

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on June 2, 2014, at 9 a.m.

PRESENT Robert D. Dalquest, Development Services  
Philip Gairson, Fire Department  
Don Young, Municipal Utilities and Engineering  
Chris Catren, Police Department  
Erik Reeves, Quality of Life Department

STAFF Lorelee Farris, Associate Planner  
PRESENT

## I. ATTENDANCE

Mr. Robert Dalquest called the meeting to order at 9:00 a.m. All members were present.

## II. APPROVAL OF MINUTES

### A. Minutes of the January 21, 2014 meeting.

The minutes of January 21, 2014 meeting were approved with a motion from Mr. Chris Catren and a second from Mr. Don Young. The motion carried with a 4-0 vote (Mr. Erik Reeves abstained).

### B. Minutes of the May 19, 2014 meeting.

The minutes of May 19, 2014 meeting were approved with a motion from Mr. Young and a second from Mr. Reeves. The motion carried with a 5-0 vote.

## III. OLD BUSINESS - None

### A. **MATT'S EXPRESS CAR WASH, LLC, APPLICANT** (PROJECT PLANNER SEAN KELLEHER)

A recommendation to the Planning Commission on the appropriate environmental process and socio-economic cost/benefit impacts for the following project:

**Variance No. 772** to allow for a maximum of a twenty-four foot (24') reduction in the required twenty-five (25) foot landscape setback requirement along freeway right-of way pursuant to Section EV4.0140 (b)(1) of the East Valley Corridor Specific Plan for the construction of an automated, drive-through car wash facility located at the southwest corner of Lugonia Avenue and Tennessee Street in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

**Commission Review and Approval No. 883** to develop a 4,924 square foot building for an automated, drive-through car wash with a 2,850 square foot canopy for vacuums and two (2) 600 square foot canopies for a pay kiosk on approximately 1.06 acres, located at the southwest corner of Lugonia Avenue and Tennessee Street in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

Mr. Pat Meyer, representative, requested clarification on the percentage of landscaping required and stated he concurred with the mitigation measures.

Mr. Sean Kelleher clarified that twenty percent of landscaping is required.

Mr. Meyers, representative, concurred with the mitigation measures.

Mr. Dalquest closed the hearing.

Mr. Reeves, recommended rotating the trash bin enclosure entrance ninety degrees to the south, to allow additional space for a trash truck to maneuver in the area.

#### MOTION

It was moved by Mr. Catren, seconded by Mr. Young and carried on a 5-0 vote that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A Mitigated Negative Declaration will be prepared; this includes the modification to Mitigation Measure No. 4 as follows:

**The project shall meet the 20% minimum landscaping requirements of the Regional Industrial District of the EVCSP.**

#### SOCIO ECONOMIC COST BENEFIT MOTION

It was moved by Mr. Catren, seconded by Mr. Young and carried on a 5-0 vote that the proposed project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

#### IV. NEW BUSINESS – None

#### V. PUBLIC COMMENT PERIOD

At this time, the Environmental Review Committee will provide an opportunity for the Public to address them on a matter not already scheduled for this agenda (please limit your comments to three minutes).

Mr. Dalquest opened the Public Comment period. There were no comments forthcoming and the Public Comment period was closed.

#### VI. ADJOURNMENT TO JUNE 16, 2014

The meeting adjourned at 9:20 a.m. to the June 16, 2014 meeting.

Respectfully submitted,

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Joni Mena  
Sr. Administrative Assistant

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Loralee Farris  
Associate Planner



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