

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, October 11, 2016, at 4:00 p.m. are as follows:

PRESENT: Carol Dyer, Chairwoman  
Ken Jeske, Vice Chairman  
Steven Frasher, Commissioner  
Conrad Guzkowski, Commissioner  
Julie Rock, Commissioner  
Patrick Wallis, Commissioner

ADVISORY STAFF James Troyer, Interim Development Services Director  
PRESENT: Robert D. Dalquest, Assistant Development Services Director  
Emily Elliott, Associate Planner

I. 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 comments forthcoming and the Public Comment period was closed. All members were present with the exception of Commissioner Hudson who was excused.

II. CONSENT CALENDAR

A. **OMKAR MANAGEMENT, APPLICANT**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15311(a) of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 426** for the alteration of a one hundred eighteen (118) square foot freeway-oriented sign and the alteration of a twenty four (24) square foot pedestal sign for the County Inn and Suites located at 1650 Industrial Park Avenue in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

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

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission found that Commission Sign Review No. 426 was exempt from the California Environmental Quality Act Guidelines pursuant to Section 15311 (a).

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approved Commission Sign Review No. 426, subject to the facts and findings in the staff report and the recommended conditions of approval.

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **WALMART STORES, INC., APPLICANT**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

1. Consideration of a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. Consideration of a one (1) year Time Extension for **Minor Subdivision No. 330 (Tentative Parcel Map No. 19060)** to subdivide 45 acres into eleven (11) parcels and one lettered lot for a proposed 256,614 square foot retail and commercial center located on the southeast corner of San Bernardino Avenue and Tennessee Street in Concept Plan No. 4 of the East Valley Corridor Specific Plan.

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

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the extension of time to Tentative Parcel Map 19060 does not require any further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to Section 15162 of the CEQA Guidelines based on the facts and findings contained within the staff report.

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approved a one (1) year extension of time for Tentative Parcel Map 19060, based on the findings contained within the staff report, and conditions of approval.

V. ADDENDA

- A. Determination of General Plan Conformity for the disposition of real property identified as Assessor Parcel Numbers 0169-281-47, 48, 49 and 50, located at 330 N. Third Street.

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

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Wallis and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission determined that the disposition of the property identified as Assessor's Parcel Numbers 0169-281-47, 48, 49 & 50 was in conformance with the Redlands General Plan.

- B. Determination of General Plan Conformity for the acquisition and subsequent disposition of Assessor Parcel Numbers 0171-211-13, 14, 16, 18, 19, 20, and 21, located at 216 Brookside Avenue.

Chairwoman Dyer opened up the Hearing.

Mr. Andy Hoder, resident, inquired if the building was damaged by a fire, and if the building would be demoed. Mr. Hoder requested clarification on how many parcels there were.

Assistant Director Dalquest stated the building did not need to be demolished and confirmed there are seven (7) parcels.

Chairwoman Dyer closed the Hearing.

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 5-1 (Commissioner Wallis opposed, and Commissioner Hudson absent) that the Planning Commission determined that the acquisition and subsequent disposal of the properties identified as Assessor's Parcel Numbers 0171-211-13, 14, 16, 18, 19, 20, and 21 was in conformance with the Redlands General Plan.

#### VI. MINUTES

- A. Minutes of the September 13, 2016 Planning Commission

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 6-0 to continue the minutes of the September 13, 2016 Planning Commission.

#### VII. LAND USE AND CITY COUNCIL ACTIONS ON SEPTEMBER 20<sup>th</sup> AND OCTOBER 4<sup>th</sup>, 2016.

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

Assistant Director Dalquest stated there were no reportable actions.

#### VIII. ADJOURN TO OCTOBER 25, 2016

Chairwoman Dyer adjourned the meeting at 4:40 p.m. to the October 25, 2016 Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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James Troyer,  
Interim Development Services Director