

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, August 23, 2016, at 4:00 p.m. are as follows:

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

ADVISORY STAFF PRESENT: Robert D. Dalquest, Assistant Development Services Director  
Karen Peterson, City Planner  
Loralee Farris, Principal Planner  
Ruth Lorentz, Senior 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 Hudson who was excused.

II. CONSENT CALENDAR – None

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. **REDLANDS ADVENTIST ACADEMY, APPLICANT**  
PROJECT PLANNER: EMILY ELLIOT

1. Consideration of a Notice of Exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Review and Approval No. 753 (Revision 2)** to expand an existing private K-12 school to construct a 1,200 square foot addition for administrative offices located at 130 Tennessee Street in the E (Educational) District.

Chairwoman Dyer opened up the Hearing.

Ms. Linda Wooly, Redlands Adventist Academy President, stated she was available for any questions.

Chairwoman Dyer closed the Hearing.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Rock and carried

on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approve Commission Review and Approval No. 753 (Revision 2) based on the findings and subject to the conditions of approval.

**B. CAROLINE POWELL, APPLICANT**  
(PROJECT PLANNER: RUTH LORENTZ)

1. Consideration of a Notice of Exemption pursuant to Section 15274 of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 1055** to allow a large family day care home for up to twelve (12) children within an existing single family residence located at 1318 Susan Avenue, identified as Assessor's Parcel Number 1212-301-55, and zoned as R-1 (Single Family Residential) District.

Chairwoman Dyer opened up the Public Hearing.

Ms. Caroline Powell, applicant, came forward to address the Planning Commission on the State's inspections and regulations for day care facilities.

Chairwoman Dyer closed the Public Hearing.

**MOTION**

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 6-0 (Commissioner Hudson absent) that Conditional Use Permit No. 1055 was statutorily exempt from the California Environmental Quality Act, pursuant to Section 15274 of the CEQA Guidelines.

**MOTION**

It was moved by Vice Chairman Jeske, seconded by Commissioner Frasher and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approve Conditional Use Permit No. 1055 based on the findings, and subject to the Conditions of Approval.

**C. DIVERSIFIED PACIFIC, APPLICANT**  
(PROJECT PLANNER: RUTH LORENTZ)

1. Consideration of a recommendation to the City Council for the approval of points for **Residential Development Allocation (RDA) 2016-III-01** for Tentative Tract Map No. 19975/Conditional Use Permit No. 1047 which concerns development allocations for a Planned Residential Development of sixty seven (67) residential lots on approximately 24.87 acres located on the southerly side of San Bernardino Avenue between Judson Street and Dearborn Street, in the R-E (Residential Estate) District. (Note: This request is for 67 allocations. No allocations have been previously awarded for this tract.)

Chairwoman Dyer opened up the Hearing.

Mr. Pat Meyer, representative, gave a brief overview of the proposed Residential Developments.

Chairwoman Dyer closed the Hearing.

The Planning Commission awarded 90 points.

**D. DIVERSIFIED PACIFIC, APPLICANT**  
(PROJECT PLANNER: RUTH LORENTZ)

1. Consideration of a recommendation to the City Council for the approval of points for **Residential Development Allocation (RDA) 2016-III-02** for Tentative Tract Map No. 18979 which concerns development allocations for a subdivision of fifty five (55) residential lots on approximately 32.28 acres located on the north side of San Bernardino Avenue, approximately 600 feet east of Judson Street, in the R-E (Residential Estate) District. (Note: This request is for 55 allocations. No allocations have been previously awarded for this tract.)

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

The Planning Commission awarded 108 points.

**E. KVH DESIGN GROUP, KURT VON HATTEN, APPLICANT**  
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Section 15301(e)(1) and Section 15311(a) of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Review and Approval No. 887** to construct a three hundred sixty-three square foot (363 sq. ft.), two-story building addition to an existing 2,100 square foot dental clinic (orthodontist) located at 219 Cajon Street, situated on the easterly side of Cajon Street between Olive Avenue and E. Clark Street, in the A-P (Administrative and Professional Office) District.
3. Consideration of **Commission Sign Review No. 429** to construct a fourteen (14) square foot, internally-illuminated monument sign, two feet nine inches in height for the "Markus A. Paulson D.D.S M.C. Orthodontics" located at 219 Cajon Street, situated on the easterly side of Cajon Street between Olive Avenue and E. Clark Street, in the A-P (Administrative and Professional Office) District.

Chairwoman Dyer opened up the Hearing.

Mr. Kurt Von Hatten, representative, addressed the Commission regarding the building design, windows, signage and landscaping.

## MOTION

It was moved by Commissioner Wallis, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission moved to determine that Commission Review and Approval No. 887 and Commission Sign Review No. 429 were categorically exempt from the California Environmental Quality Act, pursuant to Sections 15301(e)(1) and 15311(a) of the California Environmental Quality Act Guidelines.

## MOTION

It was moved by Commissioner Wallis, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approved Commission Review and Approval No. 887 based on the facts and findings contained within the staff report and subject to the conditions of approval.

## MOTION

It was moved by Commissioner Wallis, seconded by Vice Chairman Jeske and carried on a vote of 6-0 (Commissioner Hudson absent) that the Planning Commission approved Commission Sign Review No. 429 based on the facts and findings contained in the staff report and subject to the conditions of approval, this includes the added condition of approval as follows:

XX. **Loralee will provide.**

V. ADDENDA - None

VI. MINUTES

A. Minutes of the July 12, 2016 Planning Commission

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a vote of 5-0-1-1 (Commissioner Hudson absent, and Commissioner Frasher abstained) that the Planning Commission approved the minutes of July 12, 2016 Planning Commission meeting.

VII. LAND USE AND CITY COUNCIL ACTIONS ON JULY 19, 2016 AND AUGUST 16, 2016.

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

Assistant Director Dalquest stated there was one reportable action for the July 19<sup>th</sup>, 2016 City Council. The City Council approved the amendment to the Redlands Municipal Code to allow public parking areas as a permitted and conditionally permitted use.

There was discussion on the Basecamp FTP site from the Planning Commission.

VIII. ADJOURN TO SEPTEMBER 13, 2016

Chairwoman Dyer adjourned the meeting at 5:50 p.m. to the September 13, 2016 Planning Commission meeting.

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Linda McCasland  
Administrative Analyst

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Robert D. Dalquest  
Assistant Development Services Director