

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, April 12, 2016, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Oscar W. Orci, Development Services Director  
Robert D. Dalquest, Assistant Development Services Director  
Karen Peterson, City Planner  
Troy Clark, General Plan Administrator  
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 Frasher who had an excused tardy.

II. CONSENT CALENDAR – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **MONTESSORI IN REDLANDS, INC., APPLICANT**  
(PROJECT PLANNER: EMILY ELLIOTT)

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 616 (Revision No. 2)** to construct a 1,952 square foot, single story student services building with restrooms on the northwesterly side of the Montessori Redlands campus, located at 1890 Orange Avenue, situated on the northeast corner of Orange Avenue and Nevada Street, in the EV/RM-3000 (Multiple Family Residential-3000) and EV/IC (Commercial Industrial) Districts of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Public Hearing.

Mr. Bob Stewart, representative, confirmed that he concurred with the Conditions of Approval.

Chairwoman Dyer closed the Public Hearing.

#### MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Frasher tardy) that the Planning Commission found that Conditional Use Permit No. 225 Revision No. 2 was categorically exempt from the California Environmental Quality Act, pursuant to Class 14 of Section 15314 of the CEQA Guidelines.

#### MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 6-0 (Commissioner Frasher tardy) that the Planning Commission approved Conditional Use Permit No. 225 Revision No. 2 based on the facts, findings, and subject to the Conditions of Approval.

Commissioner Frasher arrived to the Planning Commission meeting.

**B. J. RILEY DISTILLERY, APPLICANT**  
(PROJECT PLANNER: EMILY ELLIOTT)

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 1024 Revision 2** to exchange a California State Department of Alcohol Beverage Control Type-4 Distilled Spirits Manufacturer License for a Type-74 Craft Distiller's License to continue the manufacture of spirits and allow the limited sale and consumption of cocktails on site as well as the sale of product that is manufactured on site for off-site consumption. The distillery is located at 721 Nevada Street in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

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 Frasher and carried on a vote of 7-0 to continue the Public Hearing for Conditional Use Permit No. 1024 (Revision No. 2) to the April 26, 2016, Planning Commission meeting.

#### V. ADDENDA

**A. CITY OF REDLANDS, APPLICANT**  
(PROJECT PLANNER: TROY CLARK)

**WORKSHOP** to review the Principles and Actions of five proposed themes of the 2035 General Plan Update as recommended by the General Plan Steering Committee.

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

The Planning Commission discussed the General Plan update. Below were some of their comments and recommendations:

- Revise language under 2-A.8 and take out “high-quality” and replace it with additional language such as: a broad need for the community, and to provide land use visions and service visions for the Northside. It was recommended to include more office and professional services on the Northside.
- Recommended the Northside have integrated services, goods and amenities to have a sense of community
- Orange Street and Colton Avenue corridor should have a viable commercial and multifunctional core.
- Neighborhood Markets for the South and Northside
- Would like the Action Items to be more assertive as an example item 2-A.16
- Was pleased with the Actions and Principles under Arts and Culture
- Requested additional language under (2.7 Redlands Airport) regarding economic development, businesses, job creation that are unique to the airport.
- Revise language under (2-P.33 Historic & Scenic Conservation) from “Maintain compatibility of airport operations with development in the surrounding area.” to “Maintain compatibility of development of the airport with operations.”
- The airport should be able to support itself and be successful
- Development should not constrain the airports ability to function
- Revise language under (4-A.47 Water Supply & Treatment) from “Prepare and implement a program to reduce groundwater contamination from industrial and agricultural operations.” to “Implementing a program that eliminates groundwater contamination from industrial and agricultural operations.
- Recommended additional language under (5.1 Energy Efficiency and Conservation) to reduce the dependence of nonrenewable energy and the reduction of renewable sources of energy
- Concerns with the extensive use of large rock in landscaping; it should be prohibited so not to create heat islands
- Exercise caution with inconsistencies and conflicts for example the dark skies ordinance is inconsistent with street lighting
- Educate the citizens on landscaping, creating heat islands, increasing air conditioning bills, parkway trees and landscaping dying from the lack of water

- Revise language under (5-A.23 Water Conservation) from “Update water and wastewater rates, including review of water budget allocation based rates.” to “Maintain water and wastewater rates to encourage conservation in order to fund necessary infrastructure.
- Review item 5-A.39 more closely
- Additional language under (7.5 Railroad Noise) and to acknowledge that the canyon has sensitive noise receptors relative to horn blowing
- Inquired if the unreinforced masonry buildings had any discussion on deadlines for retrofit buildings
- Encouraged local ownership of the downtown properties

Assistant Director Robert Dalquest inquired if once the final draft was available would an internal audit and consistency review be completed, to make sure all of the inconsistencies are addressed.

General Plan Administrator Troy Clark confirmed that an audit will take place.

#### **B. HISTORIC PRESERVATION SEMINAR**

Invitation to the Planning Commission from the Historic and Scenic Preservation Commission to attend the Historic Preservation Seminar on Thursday, May 12, 2016, at 3:00 p.m. at 21 W. Stuart Avenue during the annual Historic Preservation Fortnight.

City Planner Karen Peterson stated the Historic & Scenic Preservation Commission wanted to extend an invitation to the Planning Commission to attend the Historic Preservation Fortnight Seminar on May 12, 2016.

#### **VI. MINUTES**

##### **A. Minutes of the March 22, 2016 Planning Commission Meeting**

#### **MOTION**

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 6-0 (Vice Chairman Jeske abstained) to approve the March 22, 2016 meeting minutes.

#### **VII. LAND USE AND CITY COUNCIL ACTIONS ON APRIL 5<sup>TH</sup>, 2016.**

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

Assistant Director Dalquest stated there were no reportable actions.

#### **VII. ADJOURN TO APRIL 26, 2016**

Chairwoman Dyer adjourned the meeting at 4:55 p.m. to the April 26, 2016 Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Robert D. Dalquest  
Assistant Development Services Director