

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, June 9, 2015, at 4:00 p.m. are as follows:

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

ADVISORY STAFF Oscar W. Orci, Development Services Director  
PRESENT: Robert D. Dalquest, Assistant Development Services Director  
Chris Tracy, Senior Planner  
Sean P. Kelleher, 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 Frasher and Commissioner Hudson who were excused.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. **LA SMSA LP, dba VERIZON WIRELESS, APPLICANT**  
(PROJECT PLANNER: SEAN P. KELLEHER, MBA)

1. Consideration of a Mitigated Negative Declaration.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1026** to collocate a new wireless telecommunication facility on an existing seventy five foot (75') tall wireless telecommunications tower disguised as a pine tree within a two hundred and ninety five (295) square foot lease area on property containing a self-storage facility located at 1519 W. Lugonia Avenue in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

Chairwoman Dyer opened up the Public Hearing.

Ms. Sunnshine Schupp, representative, stated she was available for any questions.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission approve the Mitigated Negative Declaration for Conditional Use Permit No. 1026, and direct staff to file and post a "Notice of Determination" in accordance with City guidelines.

## MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission approve Conditional Use Permit No. 1026 based on the findings and subject to the Conditions of Approval.

### IV. NEW BUSINESS

#### A. **JAMES B. HARBER, APPLICANT** (PROJECT PLANNER: SEAN P. KELLEHER, MBA)

1. Consideration of 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 **Zone Change No. 449** to rezone approximately 2.84 acres from the A-P (Administrative and Professional Office) District to the APC (Administrative-Professional-Commercial) District located at 1447 Ford Street, on the northeast corner of Ford Street and Reservoir Road.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Ordinance Text Amendment No. 343** to amend Section 18.82.190 of the Redlands Municipal Code to allow maximum sign area to be at the C-3 (General Commercial) District standard in the Sign Code with Planning Commission approval in the A-P-C (Administrative-Professional-Commercial) District.
4. Consideration of **Commission Sign Review No. 412** to establish a Uniform Sign Program for the Ford Professional Plaza located at 1447 Ford Street, on the northeast corner of Ford Street and Reservoir Road.

Chairwoman Dyer opened up the Public Hearing.

Mr. Towers, representative, stated he was available for any questions.

Chairwoman Dyer closed the Public Hearing.

## MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission recommend to the City Council that Zone Change No. 449, Ordinance Text Amendment No. 343 and Commission Sign Review No. 412 are exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, and direct staff to file and post a Notice of Exemption.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission approve Resolution No. 1276 and recommend the City Council approve Zone Change No. 449.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission approve Resolution No. 1277 and recommend the City Council approve Ordinance Text Amendment No. 343.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission table Commission Sign Review No. 412.

**B. WARREN JENNINGS, APPLICANT**  
(PROJECT PLANNER: CHRIS TRACY, 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. 416** to establish a Uniform Sign Program for an existing 39,778 square foot multiple tenant building, known as Trade Center One Business Park, on 2.85 acres located at 1701-1755 Orange Tree Lane in the Urban Services Commercial District of Specific Plan 25.

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

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission continue the item to the June 23, 2015 Planning Commission meeting.

Commissioner Wallis recused himself due to a conflict of interest.

**C. PROPERTY ONE LLC., APPLICANT**  
(PROJECT PLANNER: CHRIS TRACY, AICP)

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. 1043** to establish an automotive repair facility consisting of six (6) service bays within the interior of an existing 5,846 square foot commercial structure, and customer parking within an 8,085 square foot open canopy structure on 1.24 acres, located at 1090 W. Park Avenue, situated on the northerly side of Park Avenue, between New York Street and Tennessee Street, in the EV/CG (General Commercial) 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 Rock and carried on a 4-0 vote (Commissioner Wallis abstained, Commissioner Frasher and Commissioner Hudson absent) to continue the Public Hearing related to Conditional Use Permit No. 1043 to the June 23, 2015 Planning Commission meeting.

Commission Wallis returned to the Planning Commission.

#### V. ADDENDA

- A. Determination of General Plan Conformance for the City acquisition of a facade easement for the west building wall of 109 E. State Street (Assessor's Parcel Number 0171-062-06); adjacent on the east side of Ed Hales Park in the Commercial General Plan Land Use Designation.

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

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Wallis and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission determine that the facade easement for the property identified as Assessor's Parcel Number 0171-062-06-0000 (109 East State Street) is in conformance with the Redlands General Plan.

#### VI. MINUTES

- A. Minutes of May 12, 2015

#### MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission approve the minutes of May 12, 2015.

B. Minutes of May 26, 2015

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 5-0 vote (Commissioner Frasher and Commissioner Hudson absent) that the Planning Commission approve the minutes of May 26, 2015.

VII. LAND USE AND CITY COUNCIL ACTIONS JUNE 2, 2015.

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

Director Orci stated there were no reportable actions.

VIII. ADJOURN TO JUNE 23, 2015

Chairwoman Dyer adjourned the meeting at 4:35 p.m. to the June 23, 2015 Planning Commission meeting.

Linda McCasland  
Administrative Analyst

Oscar W. Orci  
Development Services Director

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