

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 22, 2018, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director  
Brian Foote, Planning Manager  
Emily Elliott, Senior 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 Frasher who was absent.

2. CONSENT CALENDAR – None

Vice Chairman Guzkowski recused himself due to a conflict of interest.

3. OLD BUSINESS

A. **NEWLAND HOMES, LLC**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Mitigated Negative Declaration prepared for the project in accordance with Section 15074 of the California Environmental Quality Act Guidelines.
2. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study.
3. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on **Agricultural Preserve Removal No. 125** for an approximately 10-acre parcel located on the north side of Lugonia Avenue, approximately 630 feet east of Judson Street, in the Agricultural (A-1) District (APN: 0168-161-06-0000).
4. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on **Williamson Act Removal No. 14** for an approximately 10-acre parcel located on the north side of Lugonia Avenue, approximately 960 feet east of Judson Street, in the Residential Estate (R-E) District (APN: 0168-161-05-0000).

5. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on **Zone Change No. 458** to change the zone of four parcels as described below: two contiguous parcels totaling approximately 19 acres (APNs 0168-161-06-0000 and 0168-161-07-0000) will change from Agricultural (A-1) to Planned Residential Development / Residential Estate (PRD/R-E) District; two adjacent parcels (APNs 0168-161-04-0000 and 0168-161-05-0000) totaling approximately 19.5 acres will change from Residential Estate (R-E) to Planned Residential Development / Residential Estate (PRD/R-E) District. The project site is located on the north side of Lugonia Avenue, beginning approximately 300 feet east of Judson Street, and then continuing approximately 1,316 feet to the east along Lugonia Avenue.
6. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 1078** for a Planned Residential Development containing 105 residential lots for a total of 105 single-family detached dwelling units, and five common lettered lots for open space, on a project site totaling approximately 39 acres located on the north side of Lugonia Avenue and approximately 630 feet east of Judson Street, in the proposed Planned Residential Development / Residential Estate (PRD/R-E) District (APNs: 0168-161-04-0000, 0168-161-05-0000, 0168-161-06-0000, 0168-161-07-0000).
7. Continued **PUBLIC HEARING** to consider a recommendation to the City Council on **Tentative Tract Map No. 20126** to subdivide approximately 39 acres into 105 lots for a future Planned Residential Development with 105 single-family dwellings, and five lettered lots for open space purposes, located on the north side of Lugonia Avenue and approximately 630 feet east of Judson Street, in the proposed Planned Residential Development / Residential Estate (PRD/R-E) District (APNs: 0168-161-04-0000, 0168-161-05-0000, 0168-161-06-0000, 0168-161-07-0000).

Chairwoman Dyer opened up the Public Hearing.

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

Commissioner Grenda stated the report is much improved, although there is a disconnect in the report where one entity recommends a monitor and one does not. The monitor is going to be there anyway why not do both. They are looking for work camps along the Zanja that is less than a half mile away.

Mr. Brian Smith, Brian Smith and Consultants, stated the property never identified a work camp but was identified as a pre historic site.

Mr. Brian Avila, Newland Homes representative, stated they are available for any questions and mentioned the delay of the project timeline is creating a financial hardship and requested the Planning Commission move forward with a decision.

Mr. Kurt Duke, Duke Cultural Resource Management, stated the overriding factors saw no artifacts, the ground visibility was good and the ground was farmed for 100 years, he concurred with no monitoring. Mr. Duke could not speak to tribal cultural resources

requesting a monitor but considered the archaeology perspective and concluded that a monitor was not warranted.

Mr. Peter Bouye, local farmer, stated the land has been in his family since 1963. Mr. Bouye said the land has been an orange tree farm, Christmas tree farm, and a strawberry farm. The land has had two sprinkler systems installed and has been trenched and disked over for years. His family has never found anything on the site except for a horseshoe.

Ms. Elliott stated the zone change will have a Planned Residential Development (PRD) attached and will include the grove upon recordation of the map. Once recorded another developer could not use it as part of their entitlements.

Mr. Avila, Newland Homes representative, stated the City will have a conservation easement prior to the recordation then the grove is deeded to the City.

Chairwoman Dyer closed the Public Hearing.

Commissioner

MOTION

It was moved by Commissioner Botts, seconded by Chairwoman Dyer, and carried on a vote of 2-2-2-1 (Commissioner Guzkowski and Commissioner Reiter abstained, and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1382 and recommend that the City Council approve Agricultural Preserve Removal No. 125.

