

CITY OF REDLANDS

CITY COUNCIL A G E N D A

MAY 10, 2022

PAUL T. BARICH

Mayor

EDDIE TEJEDA

Mayor Pro Tempore

DENISE DAVIS

Council Member

JENNA GUZMAN-

LOWERY

Council Member

MICK GALLAGHER

Council Member

JEANNE DONALDSON

City Clerk

ROBERT DAWES

City Treasurer



**CHARLES M. DUGGAN,
JR.**

City Manager

DANIEL J. McHUGH

City Attorney

NOTICE OF JOINT SPECIAL MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION CITY OF REDLANDS, CALIFORNIA TUESDAY, MAY 10, 2022

6:00 p.m. Open Session (Public Meeting)

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City Council Chambers

Civic Center, 35 Cajon Street, Redlands, California

In accordance with California Government Code Section 54956, Mayor Barich and Chairman Frasher have called a joint special meeting of the City Council and Planning Commission to be held on MAY 10, 2022 at 6:00 p.m. in the Council Chambers, Civic Center, 35 Cajon Street, Redlands.

To join via Zoom on a computer, laptop, or smart device

Please visit www.zoom.us, click on Join a Meeting

Enter the Meeting ID 820 5813 0566, then run the Zoom launcher

Passcode: 889930

To join via Zoom with audio only (cell phone or landline):

Dial 1-877-853-5247

Enter the Meeting ID 820 5813 0566

Passcode: 889930

Should the City lose connectivity on Zoom, we will halt the meeting until it can be restored. To check on the status of remote connectivity in the event of an outage, go to the City's website at:

www.cityofredlands.org or to the City's Facebook page at @CityofRedlands or the Instagram page at @CityofRedlands_CityHall.

In the event the City cannot reestablish Zoom connectivity in a reasonable amount of time, the mayor will adjourn the meeting to a future date.

Anyone desiring to speak on an agendized item at this meeting may do so during the consideration of that item. Due to time constraints and the number of persons who may wish to give oral testimony, public comments will be limited to three (3) minutes.

To provide comment while participating from Council Chambers:

- Although it is not required, speakers are encouraged to submit a "Speaker Sign Up Sheet" before the meeting is convened. Forms are available in the Office of the City Clerk or in Council Chambers.
- After the meeting has convened, you may place the speaker form in the bracket at the table along the wall of the Chambers. Please do not disturb the City Clerk while the meeting is in progress.

To provide comment through Zoom (on a computer, laptop, or smart device):

- Click the "Raise Hand" button and the moderator will unmute you when it is your turn to speak.

To provide comment via audio only (cell phone or landline):

- Dial *9 to "Raise Hand". The moderator will identify you by your area code and last 3 numbers of your telephone number when it is your turn to speak.



PLEASE SILENCE CELL PHONES, PAGERS, AND OTHER
ELECTRONIC COMMUNICATION DEVICES UPON ENTERING
COUNCIL CHAMBERS.

A. **Call Joint Special Meeting to Order**

B. **Public Comments - City Council**

(At this time, the City Council and Planning Commission will provide an opportunity for the public to address them on any subject, within the jurisdiction of either the City Council or Planning Commission, which is not already scheduled on this agenda. However, any matter that requires action will be referred to staff for a report and possible action at a subsequent meeting. Comments will be limited to three {3} minutes.)

C. **Public Hearings**

1. Proposed State Street Village project by Applicant Village Partners Ventures, LLC, and VPV State Street Village, LLC.
(Mayor to declare meeting open as a public hearing.)

PUBLIC HEARING to consider the following applications for the properties located at 101 Redlands Mall (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000) and the southeast corner of West Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000, 0171-251-07-0000, 0171-251-08-0000, 0171-251-09-0000, 0171-251-10-0000) in the C-3, General Commercial land use district, and associated California Environmental Quality Act determination:

1. City Council Resolution No. 8337 / Planning Commission Resolution No. 1574–

Consideration of an Initial Study and Sustainable Communities Environmental Assessment document prepared for the proposed project in accordance with the California Environmental Quality Act.

2. City Council Resolution No. 8338 / Planning Commission Resolution No. 1575

(General Plan Amendment No. 142) – A request for the Planning Commission's recommendation and City Council approval to amend Figure 4-1, General Plan Land Use Map, and change the land use designation to “Commercial” for five parcels totaling approximately 1.1 acres at the southeast corner of East Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000 through 0171-251-10-0000).

3. City Council Resolution No. 8339 / Planning Commission Resolution No. 1576

(Conditional Use Permit No. 1155 and Commission Review & Approval No. 933) – A request for the Planning Commission's recommendation and City Council approval of the proposed redevelopment of the Redlands Mall site on approximately 11.15 acres with a mixed use project that includes residential and commercial uses within five new multi-tenant buildings, to include the following:

- Construct five mixed-use buildings up to four (4) stories high;
- Construct up to 700 multifamily dwelling units (apartments and condominiums), to include studio, one-bedroom, two-bedroom, and three-bedroom, and live/work units;
- Construct an approximately 6,000 square-foot recreational amenity building including pool, and other private courtyards;
- Construct up to 71,778 square-feet of commercial floor area on ground floors to include retail and restaurant uses, as well as a rooftop restaurant;
- Construct up to 12,328 square-feet of office space;
- Construct a five-level above ground parking structure with 686 spaces;
- Construct two subterranean parking garages with 415 and 225 spaces;

- Construct public and private open space areas to include plaza area, landscaping, shade trees, street trees, and pedestrian improvements; and
- Construct related site improvements to include sidewalks, driveways, landscape, lighting and street lights, storm drains, flood prevention features, and public and private utility connections.

4. City Council Resolution No. 8340 / Planning Commission Resolution No. 1576 (Conditional Use Permit No. 1156 and Commission Review & Approval No. 934) – A request for the Planning Commission's recommendation and City Council approval to construct a 14,500 square-foot single tenant retail building with one lane for a drive-through pharmacy window on approximately 1.1 acres located at the southeast corner of East Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000 through 0171-251-10-0000).

5. City Council Resolution No. 8341 / Planning Commission Resolution No. 1576 (Tentative Tract Map No. 20425) – A request for the Planning Commission's recommendation and City Council approval for a proposed subdivision map to: consolidate multiple parcels on the Mall site, and create a total of seven parcels for development purposes plus condominium dwelling units within the proposed mixed use project on the 11.15-acre Mall site (APNs: 0171-053-01 through 0171-053-06-0000); and merge five parcels located at the southeast corner of East Citrus Avenue and Eureka Street (APNs: 0171-251-06-0000 through 0171-251-10-0000) into one new parcel for development purposes.

(Development Services Director Desatnik)

D. **Adjournment**

If you challenge any proposed development entitlement listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Goutam Dobey, of Municipal Utilities/Engineering Department at (909) 798-7584 ext. 2. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

(28 CFR 35.102-35.104 ADA Title II)

Any writings or documents distributed to a majority of the City Council regarding an open session agenda item less than 72 hours before this meeting are available for public inspection at the City Clerk's Office.

Staff reports or other written documentation relating to items referred to on the agenda are available at the A. K. Smiley Public Library, 125 West Vine Street, Redlands, California, and on the City's website referenced below.

Regular meetings are televised live on Redlands TV Channel 3 (Spectrum) and Channel 35 (Frontier) and re-broadcasted at 7:00 P.M. the following Wednesday, Friday and Sunday; and at 9:00 A.M. Thursday, Saturday and Monday. Agendas, staff reports and minutes of the City

Council of the City of Redlands are available on the Internet:

<http://www.cityofredlands.org>