

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 12, 2019, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Paul Barrich, City Council Member
Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Associate Planner
Jacqueline Hong, 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 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 Commission members were present with the exception of Commissioner Rock.

2. CEREMONIAL MATTERS - None

Commissioner Botts recused himself due to a conflict of interest.

Chairwoman Dyer stated item 3.C. has been pulled from the Consent Calendar for discussion.

3. CONSENT CALENDAR

A. **GARNER HOLT PRODUCTIONS, INC.**
(PROJECT PLANNER: JACQUELINE HONG)

Consideration of **Commission Sign Review No. 453** for approval of a 24 square-foot freestanding monument sign, three foot four inches (3'4") in height, for the tenant Garner Holt Productions, Inc. The project site is located at 1255 Research Drive in the Office/Industrial District of Specific Plan 42 (APN: 0292-032-39-0000). The proposal is exempt from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines for on-premises signs.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Frasher and carried on a vote of 4-0 (Commissioners Rock and Reiter absent, and Commissioner Botts

recused) that the Planning Commission adopt Resolution No. 1424 and approve Commission Sign Review No. 453, subject to the Conditions of Approval.

B. STELLAR INSTALLATIONS, INC.
(PROJECT PLANNER: JACQUELINE HONG)

Consideration of **Commission Sign Review No. 451** to construct a 15 square-foot freestanding monument sign that is four feet in height for the “Renew” apartments. The project site is located at 1250 North University Street in the Multiple Family Residential (R-2-2000) District (APN: 1212-381-01-0000). The proposal is exempt from environmental review pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines for on-premises signs.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Frasher and carried on a vote of 4-0 (Commissioners Rock and Reiter absent, and Commissioner Botts recused) that the Planning Commission adopt Resolution No. 1423 to approve Commission Sign Review No. 451, subject to the Conditions of Approval.

Commissioner Reiter arrived to the Planning Commission.

Commissioner Botts returned to the Planning Commission.

C. CHUNGMIN WU
(PROJECT PLANNER: LORALEE FARRIS)

Consideration of request for a one-year **Extension of Time for Tentative Tract Map No. 18560**, an approved subdivision of 45 acres of land into 27 residential lots for future single-family development, and seven lettered open space lots. The project site is vacant land located on the east side of Alessandro Road, north of Sunset Hills Lane, and to the south of Sunset Drive, within Neighborhood 2 of Specific Plan No. 43. The proposed Extension of Time is exempt from further environmental review in accordance with Section 15162 of the California Environmental Quality Act Guidelines.

Chairwoman Dyer opened up the Hearing.

Ms. Lorelee Farris, Principal Planner, gave a brief overview and presentation on the proposed Tentative Tract Map.

Mr. Nathan Cooke, Redlands Fire Chief, came forward to address the Planning Commission’s concerns on fuel modification.

Mr. Ebbe Videriksen, representative, shared the approved modification plan with the Planning Commission.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Botts and carried on a vote of 6-0 (Commissioner Rock absent) that the Planning Commission adopt Resolution No. 1427, determine that the requested Extension of Time does not require any further environmental review in accordance with Section 15162 of the California Environmental Quality Act Guidelines, and approve a one-year Extension of Time for

Tentative Tract Map No. 18560 based on the findings contained in the staff report and subject to the original Conditions of Approval.

4. OLD BUSINESS

A. **CIRCLE K STORES, INC.**

(PROJECT PLANNER: LORALEE FARRIS)

PUBLIC HEARING to consider **Conditional Use Permit No. 441 (Revision No. 1)** to remodel the interior and exterior of an existing automotive service station and convert the existing automobile service bays into a convenience store (approximately 1,356 square-feet in floor area), construct façade improvements to the existing building, and construct on-site parking and landscaping improvements. The project site is located at 1325 Barton Road in the Neighborhood Stores (C-1) District (APN: 0172-481-01-0000). This project is exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Dyer opened up the Public Hearing.

