

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 10, 2019, at 4:00 p.m. are as follows:

PRESENT: Conrad Guzkowski, Chair
Steven Frasher, Vice Chair
Julie Rock, Commissioner
Robert Botts, Commissioner
Mario Saucedo, Commissioner
Joe Richardson, Commissioner
Karah Shaw, Commissioner

ADVISORY STAFF PRESENT: Brian Desatnik, Development Services Director
Brian Foote, Planning Manager
Loralee Farris, Principal Planner
Sean Reilly, Senior Planner
Jocelyn Torres, 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.)

Chair 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.

2. PRESENTATION AND ANNOUNCEMENTS

Commissioner Botts and Commissioner Shaw stated they are going to meet with Village Partners on September 11, 2019.

Chair Guzkowski stated he would like to pull item 3.B to discuss.

3. CONSENT CALENDAR

A. **SIGN SPECIALIST CORP.**
(PROJECT PLANNER: LORALEE FARRIS)

Consideration of **Commission Sign Review No. 455** to construct a new twenty four (24) square-foot freestanding monument sign that is four feet (4'0") in height for a commercial/industrial building located at 1898 Marigold Avenue within Concept Plan No. 2 under the East Valley Corridor Specific Plan (APN: 0167-641-05-0000). This project qualifies for an exemption from environmental review in accordance with Section 15311(a) of the California Environmental Quality Act Guidelines for on-premises signs.

C. Approval of the Planning Commission meeting minutes for July 23, 2019.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Richardson and carried on a vote of 7-0 that the Planning Commission approved items A and C of the Consent Calendar.

B. **CHET E. JOHNSTON, APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

Consideration of a fifth one-year **Extension of Time** for **Tentative Tract Map No. 17080** to subdivide 6.98 gross acres into eight (8) residential lots and one common lot for a property located on the north side of East Sunset Drive, the west side of Wabash Avenue, and approximately 500 feet south of Interstate 10 (APN: 0300-012-09-0000), in the Residential Estate (R-E) District and Open Land (O) District.

Chair Guzkowski stated the Planning Commission received a letter of opposition from Ms. Amanda Frye on the extension of time for Tentative Tract Map No. 17080. Chair Guzkowski expressed a general concern about extensions to project entitlements that are this old.

Commissioner Rock stated she concurs with Chair Guzkowski's comments.

MOTION

It was moved by Commissioner Botts, seconded by Commissioner Rock and carried on a vote of 6-1 (Vice Chair Frasher opposed) that the Planning Commission approve item B of the Consent Calendar.

4. OLD BUSINESS – None

5. NEW BUSINESS

A. **U-STOR-IT REDLANDS**
(PROJECT PLANNER: JOCELYN TORRES)

PUBLIC HEARING to consider **Commission Review and Approval No. 908** and the associated Socio-Economic Cost/ Benefit Study for a proposed 61,465 square-foot storage facility consisting of six detached buildings and a 993 square-foot management office and related site improvements including parking lot, walls and fences, landscape, and lighting on a 3.41 acre parcel. The project site is located on the north side of West Colton Avenue and 300 feet east of New York Street, in the Commercial Industrial (C-M) District and Highway Commercial (C-4) District (APN: 0169-022-25-0000). The project qualifies for exemption from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Chair Guzkowski opened up the Public Hearing.

Ms. Jocelyn Torres, Assistant Planner, gave a brief overview and presentation on the facility.

Mr. Larry Nora, owner, came forward to address the Planning Commission. Mr. Nora confirmed they had potable water for the office and facilities, and non potable recycled water for the landscaping.

Commissioner Rock inquired if the owner would be agreeable to tone down the yellow color.

Mr. Nora stated they have no problem removing the yellow fin element.

Vice Chair Frasher stated the Planning Commission received a letter from Ms. Christine Roque and said a few of her concerns were people living in storage units, dumping at the site, cleanliness and abandonment of possessions.

Mr. Nora confirmed they do not rent any units without an identification, they do not provide electricity in the units, and hazardous waste is not allowed. If a renter comes in with a tailgate truck the office personnel knows to inquire. Mr. Nora stated their facilities are clean, safe and free of bugs and are locked down at 6pm.

