

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 11, 2018, at 4:00 p.m. are as follows:

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

ADVISORY STAFF: Brian Desatnik, Development Services Director
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 Don Grenda who was absent.

2. CONSENT CALENDAR - None

3. OLD BUSINESS

**A. LUGONIA HOSPITALITY INC
(PROJECT PLANNER EMILY ELLIOTT, AICP)**

1. Continued **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study prepared for Commission Review & Approval No. 889 located on the south side of West Lugonia Avenue, approximately 650 feet east of Nevada Street (APN:0292-341-22-0000), in the Office /Industrial land use area of Specific Plan 25.
2. Consideration of Commission Review & Approval No. 889 to construct a proposed Springhill Suites hotel by Marriott consisting of 88 guest rooms, a total of 55,465 square-feet of floor area, parking lot with 97 spaces and related on-site improvements including landscape, lighting and utilities. The project site is a 1.67 – acre vacant parcel located on the south side of West Lugonia Avenue, approximately 650 feet east of Nevada Street (APN: 0292-341-22-0000) in the Office/Industrial land use area of Specific Plan 25. An Initial Study

was prepared for the project in accordance with the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program is proposed in accordance with Section 150754 of the CEQA Guidelines.

Ms. Emily Elliott gave a brief update on Commission Review & Approval No. 889.

MOTION

It was moved by Commissioner Julie Rock, seconded by Commissioner Michael Reiter and carried on a 5-0 vote (Commissioner Grenda and Commissioner Frasher absent) to table the Public Hearing for Commission Review and Approval No. 889.”

Commissioner Frasher joined the Planning Commission meeting.

4. NEW BUSINESS

A. **QUIEL SIGNS, INC. , ON BEHALF OF RAYNES ERICKSON** (PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. **PUBLIC HEARING** to consider a recommendation to the City Council on **Sign Conditional Use Permit No. 24**, a request for a 150.8 square-foot wall sign on the east elevation of a six-story professional office building. The project site is located at 300 East State Street in the General Commercial (C-3) District (APN: 0171-132-16-0000). The proposed sign is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15311 for accessory structures such as on-premises signs.

Commissioner Reiter recused himself due to a conflict of interest.

Ms. Emily Elliott gave a brief update on Sign Conditional Use Permit No. 24.

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

MOTION

It was moved by Commissioner Rock , seconded by Commissioner Robert Botts and carried on a 5-0 vote (Commissioner Grenda absent and Commissioner Reiter abstained) that the Planning Commission adopt Resolution No. 1403 recommending that the City Council approve Sign Conditional Use Permit No. 24.”

Commissioner Reiter returned to the Planning Commission meeting.

B. DONALD PAULSON
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a one (1) 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 Sunset Drive and the west side of Wabash Avenue (APN: 0300-012-09-0000), in the Residential Estate (R-E) District and Open Land (O) District.

Mr. Sean Reilly, Associate Planner, gave a brief update on Tentative Tract Map No. 17080.

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

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Botts, and carried on a 6-0 vote (Commissioner Grenda absent) that the Planning Commission adopt Resolution No. 1404 approving a one-year extension of time for Tentative Tract Map 17080, subject to the Conditions of Approval .

C. THE PLANNING ASSOCIATES
(PROJECT PLANNER SEAN REILLY)

1. Consideration of a recommendation to City Council on a Notice of Exemption in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
2. **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
3. Consideration of a recommendation to the City Council on **Commission Review & Approval No. 893** to construct a three-story eight unit apartment building located on an approximately 15, 00 square foot lot located at 317 Brookside Avenue (APN: 0171-241-14-0000) in the Administrative and Professional Office (A-P) District.
4. **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 front yard setback 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

Mr. Sean Reilly, Associate Planner, gave a brief update on the Socio-Economic Cost/Benefit Study Commission Review & Approval No. 893 and Minor Commission Approval No. 46.

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

MOTION

It was moved by Vice Chairman Conrad Guzkowski, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Grenda absent) to table the public hearing for Socio-Economic Cost/Benefit Study, Commission Review & Approval No. 893, and Minor Commission Approval No. 46.

D. **C.J. SILLERS, DBA BREWCAKES** (PROJECT PLANNER: SEAN REILLY)

1. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1013, Revision No. 1** a request to allow the existing "Brewcakes" restaurant to operate with late night business activities and operating hours in the Neighborhood Convenience Center (C-2) District located at 1150 Brookside Avenue, Suite J-1. The proposal is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing activities of the CEQA Guidelines).

Mr. Sean Reilly, Associate Planner, gave a brief update on Conditional Use Permit No. 1013, Revision No. 1.

Chairwoman Dyer opened up the Public Hearing.

Mr. C. J. Sillers, applicant, stated that the extended operating hours would be for the weekends, holidays, and special events.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher, and carried on a 6-0 vote (Commissioner Grenda absent) that the Planning Commission Adopt Resolution No. 1407 to approve Revision No. 1 to Conditional Use Permit No. 1013 subject to the conditions of approval.

5. ADDENDA - None
6. MINUTES - None
7. LAND USE AND CITY COUNCIL ACTIONS FOR SEPTEMBER 4, 2018.

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

Mr. Desatnik, Development Services Director, stated that the City Council approved the allocation for Newland Homes/KB Home of 105 units. The total allocations for 2018 is at 139. Mr. Desatnik, Development Services Director stated that a Transit Village Specific Plan workshop is scheduled for September 26, 2018 at 6 p.m. in the City Council chambers. This workshop will focus on downtown station. The schedule for additional workshops have been posted on the City of Redlands website. .

8. ADJOURN TO THE SEPTEMBER 25, 2018 PLANNING COMMISSION

Chairwoman Dyer adjourned the meeting at 4:30 p.m. to the September 25, 2018, Planning Commission meeting.

Joni Mena
Senior Administrative Technician

Brian Desatnik
Development Services Director