

MINUTES: of the Planning Commission Meeting of the City of Redlands held Tuesday, February 10, 2015, at 4:00 p.m. are as follows:

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

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

Chairwoman Dyer opened up the Consent Calendar and requested to pull item II.A. for discussion.

II. CONSENT CALENDAR

A. **MATT CANADA, APPLICANT**
(PROJECT PLANNER: SEAN P. KELLEHER)

1. Consideration of a Notice of Exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines.
2. Consideration of **Commission Sign Review No. 417** to construct a six foot, four inch (6' 4") tall, internally illuminated pedestal sign and a four foot (4') tall monument sign for Matt's Car Wash located at 1180 Tennessee Street in the EV/CG (General Commercial) District of the East Valley Corridor Specific Plan.

MOTION

It was moved by Commissioner Frasher, seconded by Vice Chairman Jeske and carried on a 7-0 vote that the Planning Commission approve Commission Sign Review No. 417, subject to the Conditions of Approval.

MOTION

It was moved by Commissioner Guzkowski, seconded by Vice Chairman Jeske and carried on a 7-0 vote that the Planning Commission approved the balance of the Consent Calendar.

B. PETE WHITWORTH – SIGN CITY, APPLICANT
(PROJECT PLANNER: CHRIS TRACY)

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. 418** to construct an approximate twenty-four (24) square foot monument sign that is four (4) feet in height and oriented parallel to Palmetto Avenue for the “Redlands Distribution Center” located at 1950 Palmetto Avenue in the EV/IR (Regional Industrial) District of the East Valley Corridor Specific Plan.

III. OLD BUSINESS

A. DONALD PAULSON, ET AL, APPLICANTS
(PROJECT PLANNER: PATRICIA BRENES)

Determination by the Planning Commission as to General Plan conformity for the vacation of approximately 800 linear feet of excess right of way along the southerly side of Alta Vista Drive, between Florida Street and Highview Drive.

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

MOTION

It was moved by Vice Chairman Jeske, seconded by Commissioner Guzkowski and carried on a 7-0 vote that the Planning Commission table the hearing on the General Plan Conformity Determination request for Street Vacation No. 160.

IV. NEW BUSINESS

A. PACIFIC AMERICAN DEVELOPMENT, LLC
(PROJECT PLANNER: LORALEE FARRIS)

1. Consideration of a Notice of Exemption pursuant to Section 15301(e)(1) of the California Environmental Quality Act Guidelines.
2. **PUBLIC HEARING** to consider **Conditional Use Permit No. 341 (Revision No. 2)** to revise an approved 1,794 square foot drive-through restaurant by maintaining the existing 1,346 square foot building and constructing a 448 square foot addition with related parking and landscaping improvements, located at 625 Redlands Boulevard in the C-4 (Highway Commercial) District.

Chairwoman Dyer opened the Public Hearing.

Mr. Gary Miller representative, came forward to address the Commission.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission determined that Conditional Use Permit No. 341 (Revision No. 2) is categorically exempt from the California Environmental Quality Act, pursuant to Section 15301(e)(1) of the CEQA Guidelines.

MOTION

It was moved by Commissioner Frasher, seconded by Commissioner Rock and carried on a 7-0 vote that the Planning Commission approve Conditional Use Permit No. 341 (Revision No. 2) based on the findings, and subject to the Conditions of Approval, this includes the modifications to the Planning Division Condition of Approval Nos. 22, 27, and the addition of Condition of Approval Nos. 32, and 33 and the Municipal Utilities and Engineering Departments modification of Condition of Approval No. 14 as follows:

22. the applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City (the "Security") in a form satisfactory to the City, and in the amount of ~~\$300,000~~ **\$100,000**, to ensure applicant's performance of its defense and indemnity obligations under this condition.
27. ~~The project's construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. during the week and Saturday with no activities permitted on Sundays and Federal Holidays.~~
32. **The building shall include a wainscoting around the rear of the building to provide additional architectural articulation on the addition.**
33. **The applicant shall work with staff to ensure that the addition to the building has the lowest profile possible to screen equipment based on a sight line analysis provided by the applicant.**

Municipal Utilities and Engineering Departments modification to Condition of Approval No. 14.b as follows:

