 0168-132-05-0000). A Mitigated Negative Declaration was previously adopted at the time Tentative Tract 16878 was approved, and the proposed Extension of Time is exempt from further environmental review in accordance with Section 15162 of the CEQA Guidelines.

Mr. Sean Reilly, Associate Planner, gave a brief overview on Tentative Tract Map No. 16678.

Chairwoman Dyer opened up the Hearing,

Mr. Pat Meyer, applicant, stated the streets in the project area will be improved. The revisions to the map has enhanced the overall design, and the utilities are located underground.

Chairwoman Dyer closed the Hearing.

It was moved by Vice Chairman Conrad Guzkowski, seconded by Commissioner Robert Botts, and carried on a vote of 5-0 (Commissioner Julie Rock and Commissioner Steve Frasher absent) that the Planning Commission adopt Resolution No. 1409 and approved an extension of time to April 5, 2020, for Tentative Tract Map 16878, based on the findings that are contained in the staff report, and subject to the original conditions of approval.

B. BERNARD BIDART, THATCHER ENGINEERING & ASSOCIATES
(PROJECT PLANNER: EMILY ELLIOTT, AICIP SENIOR PALNNER)

Consideration of a third one-year **Extension of Time for Tentative Tract Map No.162402** to subdivide approximately 8.48 acres into twenty six (26) single-family residential lots, and two lettered lots for open space purposes. The project site is located south of Madeira Avenue and west of Sapphire Avenue, in the Residential Este (R-E) District and the Single-Family Residential (R-1) District (APNs 0298-211-09-0000 & 0298-211-39-0000).

Mr. Brian Foote, Planning Manager, gave a brief overview of Tentative Tract Map No. 164202

Chairwoman Dyer opened up the Hearing.

Mr. Bernard Bidart, applicant, provided a brief history on Tentative Tract Map No.162402 and stated they are in the process of securing a builder. Mr. Bidart was available for questions.

Chairwoman Dyer closed the Hearing.

It was moved by Commissioner Donn Grenda, seconded by Commissioner Botts, and carried on a vote of 5-0 (Commissioner Rock and Commissioner Frasher absent) that the Planning Commission adopt Resolution No.1408 and approved a one-year extension of time for Tentative Tract Map 162402 based on the findings that are contained in the stave report and subject to the original conditions of approval.

C. SHAW DEVELOPMENT PARTNERS, LLC

- 1. PUBIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for Commission Review & Approval No. 894 located at the southeast corner of West Park Avenue and Iowa Street (APN:0292-158-15-0000).
- Consideration of **Commission Review and Approval No. 894** to construct a 153,994 square foot industrial building consisting of 147,994 square feet of warehouse space, and 6,000 square feet of office space, and related on-site improvements including parking, landscaping , lighting, and utilities. The project site is a 7.08-acre vacant property located at the southeast corner of West Park Avenue and Iowa Street (APN: 0292-158-15-0000), in the Commercial Industrial (EVIC) District of the East Valley Corridor Specific Plan. An Initial Study was prepared for the project in accordance with the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration is proposed pursuant to Section 15074 of the CEQA Guidelines.

Loralee Farris, Principal Planner gave a brief overview of Commission Review and Approval No. 894.

Chairwoman, Dyer, opened the Public Hearing.

Mr. Pat Meyer, representative, came forward to address the Planning Commission and stated he concurs with staff's findings and the Conditions of Approval.

Chairwoman Dyer, closed the Public Hearing.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Grenda and carried a vote of 5-0 (Commissioner Rock and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1410, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, approving the Socio-Economic Cost Benefit Study, and approving Commission Review and Approval No. 894, subject to the attached conditions of approval.

5. ADDENDA - None

6. MINUTES

A. Approval of the Planning Commission meeting minutes for August 14 2018.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Botts , and carried on a vote of 5-0 (Commissioner Rock and Commissioner Frasher absent) to approve the Planning Commission minutes of August 14, 2018 as amended.

B. Approval of the Planning Commission meeting minutes for September 11, 2018.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Grenda , and carried on a vote of 5-0 (Commissioner Rock and Commissioner Frasher absent) to approve the Planning Commission minutes of September 11, 2018.

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

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

Mr. Brian Desatnik, Development Services Director, stated that he did not have any actions to report for the October 2, 2018 City Council meeting. Mr. Desatnik, Development Services Director provided an update on the Downtown Transit Village workshop that was held in the City Council Chambers on Wednesday, September 26, 2018, he stated it was an interactive session and there were approximately 55 attendees. The Transit Village workshop is scheduled for Thursday, October 11, 2018 at the ESRI Café

8. ADJOURN TO THE OCTOBER 23, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 5:00 p.m. to the October 23, 2018, Planning Commission meeting.

Joni Mena
Senior Administrative Technician

Brian Desatnik
Development Services Director