

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, September 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 Oscar W. Orci, Development Services Director
PRESENT: Robert D. Dalquest, Assistant Development Services Director
Loralee Farris, Senior Planner
Chris Tracy, Senior Planner
Sean P. Kelleher, Associate Planner
Sean Reilly, 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.

II. CONSENT

A. **JAMES B. HARBER, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER, MBA)

1. Consideration of a Notice of Exemption pursuant to Section 15311 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 412** to establish a Uniform Sign Program for Ford Professional Plaza, and the construction of a freestanding sign that is three (3) feet in height and ten (10) square feet in area located at 1447 Ford Street on the northeast corner of Ford Street and Reservoir Road, on approximately 2.84 acres zoned A-P-C (Administrative-Professional-Commercial) District.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 6-0 vote (Commissioner Frasher absent) that the Planning Commission approve the Consent Calendar.

I. OLD BUSINESS – None

II. NEW BUSINESS

A. **TATIANA VOROBIEVA, 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. 1049** to establish a gymnastics studio in a 19,416 square foot tenant space of an existing industrial park development located at 1137 Bryn Mawr Avenue in the Office Industrial District of Specific Plan 42.

Chairwoman Dyer opened up the Public Hearing.

Mr. Mark Stanson, representative, came forward and addressed the Planning Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Rock and carried on a 6-0 (Commissioner Frasher absent) determined that Conditional Use Permit No. 1049 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 Rock and carried on a 6-0 (Commissioner Frasher absent) that the Planning Commission approve Conditional Use Permit No. 1049 based on the Conditional Use Permit findings, and Conditions of Approval.

B. ADDENDA

1. **CJ SILLERS, APPLICANT**
(PROJECT PLANNER: LORALEE FARRIS)

Discussion and possible direction on alternatives to enable a tenant within a shopping center on 5.2 acres in the C-2 (Neighborhood Convenience Center) District to be open past the permitted hours for commercial activity (10:00 p.m.) located on the northeast corner of San Mateo Street and Brookside Avenue.

Chairwoman Dyer opened up the Hearing.

Mr. Sillers, owner, came forward and addressed the Planning Commission.

Chairwoman Dyer closed the Hearing.

The Planning Commission discussed the operational hours and expanding the noticing

to the surrounding property owners.

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a 5-1 (Chairwoman Dyer opposed, and Commissioner Frasher absent) that the Planning Commission deemed Option 1 as the appropriate option to address the operational hours in the C-2 (Neighborhood Convenience Center) District with the following direction as follows:

That any future ordinance text amendment applications pertaining to commercial operational hours only and not loading activity; and instruct staff to explore a range of ways for which Option 1 can be implemented.

2. **LARRY JACINTO, APPLICANT**
(PROJECT PLANNER: CHRIS TRACY, AICP)

Significant Project Presentation to the Planning Commission concerning Tentative Tract No. 19956 to subdivide 17.93 acres into forty (40) residential lots and two (2) common lots, located on the east side of Wabash Avenue, north of Highland Avenue and south of Citrus Avenue.

Mr. Chris Tracy, Senior Planner, gave a brief overview and stated that Mr. Pat Meyer will give a Significant Project Presentation to the Planning Commission.

Chairwoman Dyer opened up the Hearing.

Mr. Meyer gave a brief overview and presentation to the Planning Commission.

The Planning Commission discussed their concerns with the applicant.

Chairwoman Dyer closed the Hearing. There was no motion needed.

3. **DIVERSIFIED PACIFIC, APPLICANT**
(PROJECT PLANNER: OSCAR W. ORCI)

Determination of General Plan Conformance for the sale of City-owned property (Assessor's Parcel No. 0168-121-03) that is 4.7-acres in size and located south of San Bernardino Avenue, east of Judson Street; and designated Parks/Golf Courses in the Redlands General Plan.

Chairwoman Dyer opened up the Hearing.

Mr. Steve Miller and Mr. Ted Gablin, speaker sign ups, expressed concern if the project was in compliance with the Redlands Airport Compatibility Plan.

Chairwoman Dyer closed the Hearing.

Director Oscar Orci stated the General Plan Conformance had been withdrawn by the applicant.

V. MINUTES - None

VI. LAND USE AND CITY COUNCIL ACTIONS SEPTEMBER 1, 2015.

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

Director Orci stated that Massage Ordinance No. 2824 and Sign Code Change Ordinance No. 2821 was approved by City Council as recommended by the Planning Commission.

VII. ADJOURN TO SEPTEMBER 22, 2015

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

Linda McCasland
Administrative Analyst
Director

Oscar W. Orci
Development Services