

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, December 13, 2016, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: James Troyer, Interim Development Services Director
Loralee Farris, Principal Planner
Emily Elliott, Senior Planner
Sean Reilly, 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. All members were present with the exception of Commissioner Hudson who was excused.

Mr. James Reed, resident, came forward to address the Commission on a sports court and chain link fence that was installed without permits on the property next to his residence. Mr. Reed had submitted pictures of the sports court and fencing to the Commission.

Associate Planner Reilly stated the matter has been reported to the Code Enforcement Division.

Chairwoman Dyer closed the Public Comment Period.

II. CONSENT CALENDAR

A. **GENEIL VINES, VINES FAMILY TRUST, APPLICANT**
(PROJECT PLANNER: EMILY ELLIOTT, AICP)

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. 432** for the placement of a four (4) foot high monument sign with a sign area of approximately eleven and one quarter (11.28) square feet on an approximately 1.02 acre site located at the south side of Brookside Avenue in the A-P (Administrative and Professional Office) District.

Chairwoman Dyer opened up the consent calendar for discussion and public comment.

Ms. Geneil Vines, applicant, stated she was available for any questions and shared the materials of the proposed sign.

Chairwoman Dyer closed the consent calendar.

MOTION

It was moved by Commissioner Guzkowski, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission found that Commission Sign Review No. 432 was exempt from the California Environmental Quality Act Guidelines pursuant to Section 15311(a).

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approve Commission Sign Review No. 432, subject to the facts and findings in the staff report and the Conditions of Approval, this includes the revised Condition of Approval No. 3 as follows:

3. **Appropriateness and final determination of design, materials, and illumination to be determined by the Historic and Scenic Preservation Commission through the issuance of a Certificate of Appropriateness.** ~~Sign illumination shall be external to the sign and verified on the electrical plans submitted to the Development Services Department prior to the issuance of a building permit.~~

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **ADAM BANDA, 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. 1059** to establish an automotive repair service in an existing 3,245 square-foot industrial building located at 301 Stuart Avenue in the Service Commercial (SC) district of Specific Plan 45 (Downtown Specific Plan).

Chairwoman Dyer opened up the Public Hearing.

Mr. Jack Lamper, representative, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission find that Conditional Use Permit No. 1059 was exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approve Conditional Use Permit No. 1059 based on the findings, and subject to the Conditions of Approval, this includes the removal of Condition of Approval No. 15 and added Condition of Approval No. 22 as follows:

~~15. The applicant shall provide an acceptable screening material on the front and rear entry gates to be approved by the Development Services Director or designee.~~

24. Screening material shall not be required on the front and rear entry gates.

B. **TANDY HILL, APPELLANT**
(PROJECT PLANNER: SEAN REILLY)

A **PUBLIC HEARING** of the Planning Commission to appeal a Director's decision to construct a public parking lot containing twelve (12) parking spaces immediately adjacent to the west side of Alessandro Road on vacant land at the western terminus of Sunset Hills Lane, and north of San Timoteo Canyon Road.

Chairwoman Dyer opened up the Public Hearing.

Mr. Tandy Hill, Appellant, came forward to address the Commission with his concerns.

Ms. Sherli Leonard, Redlands Historic Society, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission continue the item to the January meeting; to allow more time for Quality of Life to provide additional research and analysis on the parking lot and pedestrian crossing.

C. **GEORGE BELIEW, APPLICANT**
(PROJECT PLANNER: MARIE GILLIAM)

1. Consideration of a Notice of Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 114 (Revision 3)**, to amend an approved conditional use permit for an existing place of worship, with ancillary day care and preschool, to construct a 4,300 square foot building for use as a multipurpose room and classrooms on 4.43 acres, located at 1505 Ford Street, in the R-E (Residential Estate) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Darrel Cartozian, architect, gave a brief overview of the proposed project, and stated he was available for any questions.

Ms. Christina Trunabia, Principle, gave a brief overview of the operations and their intentions of the schools addition.

Mr. Bob Haun, resident, expressed concerns on noise and the multipurpose room hours of operation.

Mr. James Hall, resident, stated the church is a bad neighbor, the traffic is not controlled and is impacting the surrounding neighborhood.

Pastor Wiley Smith, pastor, said the building is for the children's after school program. Pastor Smith expressed concern on the limitations on the hours of operations. Their bylaws prohibit alcohol.

Mr. David Garcia, resident, expressed concern with noise and the hours of operation, and questioned if the City will enforce any noise infractions.

Principal Planner Loralee Farris confirmed the Redlands Municipal Code has a Community Noise Ordinance.

Interim Director James Troyer confirmed the Community Noise standards prior to 10:00 p.m. is up to 60 dBm after 10:00 p.m. is up to 50 dBm.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission determined that Conditional Use Permit No. 114, Revision 3 was categorically exempt from the California Environmental Quality Act, pursuant to Class 1 of Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approve Conditional Use Permit No. 114, (Revision No. 3) based on the findings, and subject to the Conditions of Approval, this includes the added Condition of Approval No. 18 as follows:

- 18. The facility shall maintain compliance with the Commercial Noise Control ordinance contained within Chapter 8.06 of the Redlands Municipal Code.**

V. ADDENDA

- A. **DON YOUNG, APPLICANT**
(PROJECT PLANNER: SIJIFREDO FERNANDEZ)

Consideration of a Time Extension for **Minor Subdivision No. 331 (Tentative Parcel No. 17548)** to subdivide approximately 11.86 acres into three (3) numbered lots and one (1) lettered lot located at the southeast corner of Edgemont Drive and Sunset Drive in the R-R (Rural Residential) District.

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

MOTION

It was moved by Commissioner Guzkowski, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission recommend that the Planning Commission approve a one year time extension for the project, extending the expiration date to January 12, 2018.

VI. MINUTES

A. Minutes of the November 22, 2016 Planning Commission

It was moved by Commissioner Rock, seconded by Vice Chairman Jeske and carried on a vote of 4-0 (Commissioner Hudson absent, Commissioner Frasher and Commissioner Wallis abstained) that the Planning Commission approved the minutes of November 22, 2016.

VII. LAND USE AND CITY COUNCIL ACTIONS ON DECEMBER 6TH, 2016.

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

Interim Director Troyer stated there were two actions to report, the Building Code Ordinance was adopted by the City Council and the Purchase and Sale Agreement for the MOD packing house was approved by City Council.

VIII. ADJOURN TO JANUARY 10, 2016

Chairwoman Dyer adjourned the meeting at 6:50 p.m. to the January 10, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

James Troyer
Interim Development Services Director