

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, August 8, 2017, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman  
Ken Jeske, Vice Chairman  
Judith Battey, Commissioner  
Steven Frasher, Commissioner  
Conrad Guzkowski, Commissioner  
Jan Hudson, Commissioner  
Julie Rock, Commissioner

ADVISORY STAFF PRESENT: Brian Foote, Planning Manager  
Loralee Farris, Principal Planner  
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 Frasher who had an excused tardy.

2. CONSENT CALENDAR - NONE

3. OLD BUSINESS

A. **PROPERTY ONE, LLC, APPLICANT**  
(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 15061(b)(3) as there is no possibility of causing significant environmental effects, and California Environmental Quality Act Guidelines Section 15311 for accessory structures such as on-premises signs.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on the **Downtown Specific Plan No. 45 (Amendment No. 20)** to amend the sign regulations of the Downtown Specific Plan (Section VI(8)(c)) to establish a definition for "Destination Shopping Center" and associated sign criteria including provisions for sign area calculations, options for tenant sign area transfers, multi-tenant signs and freestanding signs, as well as to amend provisions for roof and parapet signs in Section VI(8)(e). The project area (i.e., Downtown Specific Plan area) is located within the downtown Redlands area, generally described as the area north of Redlands Boulevard, west of Church Street, east of Texas Street, and south of Interstate 10. The Downtown Specific Plan area includes a non-contiguous parcel located on the southeast corner of Orange Street

and State Street.

3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Sign Conditional Use Permit No. 22** for a uniform sign program for a 88,075 square-foot commercial center on 10.42 acres consisting of a 61,942 square-foot building with three major tenant suites and five out-parcel buildings with up to 26,133 square-feet for retail and restaurant uses. The project site is located on the west side of Eureka Street, between Stuart Avenue to the south and the Interstate 10 Freeway to the north, in the Town Center (TC) District of the Downtown Specific Plan.

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

The Commission discussed the sign designs.

Chairwoman Dyer opened the Public Hearing.

Mr. Milton Solomon, ADS Signs, gave a brief overview of the sign design options and addressed the Commission.

Ms. Dana Dragon, Evergreen Development representative, came forward to clarify which concept her client favored.

Mr. Bill Cunningham, confirmed his opposition to the Sprouts roof sign, and said it resembled a billboard.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Vice Chairman Jeske and seconded by Commissioner Hudson and carried a vote of 6-0 (Commissioner Frasher tardy) that the Planning Commission recommend to the City Council that Amendment No. 20 to Specific Plan No. 45, and Sign Conditional Use Permit No. 22 for a uniform sign program, were exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15311(a) of the CEQA Guidelines.

#### MOTION

It was moved by Vice Chairman Jeske and seconded by Commissioner Hudson and carried a vote of 5-1 (Commissioner Frasher tardy and Commissioner Rock opposed) that the Planning Commission approve Resolution No. 1312, recommending to the City Council approval of Amendment No. 20 to the Downtown Specific Plan (Specific Plan No. 45).

#### MOTION

It was moved by Vice Chairman Jeske and seconded by Commissioner Hudson and carried a vote of 5-1 (Commissioner Frasher tardy and Commissioner Rock opposed) that the Planning Commission approve Resolution No. 1313 and recommend that the City Council

approve Sign Conditional Use Permit No. 22 for the uniform sign program for the Redlands Packing House District.

Commissioner Frasher arrived to the Planning Commission.

4. NEW BUSINESS

A. **REDLANDS UNITED CHURCH OF CHRIST, APPLICANT**  
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. PUBLIC HEARING to consider **Conditional Use Permit No. 343 (Revision No. 1)**, to construct an additional 1,800 square feet of classroom space, and to remodel approximately 2,100 square feet of existing classroom, restroom, and social hall space within an existing church facility. The project site is located at 168 Bellevue Avenue in the Residential Suburban (R-S) District (APN: 0172-051-05).

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

Chairwoman Dyer opened up the Public Hearing.

Mr. Gary Miller, representative, stated they concurred with the Conditions of Approval with the exception of Municipal Utilities and Engineering Departments (MUED) Condition of Approval Nos. 14 and 15. Mr. Miller stated the devices are in place and requested added language to the conditions "if deemed necessary during the plan check process".