Chair Guzkowski closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, and seconded by Commissioner Richardson and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1474, adopt the Socio-Economic Cost Benefit Study, and approve Commission Review & Approval No. 908, based on the findings contained in the staff report and subject to the Conditions of Approval, this includes the amended Condition of Approval Nos. 36 and 37 as follows:

36. The decorative vertical fin along the south office elevation shall be removed.
37. Staff shall work with the applicant regarding the proposed fence location.

B. **KYLE CUMMINGS**
(PROJECT PLANNER: LORALEE FARRIS)

Consideration of **Commission Review and Approval No. 910** to remodel the exterior façade of Emerson's Jewelry including new awnings, storefront window system, stucco on the front and street-side, and new paint. The project site is located downtown at 27 East State Street, in the General Commercial (C-3) District (APN: 0171-061-01-0000). The project qualifies for exemption from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Chair Guzkowski opened up the Hearing.

Ms. Lorelee Farris, Principal Planner, gave a brief overview and presentation on the proposal.

Chair Guzkowski stated that he had received a phone call from Mr. Emerson regarding his anticipated design on the remodel. Chair Guzkowski mentioned that he had requested a tour of the building.

Mr. Emerson, owner, came forward to address the Planning Commission and explained his proposed renovations to the building.

Chair Guzkowshi closed the Hearing.

MOTION

It was moved by Commissioner Botts, and seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission adopt Resolution No. 1478 and approve

Commission Review & Approval No. 910, based on the findings contained in the staff report, and subject to the Conditions of Approval, this includes the amended Condition of Approval No. 8 as follows:

8. Exterior architectural design modifications shall include the following, for the purpose of historical architectural integrity and significance, and consistency with the Secretary of the Interior's Standards for eligible historical properties:

- a. Recess the front doorway and entry area a minimum of 24 inches to be consistent with the previous storefront design documented in photographs, as well as other nearby historic buildings.
- b. Do not use aluminum reveals in the elevations. Rather, use a typical material such as brick, wood, or smooth-finish plaster more appropriate to the period of significance. Include bulkhead element on the front with a minimum height of 12".
- c. Metal awning on the front with multiple horizontal lines is not appropriate to the period of significance, and shall be replaced with an alternative design that is consistent with historical precedent.
- d. The metal awning at the rear elevation (facing 5th Street) shall be fabric material or similar (and not metal) to be more period-appropriate, such as a fabric material mounted over a metal frame.
- e. The replacement of three windows on the front, southern elevation, and three windows on the side, eastern elevation, shall utilize historic evidence as a basis for their design, in accordance with the Secretary of the Interior's Standards and Guidelines.
- f. Proposed cornice on the front portion of the building and the parapet feature on the northern portion of the eastern elevation shall be omitted in lieu of preserving the existing roofline and restoring the historical architectural elements.
- g. Brick veneer is to be added on the front façade and southerly portion of the east façade.

C. 1600 ORANGE, LLC
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Mitigated Negative Declaration prepared for the project in accordance with Section 15074 of the California Environmental Quality Act.

2. Socio-Economic Cost/Benefit Study prepared for the project proposed by Amendment 45 to Specific Plan 40 (East Valley Corridor Specific Plan), Tentative Tract Map 20244 and Conditional Use Permit 1108.

3. Amendment 45 to Specific Plan No. 40 (East Valley Corridor Specific Plan)
- A proposal to change the zone of seven parcels as described below: on the northern portion of the project site, four contiguous parcels located in the northwest corner of Orange Avenue and Alabama Street totaling approximately 6.14 acres (APNs: 0292-167-08-0000, 0292-167-13-0000, 0292-167-18-0000, and 0292-167-25-0000) will change from EV/AP (Administrative Professional) to EV/2500 (Multiple Family Residential); two contiguous parcels located in the northeast corner of Iowa Street and Orange Avenue totaling 4.02 acres (APNs: 0292-167-11-0000 and 0292-167-12-0000) will change from EV/3000 (Multiple Family Residential) to EV/2500 (Multiple Family Residential); and on the southern portion of the site, one 2.39-acre parcel located at the southwestern corner of Alabama Street and Orange Avenue (APN: 0292-168-03-0000) will change from EV/AP (Administrative Professional) to EV/2500 (Multiple Family Residential). The

project site is located on the north and south sides of Orange Avenue, between Alabama Street and Iowa Street.