Ms. Farris, Principal Planner, gave a brief overview and presentation on the project.

Mr. Kent Allen, representative, and Mr. Ahmad Ghaderi, A & S Engineering, Inc., thanked staff and stated they are happy with the revised design.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Grenda and carried on a vote of 6-0 (Commissioner Rock absent) that the Planning Commission adopt Resolution No. 1369, determine that Revision No. 1 to Conditional Use Permit No. 441 was exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act Guidelines, and approve Revision No. 1 to Conditional Use Permit No. 441 based on the findings contained in the staff report and subject to the Conditions of Approval. . This includes the removal of Condition of Approval No. 23 on the original Conditional Use Permit No. 441 approval, to allow the applicant to continue to utilize their existing nonconforming pole sign.

B. **McDONALDS USA, LLC.**

(PROJECT PLANNER: SEAN REILLY)

PUBLIC HEARING to consider **Conditional Use Permit No. 530, Revision No. 2**, a request to renovate the existing drive-through lane and exterior facade of an existing McDonald's restaurant, revise the drive-through lane for a dual-lane entry and construct an additional cashier's window, and rehabilitate existing landscaping. The project site is located 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.

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Robert Preece, Design UA, came forward to address the Commission on delivery hours, driveway approach, architecture, and directional signage.

Ms. Christine Jo, project manager, stated they would like to see the project move forward.

There was a lengthy discussion on what the Commission would like to see on the design of the project.

At the suggestion of Chairwoman Dyer, a subcommittee was selected to assist staff and the applicant with future architectural design concepts which may be more suitable for the project. Commissioners Reiter and Grenda were chosen, Commissioner Guzkowski was selected as an alternate member of the design subcommittee.

Mr. Preece and Ms. Jo agreed to a continuance on the project in order to work with staff on the Commission's desires.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Frasher and carried on a vote of 5-1 (Commissioner Rock absent and Commissioner Botts opposed) that the Planning Commission table the item.

Commissioner Grenda recused himself on the following item due to a conflict of interest.

5. NEW BUSINESS

A. **YMCA OF THE EAST VALLEY** (PROJECT PLANNER: SEAN REILLY)

1. **PUBLIC HEARING** to consider **Conditional Use Permit No. 383 (Revision No. 4)** to construct an approximately 20,000 square-foot parking lot addition to the existing YMCA facility located at 500 East Citrus Avenue, with 38 new parking spaces and related on-site landscaping, lighting, and improvements. The project site is located at 247, 253 and 257 Myrtle Street in the Multiple-Family Residential (R-2) District (APNs 0171-341-03-0000, 0171-341-02-0000 and 0171-341-23-0000). The proposal is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the CEQA Guidelines for infill development projects.
2. **PUBLIC HEARING** to consider **Minor Commission Approval No. 48** to allow a reduction of five feet (5'0") to the required front yard setback of twenty five feet (25'0") along the Clark Street and Myrtle Street frontages for the construction of a parking lot expansion located at 247, 253 and 257 Myrtle Street in the Multiple-Family Residential (R-2) District (APNs 0171-341-03-0000, 0171-341-02-0000 and 0171-341-23-0000).

Chairwoman Dyer opened up the Public Hearing.

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

Mr. Darwin Barnett, YMCA representative, gave a brief overview of their services.

Mr. Eric Holman, resident, expressed concern with traffic year round. The street is very narrow and two cars cannot pass. Visibility issues coming out of the driveway are not good, and recommended the City paint the curbs red on Myrtle Street and Clark Avenue. Mr. Holman suggested designated parking.

Mr. Bill Wilson, resident, expressed concern on the power pole location. The fire hydrant is proposed to be relocated and requested that it stays put. There is illegal parking on Clark Street. Now is the time to address the safety issue.

Mr. Dennis Bell, resident, stated the YMCA posted no parking signs and they did not have the legal authority to post the no parking signs. There is a public nuisance with regard to parking, and excessive speed, and traffic congestion. Mr. Bell inquired why a traffic study was not completed for the area.