MOTION

It was moved by Commissioner Botts, seconded by Chairwoman Dyer, and carried on a vote of 2-2-2-1 (Commissioner Guzkowski and Commissioner Reiter abstained, and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1383 and recommend that the City Council approve Zone Change No. 458.

MOTION

It was moved by Commissioner Botts, seconded by Chairwoman Dyer, and carried on a vote of 2-2-2-1 (Commissioner Guzkowski and Commissioner Reiter abstained, and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1384 and recommend that the City Council approve Conditional Use Permit No. 1078.

MOTION

It was moved by Commissioner Botts, seconded by Chairwoman Dyer, and carried on a vote of 2-2-2-1 (Commissioner Guzkowski and Commissioner Reiter abstained, and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1385 and recommend that the City Council approve Tentative Tract Map No. 20126.

Vice Chairman Guzkowski returned to the Planning Commission.

#### 4. **NEW BUSINESS**

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

1. Review of Final Landscape Plan for Woodspring Suites Hotel. Conditional Use Permit No. 1076 was previously approved entitling the project for a new hotel with a total of 122 guest rooms and 48,224 square-feet of floor area, 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). A Mitigated Negative Declaration was previously adopted for the project in accordance with Section 15074 of the California Environmental Quality Act Guidelines.

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

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

#### MOTION

It was moved by Commissioner Rock, seconded by Commissioner Botts, and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1391 approving the landscape plan for Conditional Use Permit No. 1076, subject to the Conditions of Approval.

Mr. Desatnik, Development Services Director, stated on Item No. 3.A. "Lugonia Groves project" had a split vote and the Planning Commission must make a recommendation to the City Council either for or against the project. Mr. Desatnik confirmed the Commission will need to bring the item back and take another vote.

The Commission voted to open the Public Hearing.

Mr. Avila, Newland Homes representative, stated they are willing to waive Vice Chairman Guzkowski's conflict.

Mr. Dan McHugh, City Attorney, stated the item could be continued or the Commission can reconsider the vote.

Chairwoman Dyer closed the Public Hearing.

Commissioner Rock and Commissioner Grenda stated they opposed the project but will vote to move it forward to City Council.

#### MOTION

It was moved by Commissioner Botts, seconded by Chairwoman Dyer, and carried on a vote of 4-0 (Commissioner Guzkowski and Commissioner Reiter abstained, Frasher absent) that the Planning Commission adopt Resolution No. 1382 and recommend that the City Council approve Agricultural Preserve Removal No. 125.

#### MOTION

It was moved by Commissioner Botts, seconded by Chairwoman Dyer, and carried on a vote of 4-0 (Commissioner Guzkowski and Commissioner Reiter abstained, and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1383 and recommend that the City Council approve Zone Change No. 458.

MOTION

It was moved by Commissioner Botts, seconded by Chairwoman Dyer, and carried on a vote of 4-0 (Commissioner Guzkowski and Commissioner Reiter abstained, and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1384 and recommend that the City Council approve Conditional Use Permit No. 1078.

MOTION

It was moved by Commissioner Botts, seconded by Chairwoman Dyer, and carried on a vote of 4-0 (Commissioner Guzkowski and Commissioner Reiter abstained, and Commissioner Frasher absent) that the Planning Commission adopt Resolution No. 1385 and recommend that the City Council approve Tentative Tract Map No. 20126.

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

1. Study session to discuss a proposal to amend Title 18 (Zoning Regulations) of the Redlands Municipal Code to update local land use regulations pertaining to Accessory Dwelling Units in accordance with current State law.

Mr. Foote, City Planner, introduced Catherine Lin to the Planning Commission. Mr. Foote gave a brief overview of the regulations proposed.

Mr. Foote and the Commission discussed the regulations in detail.

The item was presented for discussion in a study session only, and no motion was required.

5. ADDENDA - None

6. MINUTES - None

7. LAND USE AND CITY COUNCIL ACTIONS FOR MAY 15, 2018.

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

Mr. Foote stated that the City Council approved the Transit Village Specific Plan agreement with Moule & Polyzoides Architects for a total of \$663,290 dollars, and the Caltrans grant will reimburse the City up to \$600,000.

8. ADJOURN TO THE JUNE 12, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 6:11 p.m. to the June 12, 2018, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director