

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 24, 2012, at 4:00 p.m. are as follows:

PRESENT: Gary Miller, Chairman
John James, Vice Chairman
Carol Dyer, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Ken Jeske, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF Oscar Orci, Development Services Director
PRESENT: Robert Dalquest, Assistant Development Services Director
Chris Boatman, Associate Planner
Ben Matlock, Planning Intern

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Chairman Miller called the meeting to order, and opened up the Public Comment period. All members were present.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **ESRI, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)

Consideration of **Commission Review and Approval No. 825 (Revision No. 8)** to construct a parking lot for the ESRI campus containing 99 spaces on a 1.15 acre parcel located on the north side of State Street, between Texas Street and New York Street.

MOTION

It was moved by Commissioner Dyer, seconded by Vice Chairman James and carried on a 6-0 vote (Commissioner Guzkowski recused) that the Planning Commission approve Revision No. 8 to Commission Review and Approval No. 825, subject to the findings and Conditions of Approval.

B. **SULTANA SHAFARIN, APPLICANT**
(PROJECT PLANNER: CHRIS BOATMAN)

1. Consideration of a recommendation to the City Council on a Notice of Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **Amendment No. 5 to Specific Plan No. 23** to amend Section 3(A)(2) by adding "Convenience Store" as a Conditionally Permitted Use in the Administrative and Professional Office District of Specific Plan No. 23.

3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 998** to establish a convenience store within a 1,180 square foot tenant space within an existing commercial and office complex located at 1457 Ford Street within the Administrative and Professional Office District of Specific Plan No. 23.

MOTION

It was moved by Vice Chairman James, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission table the item.

Chairman Miller recused himself due to a conflict of interest.

IV. NEW BUSINESS

A. **REBECCA AND JOHN GOMES, APPLICANT** (PROJECT PLANNER: BENJAMIN MATLOCK)

1. Consideration of a Notice of Exemption pursuant to Section 15274 the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 997** to allow a large family day care home for up to fourteen (14) children within an existing single family residence located at 1685 Verona Drive in the R-E (Residential Estate) District.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 6-0 vote (Chairman Miller recused) that the Planning Commission determined Conditional Use Permit No 997 is categorically exempt from the California Environmental Quality Act, pursuant to Section 15274 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Dyer, seconded by Commissioner Rock and carried on a 6-0 vote (Chairman Miller recused) that the Planning Commission approve Conditional Use Permit No. 997 subject to the findings and Conditions of Approval.

V. ADDENDA - None

VI. MINUTES

A. Planning Commission Minutes of March 13, 2012

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a 6-0 vote (Chairman Miller recused) that the Planning Commission approve the minutes of March 13, 2012, with corrections.

VII. LAND USE AND CITY COUNCIL ACTIONS OF APRIL 17, 2012.

VIII. ADJOURNED TO 7:00 PM

IX. RECONVENED PLANNING COMMISSION MEETING

X. OLD BUSINESS

A. **WALMART STORES INC., APPLICANT**
(PROJECT PLANNER: ROBERT D. DALQUEST, AICP)

1. Consideration of a recommendation to the City Council on an Environmental Impact Report.
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 **Conditional Use Permit No. 945** for a development plan to construct a 256,614 square foot retail and commercial center on approximately 32.97 acres containing a 196,114 square foot Walmart store, nine (9) out-parcels with a potential of 60,500 square feet consisting of three (3) parcels for fast food restaurants with drive-through facilities, three (3) retail parcels, one parcel for retail and fast food restaurants without drive-through facilities, one parcel for retail with a drive-through facility and one sit-down restaurant parcel, and a 0.56 acre detention basin located on the southeast corner of San Bernardino Avenue and Tennessee Street in Concept Plan No. 4 of the East Valley Corridor Specific Plan.
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **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.

MOTION

It was moved by Commissioner Jeske, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission recommend certification of the Final EIR for the Redlands Crossing Project to the City Council.

MOTION

It was moved by Commissioner Jeske, seconded by Vice Chairman James and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on the Socio-Economic Cost Benefit Study for Conditional Use Permit No. 945 and Minor Subdivision No. 330. It is recommended that this project will not create unmitigable physical blight or over burden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Commissioner Jeske, seconded by Vice Chairman James and carried on a 6-1 vote (Commissioner Rock opposed) that the Planning Commission recommend approval to the City Council on Conditional Use Permit No. 945, subject to the findings and Conditions of Approval.

MOTION

It was moved by Commissioner Jeske, seconded by Vice Chairman James and carried on a 6-1 vote (Commissioner Rock opposed) that the Planning Commission recommend approval to the City Council on Minor Subdivision No. 330, subject to the following findings and Conditions of Approval.

This includes the modifications to Condition of Approval Nos. 36, 42, 51, 56, 57 and the additional Condition of Approval Nos. 64, and 65 as follows:

36. No passenger vehicles, recreational vehicles or any other type of vehicles shall be allowed to park overnight on the property subject to the Conditional Use Permit; **except for employees of Walmart.**
42. Parcel No. 1 shall not contain drive-through facilities, **excluding a drive-through car wash associated with a service station**, and the area shall be utilized to expand the corner treatment in depth and area.
51. Deliveries to the Walmart Store shall mainly occur between the hours of **7:00 a.m. to 10:00 p.m.** Walmart will make a good faith effort to keep deliveries between the hours of 10:00 p.m. to 7:00 a.m. to a minimum number.
56. Development of Outparcels 1 through 9 shall be **harmonious** with the architectural design of the Walmart Store **and should introduce iconic architectural elements reminiscent of early Redlands.** The intent of this condition is to establish a consistent theme within the center, but allow some flexibility in the architecture provided the designs are compatible **and harmonious** with the theme established in the center.
57. The food court located on Parcel No. 5 shall provide a total minimum area of 9,600 square feet of outdoor area, and shall contain tables and chairs, waste receptacles and enhanced paving and landscaping, **and shall be internally oriented to the center and connect to a food court.**
64. **The Uniform Sign Program for the Redlands Crossing Center shall be submitted and approved prior to issuance of a building permit for the Walmart store.**
65. **In order to improve the pedestrian connection of Parcel 8 with the Walmart store, the driveway at New York Street shall be provided with enhanced paving to create a pedestrian-friendly crosswalk, and a five (5) foot wide sidewalk shall be provided within the two easterly end planters south of the main drive aisle.**

XI. ADJOURN TO MAY 8, 2012

Chairman Miller adjourned the meeting at 10:15 p.m. to the May 8, 2012 meeting.

Linda McCasland
Senior Administrative Technician

Oscar Orci
Development Services Director