

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 10, 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

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director  
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 with the exception of Commissioner Grenda who was absent and Commissioner Frasher who was tardy.

2. CONSENT CALENDAR – None

3. OLD BUSINESS

A. **WALMART STORES, INC.**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to California Environmental Quality Act Guidelines Section 15311 for accessory structures such as on-premises signs.
2. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on **Sign Conditional Use Permit No. 23** for a uniform sign program for an approved 256,614 square-foot retail and commercial center on 45 acres, including two wall signs exceeding 120 square-feet for the anchor tenant, located on the southeast corner of San Bernardino Avenue and Tennessee Street in the East Valley Corridor Specific Plan, Concept Plan No. 4, (APNs: 0167-141-01-0000, 0167-141-02-0000, 0167-141-03-0000 and 0167-141-04-0000).

Chairwoman Dyer opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

Ms. Emily Elliott, Senior Planner, stated the applicant was unable to attend today's scheduled meeting, and requested the hearing be continued to the April 24, 2018 Planning Commission meeting.

## MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts, and carried on a vote of 4-0 (Commissioner Frasher tardy and Commissioner Grenda absent) to continue Sign Conditional Use Permit No. 23 to the April 24, 2018 Planning Commission meeting.

Commissioner Frasher arrived to the Planning Commission.

### B. **DANIEL BUOYE, APPLICANT** (PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15315 (Minor Land divisions) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider **Tentative Parcel Map No. 19887**, a request to subdivide an approximately 4.2 acre parcel into two legal parcels. Parcel One is currently developed with an automobile service/repair facility and is proposed to be 0.67 gross acres. Parcel Two is currently vacant and proposed to be 3.53 gross acres. The project is located at 828 West Colton Avenue within the C-M (Commercial Industrial) and the C-4 (Highway Commercial) Districts. No new development is proposed at this time. (APNs: 0169-022-24-0000 and 0169-022-25-0000).

Chairwoman Dyer opened up the Public Hearing.

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

Ms. Vicky Valenzuela, Thatcher Engineering, stated she was available for any questions.

Chairwoman Dyer closed the Public Hearing.

## MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Guzkowski, and carried on a vote of 5-0 (Commissioner Grenda absent) that Tentative Parcel Map 19887 was exempt from the California Environmental Quality Act pursuant to Section 15315 of the CEQA Guidelines.

## MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Guzkowski, and carried on a vote of 5-0 (Commissioner Grenda absent) that the Planning Commission approve the Socio-Economic Cost Benefit Study for Tentative Parcel Map 19887. It has been determined that the project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

## MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Guzkowski, and carried on a vote of 5-0 (Commissioner Grenda absent) that the Planning Commission adopt Resolution No. 1368 and approve Tentative Parcel Map No. 19887 based on the findings in the Staff Report and subject to the Conditions of Approval.

### 4. NEW BUSINESS

#### A. **REDLANDS FOOD HALL, LLC; JERRY TESSIER, ARTECO PARTNERS** (PROJECT PLANNER: BRIAN FOOTE, AICP)

1. Consideration of a recommendation of a Notice of Exemption in accordance with Section 15331 (Historical Resource Restoration/Rehabilitation) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for the project.
3. Consideration of **Commission Review and Approval No. 895** for a recommendation to City Council concerning the proposed rehabilitation and adaptive reuse of the historic Mutual Orange Company Packing Plant, construct façade rehabilitation and improvements, and establish a multi-tenant food hall (with food retail uses, farmer's market, restaurants, demonstration kitchen, and similar retail uses), and site improvements including outdoor patio/dining area, walls, walkways, landscaping, lighting, and new refuse enclosure. The existing building is 34,215 square feet in total area, with 20,355 square-feet on the main (1<sup>st</sup>) floor and 13,860 square-feet in the basement. A new exterior boardwalk approximately 5,400 square-feet in area is proposed to be constructed (elevated above ground level) on the west, north, and east sides of the existing building. Also, there are related applications for **Certificate of Appropriateness No. 559** for the proposed exterior façade rehabilitation and modifications, and **Historic Resource Designation No. 132** for the nomination and local designation of the Mutual Orange Company Packing Plant. The project site is located at 330 North Third Street (APNs: 0169-028-47-0000, 0169-028-48-0000, 0169-028-49-0000, and 0169-028-50-0000) in the Town Center - Historic (TC-H) district of the Downtown Specific Plan.
4. **PUBLIC HEARING** to consider a recommendation to the City Council for **Conditional Use Permit No. 1100** for the proposed sale of alcoholic beverages by the future restaurant and retail tenants, including multiple Type 21 (Off-Sale General) licenses and Type 47 (On-Sale General – Eating Place) licenses from the California Department of Alcoholic Beverage Control. The project site is located at 330 North Third Street (APNs: 0169-028-47-0000, 0169-028-48-

Chairwoman Dyer opened up the Public Hearing.