Mr. Al Collet, MUED Engineer, confirmed the additional language would be acceptable.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 7-0 that Conditional Use Permit No. 343, Revision No. 1, was exempt from environmental review in accordance with Section 15301 of the California Environmental Quality Act Guidelines for existing facilities.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Guzkowski and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1315 to approve Conditional Use Permit No. 343, Revision No. 1, based on the findings in the staff report and subject to the recommended conditions of approval, this includes the modification of Municipal Utilities and Engineering Condition of Approval Nos. 14 and 15 as follows:

14. **If deemed necessary during the plan check process**, install reduced pressure principle backflow devices as required by City Engineer. (RMC 13.20)
15. **If deemed necessary during the plan check process**, install onsite fire line with double detector check valve backflow devices at service connection satisfactory to the City Fire Department. (RMC 13.20)

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

1. Consideration of a determination of exemption pursuant to Sections 15061(b)(3) and 15378 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Ordinance No. 2851** (Ordinance Text Amendment No. 348) to amend Chapter 18.18 of the Redlands Municipal Code to update and revise requirements pertaining to commercial marijuana activities within the City.

Mr. Brian Foote, Planning Manager, gave a presentation and brief overview of the proposed ordinance.

Chairwoman Dyer opened up the Public Hearing.

Mr. Noah Woollen, Halo Global Management representative, gave a handout on his company's objectives and spoke to the Commission on the statistics of legalizing Marijuana.

Mr. Ryan Backus, Global Elite Advocacy representative, gave a handout on Cannabis regulations and spoke on Adult Medical Marijuana.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a vote of 7-0 that the Planning Commission recommend that City Council determine that Ordinance No. 2851 was exempt from environmental review in accordance with Sections 15378 and 15060(c)(3) of the California Environmental Quality Act.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1314, and recommend to City Council to adopt Ordinance No. 2851.

C. **INLAND MAPLE PARTNERS, LLC, HOWARD FREEMAN**  
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Section 15305(a) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider to **Variance No. 778** to allow a twelve foot two inch (12'2") reduction in the required twenty-five (25) foot street setback pursuant to Sections 18.40.120(A) and 18.40.130(C) of the Redlands Municipal Code, and allow a variance to Sections 18.164.080(A) and 18.164.080(B) to allow the reconstruction of one covered parking space for an existing two bedroom single family residence, located at 640 Harding Drive in the R-S (Suburban Residential) District.

Ms. Lorelee Farris, Principal Planner, gave a presentation and brief overview of the variance.

Chairwoman Dyer opened the Public Hearing.

Mr. Richard Hickey, representative, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 7-0 that the Planning Commission determined that Variance No. 778 was categorically exempt from the California Environmental Quality Act, pursuant to Section 15305 of the CEQA Guidelines.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1325 to approve Variance No. 778, based on the findings contained in the staff report and subject to the conditions of approval.

D. **MASTERWORKS, LLC, APPLICANT**  
(PROJECT PLANNER: BRIAN FOOTE, AICP)

A request for the Planning Commission to consider the following actions for a property located at the northwest corner of West Lugonia Avenue and Tennessee Street (Assessor's Parcel Number 0167-171-13):

1. Consideration of a recommendation to City Council on a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** for consideration of a recommendation to the City Council on a request for a Sphere of Influence Change by the City Council for the westerly portion of the parcel (0.764 acre portion of the 1.73 acre property) from the unincorporated area of County of San Bernardino into the Sphere of Influence for the City of Redlands as prelude to future Pre-Zoning.
3. **PUBLIC HEARING** for consideration of a recommendation to the City Council on a request for a Pre-Zoning designation by the City Council for the westerly portion of the parcel (0.764 acre portion of the 1.73 acre property) as prelude to future Annexation. The proposed Pre-Zoning designation would be East Valley Corridor Specific Plan/Commercial General (EV/CG).
4. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **Annexation No. 93** to initiate proceedings for the annexation of the westerly portion of the parcel (0.764 acre portion of the 1.73 acre property) from the unincorporated area of County of San Bernardino into the boundaries of the City of Redlands, located at the northwest corner of Lugonia Avenue and Tennessee Street. This includes modifying the City of Redlands boundary to annex the westerly 0.764 acre portion of the subject property that currently lies

outside the city limit line; this portion would be subject to the Pre-Zoning designation noted above.

5. **PUBLIC HEARING** for consideration of a recommendation to the City Council on a request for **General Plan Amendment No. 138** to designate the westerly portion of the parcel (0.764 acre portion of the 1.73 acre property) as a Commercial land use designation upon Annexation into the City of Redlands.
6. **PUBLIC HEARING** for consideration of a recommendation to the City Council on **Zone Change No. 453** and **Specific Plan Amendment No. 44** to the East Valley Corridor Specific Plan for the easterly 0.966 acre portion of the subject property (currently within the City of Redlands), from Special Development (EV/SD) to Commercial General (EV/CG). The Specific Plan Amendment would also include the westerly 0.764 acre portion of the subject property (proposed Pre-Zoning designation as EV/CG) to become effective upon Annexation into the City of Redlands.

