

MINUTES: of the Special Planning Commission Meeting of the City of Redlands held Tuesday, July 29, 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

ADVISORY STAFF Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Loralee Farris, Associate Planner

I. CALL TO ORDER

Chairman James called the meeting to order. All members were present with the exception of Commissioner Rock who was excused.

II. PUBLIC COMMENTS

Chairman James opened up the Public Comment period. There were no Public Comments forthcoming and the Public Comment period was closed.

III. CONSENT

A. **SUPERIOR ELECTIRCAL ADVERTISING, 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. 408** to construct a 23.6 square foot pedestal sign that is nine (9) feet in height oriented along Colton Avenue for Motel 6 located at 1120 W. Colton Avenue in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

There was discussion on the different font type and size and the Commission recommended consistency.

Chairman James opened up the Consent Calendar.

Mr. Mark Frank, representative, addressed the Commission regarding the sign font size and confirmed the style is the applicants new trademark logo.

Chairman James closed the Consent Calendar.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commission Hudson and carried on a 6-0 vote that the Planning Commission find that Commission Sign Review No. 408 is exempt from the California Environmental Quality Act pursuant to Section 15311(a) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commission Hudson and carried on a 6-0 vote that the Planning Commission approve Commission Sign Review No. 408 subject to the Conditions of Approval.

IV. NEW BUSINESS

A. **ESCAPE CRAFT BREWERY, APPLICANT** (PROJECT PLANNER: SEAN P. KELLEHER)

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. 1027** to establish a microbrewery, tasting room with patio, retail sales area, and weekly live entertainment with food trucks in a 4,303 square foot tenant space within an existing industrial park located at 721 N. Nevada Street, Suite 401, in the EV/IC (Commercial Industrial) District of the East Valley Corridor Specific Plan.

Chairman James opened up the Public Hearing.

Mr. Bill Nassar, representative, came forward to address the Commission.

Mr. and Mrs. John Fisher, applicants, came forward to address the Commission.

Chairman James closed the Public Hearing.

It was moved by Commissioner Guzkowski, seconded by Commission Hudson and carried on a 6-0 vote to determine that Conditional Use Permit No. 1027 is categorically exempt from the California Environmental Quality Act, pursuant to Section 15301 of the CEQA Guidelines.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commission Hudson and carried on a 6-0 vote that the Planning Commission approve Conditional Use Permit No. 1027 based on the findings, and subject to the Conditions of Approval, this includes the modification to Conditional Use Permit No. 16 and the added Conditions of Approval Nos. 18 and 19 as follows:

16. Only one food truck shall be permitted on-site one day per week. The food truck shall not be permitted to be kept on-site overnight, and shall be removed one hour before closing. The applicant shall provide the city with a plan approved by the property owner that identifies a location for the food truck, eating area and

provides for trash facilities. The plan shall be reviewed and approved by the Fire Marshall, Building Official and Development Services Director.

18. The single parking row and double parking row along the frontage of the multiple tenant building that is the subject of this Conditional Use Permit shall be completely restriped.
19. Any special event to be held by the applicant shall be subject to and comply with the requirements in Chapter 18.195 of the Redlands Municipal Code.

B. HILLWOOD INVESTMENT PROPERTIES, 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 a Socio-Economic Cost/Benefit Study.
3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Planned Development No. 3** to construct two warehouse/distribution centers consisting of a 600,727 square foot building and a 499,724 square foot building on approximately 50.67 acres located north of the Interstate 10 Freeway, along the south side of Lugonia Avenue and the east side of Bryn Mawr Avenue, within the EV/SD (Special Development) District of the East Valley Corridor Specific Plan.
4. **PUBLIC HEARING** to consider a recommendation to the City Council on **Minor Subdivision No. 339** (Tentative Parcel Map No. 19461) to subdivide 50.67 acres into two parcels consisting of a 27.26 acre parcel and a 23.40 acre parcel located north of the Interstate 10 Freeway, along the south side of Lugonia Avenue and the east side of Bryn Mawr Avenue, within the EV/SD (Special Development) District of the East Valley Corridor Specific Plan.

There was extensive discussion relative to land use, architecture, aesthetics, articulation, landscaping, views from the freeway, and employment opportunities.

Chairman James opened up the Public Hearing.

Mr. Pat Meyer, representative, addressed the Commission.

Mr. John Schaefer, representative, addressed the Commission.

Mr. Yong Nam, architect, addressed the Commission.

Mr. Andy Oueter, resident, came forward to address the Commission. Mr. Oueter stated a warehouse verses a fulfillment center is semantics, previously the area was used for vegetables. The state is in a severe drought, the site should have zero landscaping.

Chairman James closed the Public Hearing.

MOTION

It was moved by Commissioner Jeske, seconded by Commission Hudson and carried on a 6-0 vote that the Planning Commission continue the item to the August 26, 2014 Planning Commission meeting to allow time for the applicant to make the changes discussed.

V. ADJOURNMENT TO AUGUST 12, 2014

Chairman James adjourned the meeting at 6:08 p.m. to the August 12, 2014 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director