Mr. Brian Foote, Planning Manager, gave a brief overview and presentation on the proposed project.

Mr. Jerry Tessier, Arteco Partners representative, gave an overview of the proposed project.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Frasher, and carried on a vote of 5-0 (Commissioner Grenda absent) that the Planning Commission recommend to City Council that the proposed project was exempt from environmental review in accordance with Sections 15331 and 15332 of the California Environmental Quality Act Guidelines.

#### MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Frasher, and carried on a vote of 5-0 (Commissioner Grenda absent) that the Planning Commission move to adopt Resolution No. 1376 recommending that City Council approve Commission Review and Approval No. 895 for the proposed rehabilitation of the Mutual Orange Company Packing House.

#### MOTION

It was moved by Vice Chairman Guzkowski, seconded by Commissioner Frasher, and carried on a vote of 5-0 (Commissioner Grenda absent) the Planning Commission moved to adopt Resolution No. 1377 recommending that City Council approve Conditional Use Permit No. 1100 for multiple alcohol licenses for the proposed Redlands Food Hall within the Mutual Orange Company Packing House.

#### B. **SCOTT BIXLER ON BEHALF OF WOODSPRING HOTEL** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program prepared in accordance with Section 15074 of the California Environmental Quality Act.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for the project.
3. Consideration of **Lot Line Adjustment No. 734** to merge two parcels totaling 2.68 gross acres into once parcel, located at 1700 Orange Tree Lane, in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan. (APNs: 0292-062-13-0000 and 0292-062-14-0000) three (123) guest rooms and a total 48,224 square-feet, four stories high (54 feet to top of parapet), and related site improvements including parking lot, driveways, landscaping, lighting, drainage basin, and other site improvements on two parcels totaling

2.68 acres. The project site is located at 1700 Orange Tree Lane (APNs: 0292-062-13-0000 and 0292-062-14-0000) in the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Public Hearing.

Ms. Elliott, Senior Planner, gave a brief overview and presentation on the proposed project.

Mr. Scott Bixler, Brookwood Hotel representative, addressed the Planning Commission's questions and concerns on the proposed project.

Mr. Andrew Davies, N Consulting Engineers representative, stated he was available for any questions.

Ms. Marissa Kramer, Ayres Hotel representative, expressed concern on the following:

- Hotel room rate reductions impacts the City and other hotels
- Long term guests effect the Transient Occupancy Tax (TOT)
- Rate reductions cause other hotels to discount their room rates and create significant impacts such as employee layoffs, and property deterioration
- The City will lose out on the TOT as well as the percentage of the stays in the City
- Requested a moratorium on hotels in the City

Mr. Simai Patel, motel owner's son, stated the Socio Economic Cost Benefit Study is very optimistic. The hotels cap is over 28 days long and the patrons will get a weekly rate. The use does not bring additional clientele to the City. Mr. Patel would like to see the cost associated on the eviction rates, and if there are more police calls to the site.

Mr. Jake Patel, Super 8 motel owner, clarified if a patron was staying at a hotel for longer than 30 days they may be subject to serving an eviction notice to get the patron to leave.

Ms. Kathie Thurston, Redlands Chamber of Commerce, stated there are approximately 800-900 hotel rooms that currently exist in the City.

Mr. Brian Desatnik, Director, stated staff has not completed a hotel market study. The hotel and lenders would complete a detailed market analysis to be sure the local market could support another hotel.

Mr. Brian Foote, Planning Manager, stated that even if the rooms were at a lower rate, the City would still get fifty percent of the TOT which is still a positive cost/benefit ratio. The City has a Socio-Economic Cost/Benefit model that is transparent, the results are in the form of a report, and is intended to be only one data point that informs the overall picture of the land use decision.

Chairwoman Dyer closed the Public Hearing.

The Commission discussed and recommended the following:

Duplicate the exterior colors as the 2<sup>nd</sup> submittal

Location of the exercise room

An accurate portrayal of the Socio Economic Cost Benefit study

Landscaping plans are not adequate in the details

Effects of long term occupancy

Final landscape plans should come back to the Commission for approval

## MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher, and carried on a vote of 4-1 (Commissioner Grenda absent and Vice Chairman Guzkowski opposed) that the Planning Commission found that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

## MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher, and carried on a vote of 4-1 (Commissioner Grenda absent and Vice Chairman Guzkowski opposed) that the Planning Commission moved to determine there was no substantial evidence that the proposed project will have any potentially significant effects on the environment, and a Mitigated Negative Declaration is the appropriate environmental determination in accordance with Section 15074 of the California Environmental Quality Act.

## MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher, and carried on a vote of 4-1 (Commissioner Grenda absent and Vice Chairman Guzkowski opposed) that the Planning Commission adopt Resolution No. 1379 approving Conditional Use Permit No. 1076 based on the findings in the staff report, and subject to the Conditions of Approval, this includes the added Condition of Approval Nos. 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49 as follows:

40. Prior to plan check approval, the applicant shall revise the plans to widen the canopy to match the width of the roofline detail above it.
41. Prior to plan check approval, the applicant shall revise the plans to increase the inset dimension of guest room windows.
42. Prior to plan check approval, the applicant shall revise the plans to enhance window trim to provide additional detailing.
43. The Final Landscape Plans shall incorporate the following:
  - a. The landscape plan shall comply with all requirements for landscaping in parking lots pursuant to EV4.0225 of the East Valley Corridor Specific Plan or other Specific Plan.
  - b. The landscape plans shall be detailed and show the specific distribution, size, and amount of each species of trees, shrubs, and groundcover;
  - c. Provide a 50-50 mix of evergreen and deciduous trees within the parking areas and periphery planters;
  - d. The Landscape Plan shall show concrete mow strips to separate turf from other ground surfaces;
  - e. The landscape plans shall identify measures such as root barriers and deep watering to be utilized to minimize heaving of parking lot pavement by tree roots;
  - f. An automatic irrigation system shall be utilized to irrigate the site's approved landscape design.
44. The Landscape and Irrigation Plans shall be approved by the following City departments, prior to the issuance of building permits:
45. Submit Landscape and Irrigation Plans with each copy of the construction plans for plan check to the Development Services Department, Building & Safety Division, for distribution to other departments and for review and approval by the Development Services Director.

46. The Landscape and Irrigation Plans shall be subject to review and approval by the Municipal Utilities & Engineering Director and the Development Services Director for compliance with the Water Efficient Landscape Ordinance No. 2724 (Also known as Chapter 15.54 of the RMC).
47. The landscape architect responsible for the design of the project's landscape plan shall review and certify, prior to a request by the applicant for a final occupancy inspection, that the installed landscaping meets the specifications of the approved landscape plan, except as modified in the conditions of approval.
48. The evergreen trees, as identified on the landscape plan, are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy-type configuration which is the intent of this approval.
49. The final landscape plan shall be reviewed and approved by the Planning Commission.

#### MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher, and carried on a vote of 4-1 (Commissioner Grenda absent and Vice Chairman Guzkowski opposed) that the Planning Commission adopt Resolution No. 1380 approving Lot Line Adjustment No. 734 based on the findings in the staff report, and subject to the Conditions of Approval.

#### C. CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT (PROJECT PLANNER: BRIAN FOOTE, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council regarding **Ordinance No. 2865 (Ordinance Text Amendment No. 352)**, an ordinance amending Title 18 of the Redlands Municipal Code by updating Section 18.88.270 relating to regulations applicable to late night business activities and operating hours in the Neighborhood Stores District (C-1) and the Neighborhood Convenience Center District (C-2).

Chairwoman Dyer opened up the Public Hearing.

Mr. Foote, Planning Manager, gave a brief overview and presentation on the ordinance.

#### MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock, and carried on a vote of 5-0 (Commissioner Grenda absent) that the Planning Commission recommend that the City Council determine that Ordinance No.2865 was exempt from the California Environmental Quality Act, in accordance with CEQA Guidelines Section 15061(b)(3).

#### MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock, and carried on a vote of 5-0 (Commissioner Grenda absent) that the Planning Commission adopt Resolution No. 1378 recommending that the City Council approve Ordinance No. 2865.

5. ADDENDA – NONE

6. MINUTES

- A. Approval of the Planning Commission meeting minutes for March 27, 2018.

MOTION

The Planning Commission moved to approve and carried on a vote of 4-0 (Commissioner Grenda absent and Chairwoman Dyer abstained) to approve the March 27, 2018, Planning Commission minutes.

7. LAND USE AND CITY COUNCIL ACTIONS FOR APRIL 3RD, 2018.

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

Mr. Desatnik, Director, stated the City Council approved the removal of the turf landscaping on the Brookside median between Orange and Kendal and replace it with drought tolerate landscaping. Councilmember Harrison is relocating and stepped down from City Council and they will discuss what they will do with the open seat.

8. ADJOURN TO APRIL 24, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 6:16 p.m. to the April 24, 2018, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director