

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, December 8, 2015, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director
Karen Peterson, City Planner
Loralee Farris, Senior Planner
Sean P. Kelleher, Associate Planner
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.

I. CONSENT CALENDAR - None

II. OLD 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.

Assistant Director Robert Dalquest stated the applicant had requested tabling Conditional Use Permit No. 355 (Revision No 14) to allow more time for the Hospital Board of Directors to consider their options.

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a vote of 6-0 (Commissioner Frasher absent) to table Conditional Use Permit No. 355 (Revision No. 14).

III. NEW BUSINESS

A. **NICOLE BLANKENSHIP, 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 No. 1051** to establish a wine consulting business utilizing an Alcohol Beverage Control (ABC) Type 20 and Type 42 licenses in an approximately 960 square foot tenant space at 108 Orange Street, Suite 2b in the C-3 (Commercial) District.

Chairwoman Dyer opened up the Public Hearing.

Ms. Nicole Blankenship, applicant, came forward and stated she agreed with the Condition of Approvals and confirmed she was available for any questions.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 6-0 (Commissioner Frasher absent) that Conditional Use Permit No. 1051 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 Hudson and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission approved Conditional Use Permit No 1051 based on the findings and Conditions of Approvals.

B. **INLAND COMMUNITIES CORP., APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)

Consideration of a Time Extension for **Tentative Tract No. 16586** to subdivide approximately 66.2 acres into seventy-six (76) residential lots and five (5) common lots located north of Reservoir Road and bisected by Wabash Avenue in the R-E (Residential Estate) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Unis, applicant, 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 Frasher absent) the Commission determined that the extension of time would not require further environmental processing pursuant to Section 15162 of the California Environmental Quality Act Guidelines, based on the findings.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Hudson and carried on a vote of 6-0 (Commissioner Frasher absent) to approve the one year time extension for Tentative Tract No. 16586 based on the findings.

C. **CITY OF REDLANDS, APPLICANT** (PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a recommendation to the City Council on 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 **Ordinance Text Amendment No. 345** to amend Chapter 18.18 (Medical Marijuana Dispensaries) to prohibit cannabis dispensaries, cannabis manufacturers, cultivation, and delivery of cannabis in the City of Redlands.

Chairwoman Dyer opened up the Public Hearing.

Mr. Andy Hoder, resident, came forward to address the Commission. Mr. Hoder confirmed his support of the prohibition and mentioned the ordinance does not address the following:

- The transport of cannabis to their home
- Vape and Smoke Shops carry paraphernalia to smoke cannabis

There was discussion with the Commission and staff.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Frasher absent) that the Planning Commission continue Ordinance Text Amendment No. 345 to the January 12, 2016 Planning Commission meeting.

IV. MINUTES

- A. Minutes of the September 22, 2015

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a vote of 6-0 (Commissioner Frasher absent) to approve the September 22, 2015 Planning Commission Minutes.

- B. **LAND USE AND CITY COUNCIL ACTIONS ON DECEMBER 1, 2015.**

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

Assistant Director Dalquest stated there were no reportable actions.

V. ADJOURN TO DECEMBER 22, 2015

Chairwoman Dyer adjourned the meeting at 4:45 p.m. to the December 22nd, 2015 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Robert D. Dalquest
Assistant Development Services Director