

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, November 10, 2015, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Patricia Brenes, Principal Planner
Loralee Farris, Senior Planner
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 Guzkowski who was tardy.

II. CONSENT CALENDAR

A. **VALLEY PREPARTORY SCHOOL, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT)

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. 422** to construct a twenty (20) square foot monument sign with changeable letters that is three and a half (3.5) feet in height for Valley Preparatory School located at 1605 Ford Street in the R-E (Residential Estate) District.

MOTION

It was moved by Commissioner Hudson, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Guzkowski excused tardy) that the Planning Commission approve the Consent Calendar.

Commissioner Guzkowski arrived to the Commission.

III. OLD BUSINESS

A. **REDLANDS COMMUNITY HOSPITAL, APPLICANT**
(PROJECT PLANNER: SEAN REILLY)

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 355 (Revision 14)** to revise an approved conditional use permit for Redlands Community Hospital for the construction of an 8,200 square foot surgery center addition located at 350 Terracina Boulevard in the MF (Medical Facility) District.

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

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried a vote of 7-0 to continue the proposed project to the December 8th, 2015 Planning Commission meeting.

IV. NEW BUSINESS

A. **CITY OF REDLANDS, APPLICANT**
(PROJECT PLANNER: PATRICIA BRENES)

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 **Ordinance Text Amendment No. 342** to amend Chapters 18.92 (C-3 General Commercial District) and 18.156 (Development Provisions for Specific Uses) of the Redlands Municipal Code to establish regulations for stationary food trailers on existing developed properties in the C-3 (General Commercial) District.

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

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 7-0 to continue the proposed project to the January 12th, 2016 Planning Commission meeting.

B. **NEWLAND HOMES, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a recommendation to the City Council on a Notice

of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.

- Council
2. **PUBLIC HEARING** to consider a recommendation to the City on **Tentative Tract Map No. 18988 (Revision No. 1)** to amend the conditions of approval relating to the timing for construction of a private park and related improvements as part of an eighty-two (82) lot planned residential development including seven (7) lettered lots on 30.51 acres located on the north side of Pioneer Avenue, east of Texas Street in the PRD/R-E (Planned Residential Development/Residential Estate) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Brian Avila, representative, came forward to address the Commission on phasing, grading, and the holding area for the excess dirt.

Mr. Steve Rogers, Mentone Area Community Association, expressed concern on the construction of the Santa Ana River Trail and drainage.

Chairwoman Dyer closed the Public Hearing.

Chairwoman Dyer took a poll if the Commission would like to continue the proposed project due to the phasing. The Commission discussed the details of the phasing with staff and modified the Conditions.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commission Hudson and carried on a vote of 7-0 to approve Tentative Tract Map No. 18988 (Revision No. 1) based on the findings, and subject to the Conditions of Approval, including modifications to Condition of Approval No. 12. and the added Conditions of Approval Nos. 45, 46 and 47:

12. The recreational facilities contained on Lot "B" shall be constructed prior to obtaining a Certificate of Occupancy on the first **twenty ninth (29th)** home in the subdivision.
45. **A pre-construction nesting bird survey shall be completed within three (3) days prior to commencement of project activities, including vegetation removal and/or ground disturbing activities, regardless of the time of year, to ensure that the project complies with all applicable laws and regulations. Results of such survey shall be provided to the Development Services Department prior to the commencement of project activities.**
46. **To prevent human disturbance in the natural open space, the applicant shall incorporate fencing in the final construction design of the Santa Ana River Trail, running through the project site.**
47. **The applicant shall comply with the revised construction phasing plan dated November 10, 2015.**

V. MINUTES

A. Minutes of the August 25, 2015 and September 8, 2015

It was moved by Commissioner Hudson, seconded by Vice Chairman Jeske and carried on a vote of 7-0 to approve the August 25th, and September 8th, 2015 Planning Commission minutes.

B. LAND USE AND CITY COUNCIL ACTIONS ON NOVEMBER 3, 2015.

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

Assistant Director Robert Dalquest confirmed there were no reportable actions.

VII. ADJOURN TO NOVEMBER 24, 2015

Chairwoman Dyer adjourned the meeting at 4:50 p.m. to the meeting of November 24, 2015.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director