

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, October 27, 2015, 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

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director  
Karen Peterson, City Planner  
Loralee Farris, Senior Planner  
Sean P. Kelleher, Associate 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. There were no comments forthcoming and the Public Comment period was closed. All members were present with the exception of Commissioner Hudson and Commissioner Wallis who were excused.

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW 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 up the Public Hearing. There were no comments forthcoming and the Public Hearing was closed.

MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske and carried on a vote of 5-0 (Commissioner Hudson and Commissioner Wallis absent) to continue Conditional Use Permit No. 355 (Revision No. 14) to the November 10th, 2015 Planning Commission meeting.

B. **DR. SYLVIE WELLHAUSEN, APPLICANT**  
(PROJECT PLANNER: SEAN P. KELLEHER, MBA)

1. Consideration of a Notice of Exemption pursuant to Sections 15301 and 15331 of the California Environmental Quality Act (CEQA) Guidelines.
2. Consideration of **Historic Parking Modification No. 29** to permit certain reductions in the parking standards contained in Chapter 18.164 as follows: 1) allow two (2) on-street parking spaces along the site's frontage to count toward meeting the total off-street parking requirement; 2) Allow a reduction in the required width of landscape planters within the parking lot; and, 3) allow vehicles the ability to back out into the alley, for the adaptive reuse of an existing 2,492 square foot historic residence (Historic Resource No. 125) located at 408 Brookside Avenue in the A-P (Administrative and Professional Office) District.
3. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1048** for the adaptive reuse of an existing historic 2,492 square foot single family dwelling as a mixed use development consisting of a chiropractic office on the first floor and a residential apartment on the second floor located at 408 Brookside Avenue in the A-P (Administrative and Professional Office) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Steve Holt, Architect, and Ms. Sylvie Wellhausen applicant, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 5-0 (Commissioner Hudson and Commissioner Wallis absent) to approve Historic Parking Modification No. 29 and Conditional Use Permit No. 1048 based on the findings, and subject to the Conditions of Approval, including modifications to the following Conditions of Approval Nos. 27, 30, and 31:

27. The business shall have a maximum of four (4) employees.
30. The parking area and carport shall be constructed as part of the second phase of development of the site.
31. All jalousie windows shall be shall be installed with period correct windows. The installation of windows shall be broken into two (2) phases with the first floor windows being installed as part of the first phase and the second story windows being installed as part of the second phase, unless otherwise approved by the Historic and Scenic Preservation Commission.

V. ADDENDA

A. **ROSSMORE ENTERPRISES, APPLICANT**  
(PROJECT PLANNER: LORALEE FARRIS)

Significant Project Presentation concerning a repeal of Specific Plan No. 32, Zone Change No. 452 to rezone 41.09 acres to M-1 (Light Industrial) District, Tentative Parcel Map No. 19606 to subdivide 41.09 acres into ten (10) industrial lots ranging in size from 1.7 acres to 10.36 acres and one lettered lot, and Commission Review and Approval No. 886 for the construction of a 749,346 square foot industrial park consisting of ten (10) industrial buildings ranging in size from 25,050 square feet to 206,178 square feet in size, bounded by the Redlands Municipal Airport to the north, Judson Street to the west, Pioneer Avenue to the south, and Sessums Drive to the east.

Senior Planner Lorelee Farris gave a brief overview of the significant project and stated Mr. Pat Meyer will give a presentation on the project.

Mr. Pat Meyer gave a presentation on the significant project, and addressed the Commission.

Chairwoman Dyer opened up the Hearing.

Mr. Ted Gavlin, and Mr. Steve Miller, Redlands Airport Association, recommended the following:

- Recommended business uses that are included in the Airport Business Plan
- Collaborate the options with the Airport Advisory Board
- Recommended Fixed Based Operators (FBO) which includes repair, training, fuel, services etc.

Chairwoman Dyer closed the Hearing.

No motion needed.

- B. Presentation on the results of the web-based survey as part of the public outreach for the General Plan Update.

General Plan Administrator Troy Clark, gave a brief overview and presentation of the status of the public outreach for the General Plan Update.

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

No motion needed.

MINUTES - None

- C. LAND USE AND CITY COUNCIL ACTIONS SEPTEMBER 15, 2015, OCTOBER 6, 2015 AND OCTOBER 20, 2015.

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

Assistant Director Robert Dalquest confirmed there were three (3) reportable actions:

- On 10.6.15 the City Council approved Historic Resource No. 125 located at 408 Brookside Avenue
- On 10.20.15 the City Council approved Historic Resource No. 123 for the single family residence located at 233 Michigan, and Historic Resource No. 124 Redlands Lawn Bowling Club located at 411 N. University

VII. ADJOURN TO NOVEMBER 10, 2015

Chairwoman Dyer adjourned the meeting at 5:30 p.m. to the November 10th, 2015 Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Robert D. Dalquest  
Assistant Development Services Director