

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 23, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chairman  
Julie Rock, Commissioner  
Steve Frasher, Commissioner  
Robert Botts, Commissioner  
Mario Saucedo, Commissioner  
Joe Richardson, Commissioner

ADVISORY STAFF PRESENT: Brian Foote, Planning Manager  
Catherine Lin, 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.)

Chairman 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.

A. ELECTION OF PLANNING COMMISSION VICE CHAIR

Commissioner Rock nominated Mr. Steve Frasher to be the Vice Chairman.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Saucedo and carried a vote of 6-0 that the Planning Commission approve Mr. Frasher as the Vice Chair of the Planning Commission.

2. CEREMONIAL MATTERS - None

3. CONSENT CALENDAR - None

4. OLD BUSINESS – None

5. NEW BUSINESS

A. **CITY OF REDLANDS, DEVELOPMENT SERVICES DEPARTMENT**  
(PROJECT PLANNER: CATHERINE LIN)

A determination of General Plan consistency for the potential sale of real property consisting of one parcel located at 302 West Colton Avenue (APN: 0169-053-11-0000), at the northwest corner of West Colton Avenue and Ohio Street. The proposed action is exempt from environmental review in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Hearing.

Ms. Catherine Lin, Principal Planner, gave a brief overview and presentation on the proposal.

Chairman Guzkowski closed the Hearing.

#### MOTION

It was moved by Commissioner Rock, seconded by Commissioner Richardson and carried on a vote of 6-0 that the Planning Commission move that the Planning Commission adopt Resolution No. 1448, and recommend the sale of the property located at 302 West Colton Avenue will be in conformance with the Redlands General Plan.

**B. STELL'S COFFEE & TEA CO.**  
(PROJECT PLANNER: JACQUELINE HONG)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 1121**, a request to establish a Stell's coffee and tea shop within an existing 1,277 square-foot tenant space. The business proposes to operate Monday through Sunday, from 6:00 a.m. to 9:00 p.m. The project site is located at 1453 Ford Street Suite103, within Specific Plan 23 (APN: 0174-252-20). This item qualifies for exemption from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened up the Public Hearing.

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

Mr. Ben Millett, DKC Architects representative, came forward to address the Planning Commission.

Mr. Hoder, resident, stated he is a patron of Stell's Coffee & Tea and recommended approval of the proposal.

Chairman Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Commissioner Rock, seconded by Vice Chairman Frasher and carried on a vote of 6-0 that the Planning adopt Resolution No. 1446 to approve Conditional Use Permit No. 1121, based on the findings contained in the staff report, and subject to the attached Conditions of Approval.

**C. THE PLANNING ASSOCIATES**  
(PROJECT PLANNER: SEAN REILLY)

1. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study prepared for the project proposed by Commission Review & Approval No. 893 and Minor Commission Approval No. 46.

2. Consideration of recommendation to the City Council on **Commission Review & Approval No. 893** to construct a three-story, eight unit apartment building located on a 14,960 square-foot lot located at 317 Brookside Avenue (APN: 0171-241-14-0000) in the Administrative and Professional Office (A-P) District. The project is considered exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Minor Commission Approval No. 46** to allow a reduction of four feet (4'0") to the required yard setback adjacent to a street of twenty feet (20'0") for the construction of a three-story apartment building located at 317 Brookside Avenue (APN: 0171-241-14-0000) in the Administrative and Professional Office (A-P) District. The project is considered exempt from environmental review in accordance with Section 15305 (Minor Alterations in Land Use Limitations).

Chairman Guzkowski opened the Public Hearing.

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

Mr. Howard Hardin, The Planning Associates Principal, gave a brief overview and presentation on the project.

Mr. Javier Adrian, Adrian Gaus Architects, gave a brief overview and presentation on the proposed project.

Ms. Sheila Field, resident and business owner, came forward to address the Planning Commission. Ms. Field stated she was in favor of the proposal but had expressed concern about a shortage of on-street parking in the surrounding neighborhood.

Mr. Jerry Linkhart, resident, expressed concerns about a parking shortage in the surrounding neighborhood and the proposed building height.

Mr. Bill Solberg, resident and business owner, expressed concerns with the parking in the surrounding neighborhood and the proposed building height.

Mr. Russ Houston, resident and business owner, expressed concerns with the parking in the surrounding neighborhood and the proposed building height.

Commissioners discussed the proposed project and that it will provide all code-required parking on-site, the proposed building height is allowable in the A-P zone, and they will ask staff to convey the expressed parking concerns in the neighborhood to the City's Traffic & Parking Commission.

Chairman Guzkowski closed the Public Hearing.

## MOTION

It was moved by Commissioner Botts, seconded by Commissioner Rock and carried on a vote of 6-0 that the Planning Commission recommend that the City Council approve the Socio-Economic Cost/Benefit Study for the project, as it has been determined 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 Botts, seconded by Commissioner Rock and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1405 recommending that the City Council approve Minor Commission Approval No. 46.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Rock and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1406 recommending that the City Council approve Commission Review and Approval No. 893.

**D. CROWN CASTLE NG WEST, LLC**  
(PROJECT PLANNER: SEAN REILLY)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 1083**, a proposal to construct a new street light and small cell wireless antennas. The new streetlight pole and antennas will be approximately 38 feet tall. The project site is located in the northern right-of-way of West Palm Avenue adjacent to the southern property line of Kingsbury Elementary School, approximately 65 feet to the east of the property located at 202 West Palm Avenue. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

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

Ms. Lena Huffmier, Crown Castle NG West representative, came forward to address the Planning Commission.

