

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, July 28, 2015, at 4:00 p.m. are as follows:

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

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

II. CONSENT CALENDAR - None

III. OLD BUSINESS - None

IV. NEW BUSINESS

A. **HARISHINH CHAUHAN, DVM, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

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. 954 (Revision 1)** for an expansion of an existing 2,520 square foot animal hospital into a 1,536 square foot adjoining tenant space within an existing commercial center located at the southwest corner of Lugonia Avenue and Wabash Avenue in the C-4 (Highway Commercial) District.

Chairwoman Dyer opened up the Public Hearing.

Ms. Lesley Gregory, representative, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Wallis and carried on a 7-0 vote to determine that Conditional Use Permit No. 954 (Revision No. 1) was categorically exempt from the California Environmental Quality Act, pursuant to Section 15301(a) of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Wallis and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 954 (Revision No. 1) based on the findings, and subject to the Conditions of Approval, including the following Condition of Approval No. 15:

15. Any boarding services provided by the facility shall be medically-related and necessary to complete medical services provided on-site.

B. **NABIL AYOUB, APPLICANT**
(PROJECT PLANNER: PATRICIA BRENES)

1. Consideration of a Notice of Exemption pursuant to Section 15162 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Review and Approval No. 882 (Revision No. 1)** to modify a condition of approval requiring a shared parking agreement for off-site parking with Community Bank for an approved adaptive reuse of Heritage Hall as a sit down restaurant, located at 255 E. Olive Avenue in the C-3 (General Commercial) District.

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 7-0 vote to determine that Commission Review and Approval No. 882 (Revision No. 1) is statutorily exempt from the California Environmental Quality Act, pursuant to Section 15162 of the CEQA Guidelines.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Commission Review and Approval No. 882 (Revision No. 1) based on the findings, and subject to the Conditions of Approval, including modifications to the following Condition of Approval Nos. 9 and 14:

9. The operation of the restaurant use shall cease and the approval shall be null and void should the required parking under this approval not be provided in accordance with Chapter 18.164.250 of the Municipal Code.

14. A lease agreement for shared parking, ingress and egress shall be prepared in a form acceptable to the City for a period of five (5) years with the option to automatically extend the lease term for an additional five (5) years. The applicant shall be responsible for notifying the City should the lease agreement be terminated or expire; and if an alternate location is obtained to provide the required off-site parking spaces, the applicant shall obtain Planning Commission approval. In the event of termination or expiration of the agreement and the required parking is not provided, and shall obtain Planning Commission approval to provide the required thirty-four (34) offsite parking spaces at an alternate location. Failure to provide the required parking shall render Commission Review and Approval No. 882 shall be rendered null and void and operation of the restaurant shall cease immediately.

V. ADDENDA

A. **REDLANDS SUPPORTIVE HOUSING, APPLICANT**
(PROJECT PLANNER: PATRICIA BRENES)

Significant Project Presentation to the Planning Commission concerning a Density Bonus Agreement, Zone Change, and Conditional Use Permit to develop an affordable housing project for veterans with mental illness and low-income families consisting of an 80-unit multiple family complex on 4.47 acres, situated on the southwest corner of Texas Street and Lugonia Avenue in the R-1 (Single Family Residential Family Residential) District [Proposed change to R-2 (Multiple Family Residential) District].

Ms. Patricia Brenes, Principal Planner, gave a brief overview of the project and stated the applicant will give a presentation.

Ms. Tara Barauskas, A Community of Friends representative, and Mr. Scott Gayner, Western Community Housing representative, gave a brief overview and presentation on the proposed project.

Mr. Keith Labus, KTG Y Group representative, gave a brief overview on the architecture of the proposed project.

Mr. Travis Sage, Green Dinosaur representative, gave a brief overview on the sustainability of the proposed project.

Mr. Mario Saucedo, Northside Visioning Committee representative, confirmed his support of the proposed project.

There was discussion with the Planning Commission. The Planning Commission provided direction to the developer concerning the architecture.

No motion required.

B. Selection of a Commissioner to serve on the Minor Exception Permit Committee

Chairwoman Dyer stated that Commissioner Hudson is not able to continue on the Minor Exception Permit Committee and asked for a volunteer from the Commission.

Commissioner Rock volunteered to serve on the Minor Exception Permit Committee.

II. MINUTES

A. Minutes of July 14, 2015

MOTION

It was moved by Commissioner Rock, seconded by Commissioner Hudson and carried on a 5-0 vote (Vice Chairman Jeske, and Commissioner Frasher abstained) that the Planning Commission approve the minutes of July 14, 2015.

III. LAND USE AND CITY COUNCIL ACTIONS JULY 21, 2015.

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

Director Orci stated that Zone Change No. 449 for the commercial building located at 1447 Ford St. was approved by the City Council as recommended by the Planning Commission.

VIII. ADJOURN TO SEPTEMBER 8, 2015

Chairwoman Dyer adjourned the meeting at 5:25 p.m. to the September 8th, 2015 Planning Commission meeting.

Linda McCasland
Administrative Analyst
Director

Oscar W. Orci
Development Services