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

Chairwoman Dyer opened the Public Hearing.

Ms. Judy Newton of Masterworks LLC, H & M Property's representative, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission determined that the proposed Sphere of Influence Change, Pre-Zoning, Annexation, General Plan Amendment, Zone Change, and Specific Plan Amendment were exempt from environmental review under the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines.

#### MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1316 recommending to the City Council to initiate proceedings for a Sphere of Influence Change to annex the westerly 0.764 acre portion of the subject property into the City's Sphere of Influence.

#### MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1317 recommending to the City Council approval of Pre-Zoning to designate the westerly 0.764 acre portion of the subject property as East Valley Corridor Specific Plan/Commercial General (EV/CG) District.

#### MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1318 recommending to the City Council to initiate proceedings for Annexation No. 93 to annex the westerly 0.764 acre portion of the subject property into the City of Redlands.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1319 recommending to the City Council approval of General Plan Amendment No. 138 to designate the westerly 0.764 acre portion of the subject property as Commercial on the General Plan land use map upon annexation.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1320 recommending to the City Council approval of Zone Change No. 453 to change the land use designation of the easterly 0.966 acre portion of the subject property from Special Development (EV/SD) Commercial General (EV/CG) District.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1321 recommending to the City Council approval of Amendment 44 to the East Valley Corridor Specific Plan to change the land use designation of the entire property from Special Development (EV/SD) Commercial General (EV/CG) District.

E. **DIVERSIFIED PACIFIC COMMUNITIES, APPLICANT**  
(PROJECT PLANNER: BRIAN FOOTE, AICP)

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program prepared in accordance with the California Environmental Quality Act (CEQA).
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 **Agricultural Preserve Removal No. 124** to remove 6.03 acres from the City-designated agricultural preserve, located at 1485 E. San Bernardino Avenue, on the northerly side of San Bernardino Avenue between Judson Street and Dearborn Street.
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Zone Change No. 456** to rezone 6.03 acres from Agricultural (A-1) District to the Residential Estate (R-E) District, located at 1485 E. San Bernardino Avenue, on the northerly side of San Bernardino Avenue between Judson Street and Dearborn Street.
5. **PUBLIC HEARING** to consider a recommendation to the City Council on **Tentative Tract Map No. 20079** to subdivide 6.03 acres into fourteen (14) lots for future single-family residential development and

one lettered lot for landscape parkway, located at 1485 E. San Bernardino Avenue, on the northerly side of San Bernardino Avenue between Judson Street and Dearborn Street.

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

Chairwoman Dyer opened the Public Hearing.

Mr. Al Collett, MUED Engineer, clarified the City's responsibility regarding maintenance and the Community Facilities District (CFD) to the Commission.

Mr. Nolan Leggio, Diversified Pacific representative, gave a brief overview and presentation and addressed the Commission. Mr. Leggio stated the developer would maintain the landscaping for six (6) months to a year then it would be the City's responsibility to maintain with an open caveat to adjust the fees for maintenance as necessary.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Battey and carried on a vote of 7-0 that the Planning Commission recommend that the City Council approve the Mitigated Negative Declaration for Agricultural Preserve Removal No. 124, Zone Change No. 456, and Tentative Tract Map No. 20079.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Battey and carried on a vote of 7-0 that the Planning Commission recommend that the City Council approve the Socio-Economic Cost/Benefit Study for Tentative Tract Map No. 20079, as it was determined that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation was needed.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Battey and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1322 and recommend that the City Council approve Agricultural Preserve Removal No. 124.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Battey and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1323 and recommend that the City Council approve Zone Change No. 456.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Battey and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1324 and recommend that the City Council approve Tentative Tract Map No. 20079, this includes the amendments to the resolution language as Mr. Foote had indicated.



5. ADDENDA – None

6. MINUTES

A. Approval of the July 25, 2017 Planning Commission Minutes

It was moved by Commissioner Rock, seconded by Commissioner Frasher, and carried on a vote of 7-0 to approve the July 25, 2017, Planning Commission minutes.

7. LAND USE AND CITY COUNCIL ACTIONS - None

8. ADJOURN TO SEPTEMBER 12, 2017 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 6:22 p.m. to the September 12, 2017, Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Brian Desatnik  
Development Services Director