

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, October 14, 2014, at 4:00 p.m. are as follows:

PRESENT: John James, Chairman
Carol Dyer, Vice Chairperson
Steven Frasher, Commissioner
Conrad Guzkowski, Commissioner
Jan Hudson, Commissioner
Ken Jeske, Commissioner
Julie Rock, Commissioner

ADVISORY STAFF Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Patricia Brenes, Principal Planner
Loralee Farris, Associate Planner
Sean P. Kelleher, Associate Planner

I. CALL TO ORDER AND PUBLIC COMMENT PERIOD - 3 MINUTES

Chairman James called the meeting to order, and opened up the Public Comment period. All members were present.

There were no Public Comments forthcoming and the Public Comment period was closed.

II. CONSENT CALENDAR - None

III. OLD BUSINESS

A. DCI INVESTMENTS, LLC, APPLICANT
(PROJECT PLANNER: PATRICIA BRENES)

1. Consideration of a Notice of Exemption pursuant to Section 15315 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider **Minor Subdivision No. 338 (Tentative Parcel Map No. 19544)** to subdivide a 26,418.5 square foot parcel with an existing residence into two (2) parcels located at 1540 West Cypress Avenue in the R-S (Suburban Residential) District.

Chairman James opened up the Public Hearing.

Mr. Richard Scott, representative, stated he concurred with the mitigation measures.

Chairman James closed the Public Hearing.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission find that Minor Subdivision No. 338 (Tentative Parcel Map No. 19544) is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission approve the Socio-Economic Cost Benefit Study for Minor Subdivision No. 338. It is determined by the Commission that this project will not create unmitigable physical blight or overburden public services in the community, and no additional information or evaluation is needed.

MOTION

It was moved by Vice Chairperson Dyer, seconded by Commissioner Jeske and carried on a 7-0 vote that the Planning Commission approve Minor Subdivision No. 338 (Tentative Tract Map No. 19544) subject to the findings and the Conditions of Approval.

IV. NEW BUSINESS

A. **ARCHITECTURAL DESIGN AND SIGNS, INC, APPLICANT** (PROJECT PLANNER: LORALEE FARRIS)

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. 414** to construct two 23.83 square foot pedestal signs that are 7 feet 11 inches in height located at the southwest corner of San Bernardino Avenue and California Street and the northwest corner of Almond Avenue and California Street for Amazon Fulfillment located at 2125 San Bernardino Avenue on 33.5 acres in Concept Plan No. 1 of the East Valley Corridor Specific Plan.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Sign Conditional Use Permit No. 18** for the installation of two 190.18 square foot wall signs on an existing 704,115 square foot warehouse/distribution center, on 33.5 acres, located at 2125 San Bernardino Avenue in Concept Plan No. 1 of the East Valley Corridor Specific Plan.

Chairman James opened up the Public Hearing.

Mr. Kevin Farrell, representative, stated he was available for any questions, and confirmed the sign has a five year warranty.

Chairman James closed the Public Hearing.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission recommend that the City Council find that Sign Conditional Use Permit No. 18 and Commission Sign Review No. 414 are exempt from the California Environmental Quality Act pursuant to Section 15311(a) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve Resolution No. 1259 and recommend that the City Council approved Sign Conditional Use Permit No. 18.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve Commission Sign Review No. 414, subject to the Conditions of Approval.

**B. QUIEL BROS ELECTRONIC SIGN SERVICE COMPANY, INC.,
APPLICANT
(PROJECT PLANNER: LORALEE FARRIS)**

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration
2. **PUBLIC HEARING** to consider a recommendation to the City Council on **Sign Conditional Use Permit No. 17** for the installation of a 248 square foot freeway-oriented sign with a height of seventy five (75) feet on 1.61 acres utilized as outdoor display area for an automobile dealership located on the east side of Alabama Street, south of Interstate 10, in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

Chairman James opened up the Public Hearing.

Mr. Gary Quiel, applicant representative, clarified the freeway grade was approximately thirty five feet.

Mr. Stephen Rogers, resident, recommended a deed easement for the sign in case the property was sold. Mr. Rogers stated Alabama Street is not at its ultimate right of way, and the applicant should review the City's plan before placing the sign in its proposed location.

Mr. Tom Bell, owner, confirmed he did not have any objections to the modified language to Condition of Approval No. 1 as per discussed.

Chairman James closed the Public Hearing.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission recommend approval to the City Council on the Mitigated Negative Declaration for Sign Conditional Use Permit No. 17.

MOTION

It was moved by Commissioner Jeske, seconded by Commissioner Hudson and carried on a 7-0 vote that the Planning Commission approve Resolution No. 1262, recommending that the City Council approve Sign Conditional Use Permit No. 17, this includes the modification to Condition of Approval No. 1 as follows:

The approval is for construction of a 248 square foot freeway-oriented sign with a height of seventy five (75) feet on 1.61 acres utilized as outdoor display area for an automobile dealership located on the east side of Alabama Street and both sides of Industrial Park Avenue, south of Interstate 10, in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

Commissioner Guzkowski and Commissioner Hudson recused themselves on the following item due to a conflict of interest.

C. **PENCE CONSTRUCTION, INC., APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Mitigated Negative Declaration.
2. Consideration of **Commission Review and Approval No. 884** to develop a 4,982 square foot office building on 1.01 acres located at 820 W. Colton Avenue in the C-4 (Highway Commercial) District.

