

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, May 23, 2017, 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

ADVISORY STAFF: Brian Foote, Planning Manager
PRESENT: Lorelee Farris, Principal Planner

1. 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 who was absent.

Mr. Steve Rogers, came forward to address the Commission. Mr. Rogers stated there is no traffic analysis on the General Plan Update. Mr. Rogers mentioned that there was a Caltrans letter which recommended a scoping meeting prior to the traffic impact analysis.

2. CONSENT CALENDAR – None

3. OLD BUSINESS

HANGAR 24 CRAFT BREWERY, APPLICANT
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Sections 15301 and 5311 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 439** for the construction of a nine foot four inch high pedestal sign with a sign area of approximately 18.9 square feet on an approximately 2.97 acre site, located at 1710 Sessums Drive in the I-P (Industrial) District.
3. **PUBLIC HEARING** to consider **Conditional Use Permit No. 908 (Revision No. 2)** to modify the operational characteristics of an existing 9,202 square foot brewery to allow live entertainment and food truck vendors and revise the conditions of approval to allow seating, located at 1710 Sessums Drive in the I-P (Industrial) District.
4. **PUBLIC HEARING** to consider **Variance No. 775** to allow for an eighteen (18) foot reduction in the front twenty five (25) foot setback to allow for the encroachment of a 1,850 square foot patio cover located at 1710 Sessums Drive in the I-P (Industrial) District.

Chairwoman Dyer opened up the Public Hearing.

Mr. Ted Gablin, Airport Association, stated he was concerned with safety, and the entrance gate and recommended the City enforce no parking areas along Sessums. There have been many accidents on Sessums.

Ms. Ingrid Biglow, resident, came forward to address the Commission and stated Hangar 24 does profit from the alcohol revenue, the use does not benefit the airport and she requested they not encroach into the airport.

Mr. Rogers, Church Street, stated he is perplexed that Hangar 24 is located in that area. The dirt field, and Accessibility Disabilities Act (ADA) is not in compliance. Mr. Rogers inquired why the City would allow additional requests when the applicant has not complied with the previous requirements.

Ms. Mary Orbin, resident, confirmed she was opposed to the exemption and stated the following:

- Increased noise
- No CUP
- Live entertainment
- Acoustical study used from two years ago
- Code enforcement should monitor the acoustical noise and enforce the regulations
- Police Department should monitor and enforce closures and noise.

Mr. Kurt Delinski, resident, inquired if there is a maximum dBA on noise in the City, and recommended an acoustic shell to mitigate the noise.

Ms. Delinski, resident, stated the noise continues until 10:00 p.m. and can be heard throughout the neighborhood. Hangar 24 has a brewery permit not a tasting room permit.

Ms. Pat Zeymour, resident, concurs with the previous speakers. Part of real estate is disclosure and the local residents will have to disclose that they can't have their windows open due to the noise from Hangar 24's activities.

Chairwoman Dyer closed the Public Hearing.

The Planning Commission discussed the item.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried on a vote of 5-0 to table the item to allow staff and the applicant more time to address their concerns of the project.

4. NEW BUSINESS - None

5. ADDENDA - None

6. MINUTES

A. Approval of the March 14, 2017 Planning Commission Minutes

B. Approval of the March 28, 2017 Planning Commission Minutes

It was moved by Commissioner Rock, seconded by Commission Hudson and carried on a vote of 5-0 to approve the March 14, 2017 and March 28, 2017 Planning Commission Minutes.

7. LAND USE AND CITY COUNCIL ACTIONS

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

Planning Manager Brian Foote confirmed there were no City Council Actions to report.

8. ADJOURN TO JUNE 13, 2017

Chairwoman Dyer adjourned the meeting at 4:45 p.m. to the June 13, 2017 Planning Commission meeting.

Linda McCasland
Administrative Analyst

James Troyer
Development Services Director