

MINUTES of a regular meeting of the Environmental Review Committee of the City of Redlands held on October 2, 2017 at 9:10 a.m.

PRESENT Brian Foote, Development Services  
Jeff Frazier, Fire Department  
Tabitha Kevari, Quality of Life  
Rachel Tolber, Police Department  
Don Young, Municipal Utilities and Engineering

STAFF Emily Elliott, Senior Planner  
PRESENT Alex Perez Junior Planner

## I. ATTENDANCE

Mr. Brian Foote called the meeting to order at 9:10 a.m. All committee members were present.

## II. APPROVAL OF MINUTES – None

## III. OLD BUSINESS – None

## IV. NEW BUSINESS

### A. KELLEY NEWLAND, APPLICANT (PROJECT PLANNER: ALEX PEREZ)

**PUBLIC HEARING** to consider **Demolition No. 290** to demolish an approximately 3,752 square foot building utilized for automotive repair, less than 50 years of age, located at 349 North Eureka Street within the SC (Service Commercial) District of Specific Plan No. 45 (APN 0169-271-54). The project may be considered for exemption from environmental review in accordance with Section 15301 of the California Environmental Quality Act Guidelines.

Ms. Alex Perez gave a brief overview of Demolition No. 290.

Mr. Foote opened the Public Hearing, there were no public comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Mr. Jeff Frazier, seconded by Mr. Don Young and carried on a 5-0 vote that the Environmental Review Committee recommended to the Historic and Scenic Preservation Commission approval of the Initial Study, as prepared in accordance with Section 15.44.060 of the Redlands Municipal Code, and found that the proposed structure to be removed was not a Historical Resource and had no historical significance, and that removal of the structure was considered to be ministerial and exempt from the preparation of the Negative Declaration or Environmental Impact Report.

**B. HANNIBAL PETROSSI, APPLICANT**  
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

**PUBLIC HEARING** to consider a recommendation to the Planning Commission on a Socio-Economic Cost/Benefit Analysis for the following project;

**Commission Review and Approval No. 891 and Lot Line Adjustment No. 616** to construct a 18,296 office/industrial building, and merge three parcels into one parcel, approximately 1.3 acres in size located at 614, 624 and 634 Nevada Street, in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan. (APNs: 0292-155-05, -13, 14). The project may be considered for exemption from environmental review in accordance with Section 15332 of the California Environmental Quality Act Guidelines.

Ms. Emily Elliott gave a brief overview of Commission Review and Approval No. 891 and Lot Line Adjustment No. 616.

Mr. Foote opened the Public Hearing, there were no public comments forthcoming and the Public Hearing was closed.

**MOTION**

It was moved by Ms. Rachel Tolber, seconded by Mr. Frazier 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 was needed and moved to recommend to the Planning Commission to adopt the Socio-Economic Cost Benefit Study for Commission Review and Approval No. 891.

**C. JMD HOSPITALITY, INC., APPLICANT**  
(PROJECT PLANNER: BRIAN FOOTE, AICP)

**PUBLIC HEARING** to consider a recommendation to the Planning Commission on a Socio-Economic Cost/Benefit Analysis for the following project;

**PUBLIC HEARING** to consider a recommendation to the Planning Commission on an Initial Study/Mitigated Negative Declaration for the following project;

**Conditional Use Permit No. 1056 and Variance No. 777** to construct a 43,802 square-foot hotel with 77 guest rooms on a 1.68 acre lot, and variances for specified development standards (loading zone dimensions and placement, and wall height up to 10 feet high adjacent to the proposed pool area), located on Industrial Park Ave. west of Tennessee Street (APN 0169-343-09), in the General Commercial (EV/CG) District of the East Valley Corridor Specific Plan. An Initial Study has been prepared in accordance with the California Environmental Quality Act, there is no substantial evidence of any potentially significant environmental effects, and a Mitigated Negative Declaration may be recommended in accordance with Section 15074 of the CEQA Guidelines.

Mr. Brian Foote gave a brief overview of Conditional Use Permit No. 1056 and Variance No. 777.

Mr. Foote opened the Public Hearing, there were no public comments forthcoming and the Public Hearing was closed.

#### MOTION

It was moved by Ms. Tolber, seconded by Ms. Tabitha Kevari and carried on a 5-0 vote that the Environmental Review Committee moved to recommend to the Planning Commission the adoption of a MITIGATED NEGATIVE DECLARATION, as the project will not result in any potentially significant environmental effects in this case because mitigation measures have been included and agreed to by the project proponent.

#### MOTION

It was moved by Ms. Tolber, seconded by Ms. Kevari and carried on a 5-0 voted that the Environmental Review Committee moved to recommend to the Planning Commission the approval of the Socio-Economic Cost Benefit Study as the proposed project would not create significant unmitigable physical blight or overburden public services in the community, because the payment of applicable Development Impact Fees and mitigation measures have been added to the project as Conditions of Approval.

## **V. COMMUNICATION/INFORMATION**

- A.** Consideration of a request from EPD Solutions, Inc., to be placed on the City's Approved Consultant List for the preparation of environmental documents (CEQA/NEPA compliance) for submittal to the City.

Ms. Elliott gave a brief overview on EPD Solution Inc.

### **MOTION**

It was moved by Mr. Young and seconded by Mr. Frazier and carried on a 5-0 vote to approve EPD Solutions, Inc., to be placed on the City's Consultant List for the preparation of environmental documents.

- B.** Consideration of a request from T&B Planning, Inc. to be placed on the City's Approved Consultant List for the preparation of environmental documents (CEQA/NEPA compliance) for submittal to the City.

Ms. Elliott gave a brief overview on T&B Planning Inc.

### **MOTION**

It was moved by Mr. Young and seconded by Mr. Frazier and carried on a 5-0 vote to approve T & B , Inc., to be placed on the City's Consultant List for the preparation of environmental documents.

## **VI. PUBLIC COMMENT PERIOD – None**

Mr. Foote opened the Public Comment period. There were no Public Comments forthcoming and the Public Comment period was closed.

## **VII. ADJOURNMENT OF THE MEETING TO MONDAY, OCTOBER 16, 2017**

The meeting adjourned at 9:30 a.m. to the next regularly scheduled Environmental Review Committee meeting of Monday, October 16, 2017.

Respectfully submitted,

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Joni Mena  
Senior Administrative Technician

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Emily Elliott  
Senior Planner