Chairman James opened up the Hearing.

Mr. Brad Robertson, representative, stated he agreed with the proposed requirements with the exception of Municipal Utilities and Engineering's Condition of Approval No. 12.C.

Mr. Don Young, Engineering Manager, stated Condition of Approval No. 12 is a standard condition placed on all developments.

Chairman James closed the Hearing.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a 5-0 vote (Commissioner Guzkowski and Commissioner Hudson recused) that the Planning Commission approve the Mitigated Negative Declaration for Commission Review and Approval No. 884 and direct staff to file and post a Notice of Determination in accordance with the City's local guidelines implementing CEQA.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Frasher and carried on a 5-0 vote (Commissioner Guzkowski and Commissioner Hudson recused) that the Planning Commission approve Commission Review and Approval No. 884 based on the findings and subject to the conditions of approval, this includes the added Condition of Approval Nos. 44 and 45 as follows:

44. The landscaping planter separating two (2) rows of parking, located to the north of the building, shall be planted as such to provide two (2) pedestrian pathways through the planter, utilizing mulch or decomposed granite.
45. The trellis, located on the south side of the building, shall be planted with decorative vines.

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

1. Consideration of a recommendation to the City Council on a Mitigated Negative Declaration for the Orange Street Alley Project, consisting of the following:
2. **PUBLIC HEARING** to consider **General Plan Amendment No. 132** consists of two components: 1) to amend the General Plan land use designation from Commercial to Parks/Golf Courses for approximately 3,920 square feet of dedicated alley to repurpose the subject area to a public park; and 2) to amend the Open Space and Conservation Element to include the subject site as a public park. The subject site is located between Citrus Avenue and State Street and Orange Street and 5th Street in the C-3 (General Commercial) District.
3. **PUBLIC HEARING** to consider **Zone Change No. 444** to change the zoning designation from the C-3 (General Commercial) District to the O (Open Land) District on an approximately 3,920 square foot alley to repurpose the subject area to a public park located between Citrus Avenue and State Street and Orange Street and 5th Street.
4. Determination by the Planning Commission as to General Plan Conformity related to the possible vacation of approximately 3,920 square foot dedicated alley, located between Citrus Avenue and State Street, and Orange Street and 5th Street in the C-3 (General Commercial) District. [Proposed for change to the O (Open Land) District].

Chairman James opened up the Public Hearing.

Mr. Rogers, resident, expressed concern on the City's delay of the General Plan update. Mr. Rogers stated if business owners were in support of the proposed project they would be in attendance. Mr. Rogers confirmed his opposition on the proposed project.

Chairman James closed the Public Hearing.

Commissioner Guzkowski requested that staff summarize the operational, design, development, policy and budget concerns expressed by the Commission to the City Council when the Planning Commission's findings are presented.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission recommend to the City Council adoption of the Mitigated Negative Declaration for General Plan Conformity, General Plan Amendment No. 132 and Zone Change No. 444.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 5-2 vote (Chairman James and Commissioner Jeske opposed) that the Planning Commission determine that the vacation of the 3,920 square foot alley is consistent with the City's General Plan.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 4-3 vote (Chairman James, Commissioner Frasher and Commissioner Jeske opposed) that the Planning Commission adopt Planning Commission Resolution No. 1260 and recommend that the City Council approve General Plan Amendment No. 132.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a 4-3 vote (Chairman James, Commissioner Frasher and Commissioner Jeske opposed) that the Planning Commission adopt Planning Commission Resolution No. 1261 and recommend that the City Council approve Zone Change No. 444.

E. **GAYATREE PATEL, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)

Approval of Parcel Map No. 16575 (Minor Subdivision No. 332) to subdivide 3.31 acres into two (2) commercial parcels at 1230 W. Colton Avenue in the EV/CG (General Commercial) district of the East Valley Corridor Specific Plan.

Chairman James opened up the Public Hearing. There were no comments forthcoming and the Hearing was closed.

MOTION

It was moved by Commissioner Rock, seconded by Vice Chairperson Dyer and carried on a 7-0 vote that the Planning Commission approve Parcel Map No. 16575 (Minor Subdivision No. 332) as submitted by the applicant.

V. **ADDENDA**

A. **DIVERSIFIED PACIFIC, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)

Significant project presentation to the Planning Commission concerning a proposed subdivision approximately 32.28 acres into fifty five (55) lots for a single family residential and one (1) lettered lot for open space purposes located on San Bernardino Avenue approximately 600 feet east of Judson Street in the A-1 (Agricultural) District.

Staff confirmed the applicant had a prior engagement and was not able to stay to present the project, and recommended a continuance.

Chairman James stated he had a speaker sign up sheet from Mr. Rogers on item V.A. Mr. Rogers had left the meeting and was unable to speak on the matter.

VI. **MINUTES**

A. **Minutes of September 9, 2014**

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve the minutes of September 9, 2014.

VII. LAND USE AND CITY COUNCIL ACTIONS OF SEPTEMBER 16th AND OCTOBER 7th, 2014.

Chairman James inquired if there were any City Council Actions to report.

Director Oscar Orci confirmed the City Council approved the Hillwood's Tentative Parcel Map No. 19461 to divide the fifty (50) acre parcel into two (2) parcels.

VIII. ADJOURN TO OCTOBER 28, 2014

Chairman James adjourned the meeting at 6:00 p.m. to the October 28, 2014 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director