- 14.b. ~~Reconstruct standard curb and gutter 18 feet north side of street centerline;~~ **Repair existing cut stone curb at its current location from the easterly side of the driveway to the east property line. Construct standard curb and gutter 18 feet north of street centerline from the driveway to the west curb return at Redlands Boulevard. Drive approach and curb along the drive approach shall be standard concrete. (Change made at request of Planning Commission on 2/10/15.)**

B. CITY OF REDLANDS, APPLICANT
(PROJECT PLANNER: PATRICIA BRENES)

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 **Specific Plan No. 40 (Amendment No. 43)** which consists of three components: 1) amendment to the land use designation of a 18.4-acre City-owned property from EV/3000-RM (Multiple Family Residential-3000) District of the East Valley Corridor Specific Plan to EV/PI (Public Institutional); 2) amendment to Section EV4.0205(b) to allow City-owned property to utilize a natural surface for required on-site parking lots in lieu of paving; and, (3) amendment to Section EV4.0255 to allow a reduction in the required landscaping within parking areas at the discretion of the final acting body for City-owned parking lots in the East Valley Corridor Specific Plan area.

3. **PUBLIC HEARING** to consider a recommendation to the City Council on **Conditional Use Permit No. 1042** to establish a Master Plan to guide the present and future uses and activities, physical improvements, and operational characteristics of the Redlands Heritage Park on 18.4 acres located at 11126 Iowa Avenue, and situated on the southerly side of Orange Avenue between Nevada Street and Iowa Street, in the EV3000-RM District of the East Valley Corridor Specific Plan (Proposed to be changed to EV/PI District).

Chairwoman Dyer opened the Public Hearing.

Mayor Foster came forward to address the Planning Commission regarding the Redlands Heritage Park.

Chairwoman Dyer closed the Public Hearing.

MOTION

It was moved by Commissioner Hudson, seconded by Vice Chairman Jeske and carried on a 7-0 vote that the Planning Commission recommend to the City Council adoption of the Mitigated Negative Declaration for Specific Plan No.40 [Amendment No.43] and Conditional Use Permit No. 1042.

MOTION

It was moved by Commissioner Hudson, seconded by Vice Chairman Jeske and carried on a 7-0 vote that the Planning Commission adopt Planning Commission Resolution No. 1265 and recommend that the City Council approve Specific Plan No. 40 [Amendment No. 43].

MOTION

It was moved by Commissioner Hudson, seconded by Vice Chairman Jeske and carried on a 7-0 vote that the Planning Commission recommend that the City Council approve Conditional Use Permit No. 1042 subject to the findings.

This includes the changes to the Parking Standards and Landscape Requirements for Parking Area as follows:

Section EV4.0205 Parking Standards

- (b) On-site parking shall be restricted to those areas which are paved and designated for vehicle parking, except as follows:

- (1) ~~City owned property~~ **The proposed Heritage Park, located at the southwest corner of Orange Avenue and Iowa Street, may utilize natural surface alternative surfacing solution material** in lieu of paving, provided the following conditions are satisfied:

Section EV4.0255 Landscape Requirements for Parking Area

- (a) **With the exception of the parking area within the Redlands Heritage Park, located at 11126 Iowa Street,** The the following standards shall apply to all parking areas accessible to the public, adjacent to roadways or exposed to public view from freeways, roadways or adjacent parcels:

V. ADDENDA

Selection of Commissioners to attend the League of California Cities Planning Commissioner's Academy to be held from March 4th to March 6th at Fairmont Newport Beach, CA.

The Commission discussed and Vice Chairman Jeske, Commissioner Frasher and Commissioner Rock had volunteered to attend the Planning Commissioner's Academy.

VI. MINUTES

Minutes of January 13, 2015

MOTION

It was moved by Commissioner Guzkowski, seconded by Commissioner Hudson and carried on a 6-0-1 vote (Commissioner Rock abstained) that the Planning Commission approve the minutes of January 13, 2015.

VII. LAND USE AND CITY COUNCIL ACTIONS JANUARY 20, 2015 AND FEBRUARY 3, 2015.

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

Director Oscar Orci confirmed the Deemed Approved Ordinance was approved by the City Council.

VIII. ADJOURN TO FEBRUARY 24, 2015

Chairwoman Dyer adjourned the meeting at 6:00 p.m. to the February 24, 2015 Planning Commission meeting.

Linda McCasland
Administrative Analyst

Oscar W. Orci
Development Services Director