4. Tentative Tract Map No. 20244 - A request to merge six lots located on the north side of Orange Avenue between Alabama Street and Iowa Street into one parcel totaling approximately 12.63 acres (APNs: 0292-167-08-0000, 0292-167-13-0000, 0292-167-18-0000, 0292-167-25-0000, 0292-167-11-0000, and 0292-167-12-0000), and to merge four lots located on the south side of Orange Avenue in the southwest corner of Alabama Street and Orange Avenue into one parcel totaling approximately 9.21 acres (APNs: 0292-168-16-0000, 0292-168-21-0000, 0292-168-22-0000, and 0292-168-03-0000).

5. Conditional Use Permit No. 1108 - A request to construct a 328-unit multi-family residential project, consisting of one-bedroom, two-bedroom, and three-bedroom units, plus a clubhouse, on-site amenities, and open space. The project site is located on the north and south sides of Orange Avenue, between Alabama Street and Iowa Street (APNs 0292-168-16-0000, 0292-168-21-0000, 0292-168-22-0000, 0292-168-03-0000 0292-167-08-0000, 0292-167-13-0000, 0292-167-18-0000, 0292-167-25-0000, 0292-167-11-0000, and 0292-167-12-0000).

6. General Plan Conformity for Street Vacation No. 171, to vacate a 1,236-foot long strip of excess public right-of-way, seven feet wide, along the north side of Orange Avenue between Alabama Street and Iowa Street (adjacent to APNs 0292-167-12-0000, 0292-167-25-0000, and 0292-167-18-0000), and to vacate a 616-foot long strip of excess right-of-way, six feet wide, along the south side of Orange Avenue west of Alabama Street (adjacent to APNs 0292-168-22-0000, 0292-168-16-0000, and 0292-168-03-0000).

Chair Guzkowski opened the Hearing.

Mr. Sean Reilly, Senior Planner, gave a brief overview of the proposal and confirmed the item is a request to continue the project to the September 30, 2019 Special Planning Commission meeting at 6:00 p.m.

Mr. Jacob Kleespies, member of the Southwest Regional Council of Carpenters, stated they support the continuance. Mr. Kleespies stated they are concerned with the failure to circulate the Socio Economic Cost Benefit Study on the project and it may impact the CEQA findings and Initial Study. Mr. Kleespies stated the mitigation measures are insufficient on noise and traffic.

Mr. Brian Desatnik, Development Services Director, stated the continuance is to allow time for staff to respond to comments received.

Mr. Michael Paisner, Grove School Board member, expressed concern on traffic and safety of the children when there is increased residents in the area. The traffic calming measures are insufficient. The developers have submitted optional calming measures but those measures are not adequate. Mr. Paisner suggested additional crossing guards, speed bumps, and cross walks.

Chair Guzkowski closed the Hearing.

MOTION

It was moved by Commissioner Botts, and seconded by Commissioner Rock and carried on a vote of 7-0 that the Planning Commission continue the project to the September 30, 2019, Special Planning Commission meeting.

6. ADDENDA - None

7. LAND USE AND CITY COUNCIL ACTIONS FOR AUGUST 6TH, AUGUST 20TH AND SEPTEMBER 3RD, 2019.

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

Mr. Desatnik, Development Services Director, stated the Brookside Apartment project was approved by City Council. Mr. Desatnik said there was continued discussion on the Sport Court Ordinance, relative to batting cages. The ordinance was continued in order to address the regulations of batting cages, and will be brought back to the City Council in October.

8. ADJOURN TO THE SEPTEMBER 24, 2019, PLANNING COMMISSION MEETING

Chairman Guzkowski adjourned the meeting at 5:15 p.m. to the September 24, 2019, Planning Commission meeting.

Linda McCasland
Administrative Analyst

Brian Desatnik
Development Services Director