

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, August 26, 2014, at 4:00 p.m. are as follows:

PRESENT: John James, Chairman  
Carol Dyer, Vice Chairperson  
Conrad Guzkowski, Commissioner  
Jan Hudson, Commissioner  
Ken Jeske, Commissioner  
Julie Rock, Commissioner

ADVISORY STAFF Oscar W. Orci, Development Services Director  
PRESENT: Robert D. Dalquest, Assistant Development Services Director  
Loralee Farris, Associate Planner  
Sean P. Kelleher, Associate Planner  
Kalani Pahoia, Intern Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Chairman James called the meeting to order, and opened up the Public Comment period. All members were present with the exception of Commissioner Frasher who was excused.

There were no Public Comments forthcoming and the Public Comment period was closed.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **HILLWOOD INVESTMENT PROPERTIES, APPLICANT**  
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Planned Development No. 3** to construct two warehouse/distribution centers consisting of a 600,727 square foot building and a 499,724 square foot building on approximately 50.67 acres located north of the Interstate 10 Freeway, along the south side of Lugonia Avenue and the east side of Bryn Mawr Avenue, within the EV/SD (Special Development) District of the East Valley Corridor Specific Plan.
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Minor Subdivision No. 339** (Tentative Parcel Map No. 19461) to subdivide 50.67 acres into two parcels consisting of a 27.26 acre parcel and a 23.40 acre parcel located north of the Interstate 10 Freeway, along the south side of Lugonia Avenue and the east side of Bryn Mawr Avenue, within the EV/SD (Special Development) District of the East Valley Corridor Specific Plan.

Chairman James opened up the Public Hearing.

Mr. John Magness, representative, came forward to address the Commission.

Chairman James closed the Public Hearing.

#### MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Hudson and carried on a 5-1 vote (Commissioner Frasher absent, and Commissioner Rock opposed) that the Planning Commission recommend approval to the City Council of the Mitigated Negative Declaration for Planned Development No. 3 and Tentative Parcel Map No. 19461.

#### MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Hudson and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission recommend approval to the City Council of the Socio-Economic Cost Benefit Study for Planned Development No. 3 and Parcel Map No. 19461.

#### MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Hudson and carried on a 5-1 vote (Commissioner Frasher absent, and Commissioner Rock opposed) that the Planning Commission approve Resolution No. 1255 and recommend that the City Council adopt Planned Development No. 3.

#### MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Hudson and carried on a 5-1 vote (Commissioner Frasher absent, and Commissioner Rock opposed) that the Planning Commission approve Resolution No. 1256 and recommend that the City Council approve Tentative Parcel Map No. 19461 (Minor Subdivision No. 339) subject to the findings and the Conditions of Approval.

#### IV. NEW BUSINESS

##### A. **HILLWOOD INVESTMENT PROPERTIES** (PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **PLANNED DEVELOPMENT NO. 1 (REVISION NO. 1)** to amend the Conditions of Approval related to a reduction in the required security amount to guarantee construction of off-site improvement for an approved 771,839 square foot warehouse/distribution center on 35.59 acres located on the north side of Lugonia Avenue, the south side of Almond Avenue, and the east side of California Street in the EV/SD (Special Development) District of the East Valley Corridor Specific Plan.

Chairman James opened up the Public Hearing.

Mr. John Schaeffer, representative, came forward to address the Commission.

Chairman James closed the Public Hearing.

#### MOTION

It was moved by Commissioner Jeske seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission recommend that the City Council determine that Planned Development No. 1 does not require further environmental processing, pursuant to Section 15162 of the California Environmental Quality Act Guidelines.

#### MOTION

It was moved by Commissioner Jeske seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission approve Resolution No. 1257 and recommend that the City Council adopt Planned Development No. 1 (Revision No. 1).

#### B. **DCI INVESTMENTS, APPLICANT** (PROJECT PLANNER: KALANI PAHOA)

1. Consideration of a Notice of Exemption pursuant to Section 15304(A) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider **Minor Subdivision No. 338 (Tentative Parcel Map No. 19544)** to subdivide a 26,418.5 square foot parcel with existing residence into two (2) parcels located at 1540 West Cypress Avenue in the R-S (Suburban Residential) District.

Chairman James opened up the Public Hearing.

Mr. Rich Scott, applicant, came forward to address the Commission.

Mr. Daniel Lee, resident, inquired if the proposed project would affect his property.

Mr. Steve Austin, Engineer, came forward to address the Commission.

Chairman James closed the Public Hearing.

#### MOTION

It was moved by Commissioner Jeske seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission continue the above item to the October 14, 2014 Planning Commission meeting.

C. **JIM DIDION, APPLICANT**  
(PROJECT PLANNER: KALANI PAHOA)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider **Tentative Tract Map No. 18969** to subdivide a 1.74 acre parcel into six (6) parcels in the R-S (Suburban Residential) district located at the southeast corner of Highland Avenue and Redlands Street.

Chairman James opened up the Public Hearing.

Mr. Jim Didion, applicant, came forward to address the Commission.

Chairman James closed the Public Hearing.

**MOTION**

It was moved by Vice Chairperson Dyer seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission approve the Mitigated Negative Declaration for Tentative Tract Map No. 18969 and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

**MOTION**

It was moved by Vice Chairperson Dyer seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission approve the Socio-Economic Cost Benefit Study for Tentative Tract Map No. 18969. It is determined by the Commission that this 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 Vice Chairperson Dyer seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission approve Tentative Tract Map No. 18969, subject to the findings and the Conditions of Approval.

D. **BROSH SOCIAL PROPERTY INC.**  
(PROJECT PLANNER: SEAN P. KELLEHER)

A recommendation to the City Council for the approval of points for **RDA 2014-III-01** for Tentative Tract Map No. 18969 which concerns a six (6) lot residential subdivision on 1.82 acres located on the southeast corner of E. Highland Avenue and Redlands Street, in the R-S (Suburban Residential) District.

Chairman James opened up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

The Planning Commission awarded 41 points.

V. ADDENDA - None

VI. MINUTES

A. Minutes of July 8, 2014

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission approve the minutes of July 8, 2014.

B. Minutes of July 29, 2014

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 5-0 vote (Commissioner Frasher absent, Commissioner Rock abstained) that the Planning Commission approve the minutes of July 29, 2014.

VII. LAND USE AND CITY COUNCIL ACTIONS OF AUGUST 19<sup>TH</sup>, 2014.

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

Director Oscar Orci confirmed the City Council concurred with the Planning Commission's recommendations and approved Resolution No. 7435 for Specific Plan No. 45 Amendment No. 18.

VIII. ADJOURN TO SEPTEMBER 9, 2014

Chairman James adjourned the meeting at 5:40 p.m. to the September 9, 2014 Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Oscar W. Orci  
Development Services Director