Mr. David Gates, resident, expressed concern with traffic flow and speeds in the area. Mr. Gates suggested the street turned into a cul-de-sac and or permitted parking.

Mr. Chris Reed, resident, concerned with safety and requested some traffic calming measures. Mr. Reed suggested speed bumps on Myrtle street and to consider resident only parking.

Mr. Rick Pence, Pence construction, clarified the location of the fire hydrants.

Mr. Brian Desatnik, Development Services Director, stated the YMCA is not expanding or bringing in new programs, they are only expanding a parking lot to help alleviate parking issues. Traffic calming measures are not an appropriate condition for this proposal. Mr. Desatnik stated that the Police Department will be contacted regarding the illegal parking.

Mr. Don Young, Engineering Manager, provided clarification on the parking, power pole and fire hydrant.

The Commission confirmed they could not mitigate conditions to the street parking issues, and suggested they bring it to the Traffic Commission and or City Council for it would be the correct body to mitigate the issues the residents are having on traffic, safety, and excessive speed.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Frasher and carried on a vote of 5-0 (Commissioner Rock absent and Commissioner Grenda recused) Planning Commission adopt Resolution No. 1426 approving Commission Review and Approval No. 383, Revision 4, based on the findings in the staff report and subject to the Conditions of Approval, this includes the modified Condition of Approval No. 6 as follows:

6. **The applicant shall construct decorative masonry walls to match the existing stucco covered walls to substantially screen parking areas. Walls shall be constructed between the parking area and the right of way at a height not to exceed three feet. Landscaping shall be provided on the right-of-way side of the wall to provide additional screening.

Commissioner Grenda returned to the Planning Commission.

B. **REUBEN AND ASHLEY DURAN, dba RAW ATHLETICS MMA**
(PROJECT PLANNER: JACQUELINE HONG)

PUBLIC HEARING to consider **Conditional Use Permit No. 1114**, a request to establish a group training and personal training facility in an existing 1,722 square-foot suite within an existing multi-tenant commercial center. The business proposes to operate Monday through Thursday, from 6:00 a.m. to 10:00 a.m. and between 5:00 p.m. to 8:00 p.m.; and Friday and Saturday by appointment only. The project site is located at 1235 Indiana Court, Suite 103, in the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan (APN: 0292-441-07-0000).

Chairwoman Dyer opened up the Public Hearing.

Ms. Jacqueline Hong, Assistant Planner, gave a brief overview and presentation on the proposed project.

Mr. Ruben Duran gave a brief overview of his business, and agreed to the condition of approval.

Mr. Andrew Misenheimer, resident, spoke to the Commission and stated he was in favor of RAW Athletics MMA. His children have been going to RAW Athletics and have been training with Mr. Duran and they have overcome mental and physical adversity with positive effects. Mr. Duran has been a great mentor to his children. Mr. Misenheimer requested approval of the Conditional Use Permit.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Botts and carried on a vote of 6-0 (Commissioner Rock absent) that the Planning Commission adopt Resolution No. 1421 to approve Conditional Use Permit No. 1114, based on the findings contained in the staff report, and subject to the Conditions of Approval.

6. ADDENDA - None

7. MINUTES

A. Approval of the Planning Commission meeting minutes for January 22, 2019.

MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Botts, and carried on a vote of 6-0 (Commissioner Rock absent) to approve the Planning Commission minutes of January 22, 2019.

8. LAND USE AND CITY COUNCIL ACTIONS FOR FEBRUARY 5TH, 2019.

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

Mr. Desatnik, Development Services Director, stated that the City Council upheld the appeal of the CUP revocation for Splash Kingdom (and overturning the revocation by the Planning Commission), and the park operator was given direction to bring the parking lot back to original configuration and install the associated improvements with the parking lot.

9. ADJOURN TO THE FERUARY 26, 2019, PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 7:20 p.m. to the February 26, 2019, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director