Ms. Cynthia Hoghaus, resident, came forward to address the Planning Commission. Ms. Hoghaus expressed concern with the light spillover and the light pole design being in a historical area.

Mr. Tim Brown, Government Affairs Manager Crown Castle, came forward to address the Planning Commission.

Mr. Hoder, resident, stated he had heard that the 5G technology hardware that was coming from out of country was susceptible to data hacking.

Chairman Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Saucedo, seconded by Commissioner Richardson and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1442 approving Conditional Use Permit No. 1083 based on the findings contained in the staff report, and subject to the Conditions of Approval attached to the Resolution.

**E. CROWN CASTLE NG WEST, LLC.**  
(PROJECT PLANNER: SEAN REILLY)

**PUBLIC HEARING** to consider **Conditional Use Permit No. 1085**, a proposal to construct a new street light and small cell wireless antennas. The new streetlight pole and antennas will be approximately 42 feet tall. The project site is located in the northern right-of-way of West Cypress Avenue adjacent to the southwestern property line of Cope Middle School, approximately 130 feet to the east of the property located at 1034 West Cypress Avenue. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

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

Ms. Huffmier, Crown Castle NG West representative, came forward to address the Planning Commission.

Mr. Brown, Government Affairs Manager Crown Castle, came forward to address the Planning Commission.

Mr. Hoder, resident, recommended American made hardware if possible.

Chairman Guzkowski closed the Public Hearing.

#### MOTION

It was moved by Commissioner Saucedo, seconded by Commissioner Richardson and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1444 approving Conditional Use Permit No. 1085 based on the findings contained in the staff report, and subject to the Conditions of Approval attached to the Resolution.

#### F. **CROWN CASTLE NG WEST, LLC.** (PROJECT PLANNER: SEAN REILLY)

1. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1087**, a proposal to replace an existing streetlight with a new street light and small cell wireless antennas. The new streetlight pole and antennas will be approximately 31 feet tall. The project site is located in the southern right-of-way of West Cypress Avenue adjacent to and north of the property located at 1483 West Cypress Avenue, in the southeast corner of the intersection of Sunnyside Avenue and West Cypress Avenue. The project qualifies for exemption from environmental review in accordance with Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Variance No. 787**, a request to allow an approximately 66' reduction in the required 100' separation distance from residential structures for wireless facilities as required by Section 18.178.100(E) of the Redlands Municipal Code. The applicant is requesting to provide a setback of approximately 34 feet. The project site is located in the southern right-of-way of West Cypress Avenue adjacent to the property located at 1483 West Cypress Avenue, in the southeast corner of the intersection of Sunnyside Avenue and West Cypress Avenue. The project qualifies

for exemption from environmental review in accordance with Section 15305 of the California Environmental Quality Act Guidelines.

Chairman Guzkowski opened the Public Hearing.

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

Ms. Huffmier, Crowne Castle NG West representative, addressed the Planning Commission's concerns.

Mr. Brown, Government Affairs Manager Crown Castle, came forward to address the Planning Commission.

Chairman Guzkowski closed the Public Hearing.

## MOTION

It was moved by Commissioner Saucedo, seconded by Commissioner Richardson and carried on a vote of 6-0 that the Planning Commission adopt Resolution No. 1447 approving Conditional Use Permit No. 1087 and Variance 787, based on the findings contained in the staff report, and subject to the Conditions of Approval attached to the Resolution.

Commissioner Rock recused herself for the next item due to a conflict of interest.

## 6. ADDENDA

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

Discussion and update relating to the Transit Villages Specific Plan project, including review of the proposed Use List, proposed Regulating Plan, proposed Zone Descriptions, and proposed Development Standards for the specific plan.

Mr. Brian Foote, City Planner, gave an overview and presentation on the Transit Villages Specific Plan project.

Chairman Guzkowski opened up the Hearing.

Mr. Hoder, resident, recommended traffic calming, without causing congestion. Mr. Hoder stated the City should start planning for a walkable community now not later. The city may want to speak with Brixton regarding the mall, they may want to sell the property.

Ms. Tina McCloud, business owner, inquired if there were new incentives to demolish old properties and requested clarification on what were the proposed uses for the pink or pale yellow areas of the map.

Mr. John Lawrence, resident, stated there is a lot of traffic from the people coming into the City to do business. Mr. Lawrence inquired if there was a plan for parking in the downtown area, and recommended an offsite parking area with an efficient trolley or shuttle system to transport patrons to and fro.

There was no action required.

7. MINUTES

- A. Approval of the Planning Commission meeting minutes for April 9, 2019.

Chairman Guzkowski requested a continuance of the Planning Commission minutes of April 9, 2019, to allow for Commissioner Rock's participation.

8. LAND USE AND CITY COUNCIL ACTIONS FOR APRIL 19, 2019.

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

Mr. Foote, City Planner, stated Moule & Polyzoides gave a presentation on the Transit Villages Specific Plan and the PowerPoint is on the City's website. Mr. Foote confirmed the City Council authorized the submittal of an application to the California Department of Housing and Community Development requesting Planning Grant funds in the amount of \$310,000 for the preparation of the EIR associated with the Transit Villages Specific Plan.

ADJOURN TO THE MAY 14th, 2019, PLANNING COMMISSION

Chairman Guzkowski adjourned the meeting at 7:10 p.m. to the May 14, 2019, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director